

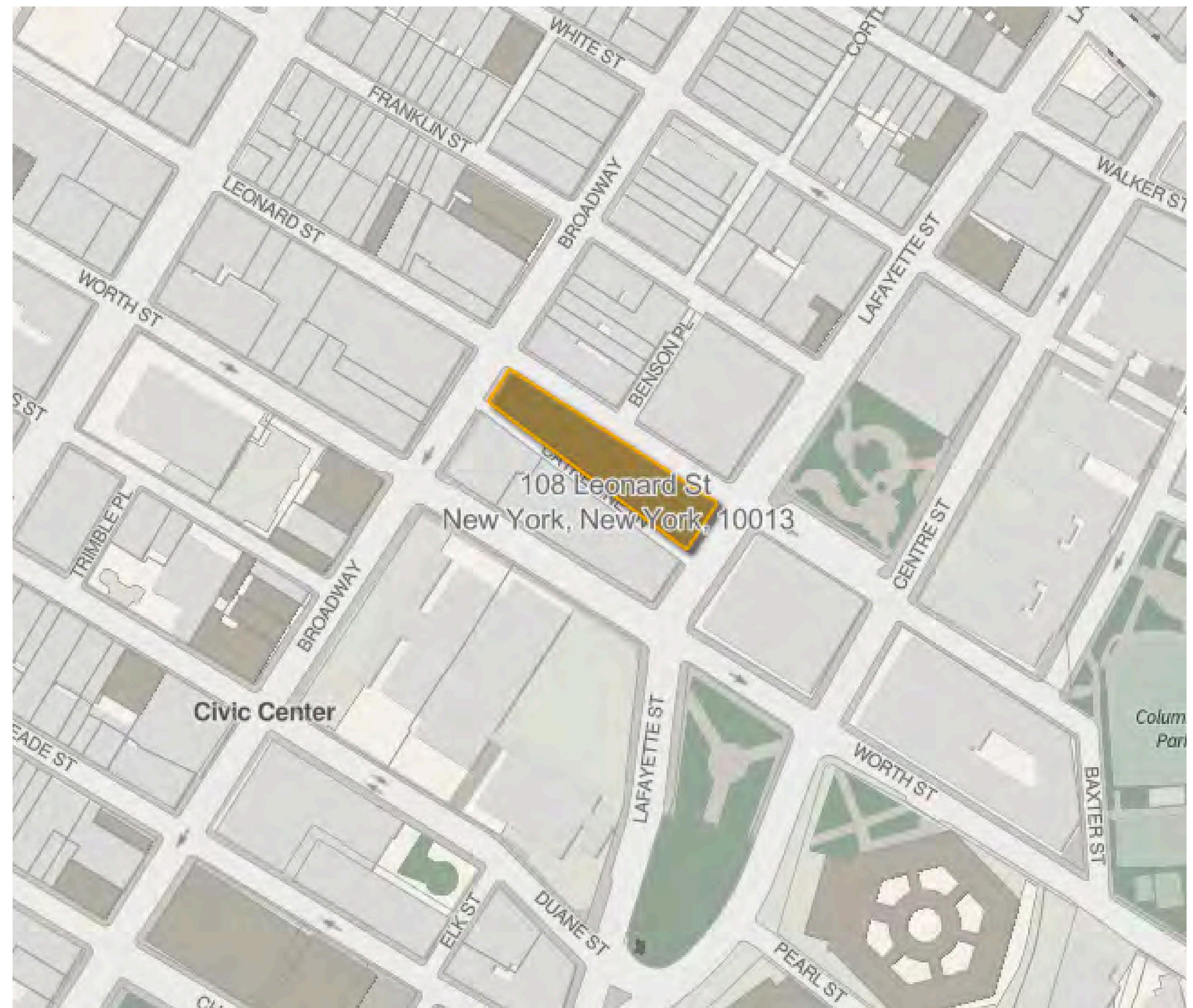
February 3, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 2, LPC-24-09650

**346 Broadway (aka 108 Leonard Street, 50 Lafayette Street) –
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.

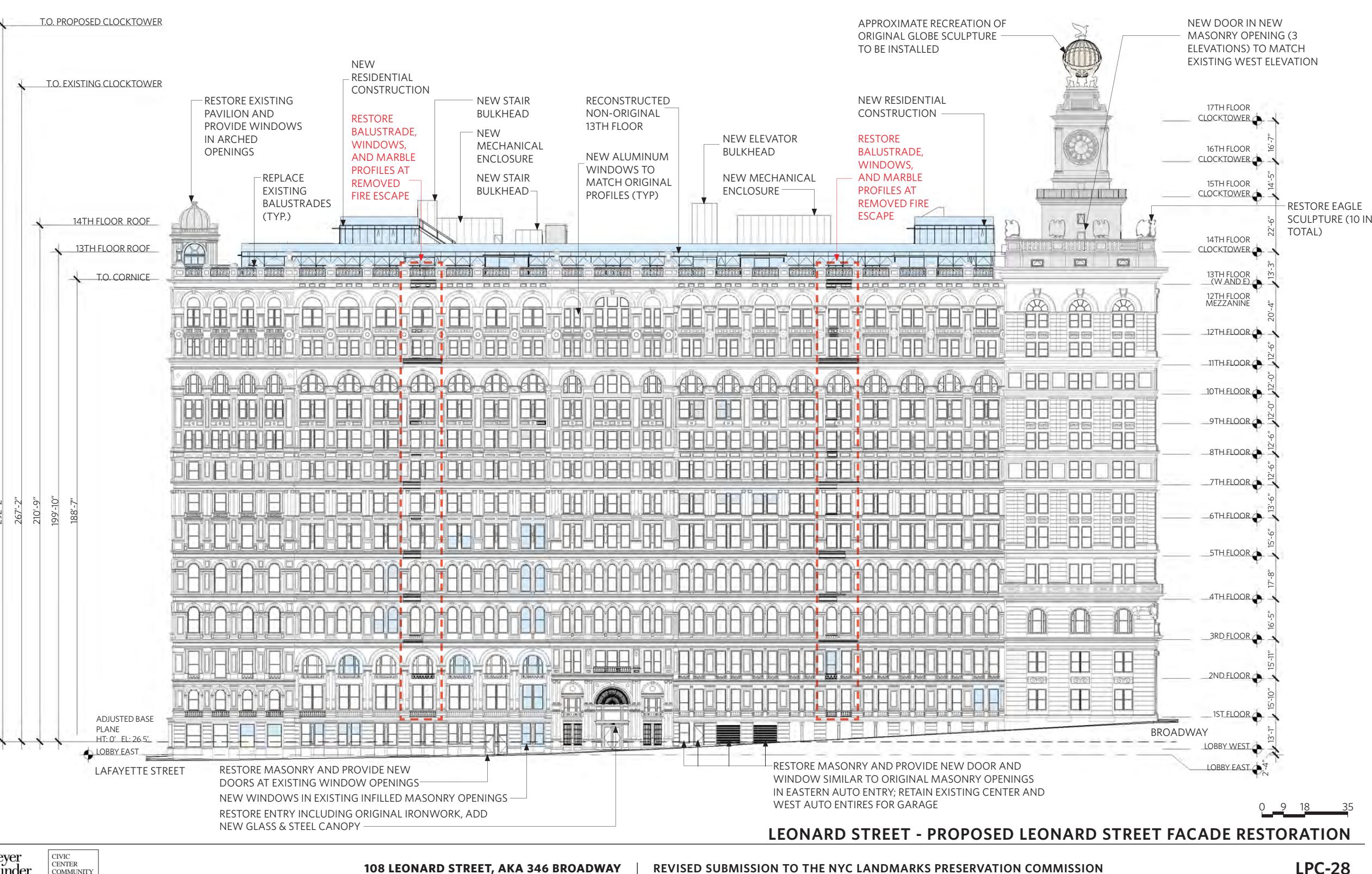


NEW YORK LIFE INSURANCE CO. BUILDING
108 Leonard Street - 346 Broadway
Landmarks Preservation Commission • Public Meeting February 3, 2026

RESIDENTIAL CONVERSION PROJECT



Restored facade
masonry and
windows



Exterior
restoration scope



View east from Broadway



View southwest across Lafayette Street

NEW YORK LIFE INSURANCE CO. BUILDING

108 Leonard Street - 346 Broadway

Landmarks Preservation Commission • Public Meeting February 3, 2026

RESIDENTIAL CONVERSION PROJECT



Restored and
relocated
Presidential
Anteroom

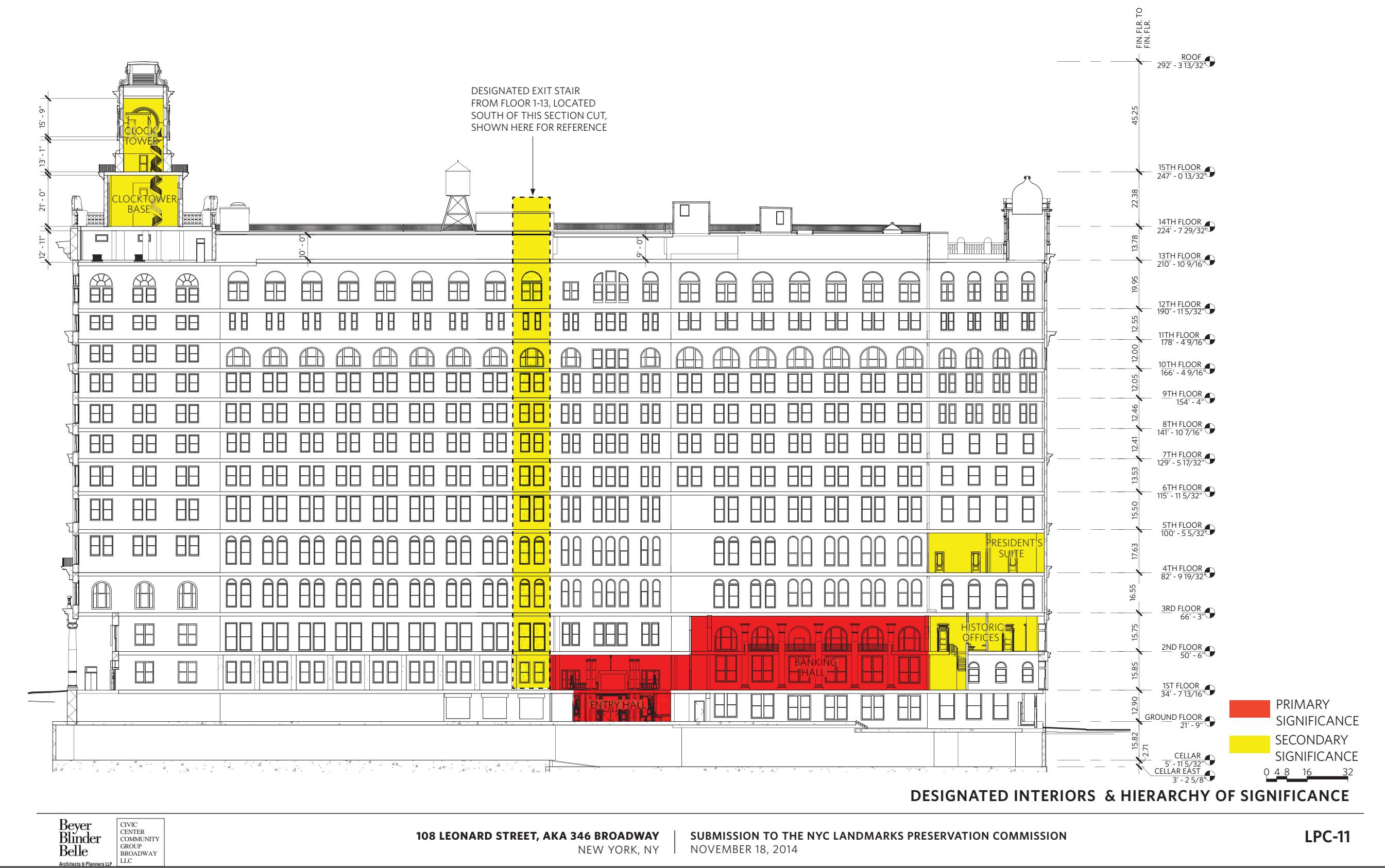


Restored
fourth-floor
Presidential
Office Suite



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 February 3, 2026

LEONARD STREET LOBBY - EXISTING PHOTOS



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.

Public Meeting June 24, 2025.

- Commissioners **took no action** on these items.



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108 Leonard Street - 346 Broadway

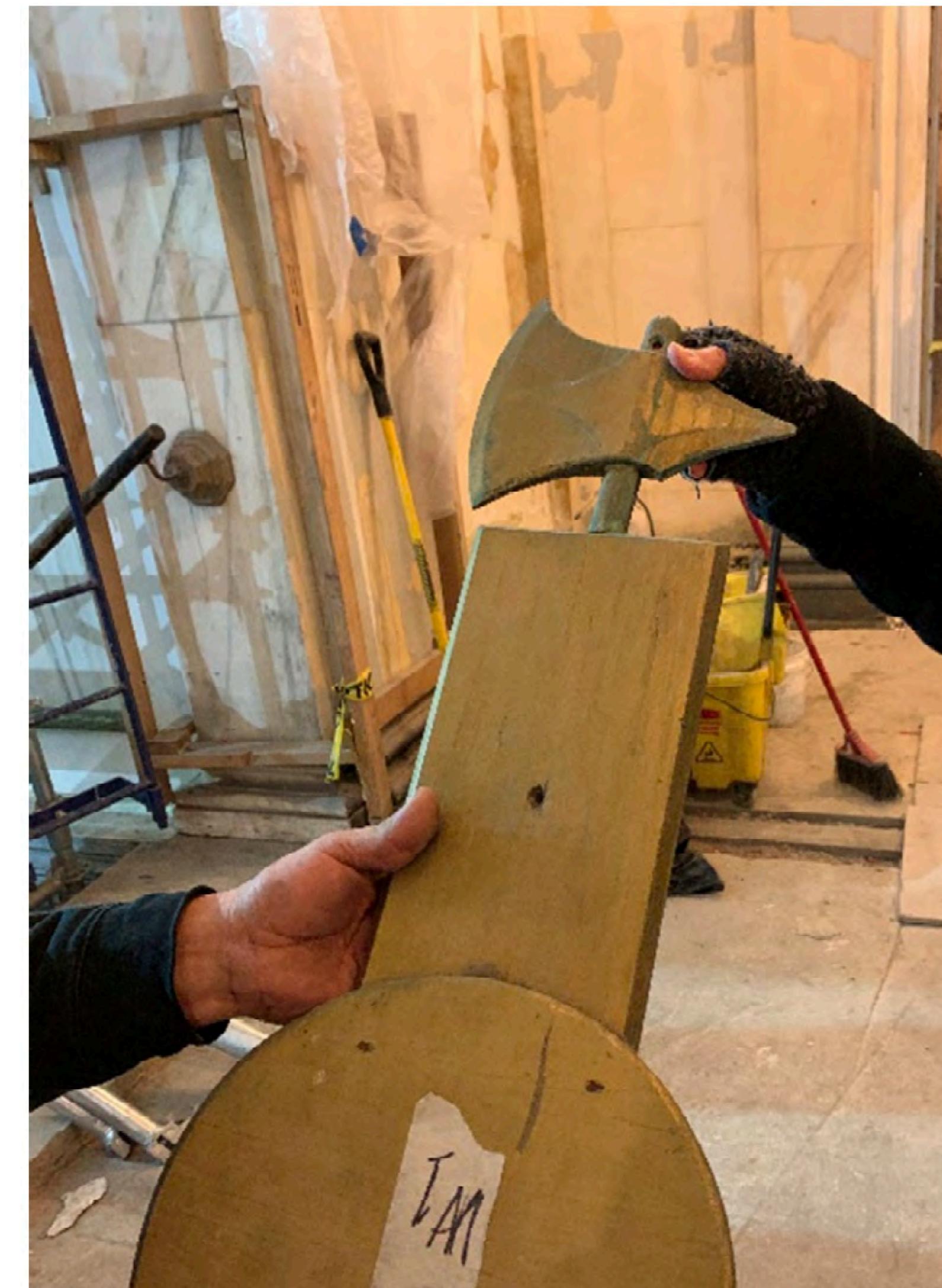
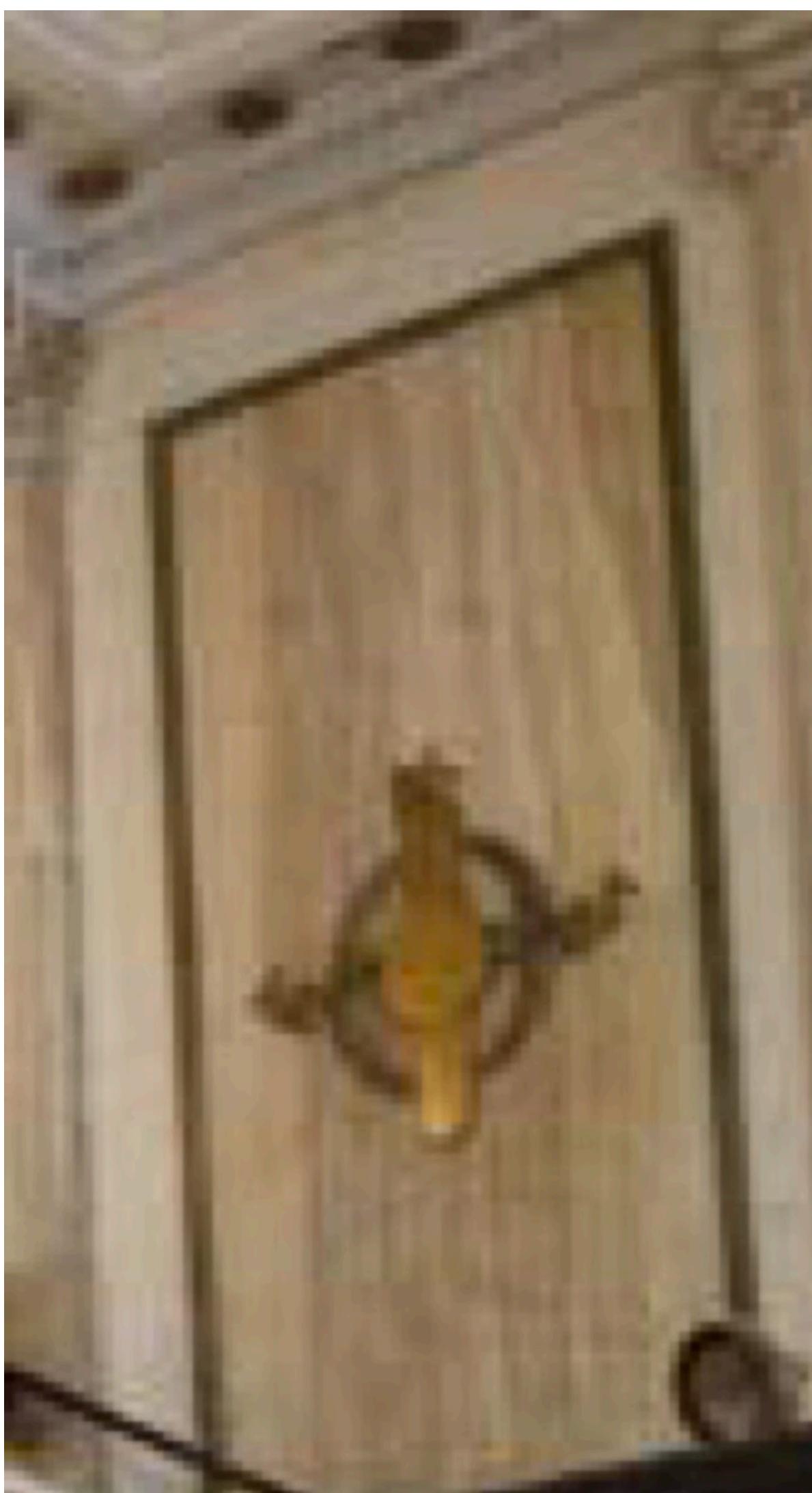
Landmarks Preservation Commission • Public Meeting February 3, 2026

LOBBY WALL ORNAMENT

LOBBY WALL ORNAMENT



1895 McKim, Mead & White drawing and 1903 photo of 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 Binder Belle Field Observation Report)

NEW YORK LIFE INSURANCE CO. BUILDING

108 Leonard Street - 346 Broadway

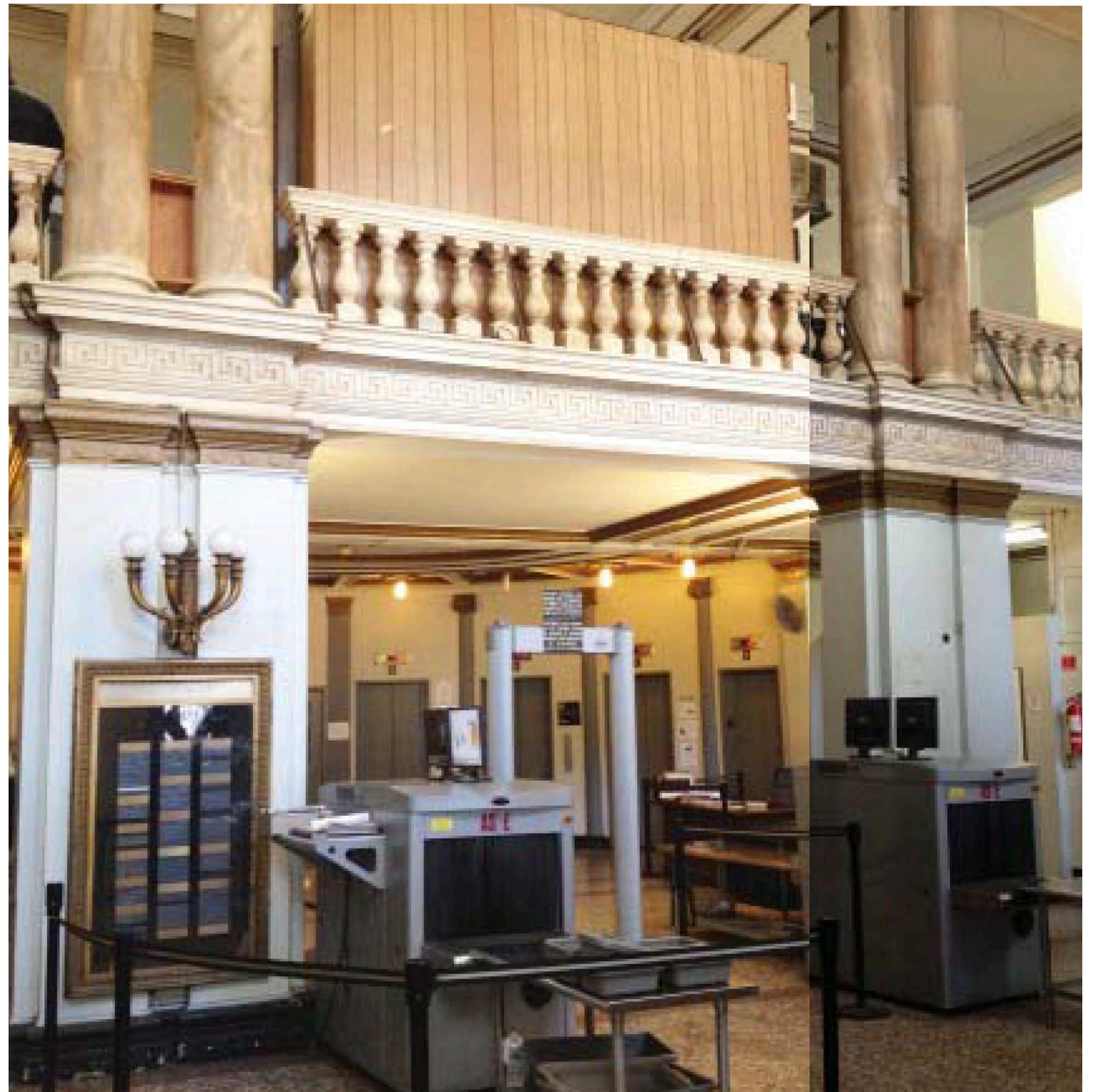
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LOBBY WALL ORNAMENT - EXISTING PHOTOS



LOBBY FLOORING

LEONARD STREET LOBBY - PRE-PROJECT PHOTOS



NEW YORK LIFE INSURANCE CO. BUILDING

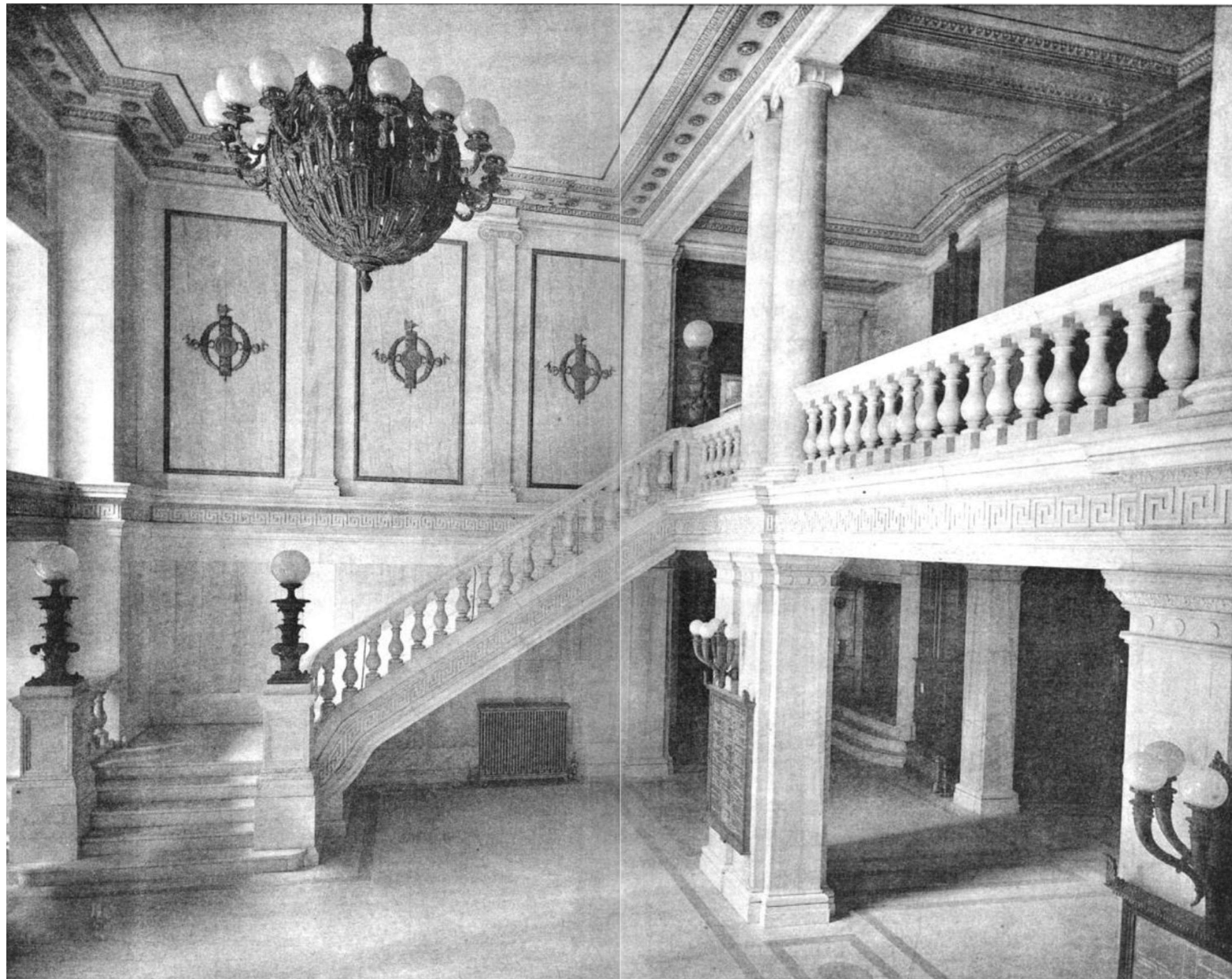
108 Leonard Street - 346 Broadway

Landmarks Preservation Commission • Public Meeting February 3, 2026

LEONARD STREET LOBBY - HISTORIC PHOTOS

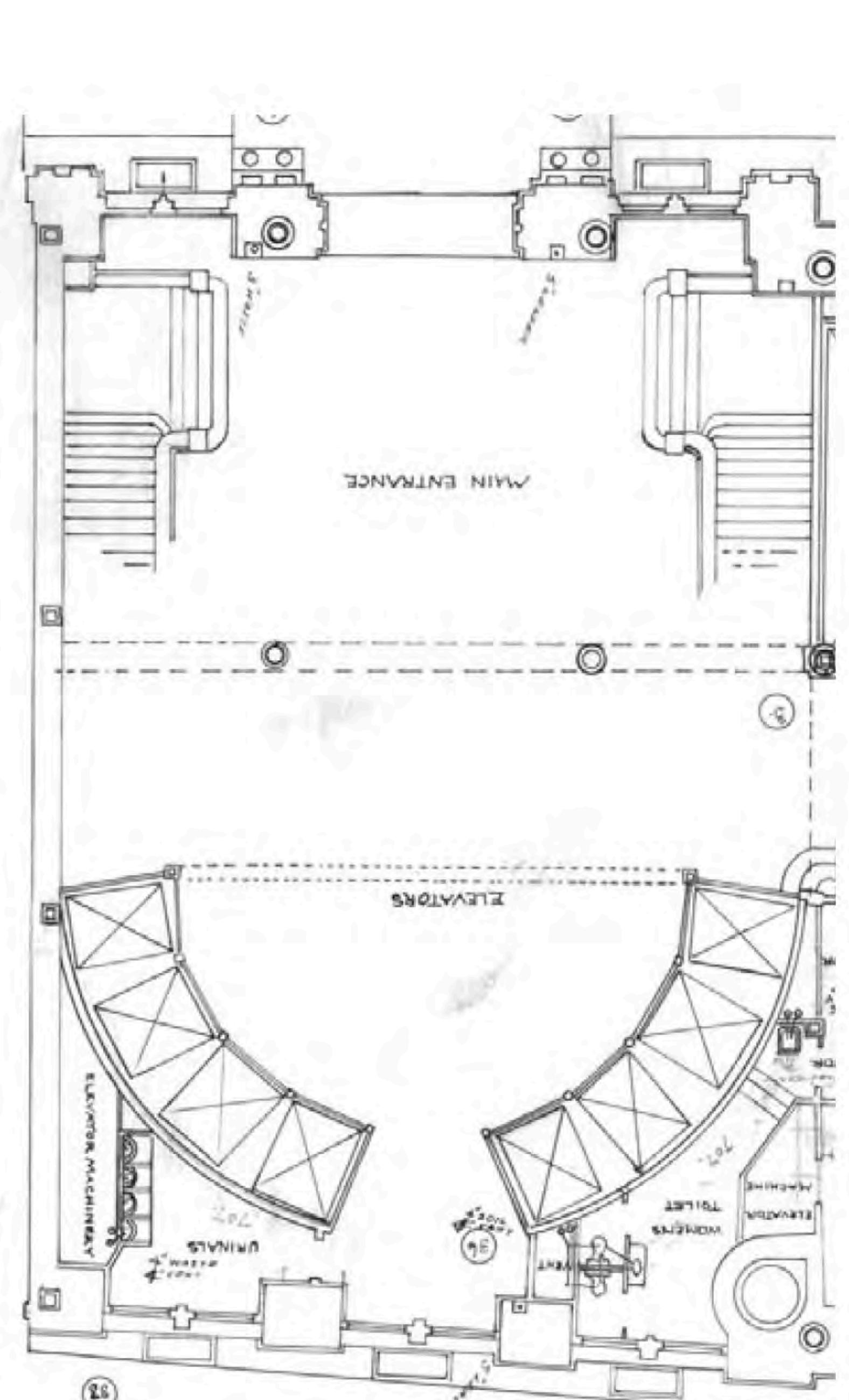


undated

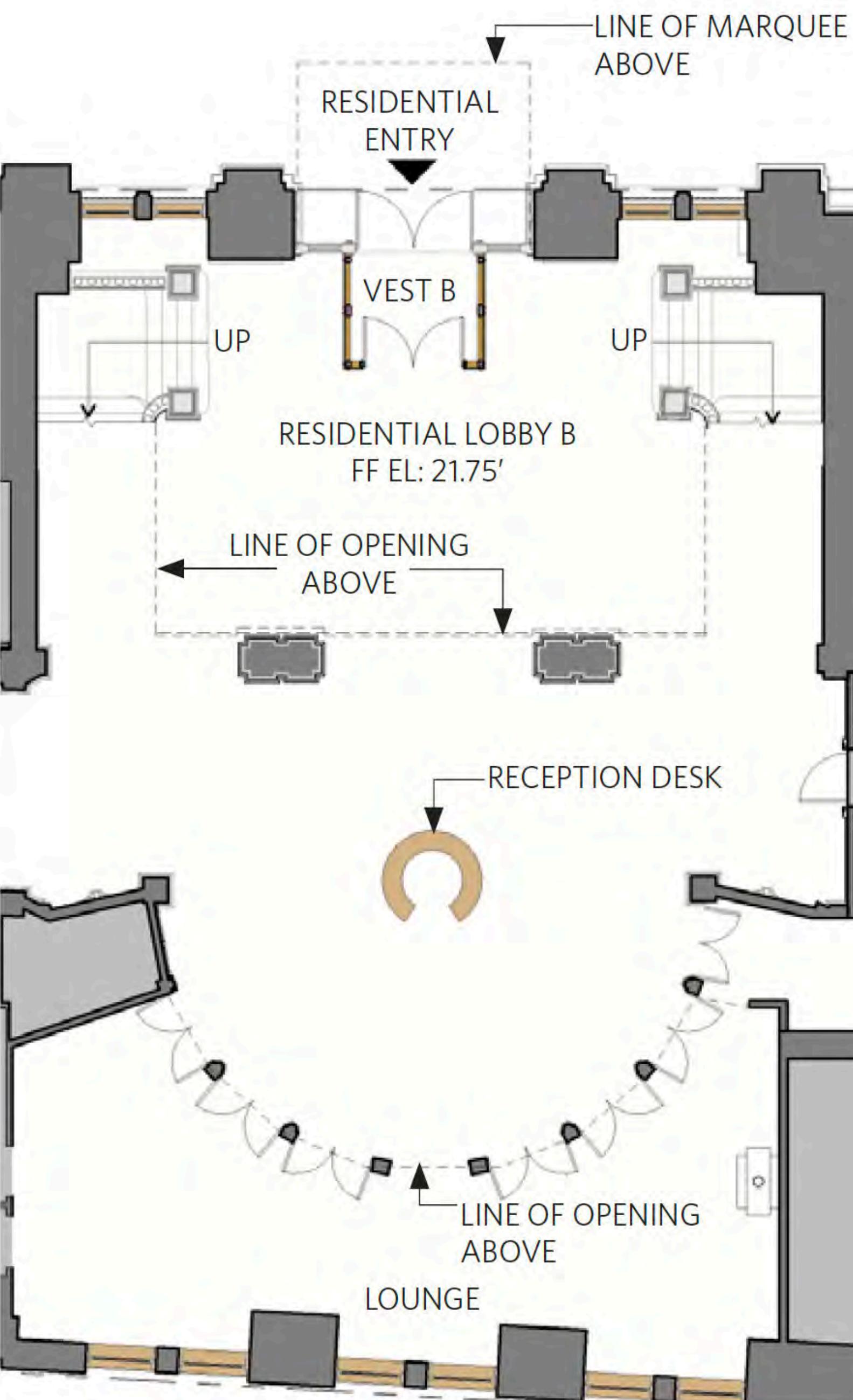


1903

FLOORING - COMMISSION APPROVAL



ORIGINAL GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

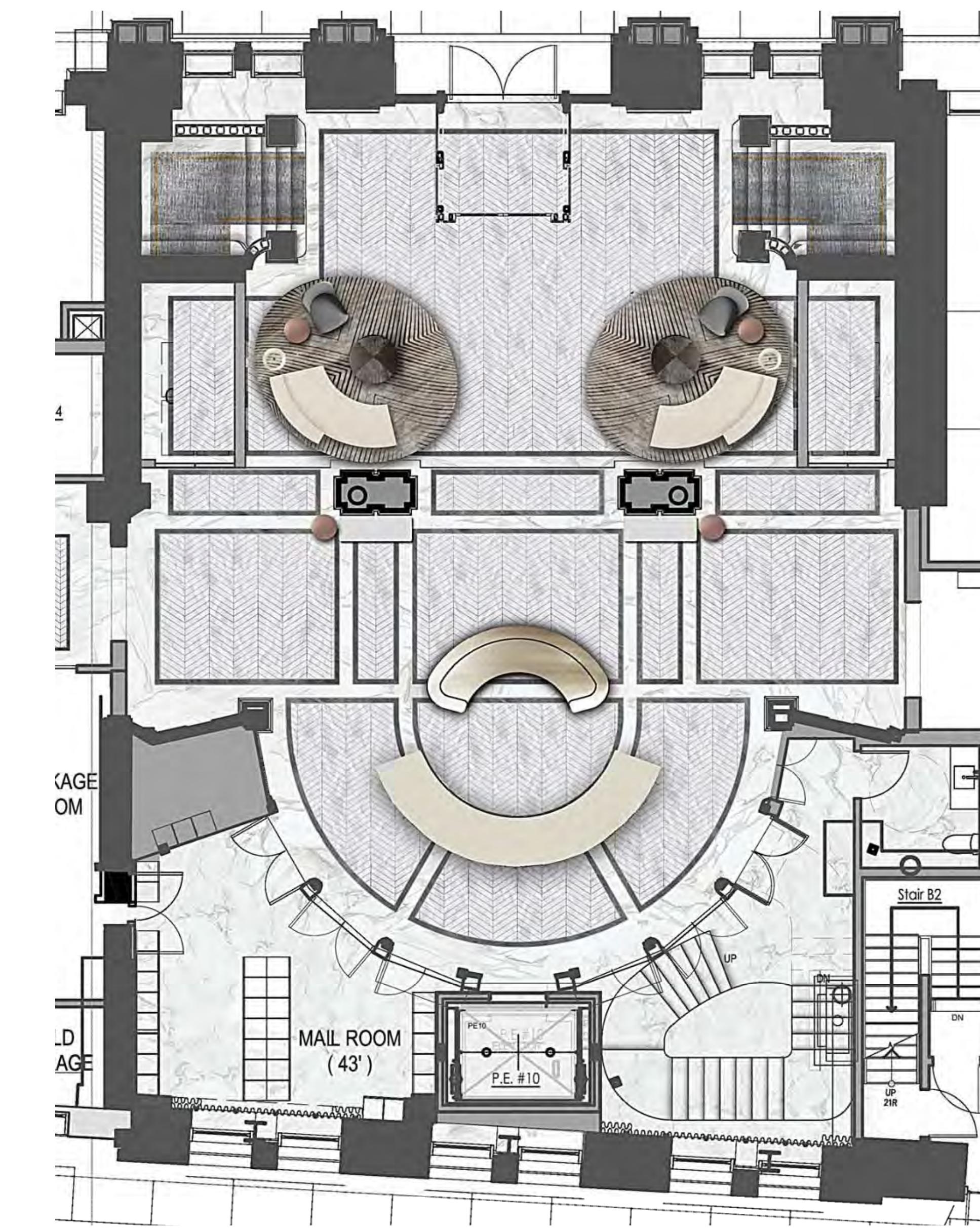
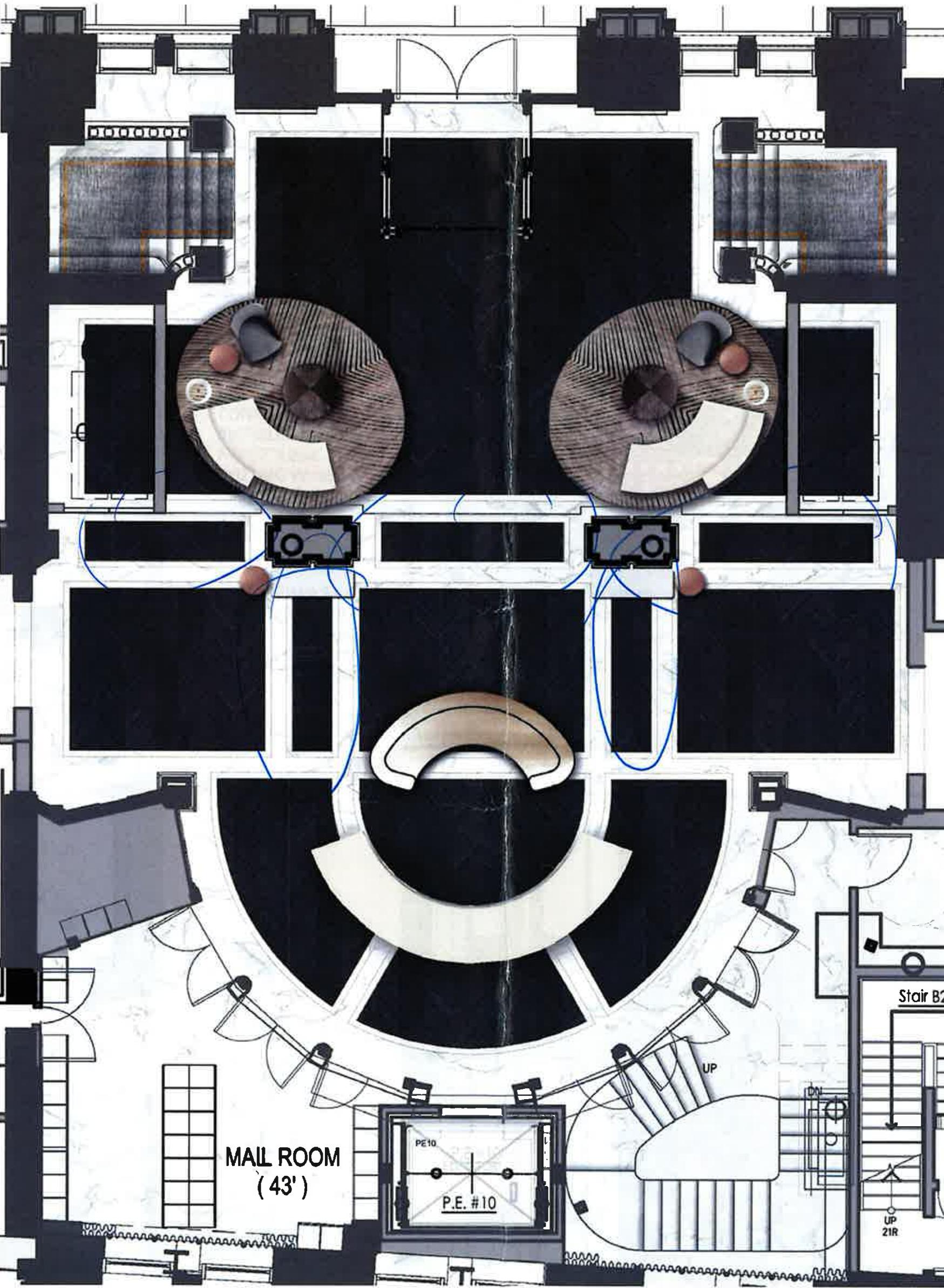


Approved Public Meeting Presentation, 2014

FLOORING - 2016 STAFF UPDATES

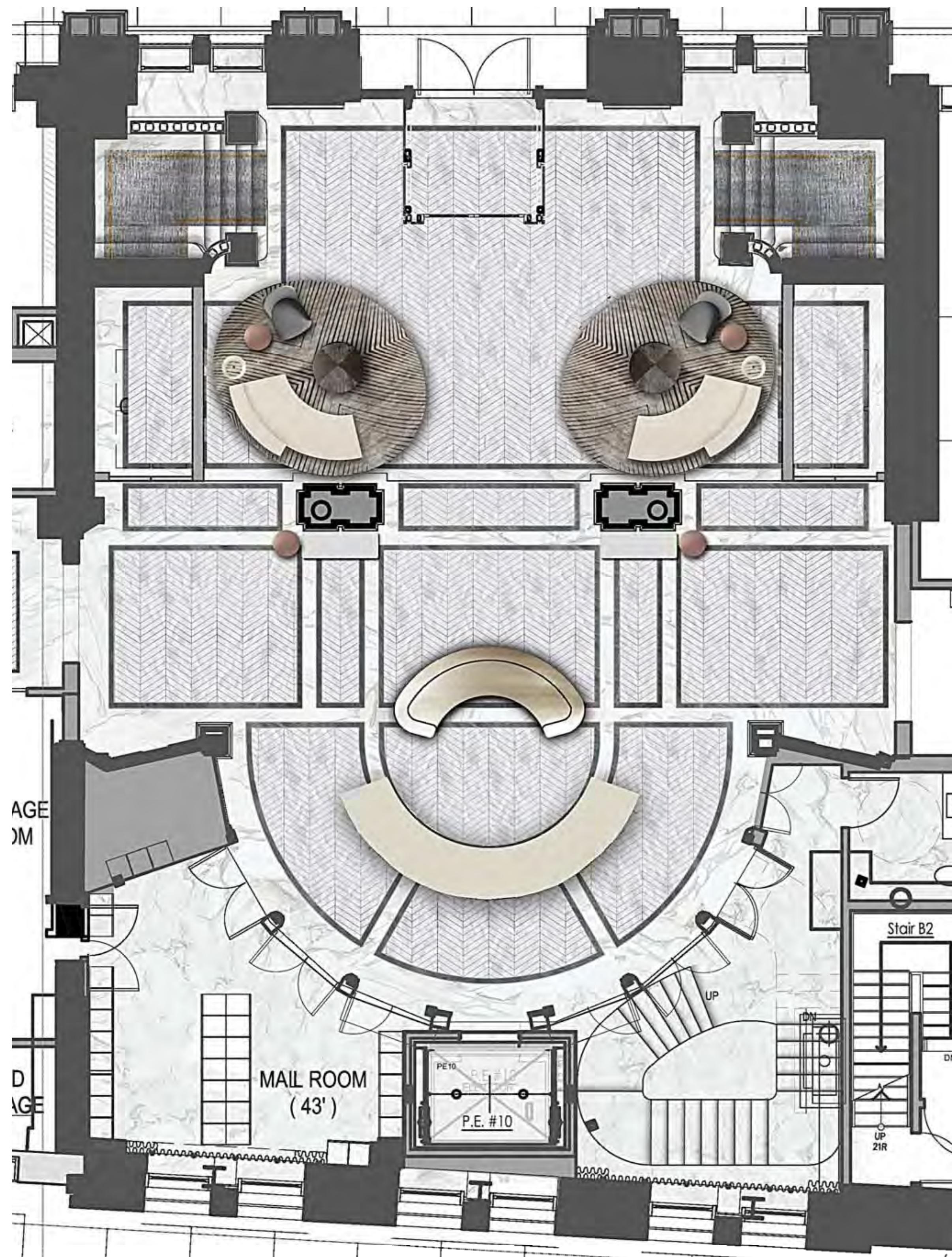


Rendering and plan of proposed updates submitted to staff in August 2016.

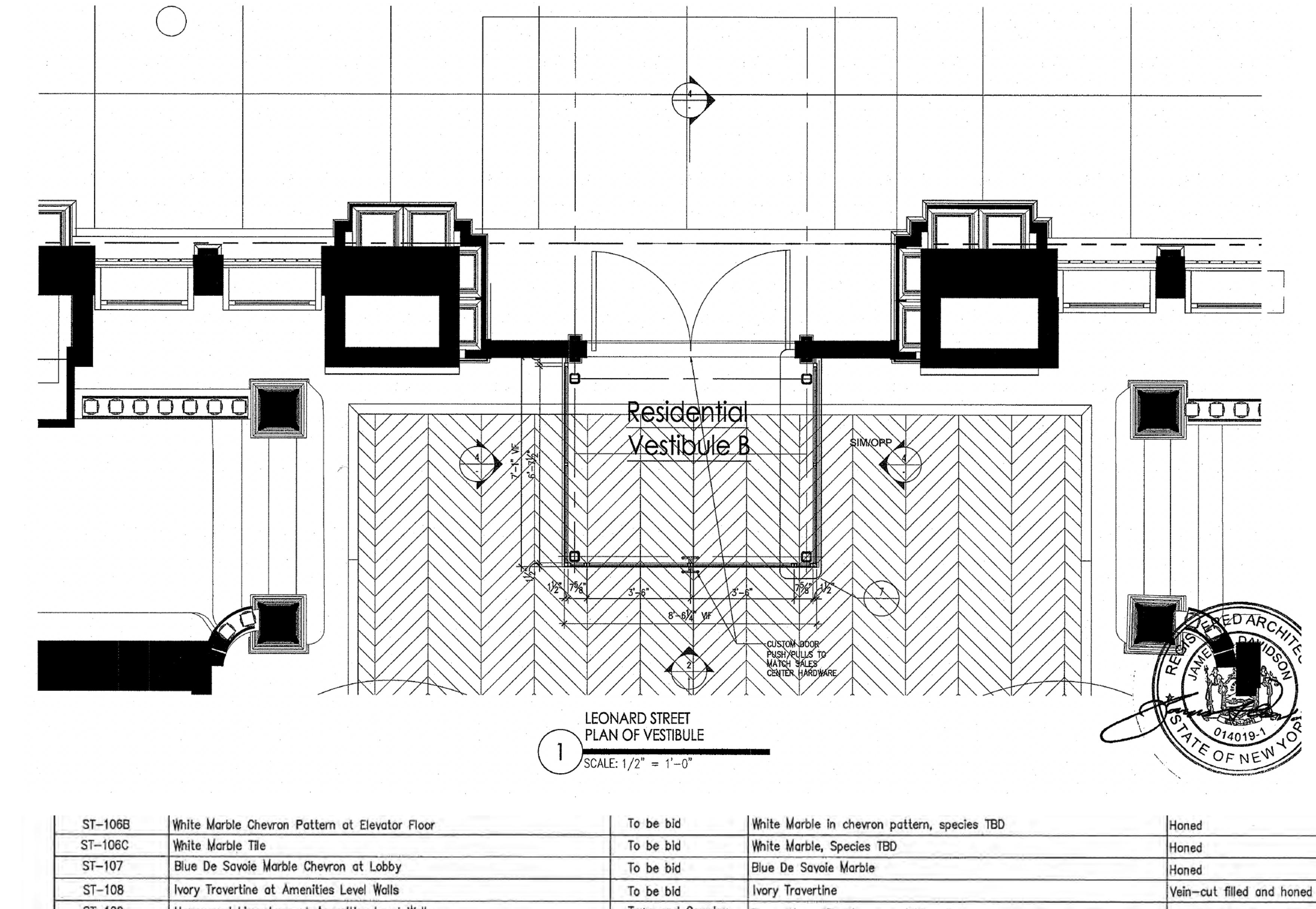


Revised plan submitted to staff in September 2016, in response to staff feedback on floor stone color

FLOORING - 2016 STAFF UPDATE AND 2018 PERMIT SET



Revised plan submitted to staff in September 2016



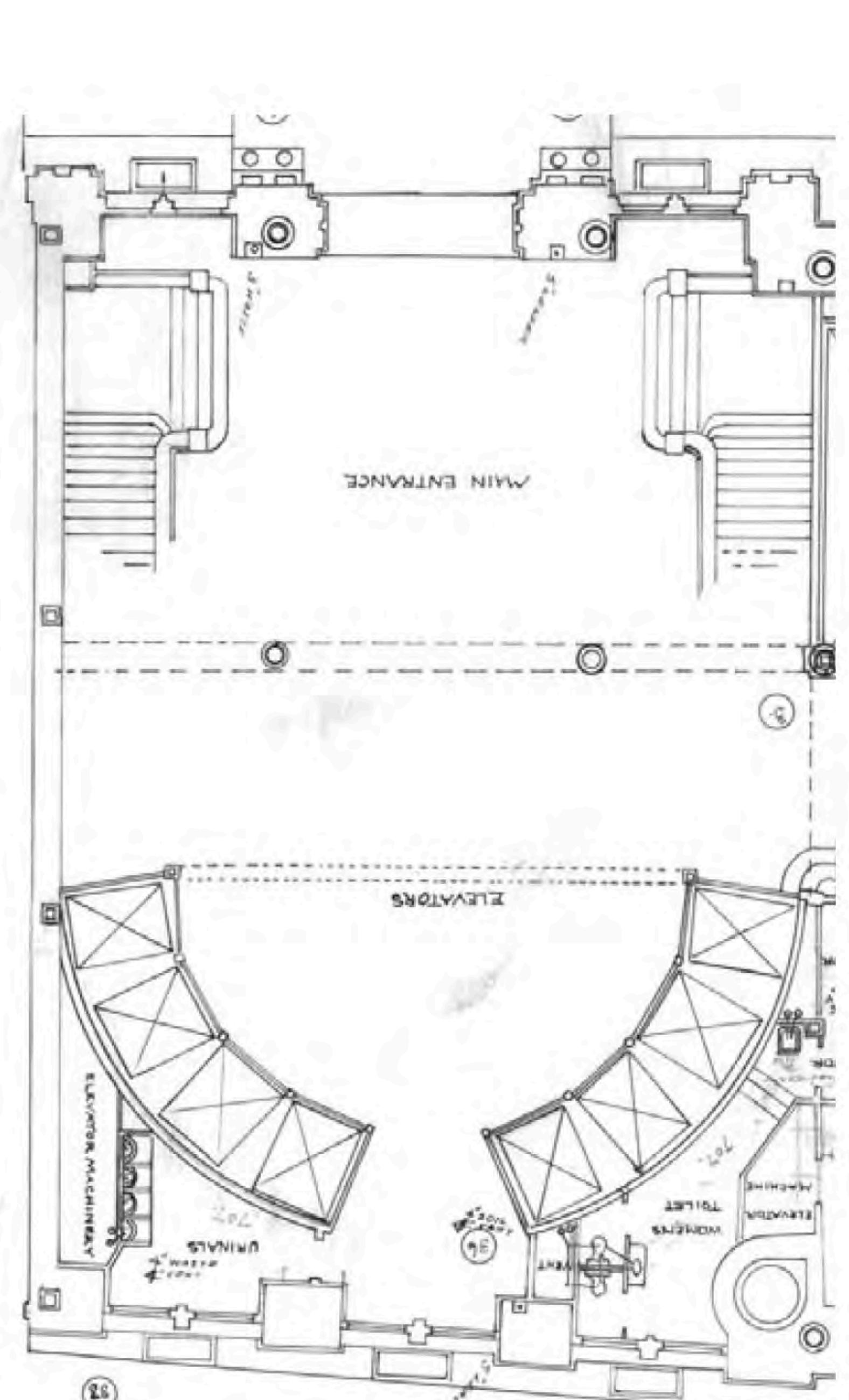
Approved 2018 LPC amendment drawing and finish schedule

FLOOR - EXISTING PHOTOS

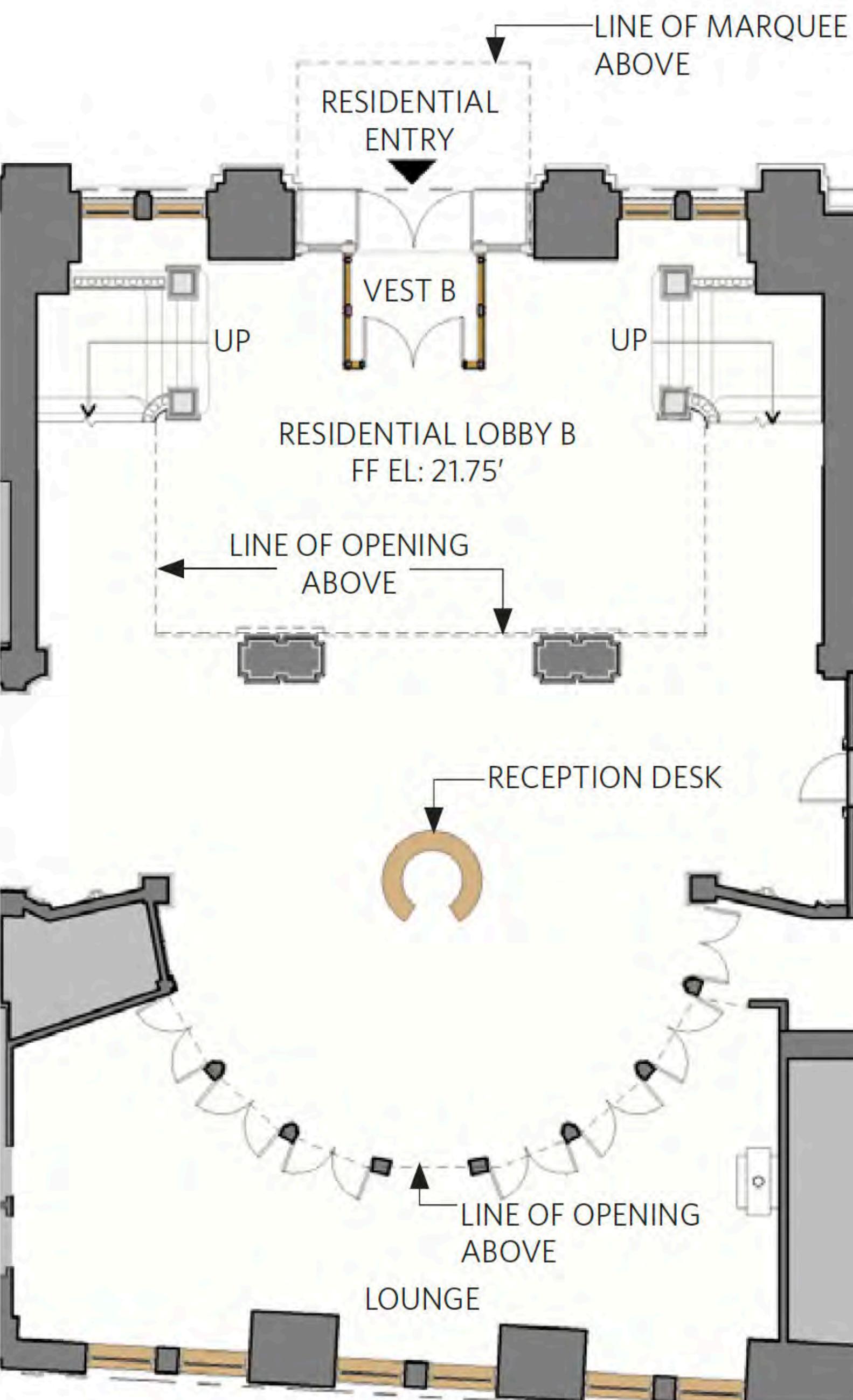


LOBBY FURNITURE

FURNITURE - COMMISSION APPROVAL



ORIGINAL GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

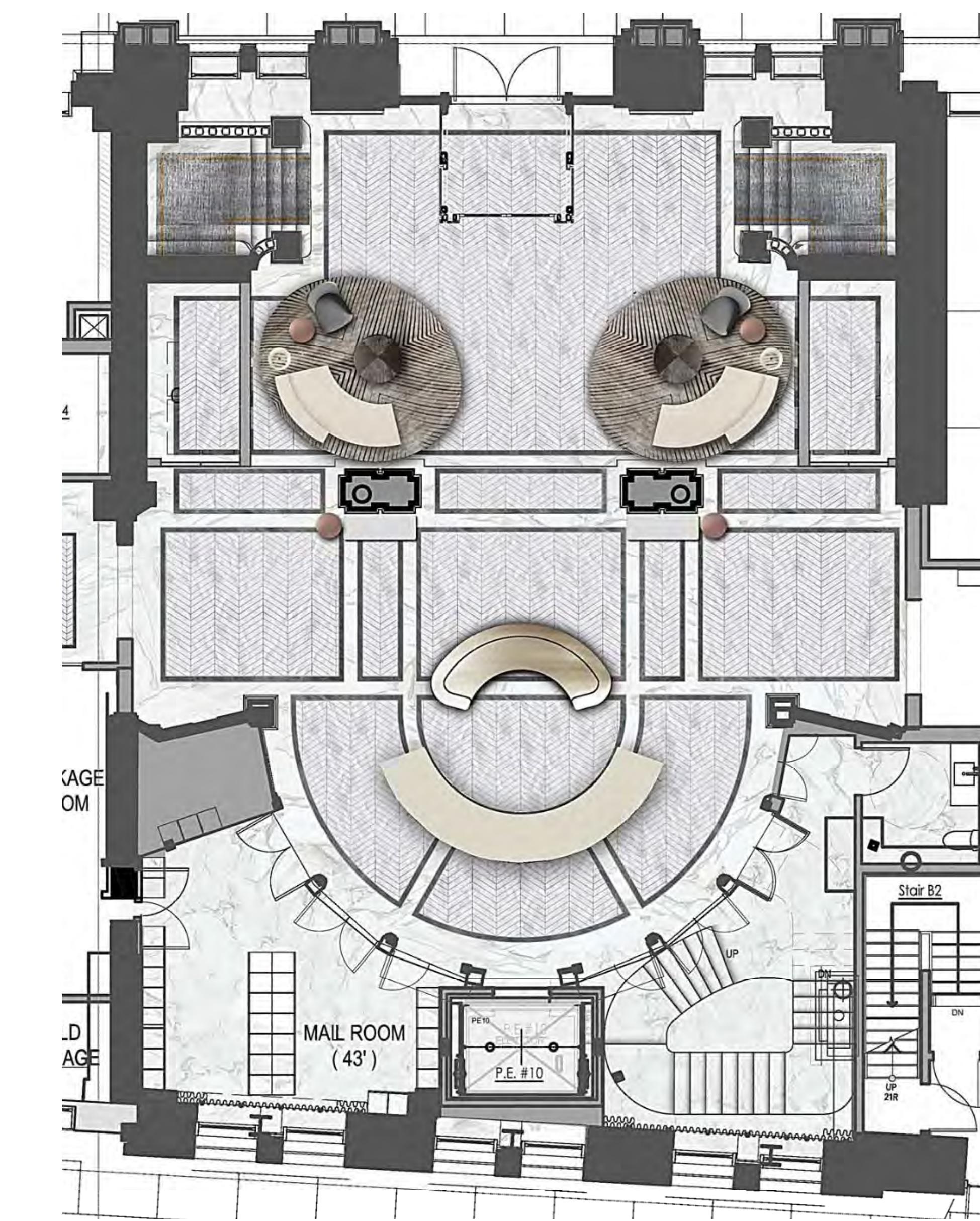
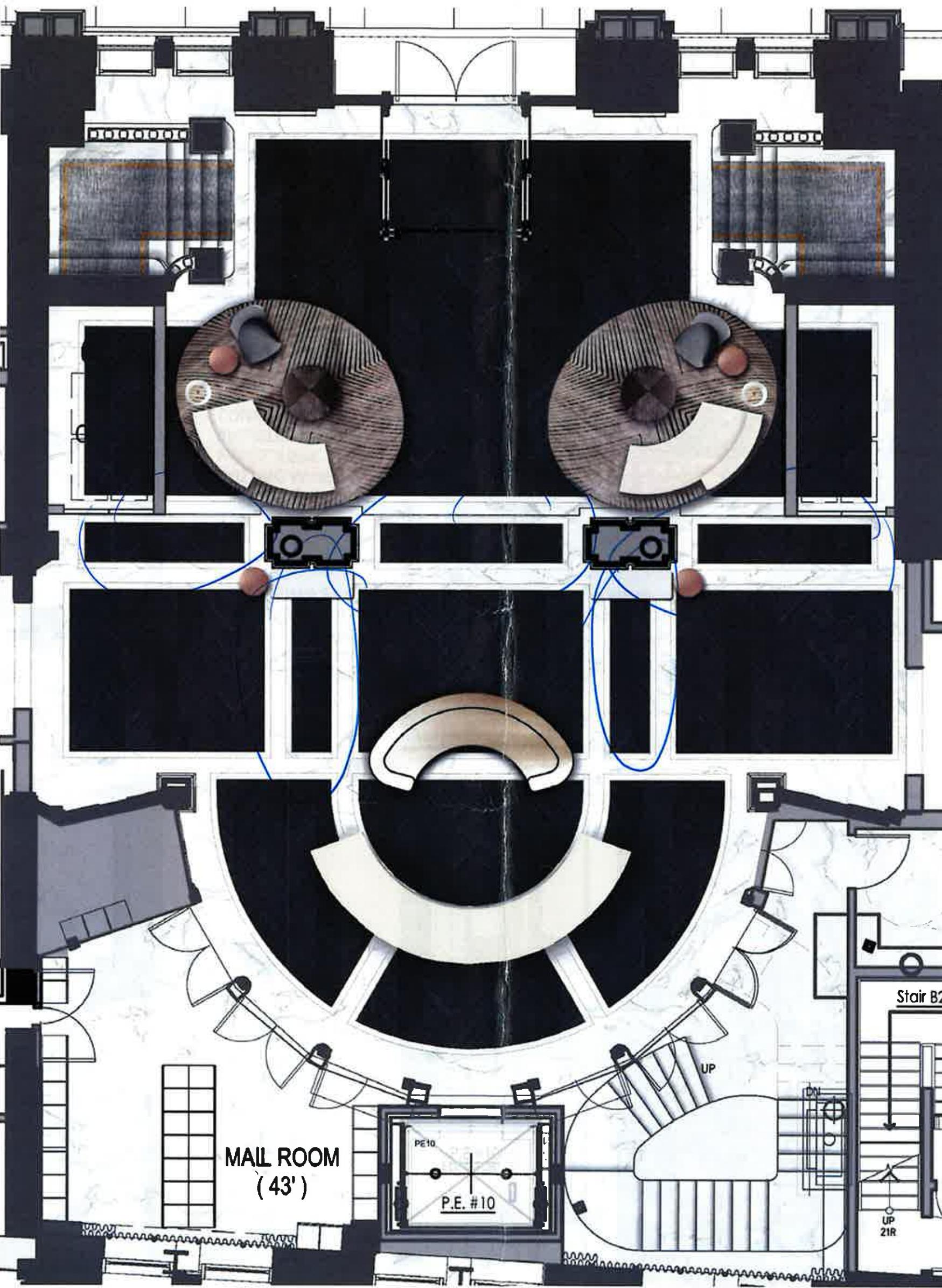


Approved Public Meeting Presentation, 2014

FURNITURE - 2016 STAFF UPDATES

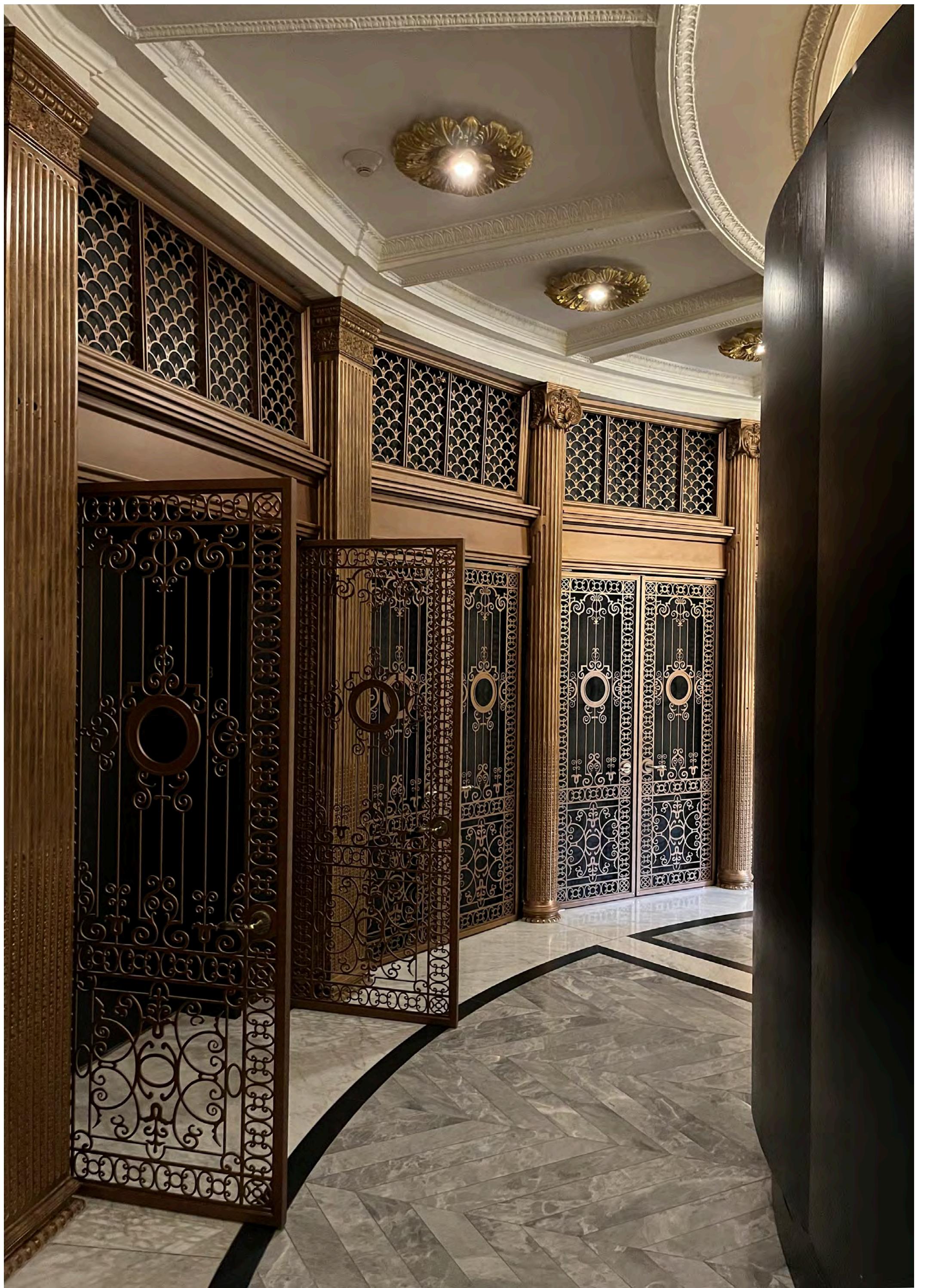


Rendering and plan of proposed updates submitted to staff in August 2016.



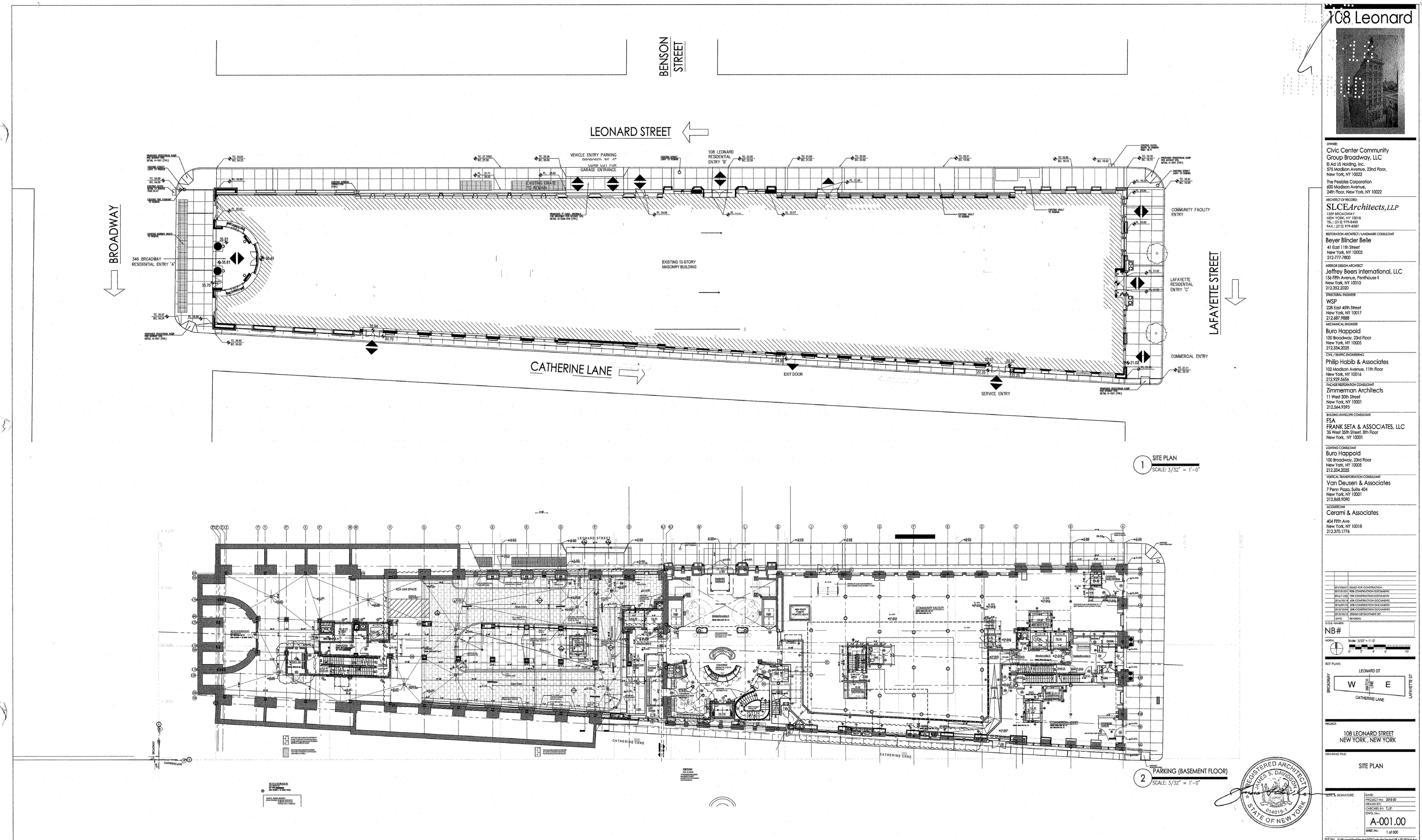
Revised plan submitted to staff in September 2016, in response to staff feedback on floor stone color

LEONARD STREET LOBBY - EXISTING PHOTOS

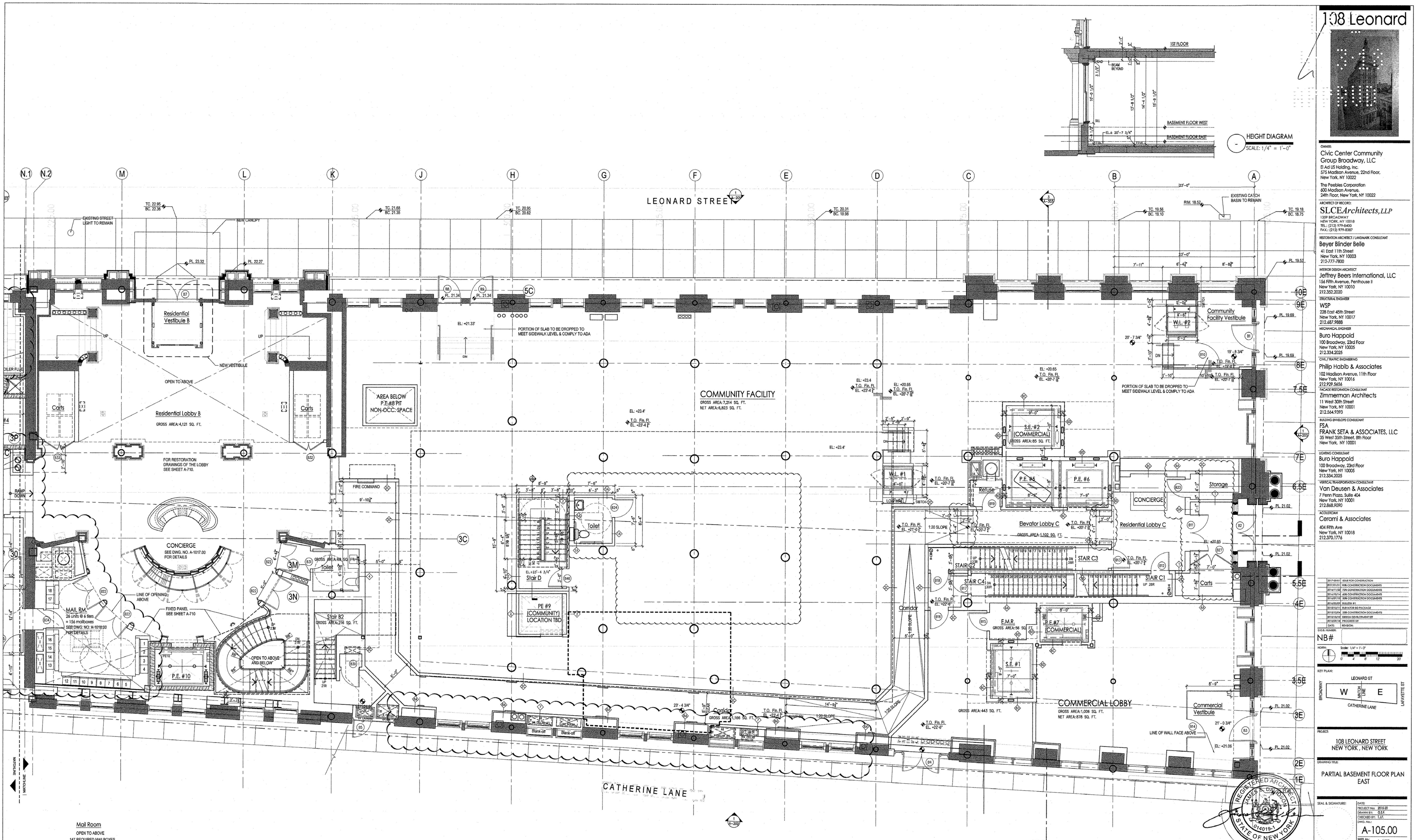


APPROVED FLOOR PLANS

FURNITURE - 2018 APPROVED DRAWINGS



FURNITURE - 2018 APPROVED DRAWINGS

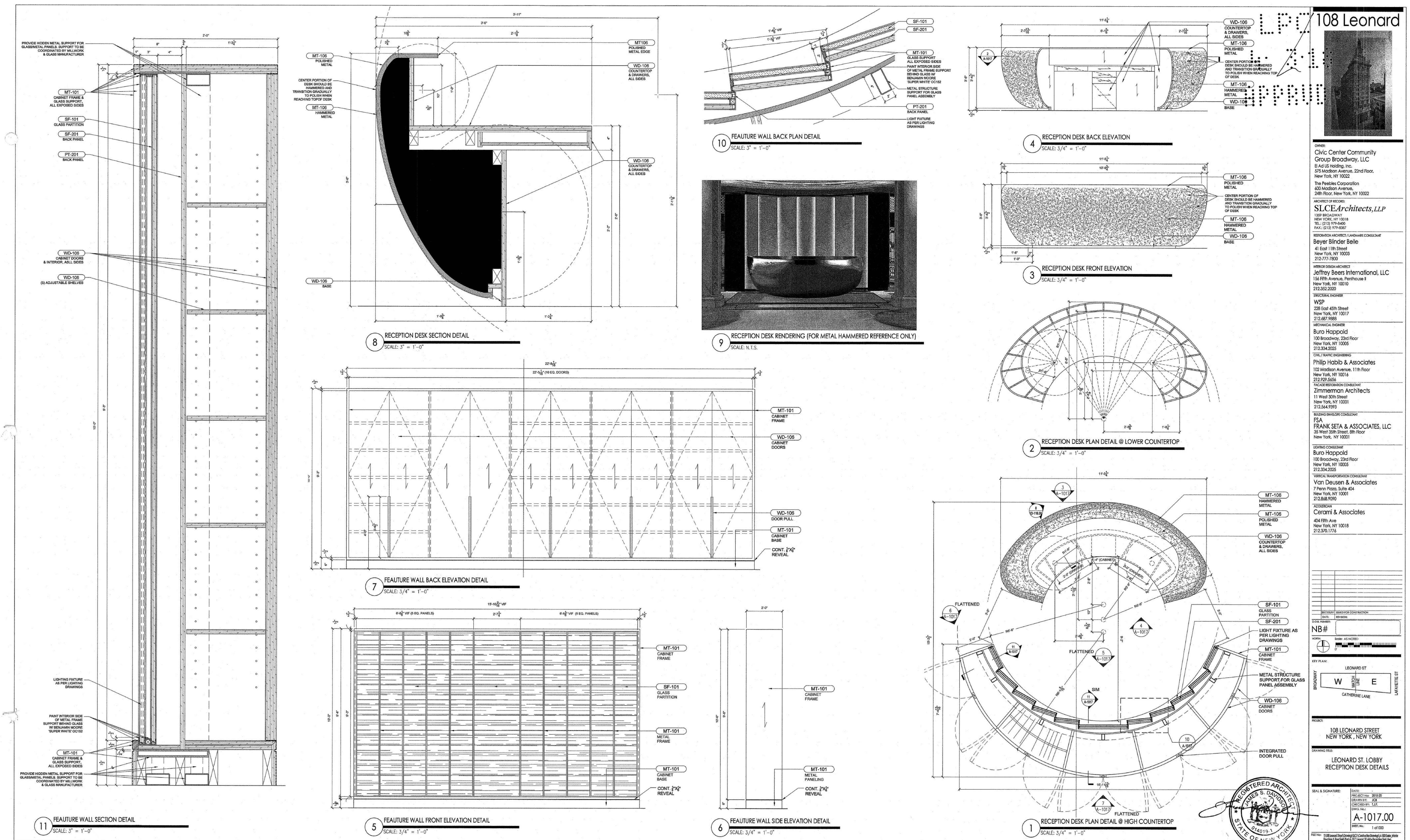


NEW YORK LIFE INSURANCE CO. BUILDING

108 Leonard Street - 346 Broadway

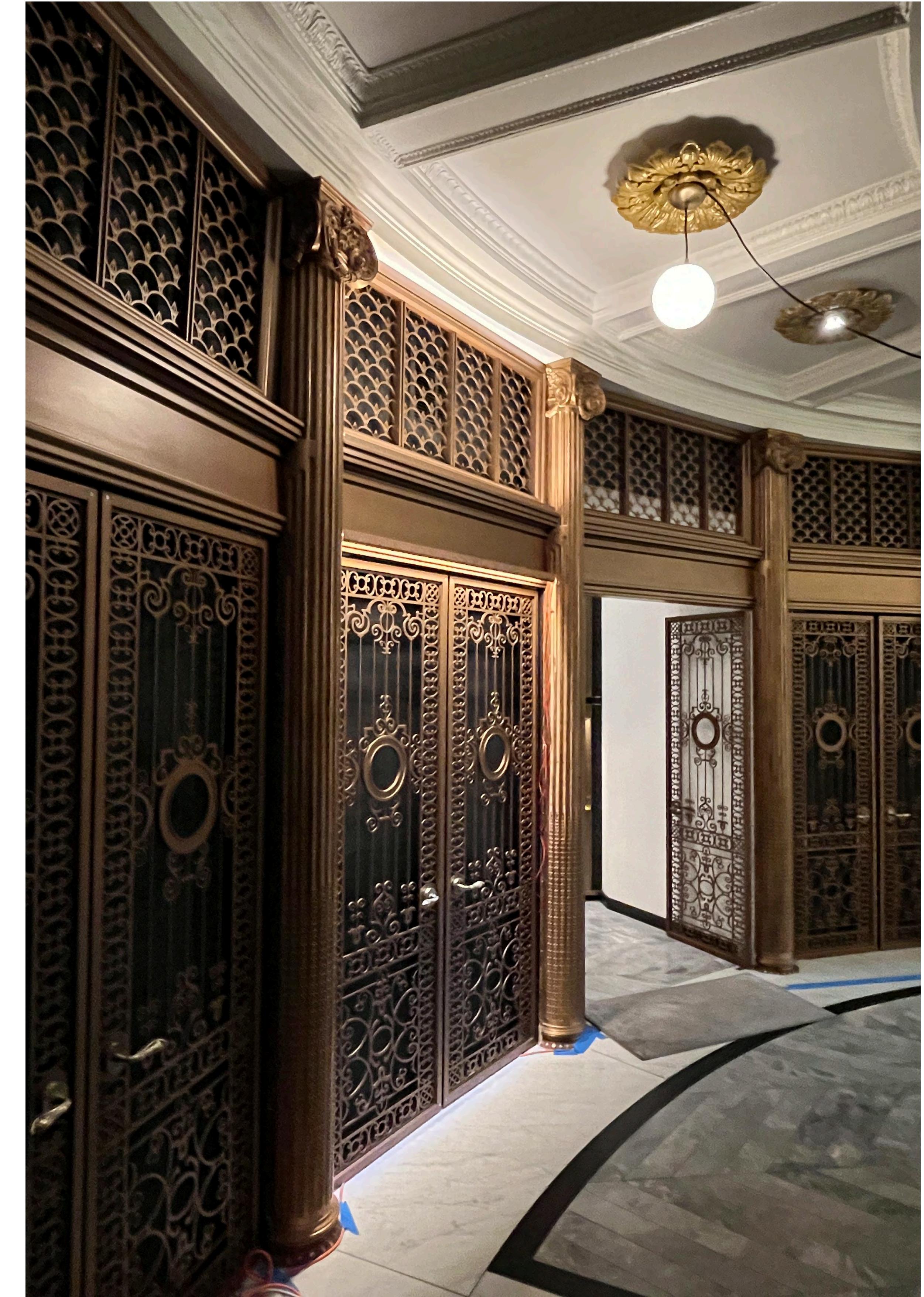
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FURNITURE - 2018 APPROVED DRAWINGS



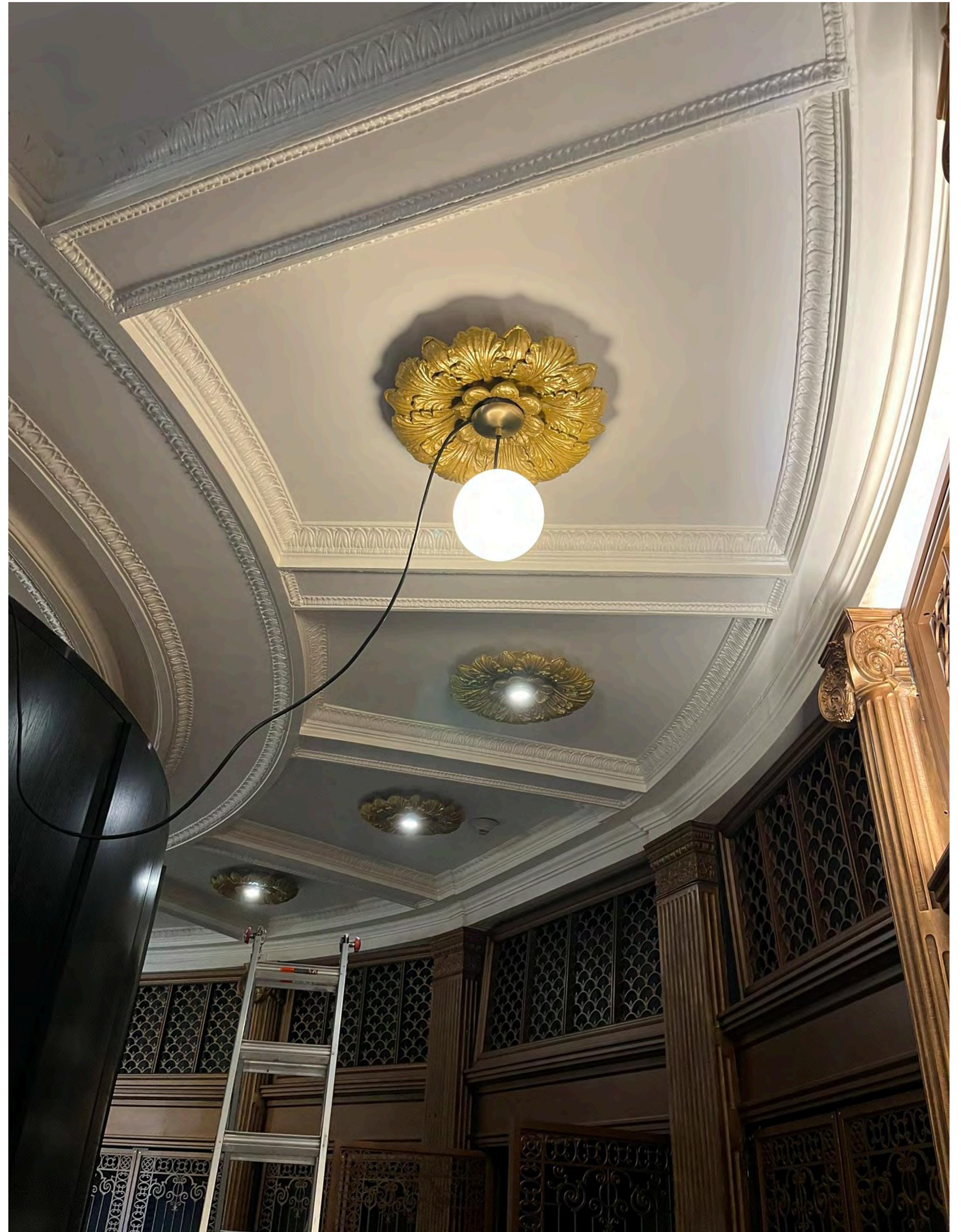
PROPOSED LOBBY ACCENT LIGHTING

ACCENT LIGHTING MOCKUP



NEW YORK LIFE INSURANCE CO. BUILDING
108 Leonard Street - 346 Broadway
Landmarks Preservation Commission • Public Meeting February 3, 2026

ACCENT LIGHTING MOCKUP



ACCENT LIGHTING MOCKUP



EXISTING



PROPOSED

February 3, 2026
Public Meeting

The current proposal is:

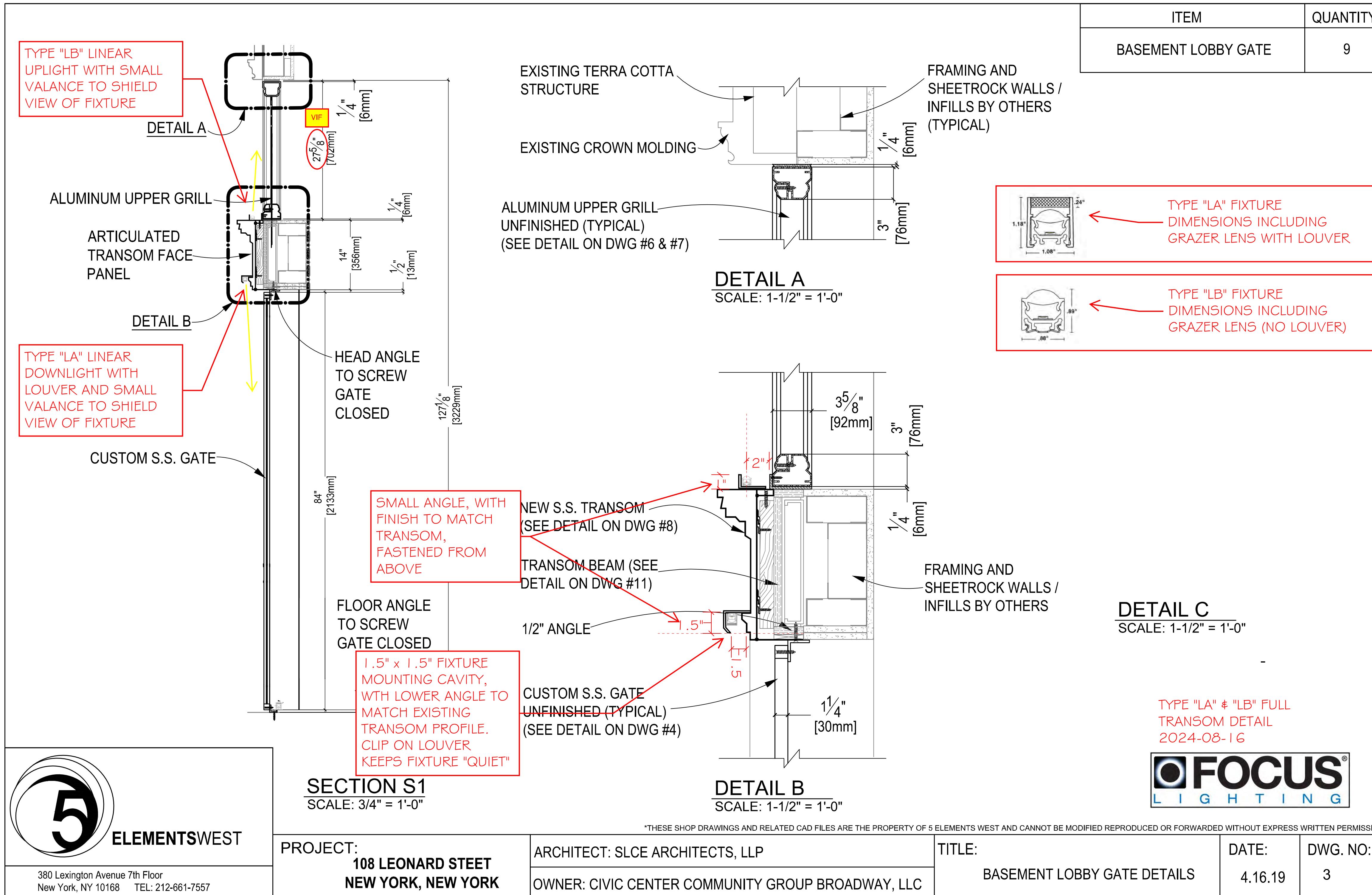
Preservation Department – Item 2, LPC-24-09650

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Individual and Interior Landmark – Borough of Manhattan**

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APPENDIX

PROPOSED ACCENT LIGHTING



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 ceiling
- Internal illumination of cabinet lowered to dimmest non-off setting

LIGHTING MOCKUP



LIGHTING MOCKUP

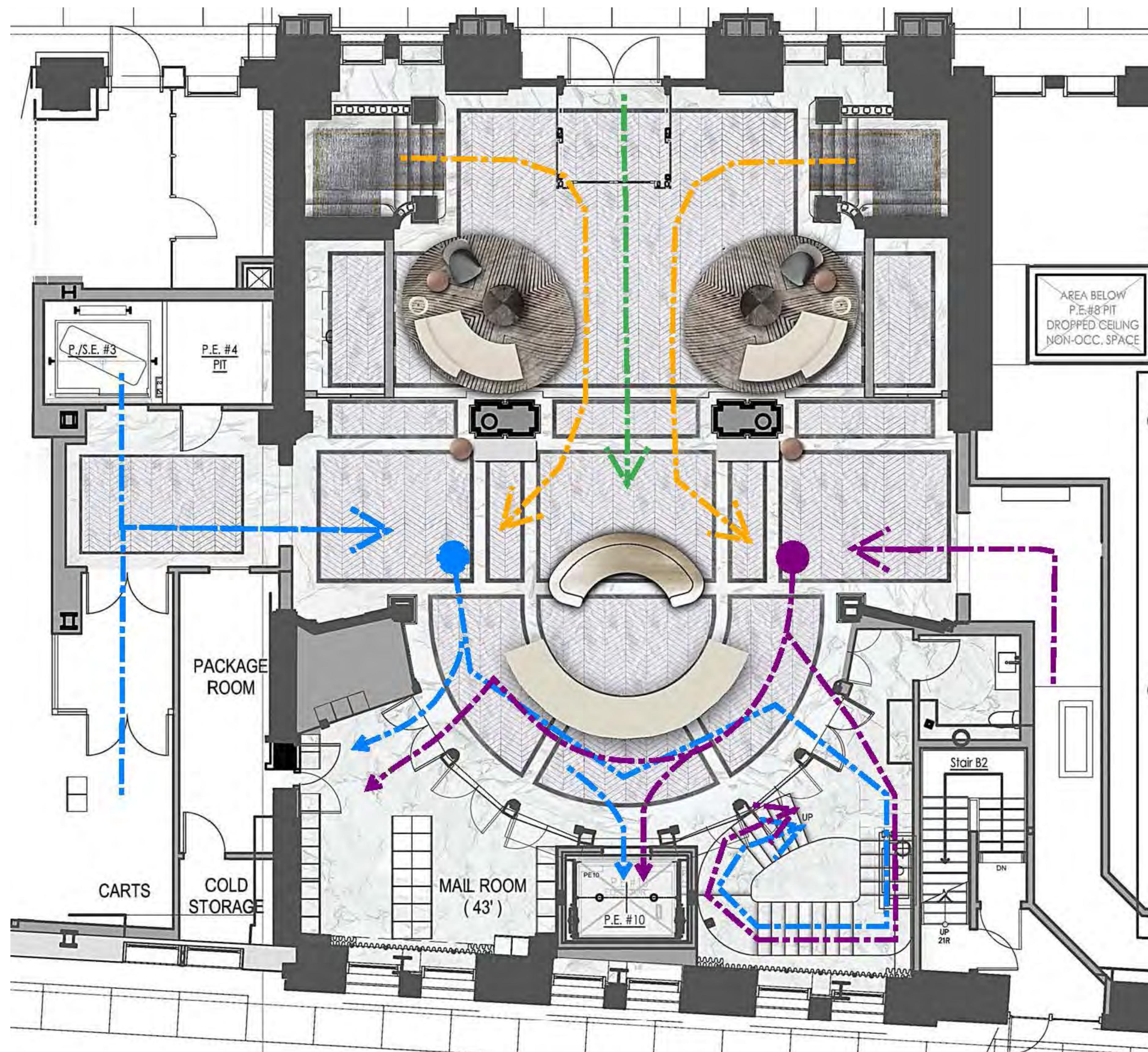


LIGHTING MOCKUP

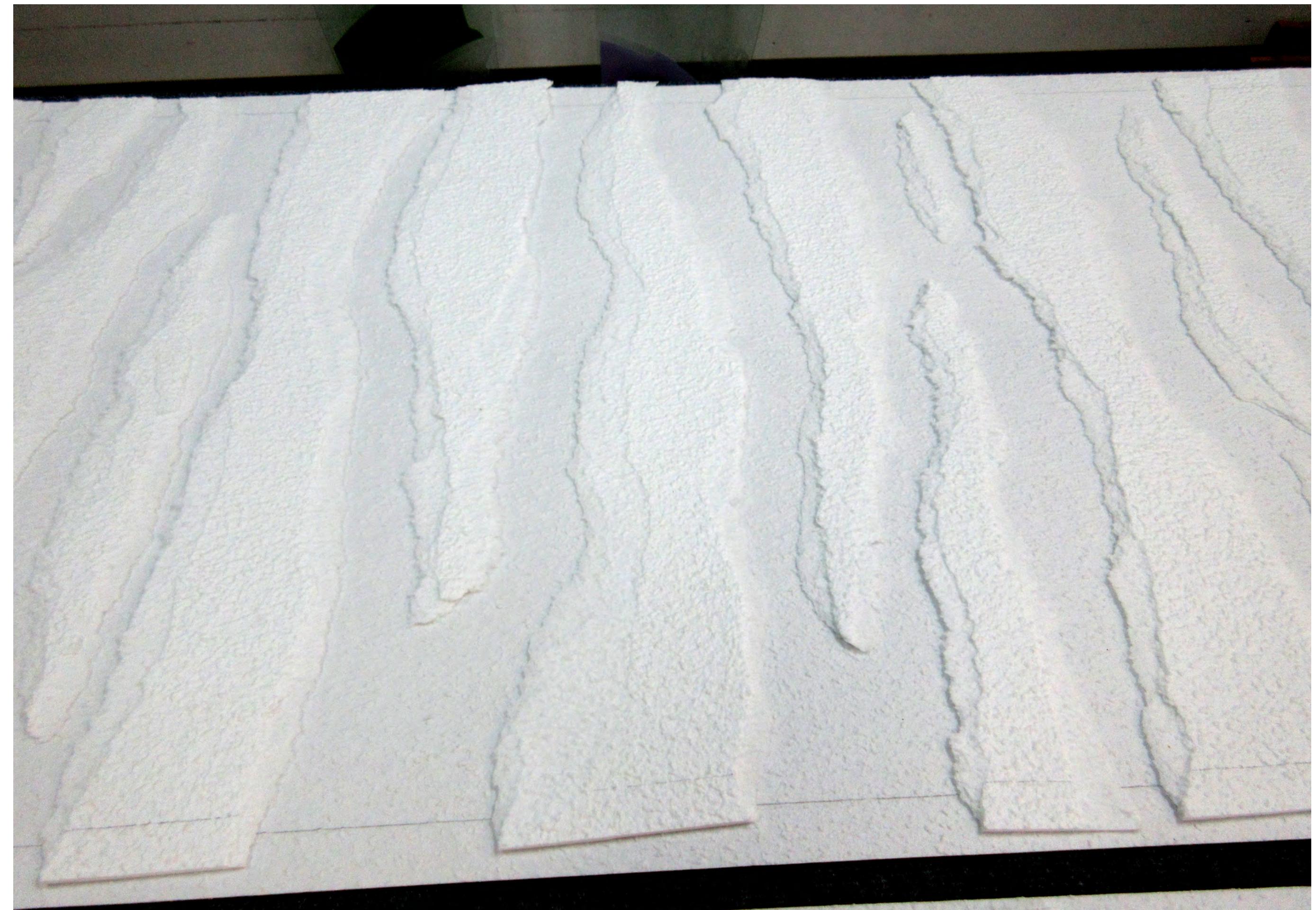
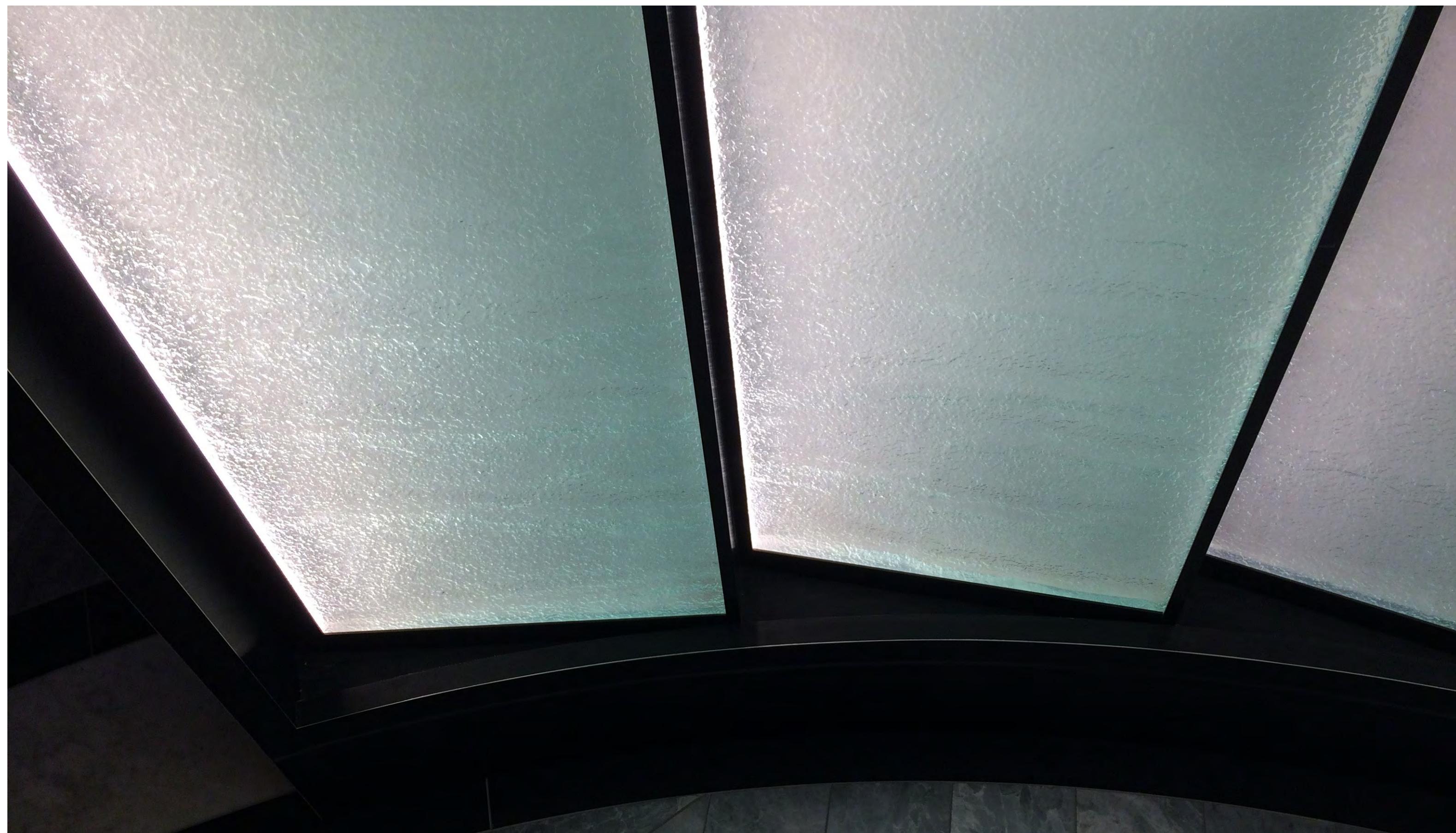


NEW YORK LIFE INSURANCE CO. BUILDING
108 Leonard Street - 346 Broadway
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LEONARD STREET LOBBY - CIRCULATION



FURNITURE - CUSTOM-MOLDED CAST GLASS



February 3, 2026
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