

The current proposal is:

Preservation Department – Item 1, LPC-23-08657

**346 Broadway (aka 108 Leonard Street, 46 Lafayette Street) – Former  
New York Life Insurance 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 COMPANY BUILDING

46 LAFAYETTE ST.

## JACK SHAINMAN GALLERY

PUBLIC MEETING

March 19, 2024

Design by :

Gloria Vega

Presentation prepared by :

**VIQ** architecture

for :



## 01 - FEATURE WALL.

The feature wall has been removed to expose the east elevation and door of the vault. The vault's massing, details and finishes remain legible and the revised configuration preserves the vault as the dominant feature within the space.

## 02 - VIEWING ROOM ENCLOSURE

This is a critical program space for the gallery within the banking hall. The area within the vault is not usable for programmatic or operational functions and this enclosure interprets and relocates that vault area while utilizing the widest section of the mezzanine.

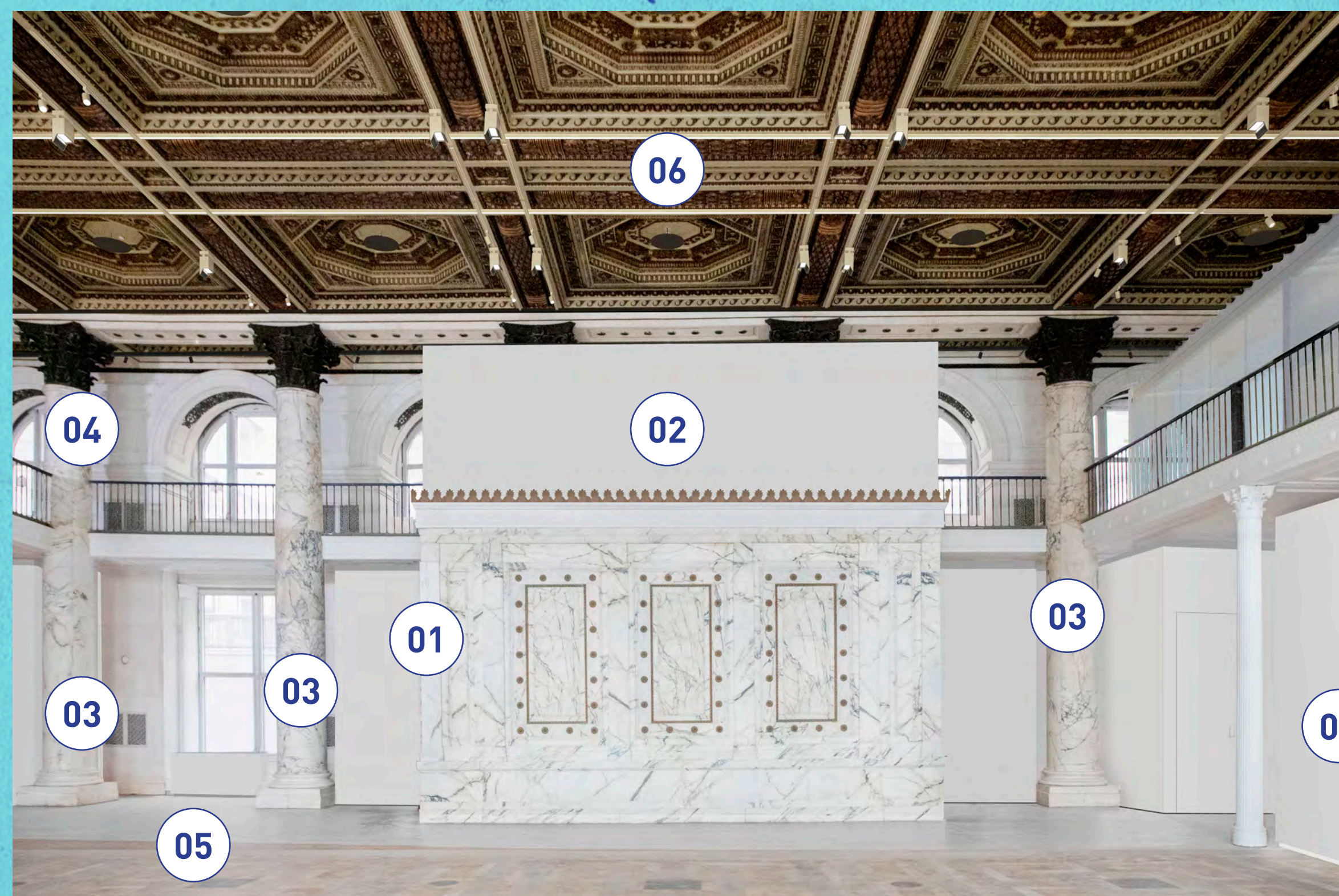
To address the commissioners' concerns about the design, detail and impact on the vault and its relationship to the overall space, the feature wall has been eliminated and the enclosure reconfigured in a symmetrical composition, an interpretation of the solidity and regularity of the vault below. The partitions are set back to the recessed plane of the marble, allowing the cornice to project from the facades. Recreated cresting, which originally existed at the vault's top, provides a stronger termination to the vault. A reveal at the base of the enclosure will provide a physical and visual break above the cornice.

## 03 - PARTITIONS

The partitions under the mezzanine have been reconfigured and no longer engage at the columns. The partitioned spaces are tucked behind the column line in deference to the columns while still providing a minimal footprint required for gallery operations

# DESIGN REVISIONS

## IN RESPONSE TO COMMISSIONER COMMENTS



## 04 - MEZZANINE NICHE

The partition within the window niche has been removed. The window will receive translucent film similar to the other windows.

## 05 - FINISHES

Samples of the finishes were made to convey the tonality and relationship to historic materials within the space that did not read true in the renderings.

The proposed floor stain is resonant with the principal decorative motif formed by gray stone within the central stone runner, which is separated from the wood floor by broad bands of gray concrete. Similarly, the proposed white wall finishes have been sampled to accurately display the relationship within the space. The proposed white is consistent with other white painted features within the space. The finishes on new walls are temporary and can be changed as part of the exhibition program.

## 06 - CEILING

The lighting design has been revised to create a continuous system along the existing grid of the historic ceiling, which is articulated in flat plaster. This system is a minimal approach that reinforces the architectural expression of the ceiling and is finished to match the ceiling. The pendant lights, which uplift each coffer, have been raised so as to not break the plane of the grid and will have a dark finish consistent with the rosettes that originally occupied the coffers.

# NEW YORK LIFE INSURANCE BUILDING

## GENERAL OFFICE ( BANKING HALL)



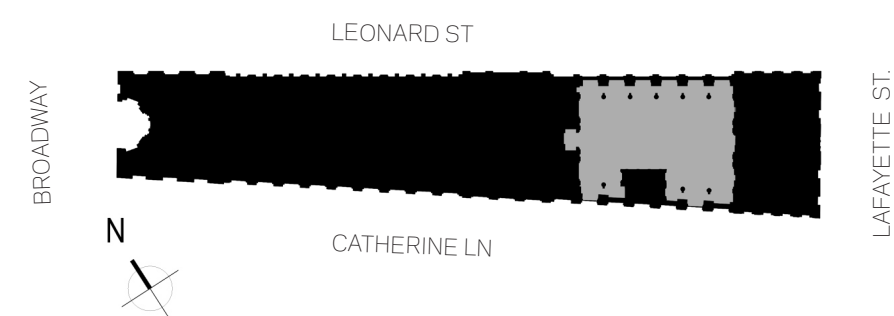
1899



1915

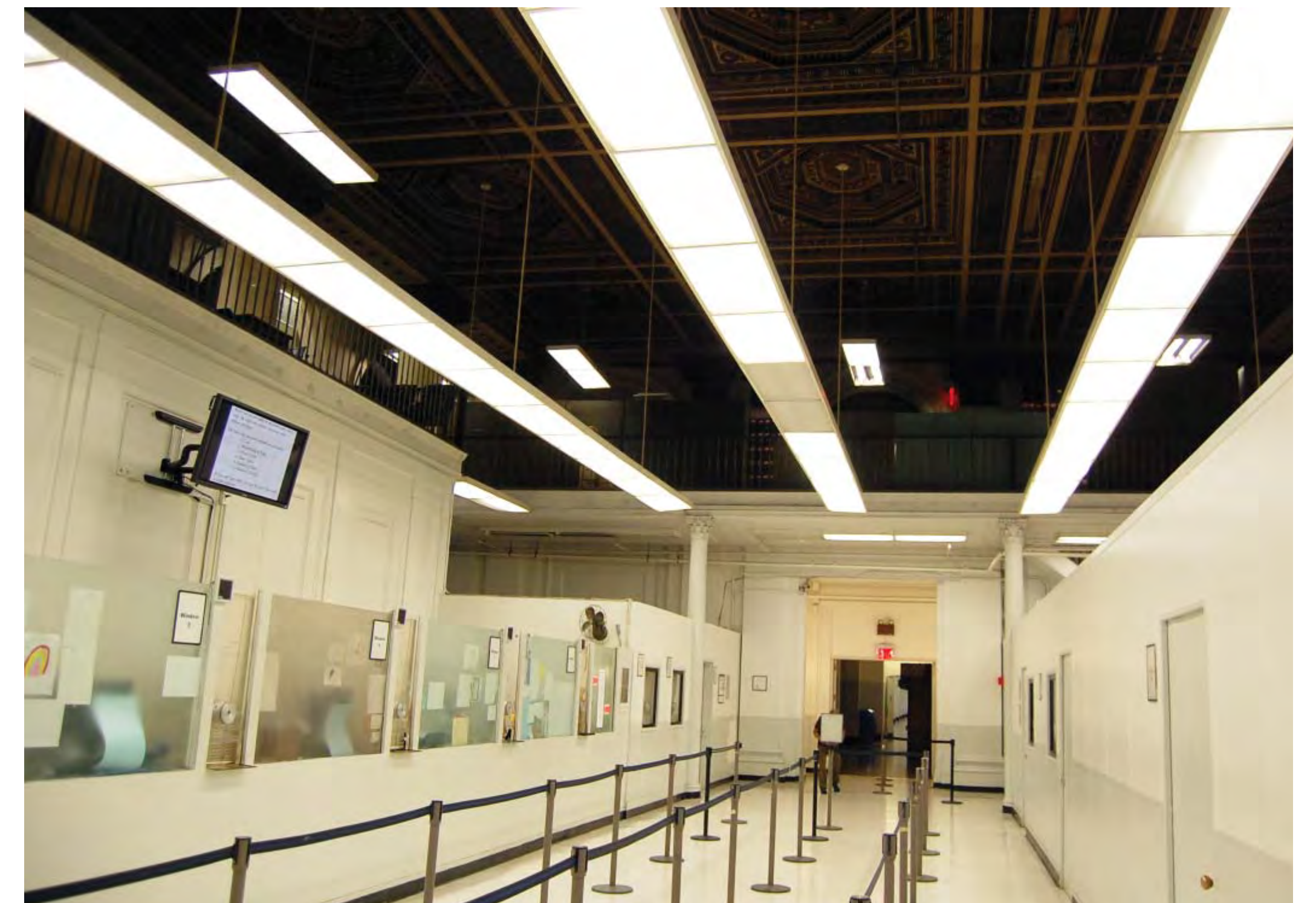
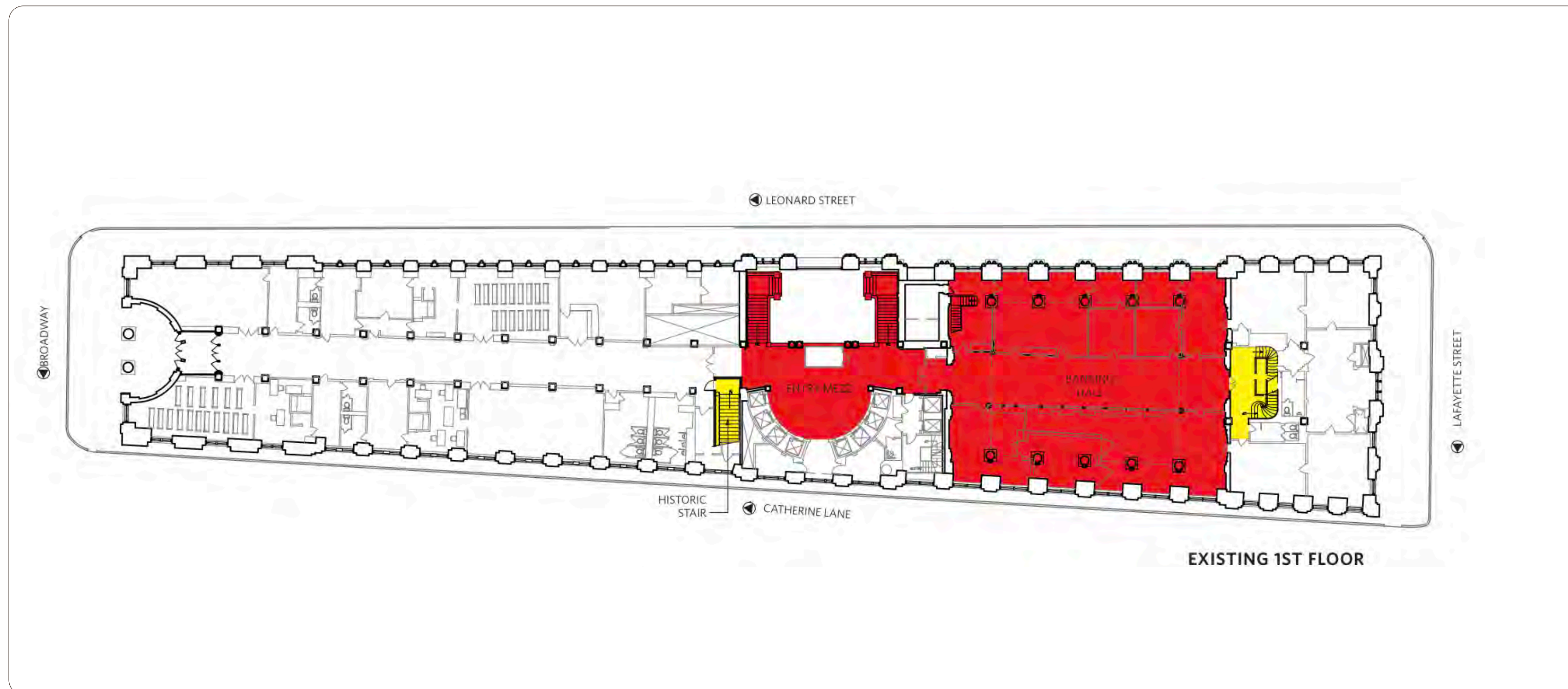


1987



# NEW YORK LIFE INSURANCE BUILDING

## GENERAL OFFICE ( BANKING HALL)



2014

PRE-WORK CONDITIONS

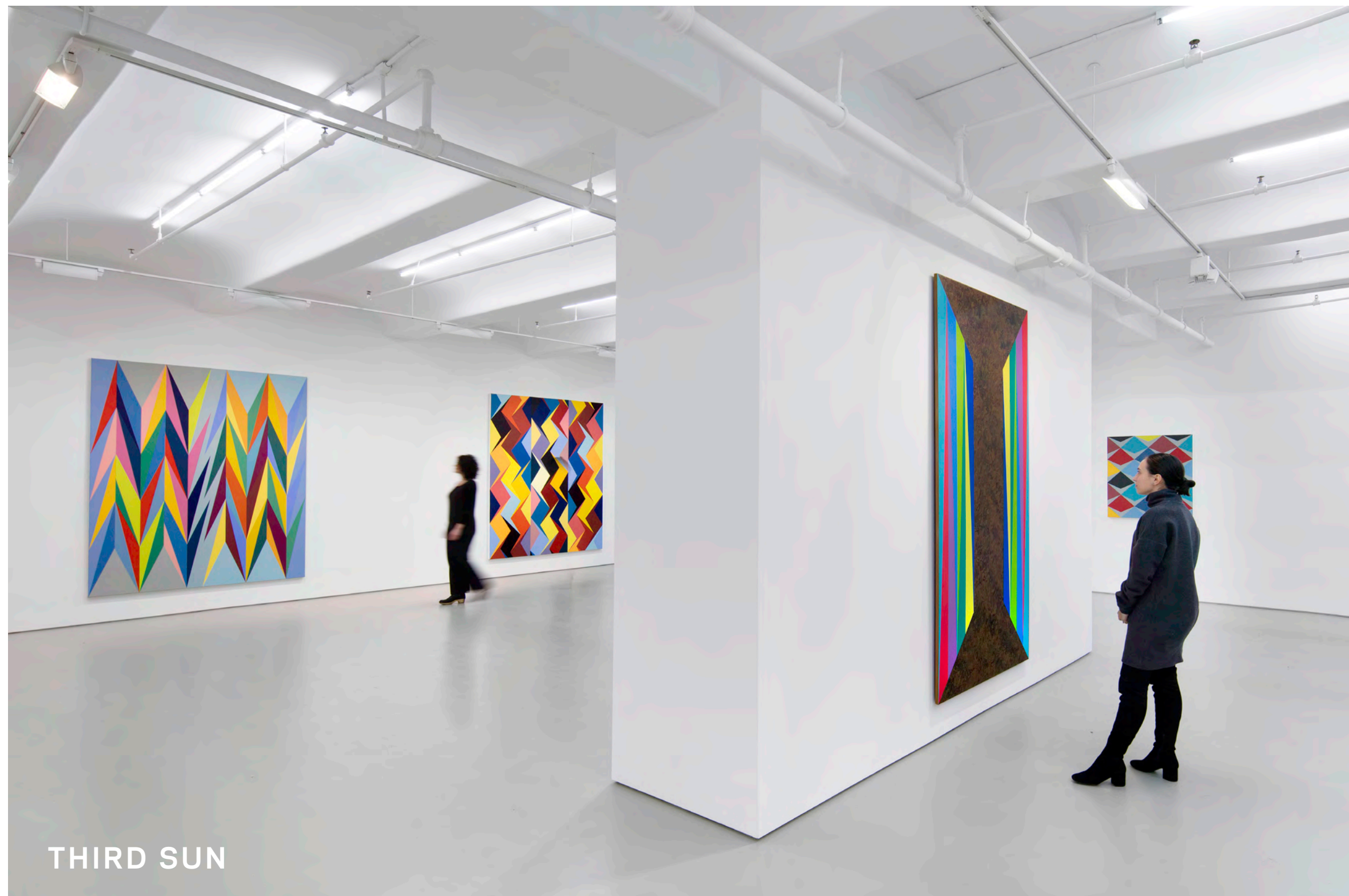
JACK SHAINMAN GALLERY  
EXHIBITS



NICK CAVE



PARKING ON PAVEMENT



THIRD SUN



ANATSUI FIVE DECADES

# 01

## FEATURE WALL

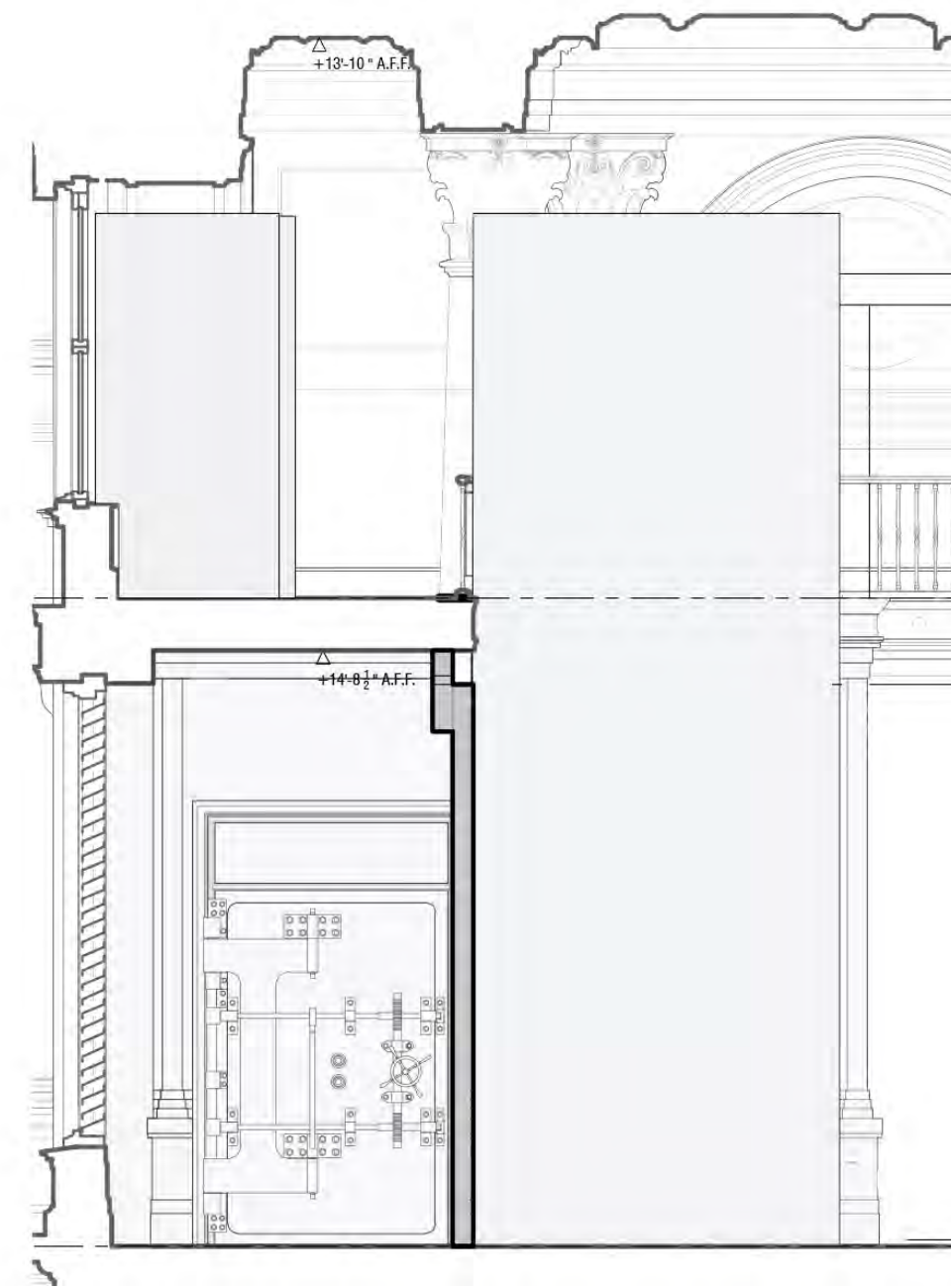
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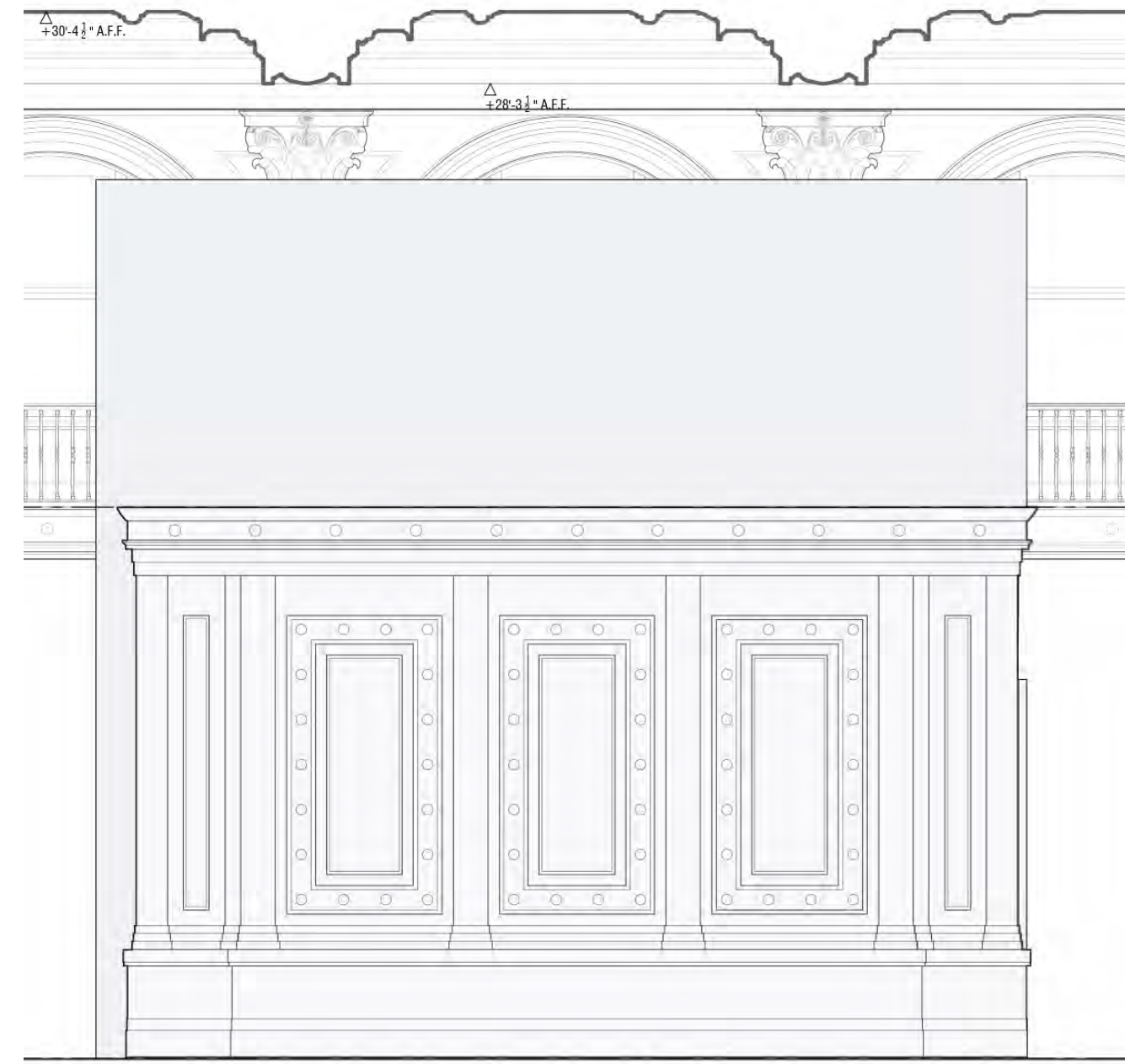
PREVIOUS



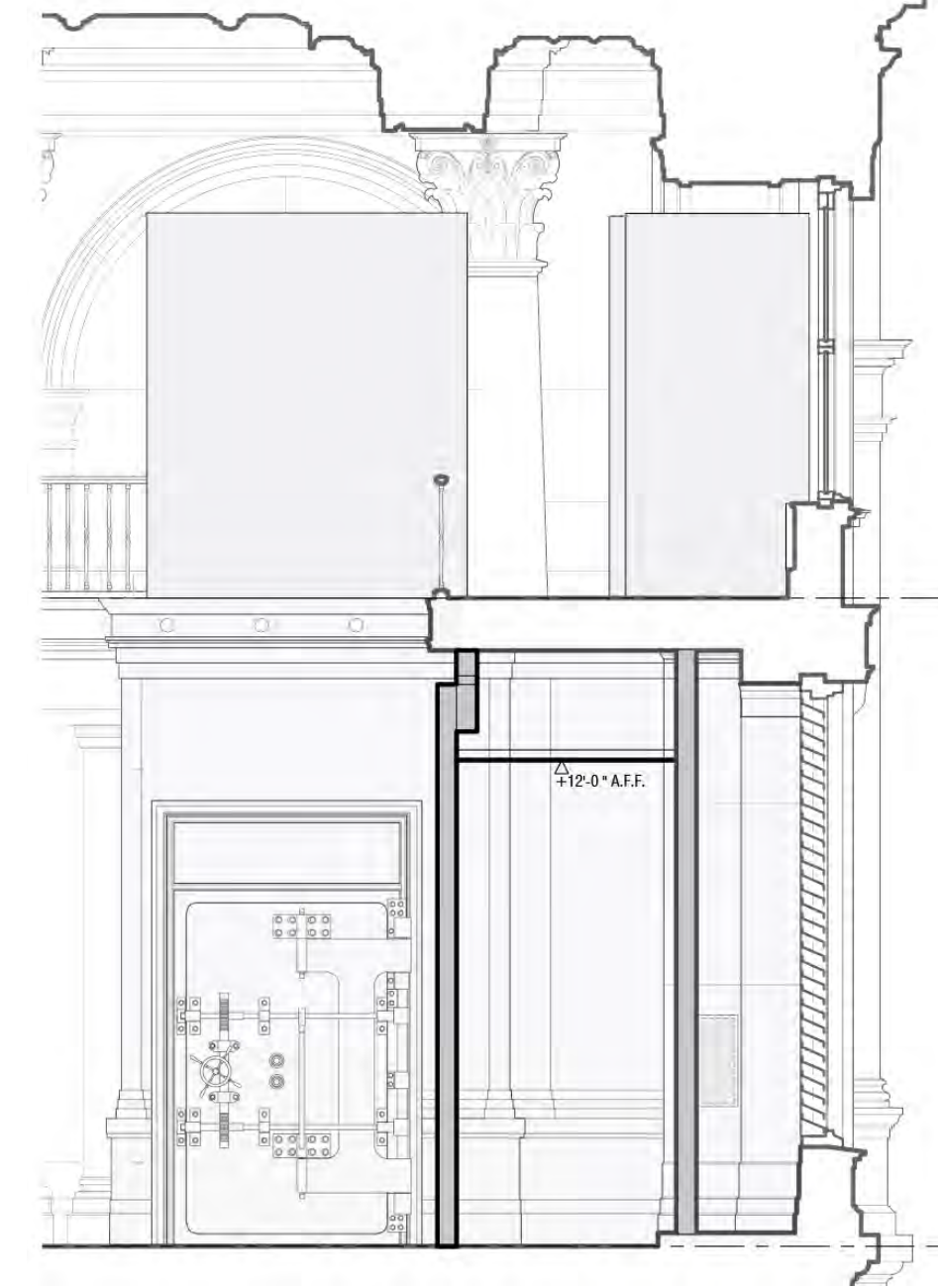
PROPOSED



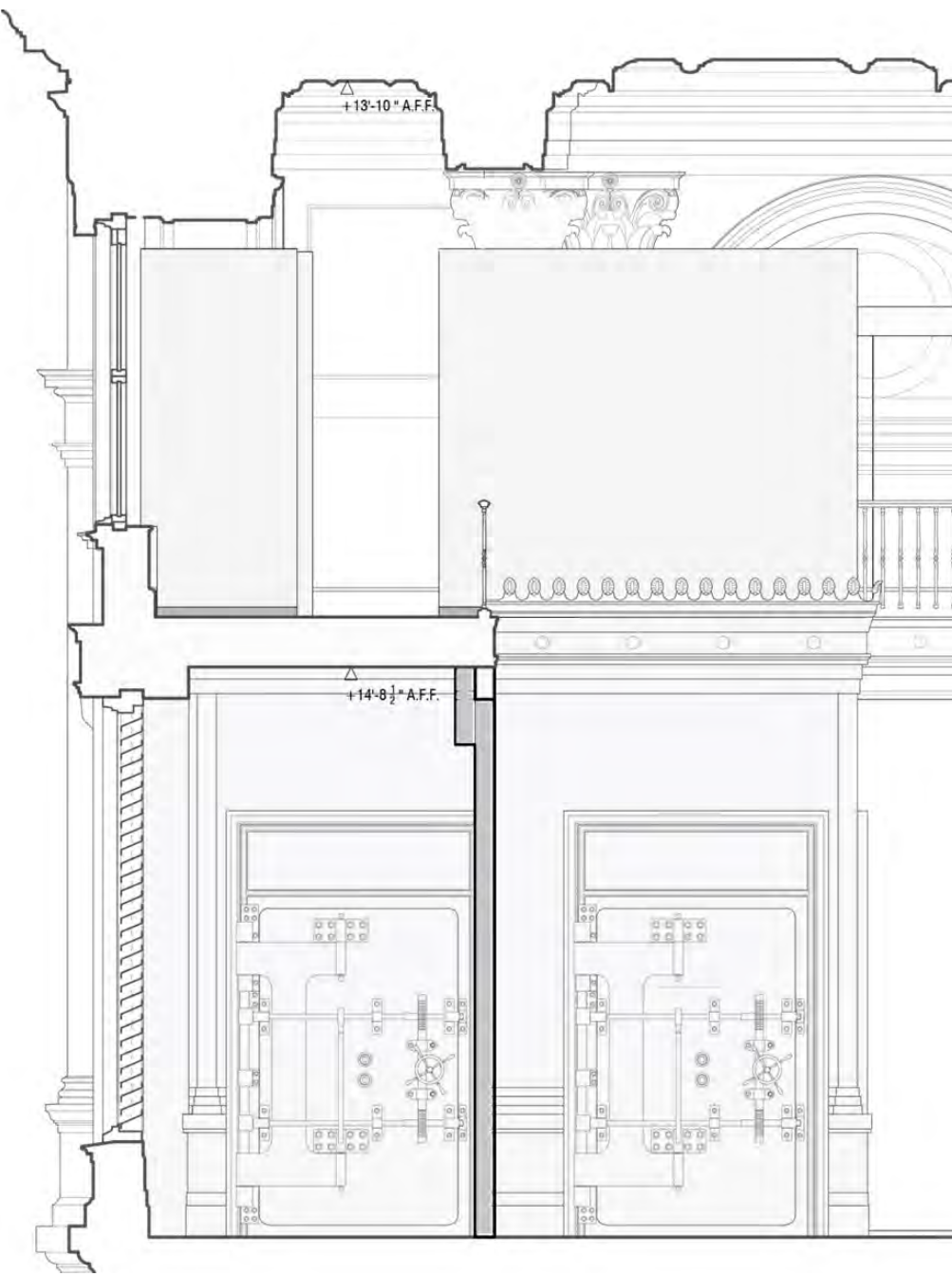
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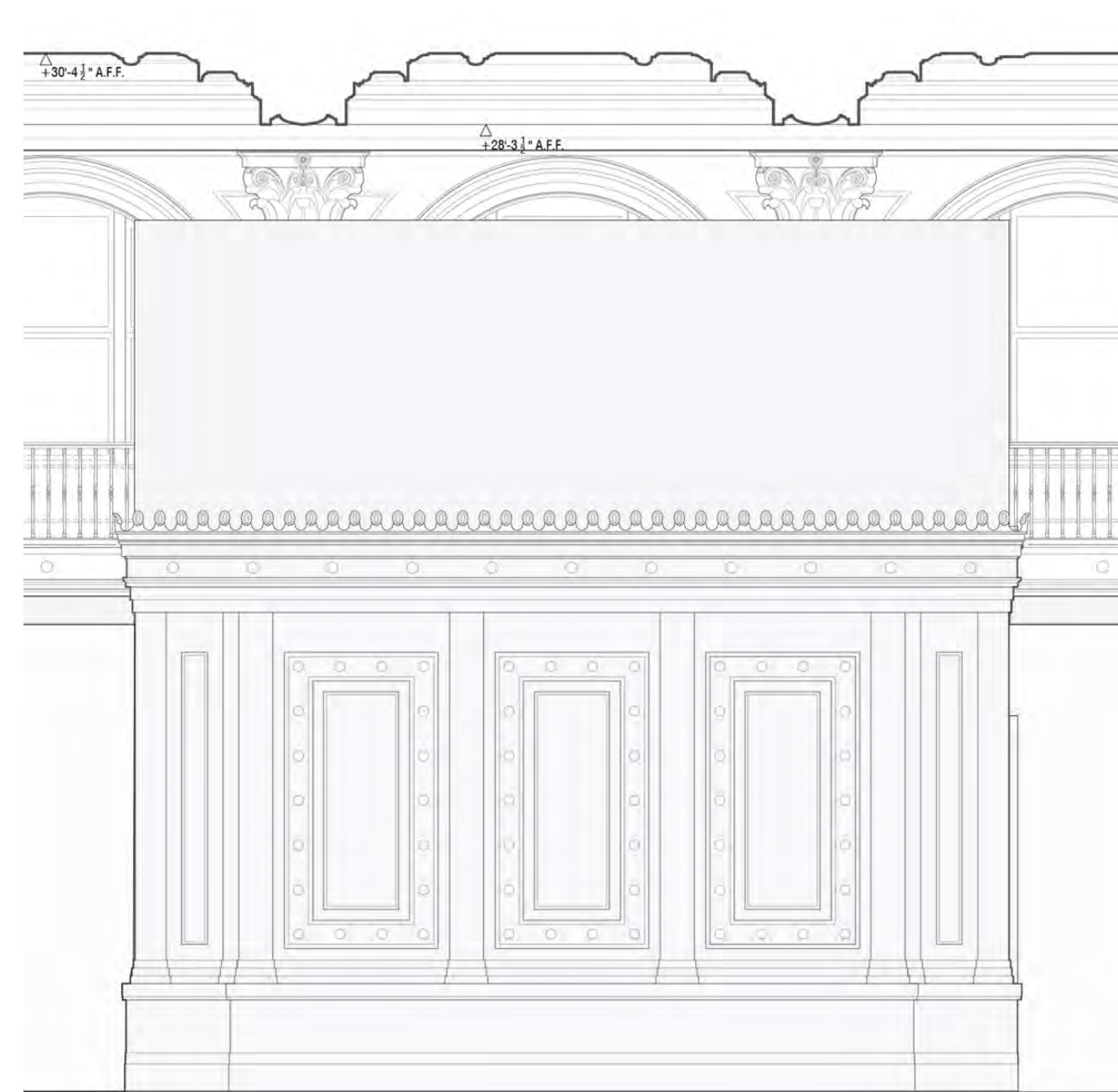
2 NORTH



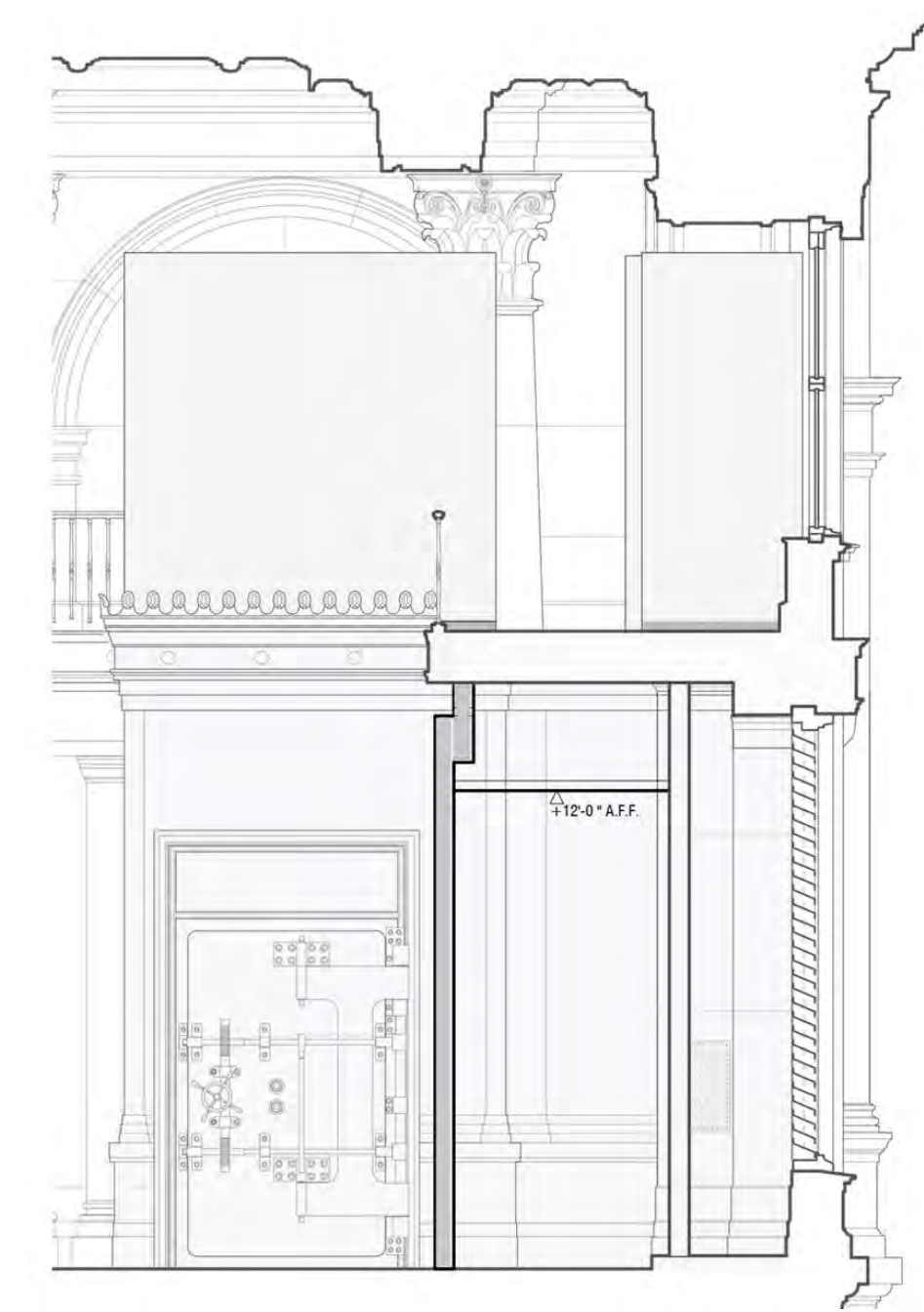
3 WEST



1 EAST



2 NORTH



3 WEST

PREVIOUS

VS

PROPOSED

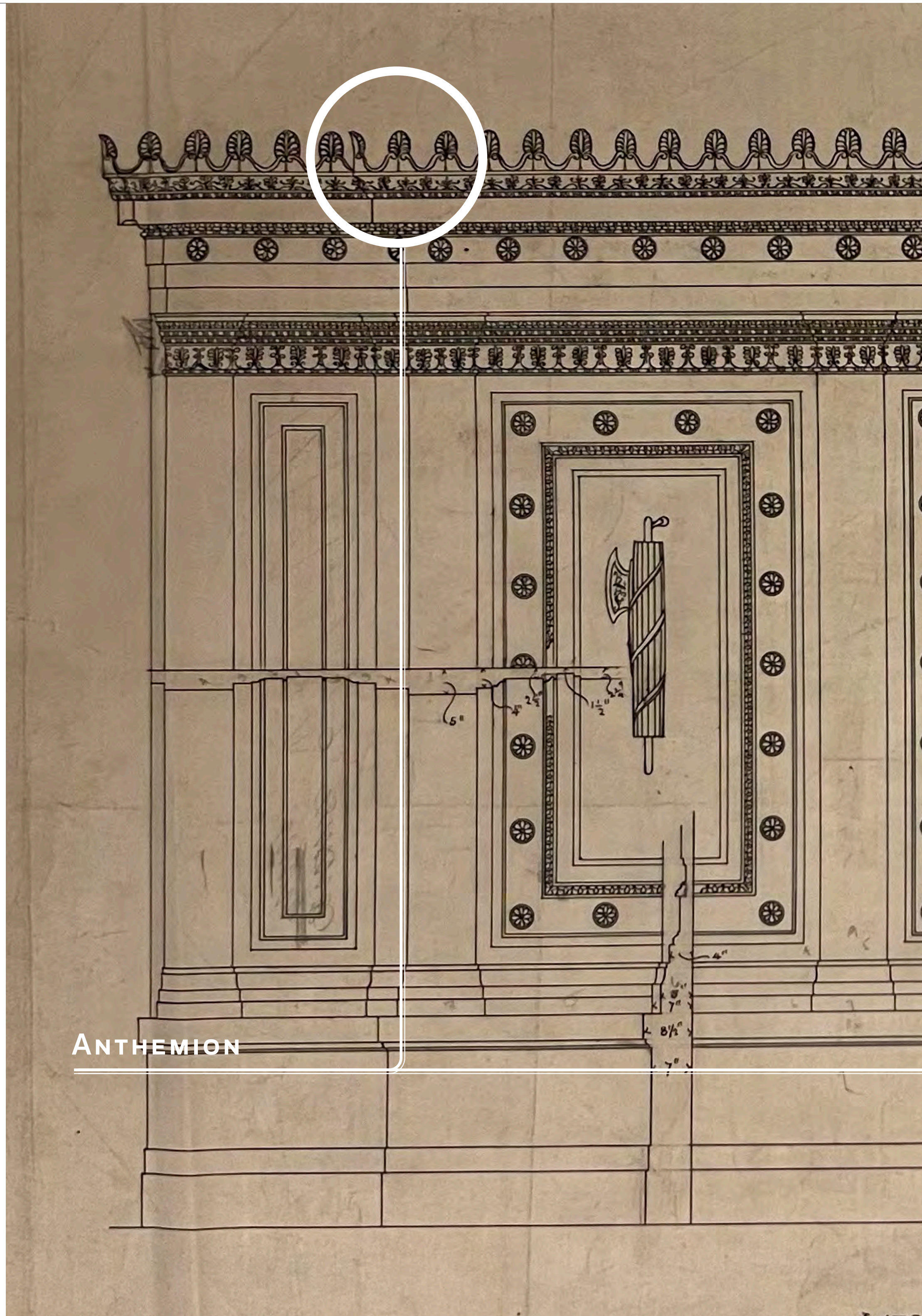


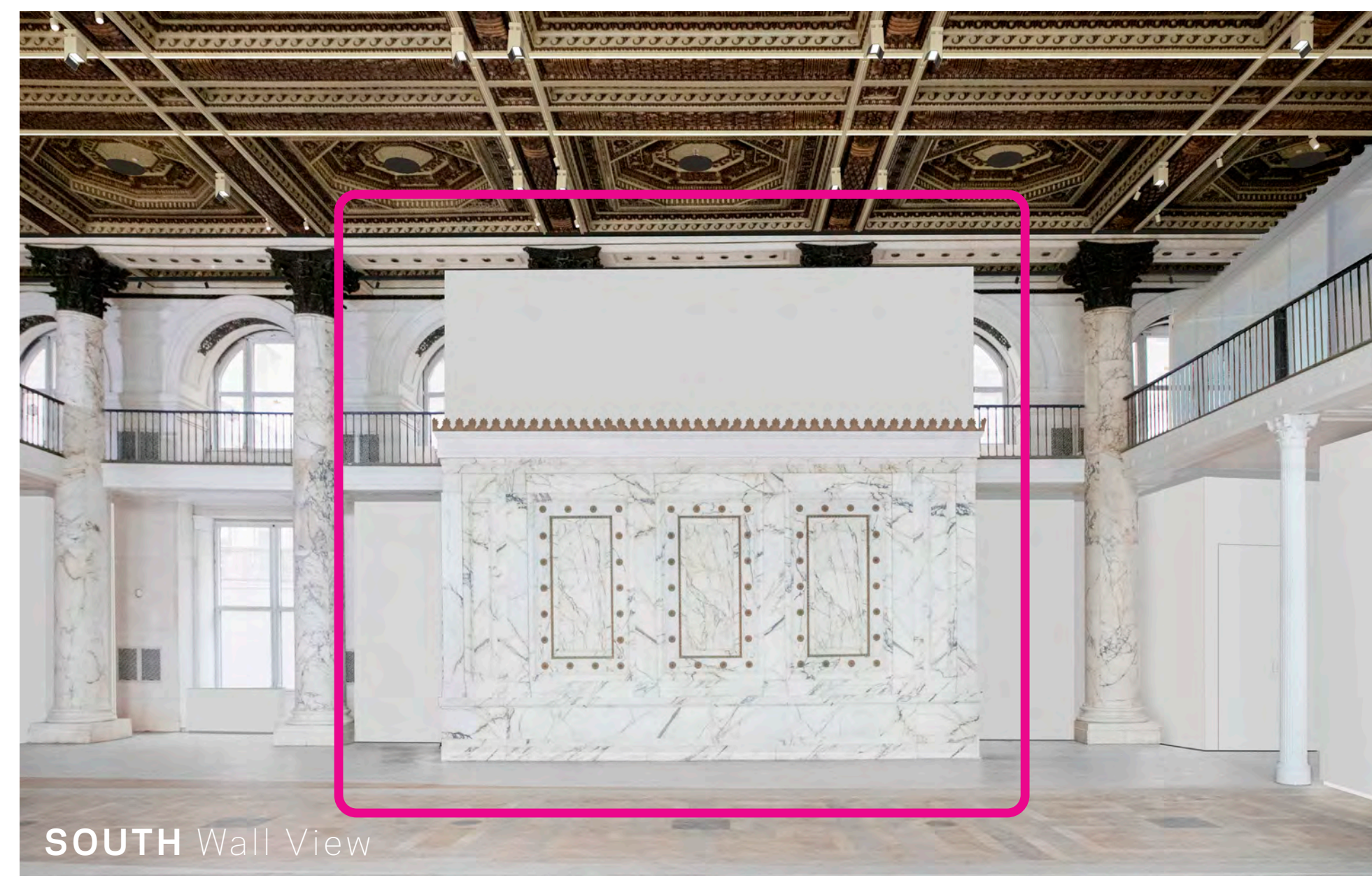
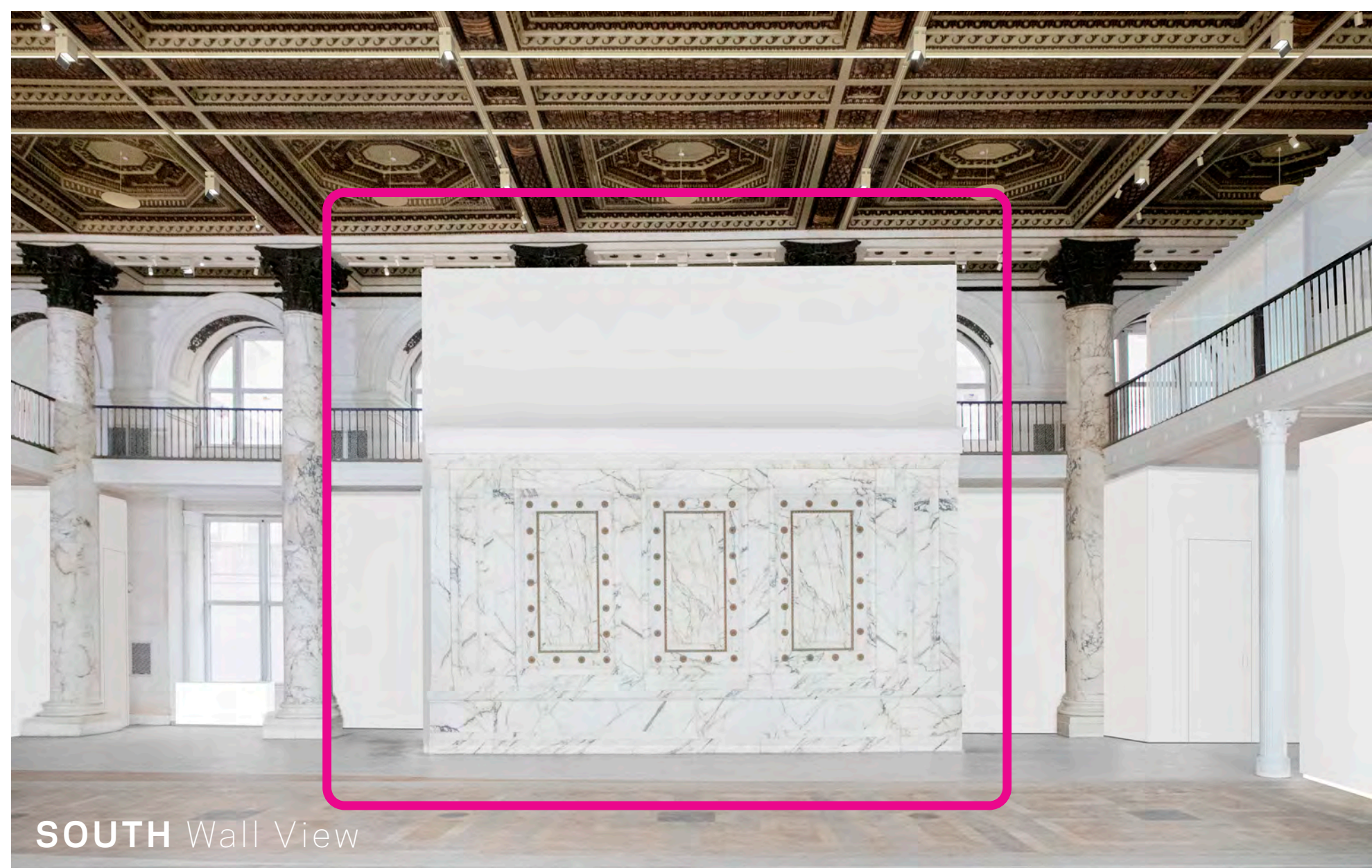
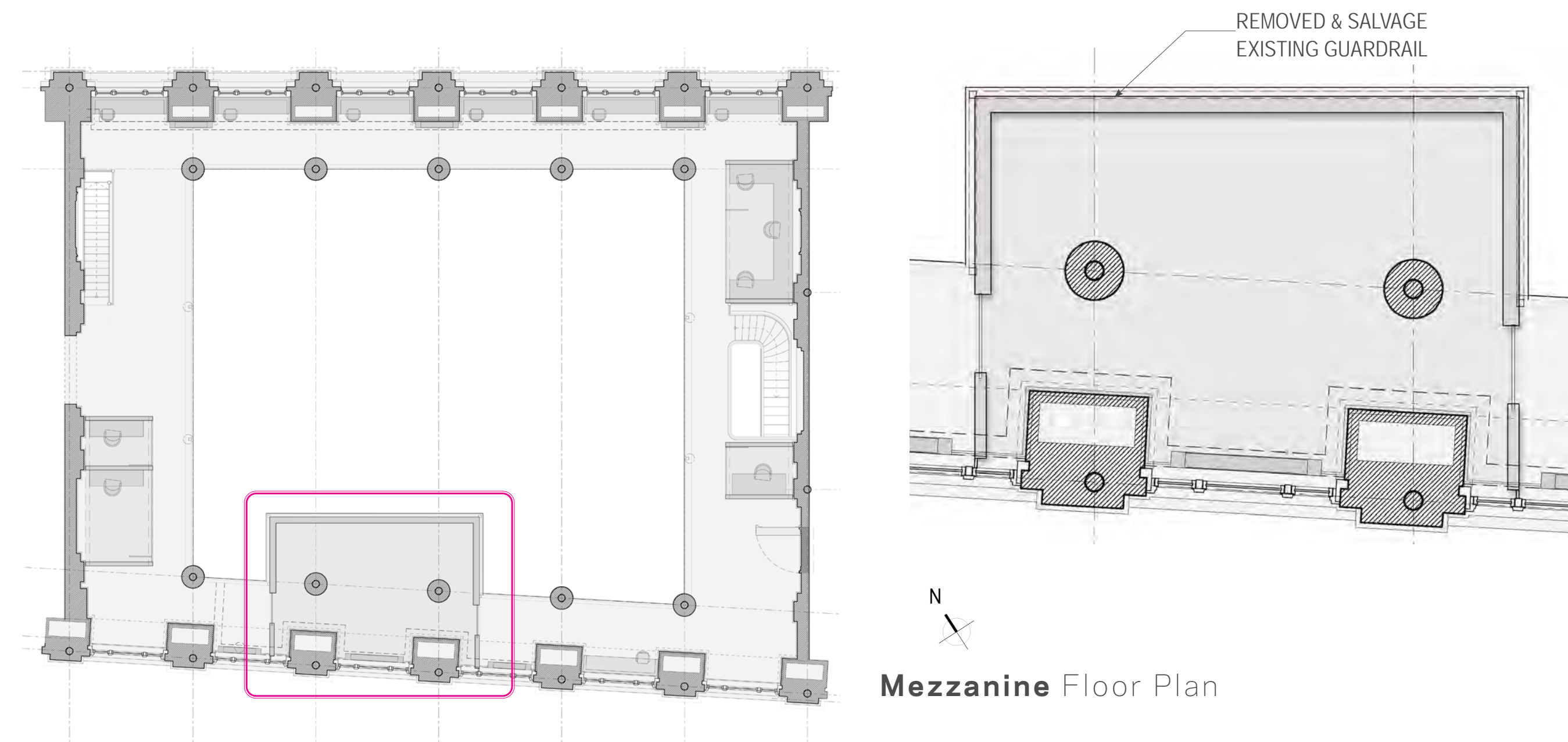
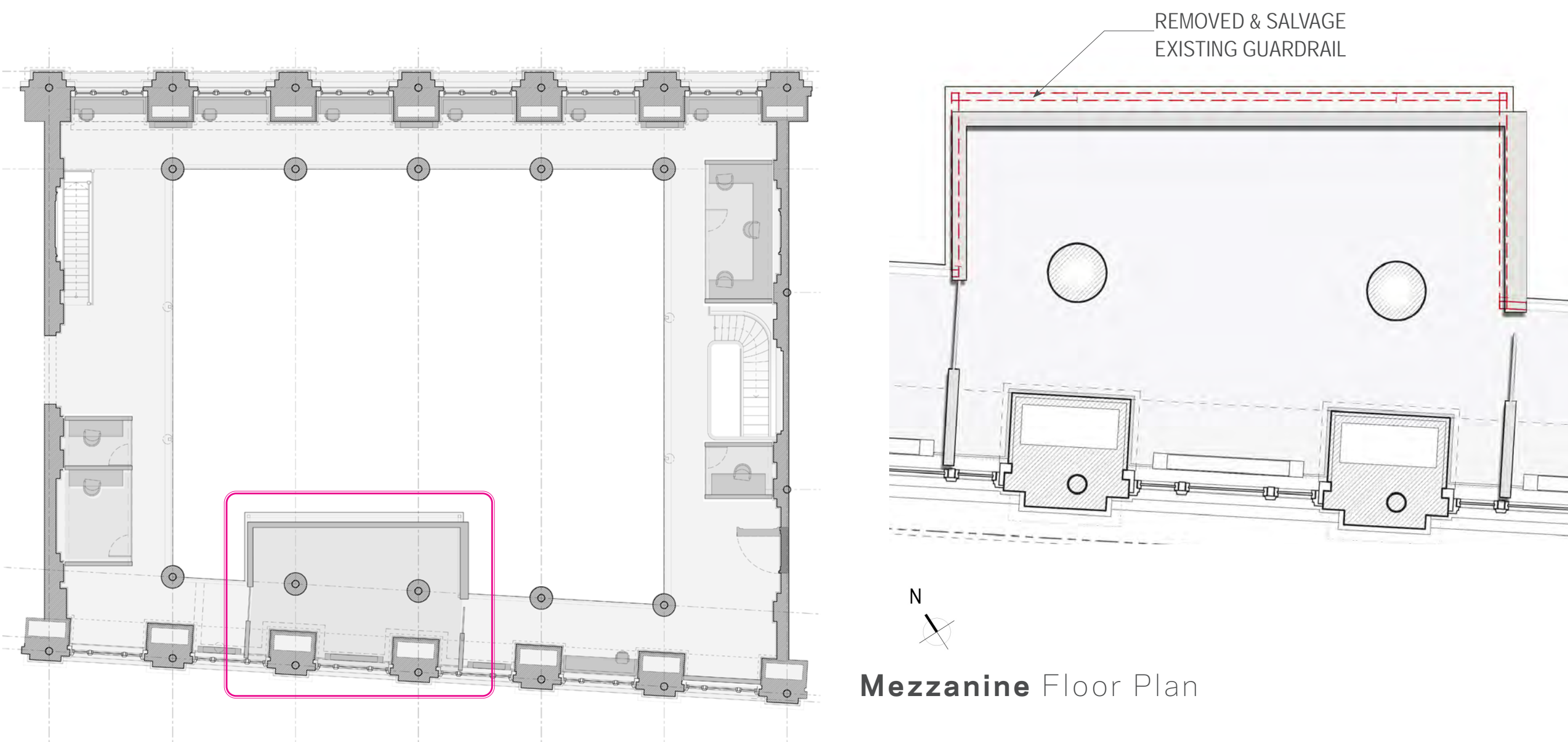
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## VIEWING ROOM ENCLOSURE

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To address the commissioners' concerns about the design, detail and impact on the vault and its relationship to the overall space, the feature wall has been eliminated and the enclosure reconfigured in a symmetrical composition, an interpretation of the solidity and regularity of the vault below. The partitions are set back to the recessed plane of the marble, allowing the cornice to project from the facades. Recreated cresting, which originally existed at the vault's top, provides a stronger termination to the vault. A reveal at the base of the enclosure will provide a physical and visual break above the cornice.





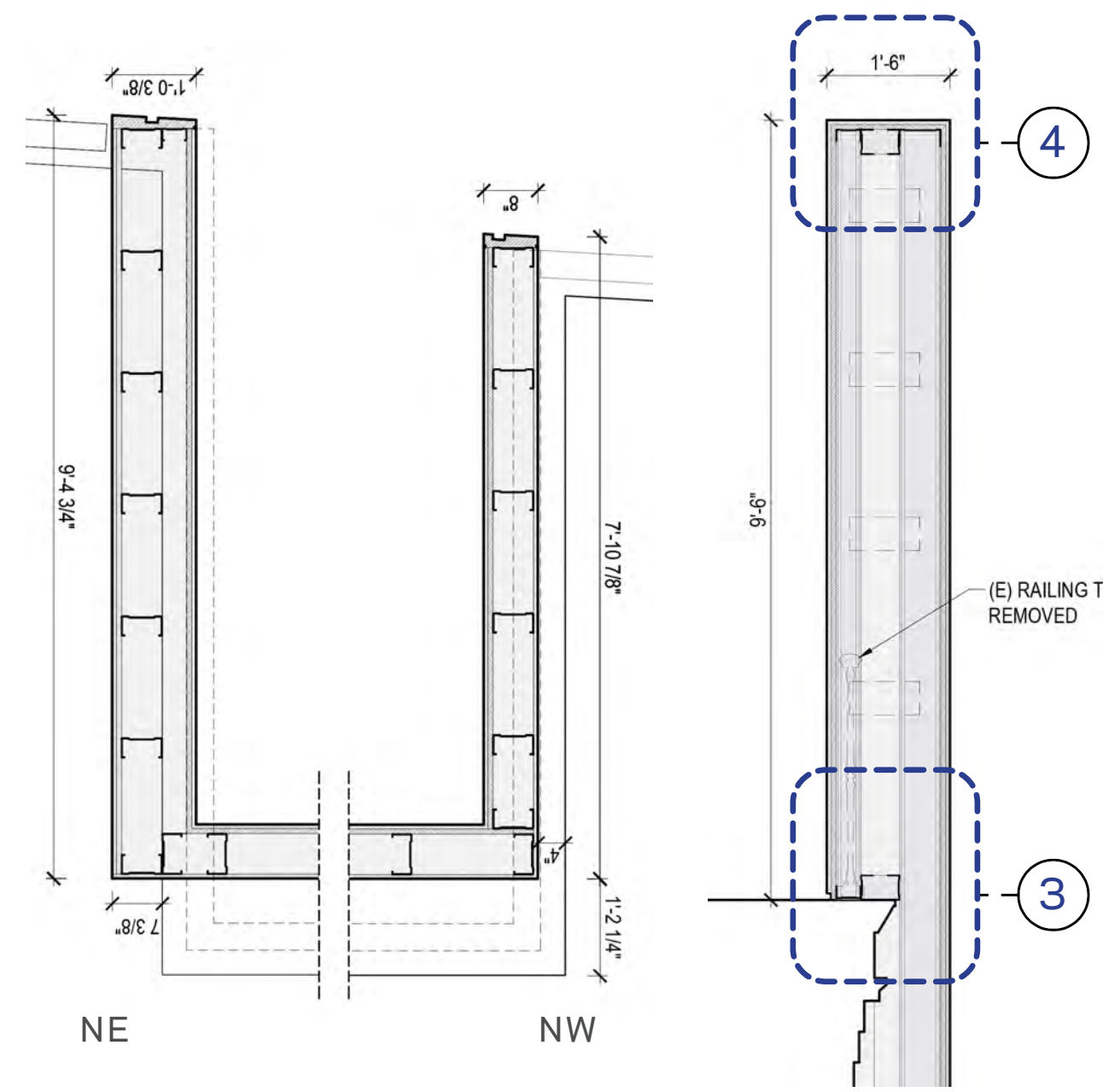
↑ PREVIOUS ↑

VS

↑ PROPOSED ↑

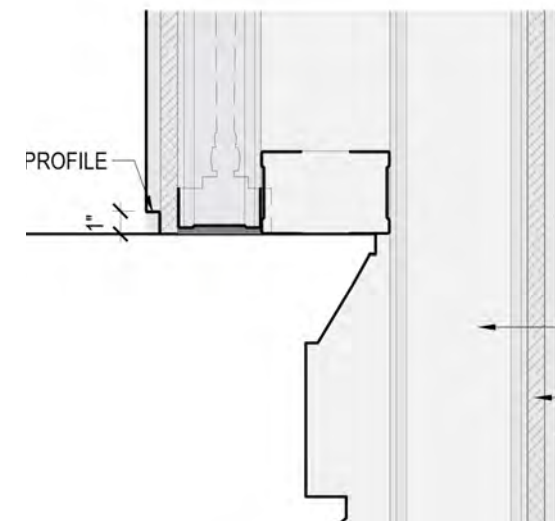


5 RENDER

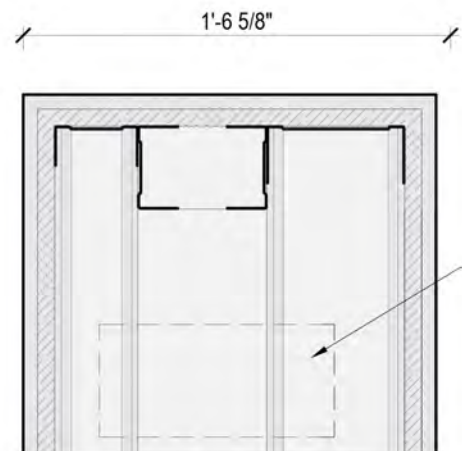


1 PLAN

2 SECTION



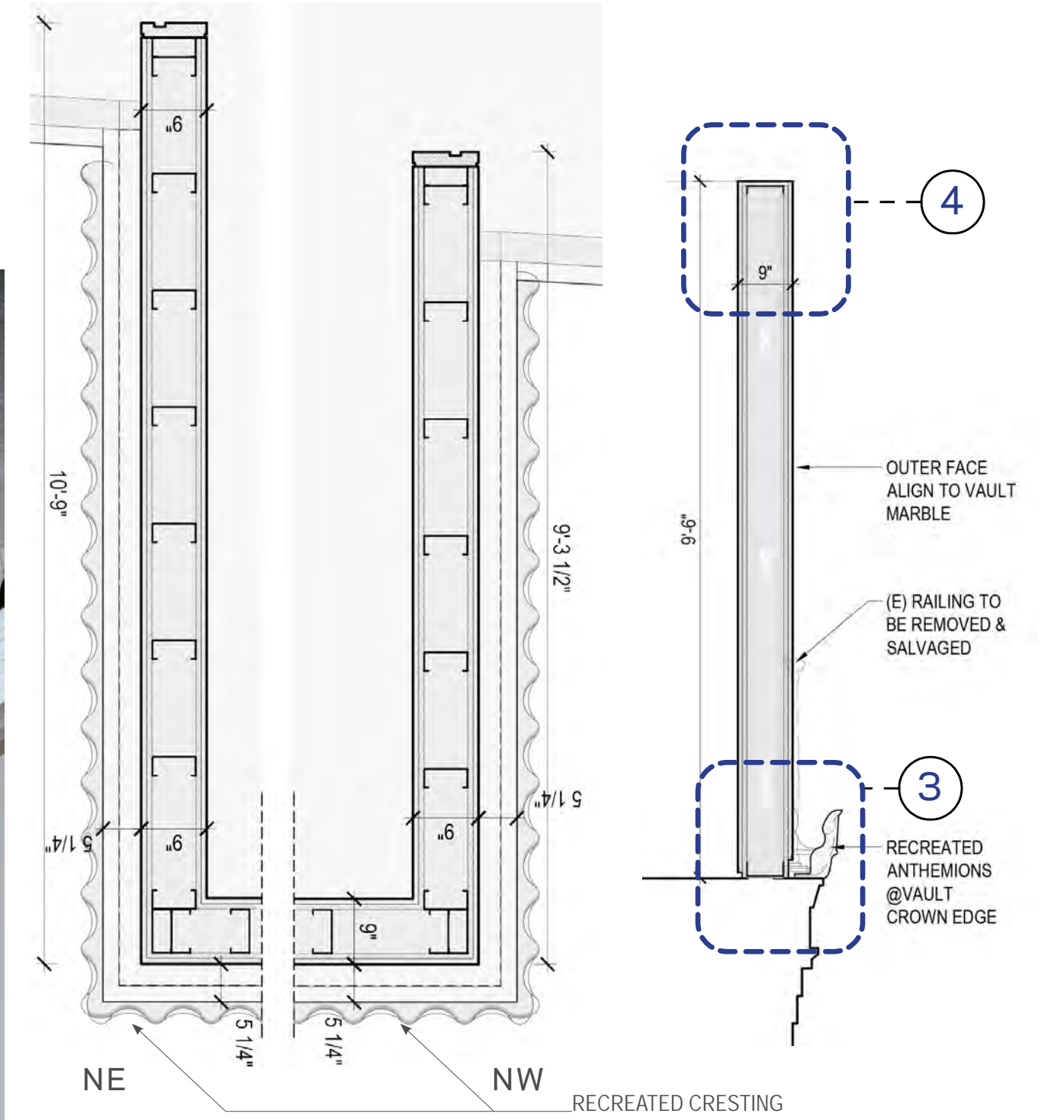
3 DETAIL



4 DETAIL

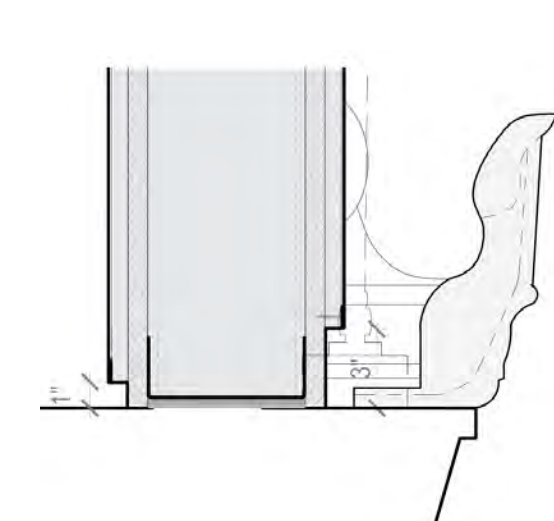


5 RENDER

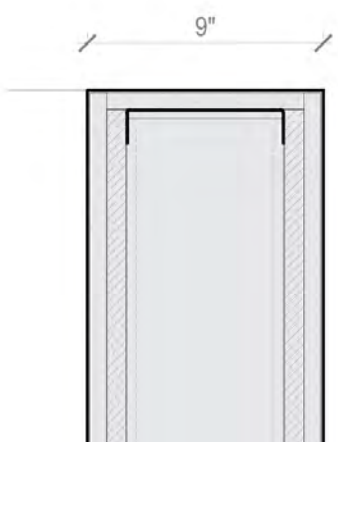


1 PLAN

2 SECTION



3 DETAIL



4 DETAIL

PREVIOUS

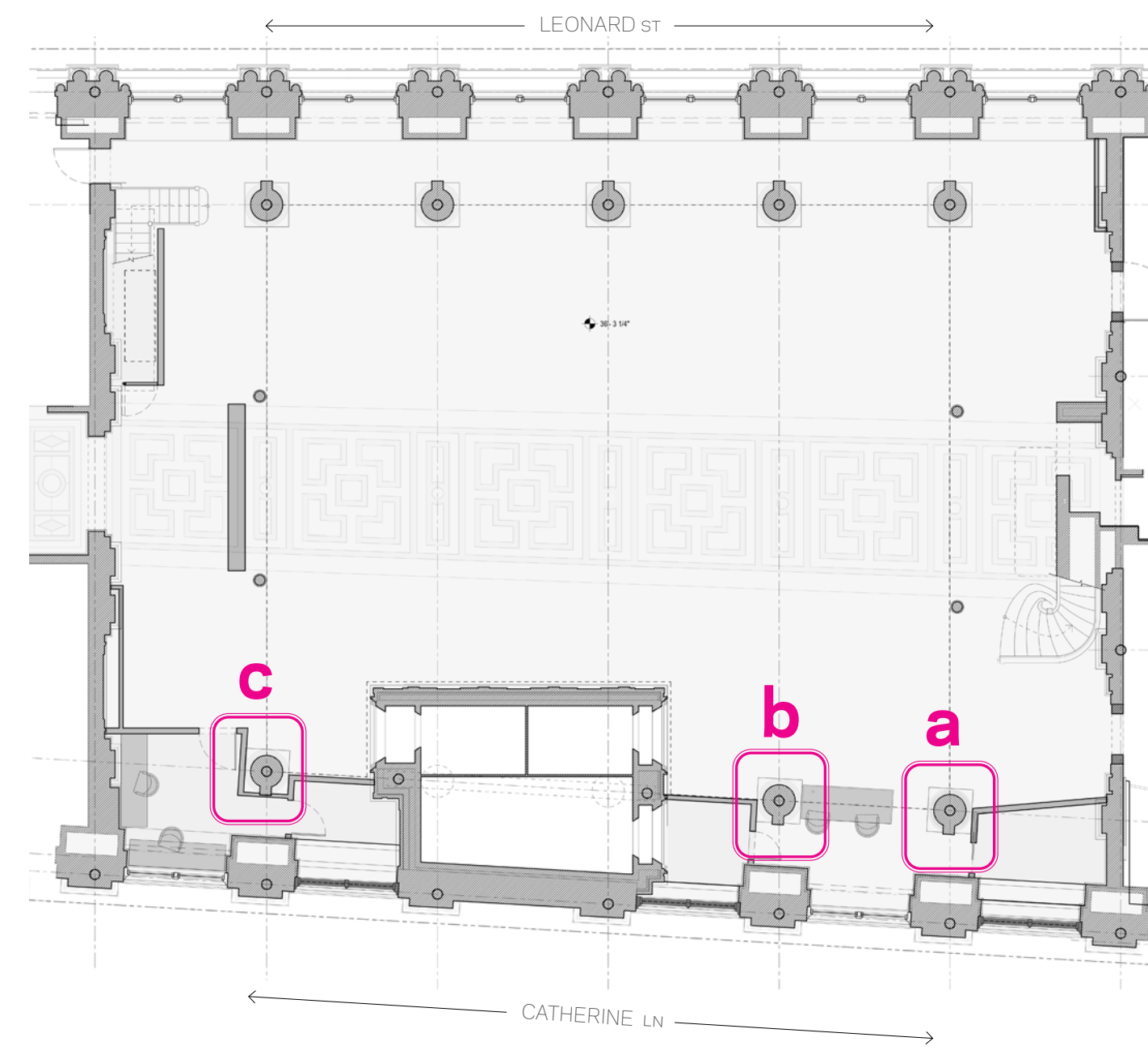
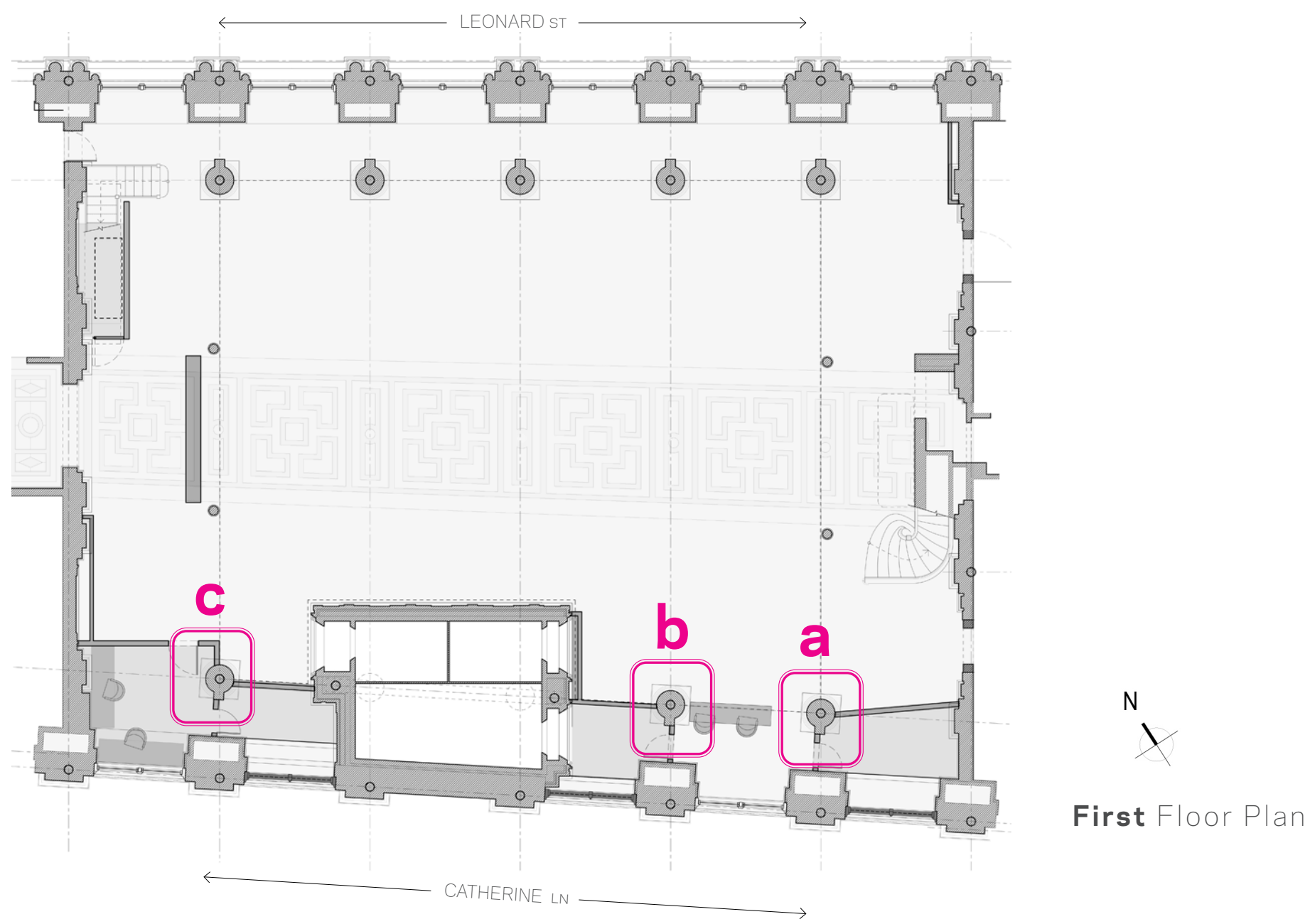
VS

PROPOSED

# 03

## PARTITIONS

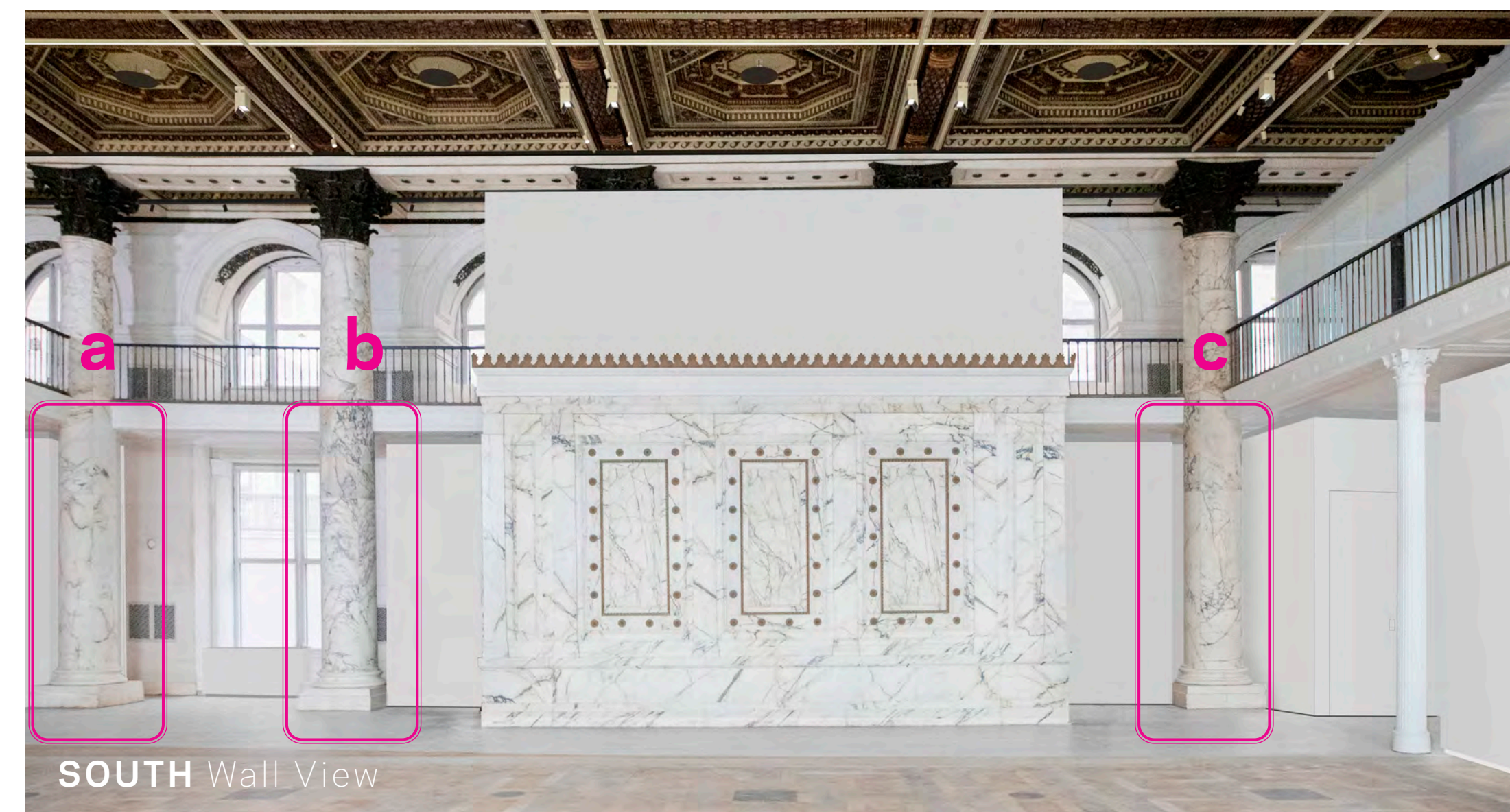
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3 MARBLE COLUMN



SOUTH Wall View



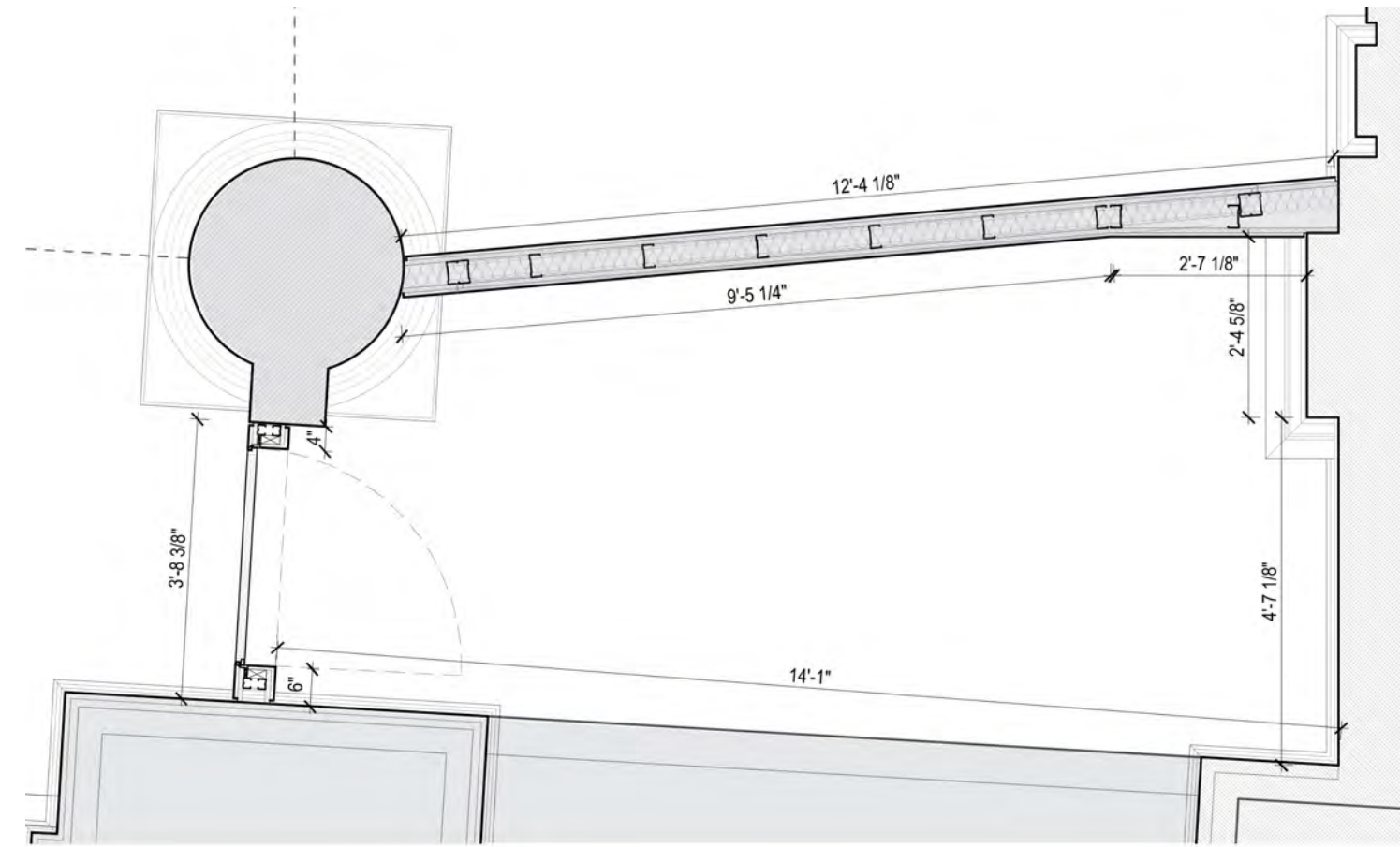
SOUTH Wall View

↑ PREVIOUS ↑

VS

↑ PROPOSED ↑

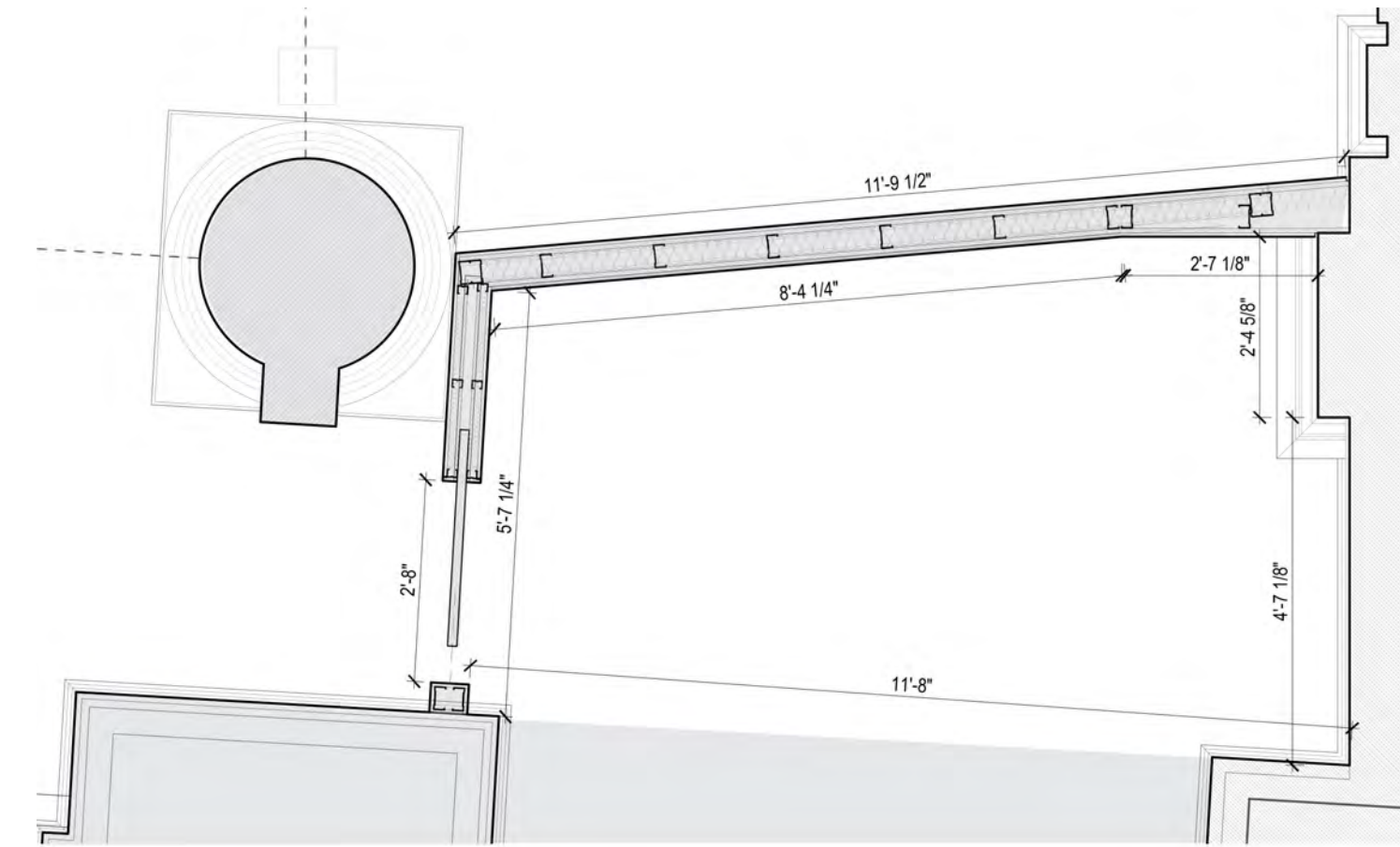
a



1 PLAN



2 RENDER



1 PLAN



2 RENDER



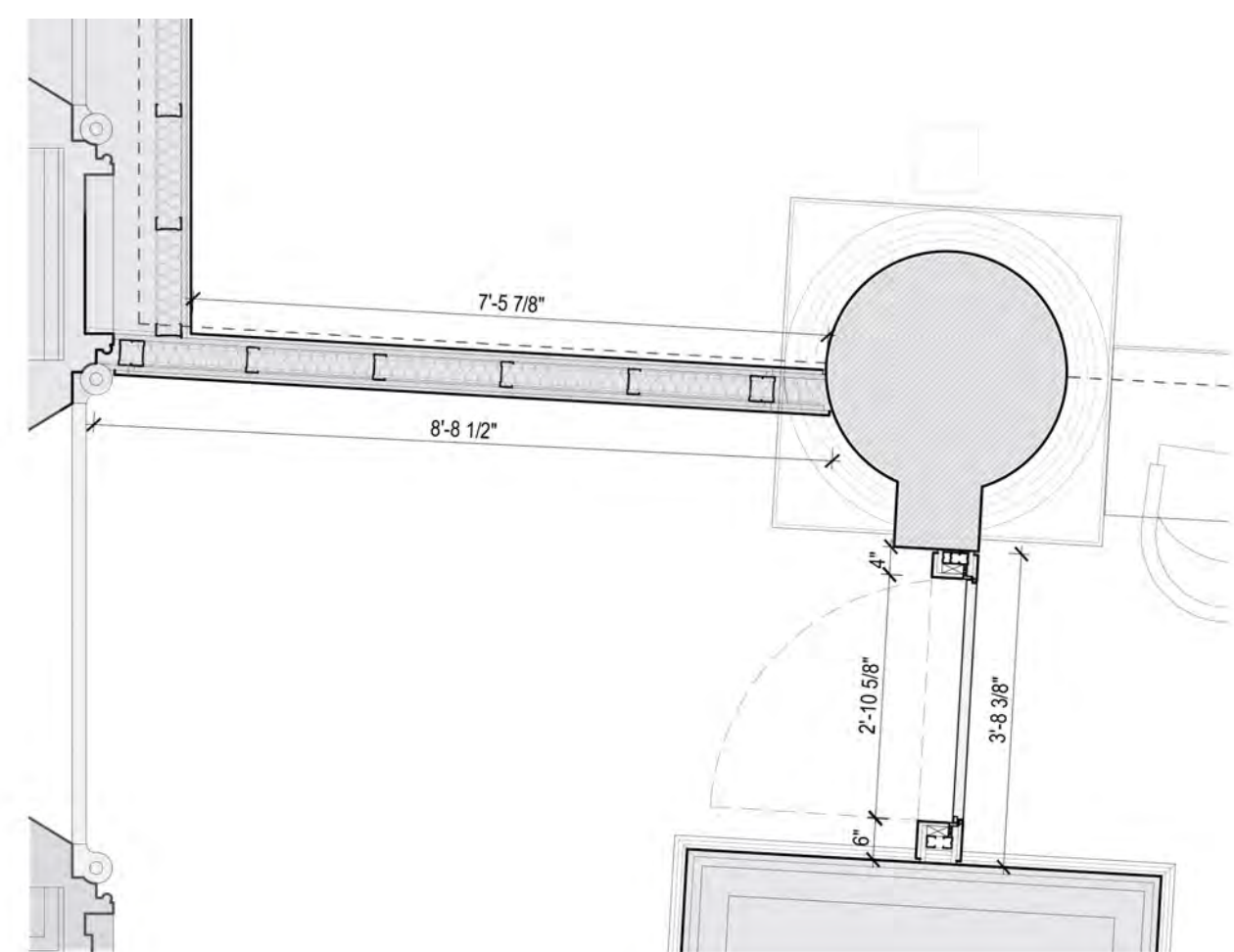
3 MARBLE COLUMN

VS

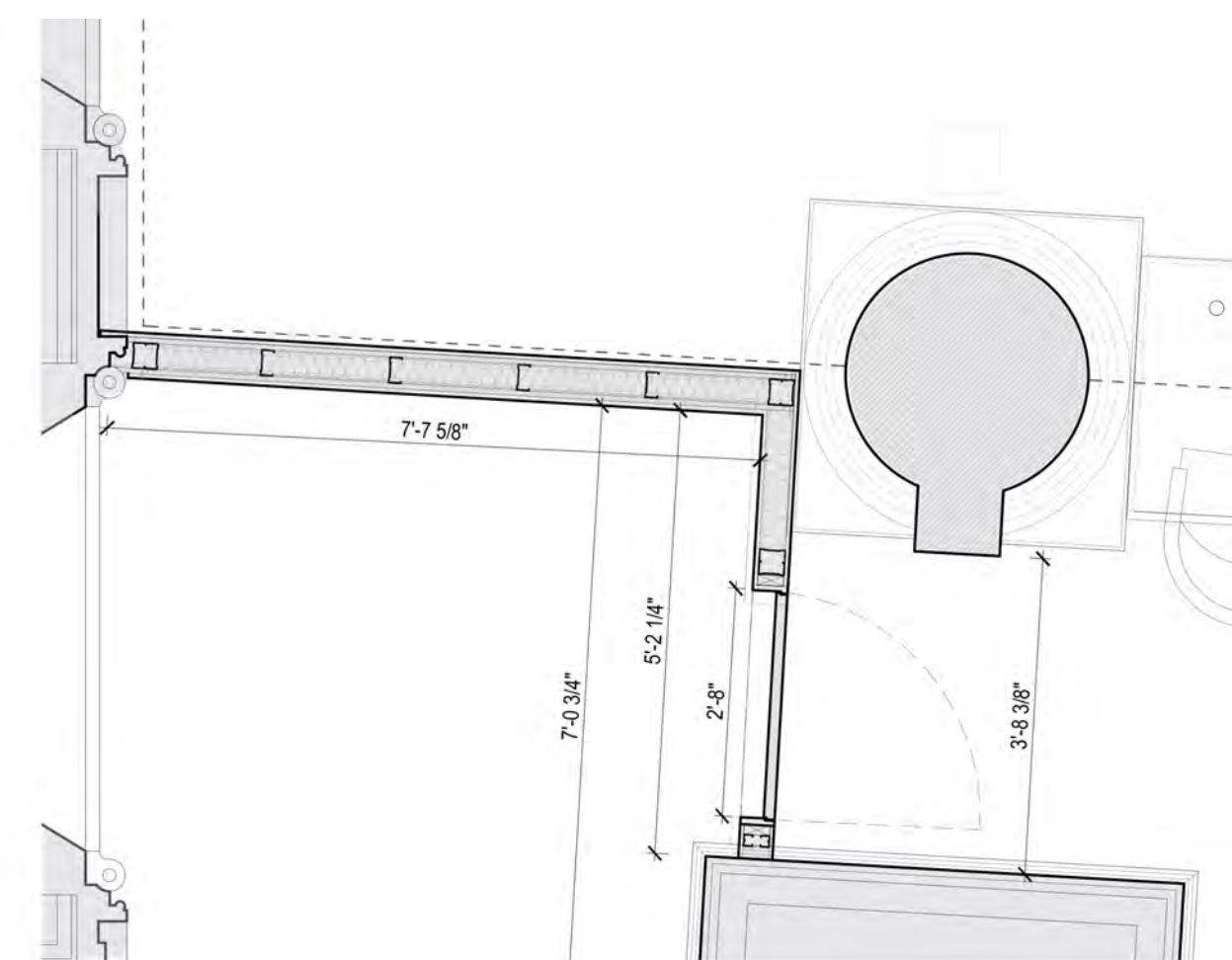
↑ PREVIOUS ↑

↑ PROPOSED ↑

b



1 PLAN



1 PLAN



3 MARBLE COLUMN



2 RENDER



2 RENDER

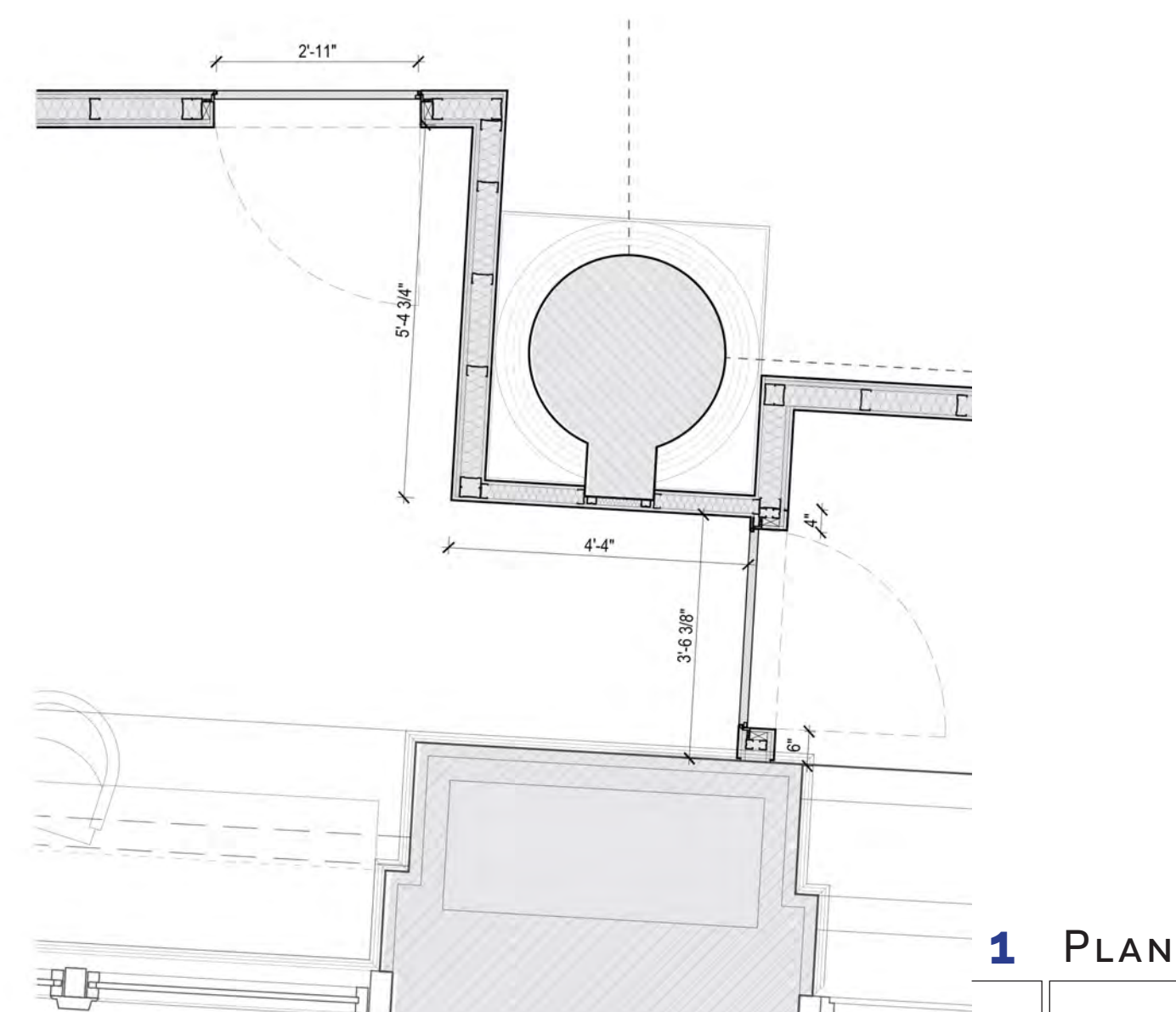
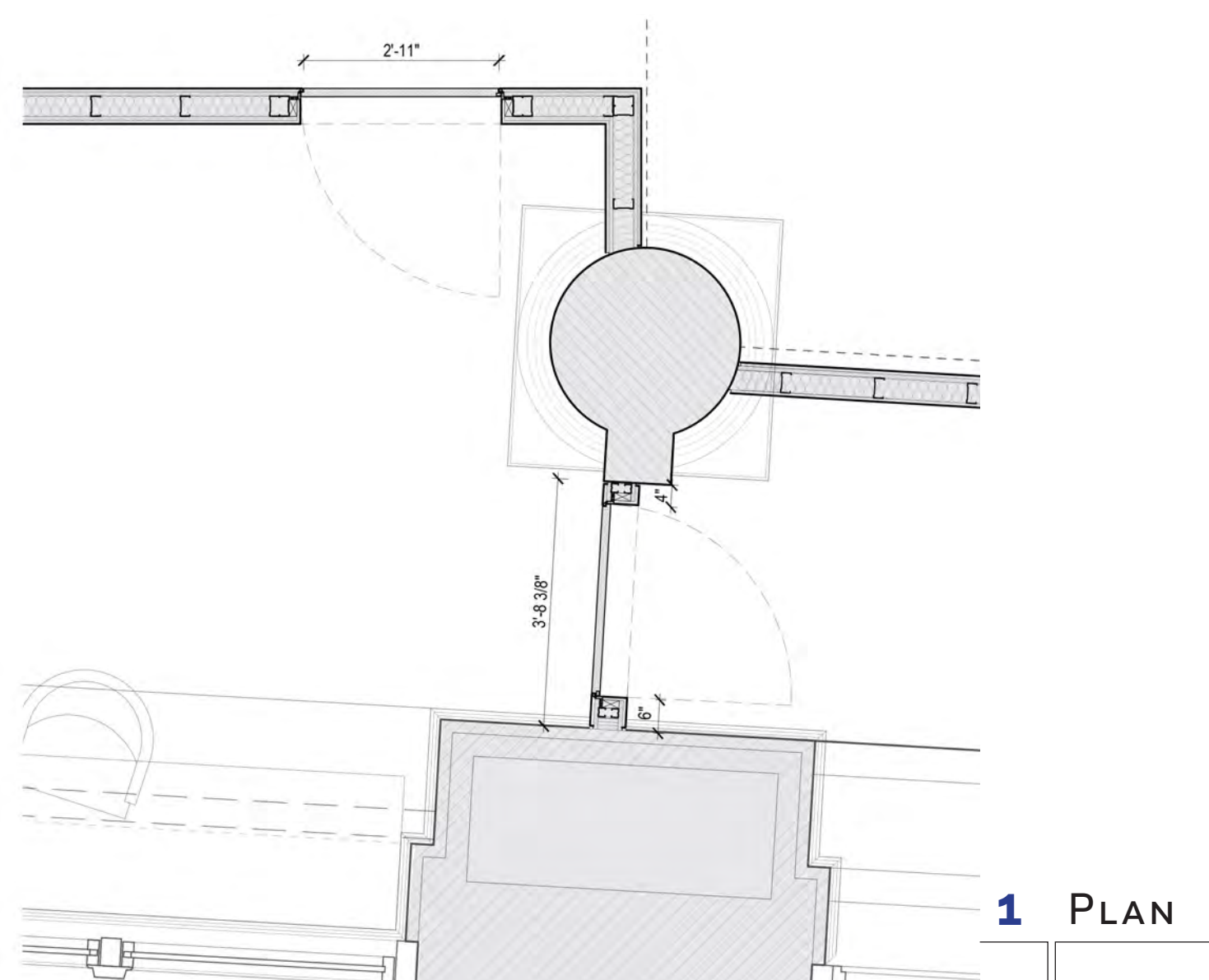
VS

↑ PREVIOUS ↑

↑ PROPOSED ↑



C



3 MARBLE COLUMN



2 RENDER



2 RENDER

VS

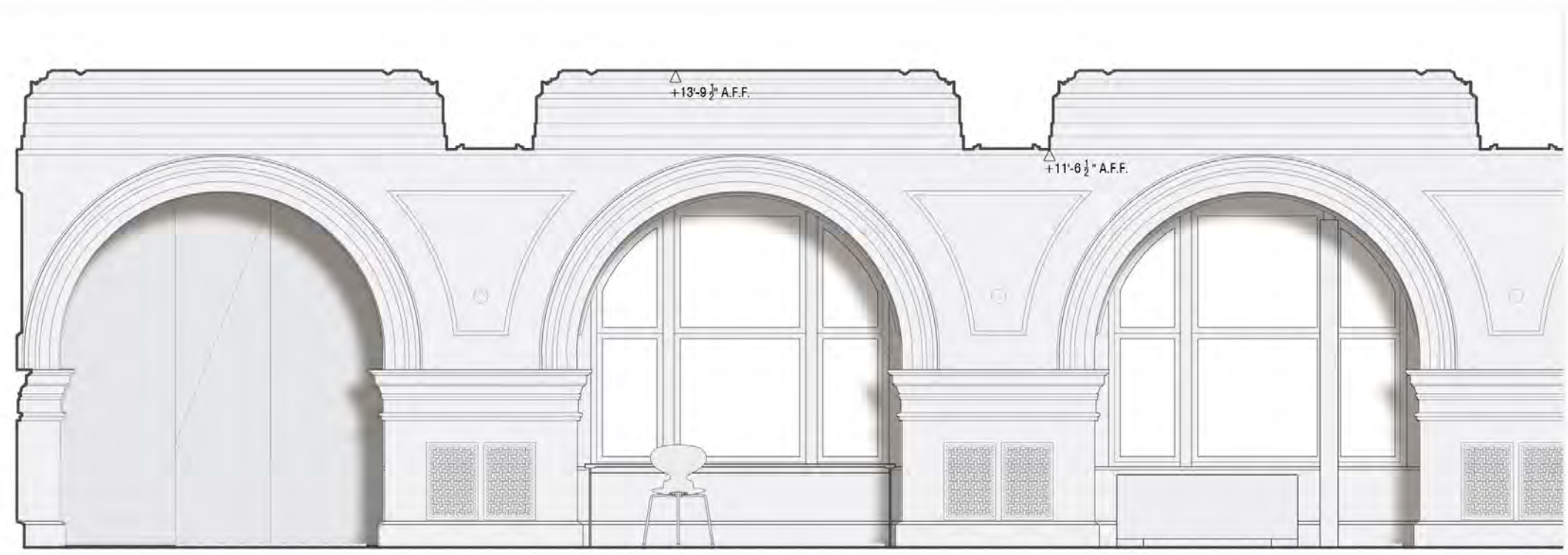
↑ PREVIOUS ↑

↑ PROPOSED ↑

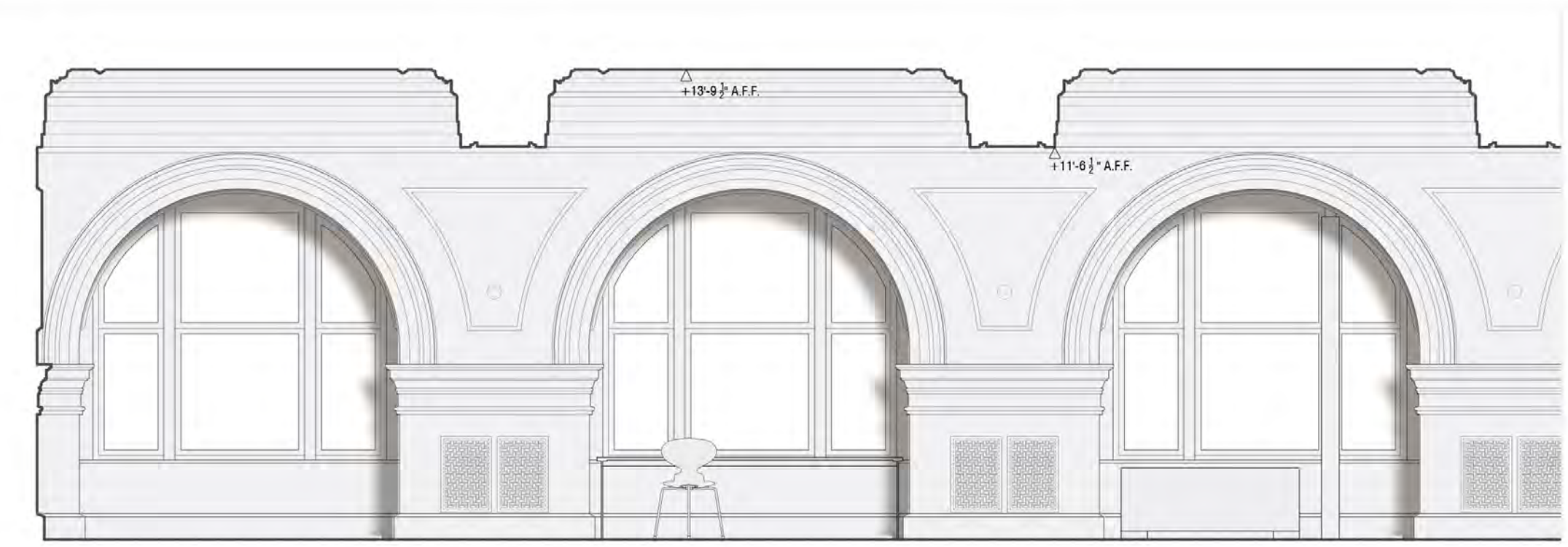
# 04

## MEZZANINE NICHE

The partition within the window niche has been removed. The window will receive translucent film similar to the other windows.



1 ELEVATION



2 ELEVATION



VS

↑ PREVIOUS ↑

↑ PROPOSED ↑

# 05

## FINISHES

Samples of the finishes were made to convey the tonality and relationship to historic materials within the space that did not read true in the renderings.

The proposed floor stain is resonant with the principal decorative motif formed by gray stone within the central stone runner, which is separated from the wood floor by broad bands of gray concrete. Similarly, the proposed white wall finishes have been sampled to accurately display the relationship within the space. The proposed white is consistent with other white painted features within the space. The finishes on new walls are temporary and can be changed as part of the exhibition program.



MILKY CRYSTAL



MILKY WHITE

VS

↑ PREVIOUS ↑

↑ PROPOSED ↑

JACK SHAINMAN GALLERY  
WHITE PAINTED GWB



Painted  
GWB sample



Historical Marble Casings



LPC approved new  
powder coated  
window trim

JACK SHAINMAN GALLERY  
FLOOR STAIN



JSG Floor Stain

Historical Concrete

Historical Marble Runner

# 06

## CEILING

The lighting design has been revised to create a continuous system along the existing grid of the historic ceiling, which is articulated in flat plaster. This system is a minimal approach that reinforces the architectural expression of the ceiling and is finished to match the ceiling. The pendant lights, which uplight each coffer, have been raised so as to not break the plane of the grid and will have a dark finish consistent with the rosettes that originally occupied the coffers.

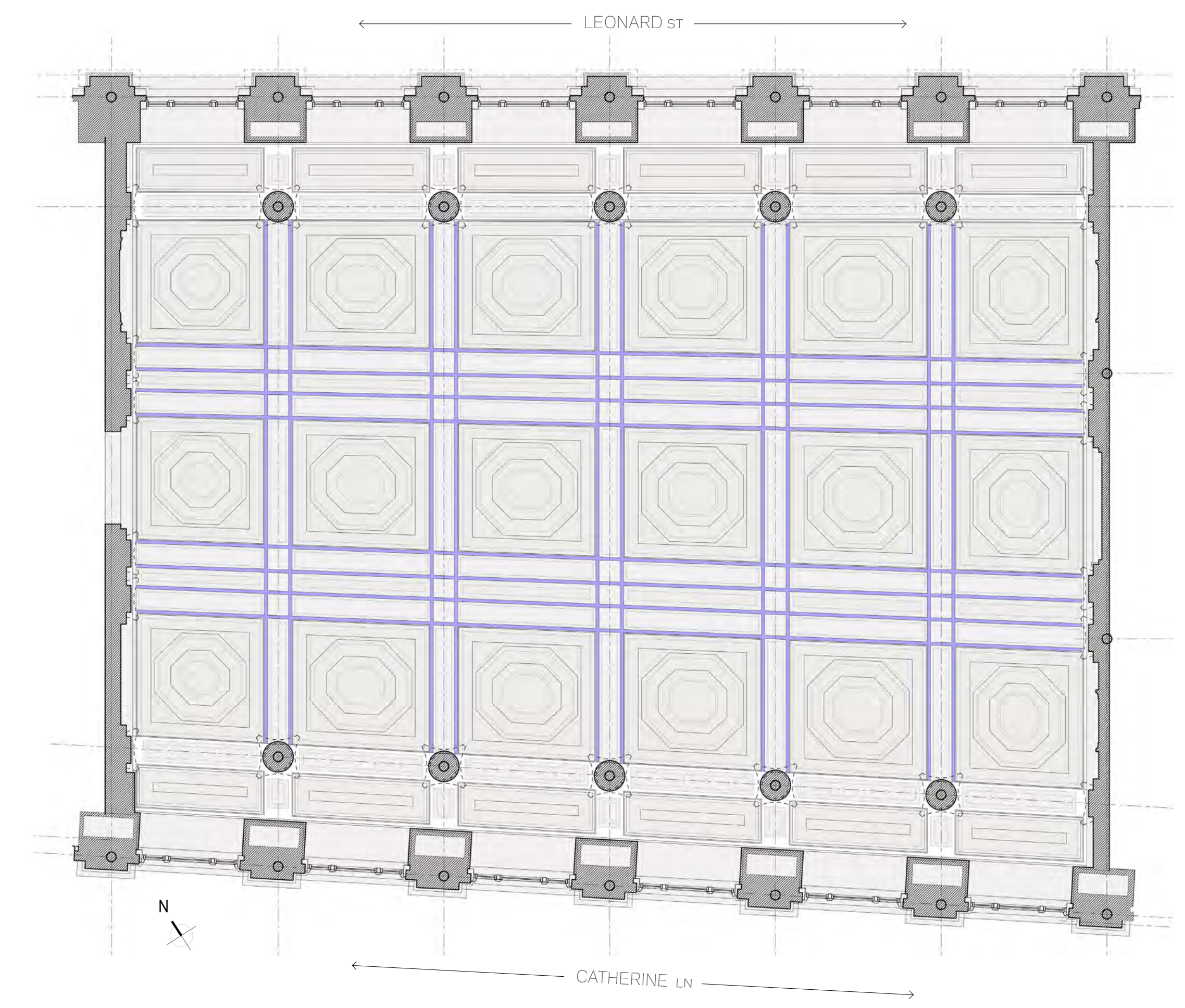


### EXISTING PLASTER CEILING FRAMEWORK

The lighting design will maintain and reinforce the existing pattern of intersecting straight lines.



1 PHOTO



2 RCP

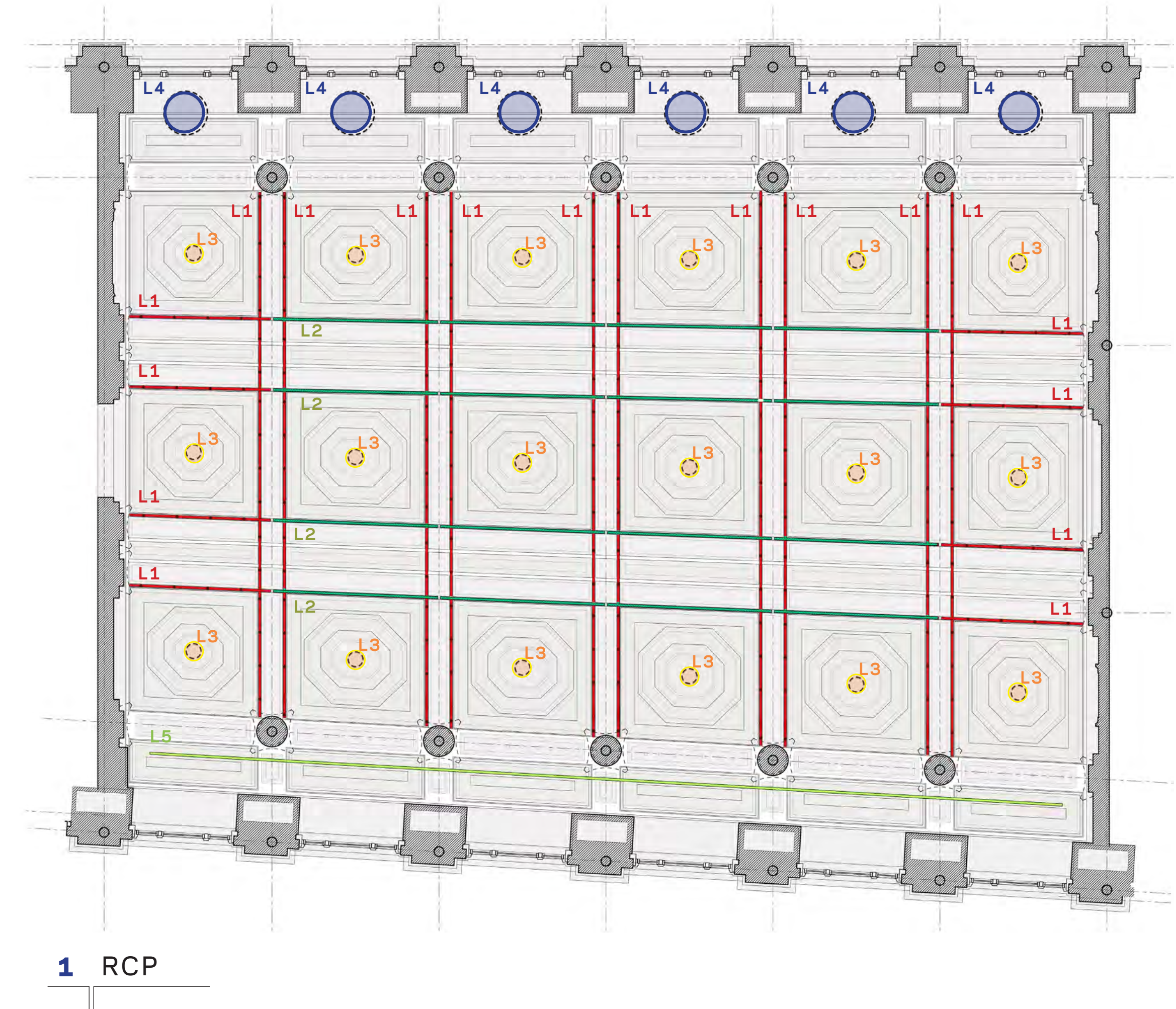
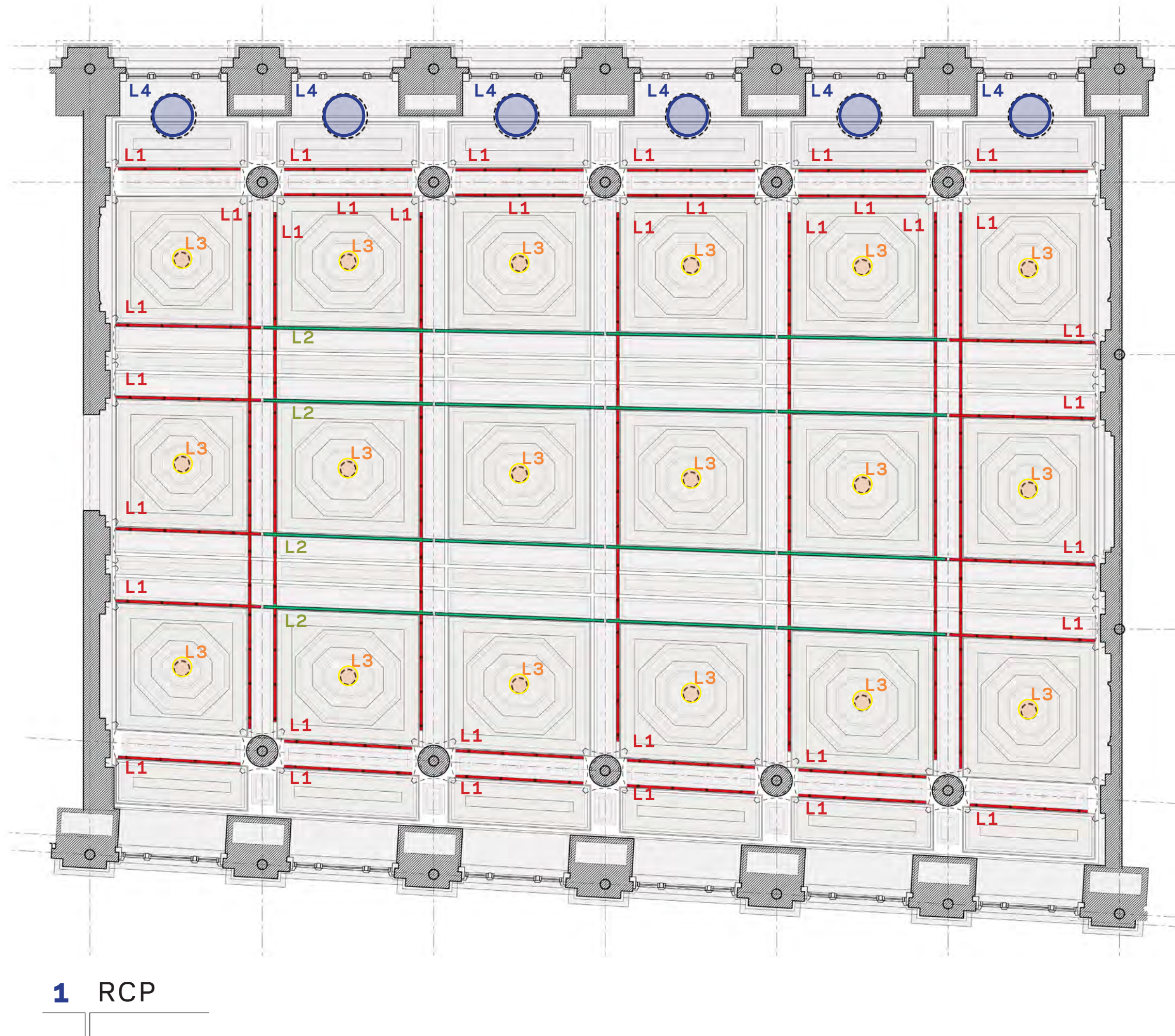
L1- SURFACE MOUNTED TRACKLIGHT

L2- SURFACE MOUNTED LINEAR LIGHT FIXTURE

L3- PENDANT LIGHT FIXTURE

L4- ZOOVER SBL

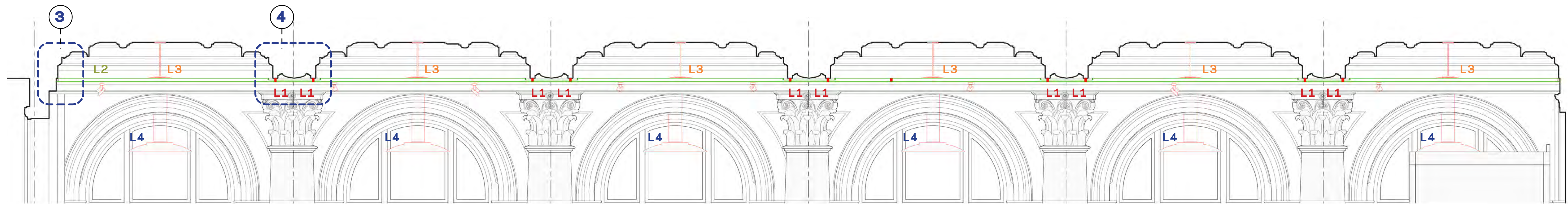
L5- SUSPENDED TRACK LIGHT



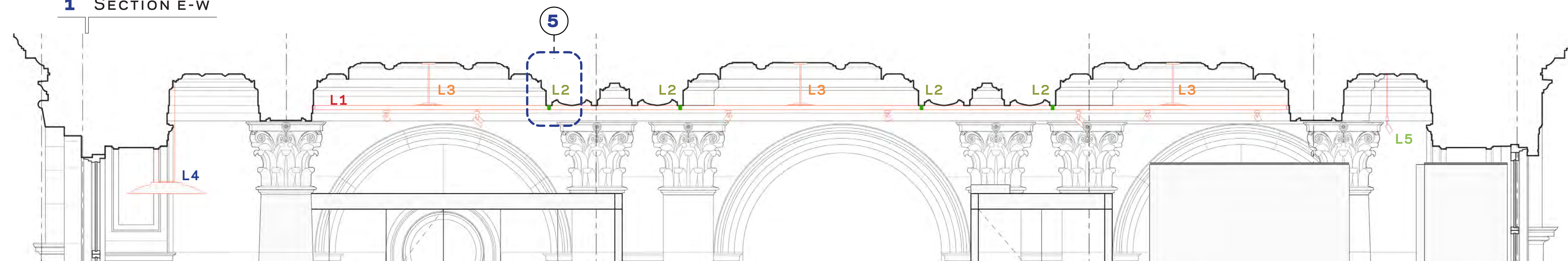
VS

↑ PREVIOUS ↑

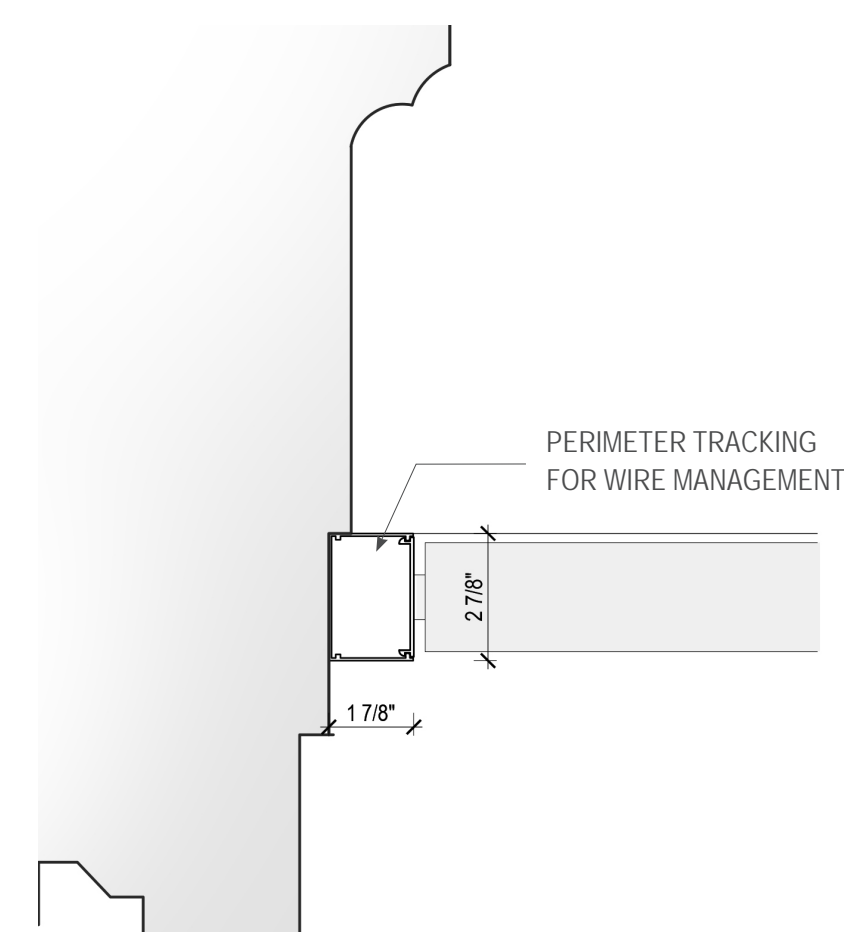
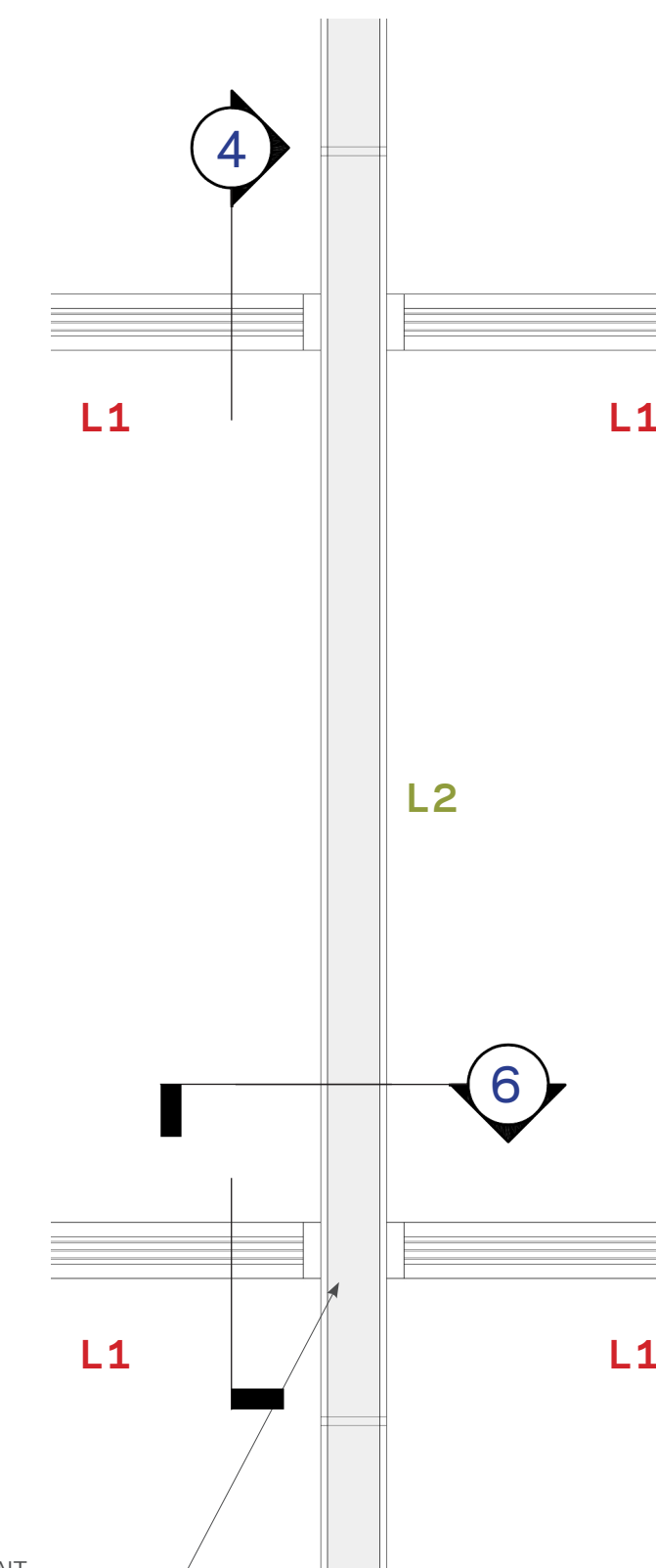
↑ PROPOSED ↑



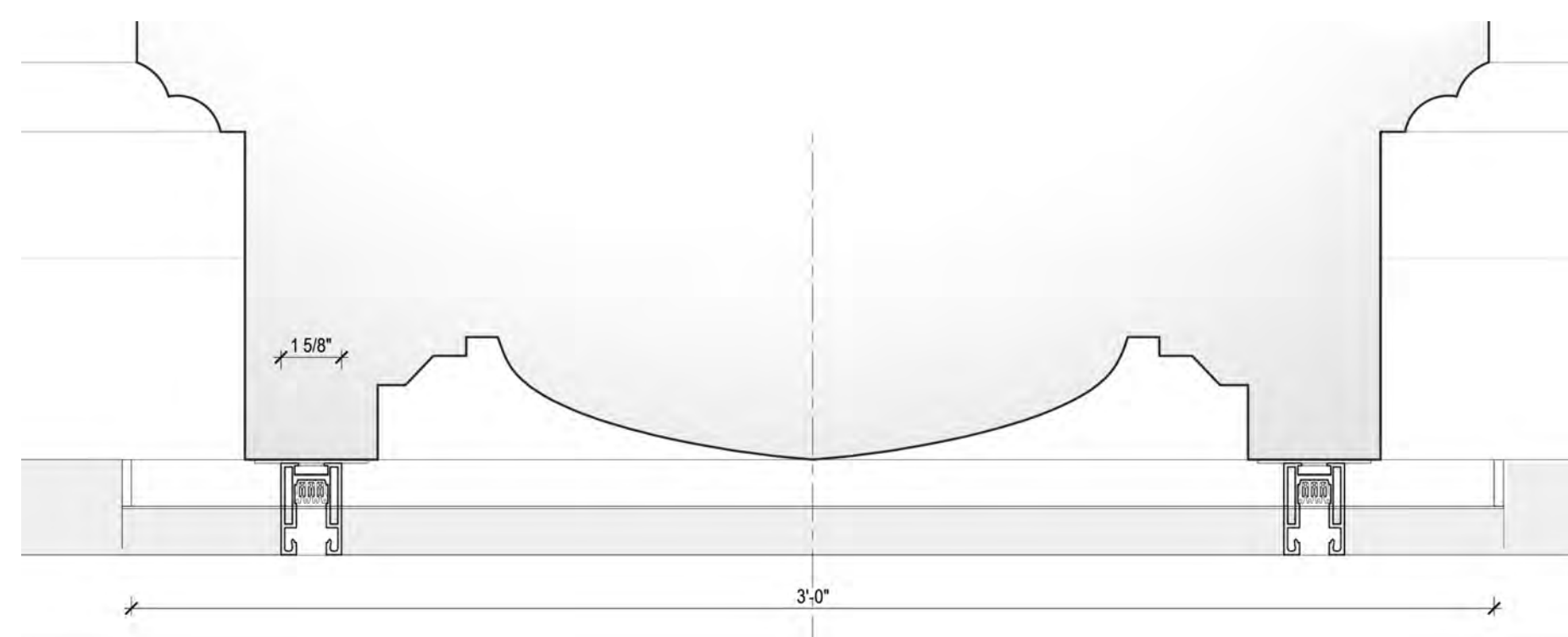
1 SECTION E-W



2 SECTION N-S

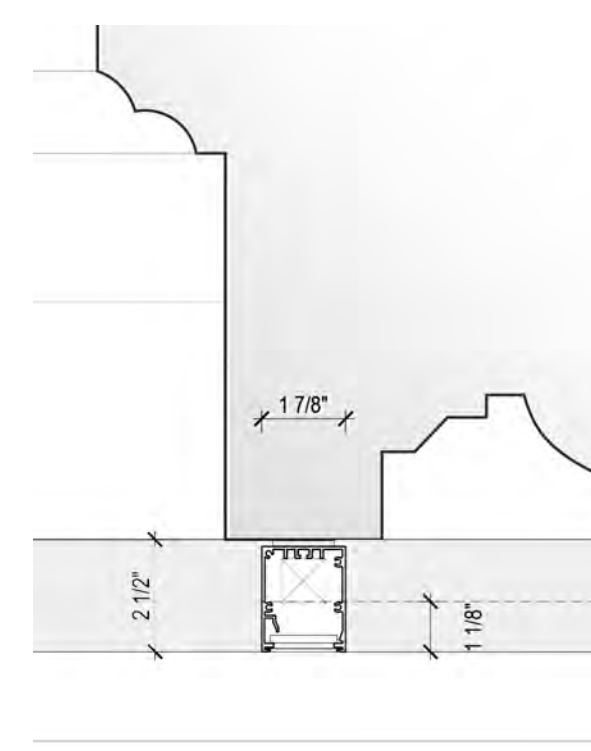


3 DETAIL



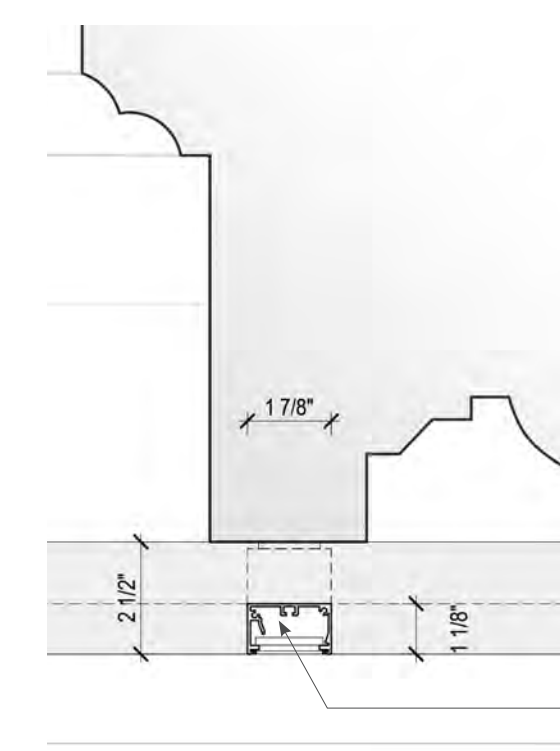
4 DETAIL

L1 - TRACKLIGHT



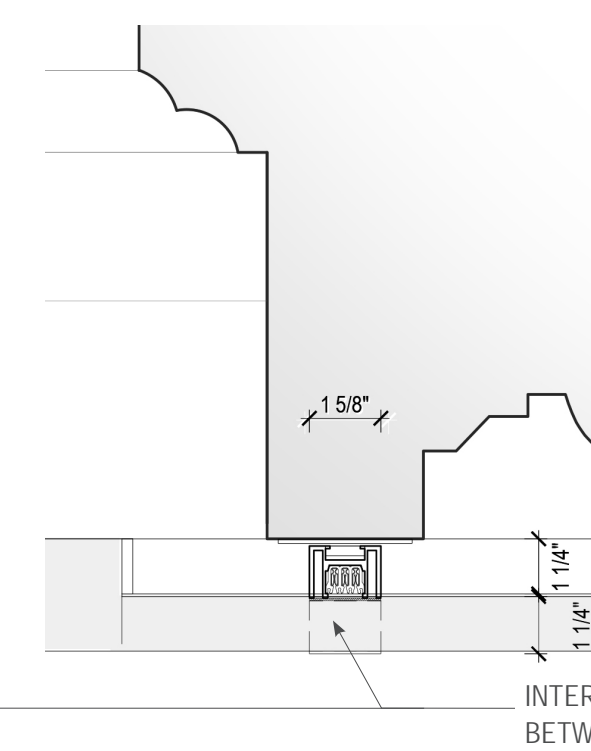
5 DETAIL

L2 - LINEAR LIGHT



6 DETAIL

L2 @ INTERSECTION



7 DETAIL

L1 @ INTERSECTION

INTERSECTION POINT BETWEEN LIGHTING TRACK AND LINEAR LIGHT

8 PLAN CLOSE UP

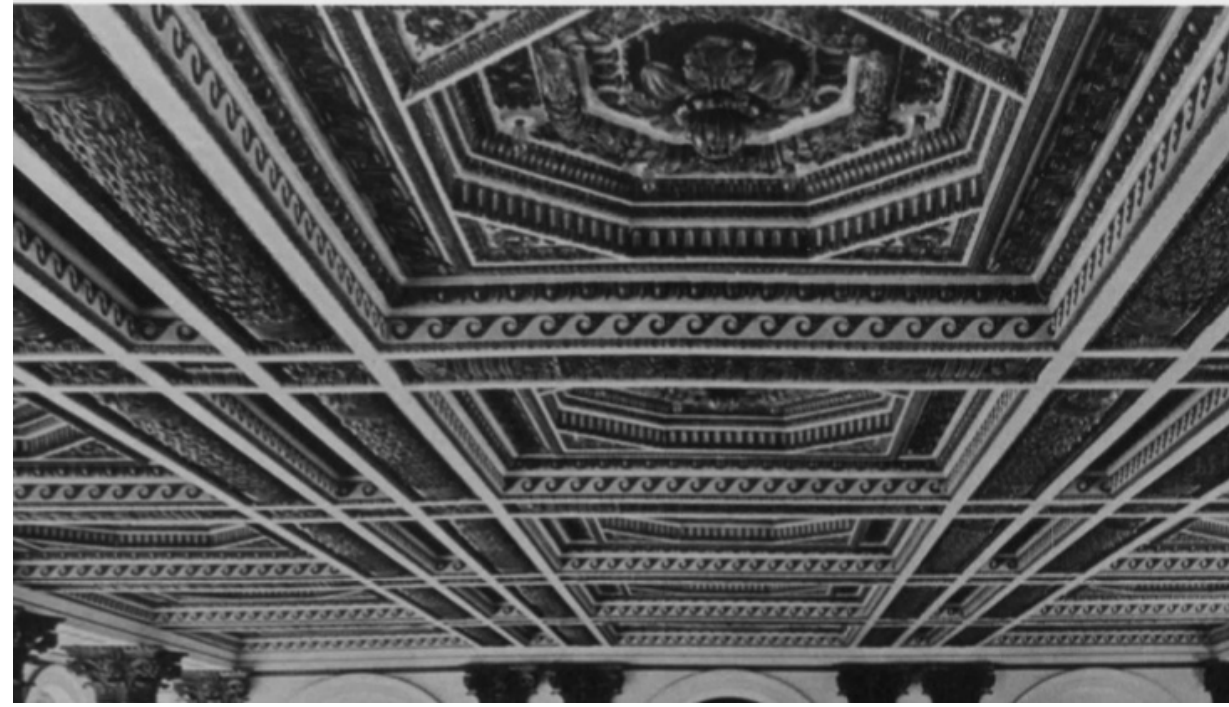
L1- SURFACE MOUNTED TRACKLIGHT

L2- SURFACE MOUNTED LINEAR LIGHT FIXTURE

L3- PENDANT LIGHT FIXTURE

L4- ZOOVER SBL

L5- SUSPENDED TRACK LIGHT



1 HISTORICAL PHOTO



2 RENDER



5 RENDER

VS

↑ PREVIOUS ↑

↑ PROPOSED ↑



1 RENDER



2 RENDER

VS

[↑](#)
PREVIOUS
[↑](#)

[↑](#)
PROPOSED
[↑](#)



1 PHOTO

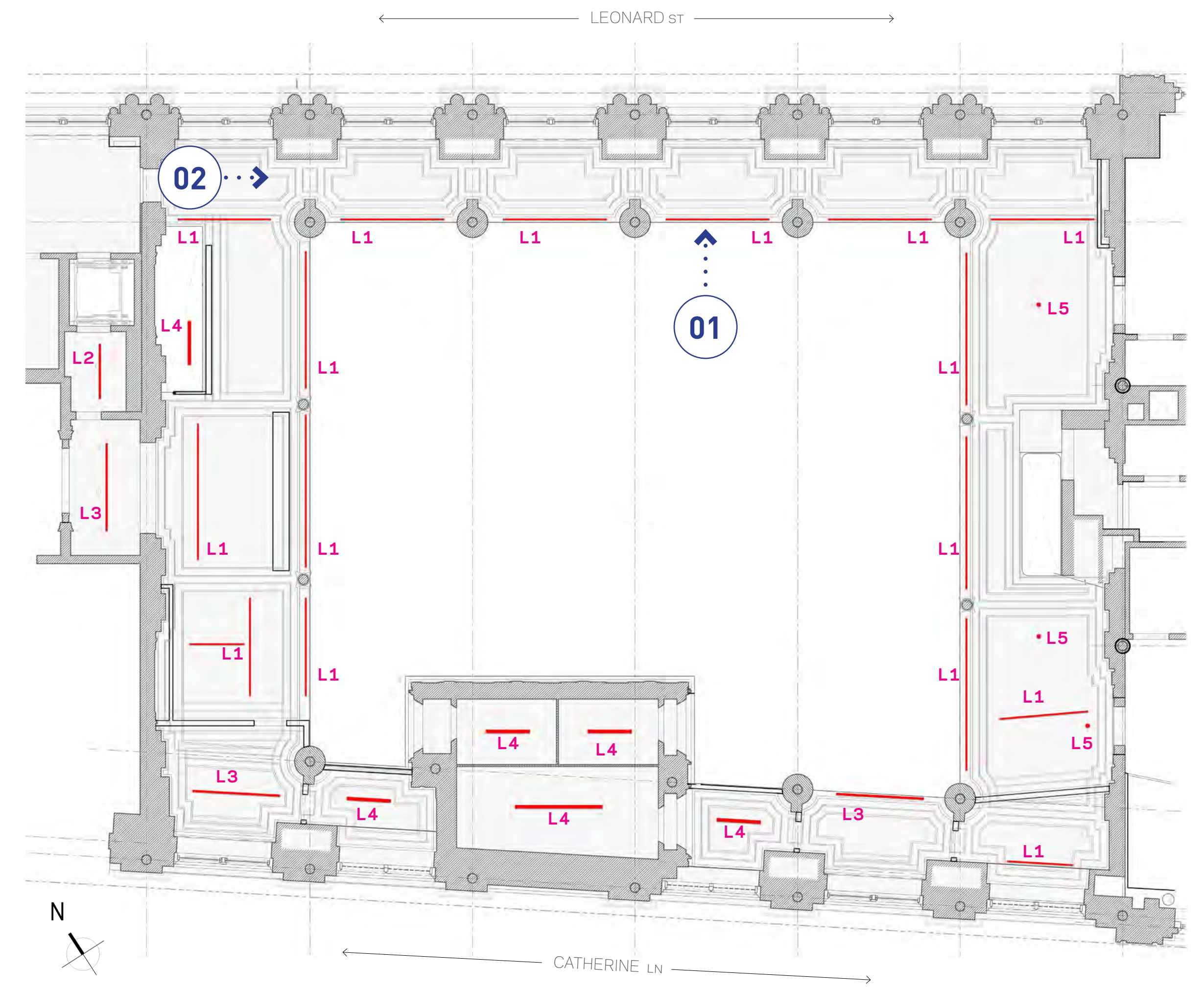
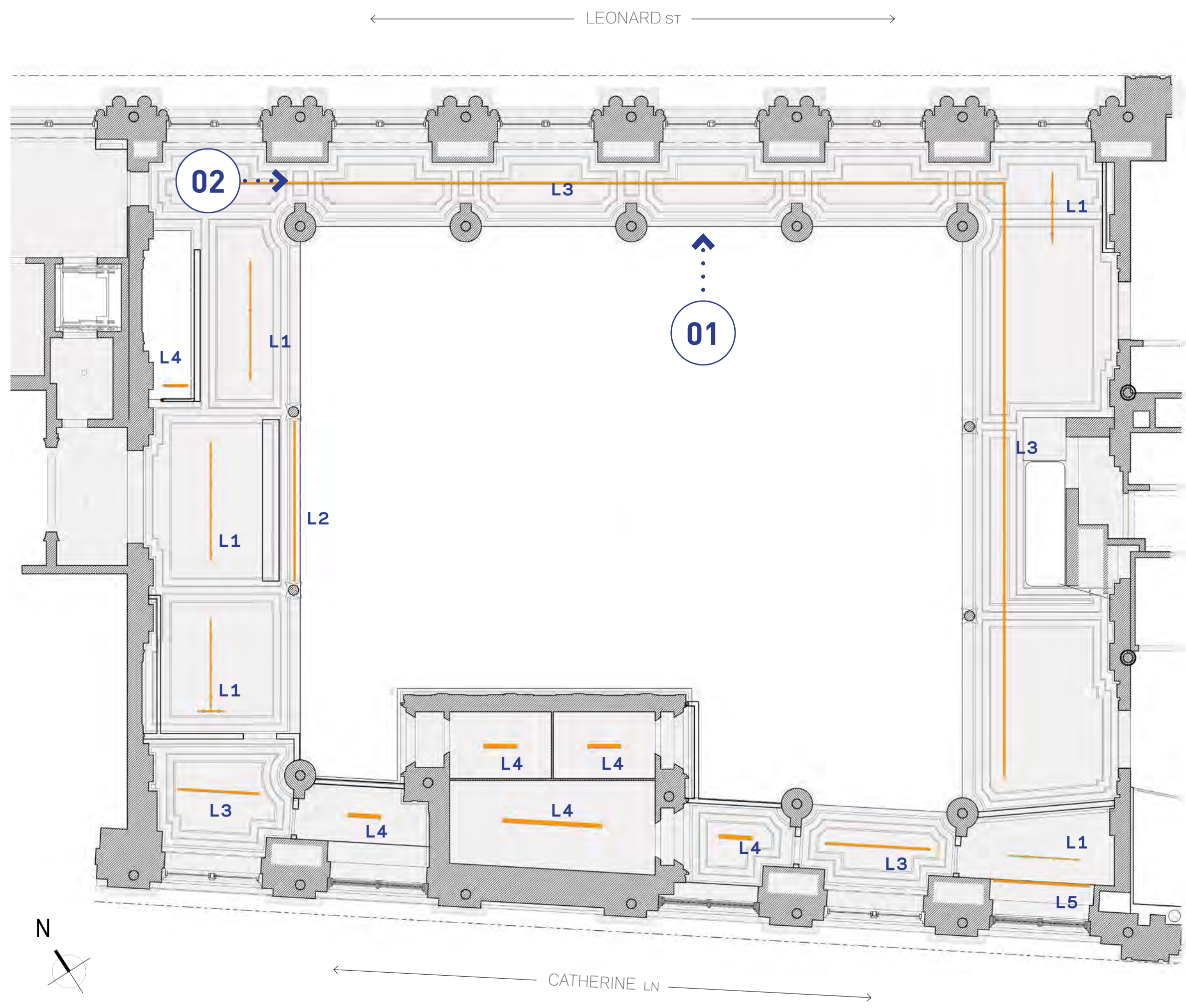


2 RENDER

↑ EXISTING ↑

VS

↑ PROPOSED ↑



- L1**- SURFACE MOUNTED TRACKLIGHT
- L2**- SURFACE M. SPOTLIGHT
- L3**- SUSPENDED LINEAR FIXTURE
- L4**- INDUSTRIAL FLUORESCENT
- L5**- LIGHTBOX

- L1**- RECESSED LIGHTING TRACK
- L2**- RECESSED LINEAR LUMINAIRE
- L3**- SUSPENDED LINEAR FIXTURE
- L4**- SURFACE MOUNTED STRIP LED
- L5**- RECESSED 4" DOWNLIGHT

↑
PREVIOUS
↑

VS

↑
PROPOSED
↑



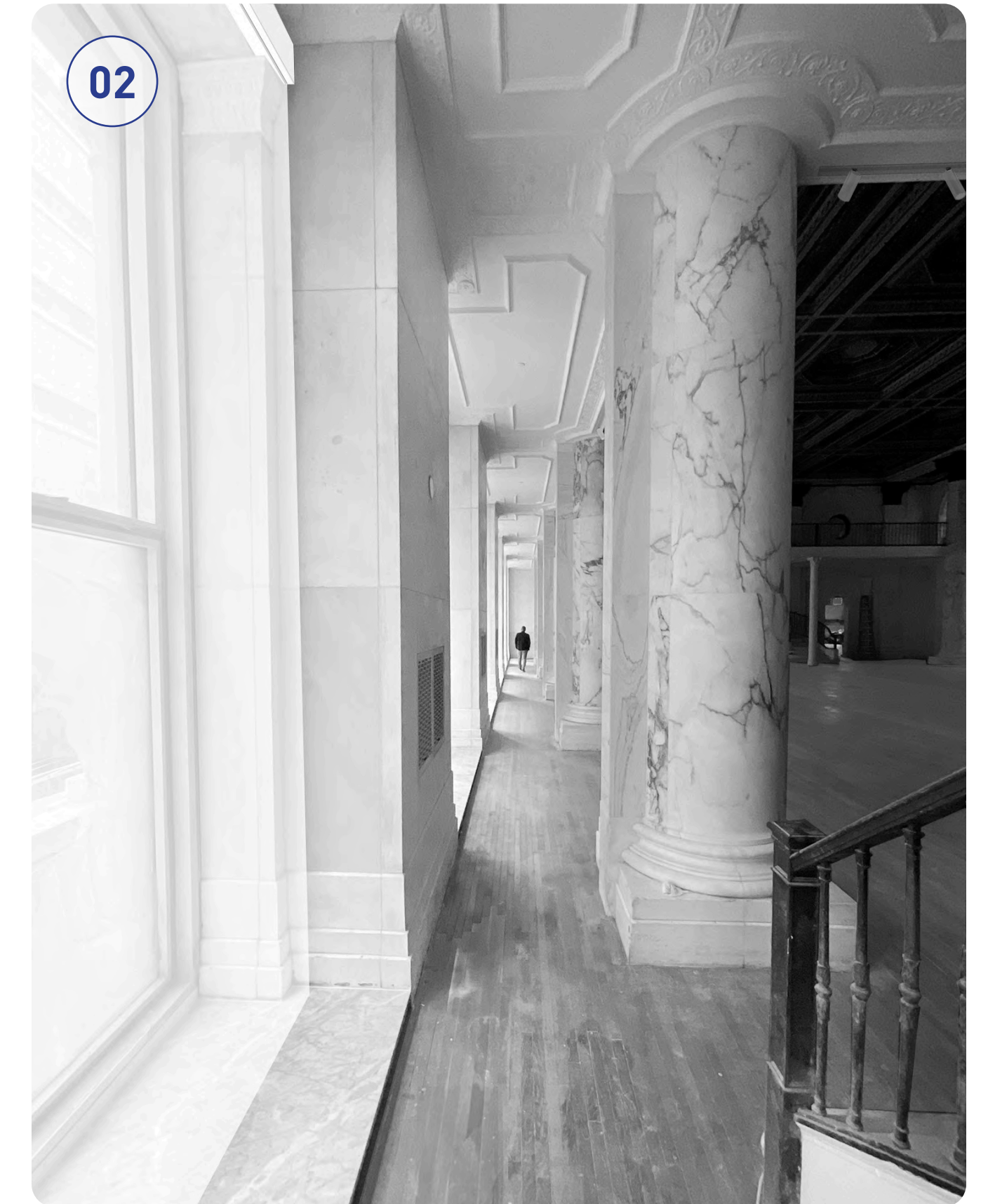
1 RENDER



2 RENDER



1 RENDER



2 RENDER

↑ PREVIOUS ↑

VS

↑ PROPOSED ↑

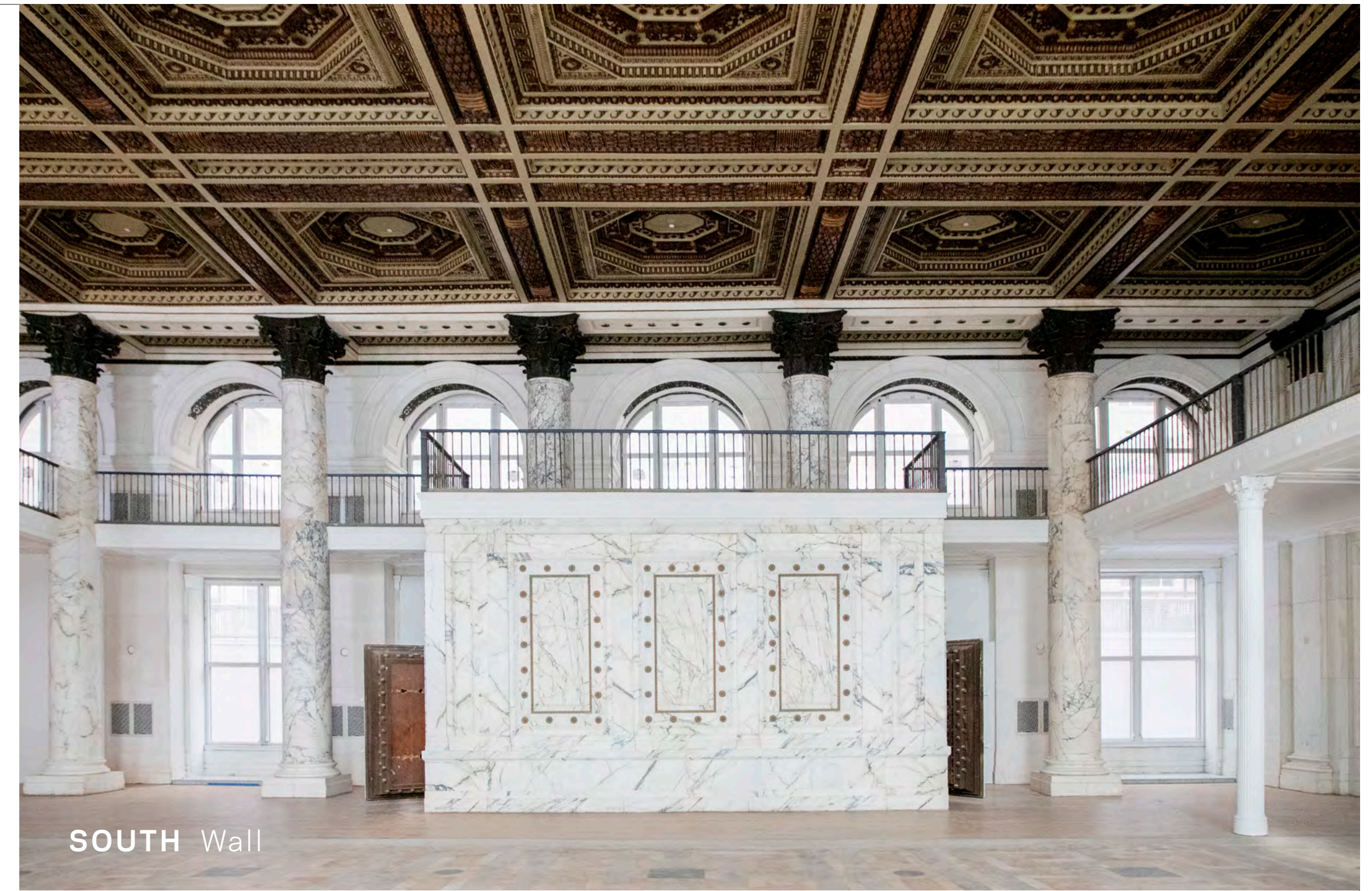


BANKING HALL

EXISTING



NORTH Wall



SOUTH Wall



EAST Wall



WEST Wall



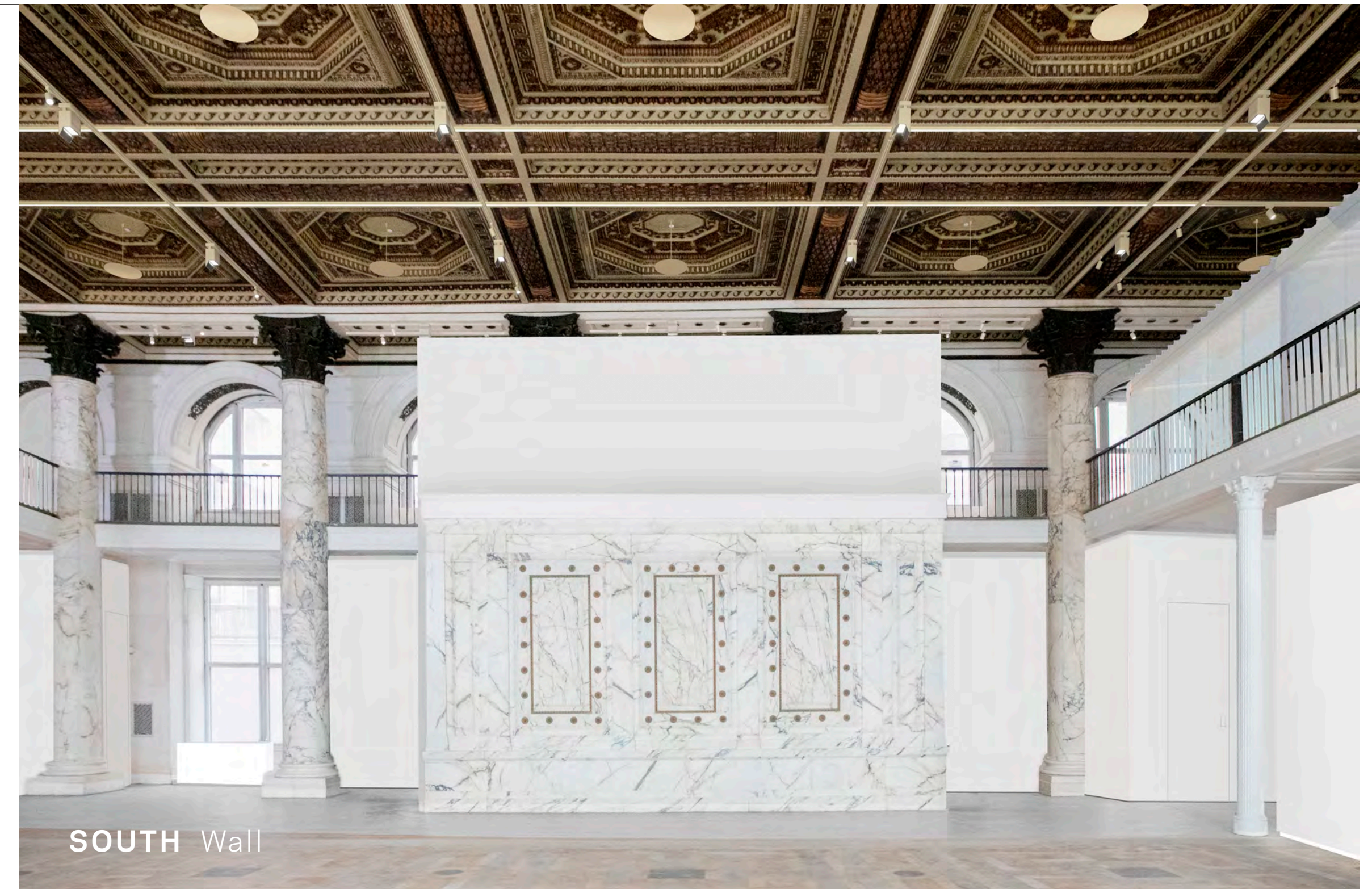
KEYPLAN

BANKING HALL

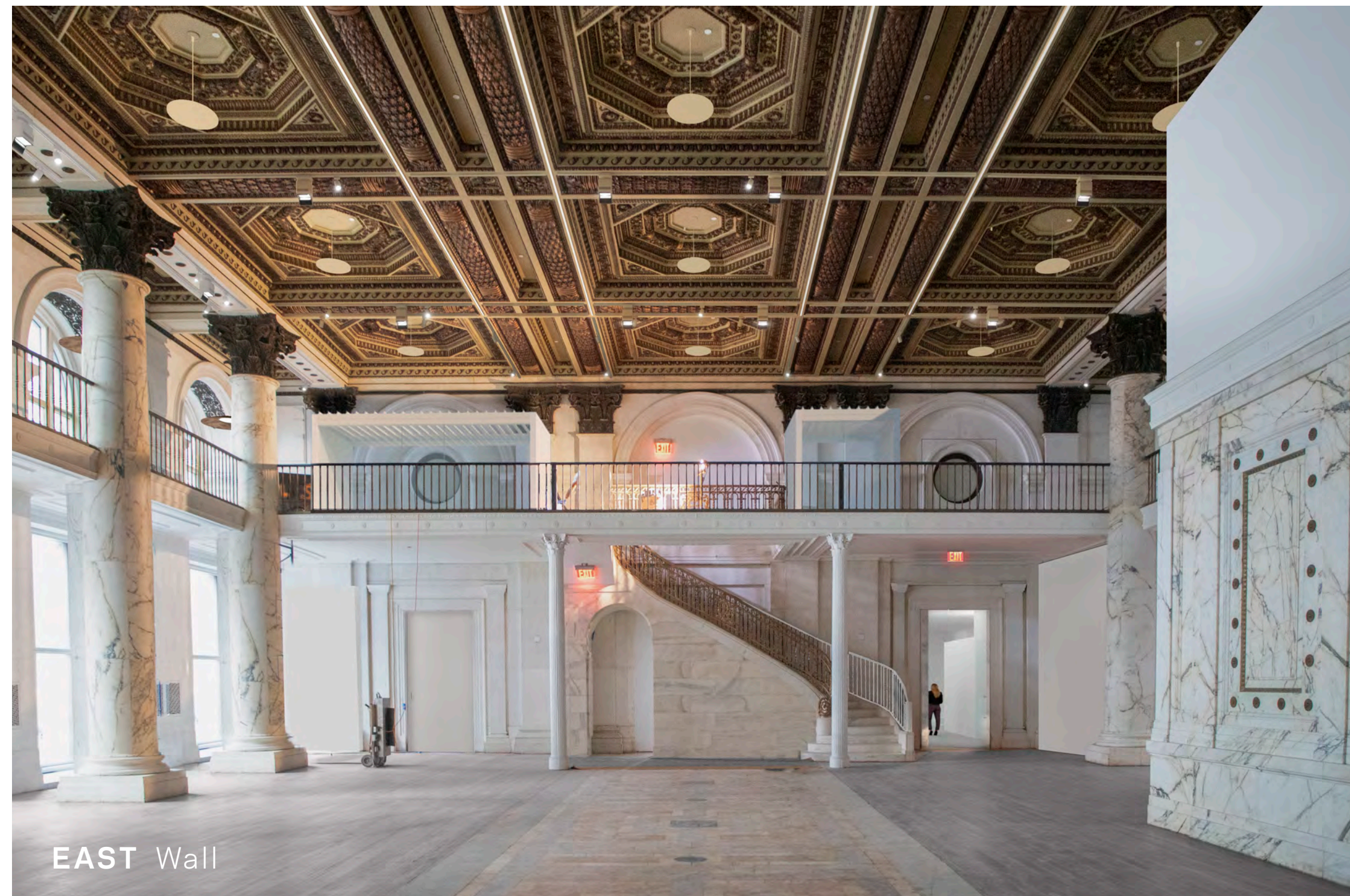
PREVIOUS



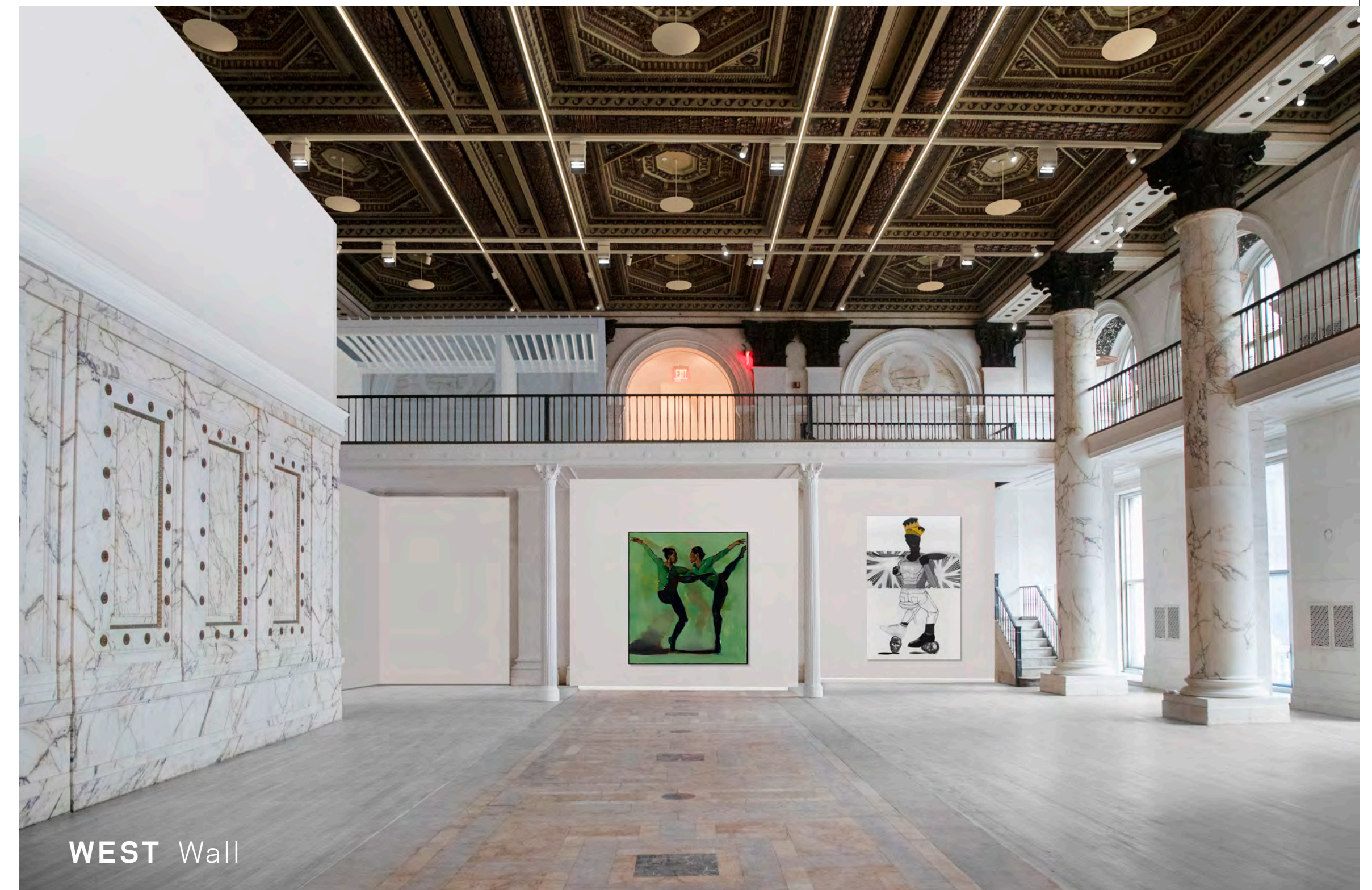
NORTH Wall



SOUTH Wall



EAST Wall



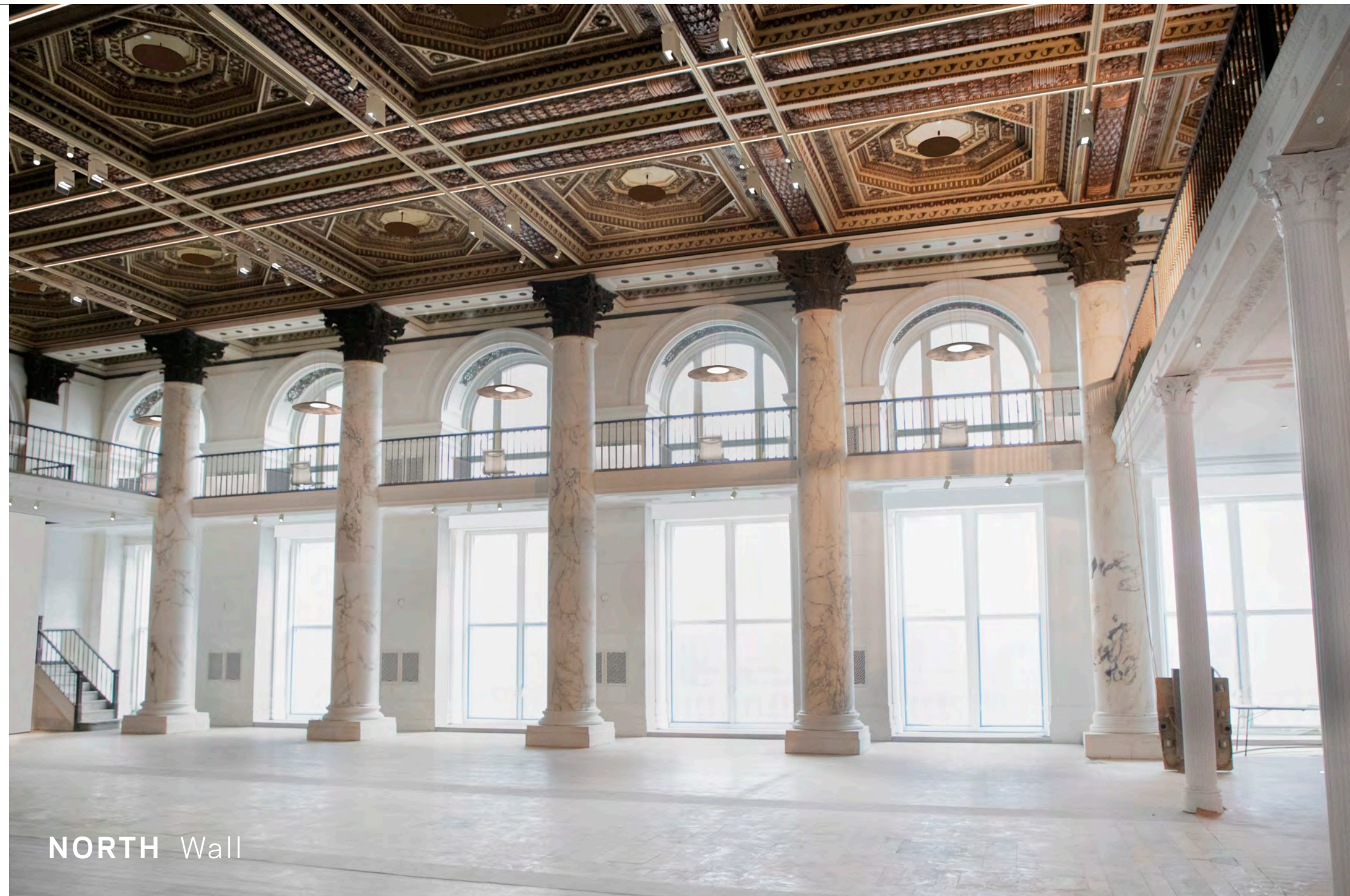
WEST Wall



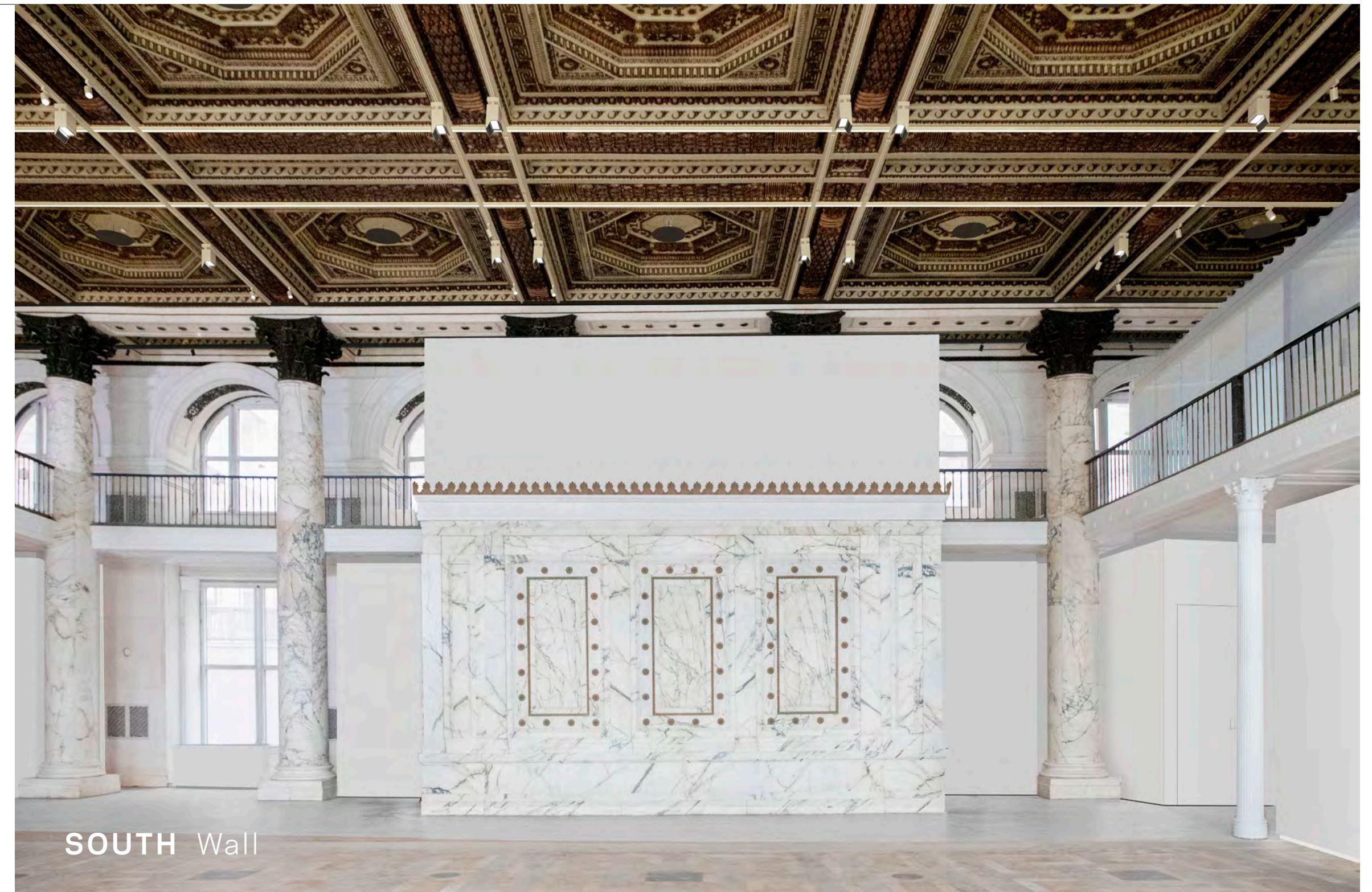
KEYPLAN

BANKING HALL

PROPOSED



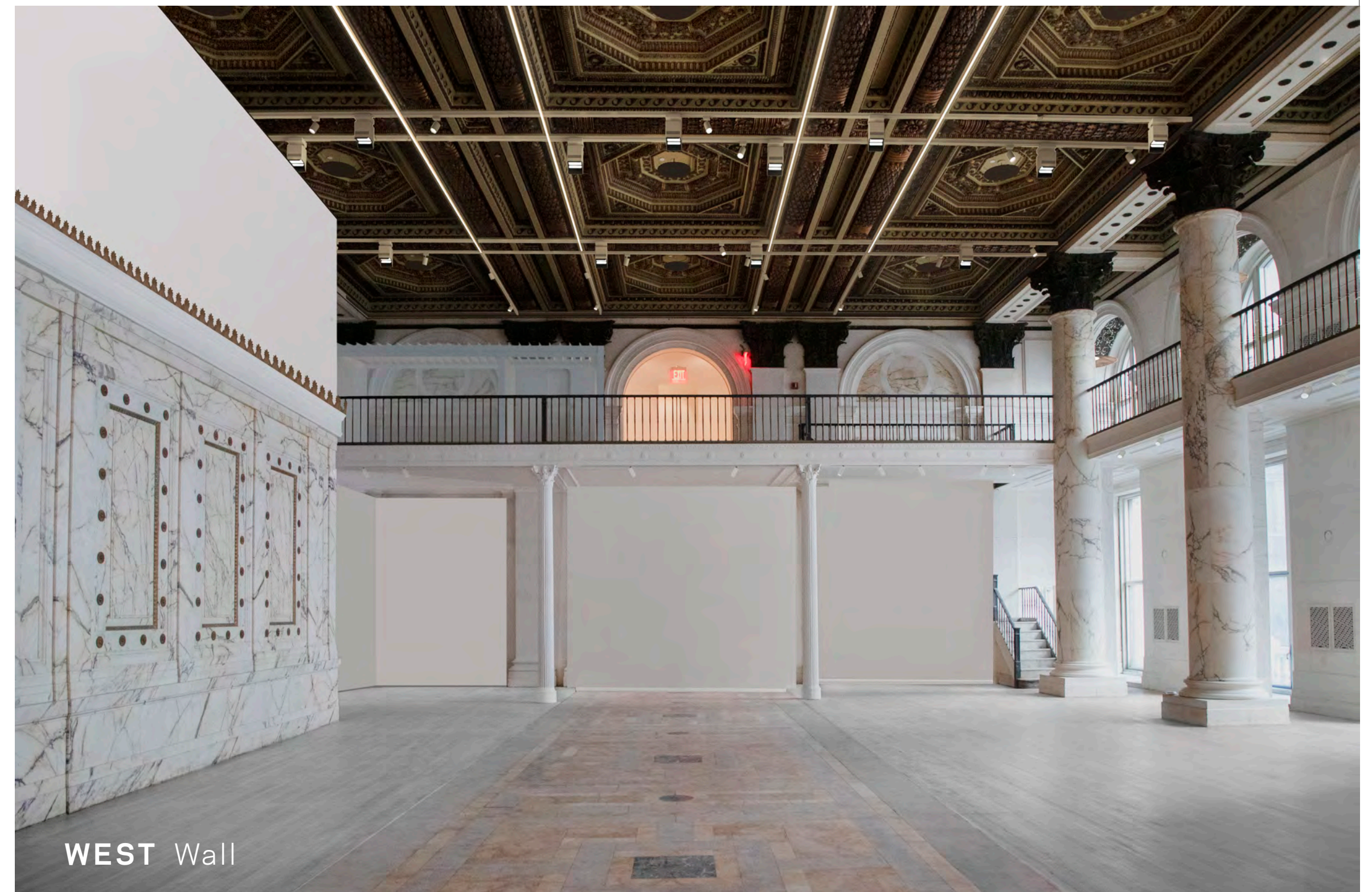
NORTH Wall



SOUTH Wall



EAST Wall



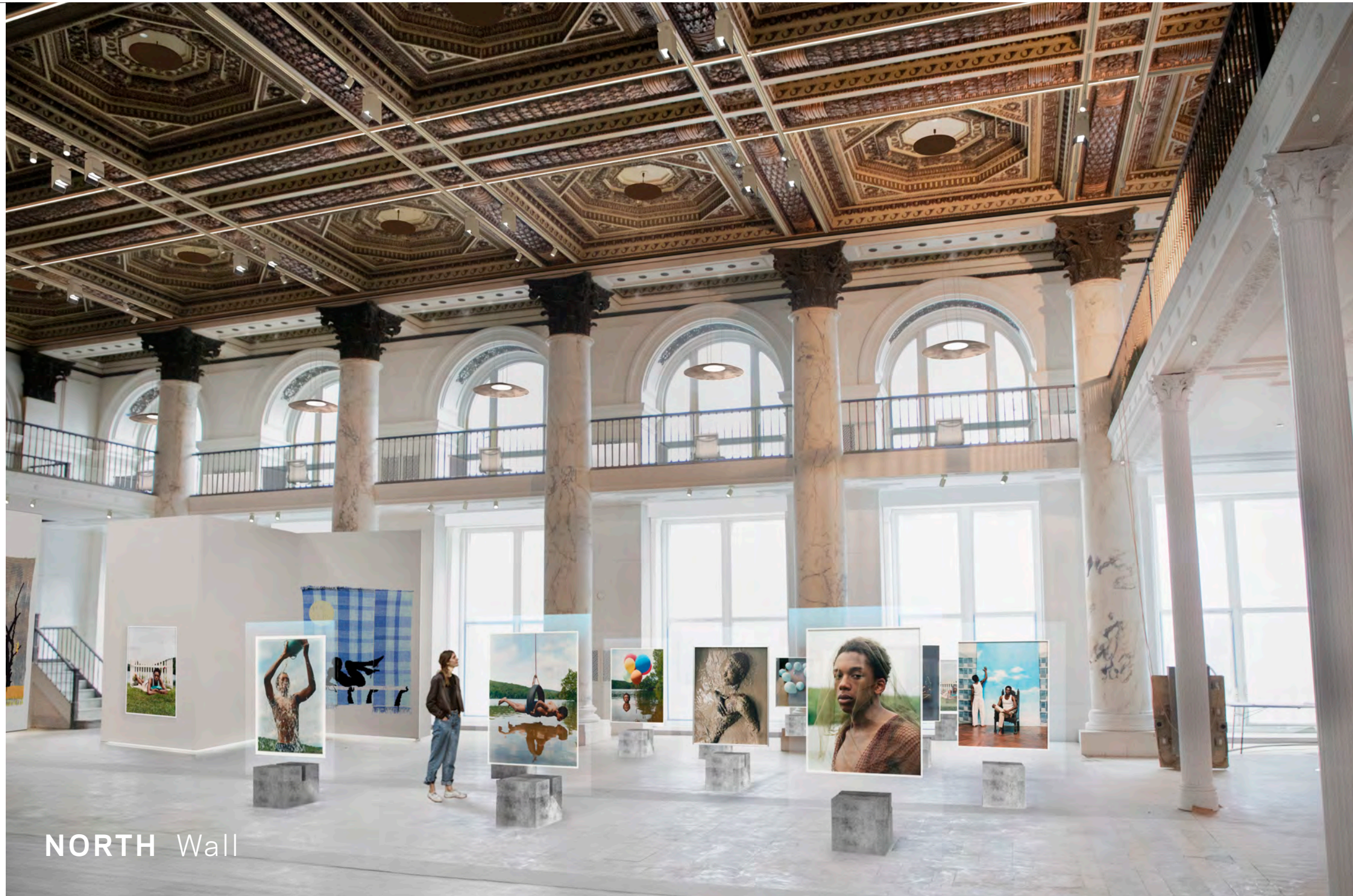
WEST Wall



KEYPLAN

BANKING HALL

PROPOSED →



NORTH Wall



SOUTH Wall



EAST Wall



WEST Wall



KEYPLAN

The current proposal is:

Preservation Department – Item 1, LPC-23-08657

**346 Broadway (aka 108 Leonard Street, 46 Lafayette Street) – Former  
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Borough of Manhattan**

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



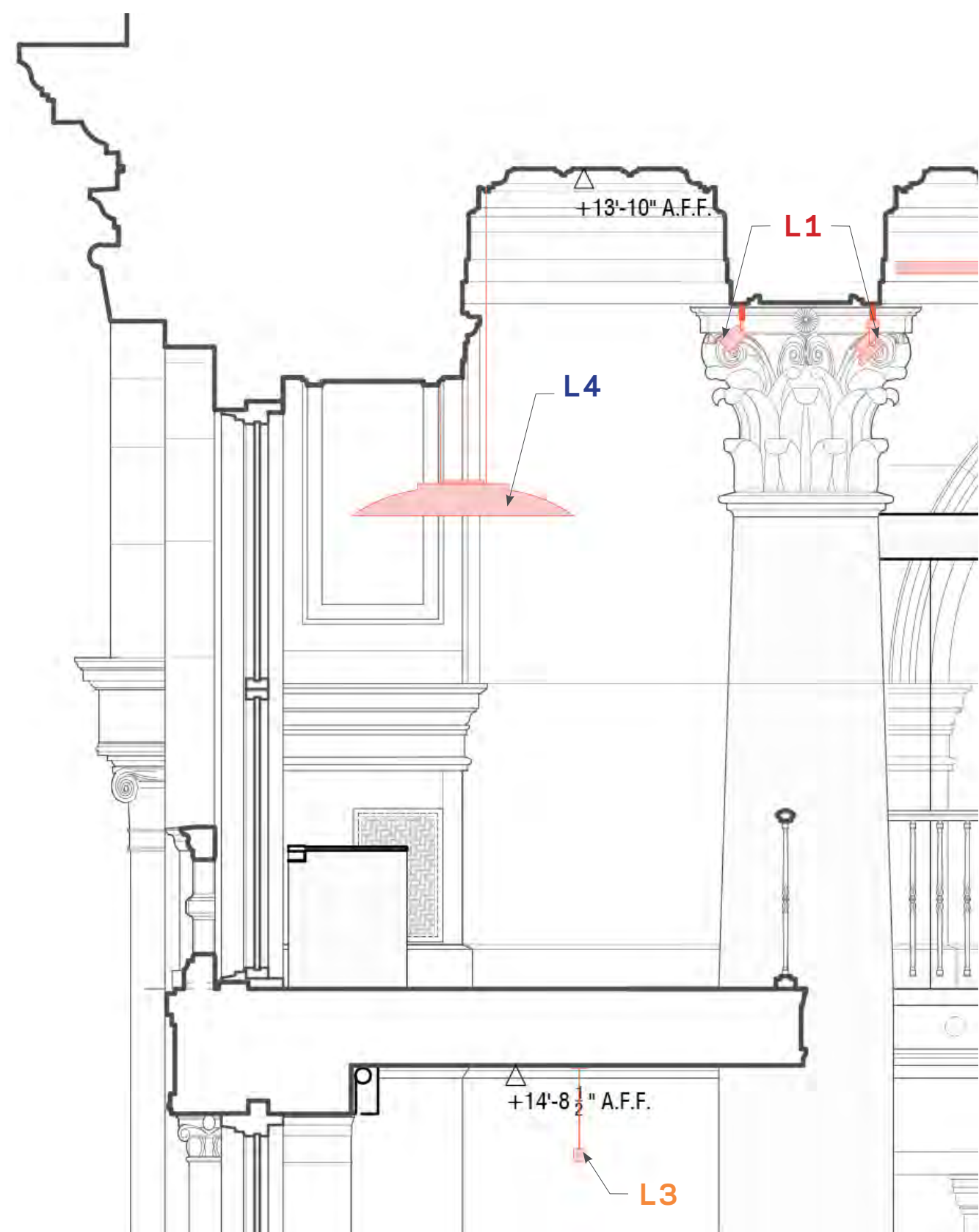
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L2- SURFACE MOUNTED LINEAR LIGHT FIXTURE

L3- PENDANT LIGHT FIXTURE

L4- ZOOVER SBL

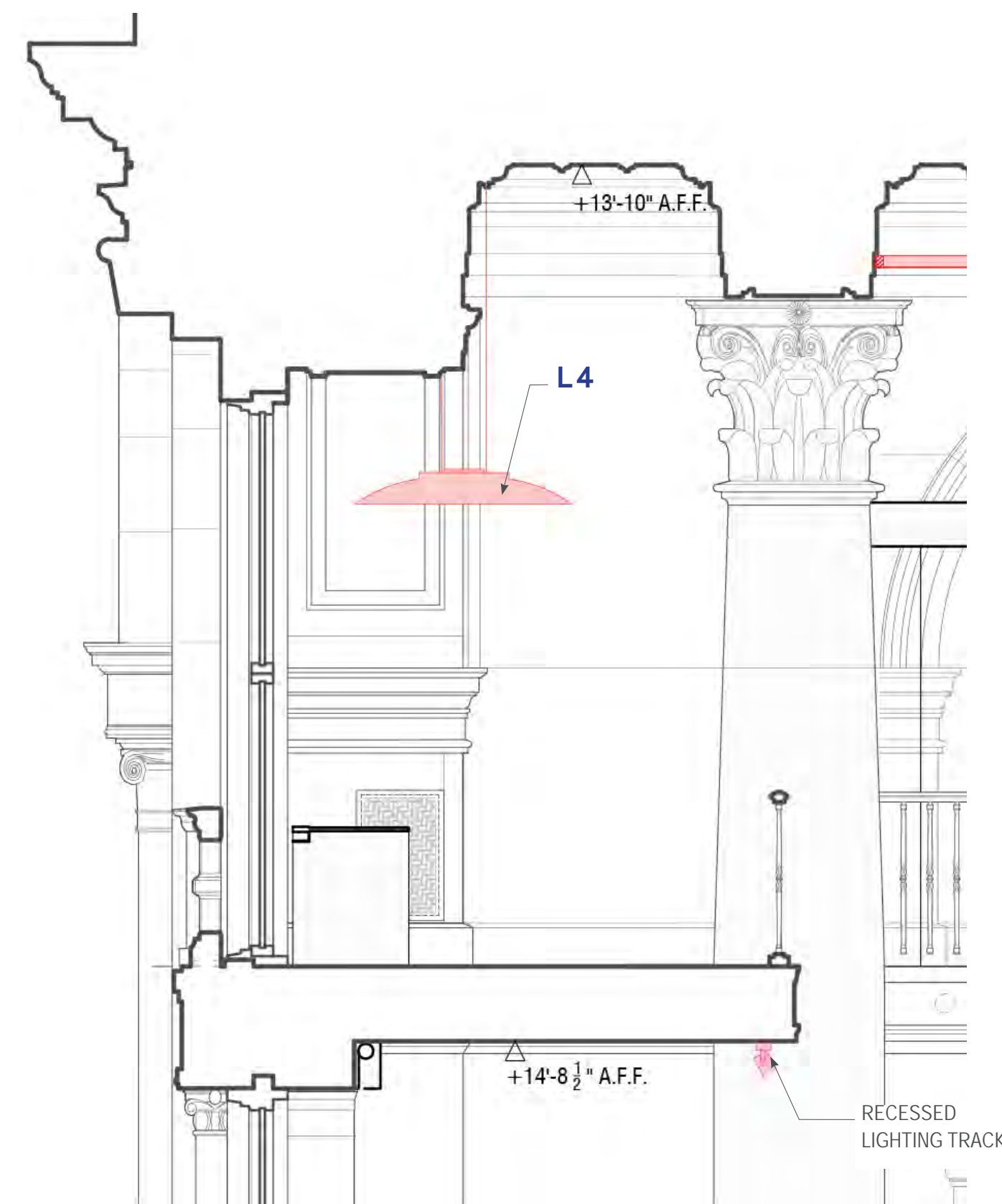
L5- SUSPENDED TRACK LIGHT



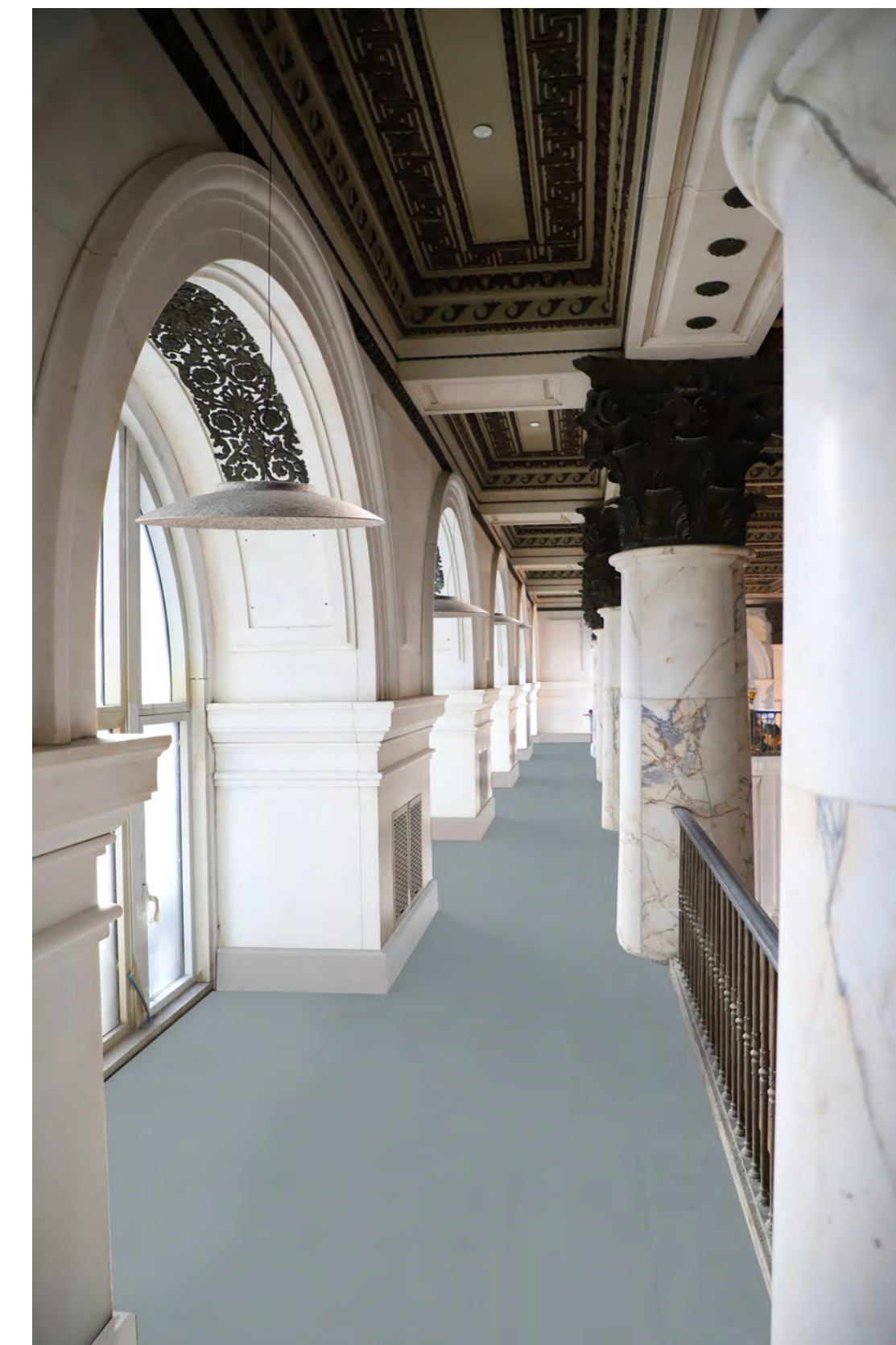
1 SECTION



2 RENDER



1 SECTION



2 RENDER

VS

↑ PREVIOUS ↑

↑ PROPOSED ↑



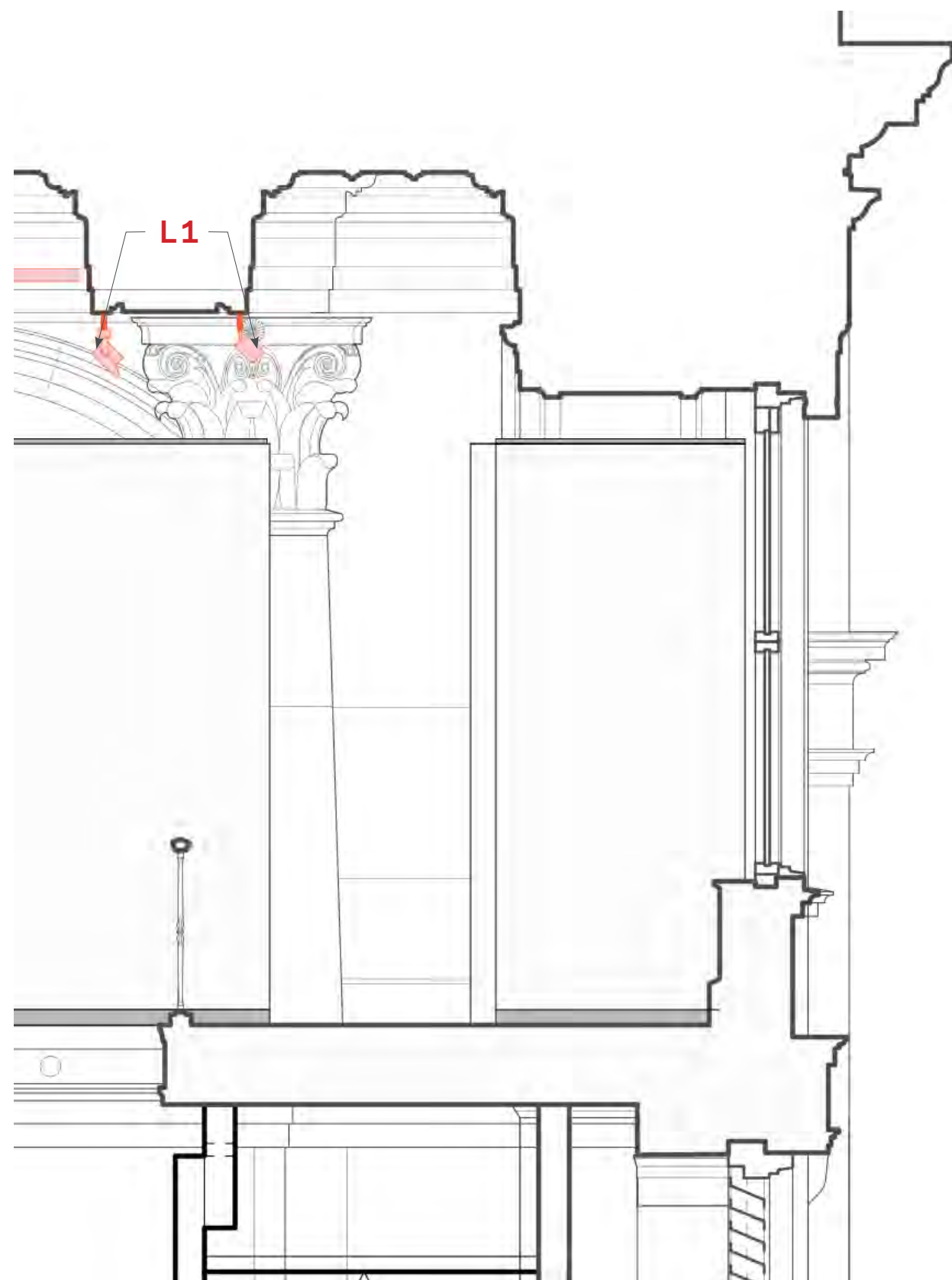
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L2- SURFACE MOUNTED LINEAR LIGHT FIXTURE

L3- PENDANT LIGHT FIXTURE

L4- ZOOVER SBL

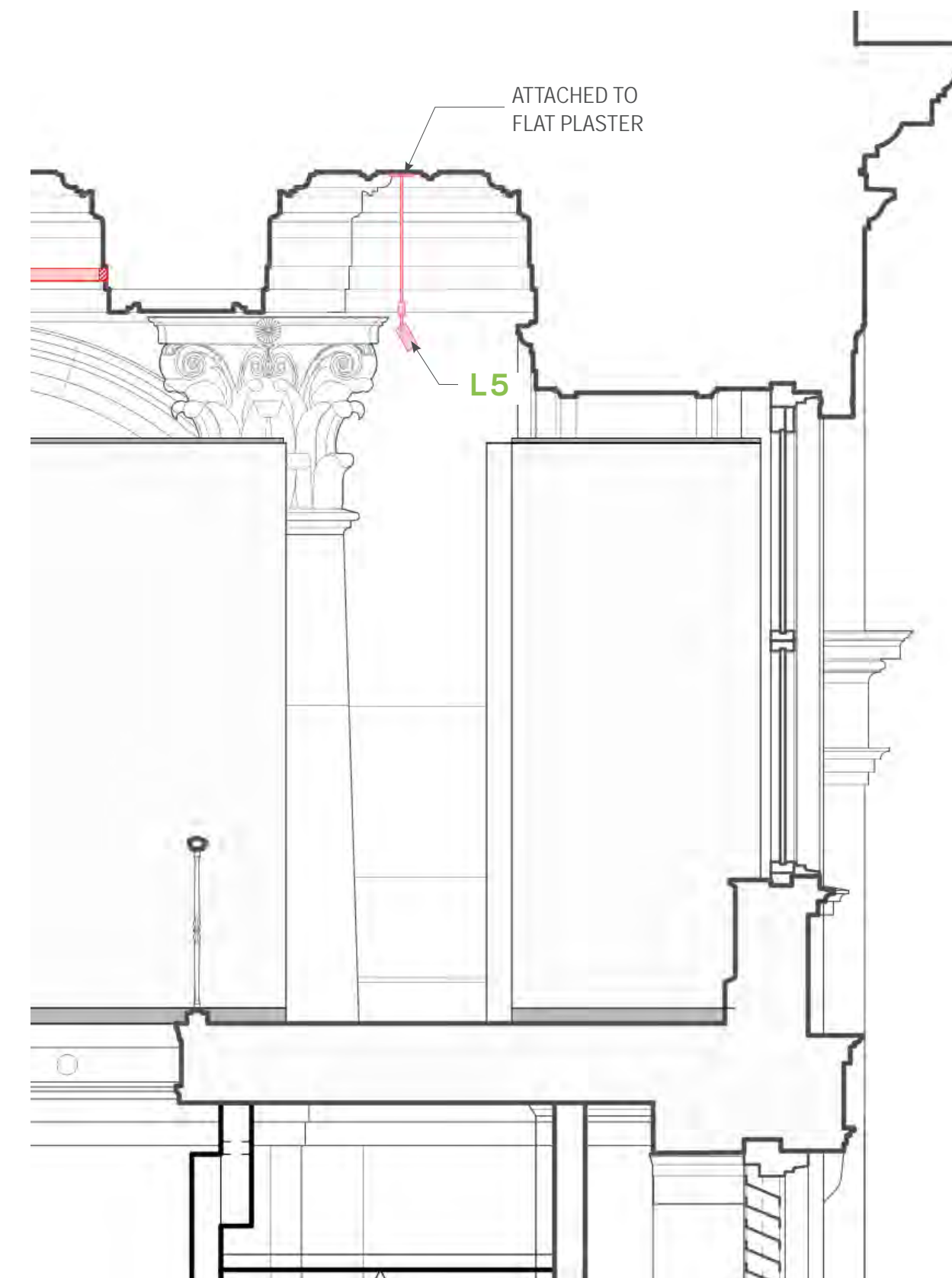
L5- SUSPENDED TRACK LIGHT



1 SECTION



2 RENDER



1 SECTION



2 RENDER

VS

↑ PREVIOUS ↑

↑ PROPOSED ↑

JACK SHAINMAN GALLERY

March 19, 2024

The current proposal is:

Preservation Department – Item 1, LPC-23-08657

**346 Broadway (aka 108 Leonard Street, 46 Lafayette Street) – Former  
New York Life Insurance 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**