

SKYRISE CITIES

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Historic 108 Leonard Street to be Reborn as Luxury Condos

Known until recently as the Clock Tower Building, and long before that as the 1898-built headquarters of the New York Life Insurance Company, [108 Leonard Street](#) is today in the midst of a massive restoration and redevelopment effort. Conducted by a team that includes the C3BG, [Elad Group](#), [Beyer Blinder Belle Architects & Planners](#), [SLCE Architects](#), and Jeffrey Beers International, the work now underway will see the magnificent, marble-clad, Beaux-Arts pile fully restored and transformed into luxury condos.



108 Leonard Street, restored facade as it will appear upon completion, image via DBOX

Faced in white marble, the intricate facade and interior of the structure are currently undergoing a comprehensive, highly-sensitive restoration effort, with nylon scrubbers now hard at work removing more than a century of grit and grime

from every column, corbel, and crevice. Extensive repair work has also been conducted upon the roof, including the restoration of a collection of impressive, 7,000-pound decorative eagles which are perched atop the base of the iconic Clock Tower.



108 Leonard Street, intricate exterior detail work to be fully restored, image via DBOX

Inside, owing to the structure's interior landmark status, great pains are being made to restore much of the principal rooms of the former lobby, banking hall, stairwells, and numerous other public spaces that are as rich in detail as the exterior. Decades of paint have been stripped from countless marble columns and wall panels, beautifully-detailed coffered ceilings have been restored to their former glory, and windows, balustrades, and light fixtures have been all lovingly brought back to life.



108 Leonard Street, rendering of completed grand entrance restoration, image via DBOX

The redeveloped 108 Leonard Street will soon become home for 150 private suites, each of which will be wholly unique owing to the inherent historic charms and quirks that will remain within each unit. Prices will range dramatically from \$1.5 million to \$20 million depending on size and configuration.



108 Leonard Street, suites to feature high ceilings and oversized original windows, image via DBOX

Located near TriBeCa within the heart of Lower Manhattan, the development will be a prime address for those in the market for a historic landmark home within easy striking distance of the Financial District. Once complete, 108 Leonard Street will remain as an excellent example of historic adaptive reuse done correctly.

SkyriseCities will be sure to return to this project as progress continues. For more information, check out the associated [Database](#) file and [Forum](#) thread, and as always, feel free to join the conversation in the comments section below.

<https://bit.ly/2BA3P9h>