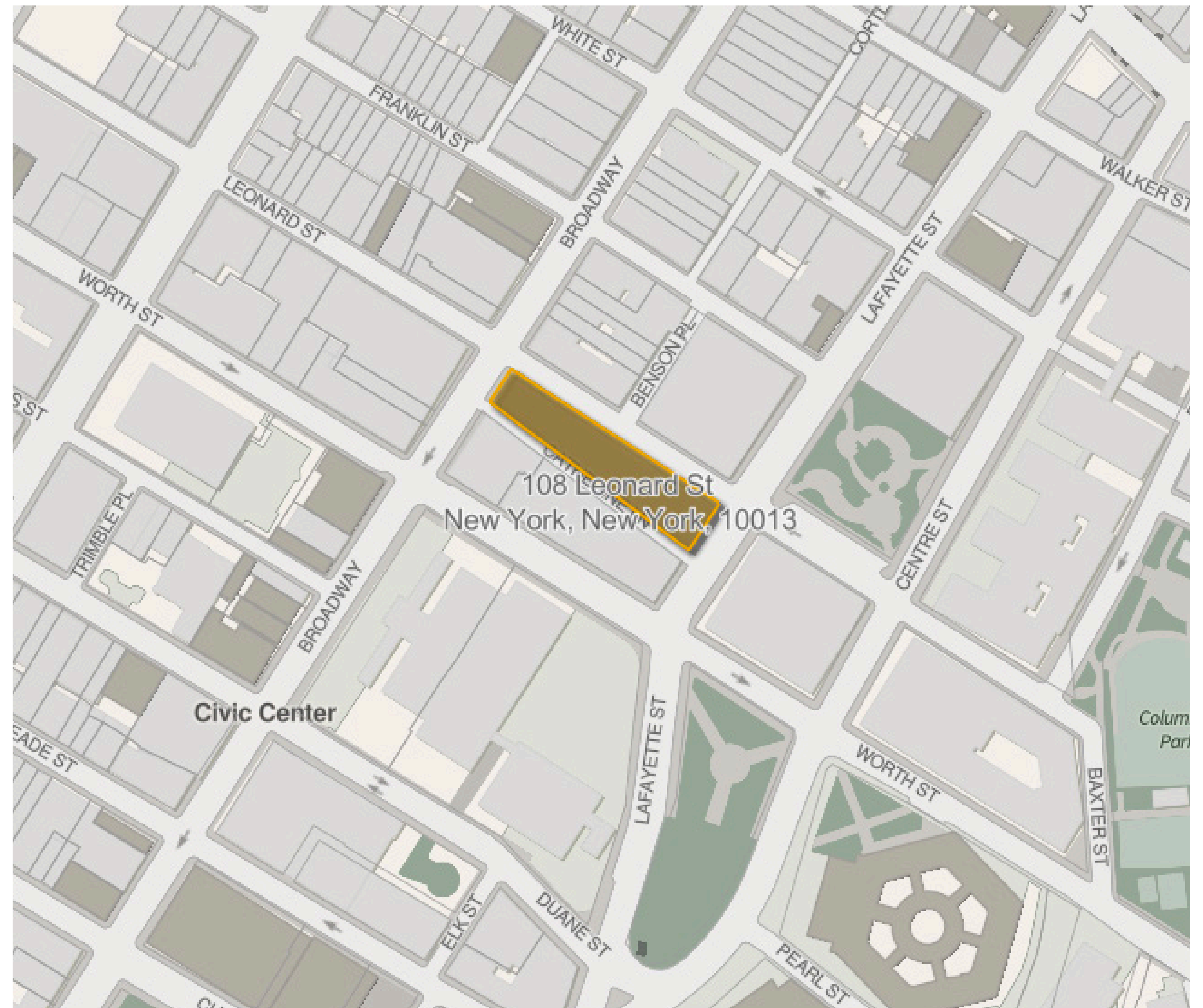


The current proposal is:

Preservation Department – Item 1, LPC-24-09650

**346 Broadway (aka 108 Leonard Street, 50 Lafayette Street) –
Former New York Life Insurance Company Building –
Individual and Interior Landmark
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



NEW YORK LIFE INSURANCE CO. BUILDING
 108 Leonard Street - 346 Broadway
 Landmarks Preservation Commission • Public Meeting June 24, 2024



HIGGINS QUASEBARTH & PARTNERS, LLC
 CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

LEONARD STREET LOBBY



Public Hearing June 4, 2024: Proposed legalization of lobby desk and cabinet, floor pattern and wall ornament.

- Commissioners accepted the desk, flooring and wall ornament
- Commissioners suggested lighting modifications that would reduce the impact of the cabinet on the experience of the rear of the lobby and the re-created historic elevator bank grilles.



LEONARD STREET LOBBY - PRE-PROJECT PHOTOS



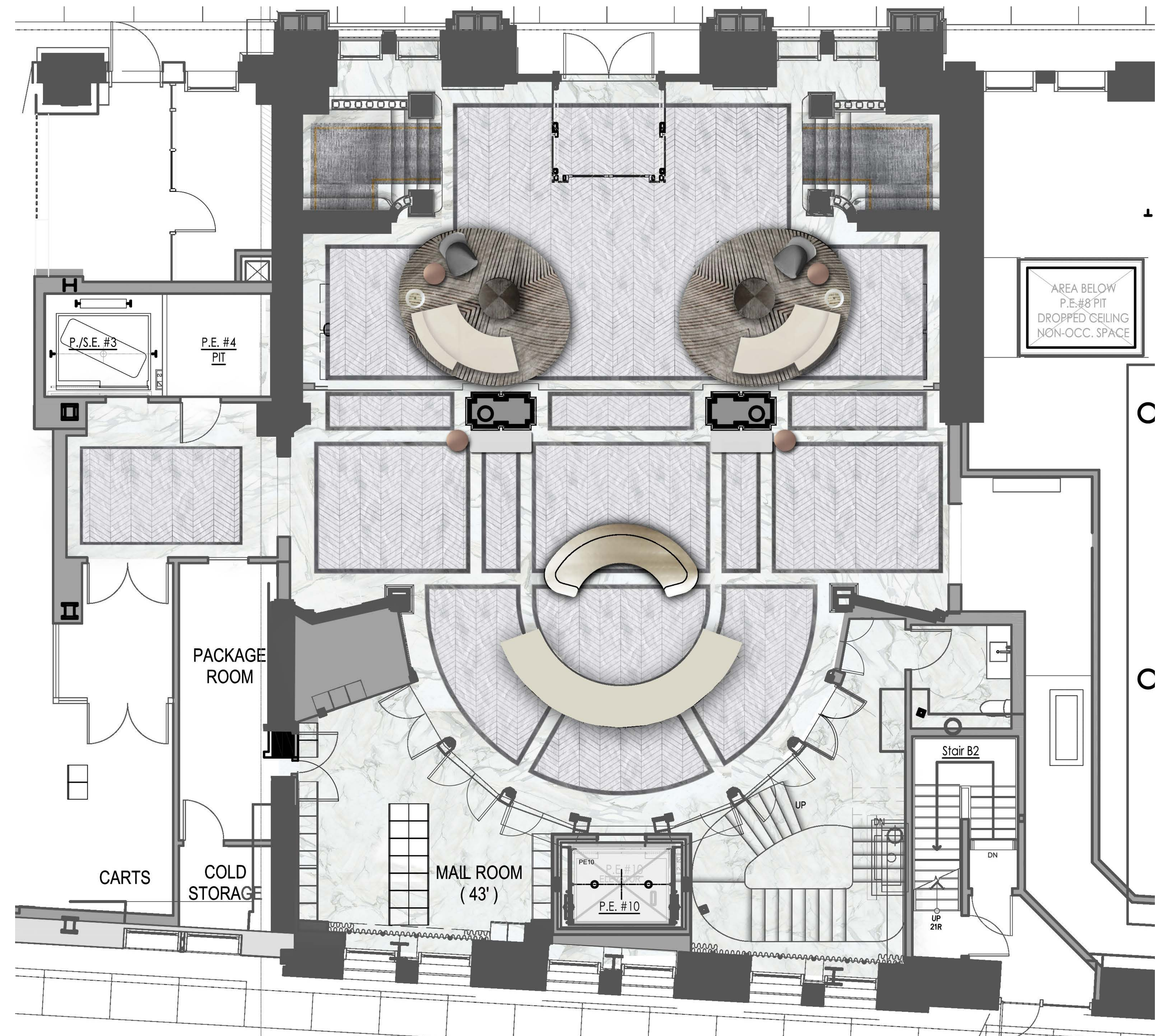
LEONARD STREET LOBBY - EXISTING PHOTOS



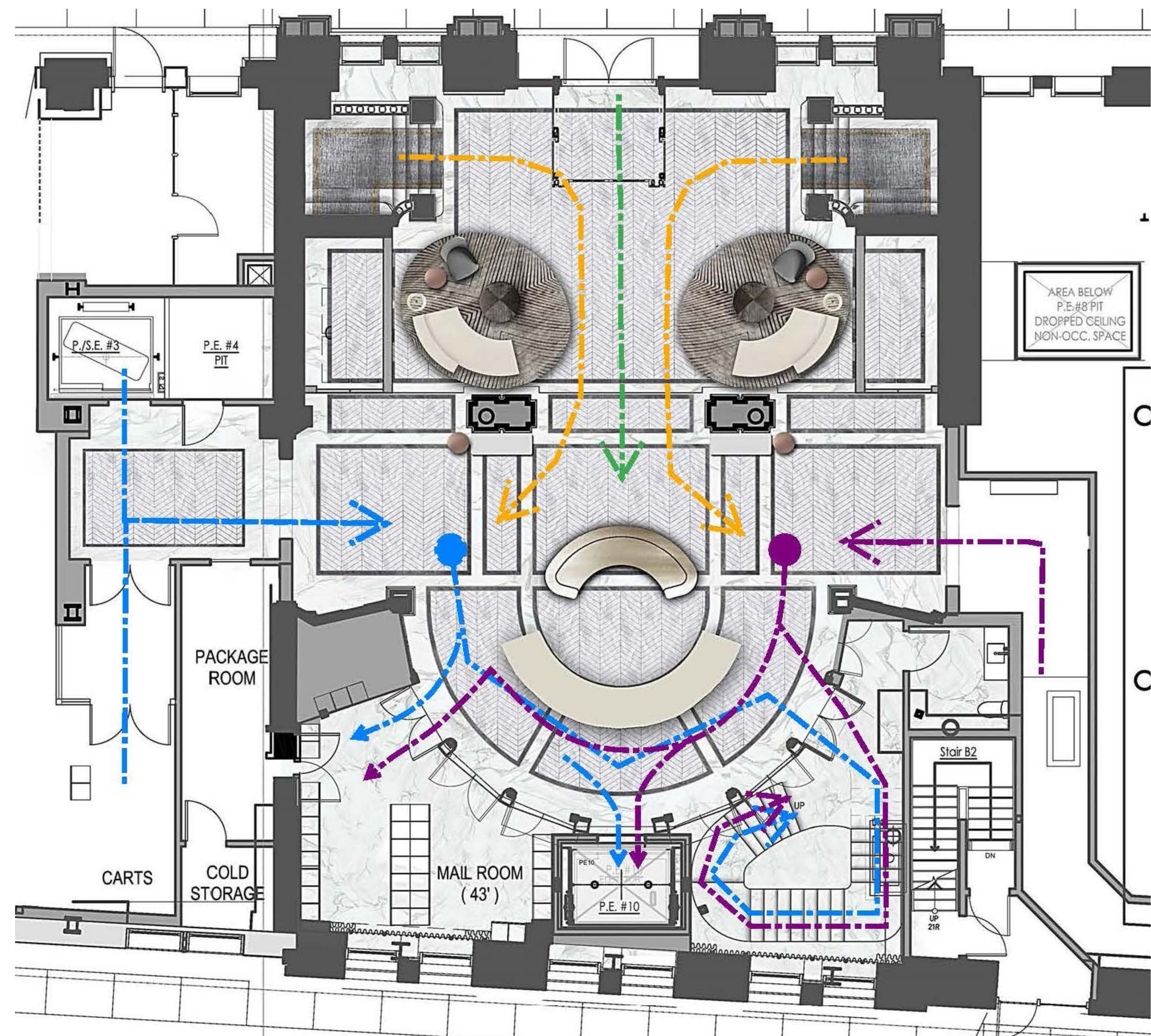
LEONARD STREET LOBBY - EXISTING PHOTOS



LEONARD STREET LOBBY - EXISTING PLAN



LEONARD STREET LOBBY - CIRCULATION



LIGHTING MOCKUP



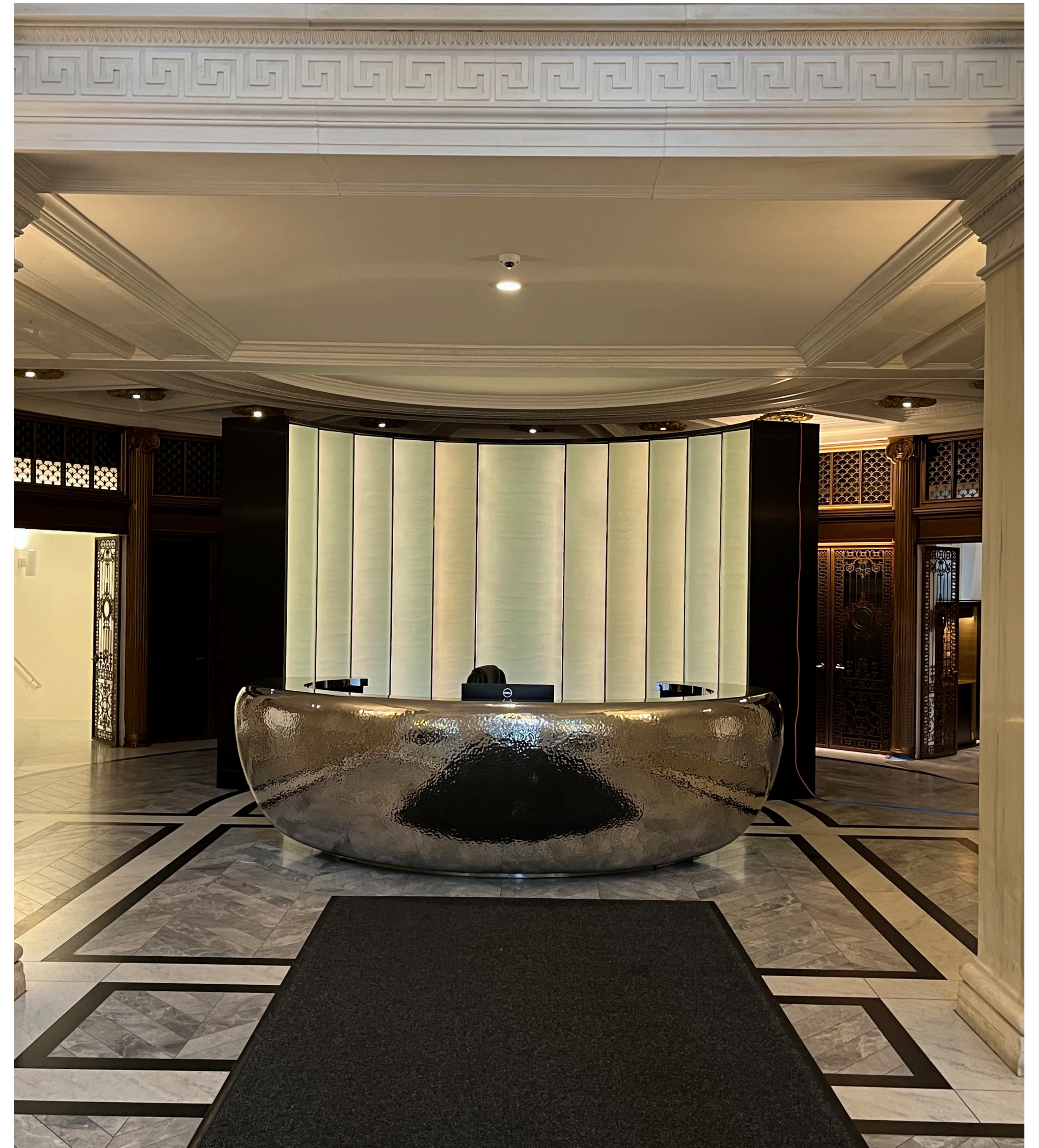
LIGHTING MOCKUP



LIGHTING MOCKUP



EXISTING



PROPOSED

LIGHTING MOCKUP



LIGHTING MOCKUP



NEW YORK LIFE INSURANCE CO. BUILDING
108 Leonard Street - 346 Broadway
Landmarks Preservation Commission • Public Meeting June 24, 2024

LIGHTING MOCKUP



The current proposal is:

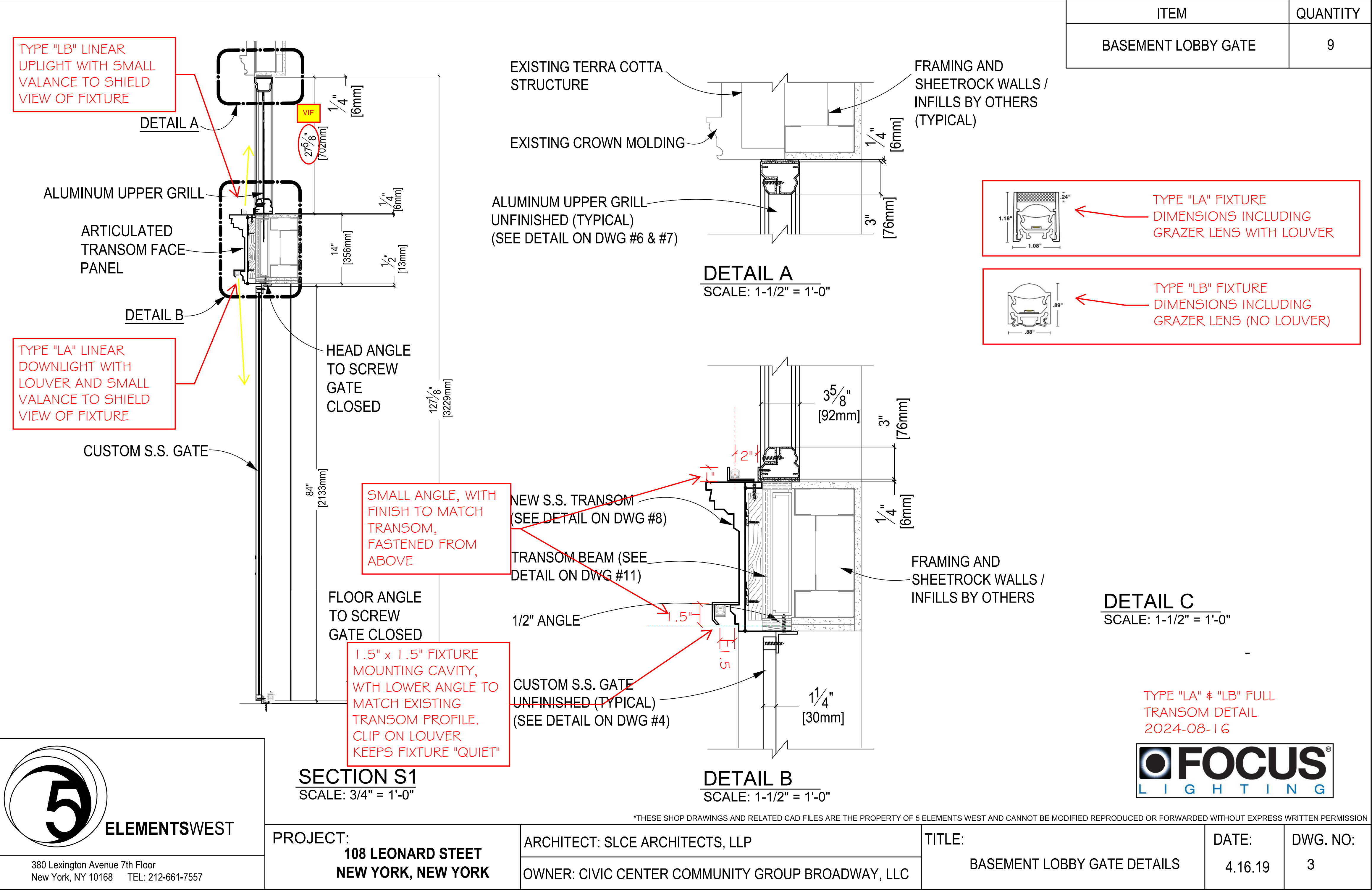
Preservation Department – Item 1, LPC-24-09650

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APPENDIX

LIGHTING MOCKUP



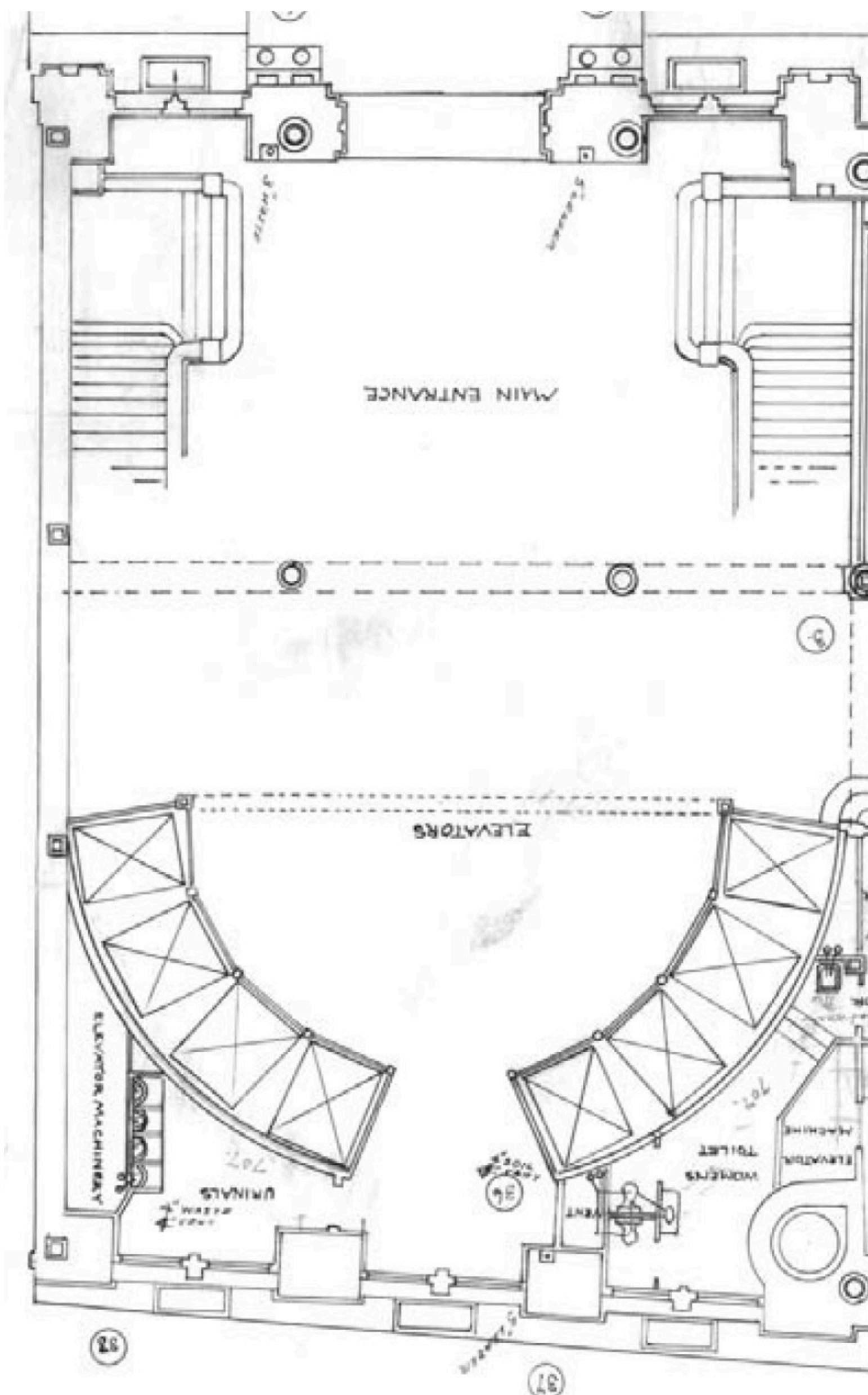
Lighting Modifications

- Linear uplight of elevator bank transom grilles, and downlight of gate grilles, with shields finished to match grilles
- Pendant globe at each existing ceiling rosette, suspended 4" and with bronze-colored canopy, partly dimmed, to enhance ambient lighting and softly illuminate ceillgn
- Internal illumination of cabinet lowered to dimmest non-off setting

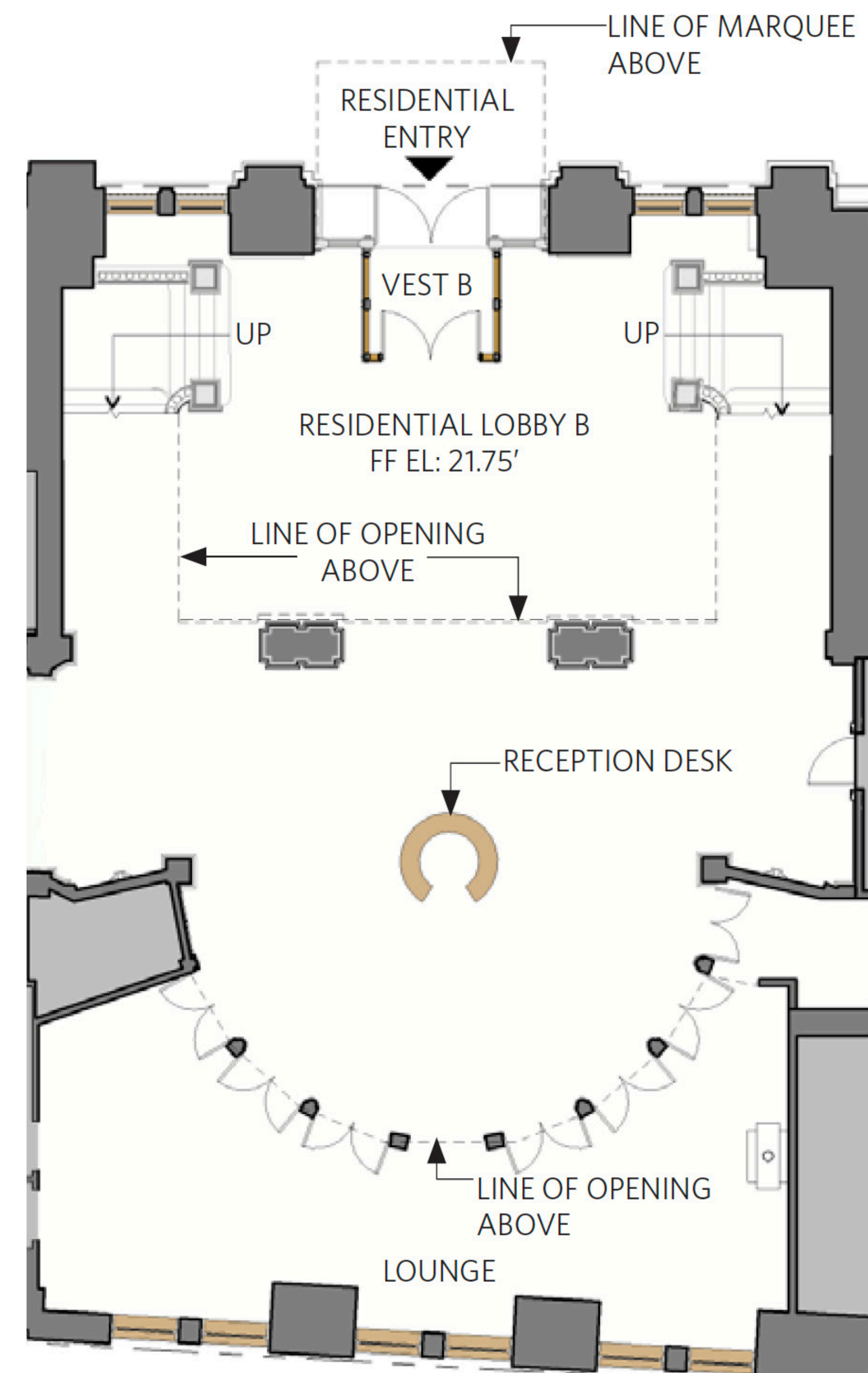
5 ELEMENTSWEST

380 Lexington Avenue 7th Floor
New York, NY 10168 TEL: 212-661-7557

FURNITURE - COMMISSON APPROVAL



ORIGINAL GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

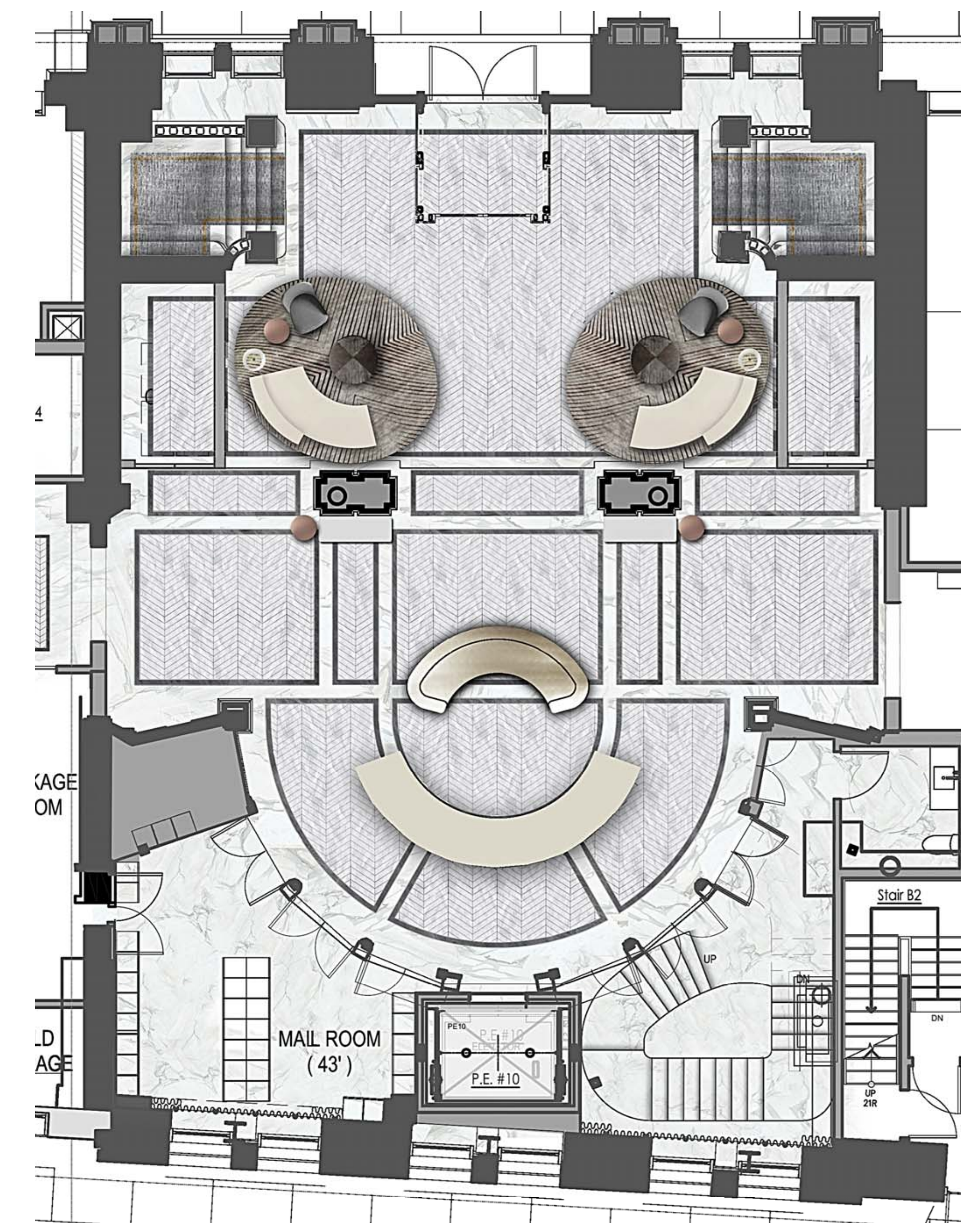
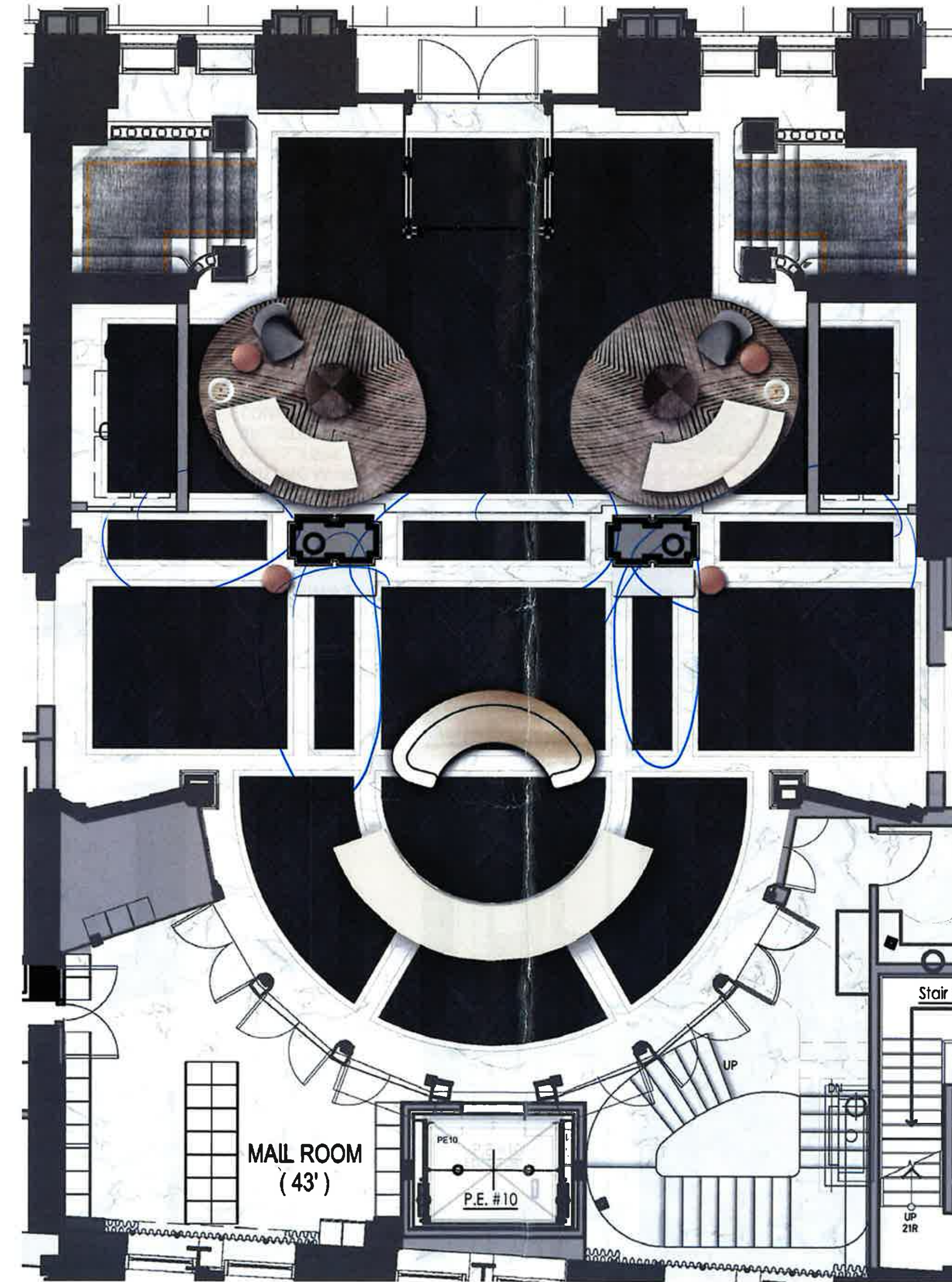


Approved Public Meeting Presentation, 2014

FURNITURE - 2016 STAFF UPDATES

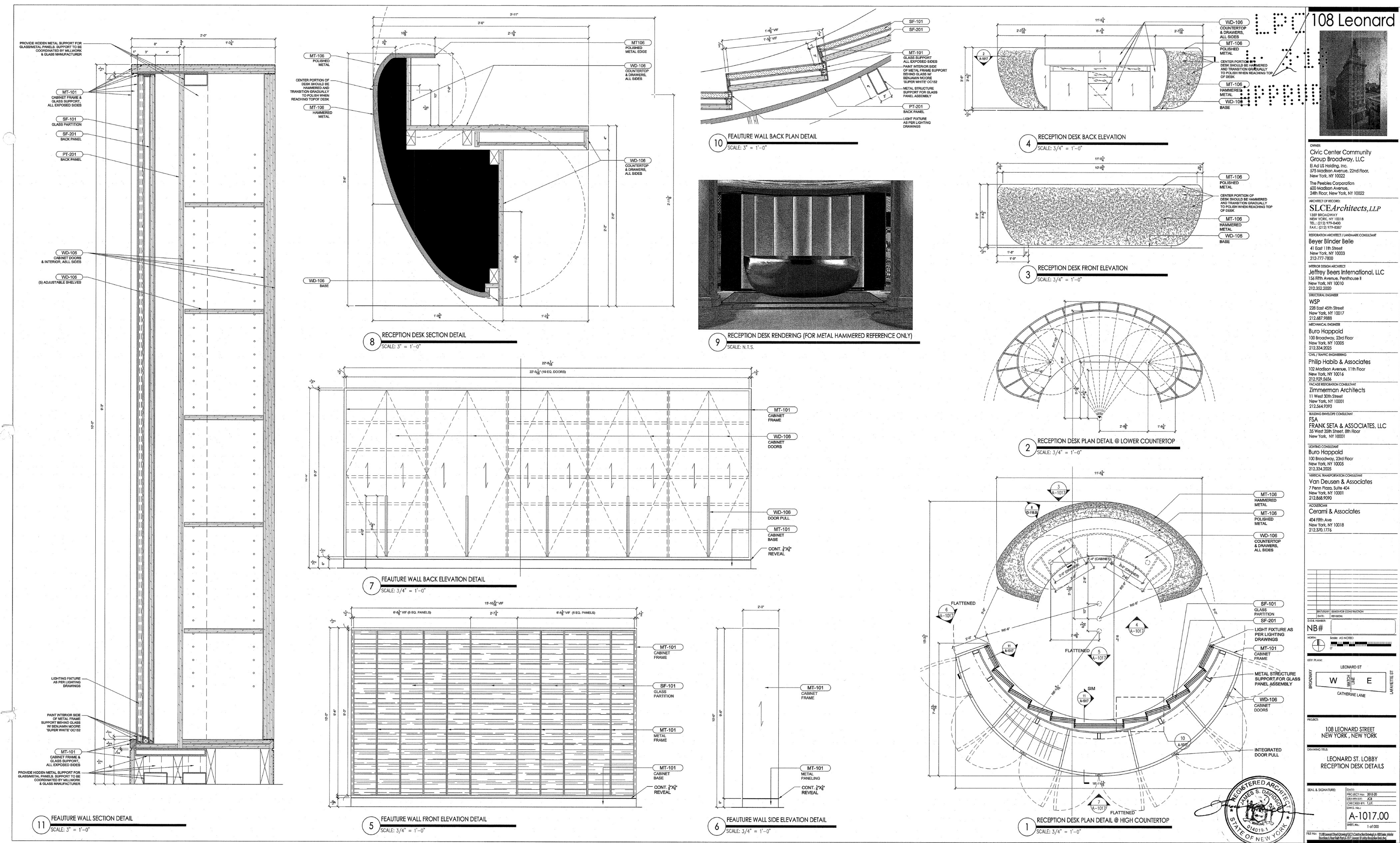


Rendering and plan of proposed updates submitted to staff in August 2016.



Revised plan submitted to staff in September 2016, in response to staff feedback on floor stone color

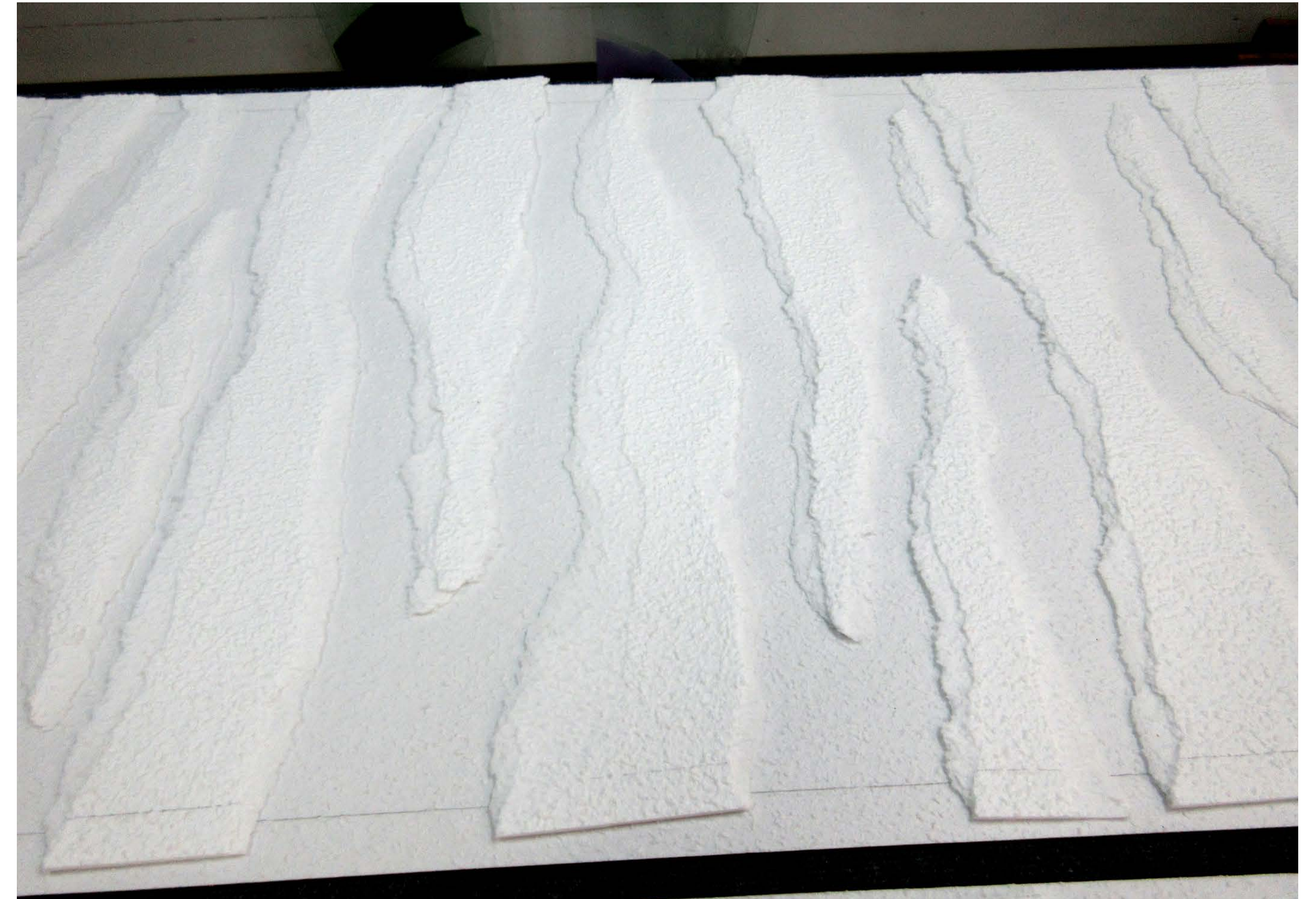
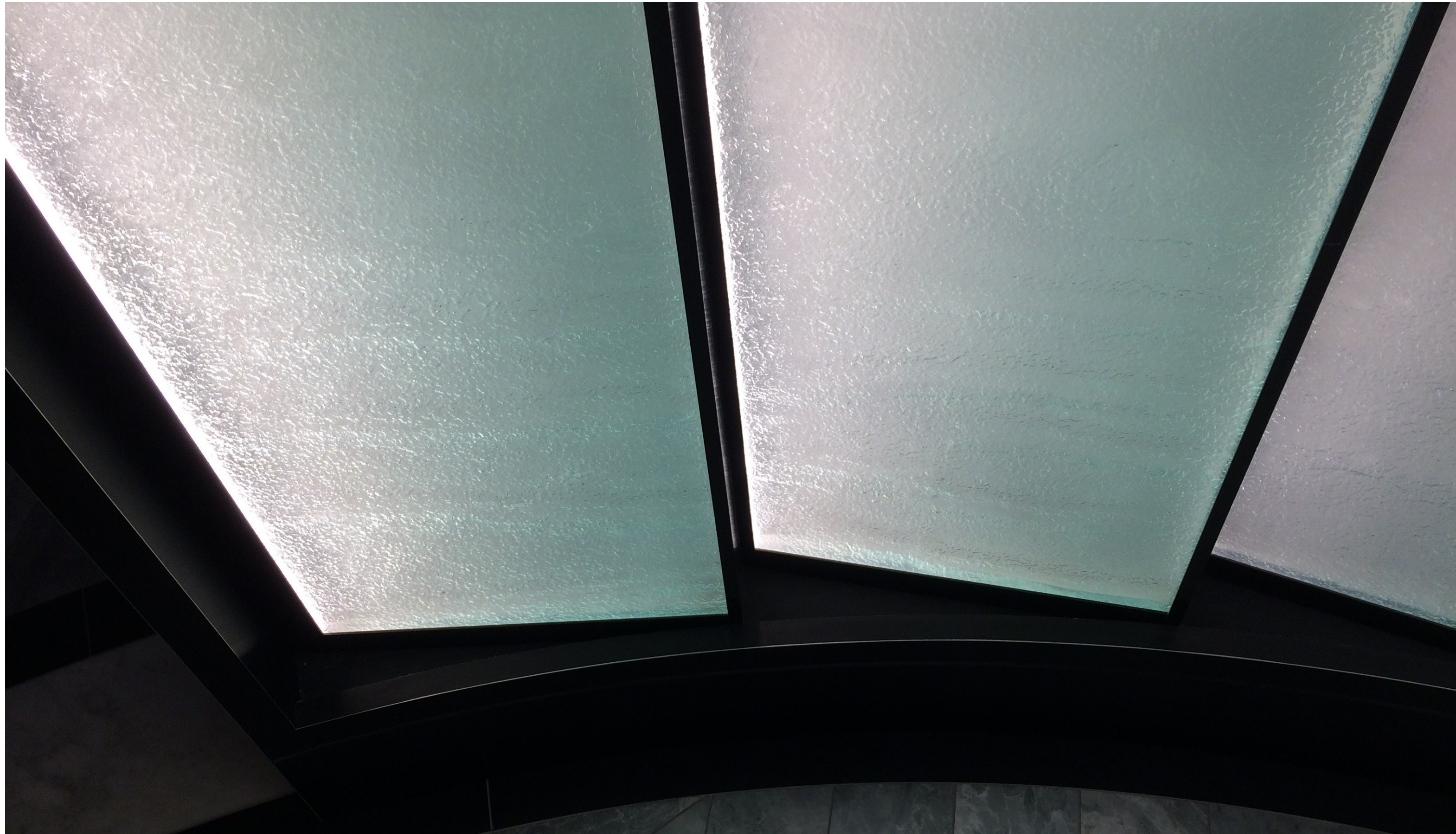
FURNITURE - 2018 APPROVED DRAWINGS



Approved 2018 LPC amendment drawings

NEW YORK LIFE INSURANCE CO. BUILDING
108 Leonard Street - 346 Broadway
Landmarks Preservation Commission • Public Meeting June 24, 2024

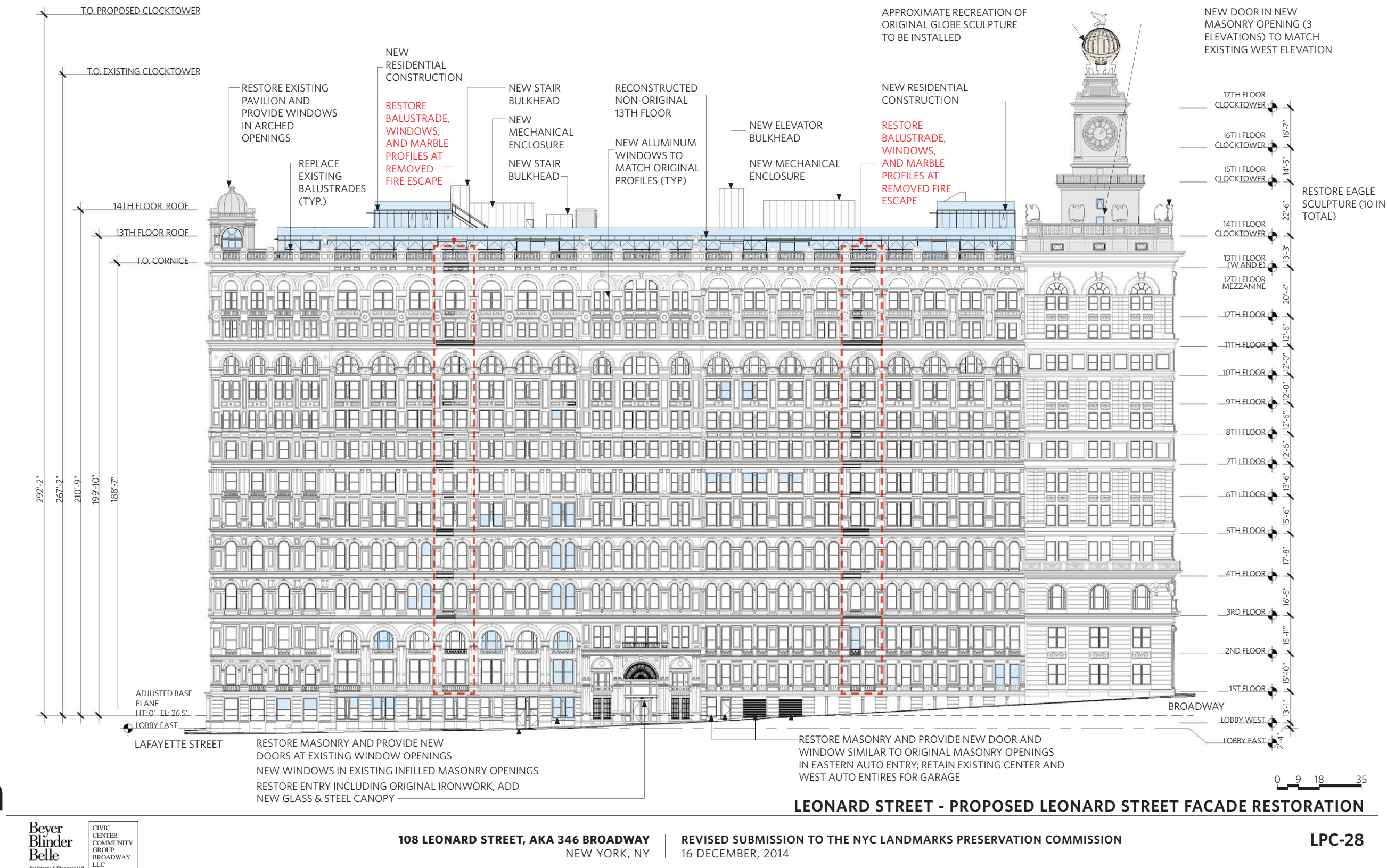
FURNITURE - CUSTOM-MOLDED CAST GLASS



RESIDENTIAL CONVERSION PROJECT



Restored and relocated Presidential Anteroom



Exterior restoration scope



Restored General Office (Banking Hall)

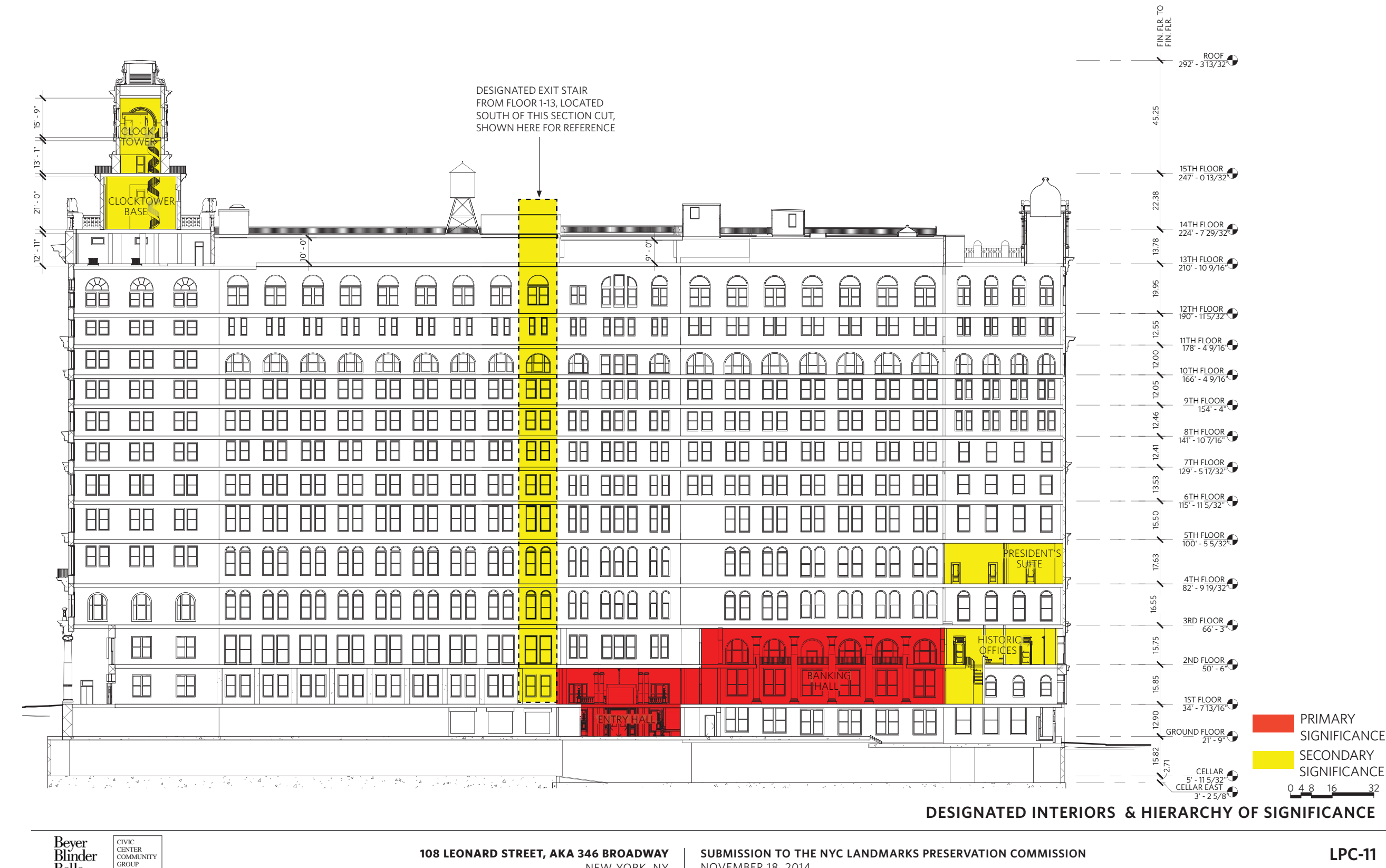


Diagram of designated interiors

NEW YORK LIFE INSURANCE CO. BUILDING

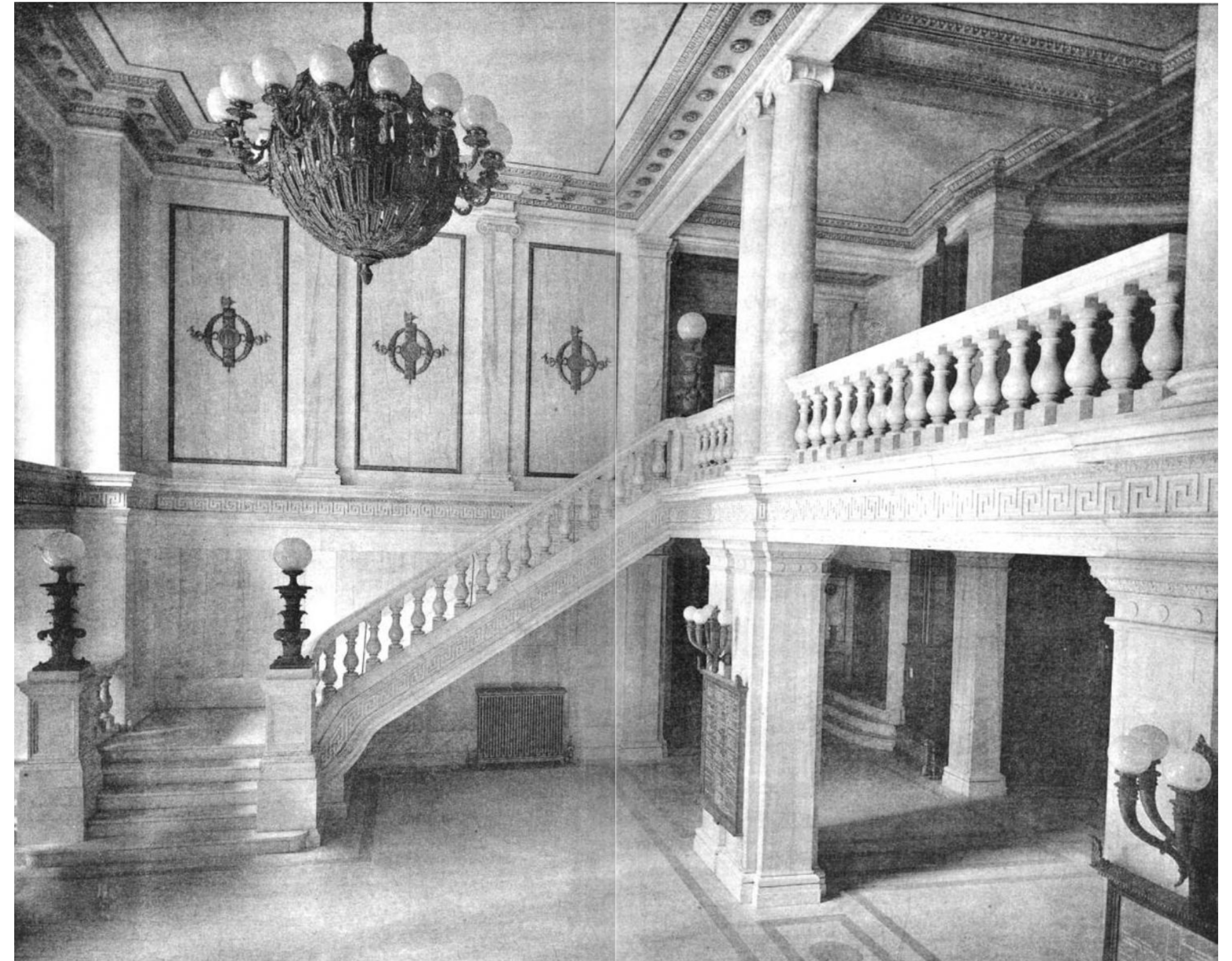
108 Leonard Street - 346 Broadway

Landmarks Preservation Commission • Public Meeting June 24, 2024

LEONARD STREET LOBBY - HISTORIC PHOTOS



undated



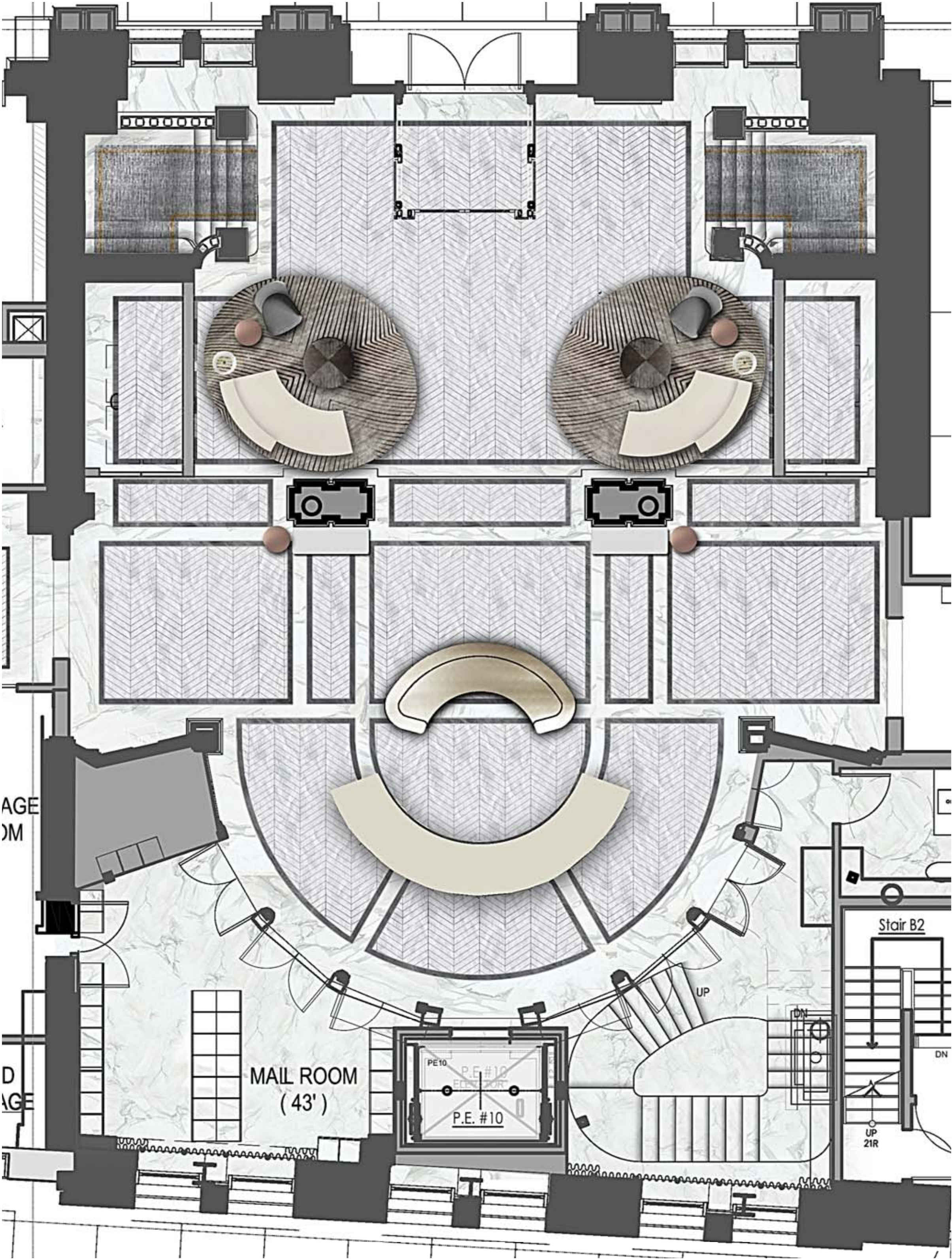
1903

LEONARD STREET LOBBY

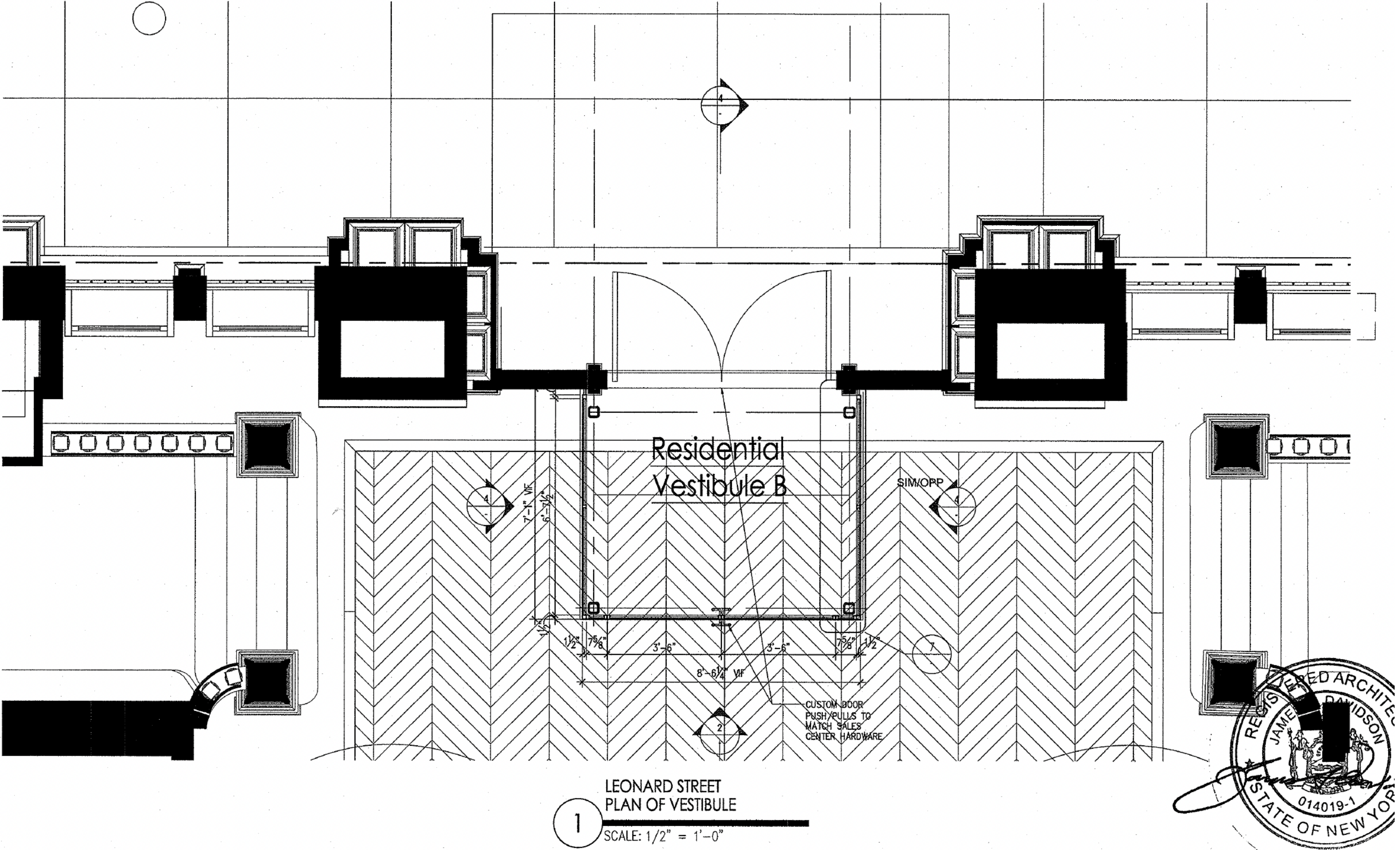


NEW YORK LIFE INSURANCE CO. BUILDING
108 Leonard Street - 346 Broadway
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FLOOR - 2016 STAFF UPDATE AND 2018 PERMIT SET



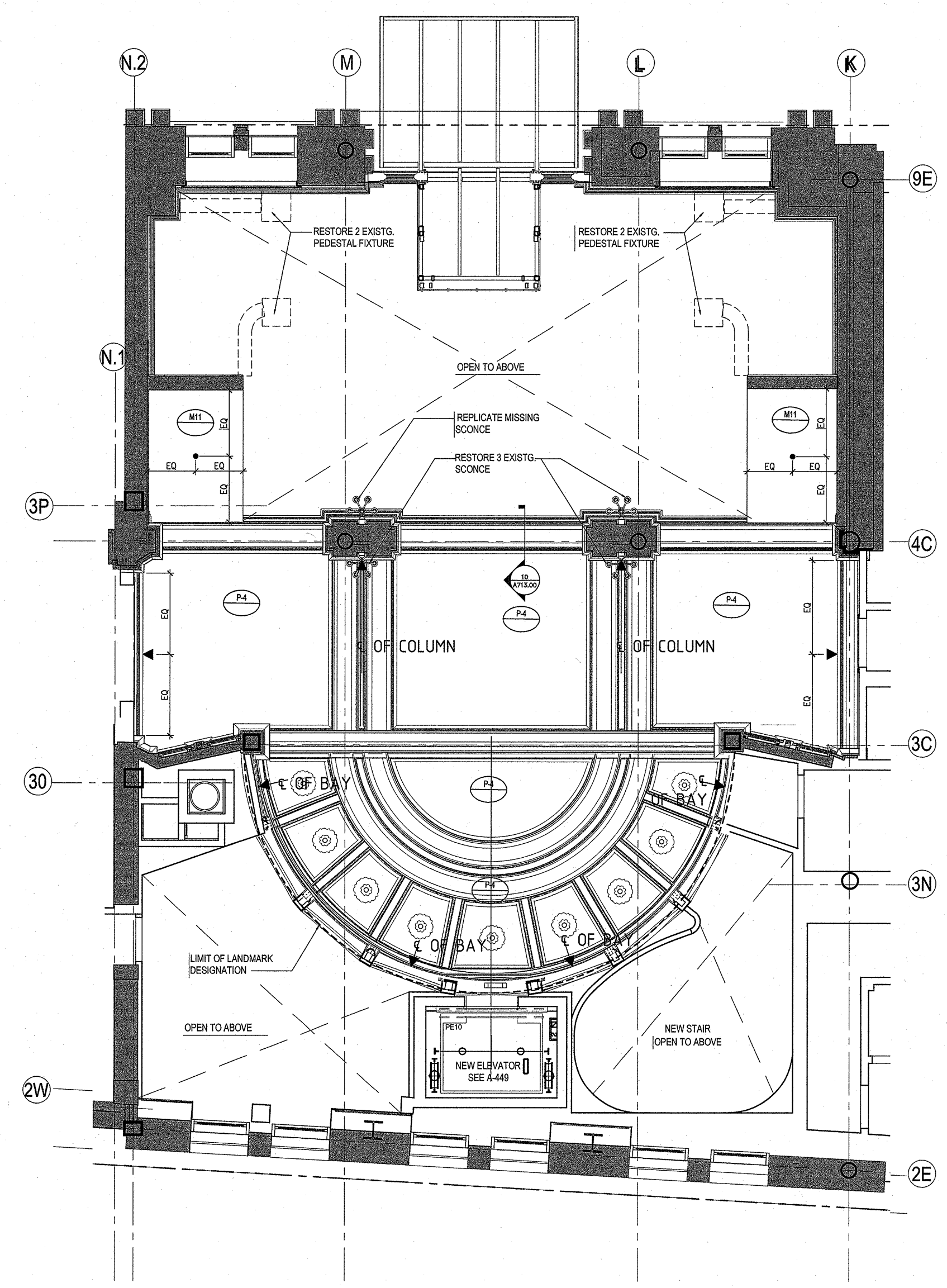
Revised plan submitted to staff in September 2016



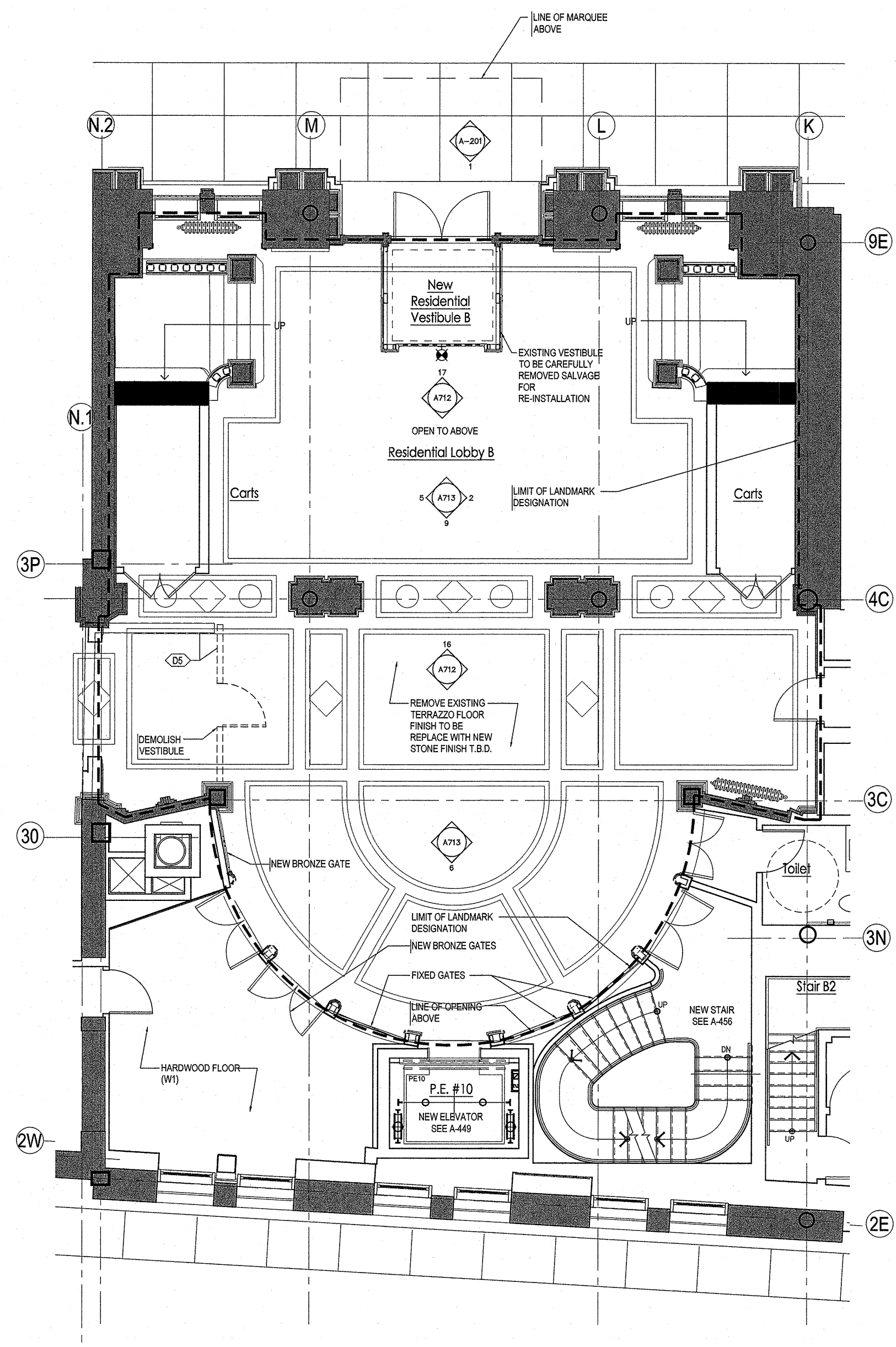
ST-106B	White Marble Chevron Pattern at Elevator Floor	To be bid	White Marble in chevron pattern, species TBD	Honed
ST-106C	White Marble Tile	To be bid	White Marble, Species TBD	Honed
ST-107	Blue De Savoie Marble Chevron at Lobby	To be bid	Blue De Savoie Marble	Honed
ST-108	Ivory Travertine at Amenities Level Walls	To be bid	Ivory Travertine	Vein-cut filled and honed
ST-109	Hammond Travertine at Amenities Level Walls	To be bid	Hammond Travertine	Vein-cut filled and honed

Approved 2018 LPC amendment drawing and finish schedule

FLOOR - 2018 PERMIT SET



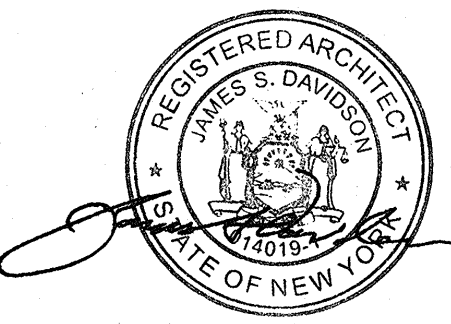
2 LEONARD STREET LOBBY RCP-BASEMENT
SCALE: 1/4" = 1'-0"



1 LEONARD STREET LOBBY PLAN-BASEMENT
SCALE: 1/4" = 1'-0"

INTERIOR RESTORATION
LEGEND

- KEYNOTE
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- DEMOLITION



108 Leonard

OWNER
Civic Center Community
Group Broadway, LLC
E Ad US Holding, Inc.
575 Madison Avenue, 22nd Floor,
New York, NY 10022
The Peebles Corporation
600 Madison Avenue
24th Floor, New York, NY 10022

ARCHITECT OF RECORD
SLCE Architects, LLP
1309 Broadway
New York, NY 10018
TEL: (212) 979-4400
FAX: (212) 979-4587

RESTORATION ARCHITECT / LANDMARK CONSULTANT
Beyer Blinder Belle
4 East 11th Street
New York, NY 10003
212-777-7800

INTERIOR DESIGN ARCHITECT
Jeffrey Beers International, LLC
154 Fifth Avenue, Penthouse I
New York, NY 10010
212-352-2000

TRUSCARTER ENGINEER
WSP
228 East 45th Street
New York, NY 10017
212-687-9888

MECHANICAL ENGINEER
Buro Happold
100 Broadway, 23rd Floor
New York, NY 10005
212-334-0205

CIVIL/STRUCTURAL ENGINEERING
Philip Habib & Associates
102 Madison Avenue, 11th Floor
New York, NY 10016
212-229-5555

TACADA RESTORATION CONSULTANT
Zimmerman Architects
11 West 30th Street
New York, NY 10001
212-564-7993

BUILDING ENVELOPE CONSULTANT
FSA
FRANK SETA & ASSOCIATES, LLC
35 West 35th Street, 8th Floor
New York, NY 10001

TESTING CONSULTANT
Buro Happold
100 Broadway, 23rd Floor
New York, NY 10005
212-334-0205

VERTICAL TRANSPORTATION CONSULTANT
Van Deusen & Associates
7 Penn Plaza, Suite 404
New York, NY 10001
212-668-9090

ACCOMMODATION
Coram & Associates
404 Fifth Ave
New York, NY 10018
212-370-1776

DATE: 06/11/2024
PROJECT: 108 LEONARD STREET
NEW YORK, NEW YORK
DRAWING TITLE: LEONARD STREET LOBBY
BASEMENT-PLAN AND RCP
SHEET NO.: 1 of 000
PROJECT NO.: 2018-001
DATE: 06/11/2024
CHECKED BY: J.S.D.
DRAWN BY: J.S.D.

108 LEONARD STREET
NEW YORK, NEW YORK

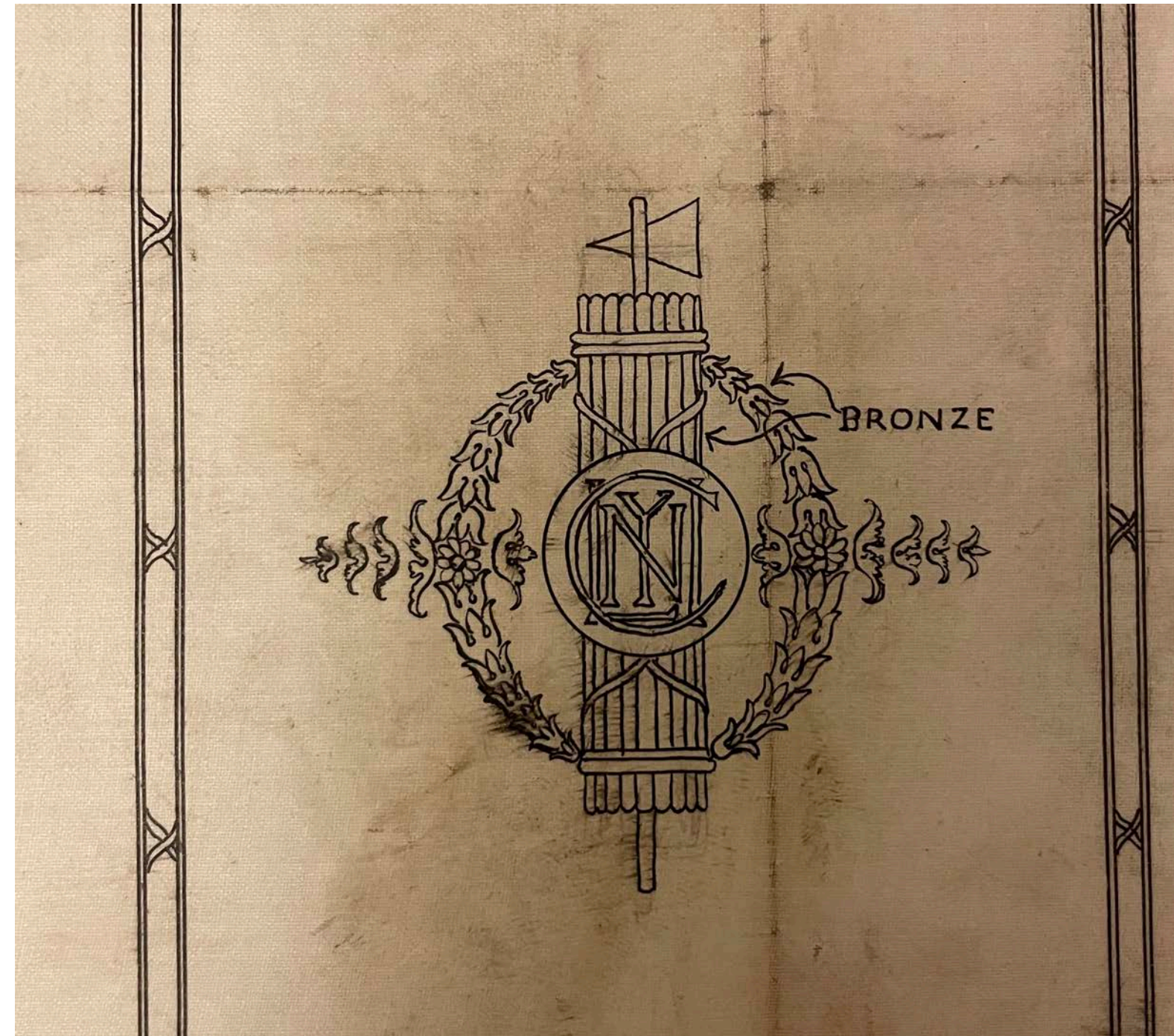
LEONARD STREET LOBBY
BASEMENT-PLAN AND RCP

108 LEONARD STREET
NEW YORK, NEW YORK

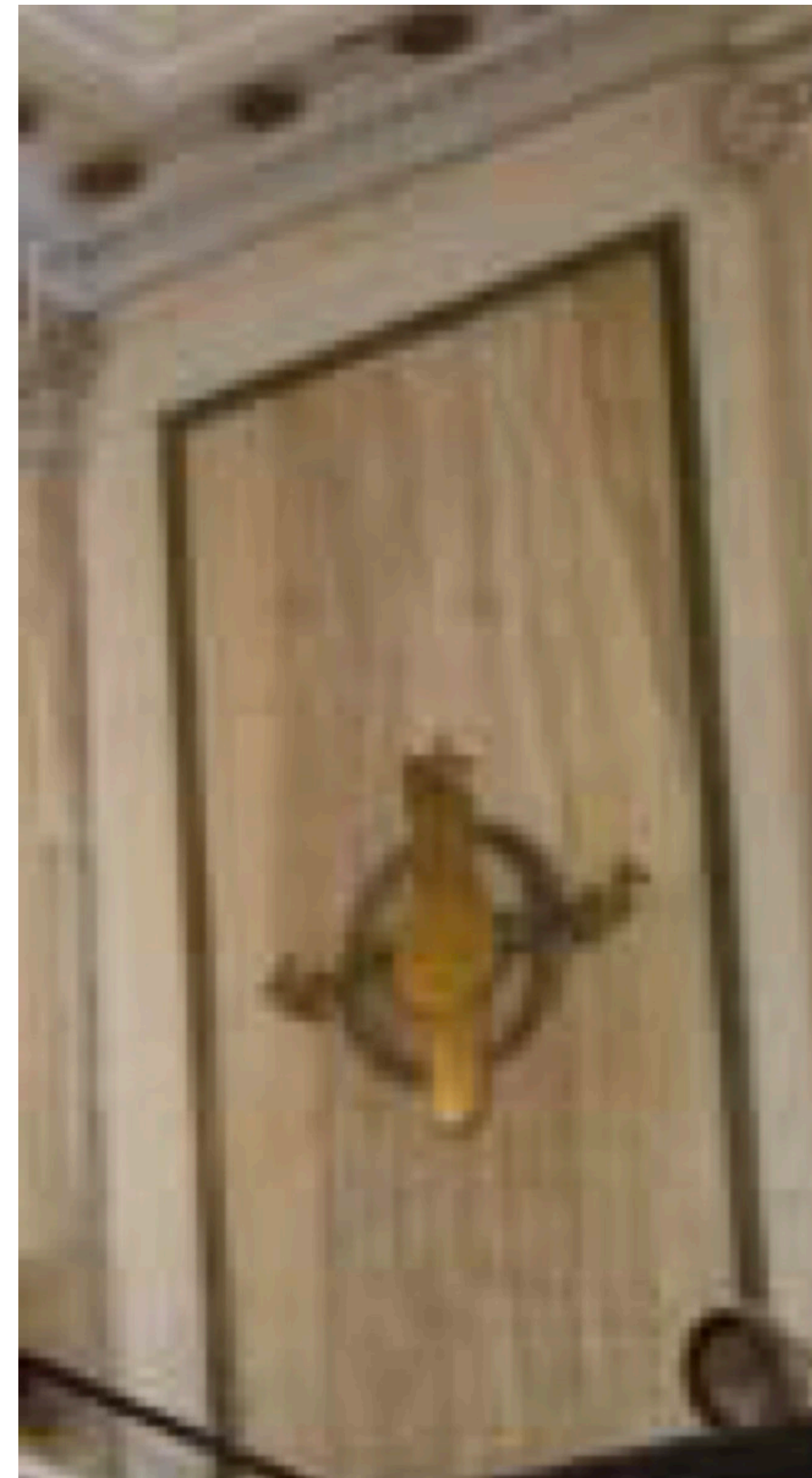
FLOOR - EXISTING



LOBBY WALL FASCES



1895 McKim, Mead & White drawing
an 1903 photo bronze ornament at
lobby stair wall, including fasces and
New York Life monogram



Roughly finished wood replacement of historic bronze fasces and monogram, existing with bronze axe head at all locations at the start of the project (April 2019 Beyer Blinder Belle Field Observation Report)

LOBBY WALL ORNAMENT



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