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## THE REPORT

# You Can Now Live in the McKim, Mead & White–Designed Clock Tower Building in New York City

The Italian Renaissance Revival building, once home to the New York Life Insurance Company and a NYC Summons Court, has been transformed by designer Jeffrey Beers ←

TEXT BY  
ELIZABETH FAZZARE  
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Landmarked 108 Leonard, the 1894-built McKim, Mead, and White Clock Tower Building in New York, has been transformed into more than 150 residences by designer Jeffrey Beers and architect of record SLCE Architects. The structure is New York City's largest landmark building ever sold. Image: DBOX

When designing apartments inside a 1894 structure, sensitivity is key. Even more so when the structure in question was originally designated for commercial use. After a *meticulous façade restoration* by Howard L. Zimmerman Architects, the landmarked Clock Tower Building at *108 Leonard Street* in New York's ← TriBeCa neighborhood has been transformed by architect *Jeffrey Beers* into more than 150 residences.

<https://www.architecturaldigest.com/story/180-leonard-mckim-mead-and-white-clock-tower-building-in-new-york-city>

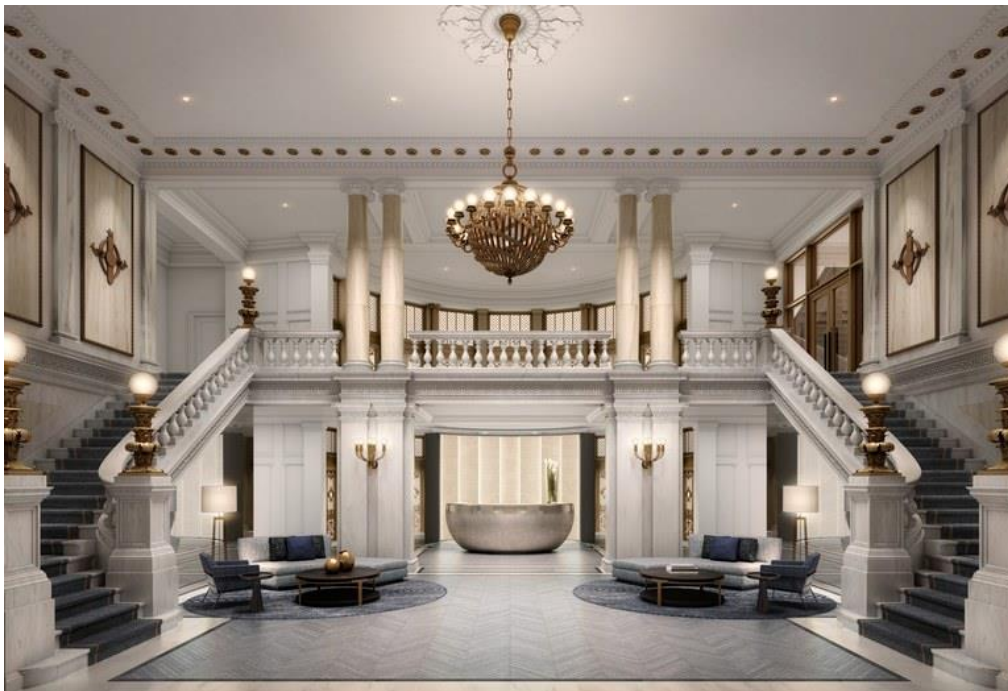
Opening in early 2019, the building posed such interior challenges as a landmarked Italian Renaissance Revival lobby and atypical interior configuration, but Beers set out with a goal in mind: "Complement the history of the building and contrast it harmoniously" with contemporary details. ←

Because the 13-story tower does not stack apartments on top of one another like a typical residential building, each unit is slightly different from its neighbors in shape and layout. After moving interior walls, Beers designed historic details like custom base, crown, and wainscot molding to create a dialogue with contemporary living spaces, amenities, and furnishings. Custom Scavolini kitchens in two marble finishes, cove lighting in great rooms, and more than 20,000 square feet of amenities allow for luxury living, but the building becomes a series of "individual homes," rather than cookie-cutter apartments, said Beers. ←

"Restoring a landmark requires a lot of attention to detail in order to maintain its integrity," said Samantha Sax of building co-owner Elad Group. "This building is one-of-a-kind; it's not one that could be built today." Because the clock tower building takes up an entire New York City block, it has entrances through three separate, yet interconnected lobbies: one landmarked and two newly built. Though the landmarked Leonard Street lobby was restored to its original double-height grandeur, Beers chose contemporary furniture and created custom reception desks for all three. ←

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And what of 108 Leonard's distinctive clock tower? "We viewed that as an exterior element of the building and didn't touch it," said Beers. "But we did take inspiration in it for a below-ground playroom." ←



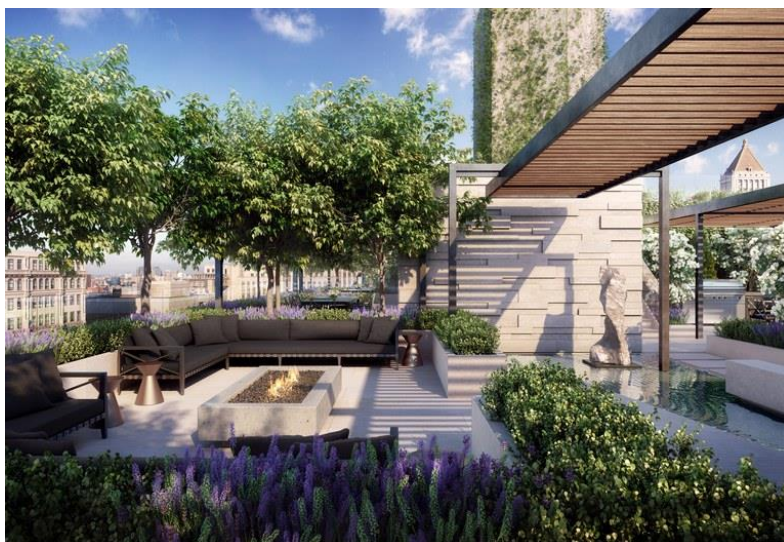
The landmarked marble lobby on Leonard Street was restored and decorated with contemporary furniture. Image: DBOX



And interior rendering of a unit with tall, rounded windows. Image: DBOX



The 9-to-14-foot-high ceilings in 108 Leonard allow cove lighting in the residence great rooms. Image: DBOX



The resident rooftop features an outdoor kitchen, zen garden, two dining cabanas, and two open air lounges with fire pits. Image: DBOX