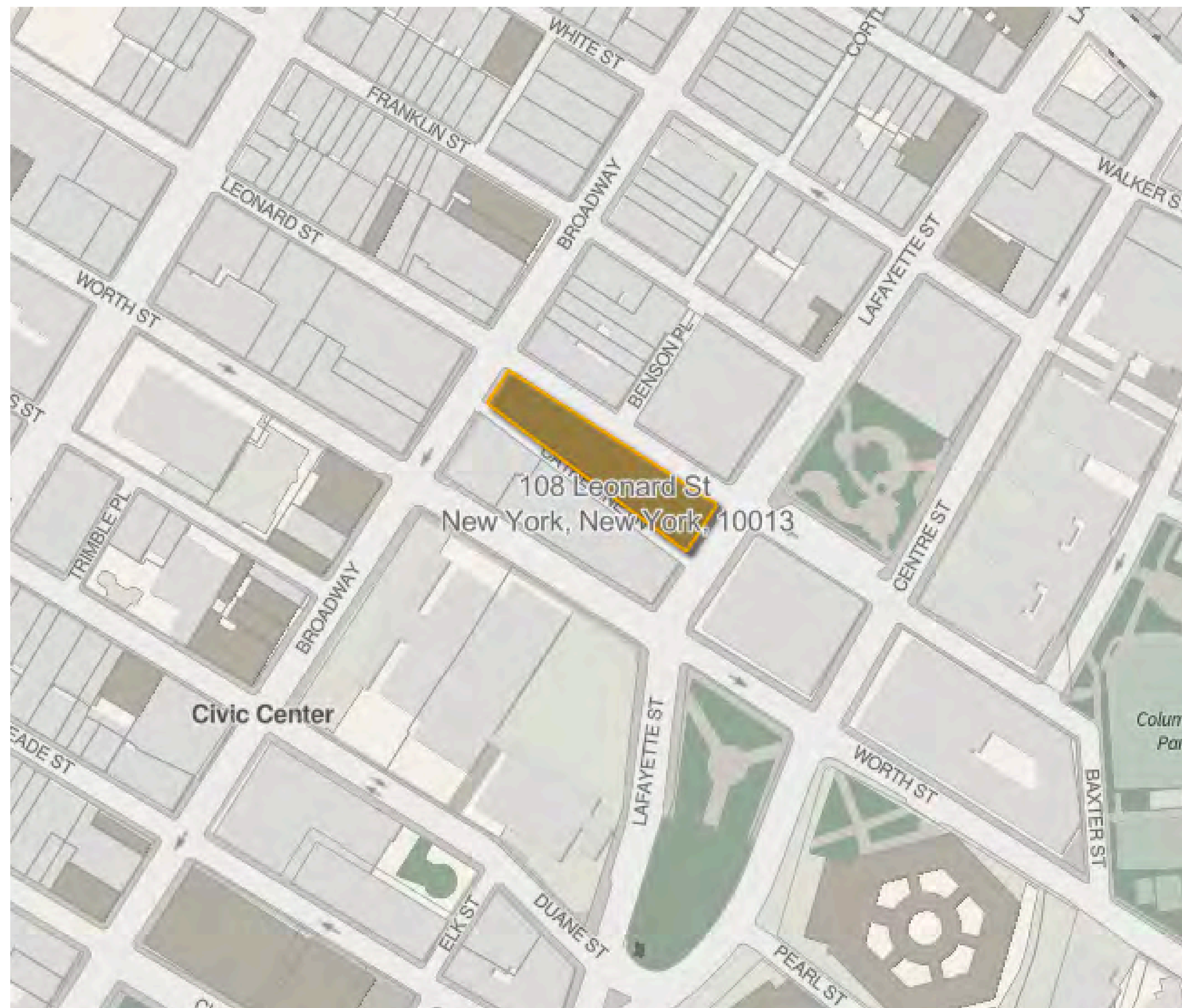


The current proposal is:

Preservation Department – Item 2, LPC-24-09650

**346 Broadway (aka 108 Leonard Street, 50 Lafayette Street) –
Individual and Interior Landmark – Borough of Manhattan**

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



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

RESIDENTIAL CONVERSION PROJECT



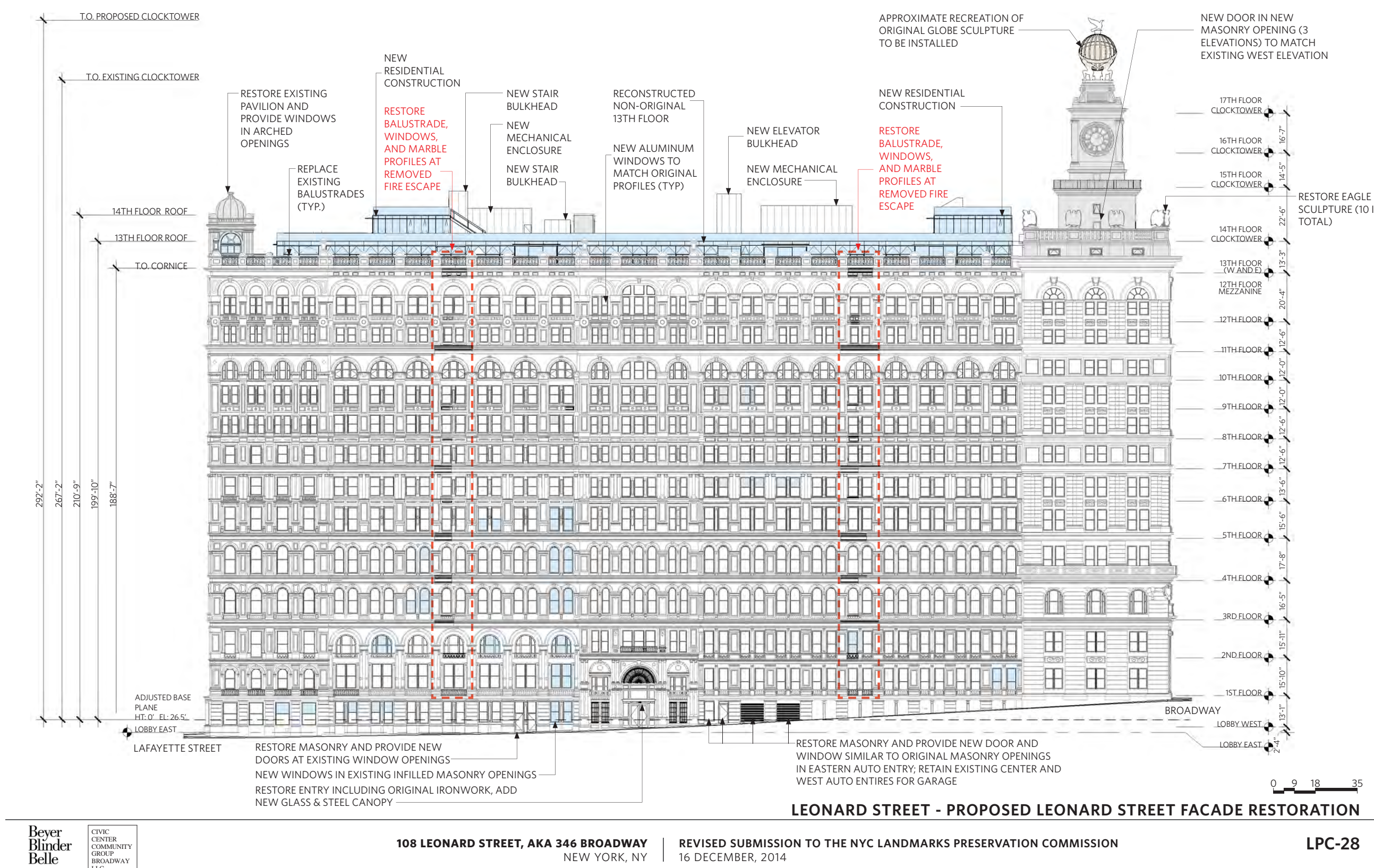
Restored facade masonry and windows



View east from Broadway



View southwest across Lafayette Street



Exterior restoration scope

RESIDENTIAL CONVERSION PROJECT



Restored and relocated Presidential Anteroom

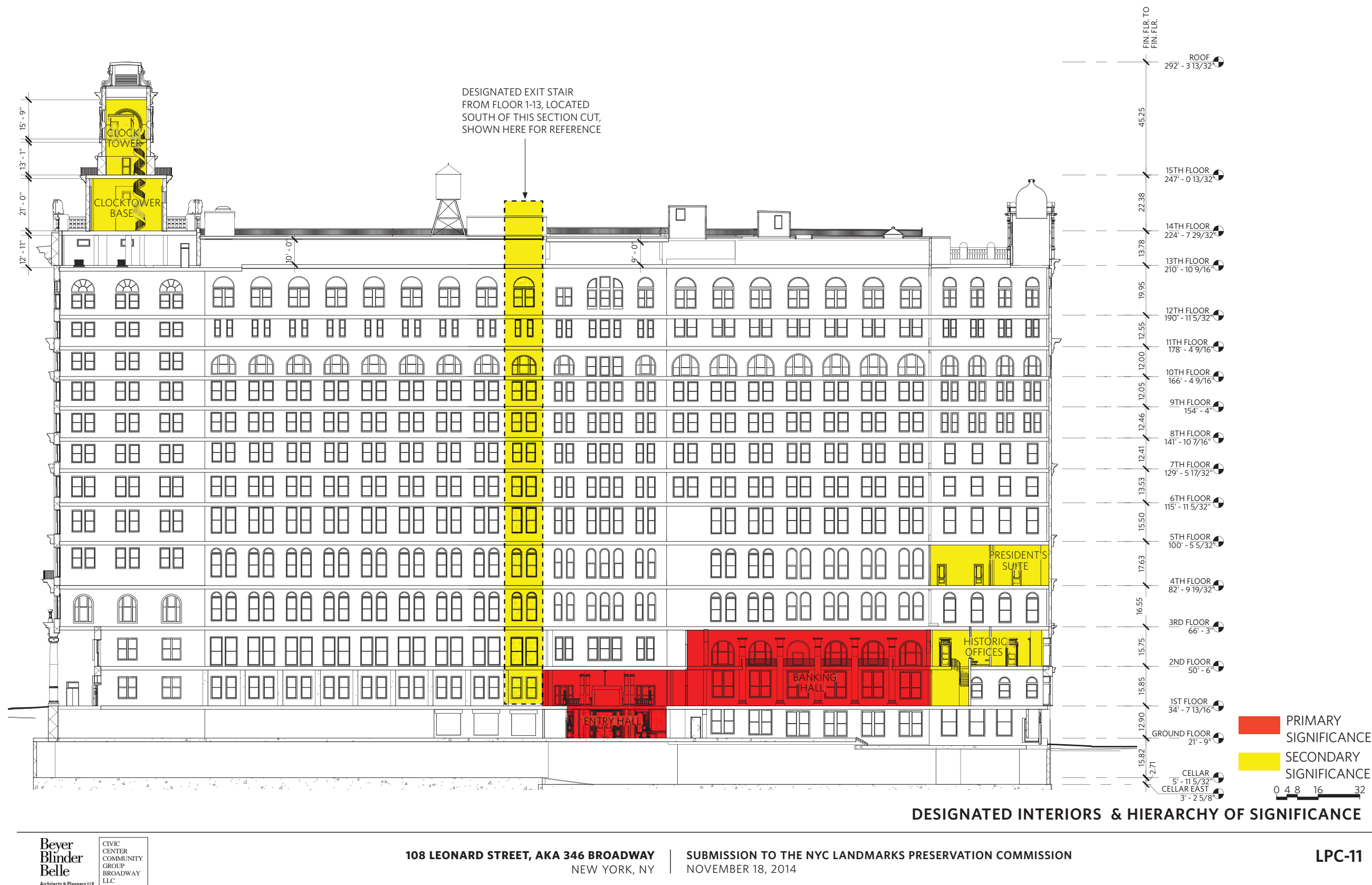


Restored fourth-floor Presidential Office Suite



Restored General Office (Banking Hall)

Diagram of designated interiors



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.

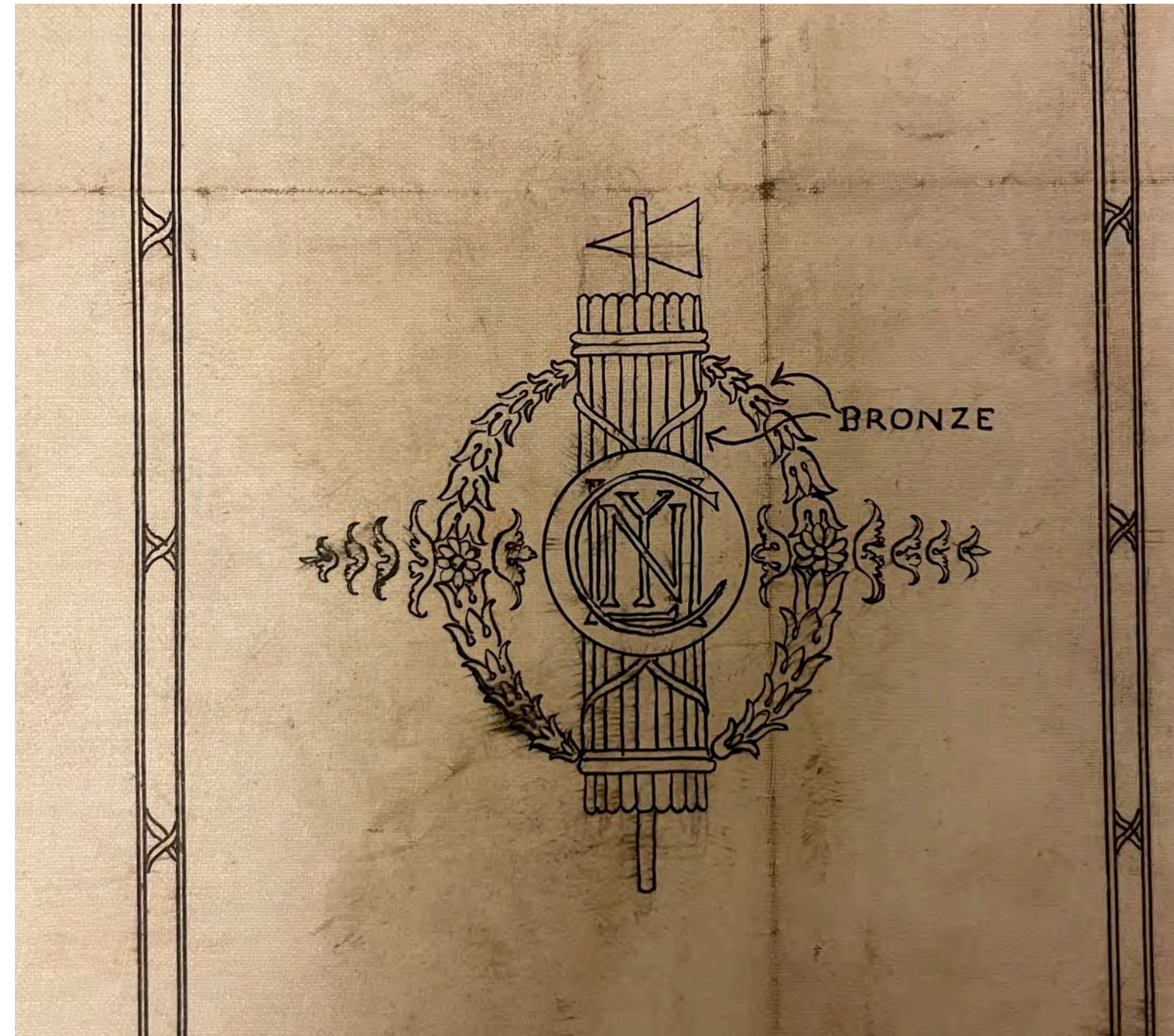
Public Meeting June 24, 2025.

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

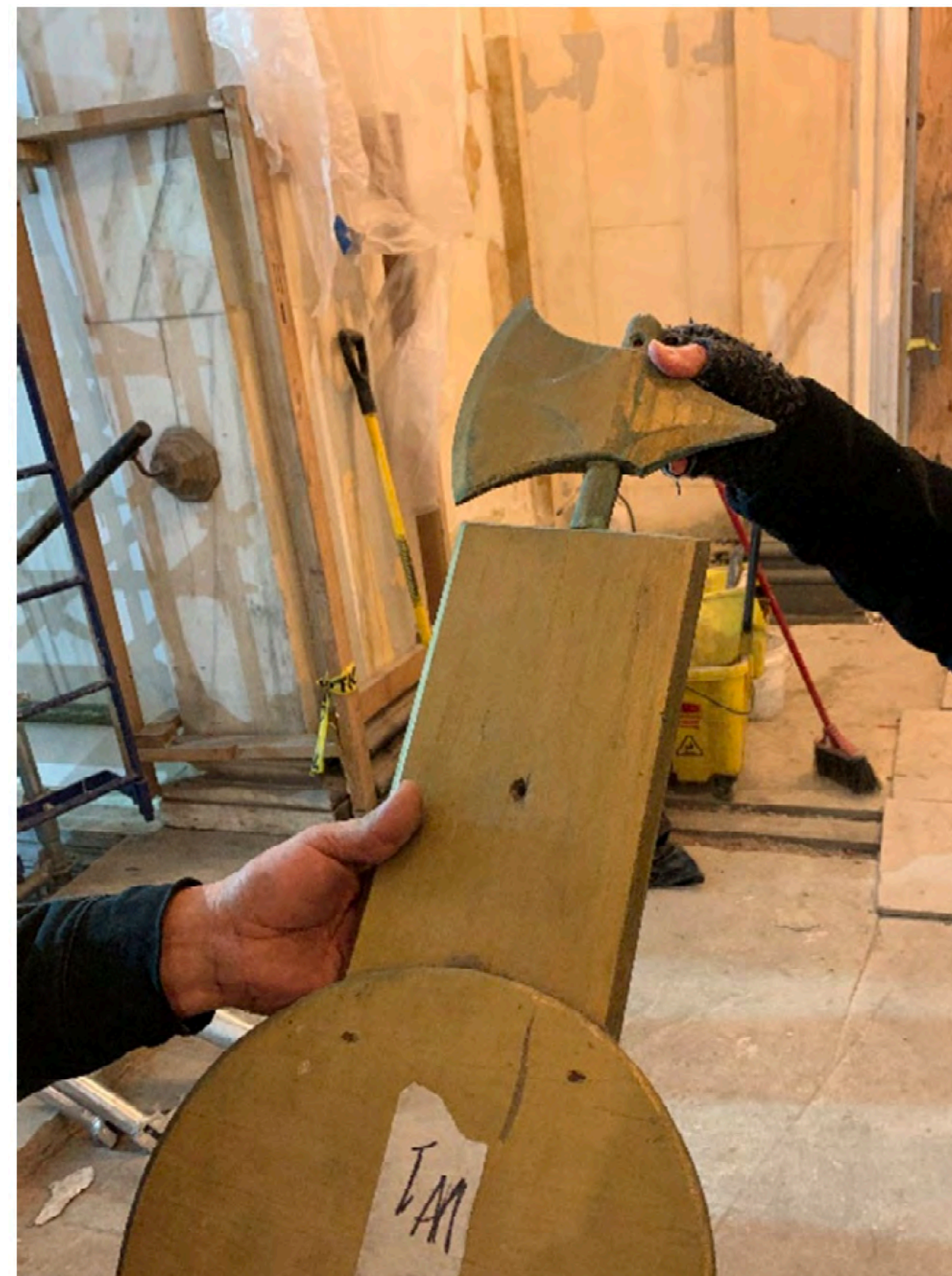
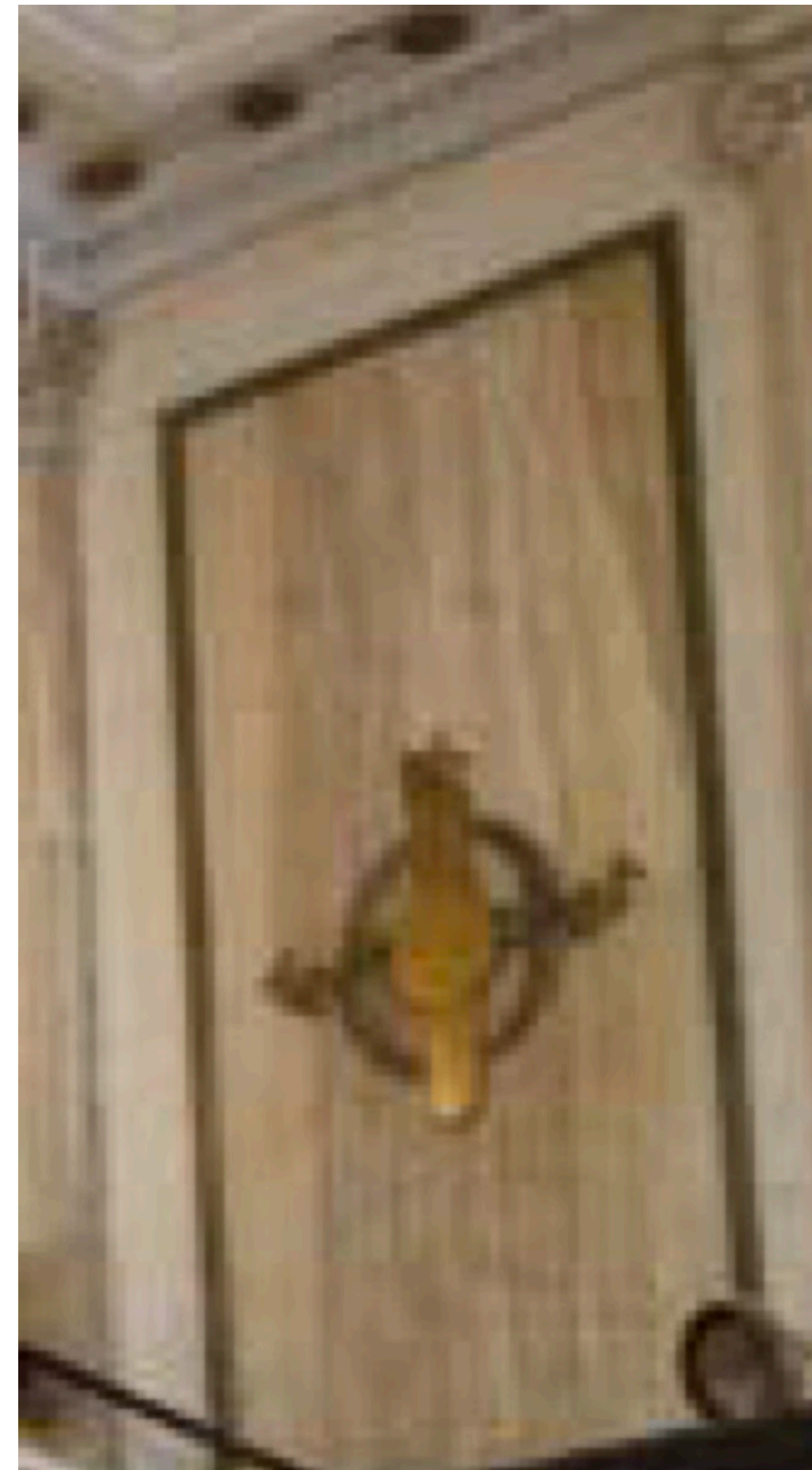


LOBBY WALL ORNAMENT

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 Blinder Belle Field Observation Report)

NEW YORK LIFE INSURANCE CO. BUILDING

108 Leonard Street - 346 Broadway

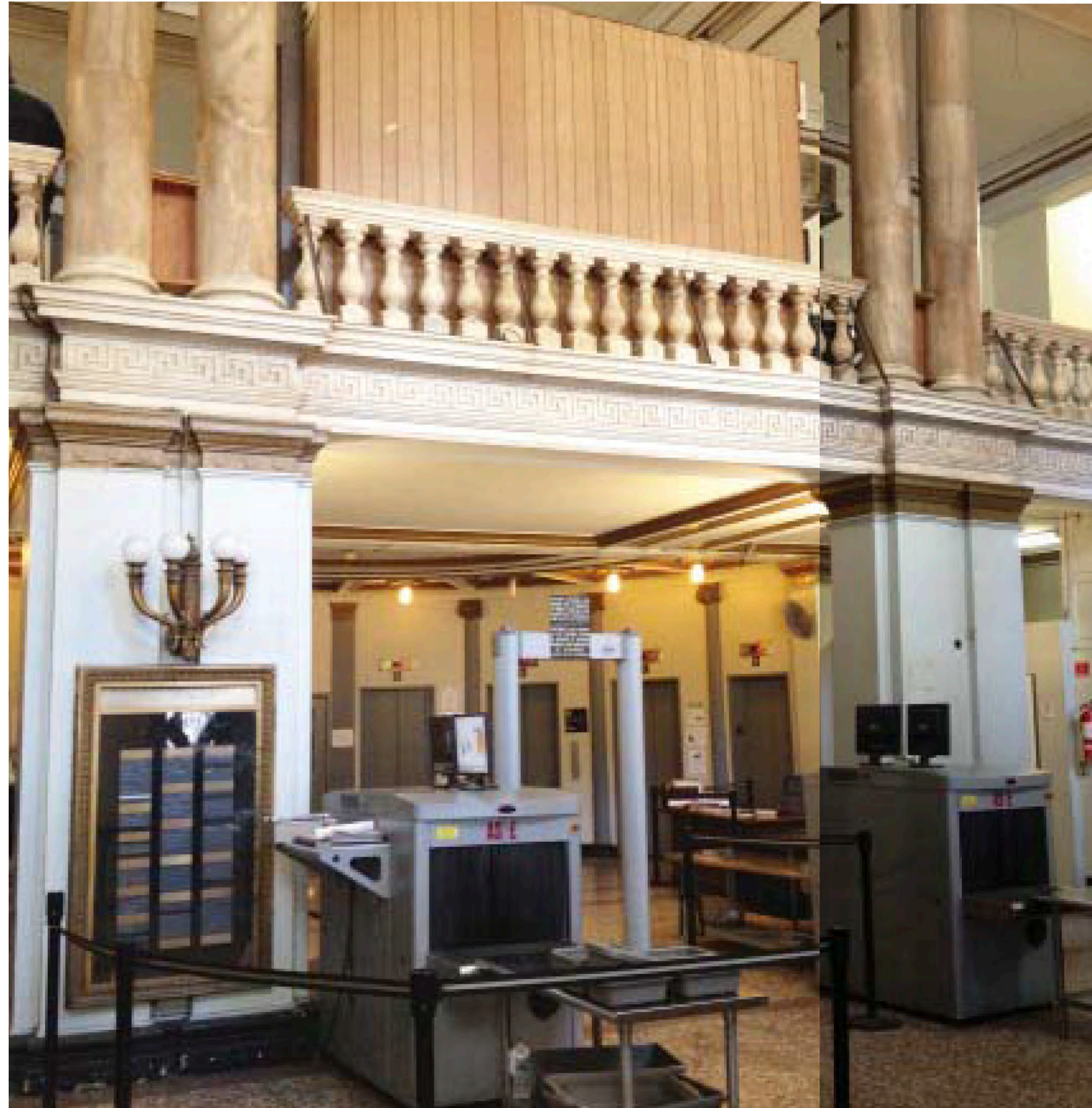
Landmarks Preservation Commission • Public Meeting February 3, 2026

LOBBY WALL ORNAMENT - EXISTING PHOTOS



LOBBY FLOORING

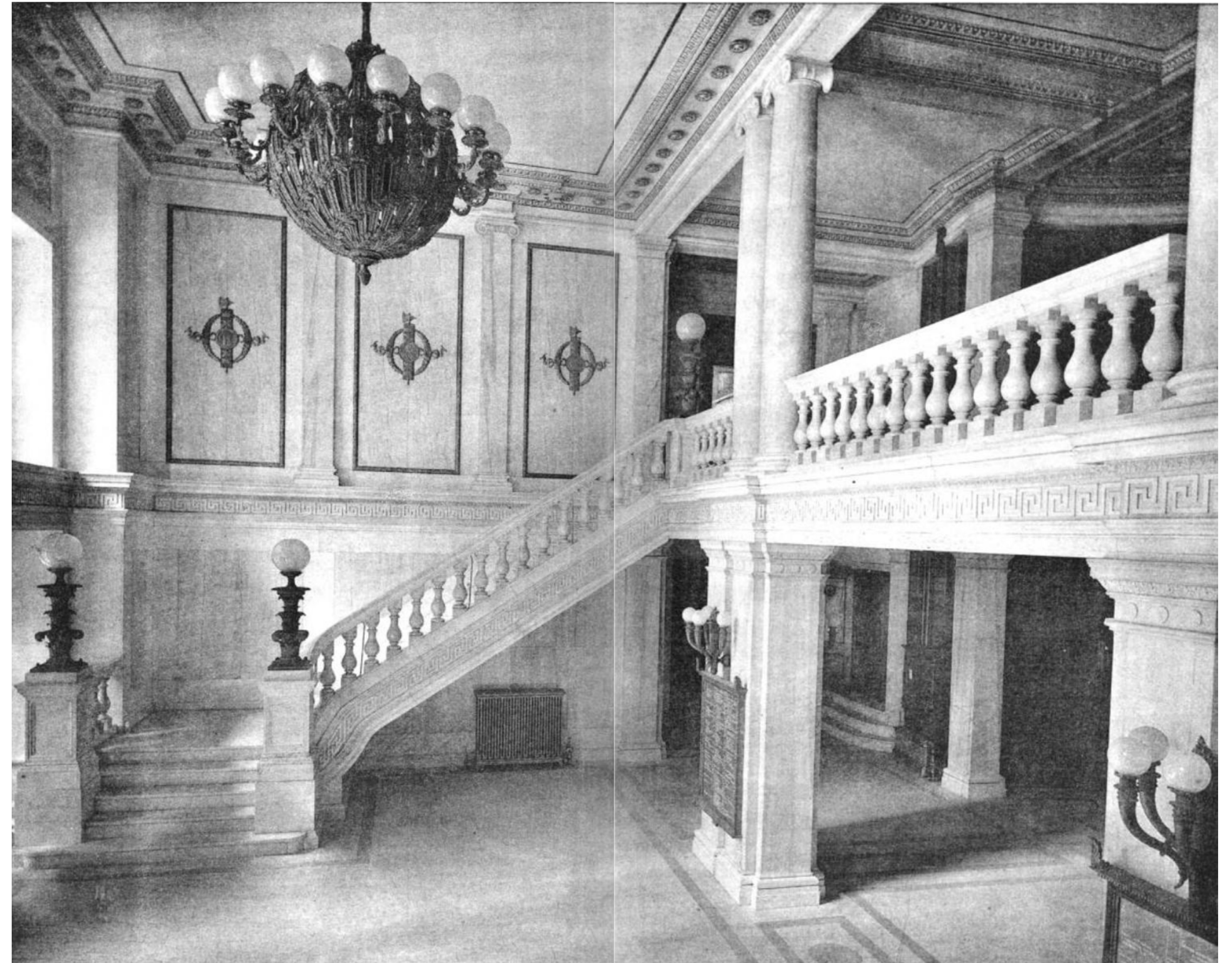
LEONARD STREET LOBBY - PRE-PROJECT PHOTOS



LEONARD STREET LOBBY - HISTORIC PHOTOS

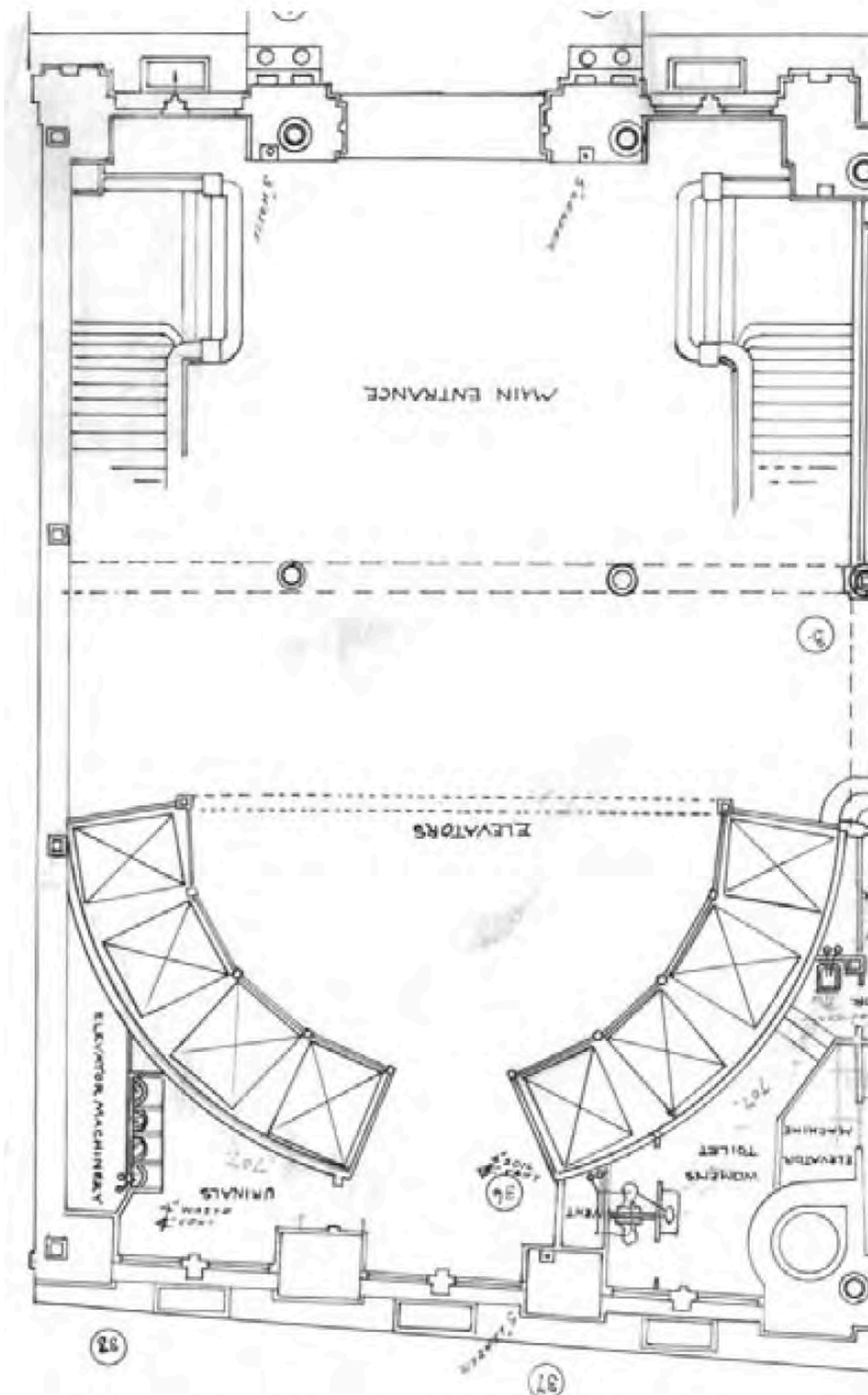


undated

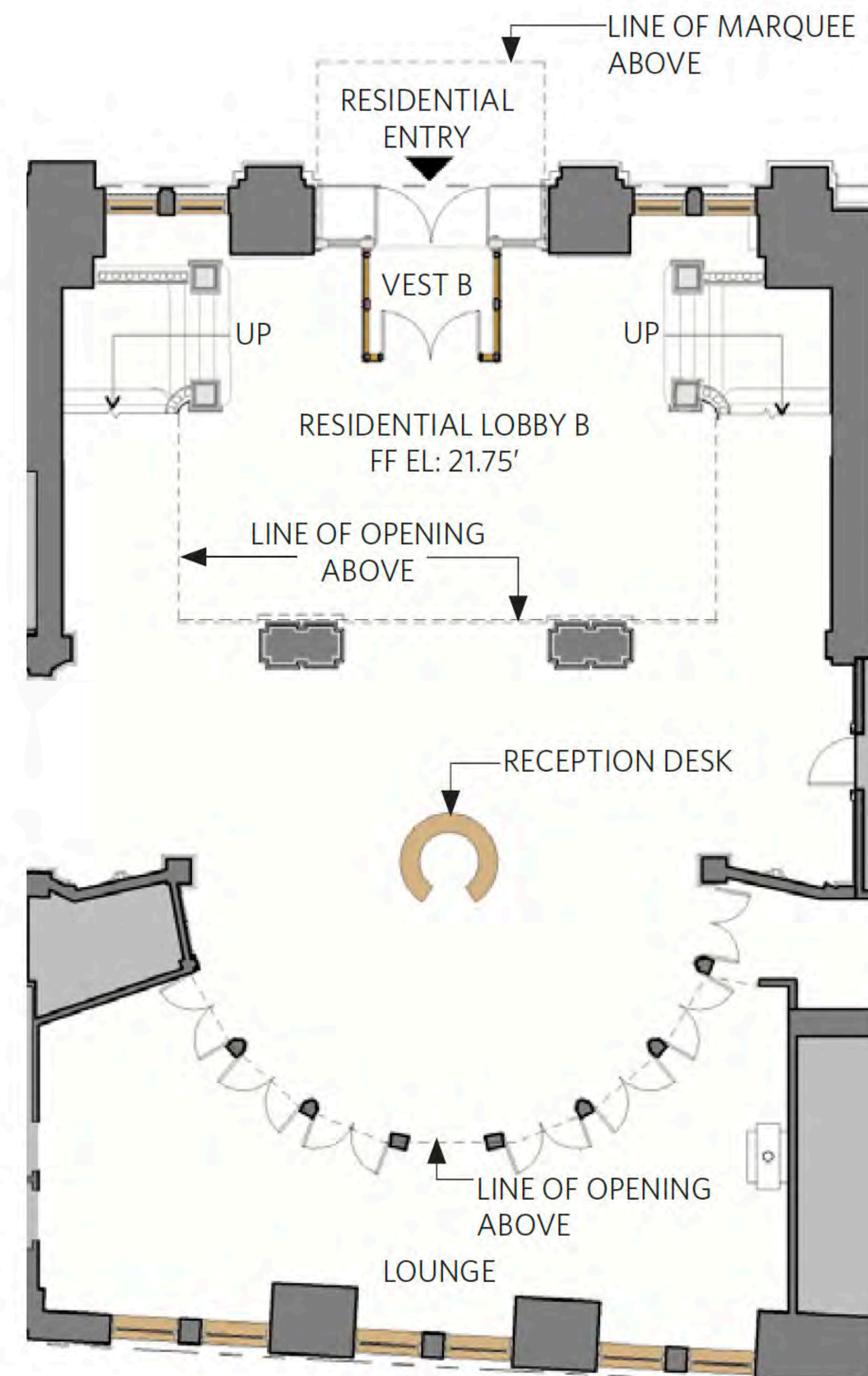


1903

FLOORING - COMMISSION APPROVAL



ORIGINAL GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

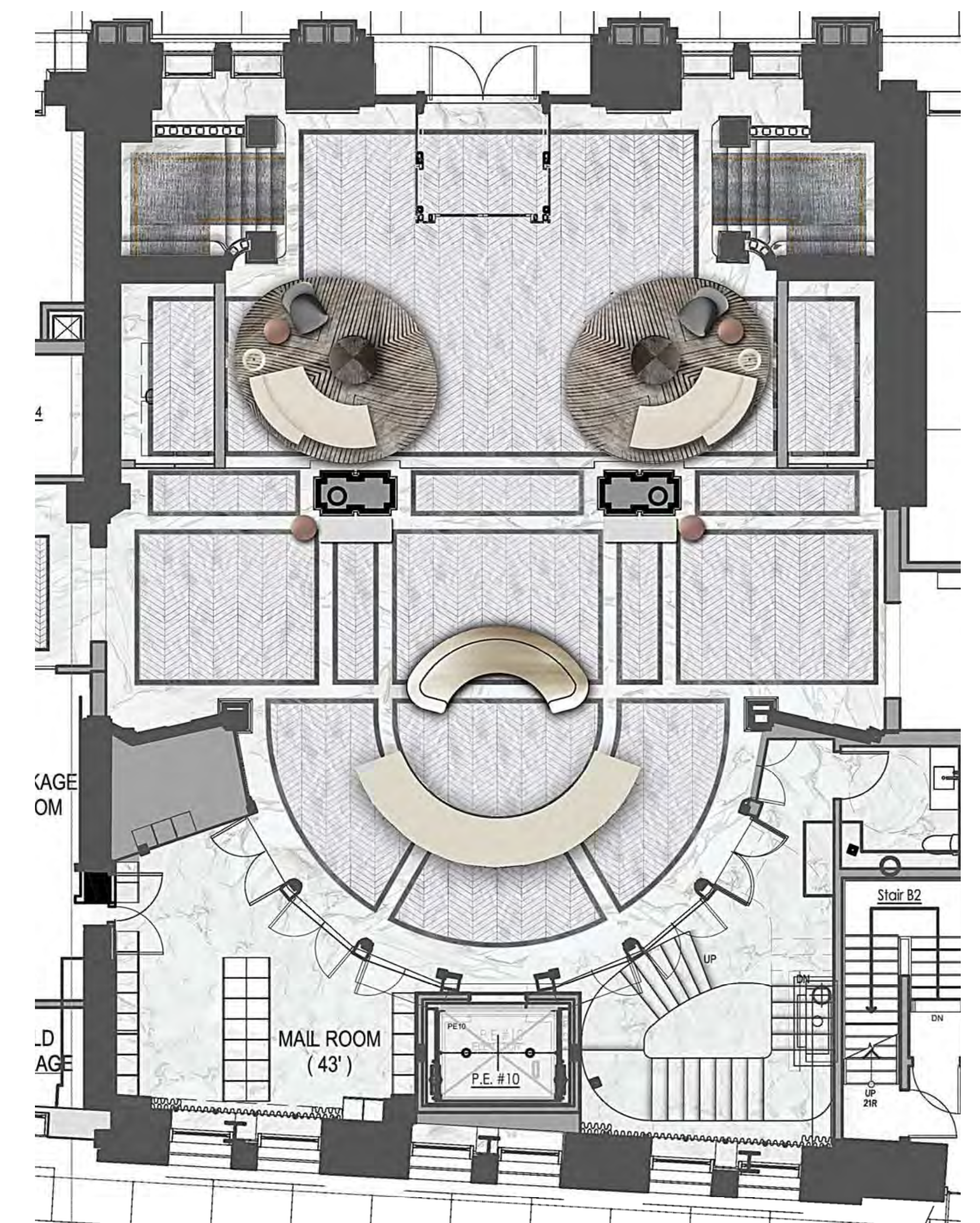
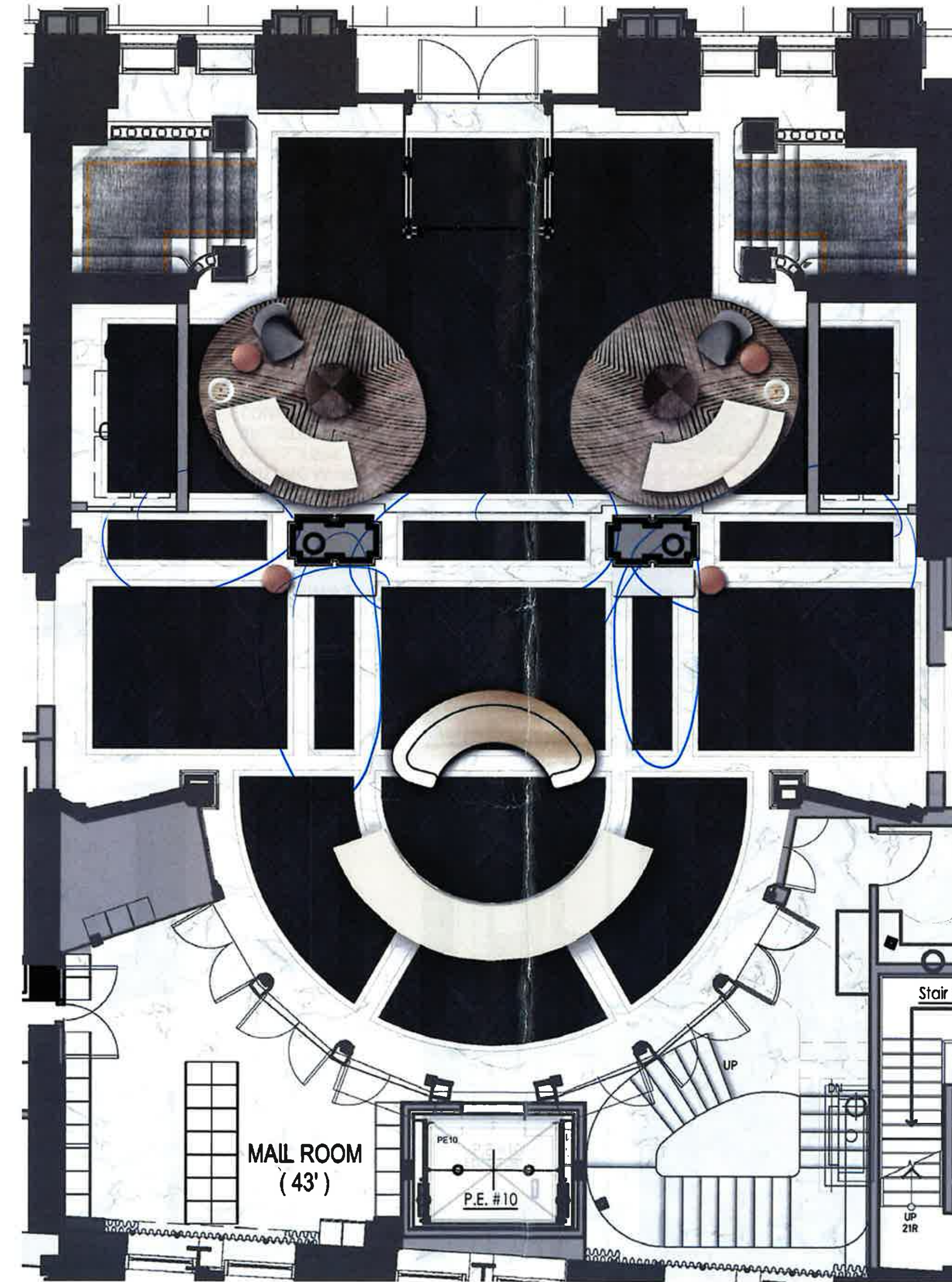


Approved Public Meeting Presentation, 2014

FLOORING - 2016 STAFF UPDATES

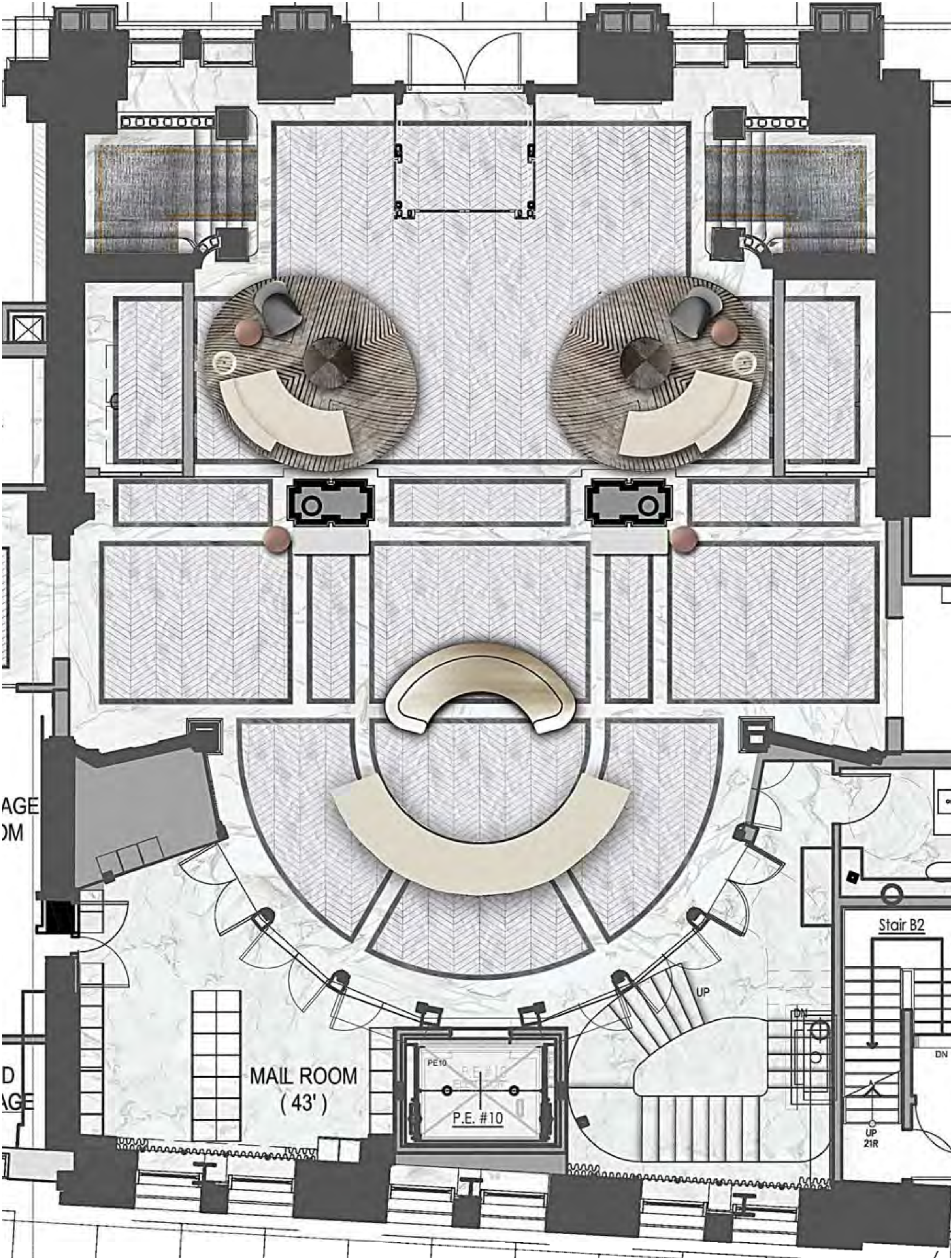


Rendering and plan of proposed updates submitted to staff in August 2016.

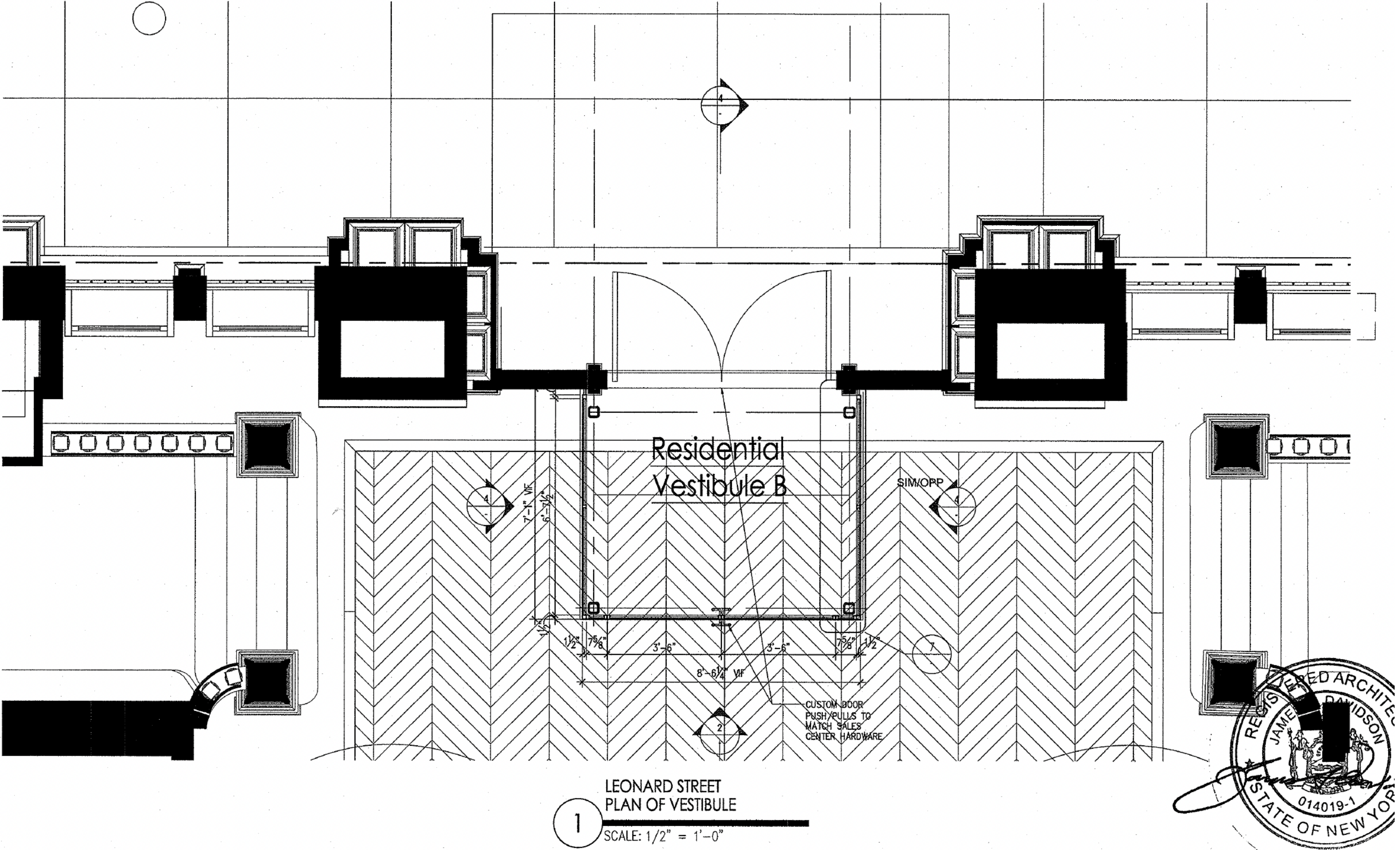


Revised plan submitted to staff in September 2016, in response to staff feedback on floor stone color

FLOORING - 2016 STAFF UPDATE AND 2018 PERMIT SET



Revised plan submitted to staff in September 2016



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	Hammered Brass at Amenities Level Walls	To be bid	Hammered Brass	Polished

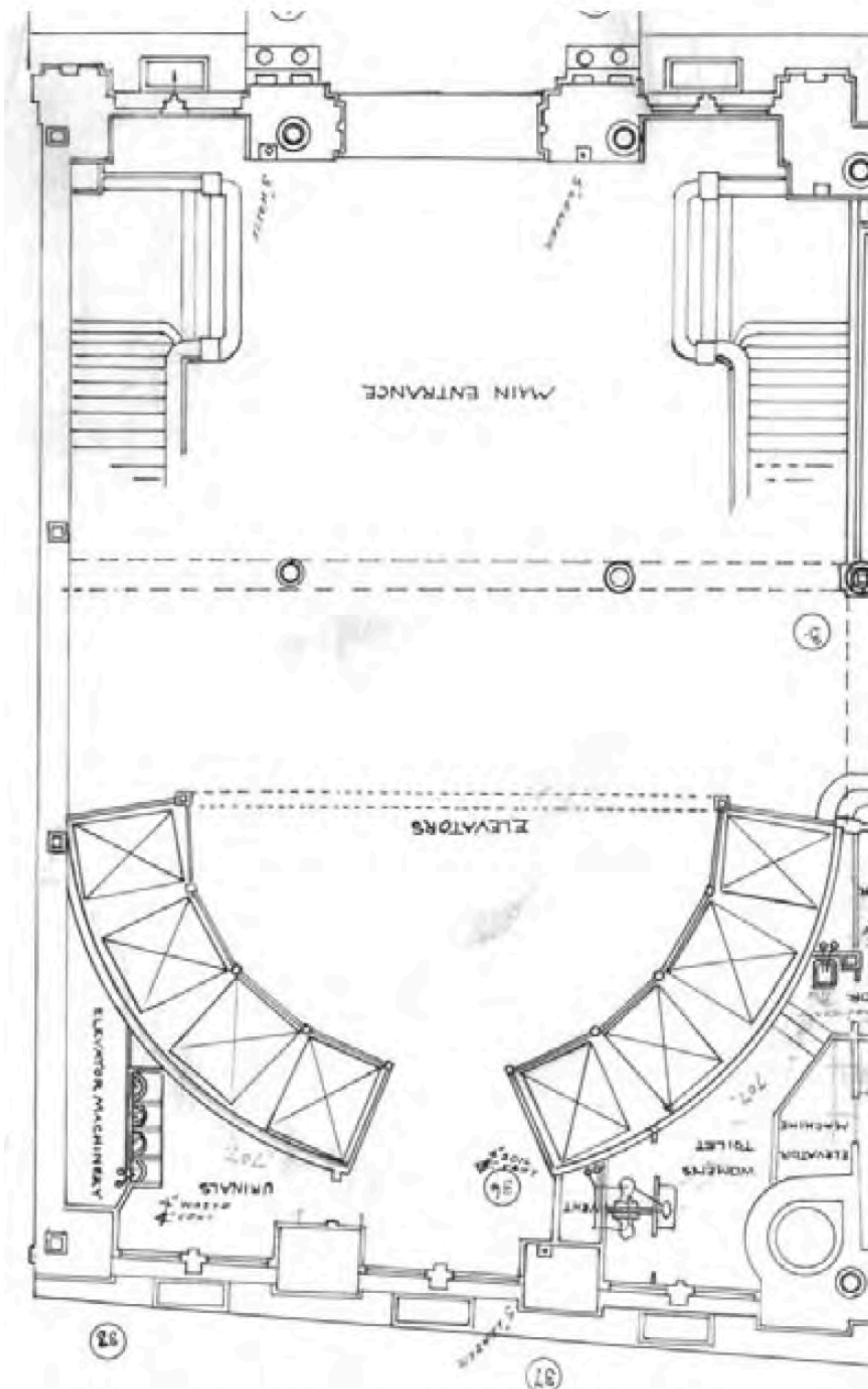
Approved 2018 LPC amendment drawing and finish schedule

FLOOR - EXISTING PHOTOS

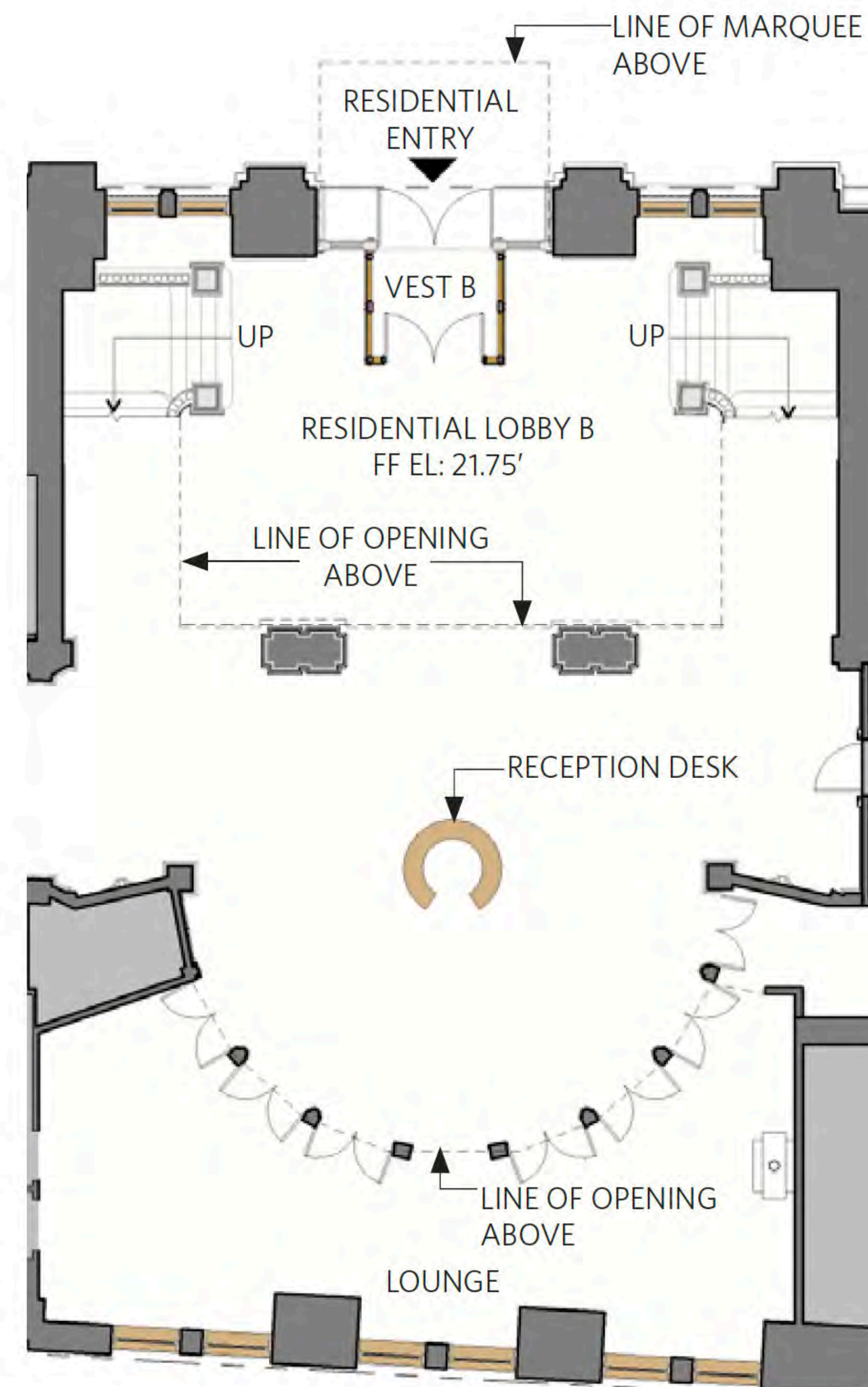


LOBBY FURNITURE

FURNITURE - COMMISSON APPROVAL



ORIGINAL GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

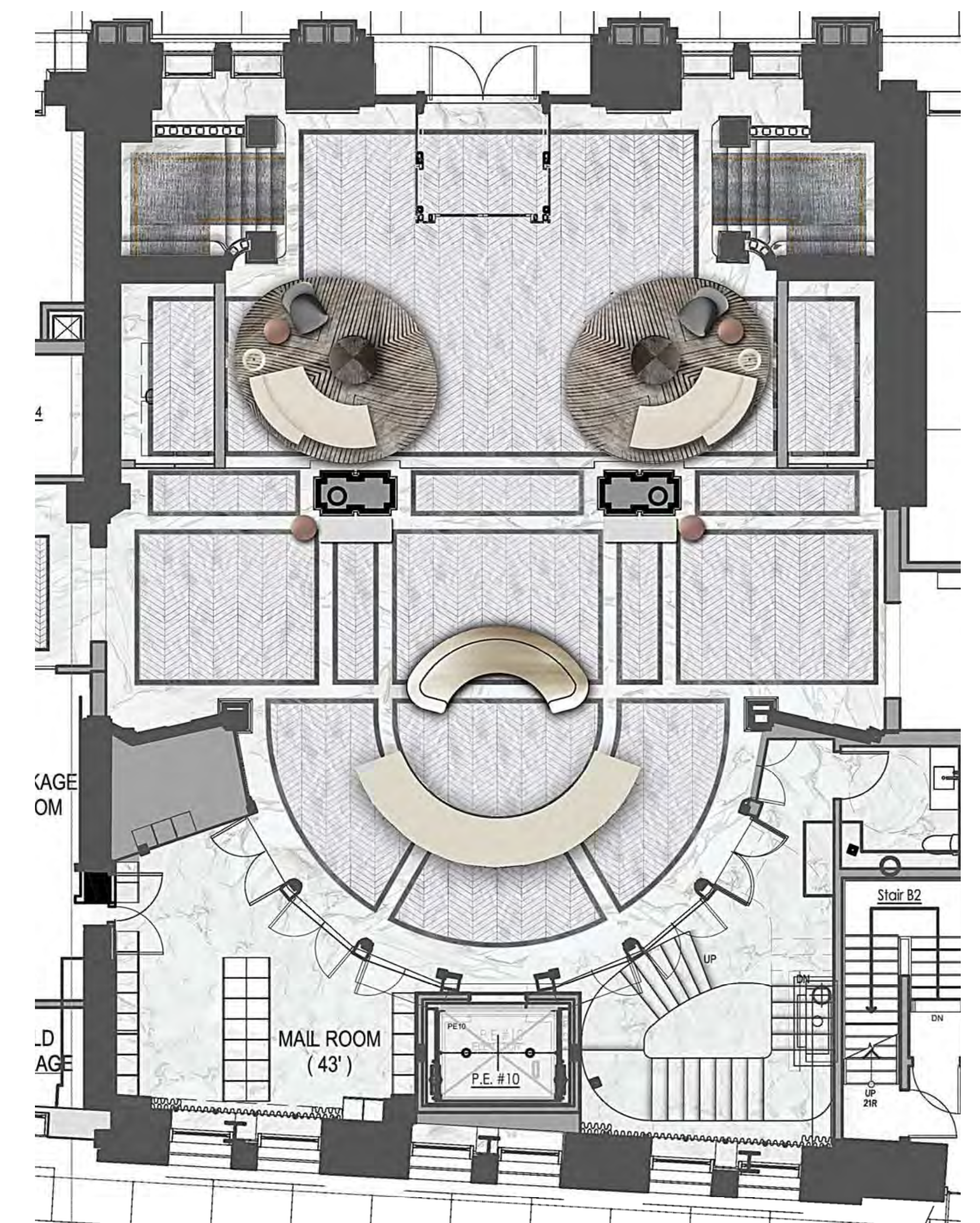
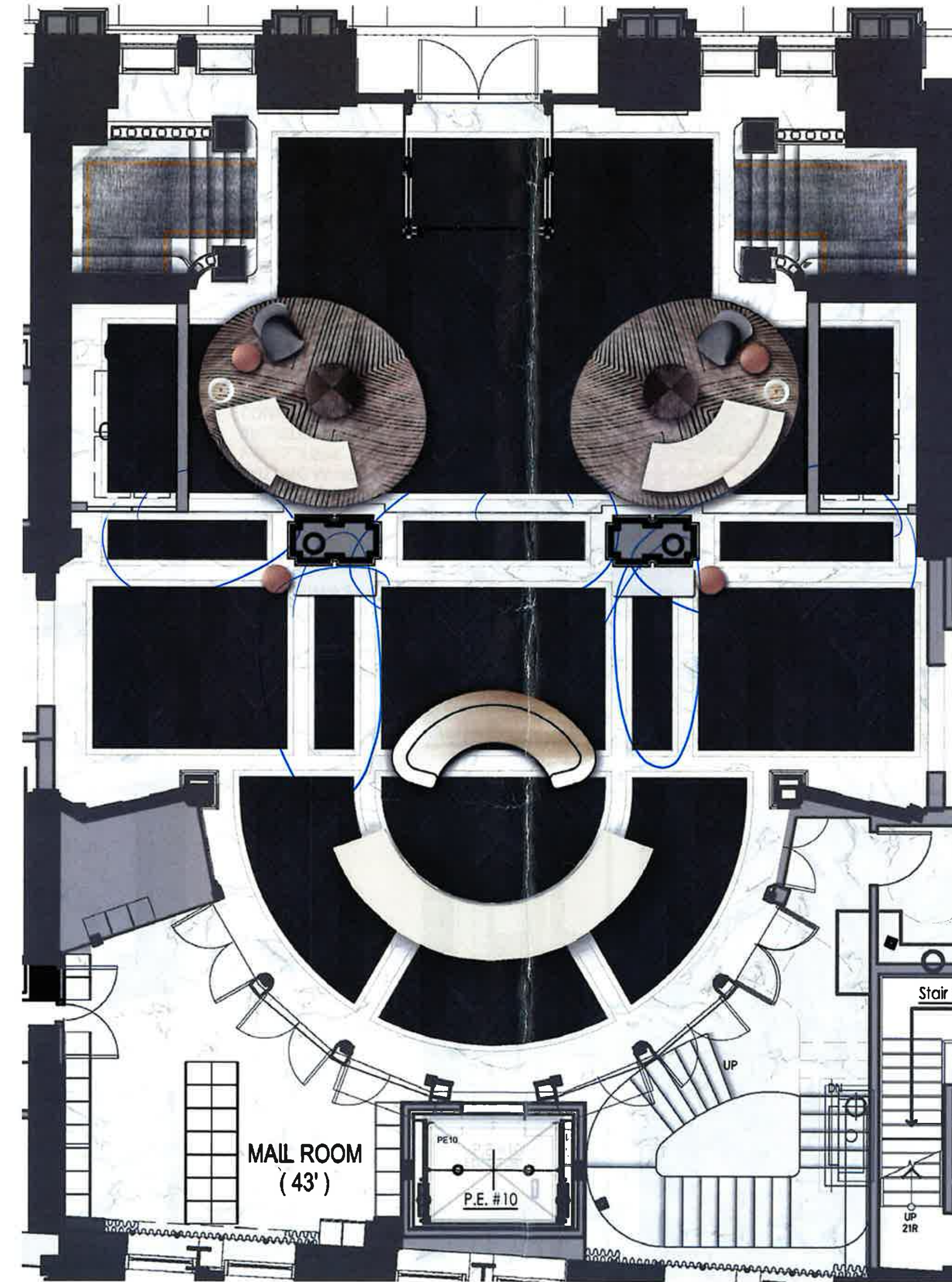


Approved Public Meeting Presentation, 2014

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

LEONARD STREET LOBBY - EXISTING PHOTOS

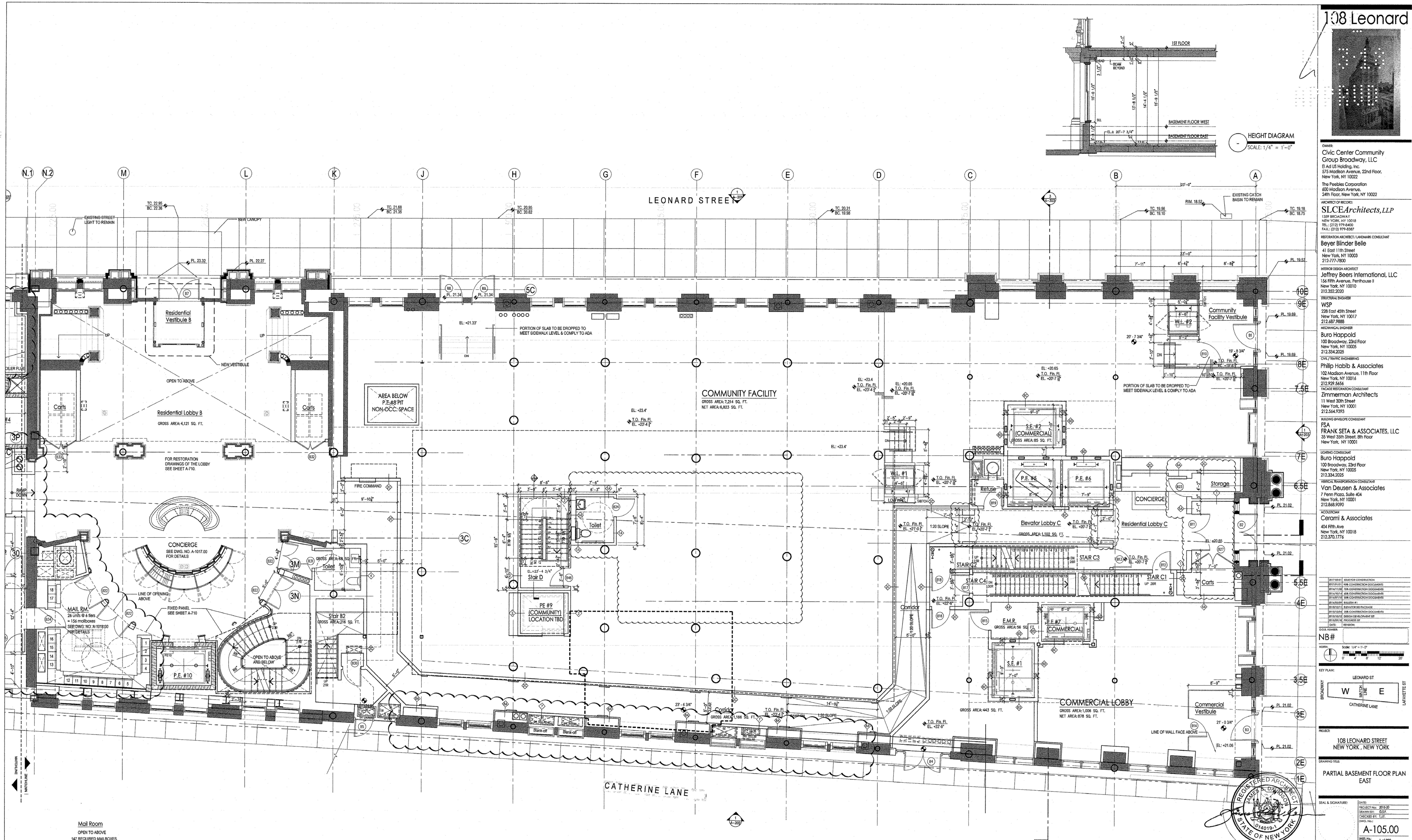


APPROVED FLOOR PLANS

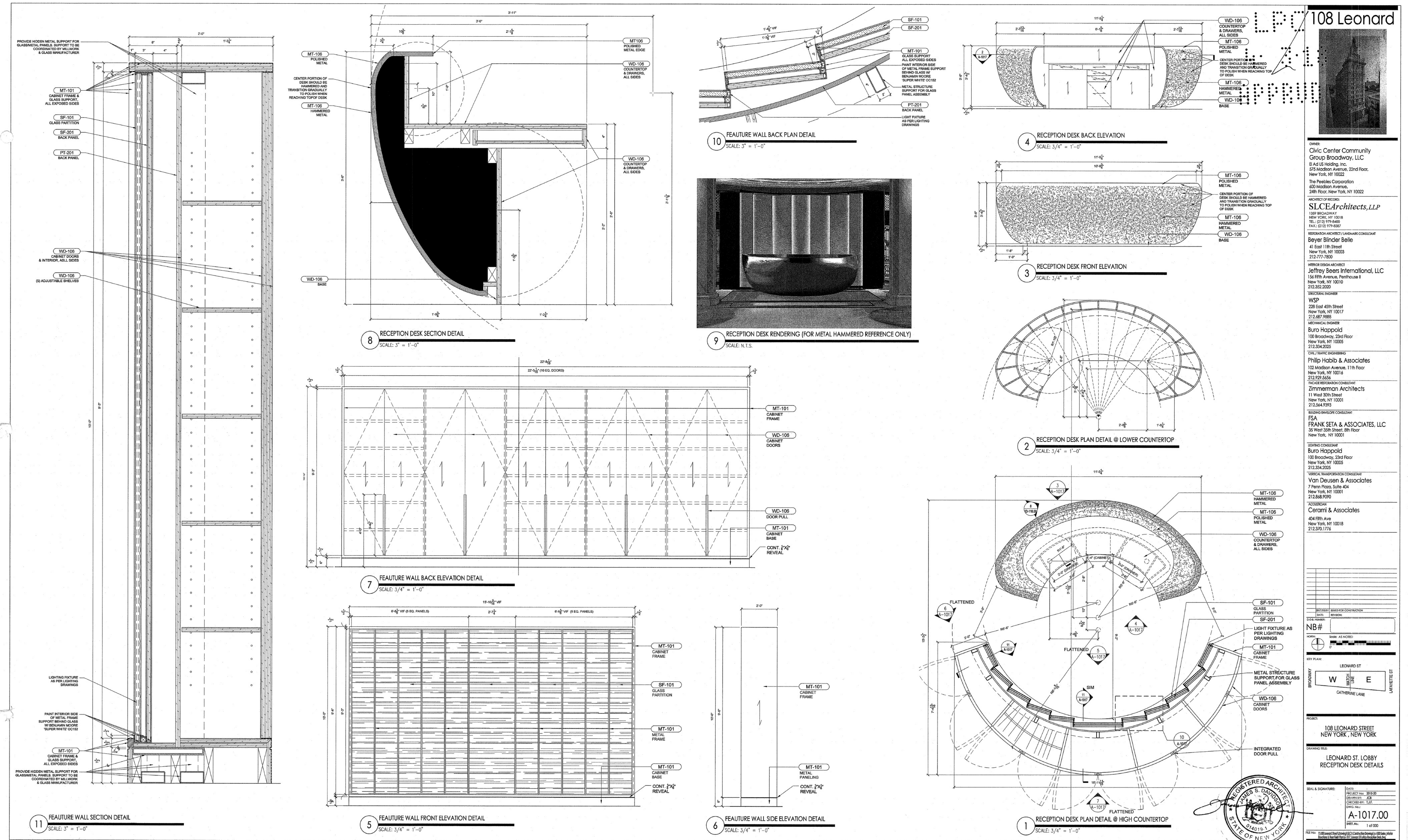
NEW YORK LIFE INSURANCE CO. BUILDING
108 Leonard Street - 346 Broadway
Landmarks Preservation Commission • Public Meeting February 3, 2026



FURNITURE - 2018 APPROVED DRAWINGS

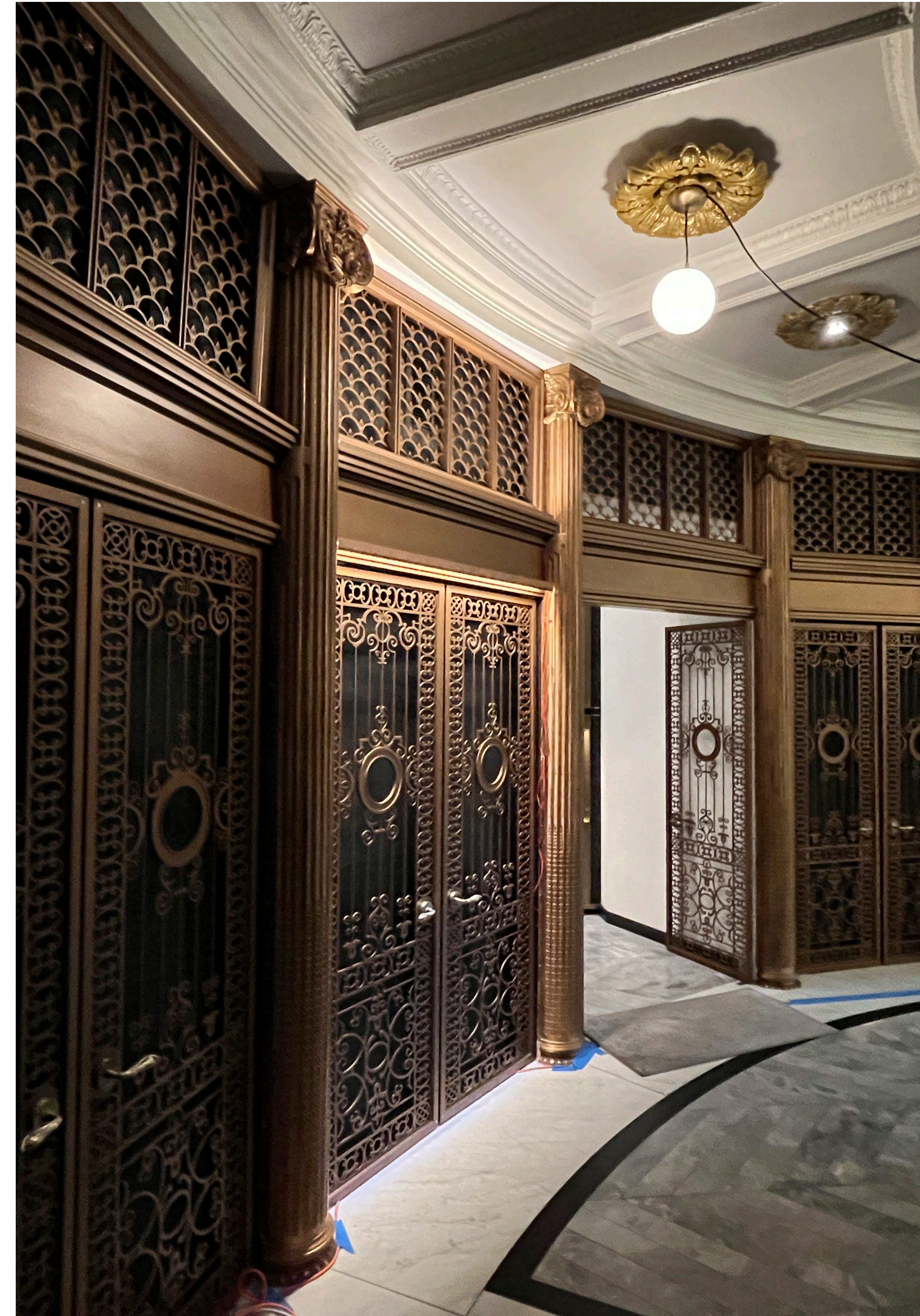


FURNITURE - 2018 APPROVED DRAWINGS

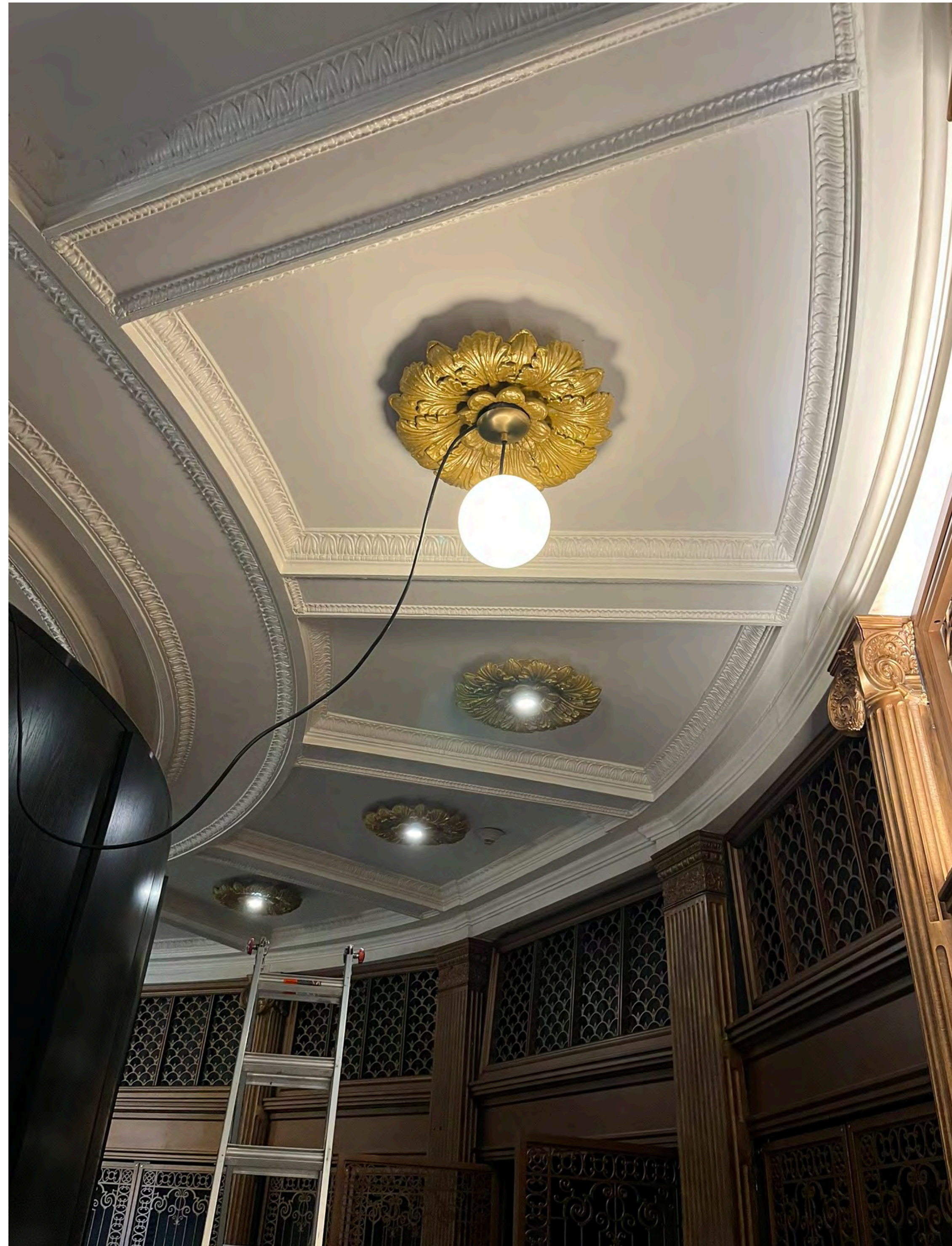


PROPOSED LOBBY ACCENT LIGHTING

ACCENT LIGHTING MOCKUP



ACCENT LIGHTING MOCKUP



ACCENT LIGHTING MOCKUP



EXISTING



PROPOSED

The current proposal is:

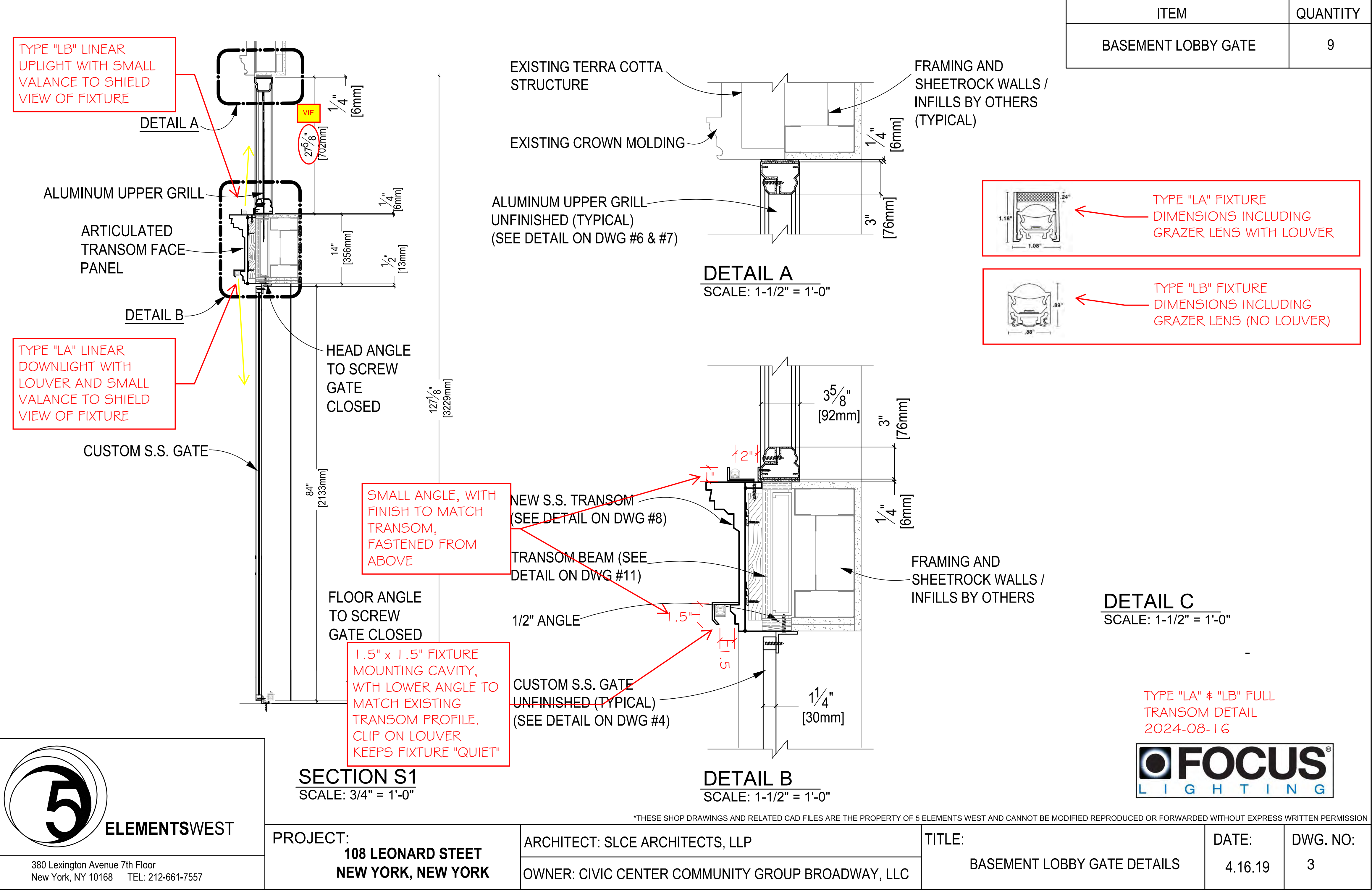
Preservation Department – Item 2, LPC-24-09650

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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

5 ELEMENTSWEST

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

LIGHTING MOCKUP



LIGHTING MOCKUP

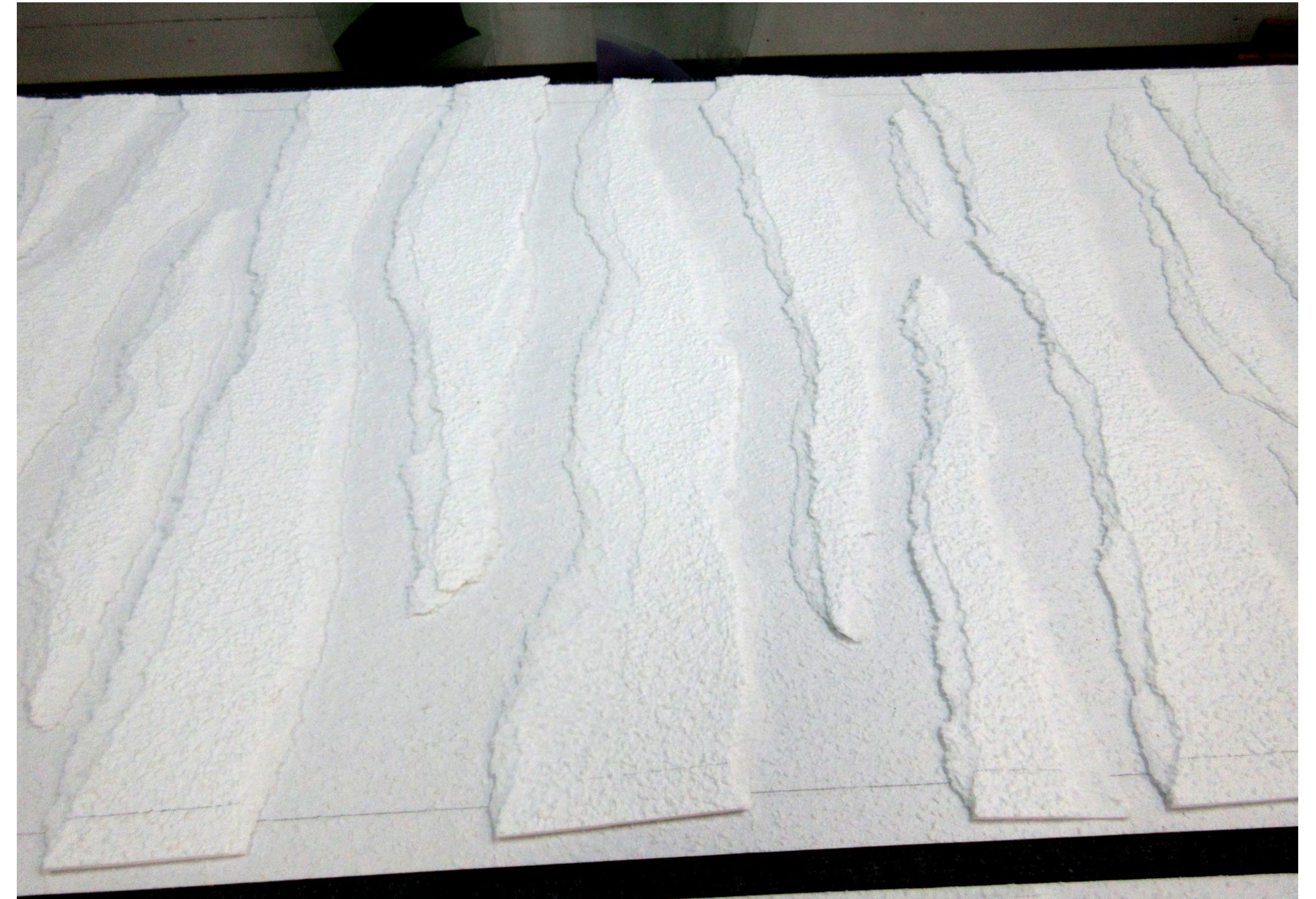
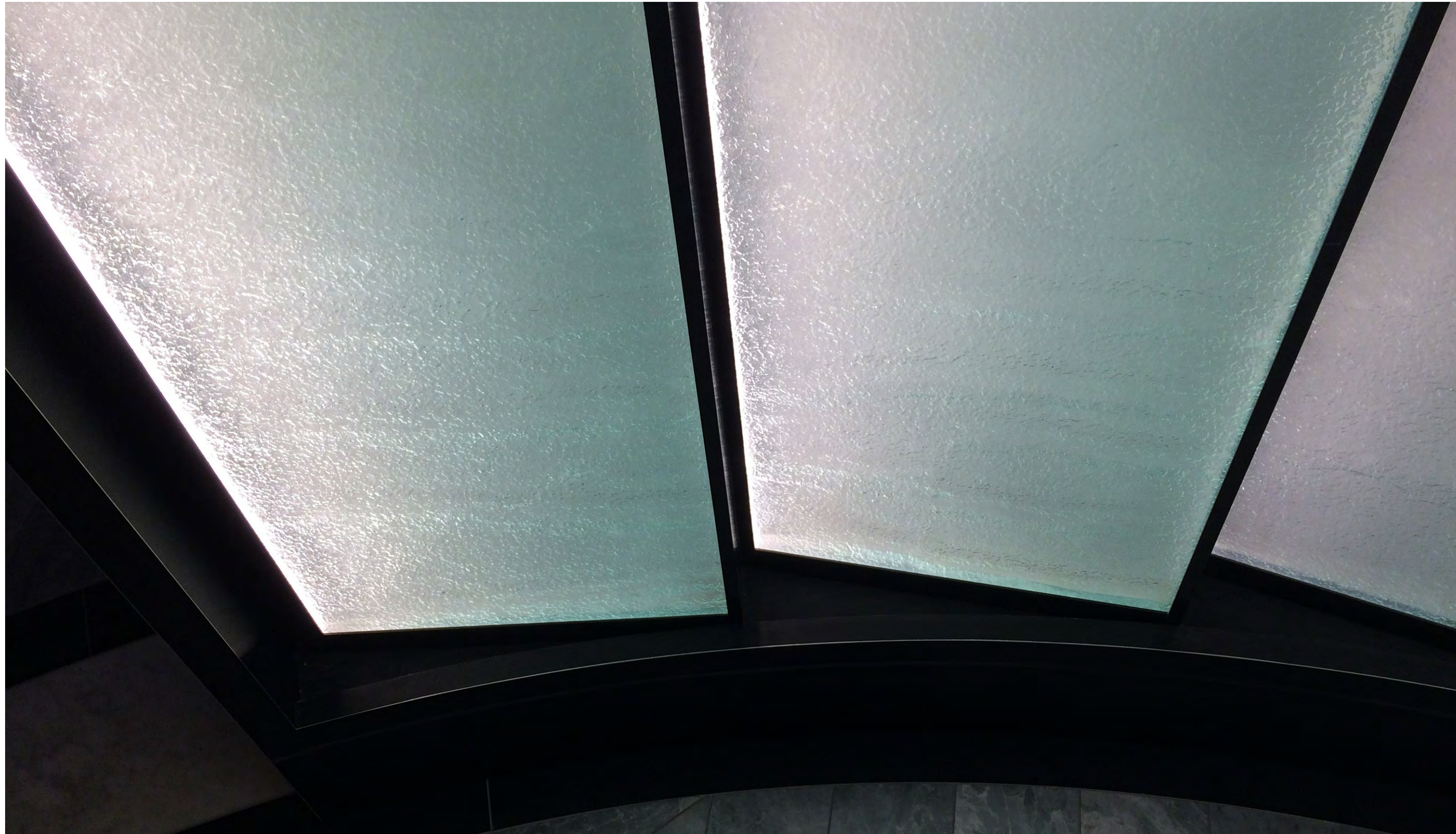


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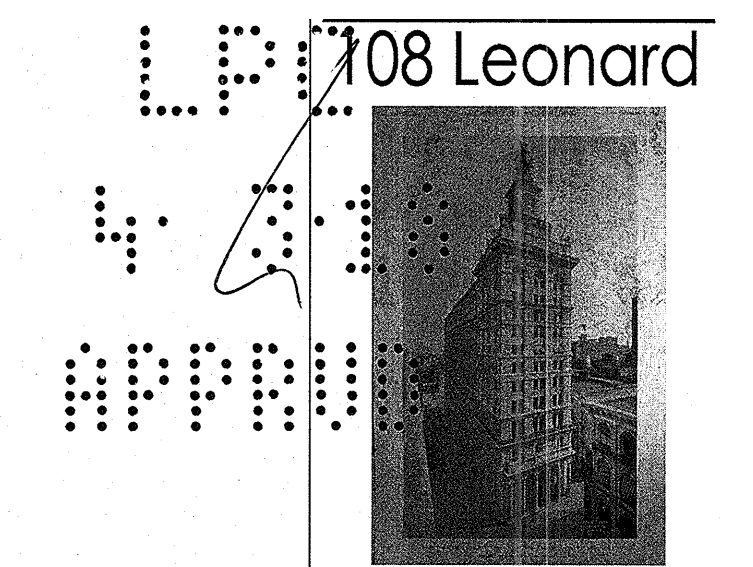
LIGHTING MOCKUP



FURNITURE - CUSTOM-MOLDED CAST GLASS



FLOOR - 2018 PERMIT SET



OWNER:
Civic Center Community
Group Broadway, LLC
El 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
1359 BROADWAY
NEW YORK, NY 10018
TEL.: (212) 979-8400
FAX: (212) 979-8387

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

INTERIOR DESIGN ARCHITECT
Jeffrey Beers International, LLC
156 Fifth Avenue, Penthouse II
New York, NY 10010
212.352.2020

STRUCTURAL ENGINEER
WSP
228 East 45th Street
New York, NY 10017
212.687.9688

MECHANICAL ENGINEER
Buro Happold
100 Broadway, 23rd Floor
New York, NY 10005
212.334.2025

CIVIL / TRAFFIC ENGINEERING
Philip Habib & Associates
102 Madison Avenue, 11th Floor
New York, NY 10016
212.929.5656

FACADE RESTORATION CONSULTANT
Zimmerman Architects
 11 West 30th Street
 New York, NY 10001
 212.564.9393

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

LIGHTING CONSULTANT
Buro Happold
100 Broadway, 23rd Floor
New York, NY 10005
212 334 2025

Vertical Transportation Consultant
Van Deusen & Associates
7 Penn Plaza, Suite 404
New York, NY 10001
212.646.9090

ACOUSTICIAN
Cerami & Associates
404 Fifth Ave
New York, NY 10018
212-693-1214


212.370.1776

[illegible]


2017/05/01	ISSUE FOR CONSTRUCTION
2017/01/31	90% CONSTRUCTION DOCUMENTS
2016/11/22	PROGRESS PRINT
2016/09/14	60% CONSTRUCTION DOCUMENTS
2016/07/15	30% CONSTRUCTION DOCUMENTS
DATE:	REVISION:

D.O.B. NUMBER:

NB#

NORTH: 

Scale: 1/4" = 1'-0"



KEY PLAN:

0 2 4 6 10'

LEONARD ST

MAY ST 1ST ST

PROJECT: 108 LEONARD STREET
NEW YORK NEW YORK

DRAWING TITLE:

LEONARD STREET LOBBY

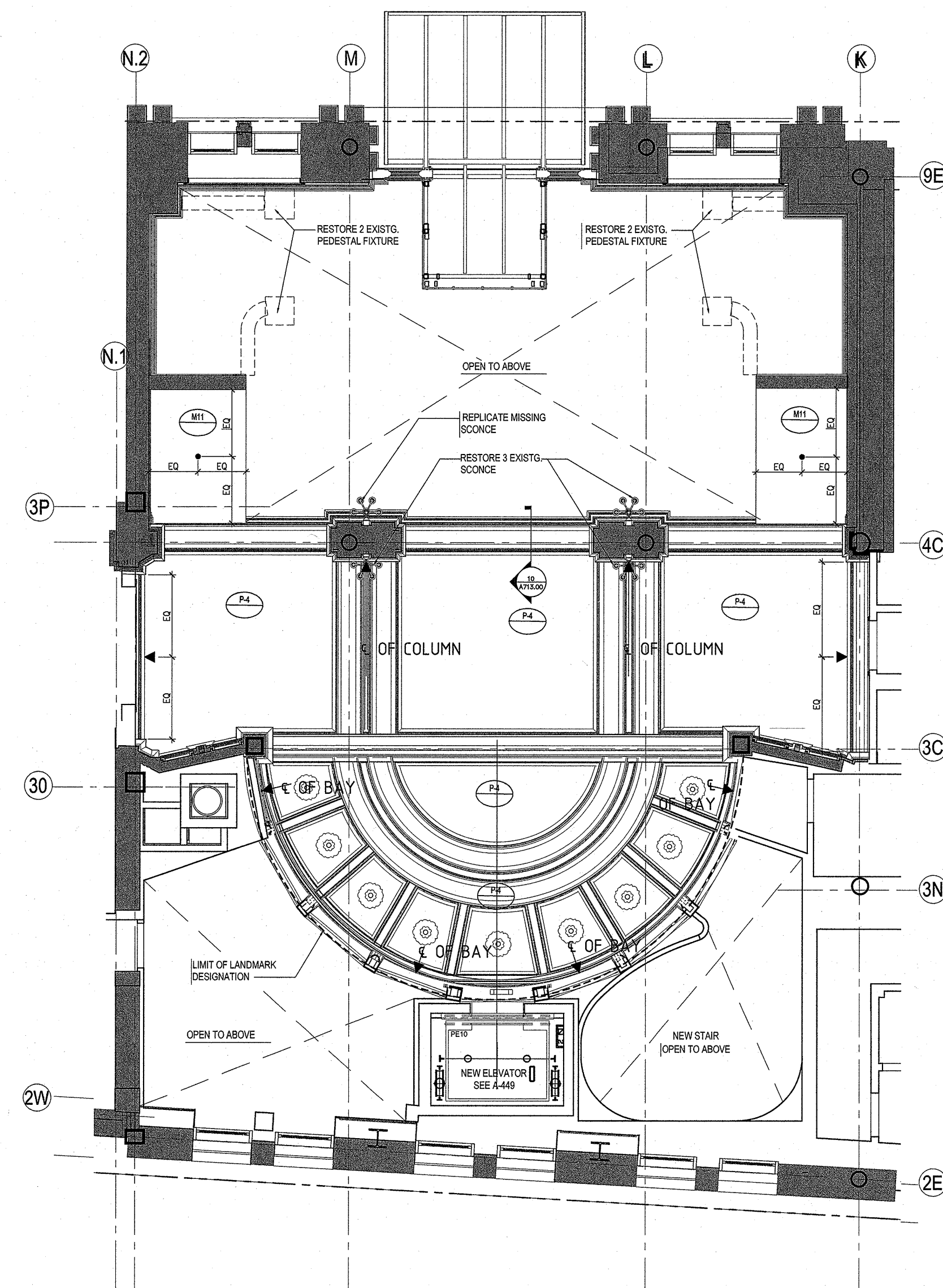
BASEMENT-PLAN AND RCP

SEAL & SIGNATURE: _____ DATE: _____

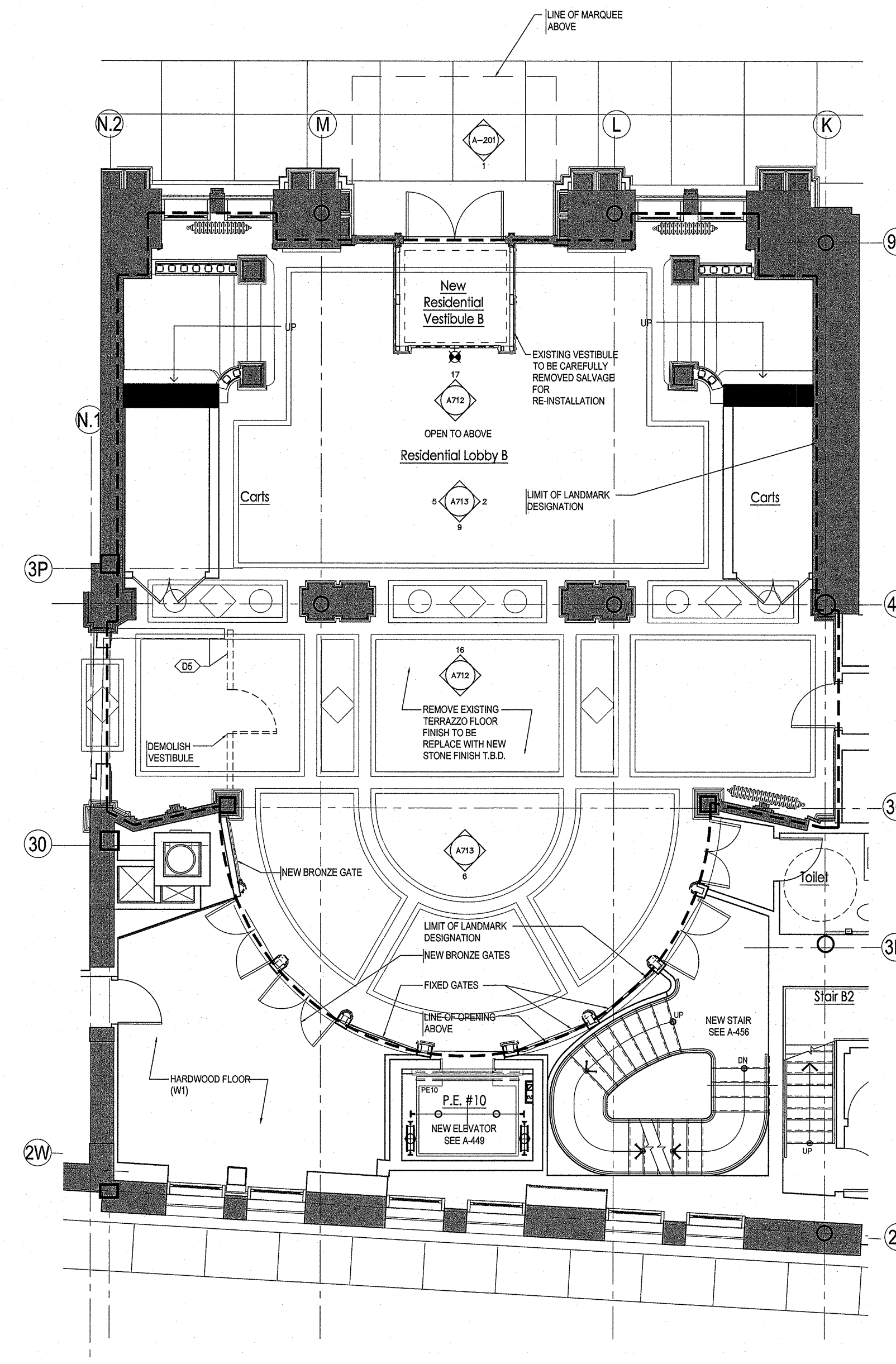
880 JECT Mod. 2015.00

DRAWN BY: G.S.F.
 CHECKED BY: T.J.F.
 DWG. No.:
A-710.00

FILE No: N:\01 Leonard Steel Drawings\ACF Construction Drawings\A-300\Condorit
Drawing\A-710-30 Lobby - Basement Plan and RCP.dwg





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



SEAL & SIGNATURE: _____

DATE: _____

PROJECT No.: 2015-20

DRAWN BY: G.S.F.

CHECKED BY: T.J.F.

DWG. No.: A-710.00

EXHIBIT: _____

FILE No: N:\01 Leonard Steel Drawings\ACF Construction Drawings\A-300\Condorit
Drawing\A-710-30 Lobby - Basement Plan and RCP.dwg

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