

IFC Center

14-16 Cornelia Street 323-327 Avenue of the Americas



The design for the proposed IFC Center was approved by LPC on November 16, 2015. The BSA variance review resulted in a programmatic change. Specifically, the two theaters on the upper floors of the Cornelia Street Building have been shifted to a rooftop addition to 327 Avenue of the Americas and four residential apartments will occupy the upper floors of the Cornelia Street Building. This change requires the following modifications to the project design:

Cornelia Street:

The original design included frosted fixed glass windows on the upper floors. These windows will now be operable and glazed with clear glass for the apartments. The ground floor waiting area remains, with an emergency exit. A residential entrance and lobby has been added at the north end of the façade.

Avenue of the Americas:

The two theaters that had been on upper floors of Cornelia Street are now located in a rooftop addition to 327 Avenue of the Americas that matches the height of 329 Avenue of the Americas. To create a new integrated façade design for the IFC Center that is more appropriate to the historic streetscape, the following modifications to the existing facades are proposed: Removal of the angled metal mesh screens and associated flood lighting currently on the facades of 323 and 327; Retaining the original marquee and narrow canopy below and relocating entrance and exit doors; Repair and repainting of the underlying existing stucco theater façade.

The new rooftop addition will be composed of brick and frosted glass elements that are related to the Cornelia Street façade.



14-16 Cornelia Street



LPC Approved 11-18-15



PROPOSED

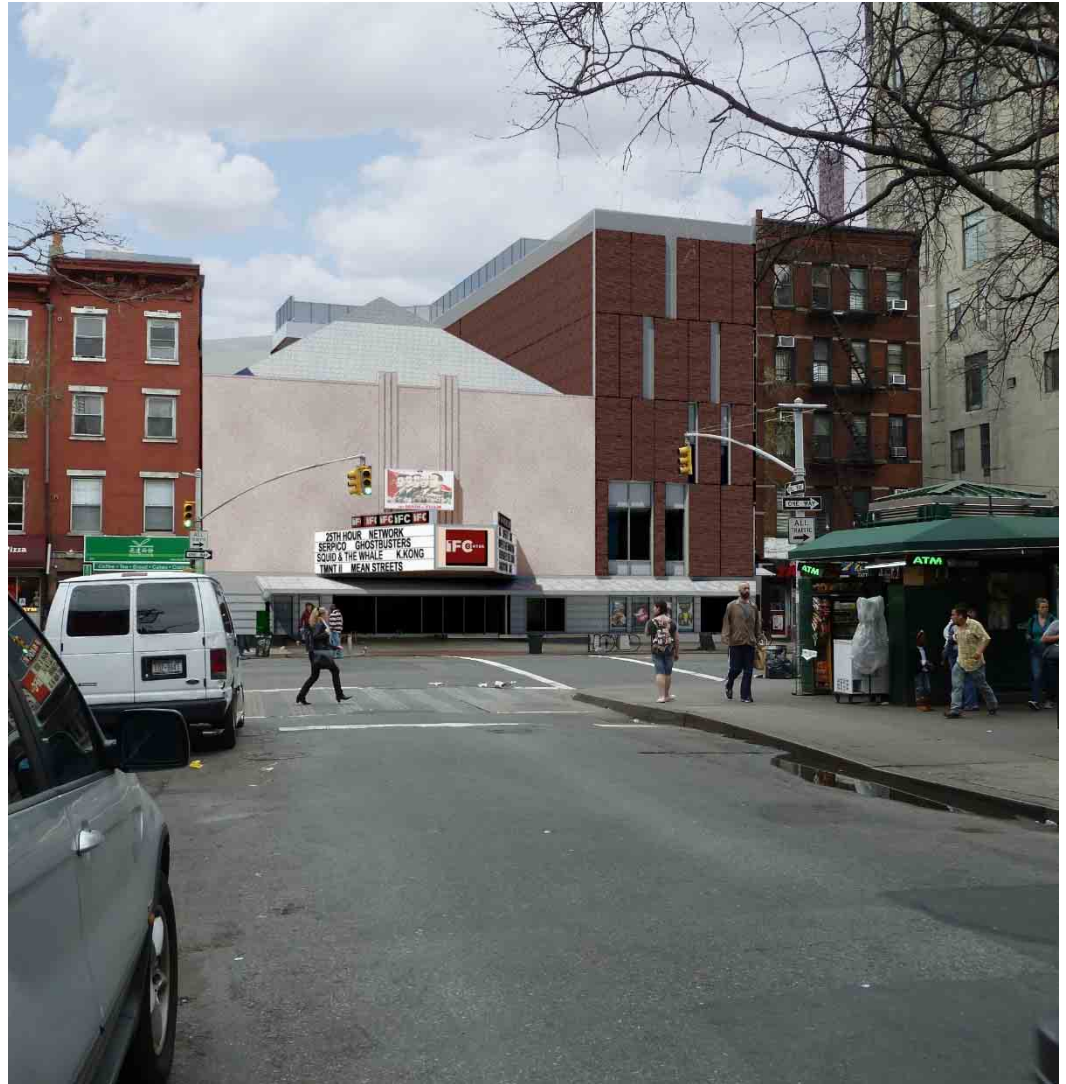
323-327 Avenue of the Americas



EXISTING



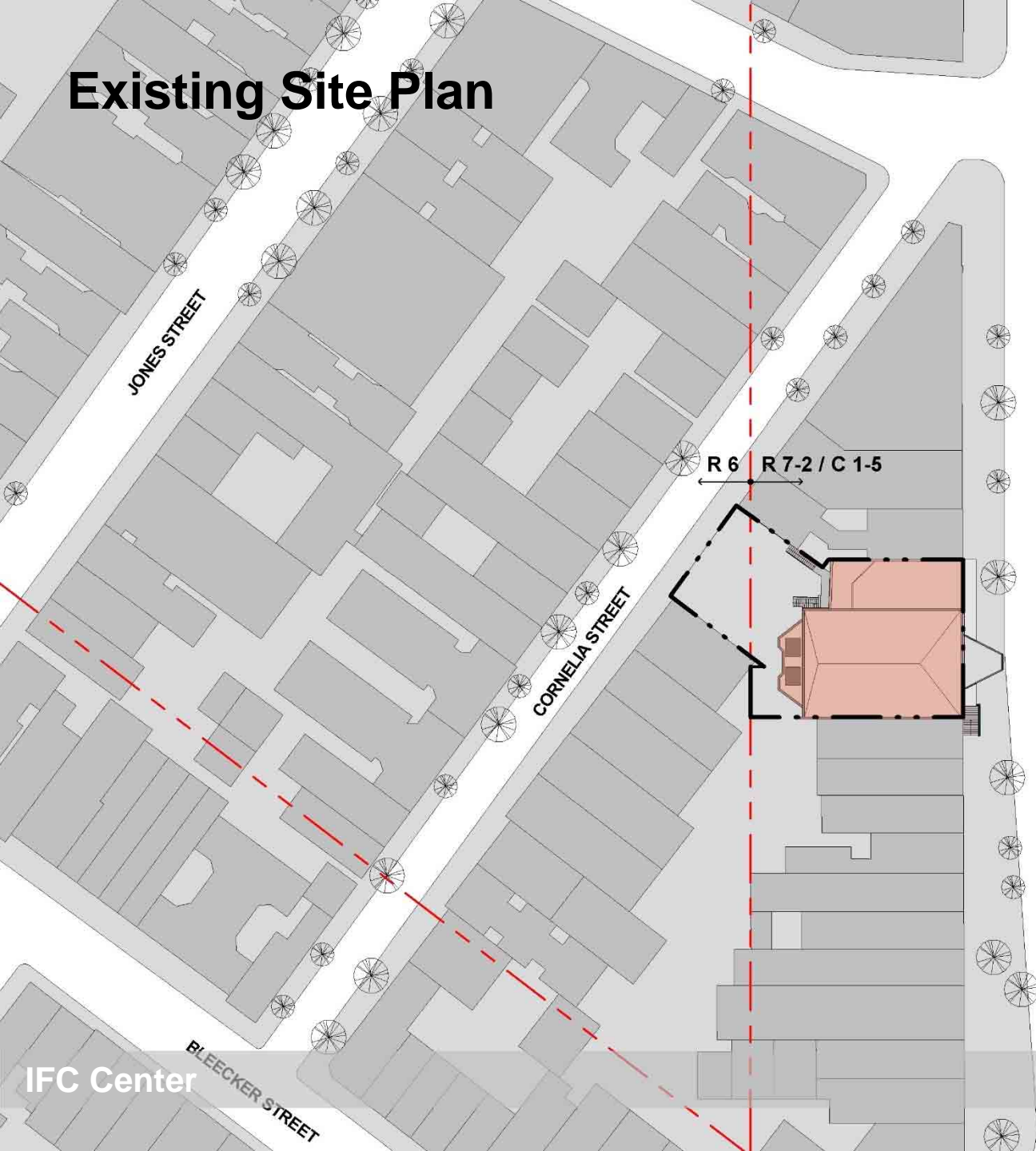
LPC APPROVED 11-18-15



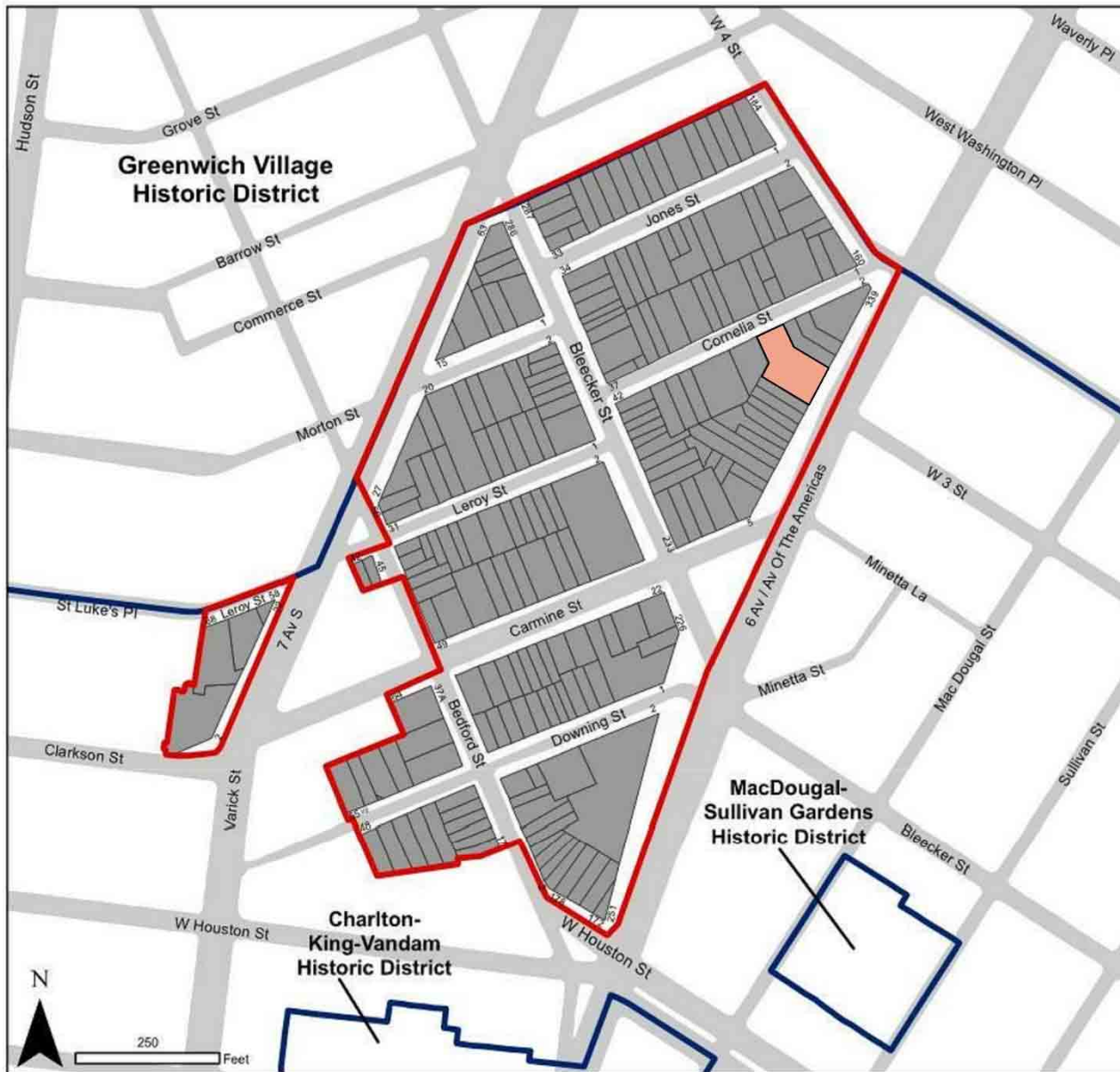
PROPOSED



Existing Site Plan






Greenwich Village Historic District Extension II



Graphic Source: MapPLUTO, Edition 06C, 2006. Date: June 22, 2010. Author: JM.

Greenwich Village
Historic District Extension II
Borough of Manhattan, NY
Landmarks Preservation Commission

Calendared: June 23, 2009
Public Hearing: October 27, 2009
Designated: June 22, 2010

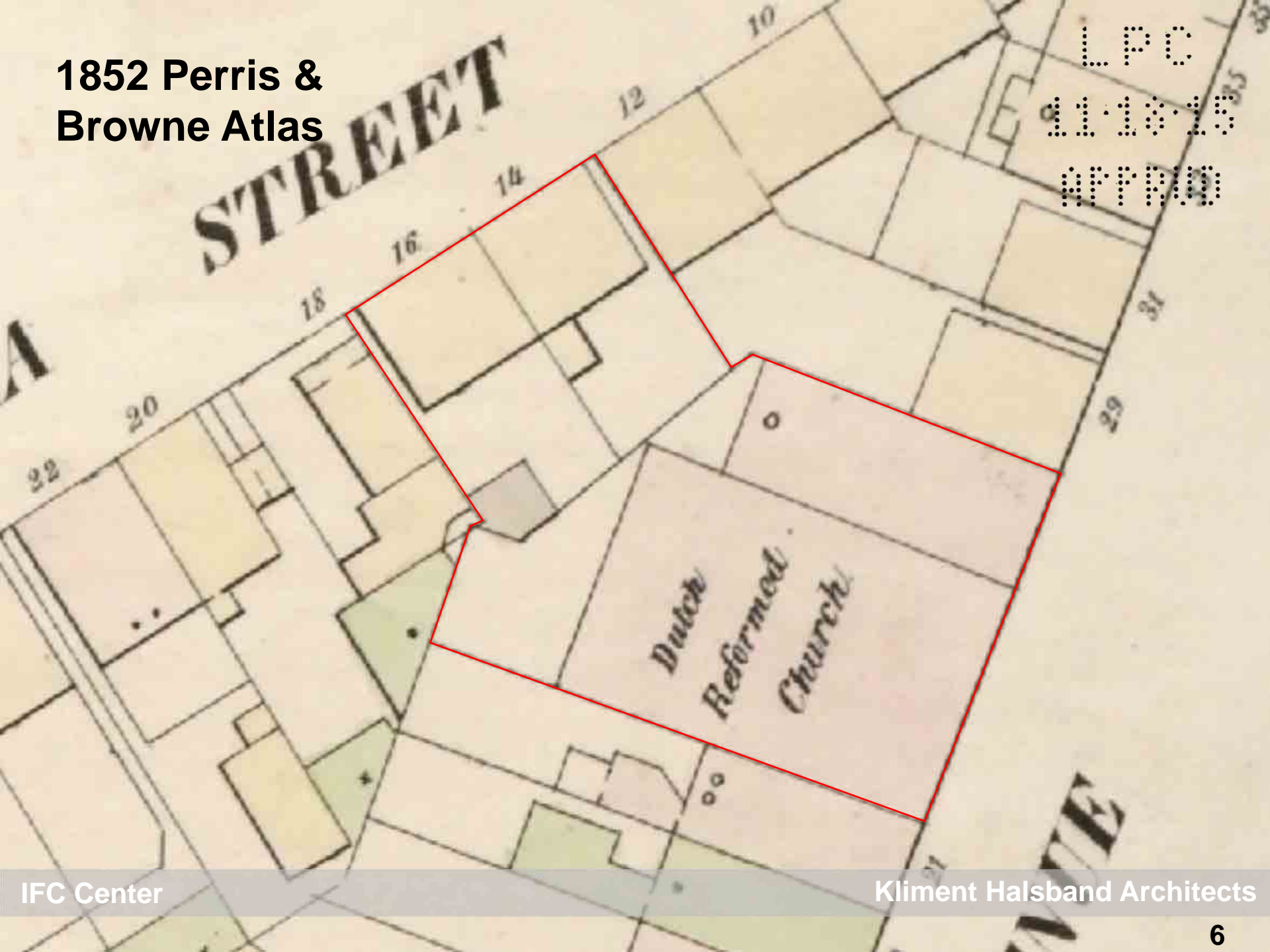
-  Boundary of Existing District
-  Boundary of District Extension
-  Tax Map Lots, District Extension



NYCTM
**Landmarks Preservation
Commission**

1852 Perris & Browne Atlas

LPC
111015
077000



1937 – Construction

LPC

11015

NYC



IFC Center

Kliment Halsband Architects

1937 – Waverly Theater

LPC

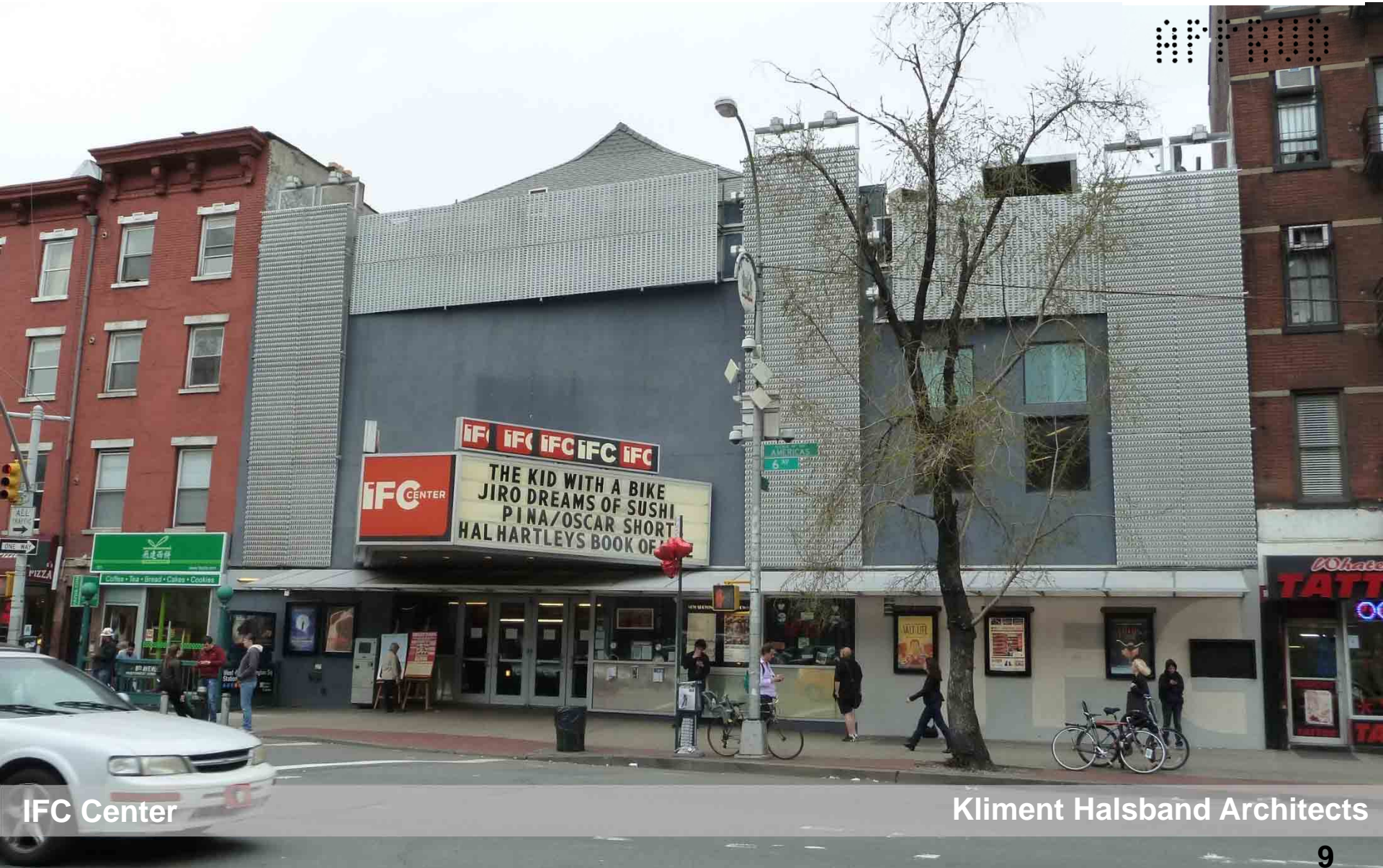
11015

WY 000



Today – IFC Center

LPC
11015
#11015



IFC Center

Kliment Halsband Architects

Existing East Side of Cornelia Street

LPC
11.10.15
APP 000



2-10
CORNELIA STREET

12
14-16
CORNELIA STREET

18 20 22 24 26 28 30 32

255
BLEECKER STREET

Existing East Side of Cornelia Street

LPC
11.10.15
APPEND



12

14-16

18

20

22

24

26

Existing East Side of Cornelia Street

LPC

11015
07700



1



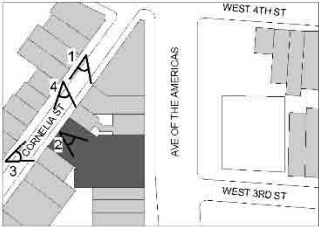
2



3



4



Proposed East Side of Cornelia Street



Proposed East Side of Cornelia Street

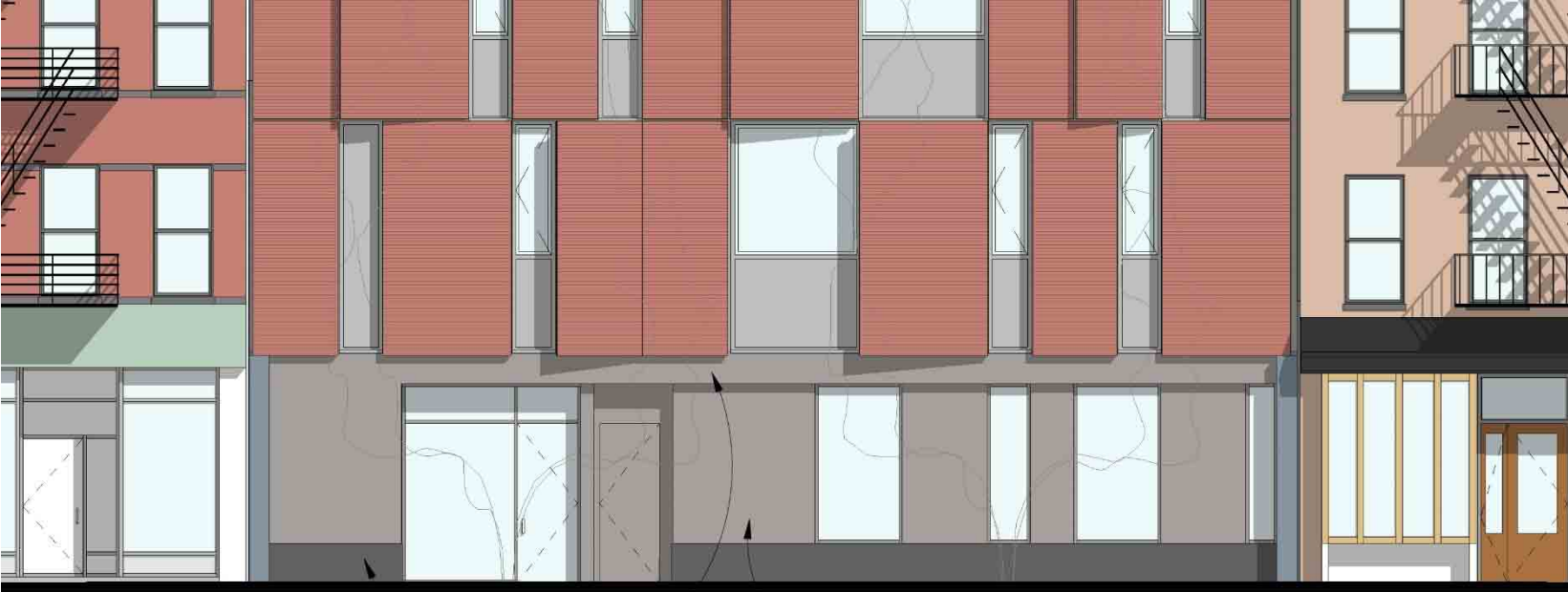


Previously Approved Elevation – Cornelia Street

LPC
11.10.15
APPROVED



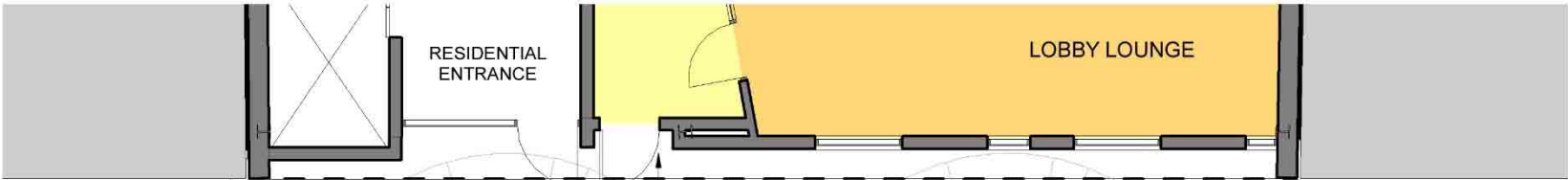
Partial Elevation and Plan – Cornelia Street



BULKHEAD - STONE
(DARK GREY)

TRANSOM - ZINC
(GREY, MATTE FINISH)

ZINC PANELS
(GREY, MATTE
FINISH)



EMERGENCY
EXIT ONLY

BRICK FACADE OVERHEAD



IFC Center – 21 May 2018 – PROPOSED

Kliment Halsband Architects



IFC Center – 21 May 2018 – PROPOSED

Kliment Halsband Architects



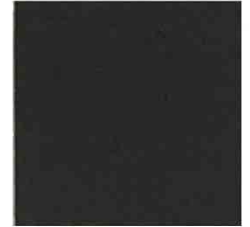
IFC Center – 21 May 2018 – PROPOSED

Kliment Halsband Architects

Materials



4. TRANSOM AND STOREFRONT PANELS - ZINC, GREY, MATTE FINISH



7. CORNICE - BLACK-PAINTED METAL



2. STOREFRONT - FRITTED GLASS



3. STOREFRONT MULLION - ALUMINUM,
DARK GREY, MATTE FINISH



1. BULKHEAD - STONE, DARK GREY



5. FACADE - BRICK PANELS

Existing West Side of Avenue of the Americas

LPC
11.10.15
RP 000



301 - 303
AVENUE OF THE
AMERICAS

305 307 309 311 313 315 317 319 321

IFC CENTER
323 AVE OF THE AMERICAS

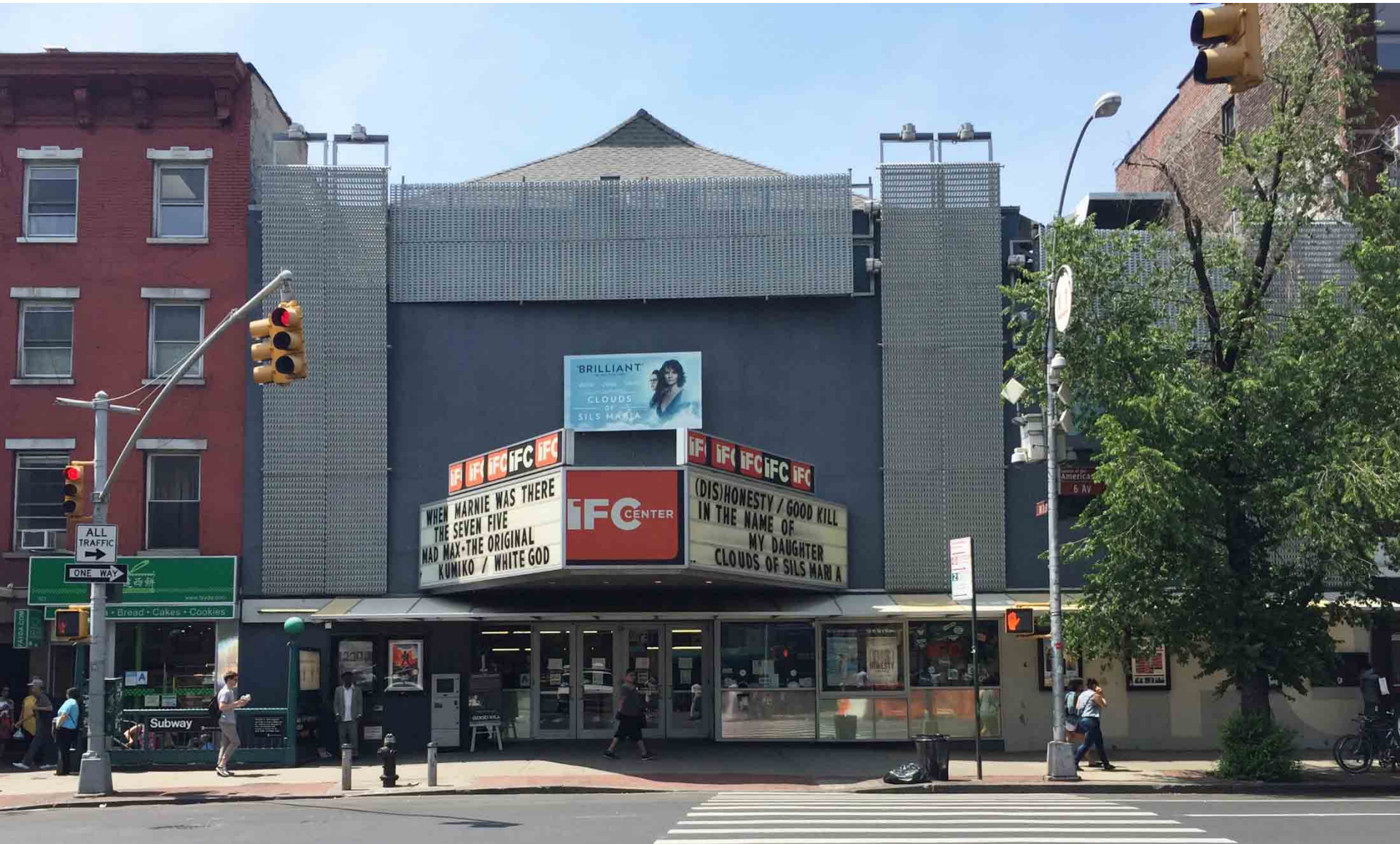
329 331

2
CORNELIA STREET

Proposed

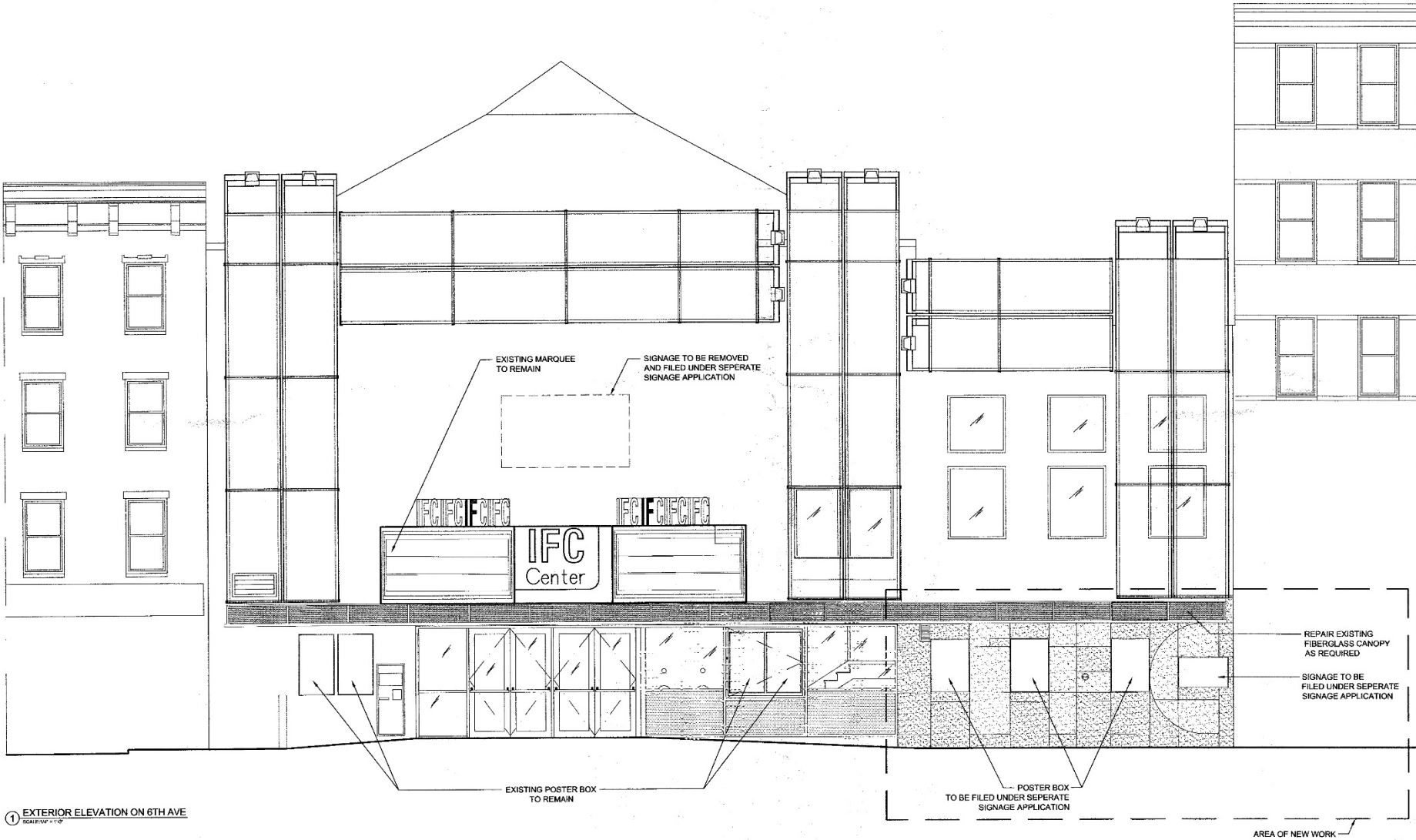


Today – IFC Center



IFC Center

Previous Renovation - 2003



1937 – Waverly Theater

LPC

11015

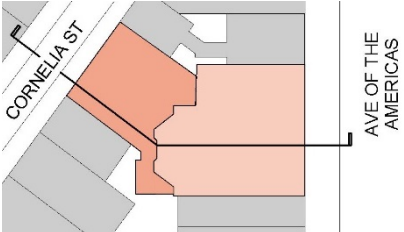
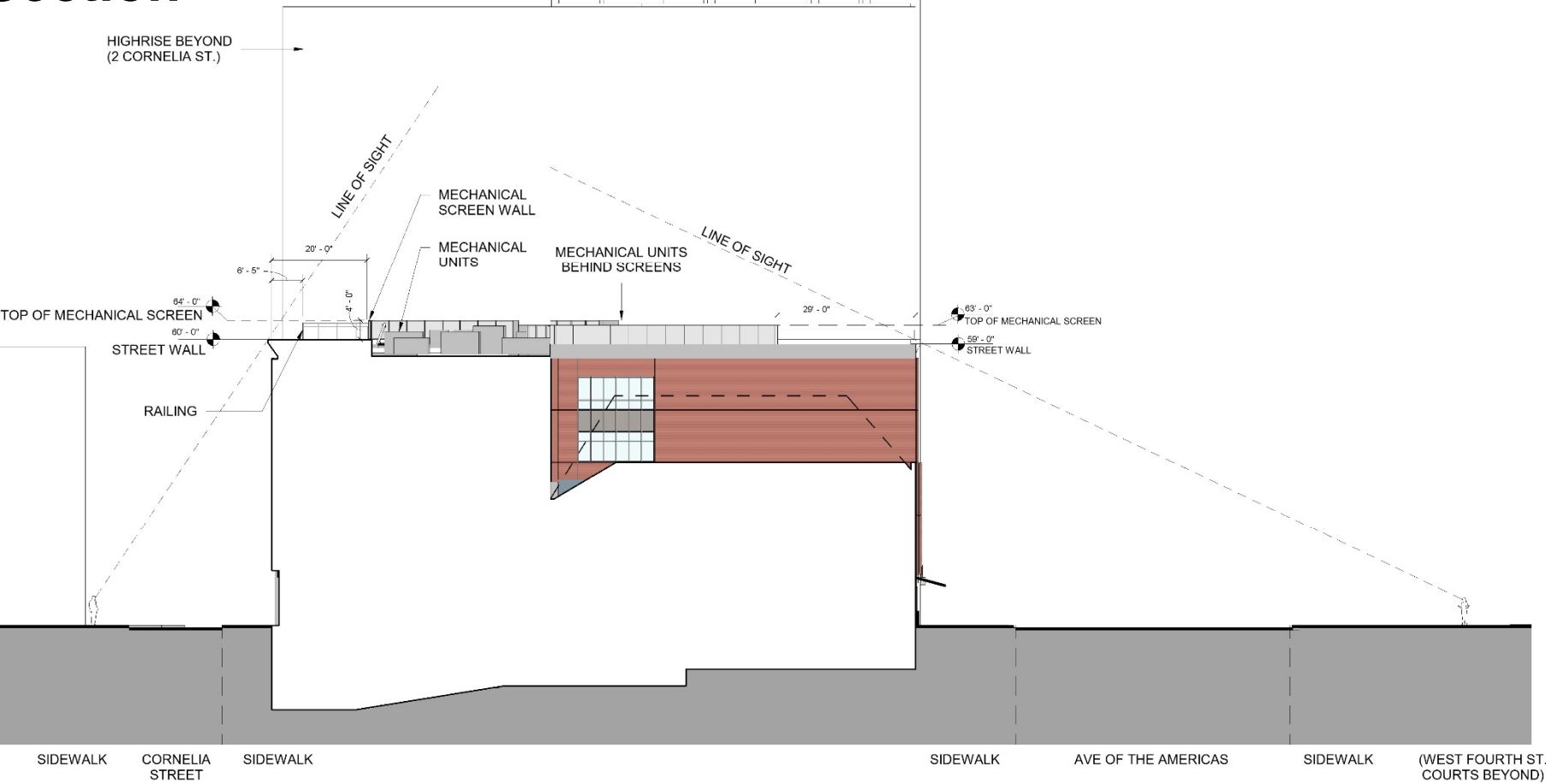
W 7000

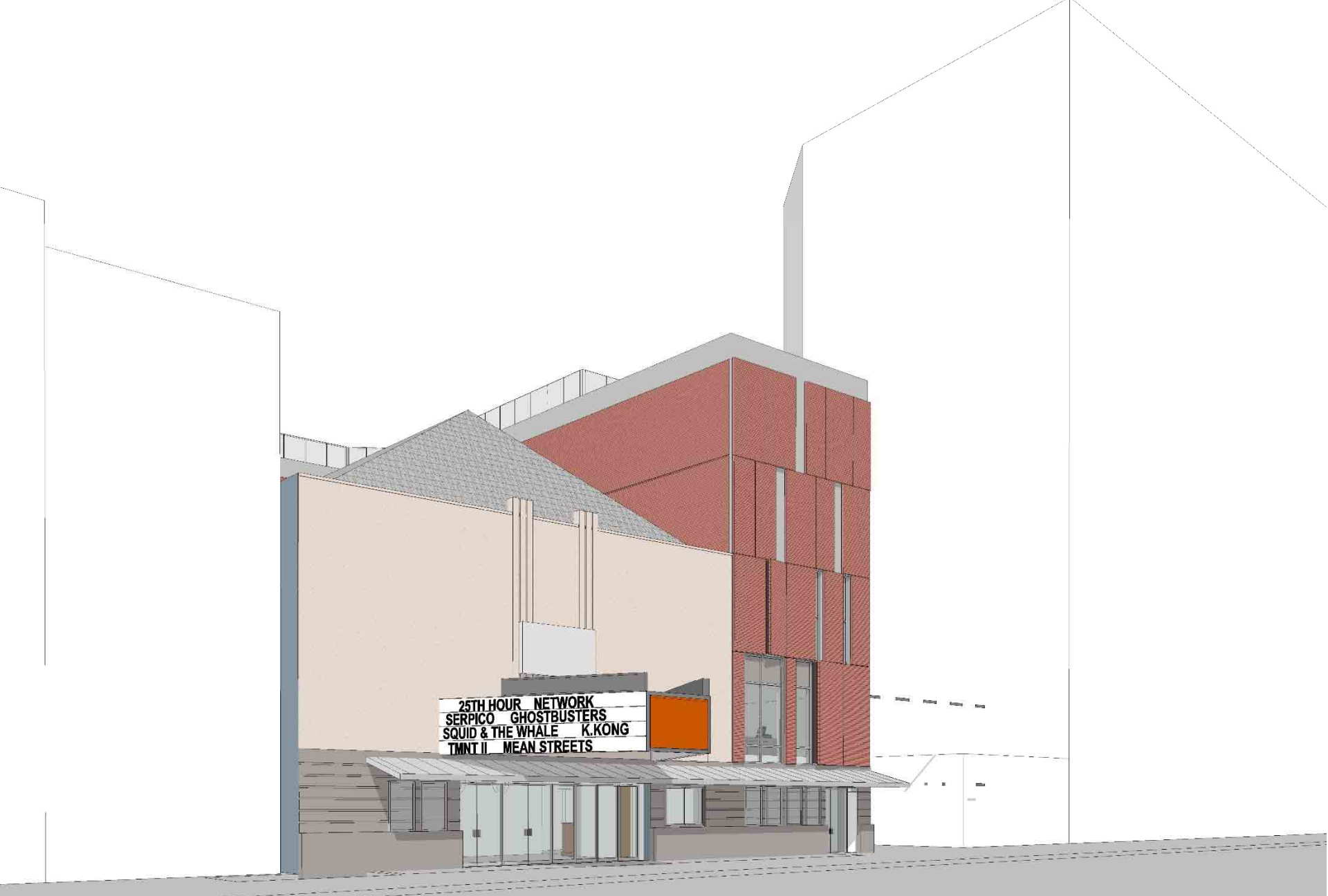


Proposed Elevation – Avenue of the Americas



Section

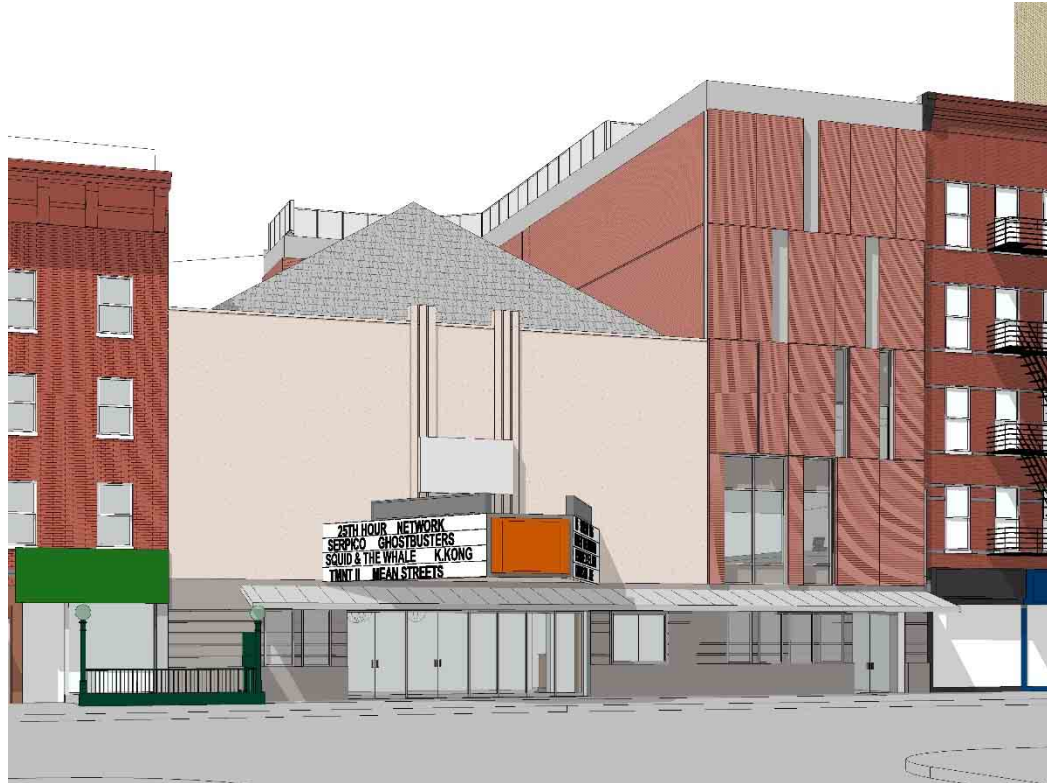






IFC Center – 21 May 2018 – PROPOSED

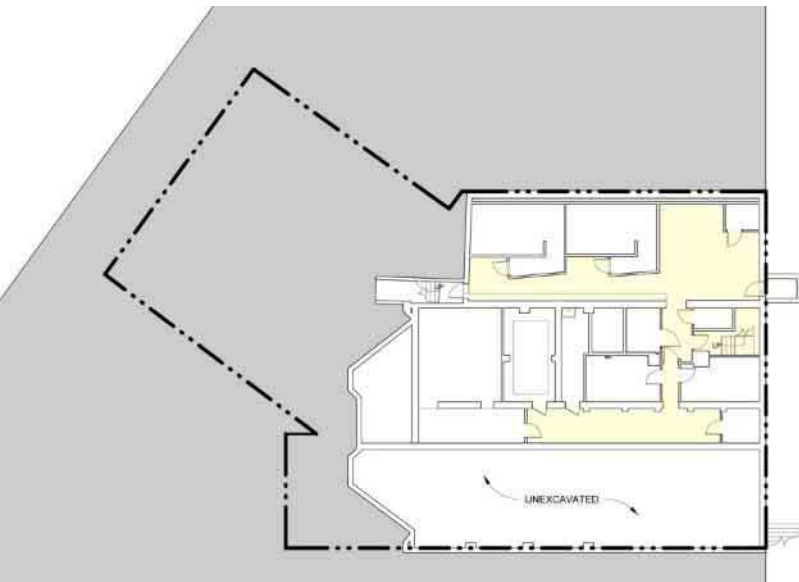
Kliment Halsband Architects







Cellar Floor Plan



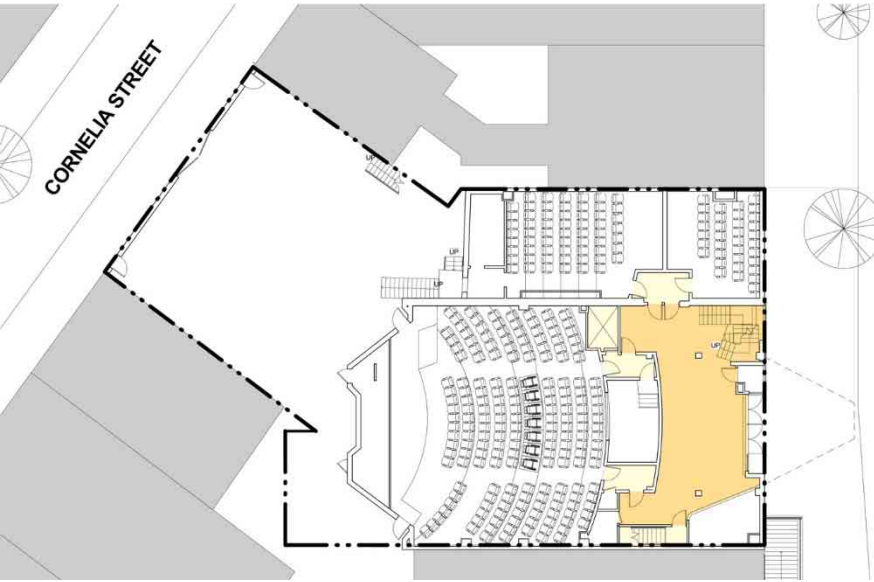
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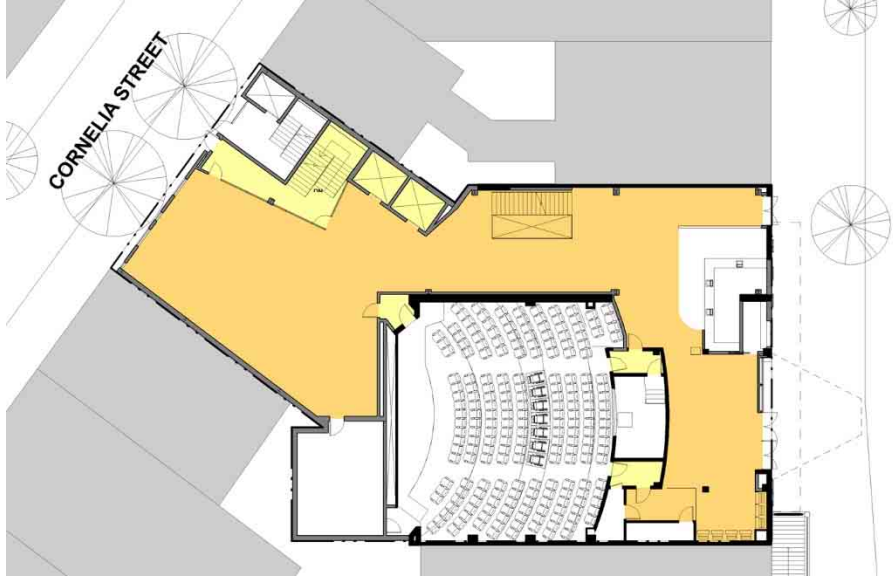
PROPOSED



Ground Floor Plan



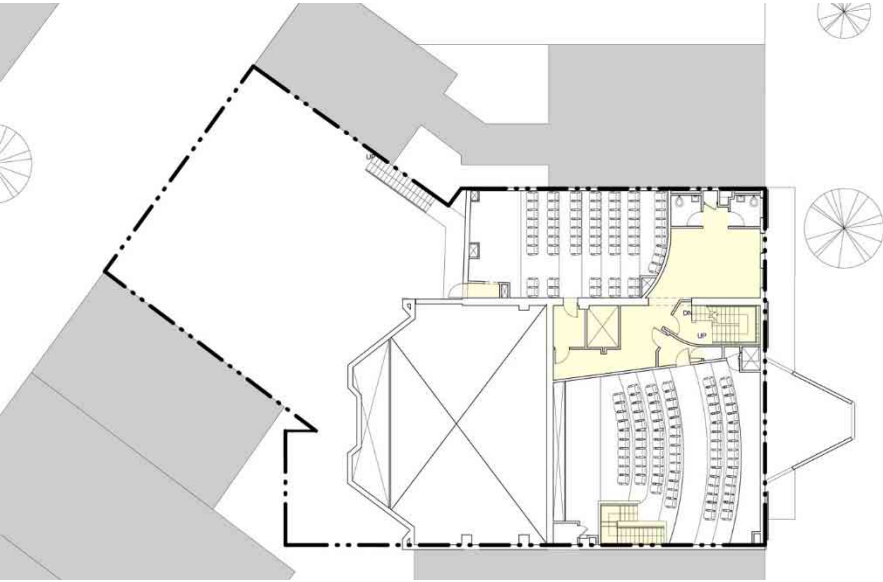
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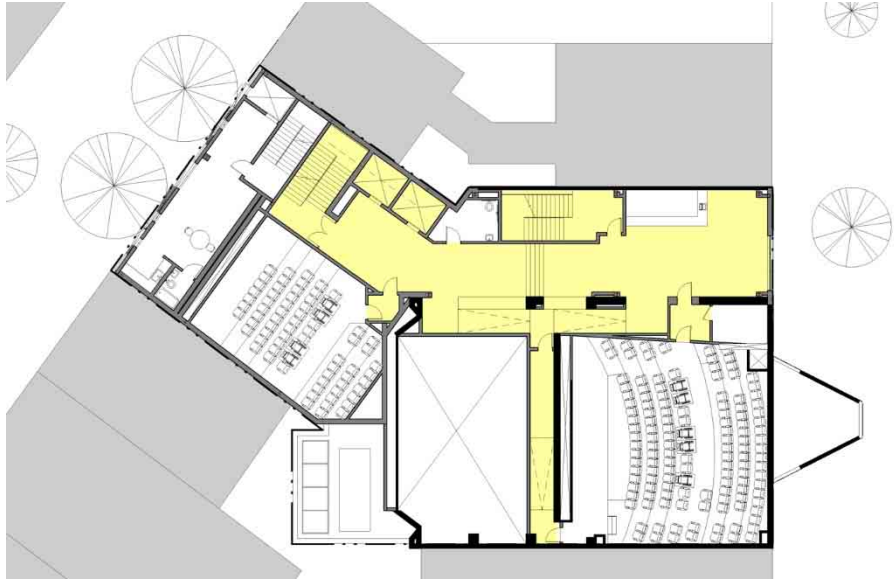
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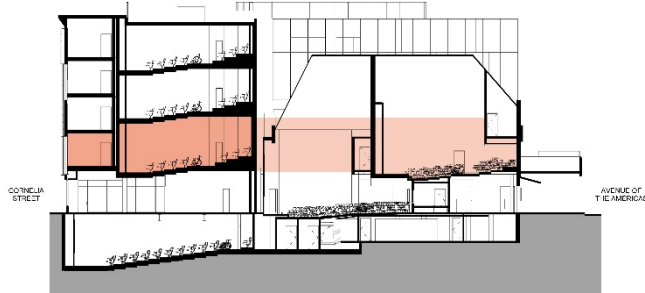
Second Floor Plan



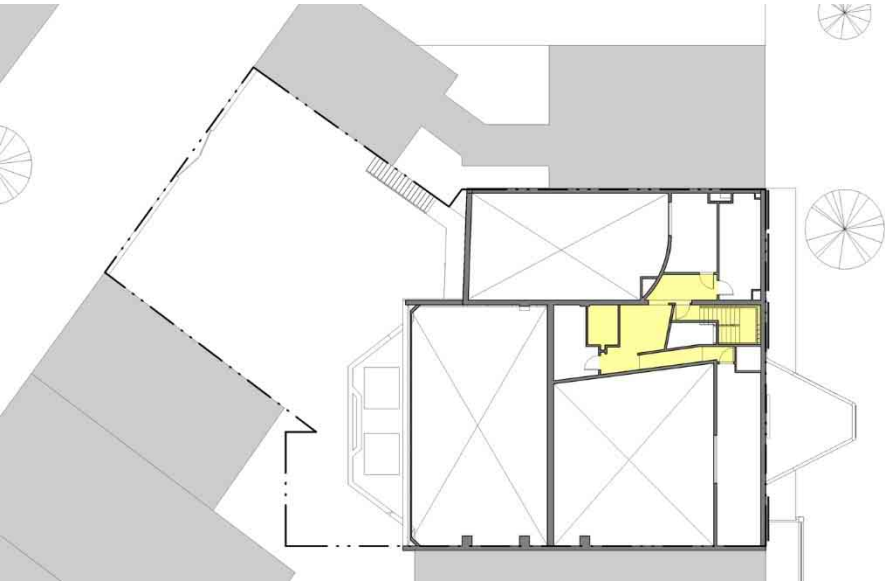
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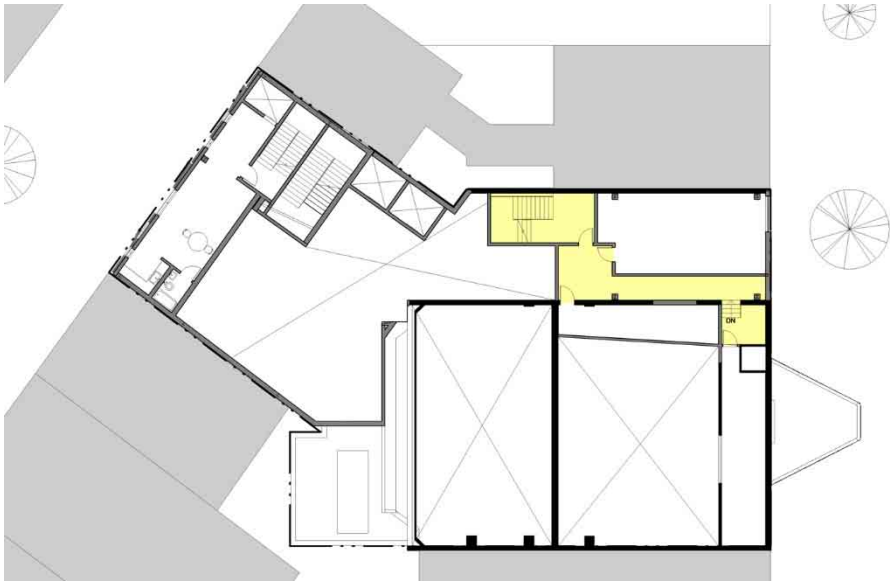
PROPOSED



Second Floor Mezzanine Plan



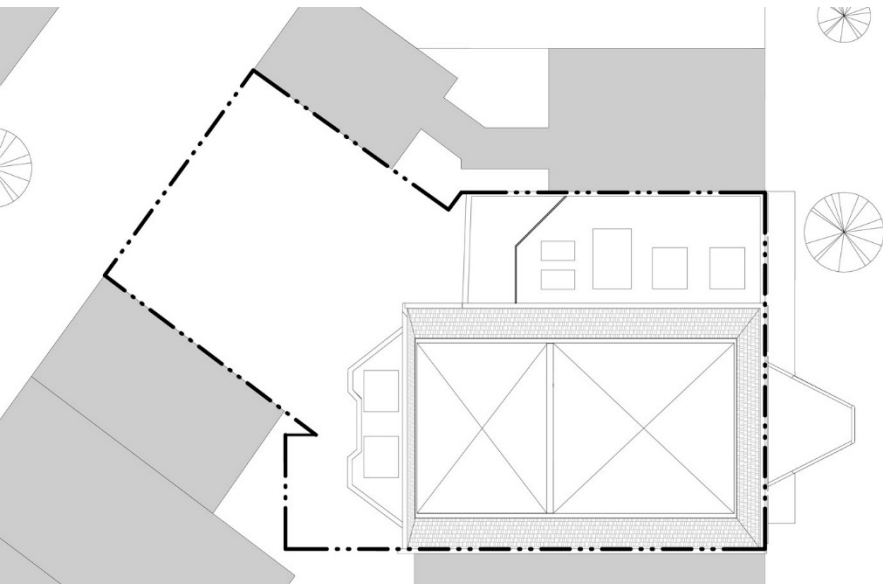
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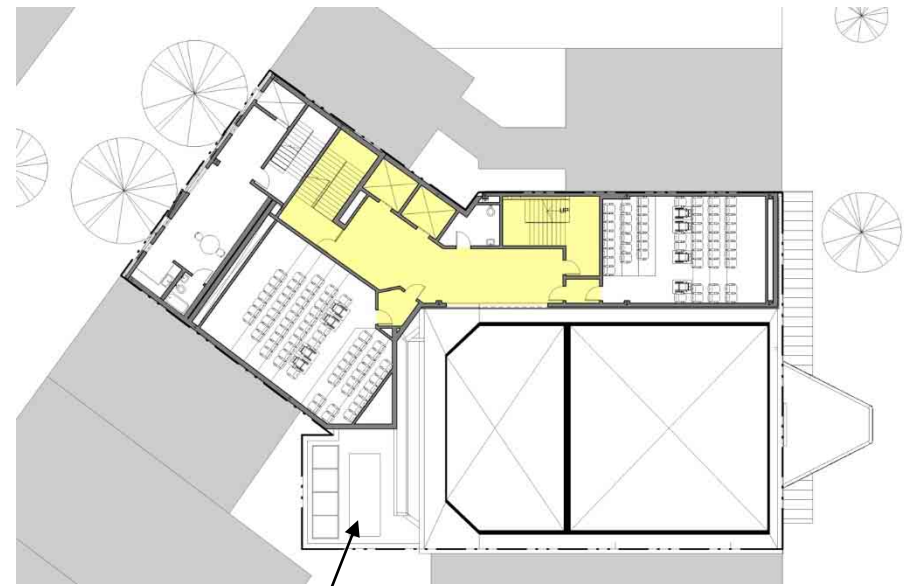
PROPOSED



Third Floor Plan



EXISTING

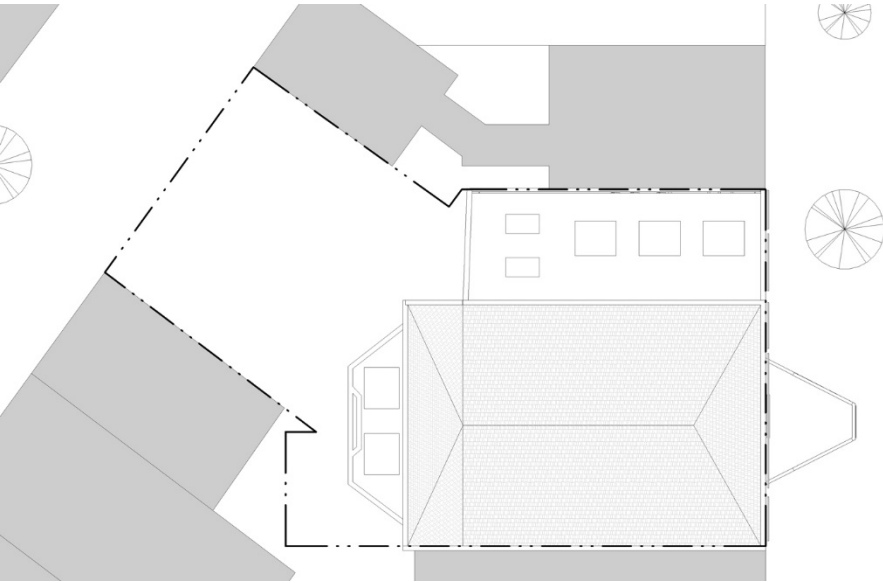


PROPOSED

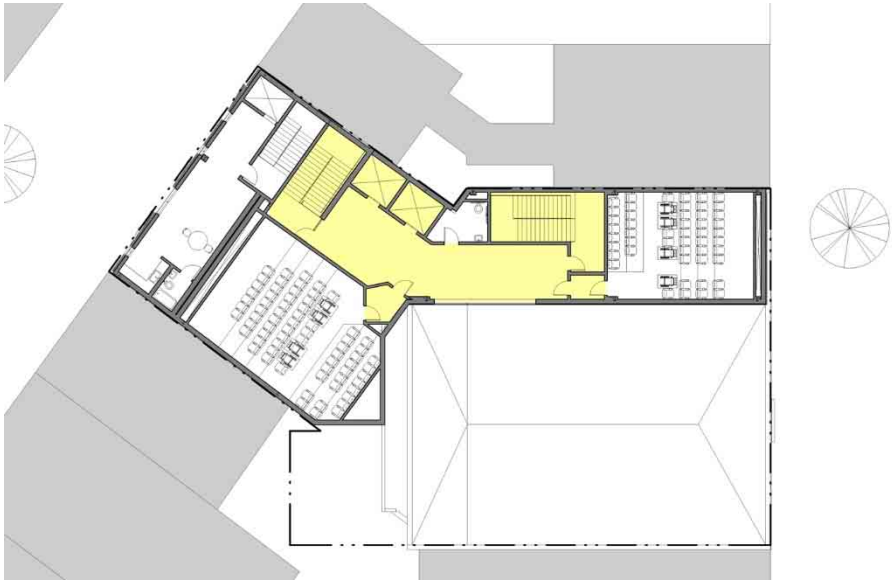
THEATER 1 AHU



Fourth Floor Plan



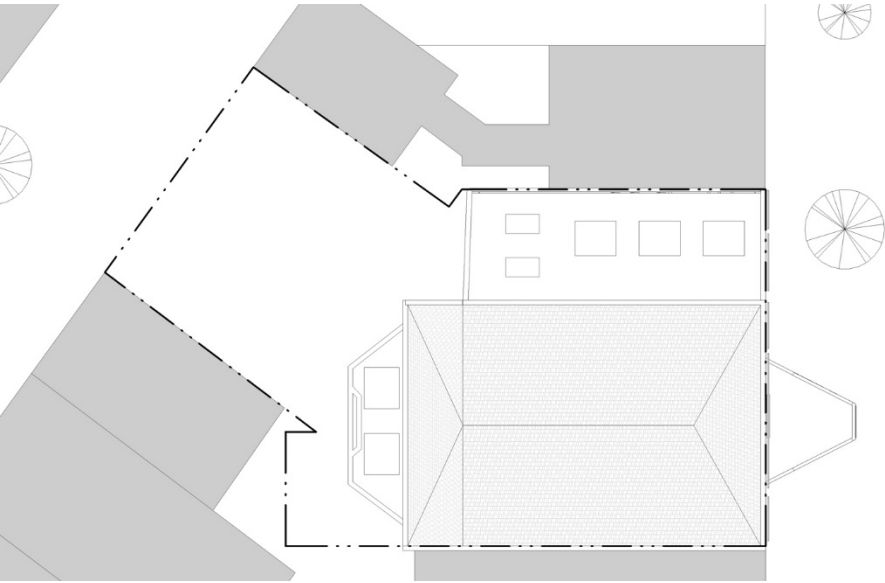
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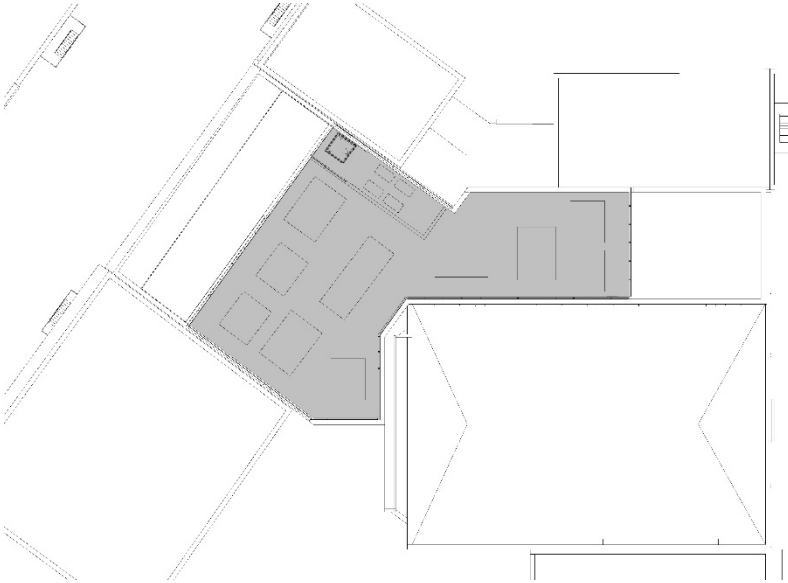
PROPOSED



Roof Plan



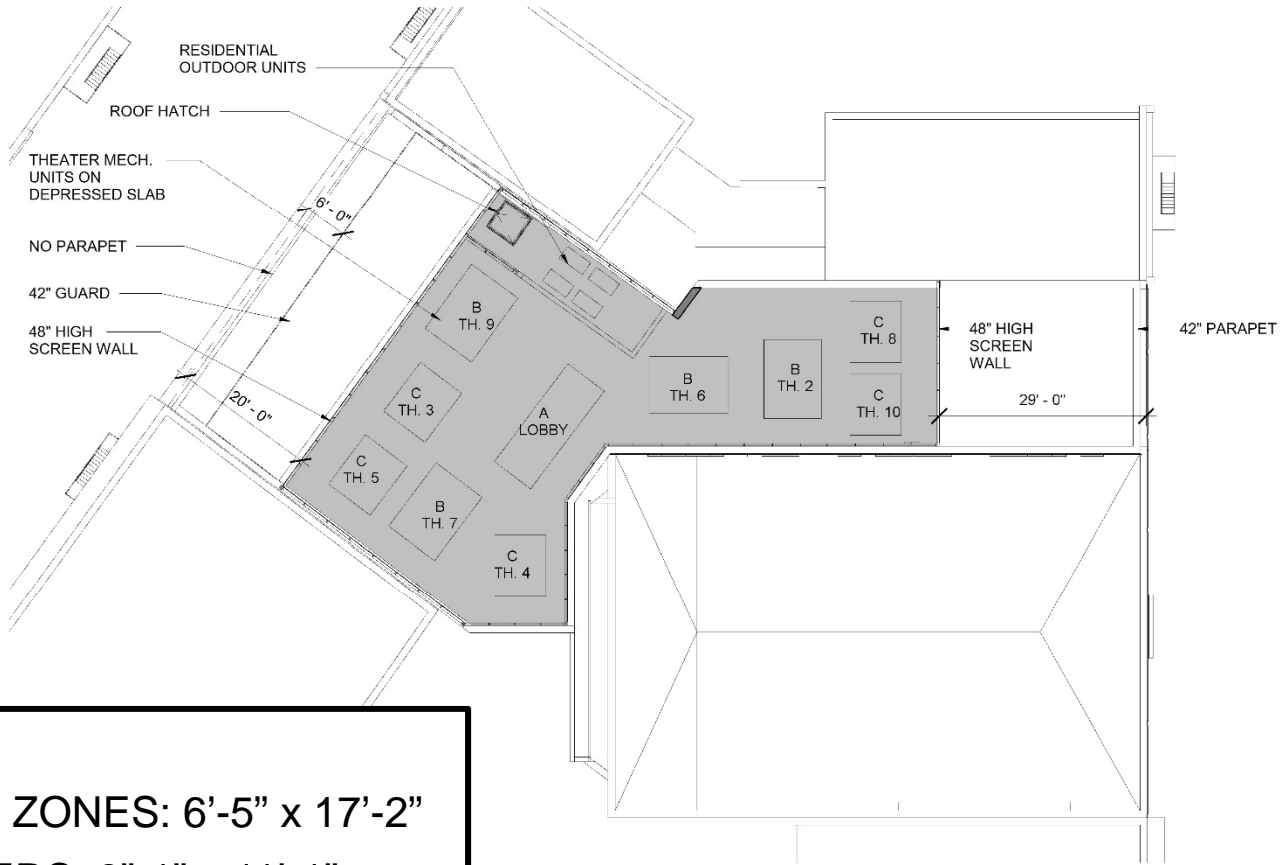
EXISTING



PROPOSED



Roof Plan – Details



UNIT KEY

A - LOBBY/PUBLIC ZONES: 6'-5" x 17'-2"

B - LARGE THEATERS: 8'-1" x 11'-1"

C - SMALL THEATERS: 7'-3" x 8'-7"

Roof Design

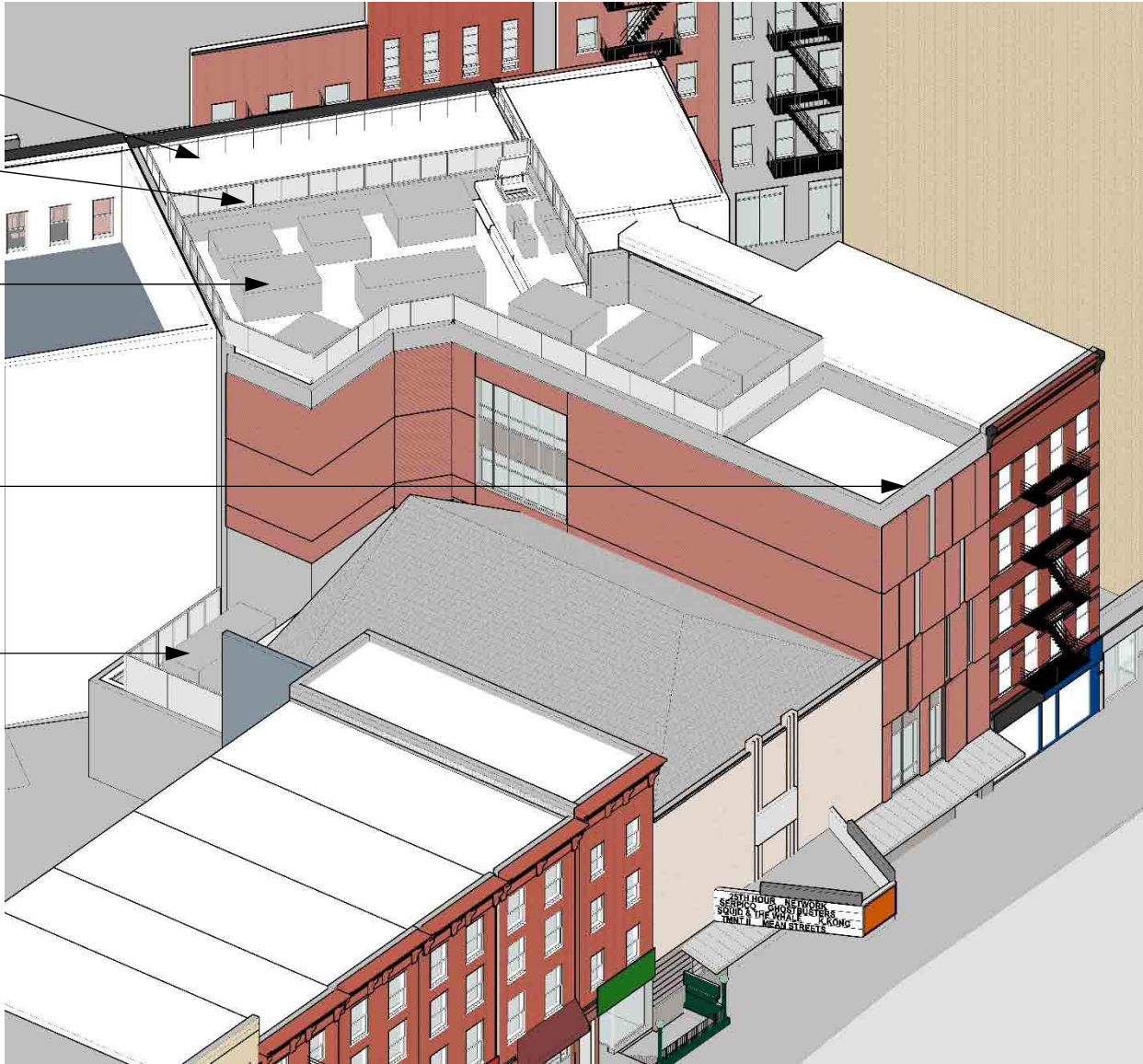
42" RAILING
6'-0" FROM EXTERIOR WALL

48" MECHANICAL SCREEN
@ MECHANICAL AREA PERIMETER

ROOFTOP AHUS FOR LOBBY,
THEATERS 2-11

42" PARAPET AT EXTERIOR WALL

THEATER 1 AHU W/
MECHANICAL SCREEN



Roof Design

42" PARAPET AT EXTERIOR WALL

ROOFTOP AHUS FOR LOBBY,
THEATERS 2-11

48" MECHANICAL SCREEN
@ MECHANICAL AREA PERIMETER

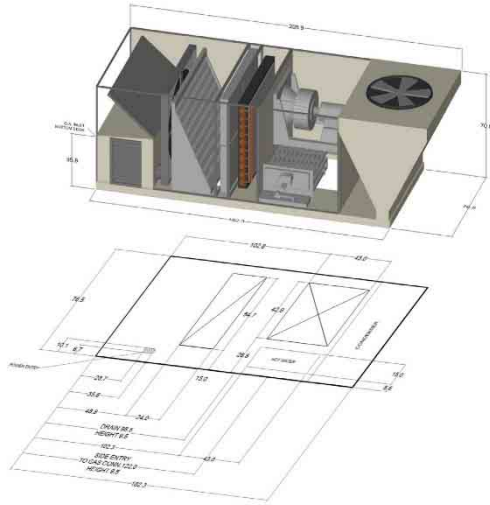
42" RAILING
6'-0" FROM EXTERIOR WALL

THEATER 1 AHU W/
MECHANICAL SCREEN



Mechanical Units

Figure 34: DPS 016-028, Energy Recovery

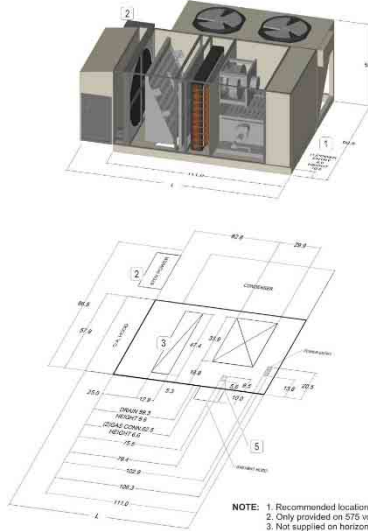


NOTE:
 1. Recommended location for optional field-cut side power connection.
 2. Horizontal gas connection only. Gas pipe routing within the roof curb is not available.

A - LOBBY/PUBLIC ZONES
 (2 UNITS)
 6'-5" x 17'-2"

Figure 29: DPS 007-015, Energy Recovery, All Outdoor Air Options

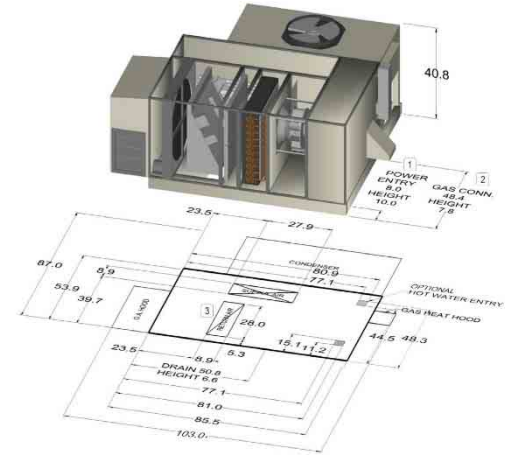
Size (Inch)	L
2-12	132.7
15	149.7



NOTE:
 1. Recommended location for field-cut-side power opening
 2. Only provided on 575 volt units
 3. Not supplied on horizontal return or 100% OA units
 4. Horizontal, above the roof, gas connection only
 5. Optional field-cut hot water piping entrance.

B - LARGE THEATERS
 (4 UNITS)
 8'-1" x 11'-1"

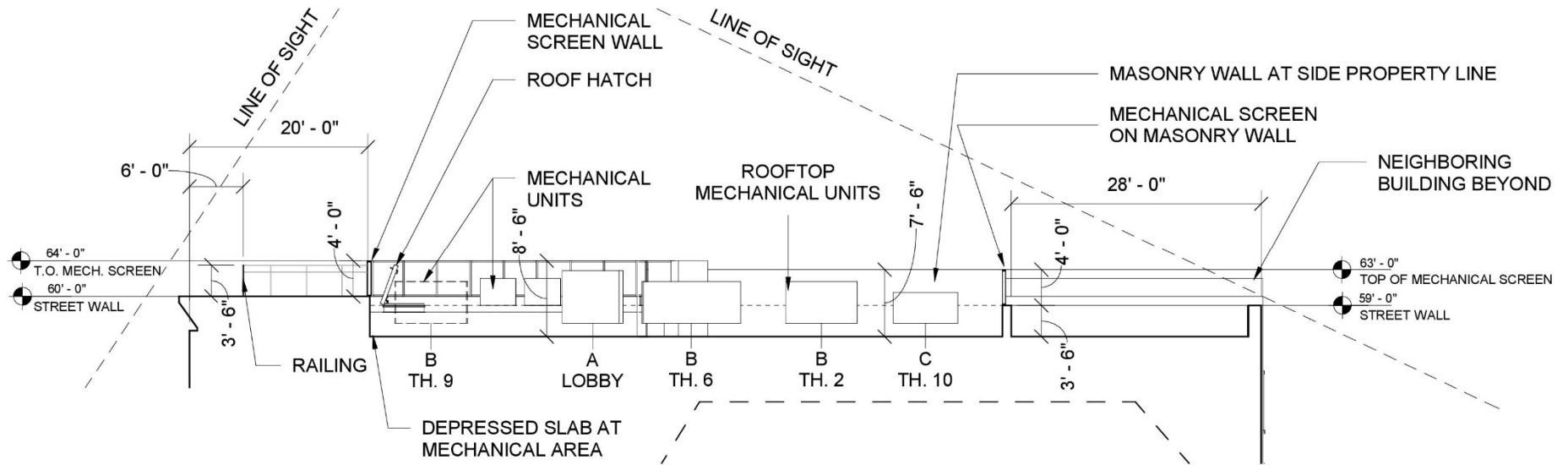
Figure 28: DPS 003-006, Energy Recovery, All Outdoor Air Options



NOTE:
 1. Recommended location for field cut side power connection
 2. Horizontal gas connection only. Gas pipe routing within roof curb is not available
 3. Not supplied on 100% OA units

C - SMALL THEATERS
 (5 UNITS)
 7'-3" x 8'-7"

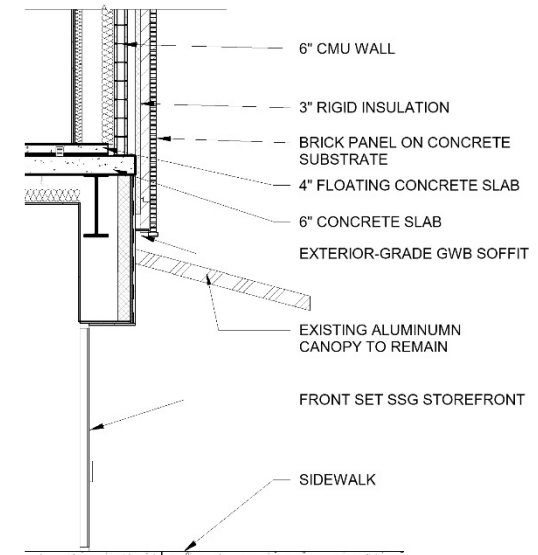
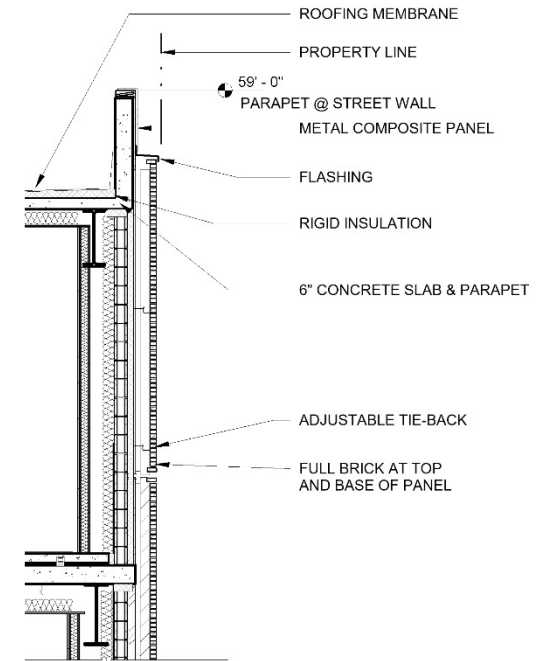
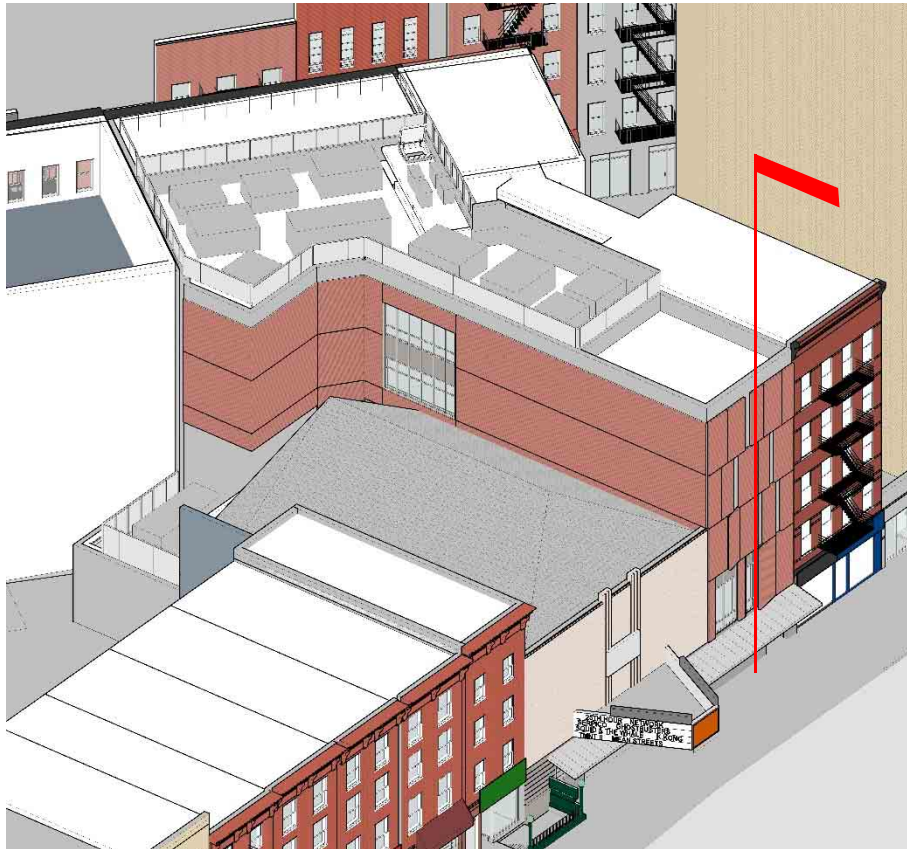
Roof Section



CORNELIA ST.

AVE OF THE AMERICAS

6th Avenue Wall Section



Rainscreen Detail

