

108 LEONARD STREET

Submission to the NYC Landmarks Preservation Commission
Proposed Banking Hall Revisions for Restaurant Use

MARCH 22, 2016



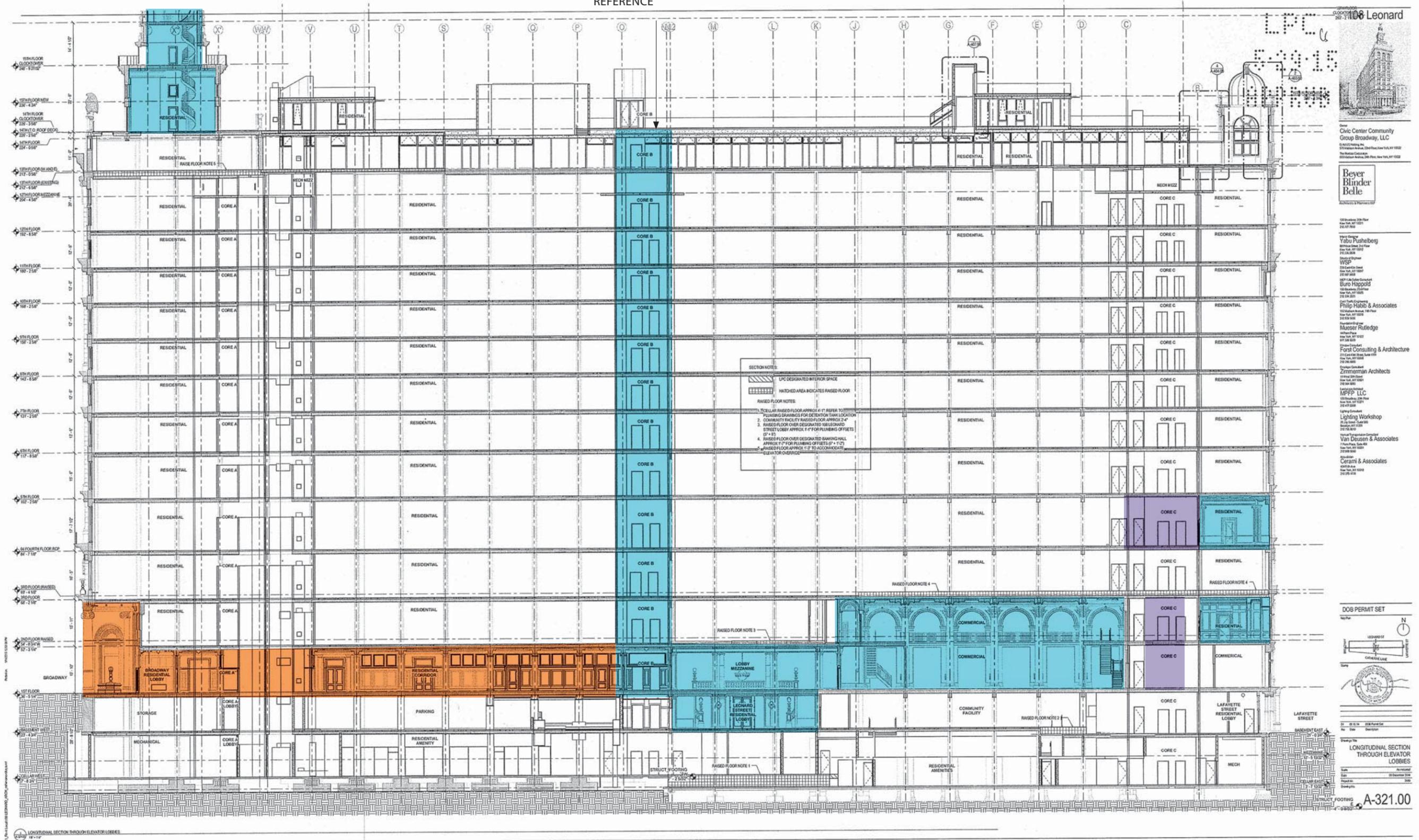
CIVIC
CENTER
COMMUNITY
GROUP
BROADWAY
LLC

**Beyer
Blinder
Belle**

Architects & Planners LLP



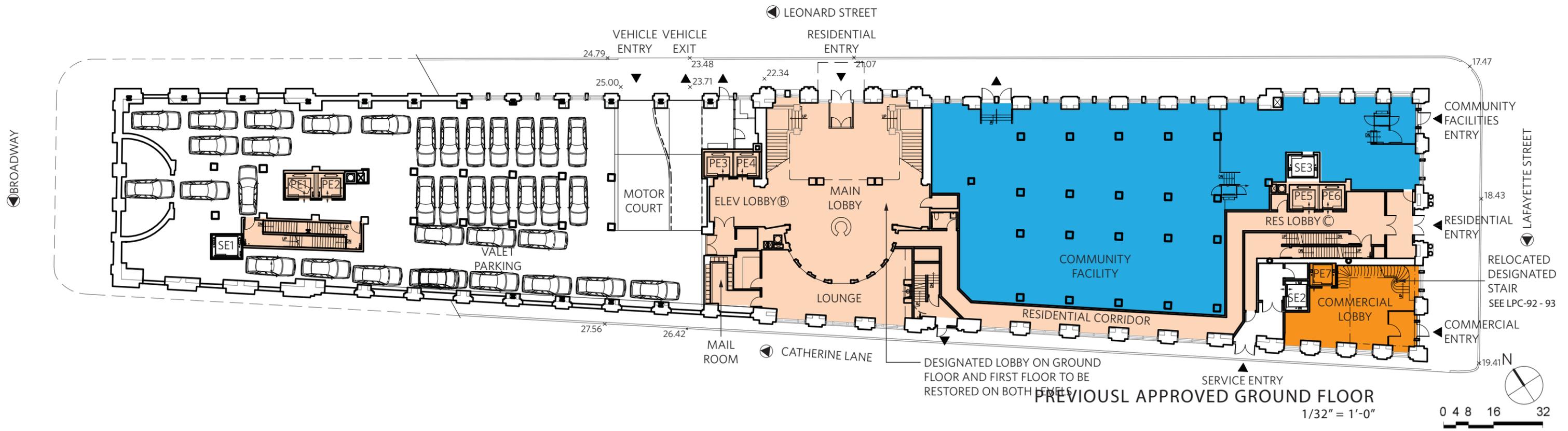
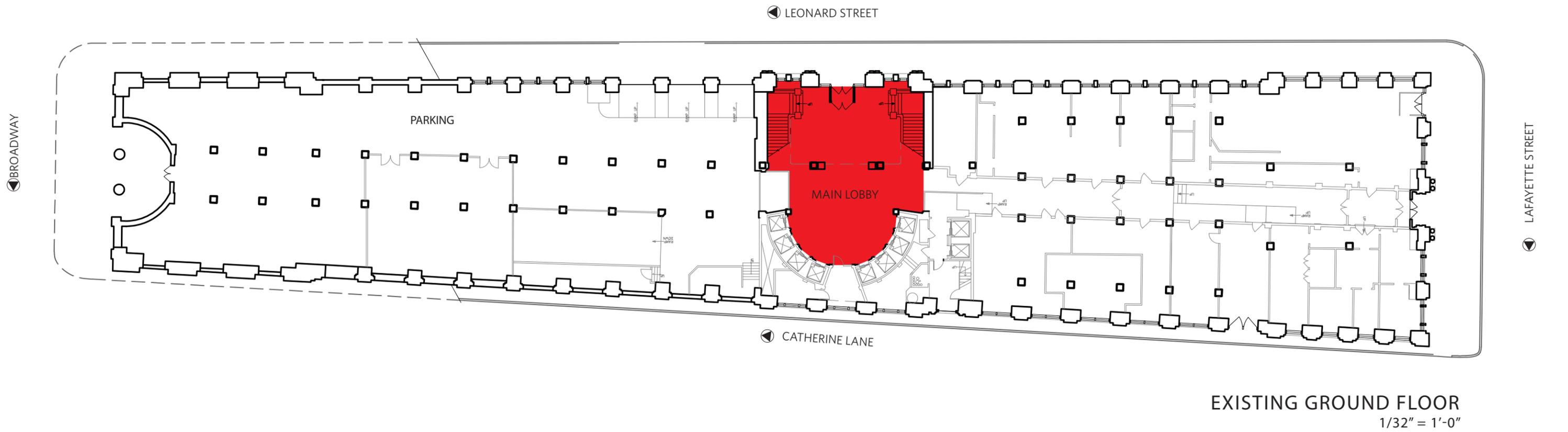
DESIGNATED STAIR FROM FLOOR 1-13, LOCATED BEYOND THIS SECTION CUT, SHOWN HERE FOR REFERENCE



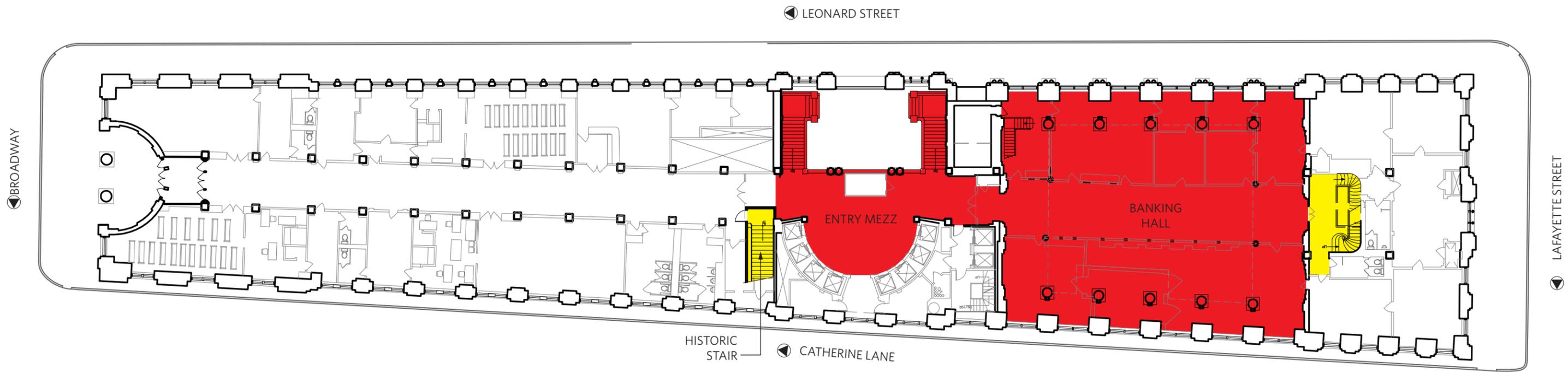
DESIGNATED INTERIOR TO BE REHABILITATED
(NON-DESIGNATED) PUBLIC CORRIDOR TO BE REHABILITATED

SIGNIFICANT ELEMENTS FROM DESIGNATED INTERIORS TO BE RELOCATED

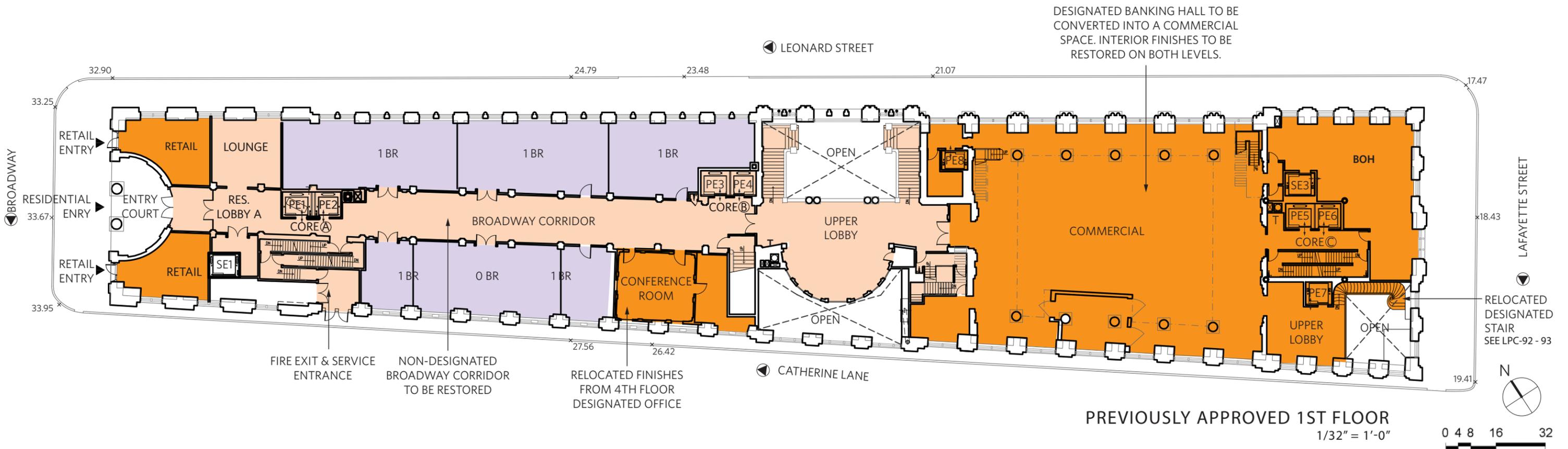
APPROVED ADAPTIVE REUSE SECTION SHOWING NEW CORES



GROUND FLOOR PLANS

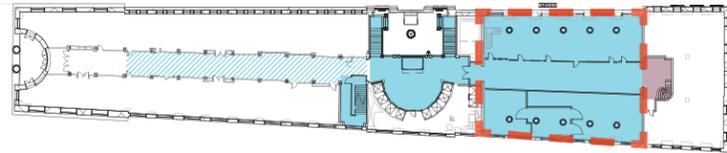


EXISTING 1ST FLOOR
1/32" = 1'-0"



PREVIOUSLY APPROVED 1ST FLOOR
1/32" = 1'-0"

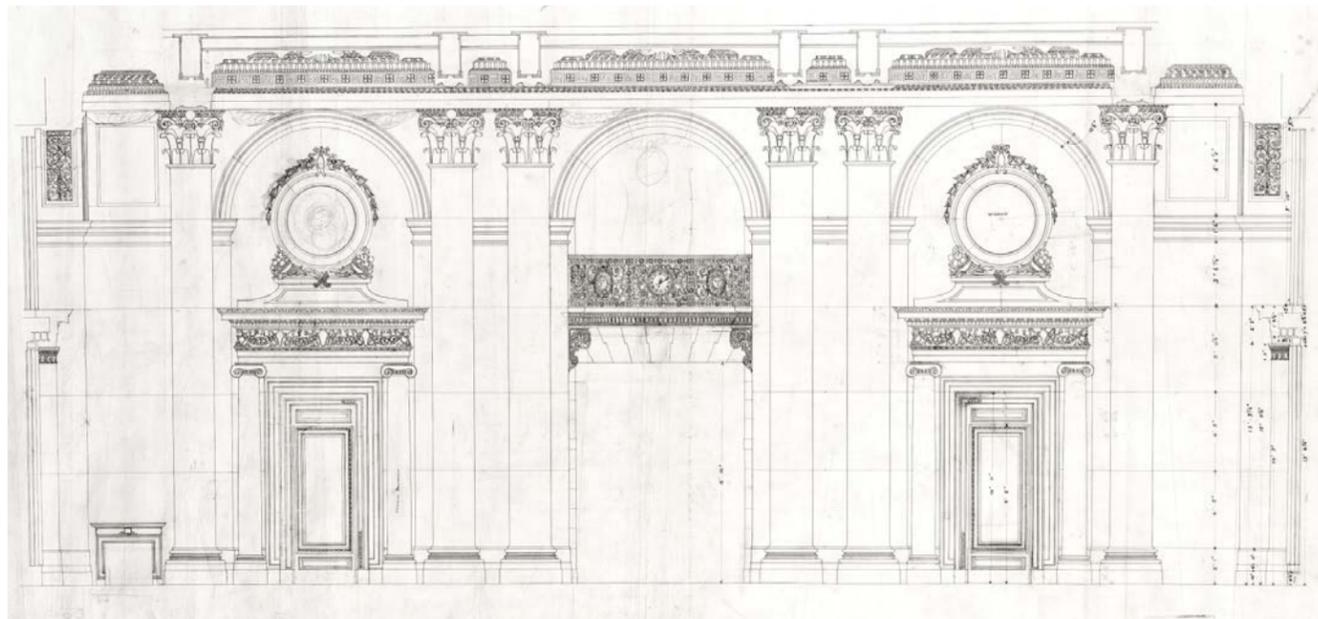
FIRST FLOOR PLANS



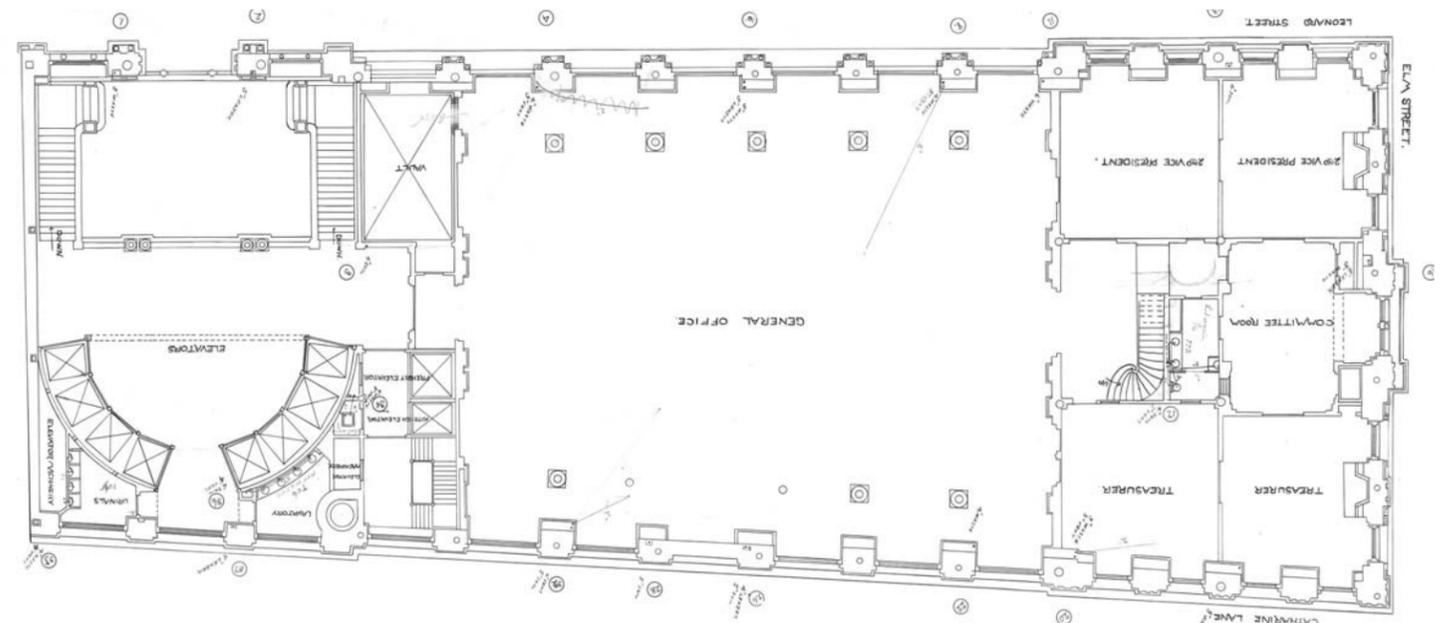
1ST FLOOR KEY PLAN



GENERAL OFFICE (AKA BANKING HALL) 1897



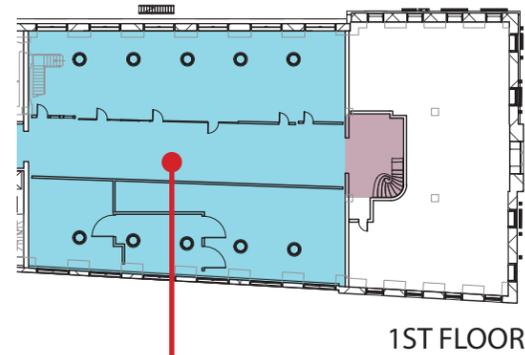
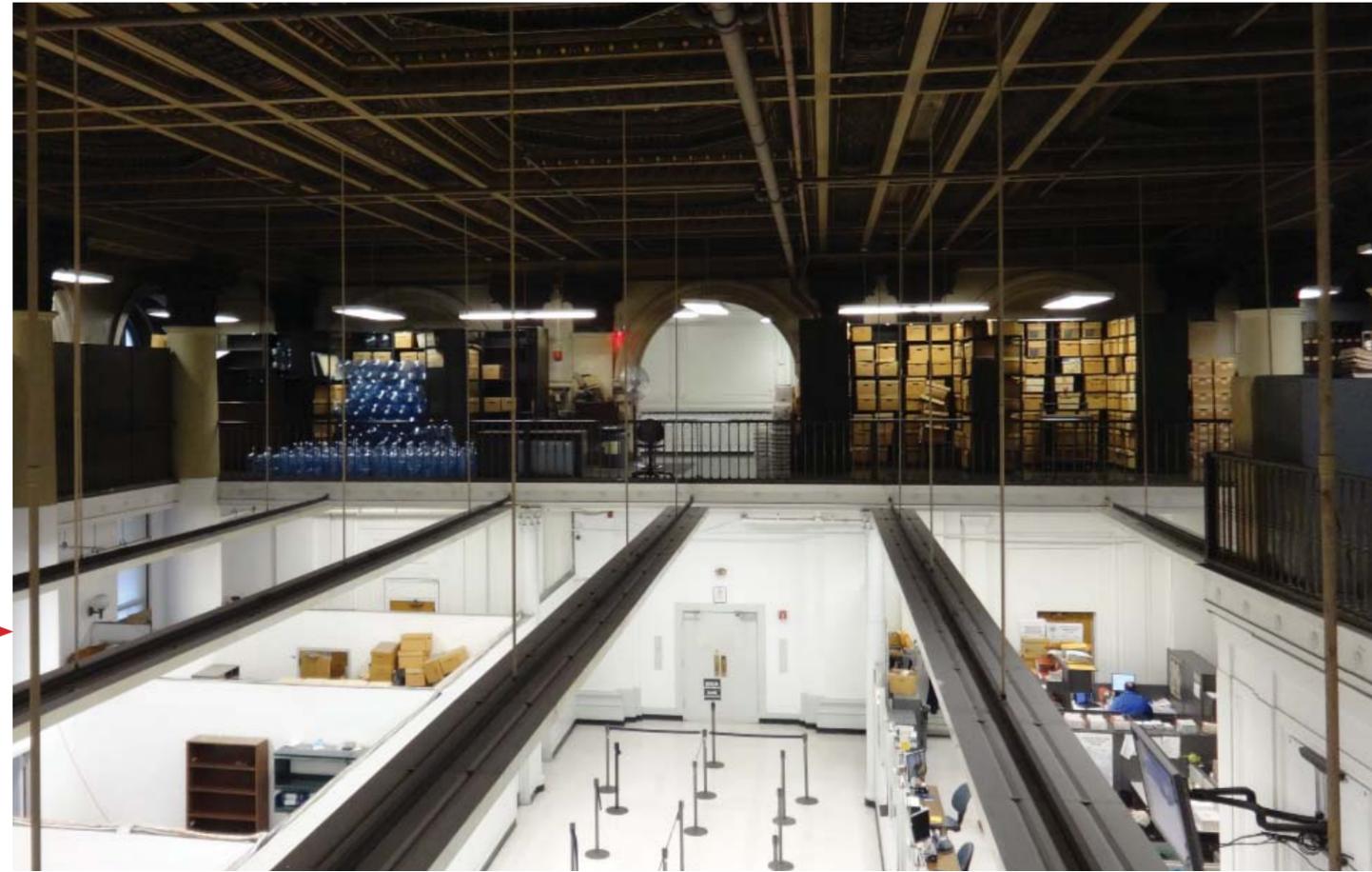
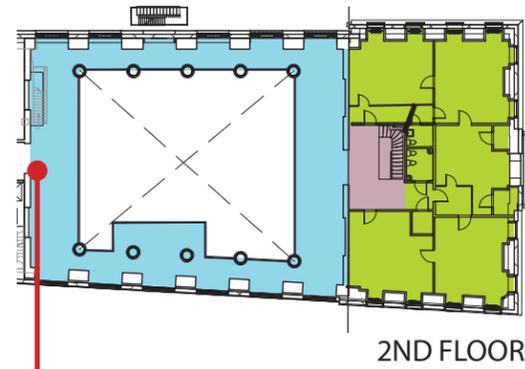
1895 EAST ELEVATION, MCKIM, MEAD & WHITE



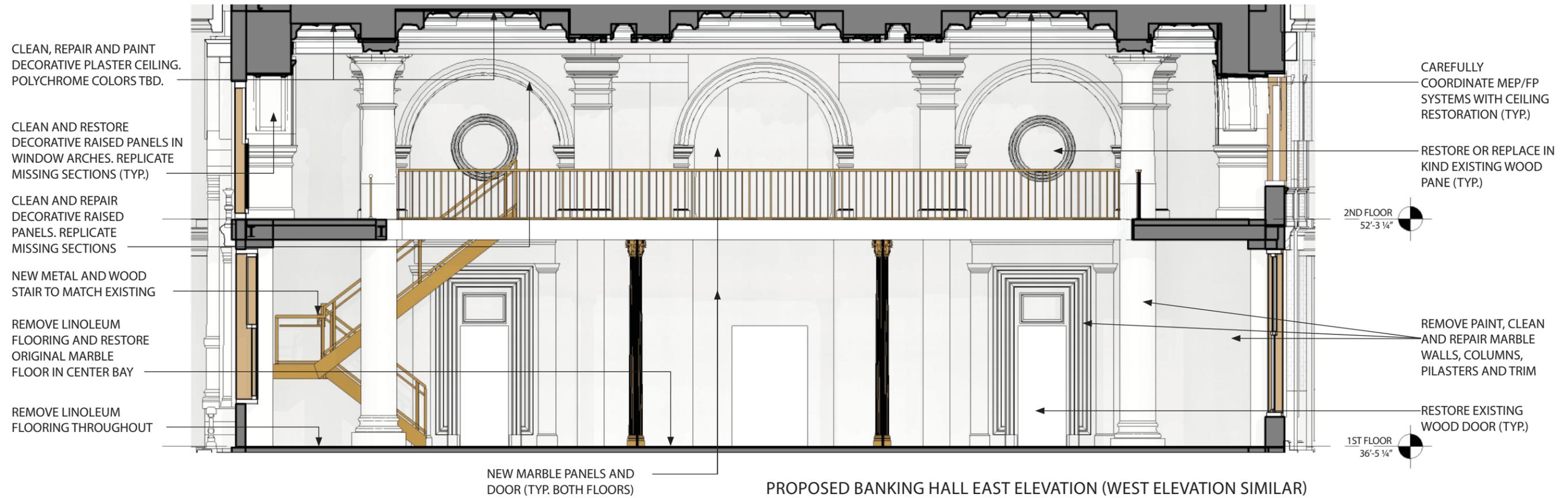
1895 MCKIM, MEAD & WHITE FIRST FLOOR PLAN (ROTATED)



BANKING HALL - ORIGINAL



BANKING HALL - EXISTING



PROPOSED BANKING HALL EAST ELEVATION (WEST ELEVATION SIMILAR)

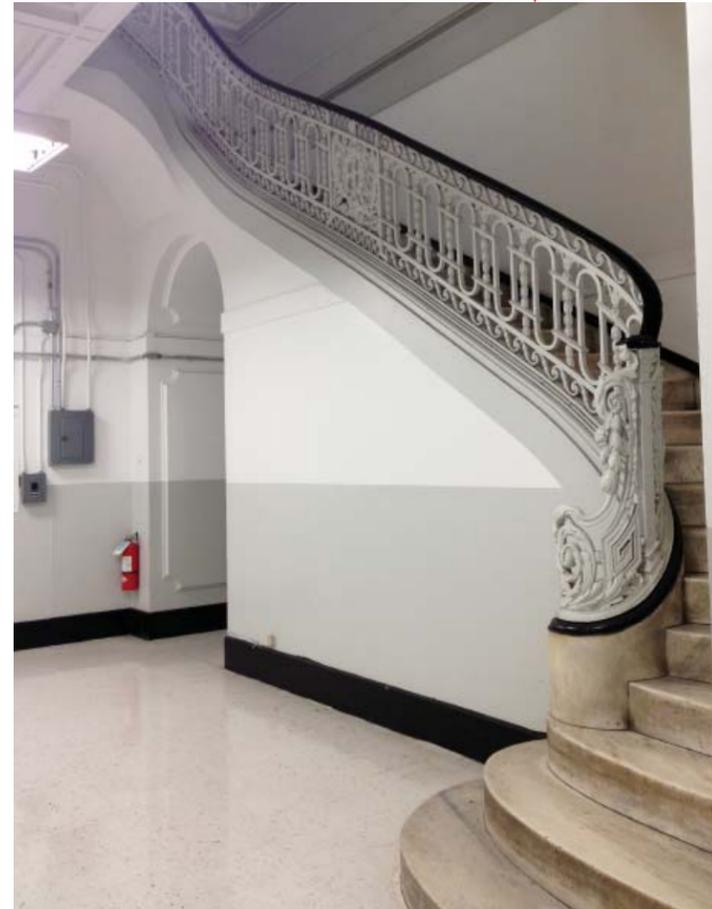
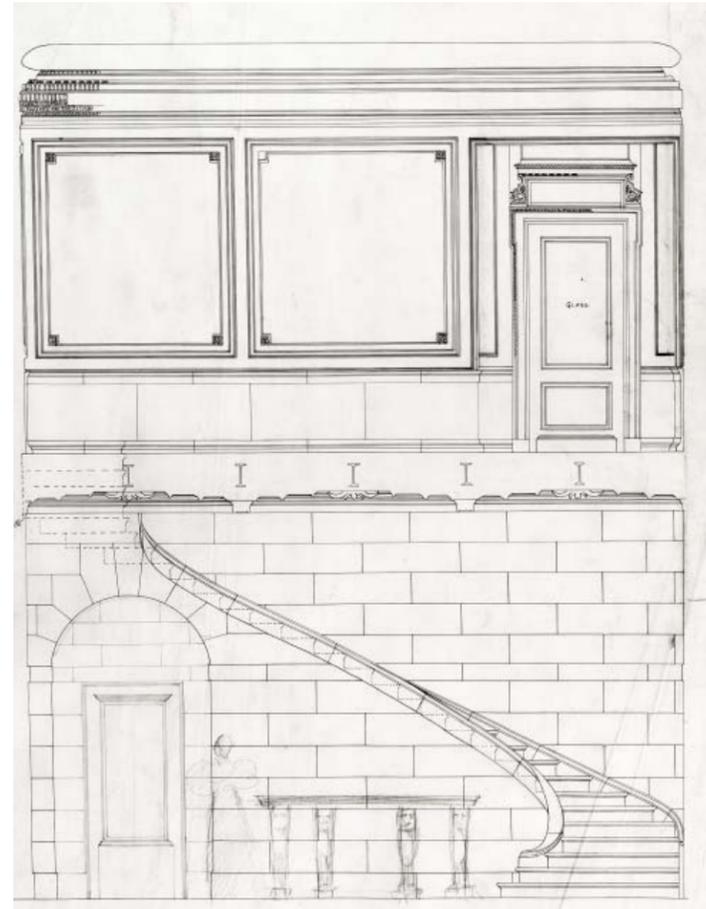
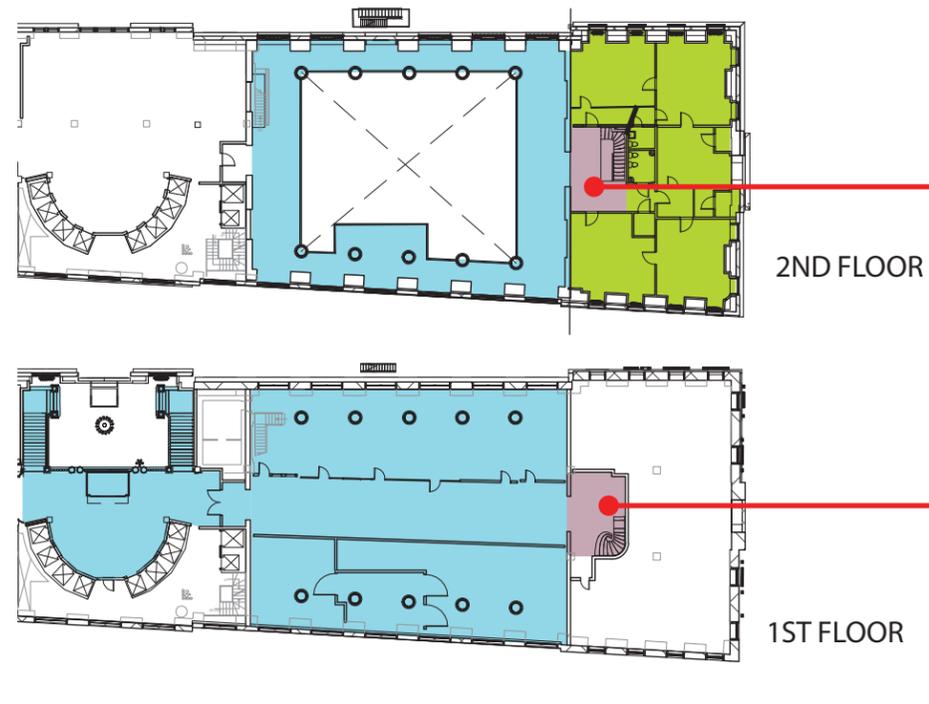


PROPOSED BANKING HALL NORTH ELEVATION (SOUTH ELEVATION SIMILAR)

PREVIOUSLY APPROVED ELEVATIONS OF BANKING HALL WITH NEW STAIR



PREVIOUSLY APPROVED RESTORATION AND COMMERCIAL REUSE OF BANKING HALL



ORIGINAL MCKIM, MEAD & WHITE ELEVATION OF HISTORIC STAIR

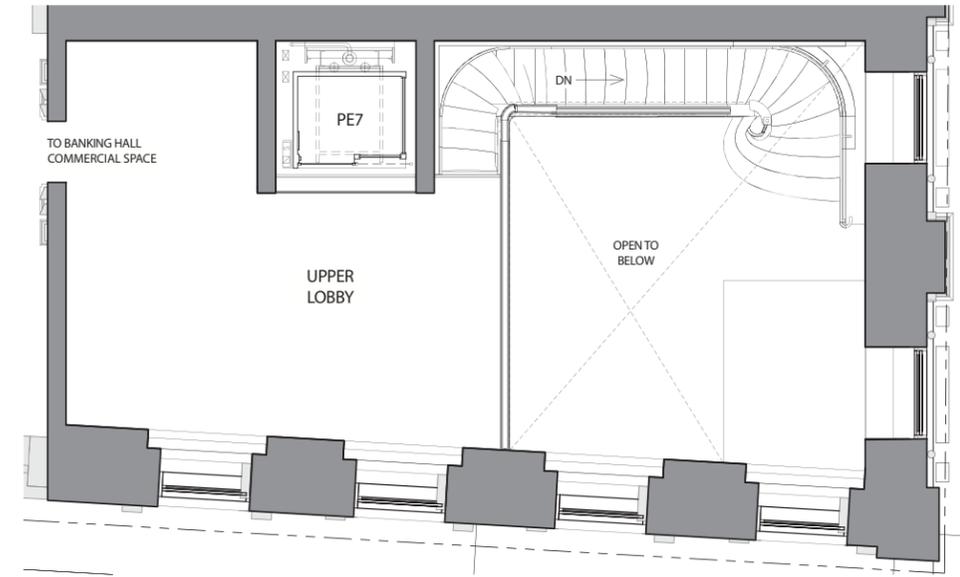
FIRST FLOOR STAIR HALL EAST OF BANKING HALL

SECOND FLOOR STAIR HALL EAST OF BANKING HALL

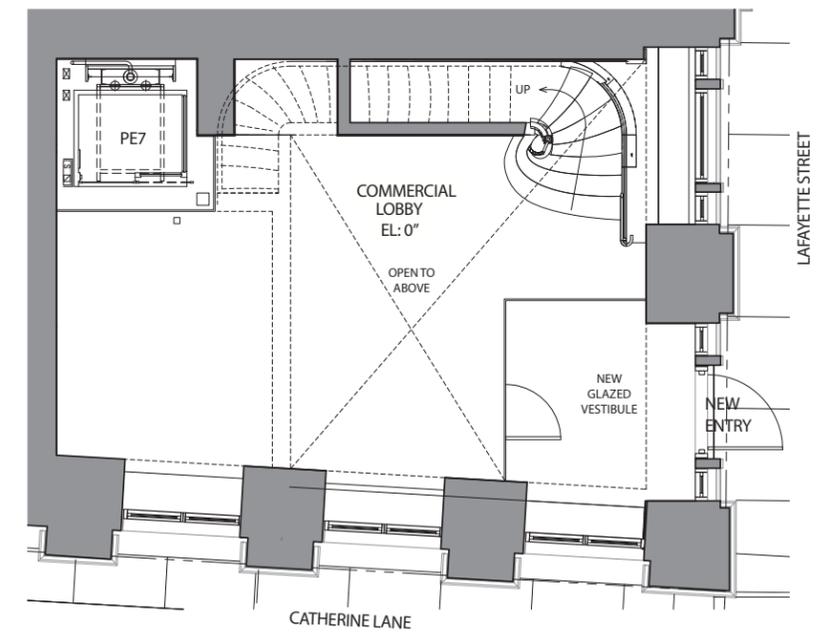
1ST TO 2ND FLOOR BANKING HALL STAIR



APPROVED RELOCATION OF DESIGNATED STAIR TO NEW GROUND FLOOR ENTRANCE TO BANKING HALL COMMERCIAL SPACE



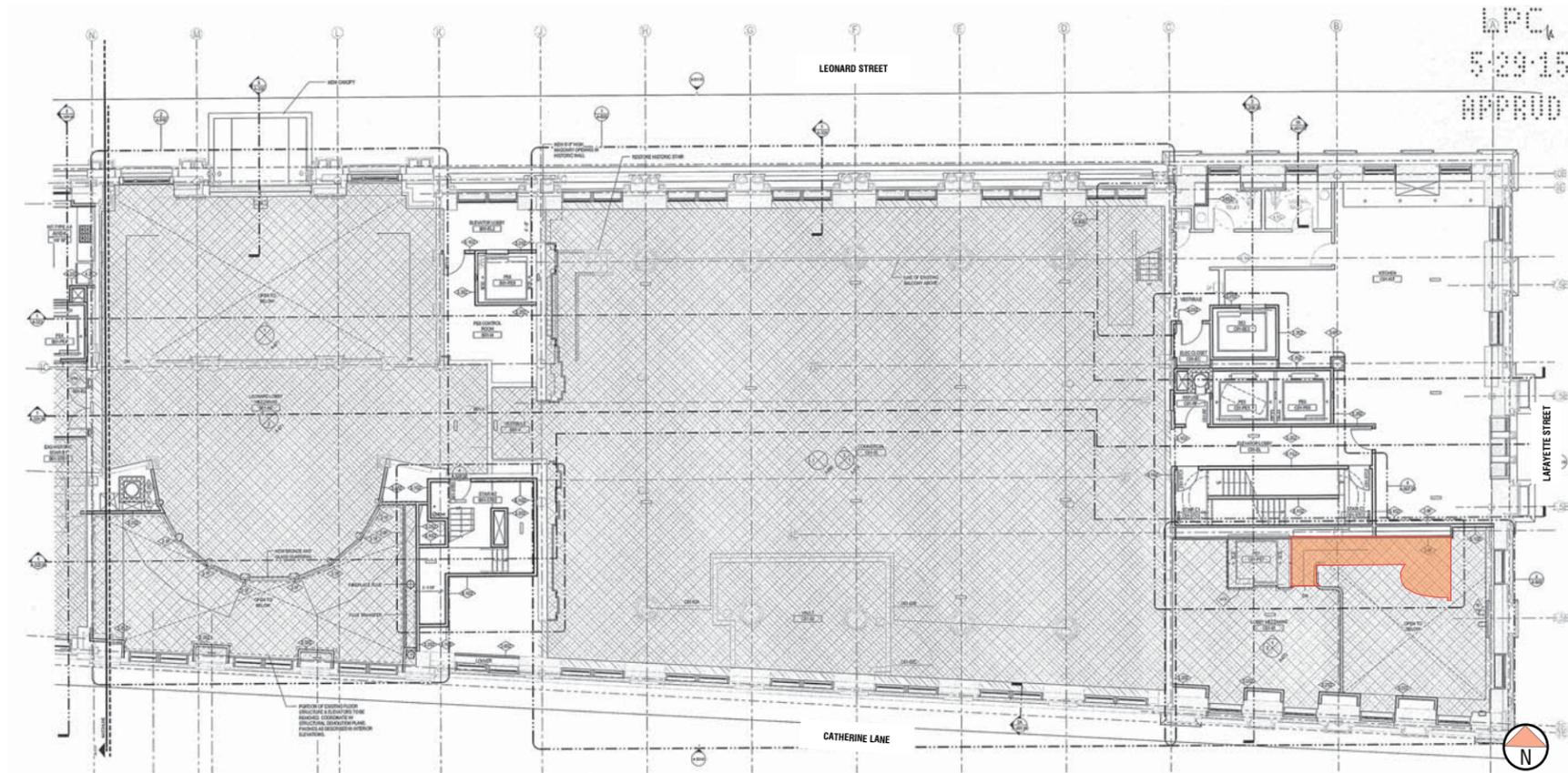
APPROVED FIRST FLOOR PLAN



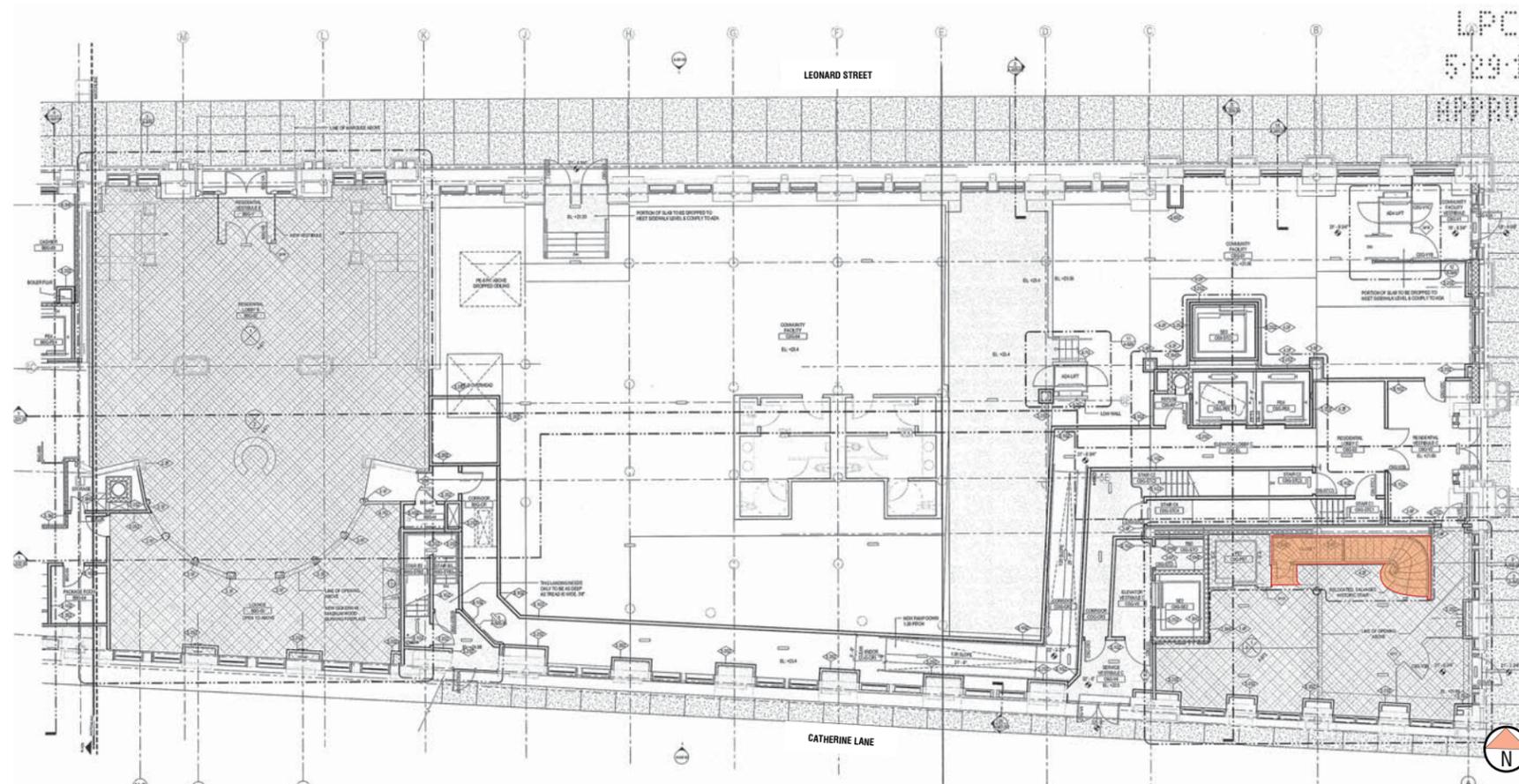
APPROVED GROUND FLOOR PLAN



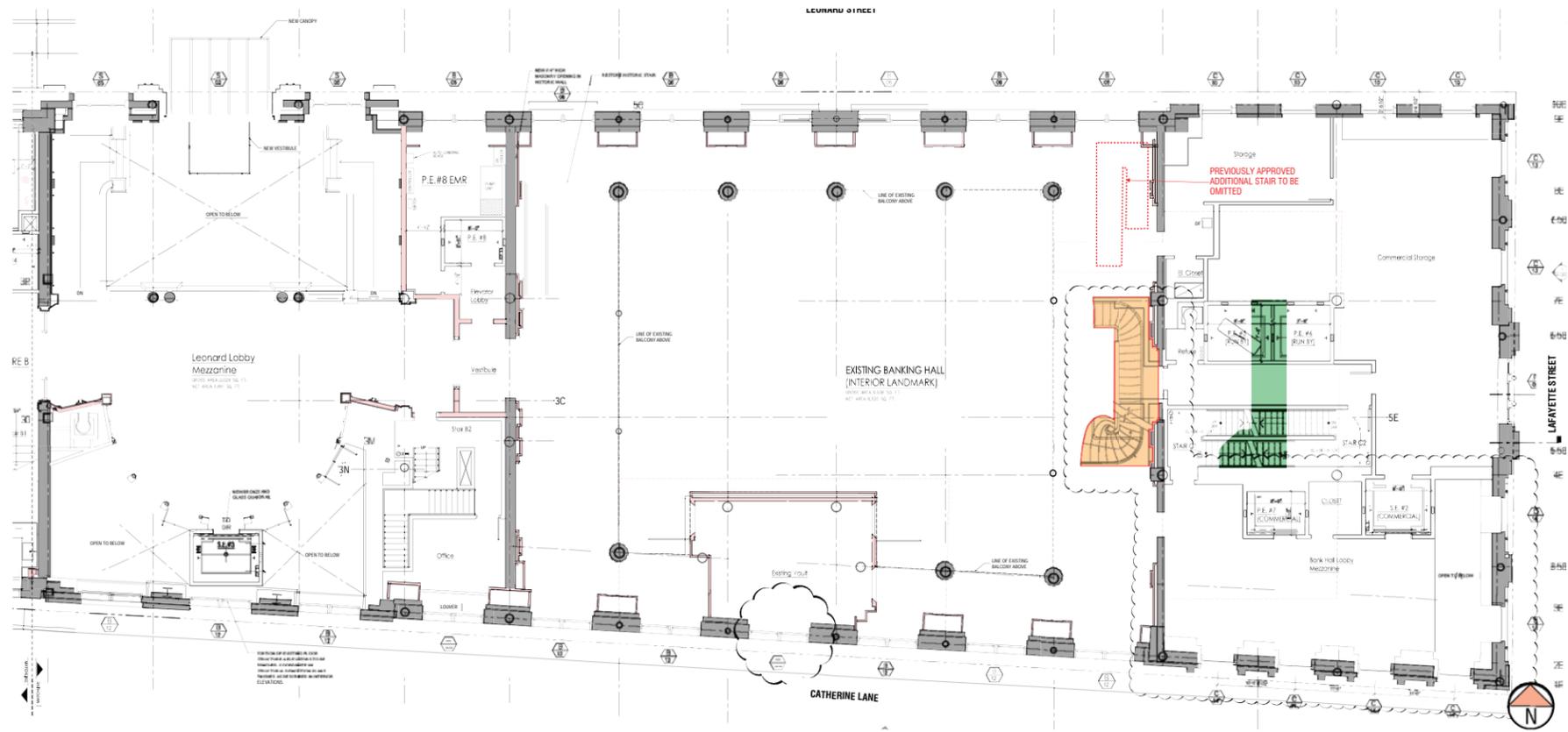
PREVIOUSLY APPROVED COMMERCIAL LOBBY SHOWING RELOCATION OF HISTORIC STAIR



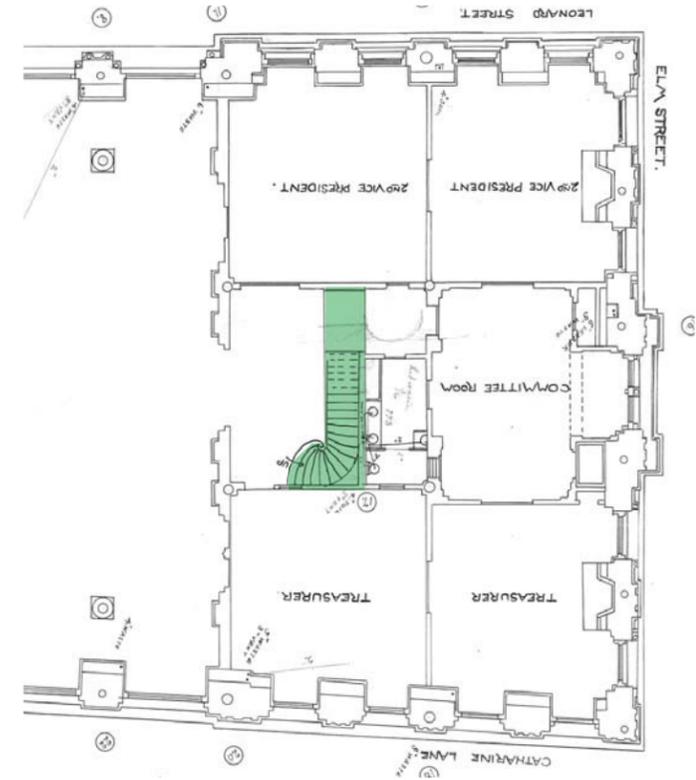
APPROVED HISTORIC STAIR RELOCATION - FIRST FLOOR



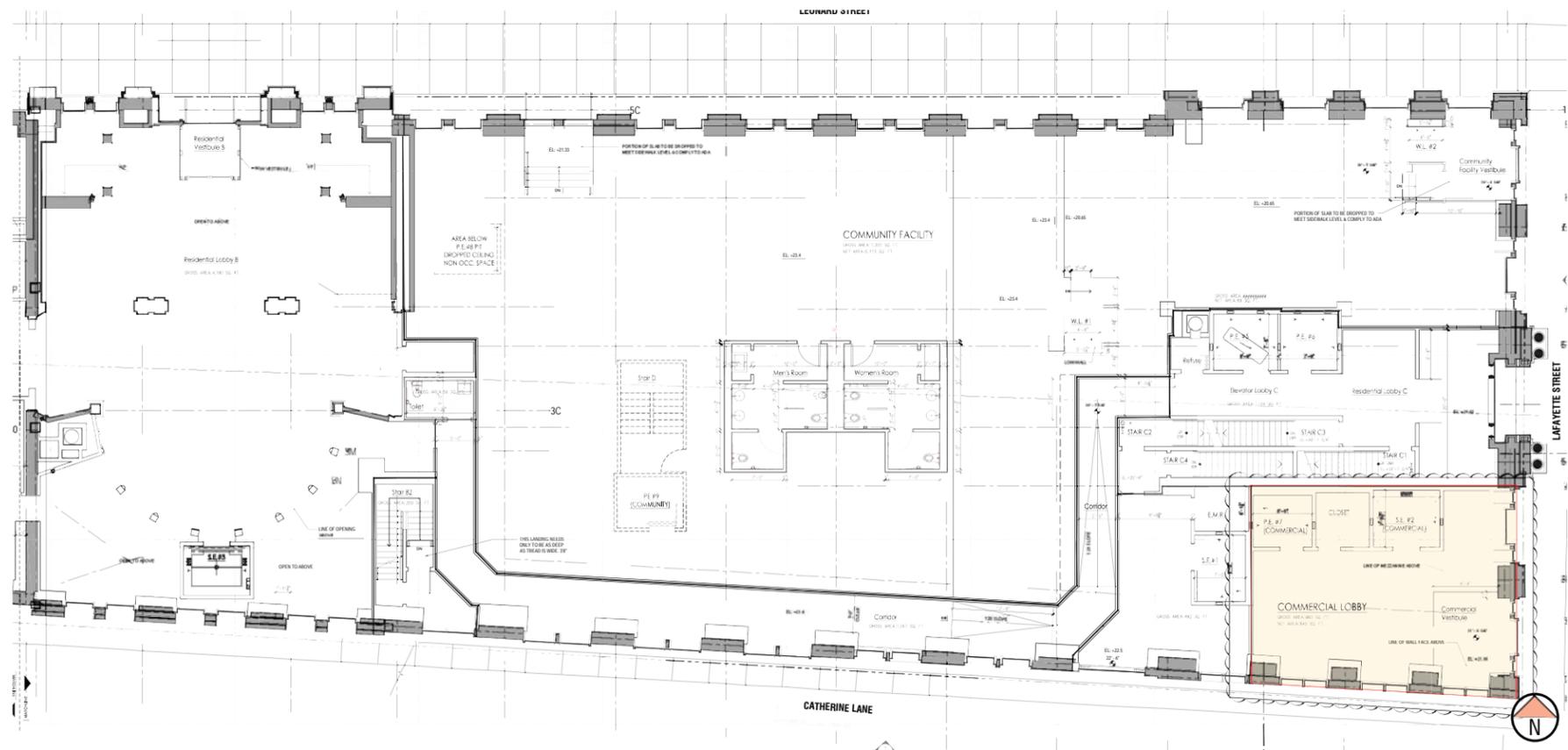
APPROVED HISTORIC STAIR RELOCATION - GROUND FLOOR



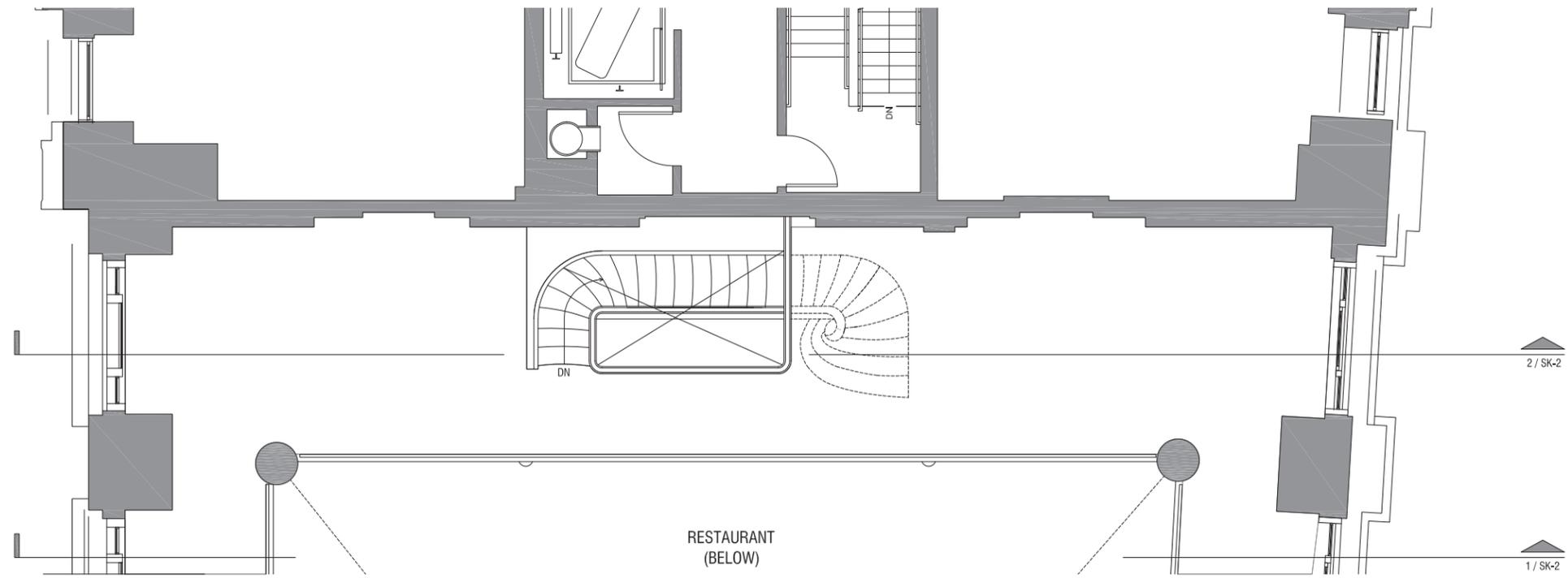
PROPOSED HISTORIC STAIR RELOCATION - FIRST FLOOR



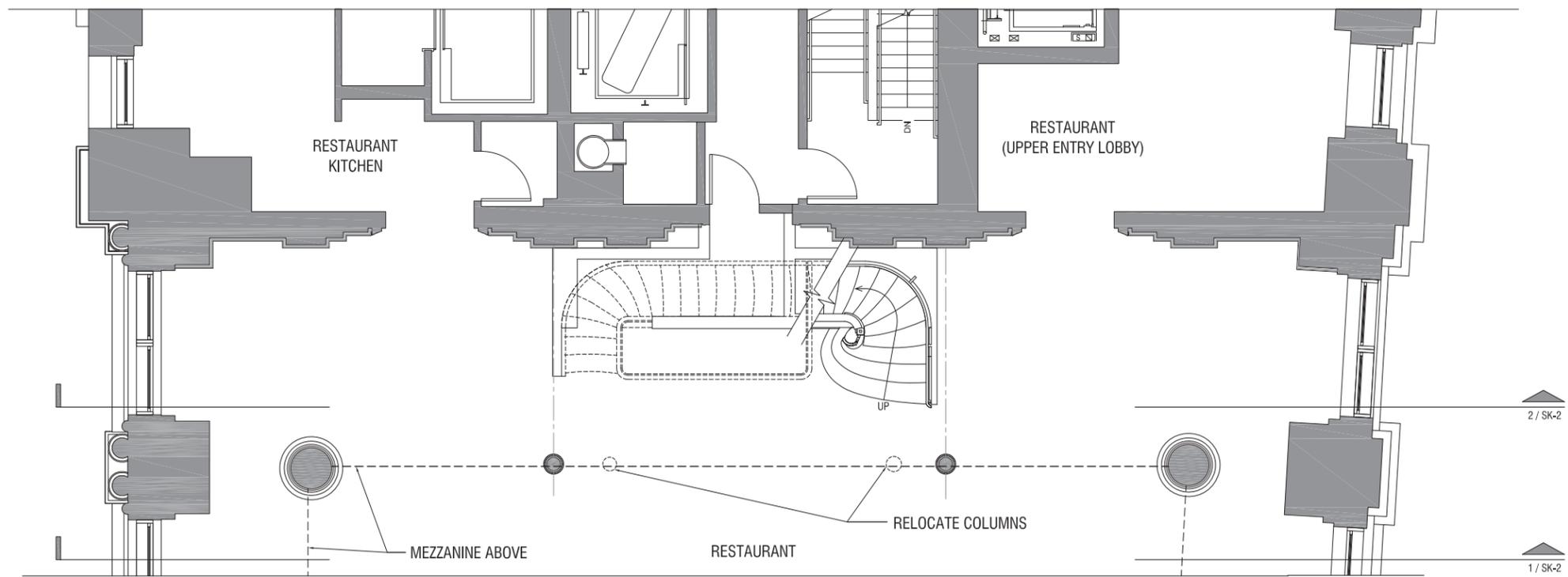
ORIGINAL LOCATION OF MARBLE STAIR TO BE MOVED



PROPOSED HISTORIC STAIR RELOCATION - GROUND FLOOR



1 BANKING HALL: PROPOSED PARTIAL MEZZANINE (SECOND) FLOOR PLAN
 SK1 SCALE: 1/8" = 1'-0"



2 BANKING HALL: PROPOSED PARTIAL GROUND FLOOR PLAN
 SK1 SCALE: 1/8" = 1'-0"

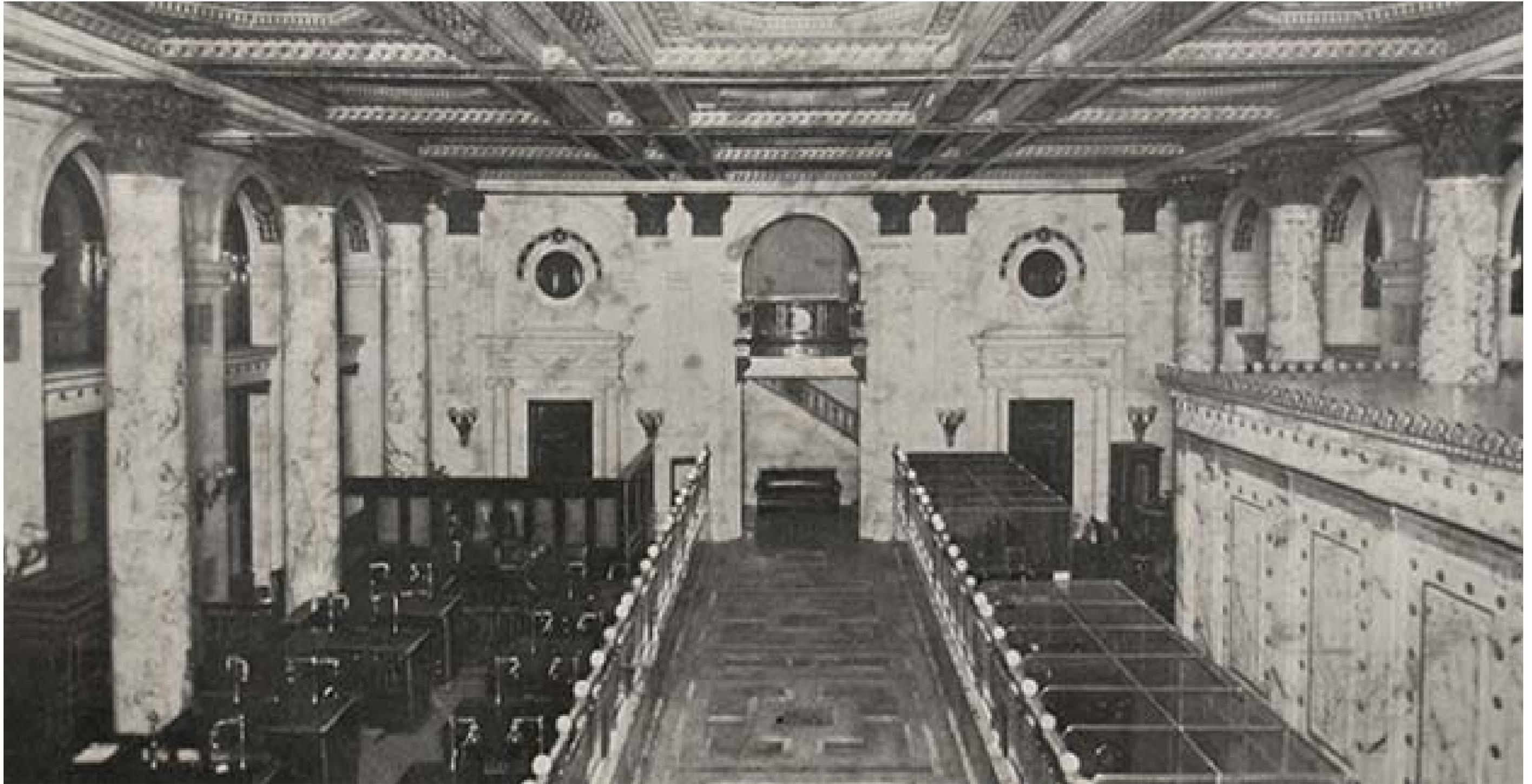


2
SK2 BANKING HALL: INTERIOR ELEVATION THRU MEZZ LOOKING EAST
SCALE: 1/8" = 1'-0"



1
SK2 BANKING HALL: INTERIOR ELEVATION THRU OPEN SPACE LOOKING EAST
SCALE: 1/8" = 1'-0"

PROPOSED SECTION ELEVATIONS



1897 PHOTOGRAPH OF EAST ELEVATION OF BANKING HALL AND HISTORIC STAIR
(ORIGINAL MCKIM MEAND AND WHITE DESIGN)



PROPOSED RELOCATION OF MARBLE STAIR TO BANKING HALL



CLOSE-UP VIEW OF PROPOSED RELOCATION OF MARBLE STAIR TO BANKING HALL