

IFC CENTER

323-7 AVENUE OF THE AMERICAS, NEW YORK, NY 10014



323-327 AVENUE OF THE AMERICAS (PROPOSED)

SCOPE OF WORK

1. NEW ADDITION AT 14-16 CORNELIA STREET
2. MODIFICATIONS TO STOREFRONT ELEVATION AT 323 AVE. OF THE AMERICAS



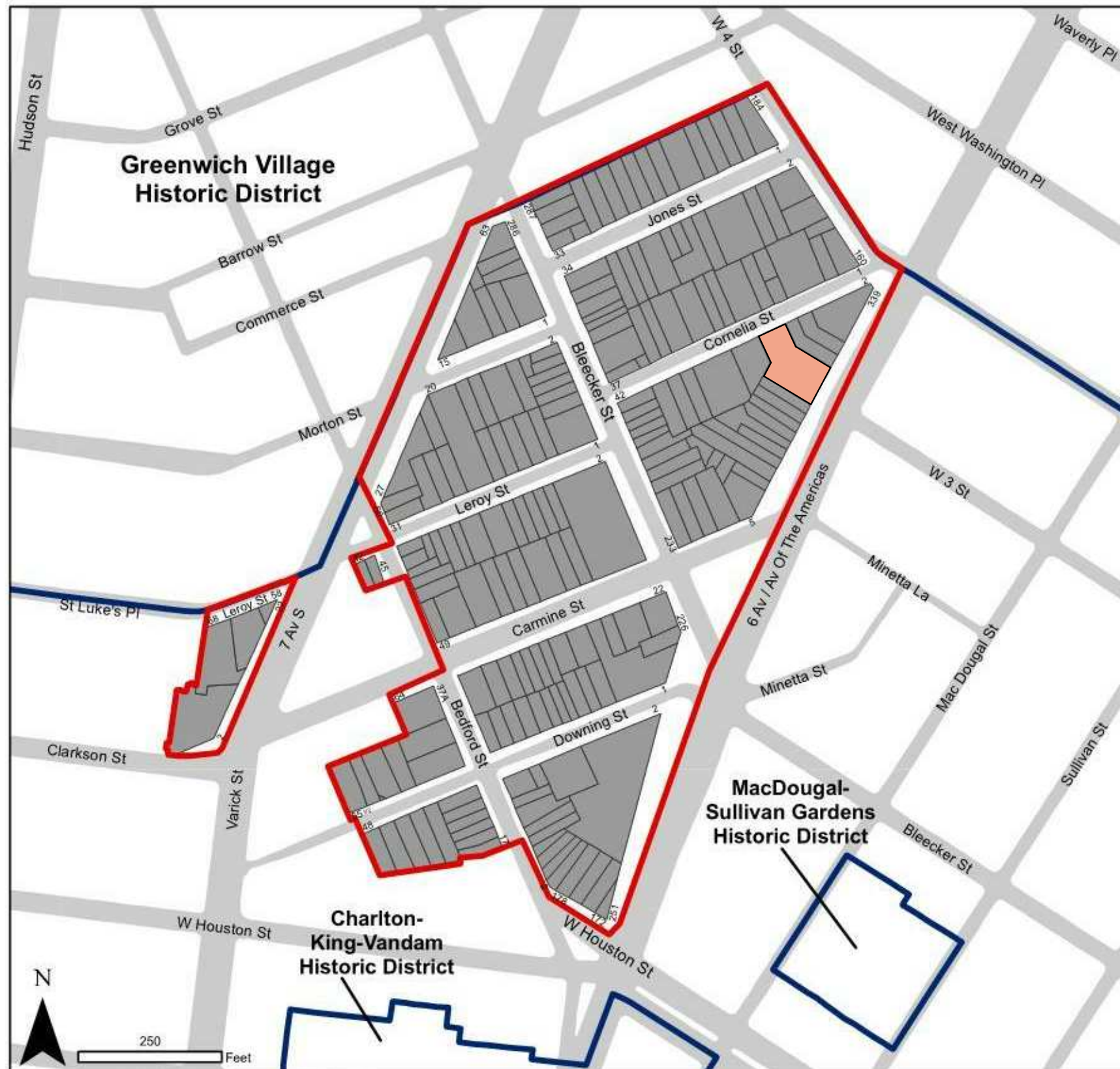
14-16 CORNELIA STREET (PROPOSED)

SCOPE OF WORK

13 August 2015
IFC CENTER
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322 Eighth Avenue, New York, NY 10001

ORIGINAL LPC SUBMISSION (13 AUGUST 2015),
WITH SUBSEQUENT DESIGN STUDIES ADDED
ON 26 AUGUST 2015 (PAGES 26A AND 28A)

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



NYC
Landmarks Preservation
Commission

HISTORIC DISTRICT PLAN 1

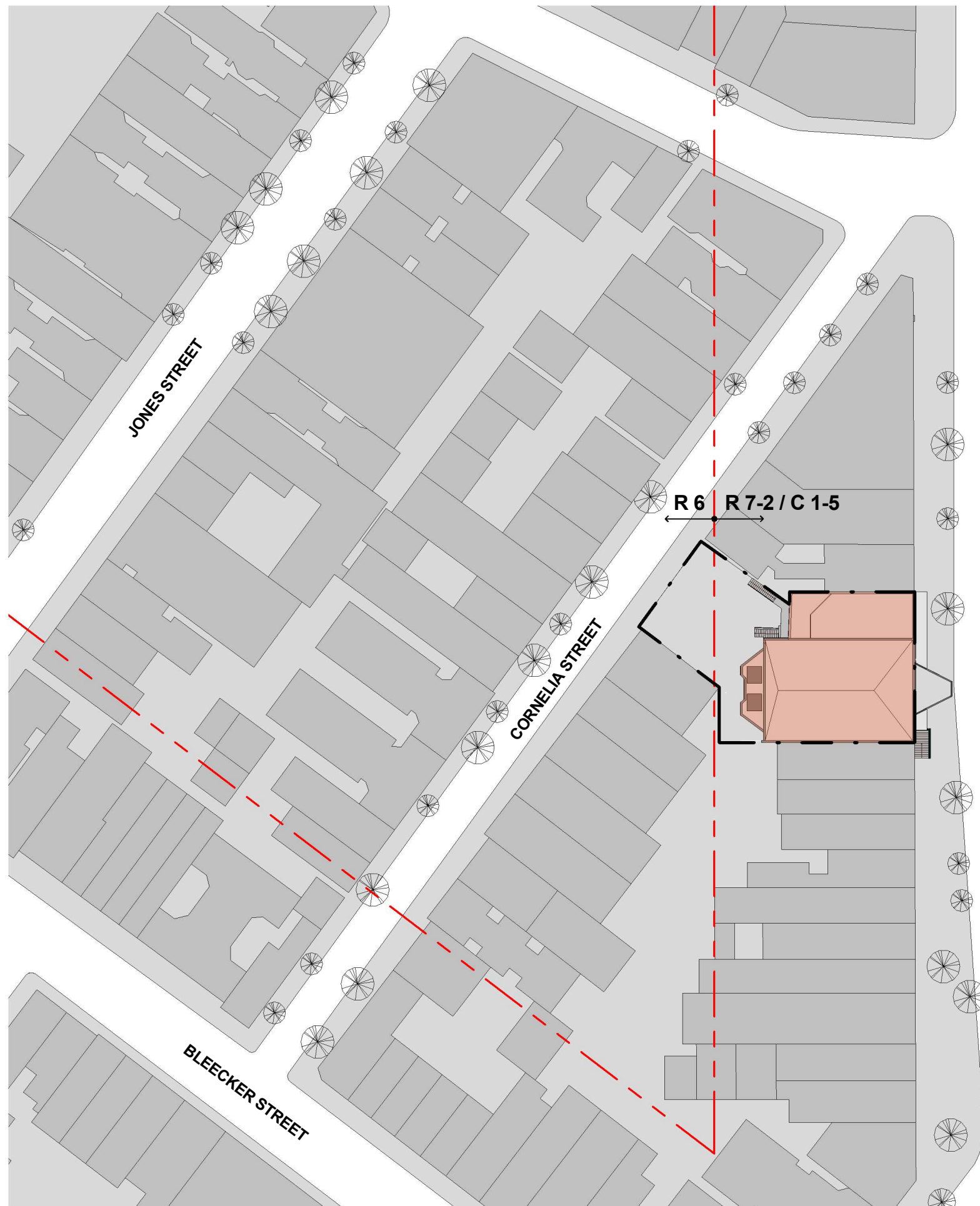
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EXISTING SITE PLAN

2

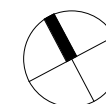
1" = 60'-0"
13 August 2015

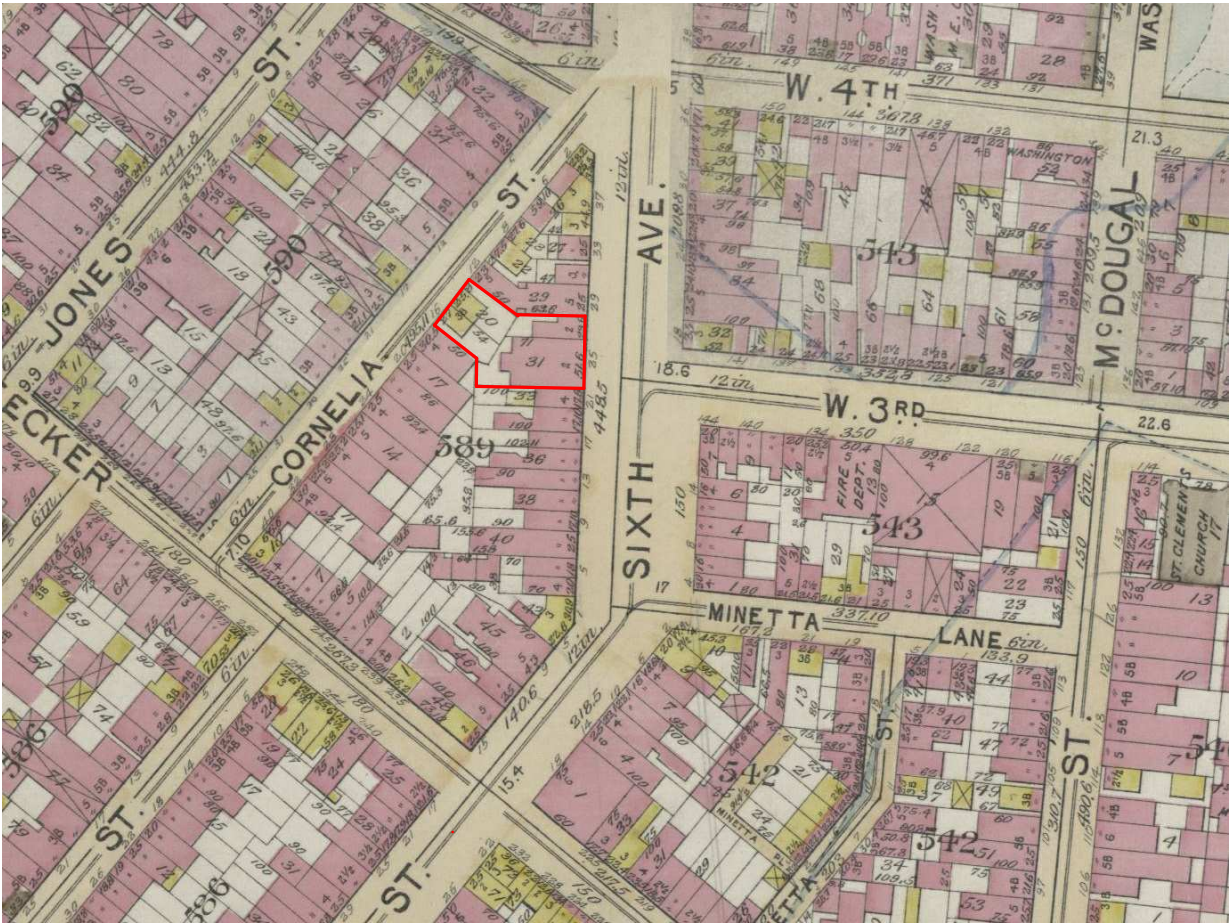
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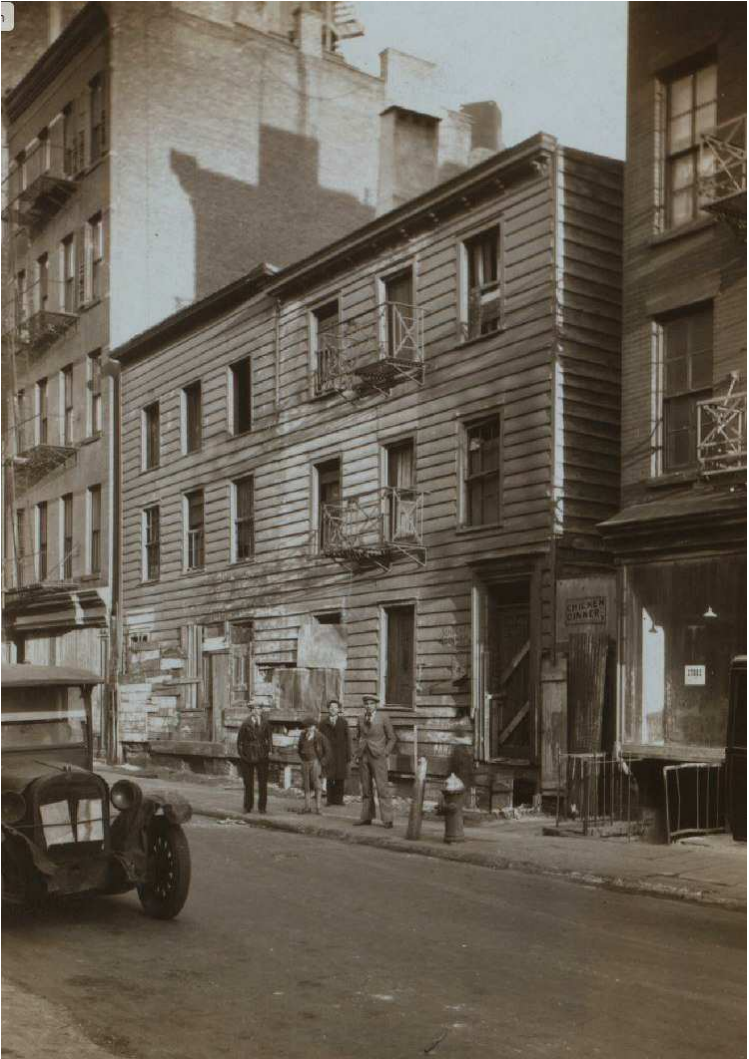
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1897 Bromley Atlas of the City of New York
1" = 200'-0"



1932 PHOTO
14-16 CORNELIA ST. BUILDINGS WERE
DEMOLISHED IN THE 1930S.



1852 Perris & Browne Atlas
1" = 100'-0"

THE NEW YORK SUN, THURSDAY, JUNE 12, 1930.

The Title Guarantee & Trust Company lent \$42,000 additional to J. & R. Lamb, a corporation of which Karl B. Lamb is the vice-president and treasurer, on 323-327 Sixth avenue, 74 feet 1 1/4 inches of frontage, known as the Ecclesiastical Art Works, and the abutting property in the rear at 14-16 Cornelia street, 52 3/4 feet in width, this being consolidated with five other mortgages held by the guarantee company to make a single lien of \$120,000 to cover all these premises, due according to the bond, according to records filed with the Register's office.

The New York Times
Published: May 30, 1937
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Other Notable Changes

Another interesting operation involving one of the early church edifices in Greenwich Village is under way at 223-27 Sixth Avenue, practically opposite Third Street and extending back to Cornelia Street. The old church, which was built in 1807, was altered many years ago for the ecclesiastical studios of the J. & R. Lamb Company, which moved to Tenafly a few years ago. The old church exterior still remains and it is now being altered for a theatre by the Luxor-Bleecker Amusement Company at an estimated cost of \$60,000.

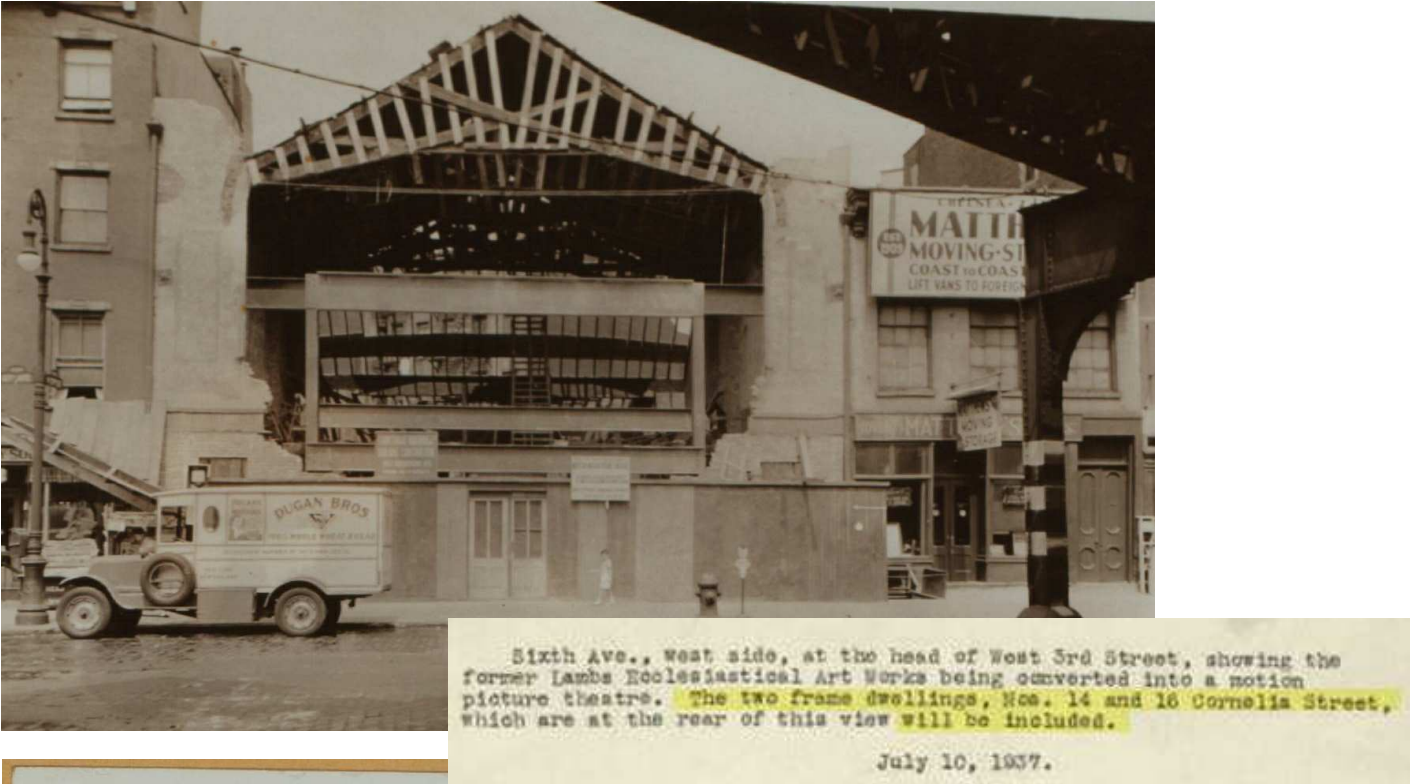
HISTORIC IMAGES

3

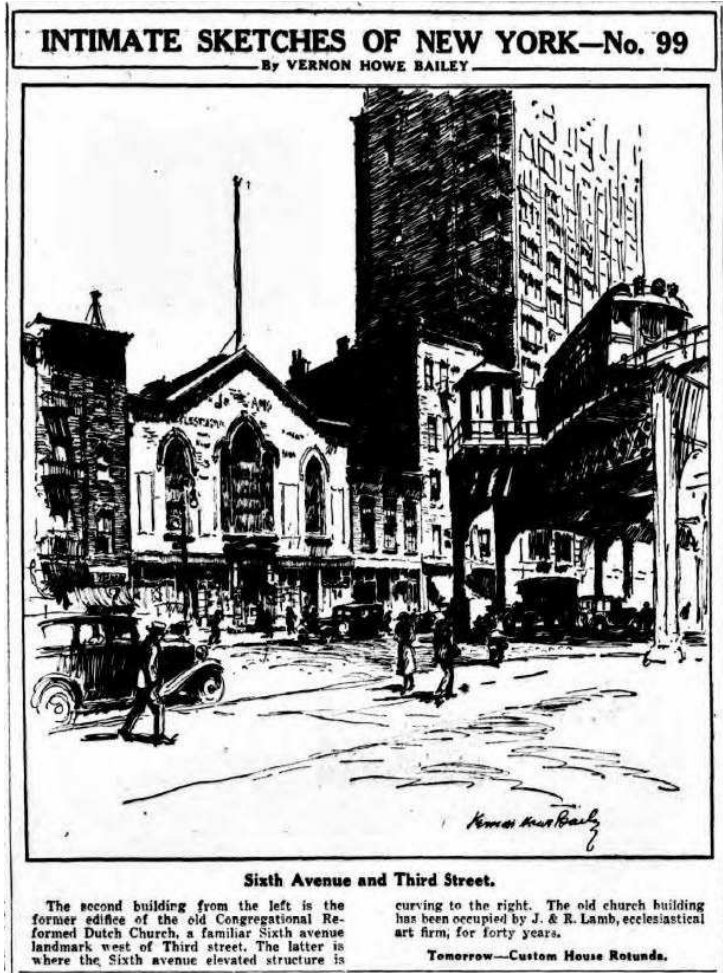
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1926
J. LAMB ECCLESIASTICAL ART WORKS



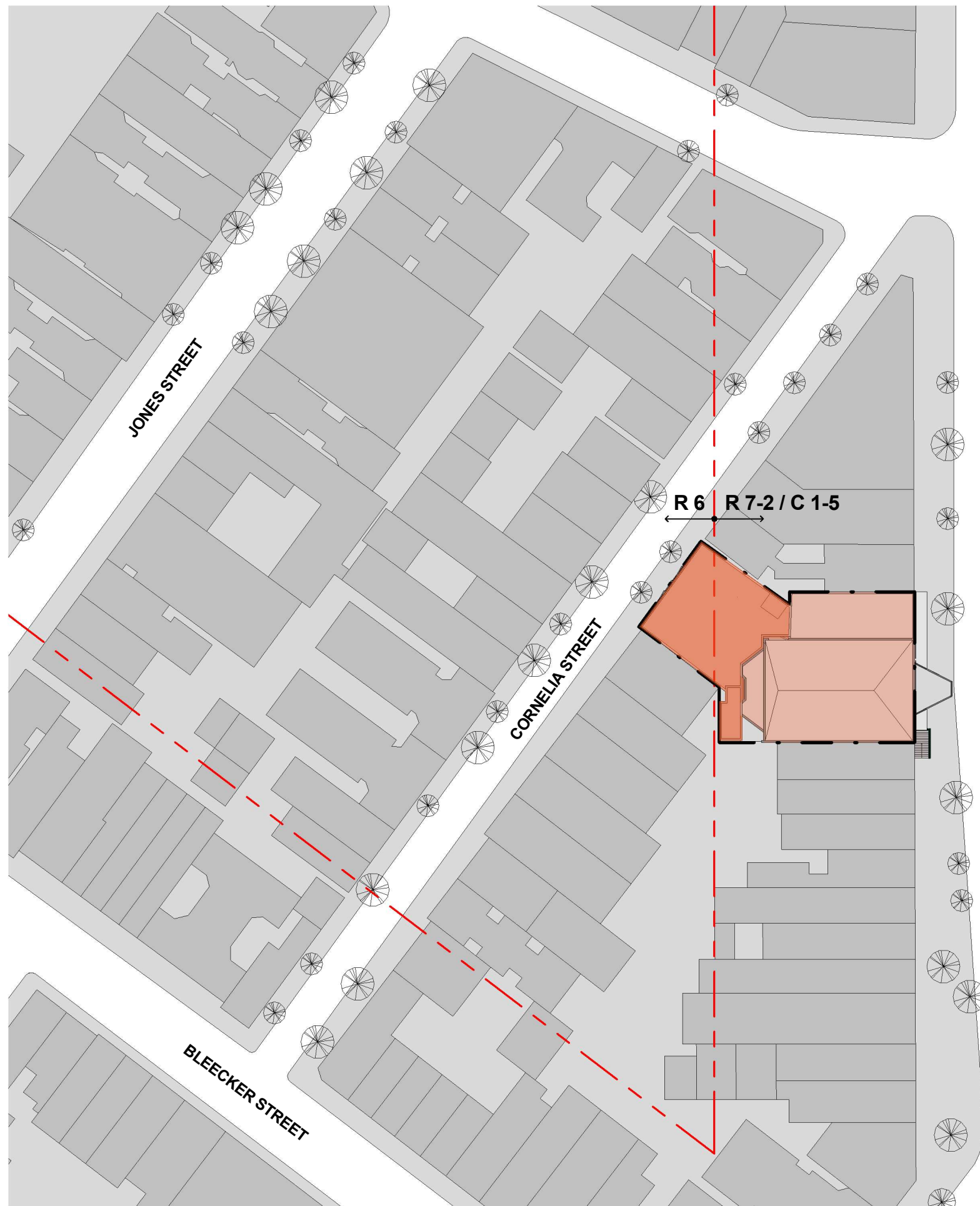
1937
WAVERLY THEATER



HISTORIC IMAGES

4

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AVENUE OF THE AMERICAS



WEST 4TH STREET

WEST 3RD STREET

MINETTA LANE

PROPOSED SITE PLAN

5

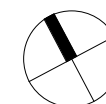
1" = 60'-0"
13 August 2015

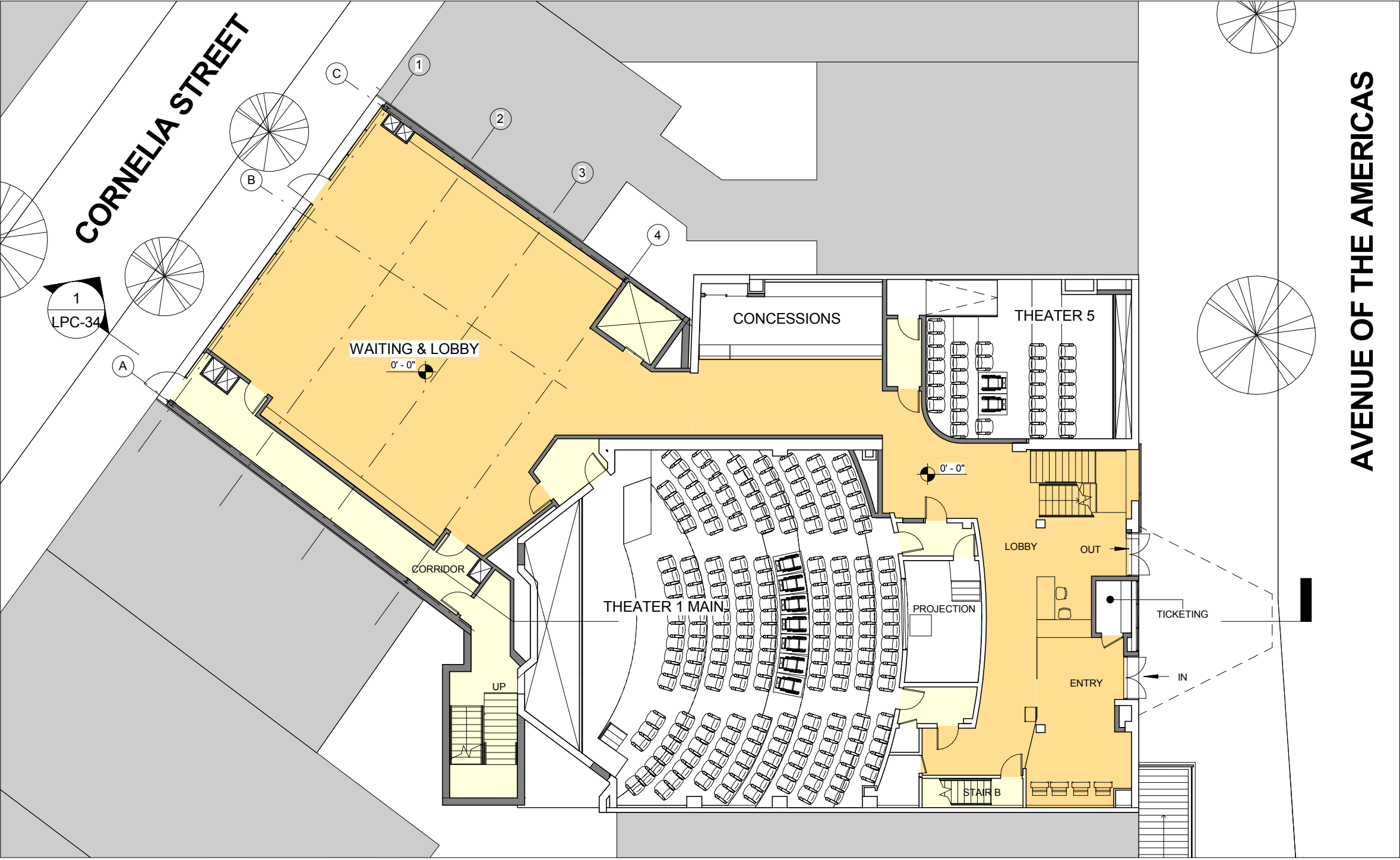
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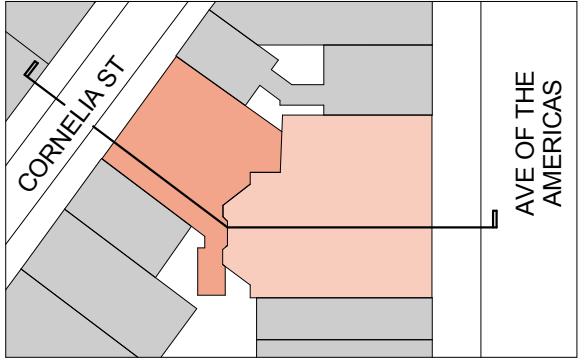
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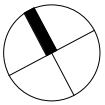
AVENUE OF THE AMERICAS



- ADDITION
- EXISTING

GROUND FLOOR
1/16" = 1'-0"

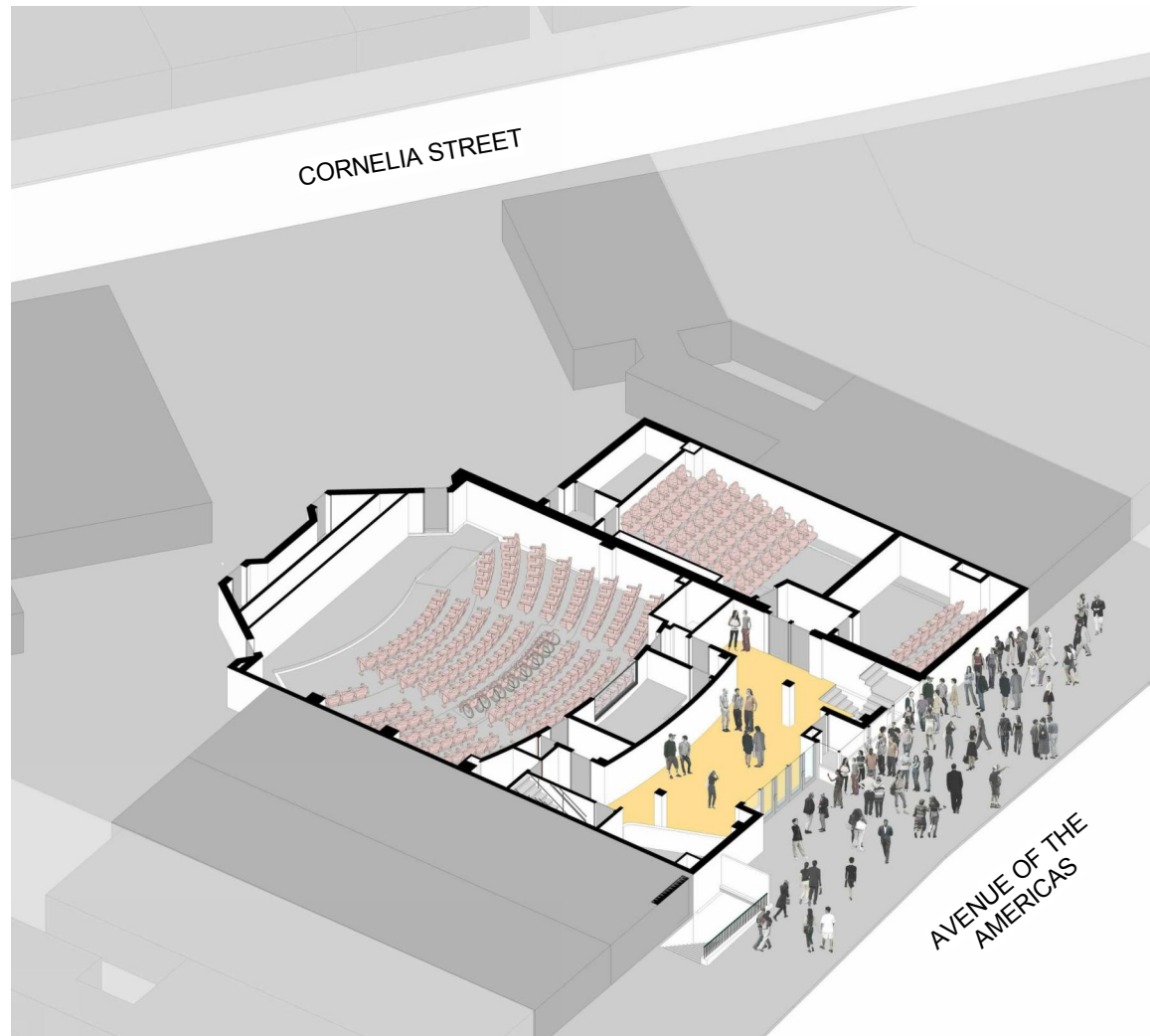
WAITING AREA ANALYSIS (PER ZR 73-201)	
PROPOSED NUMBER OF SEATS	= 948 SEATS
REQUIRED WAITING AREA (@ 4 SF/SEAT)	= 3,792 SF
PROPOSED WAITING AREA	= 6,242 SF



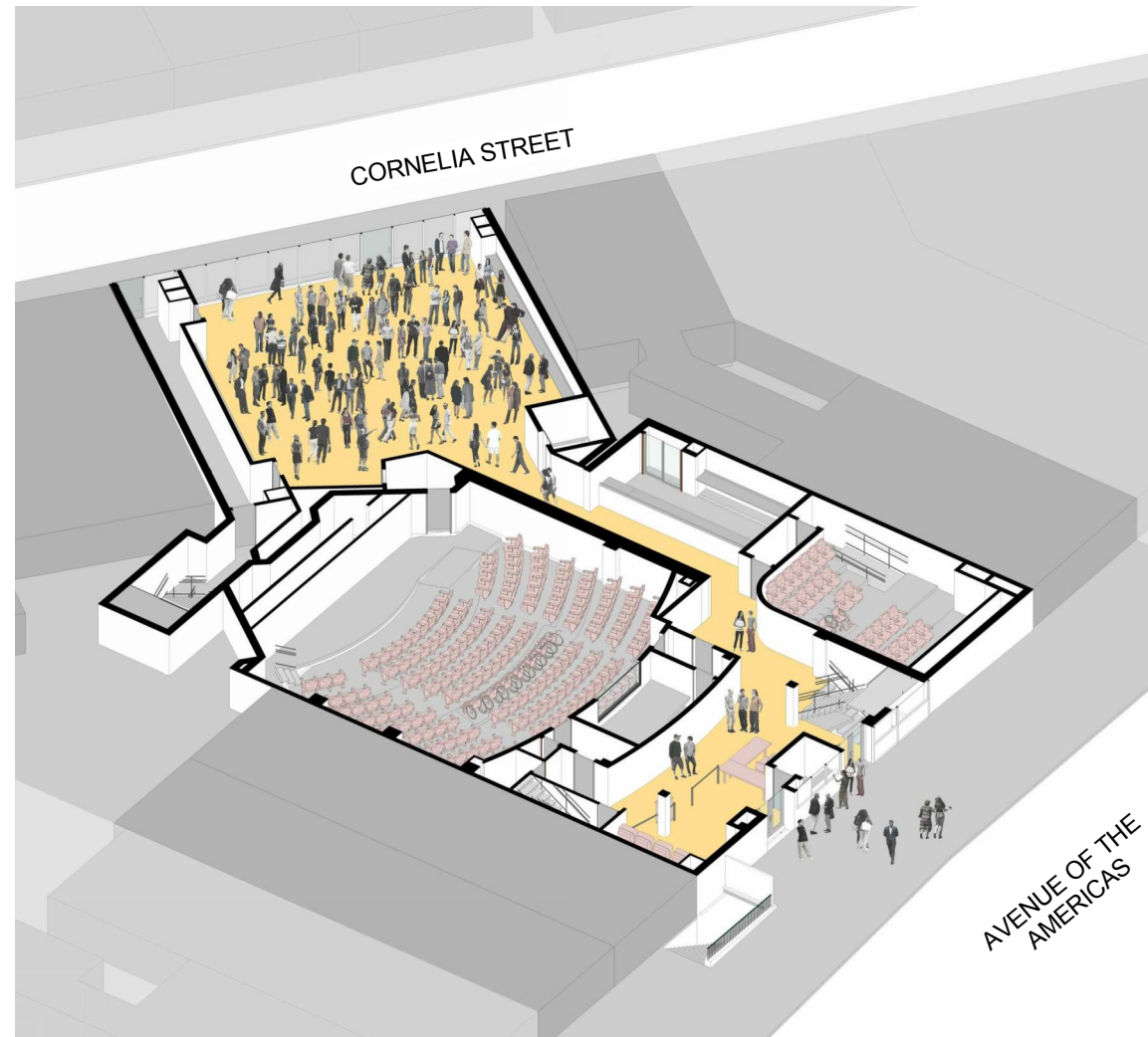
GROUND FLOOR
PLAN

6

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EXISTING



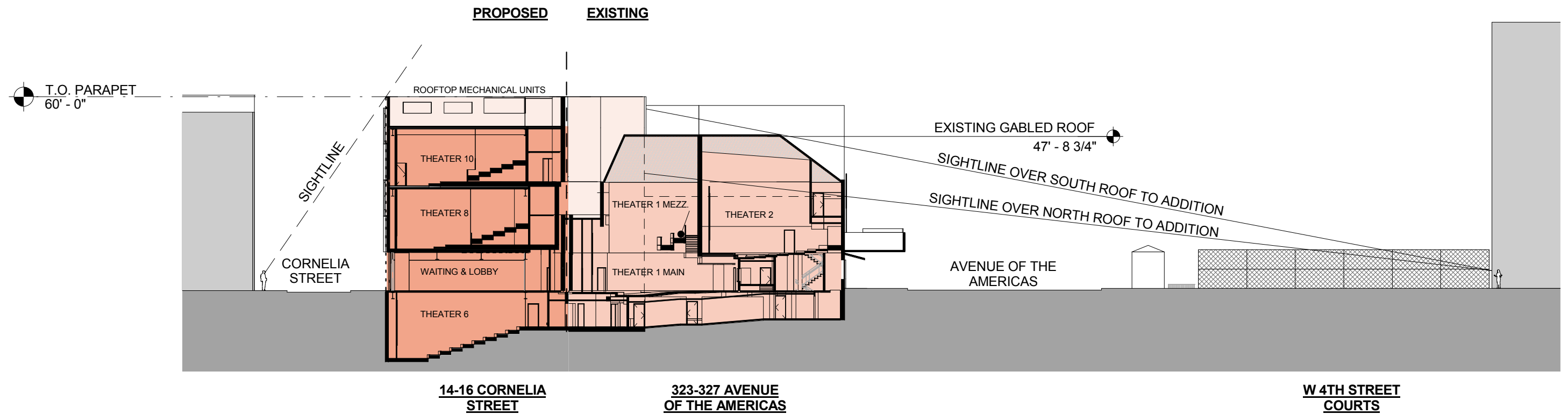
PROPOSED

**NEW WAITING AND LOBBY AREA IN
THE PROPOSED EXPANSION WILL
ALLEVIATE SIDEWALK CONGESTION
ON AVENUE OF THE AMERICAS**

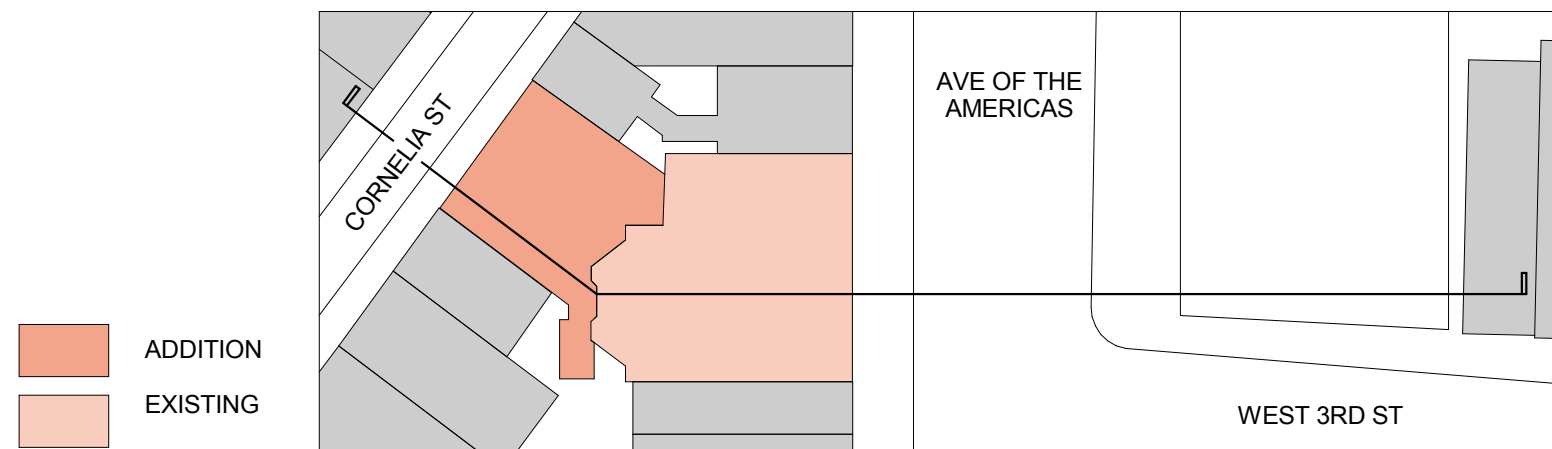


**EXISTING &
PROPOSED WAITING
AREAS
7**

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ZONING SECTION
1/32" = 1'-0"



SECTION - SIGHTLINES

8

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301 - 303
AVENUE OF THE
AMERICAS

305

307

309

311

313

315

317

319

321

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323 AVE OF THE AMERICAS

329

331

2
CORNELIA STREET

EXISTING WEST SIDE
OF AVE. OF THE
AMERICAS
9

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PROPOSED WEST SIDE OF AVE. OF THE AMERICAS

10

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1



2



3



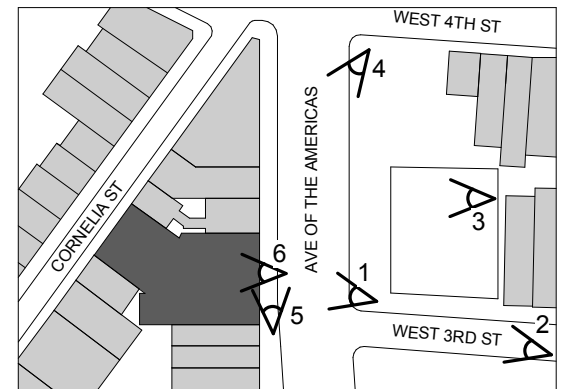
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5



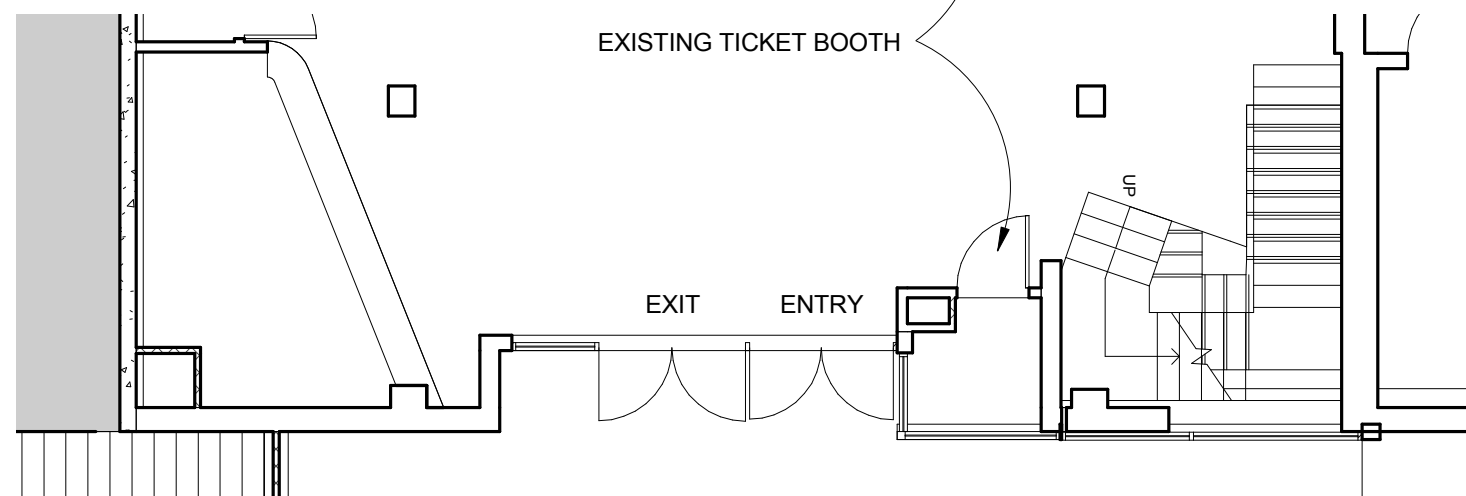
6



EXISTING - AVE. OF THE AMERICAS

11

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EXISTING AVE. OF THE AMERICAS ELEVATION 12

1/8" = 1'-0"

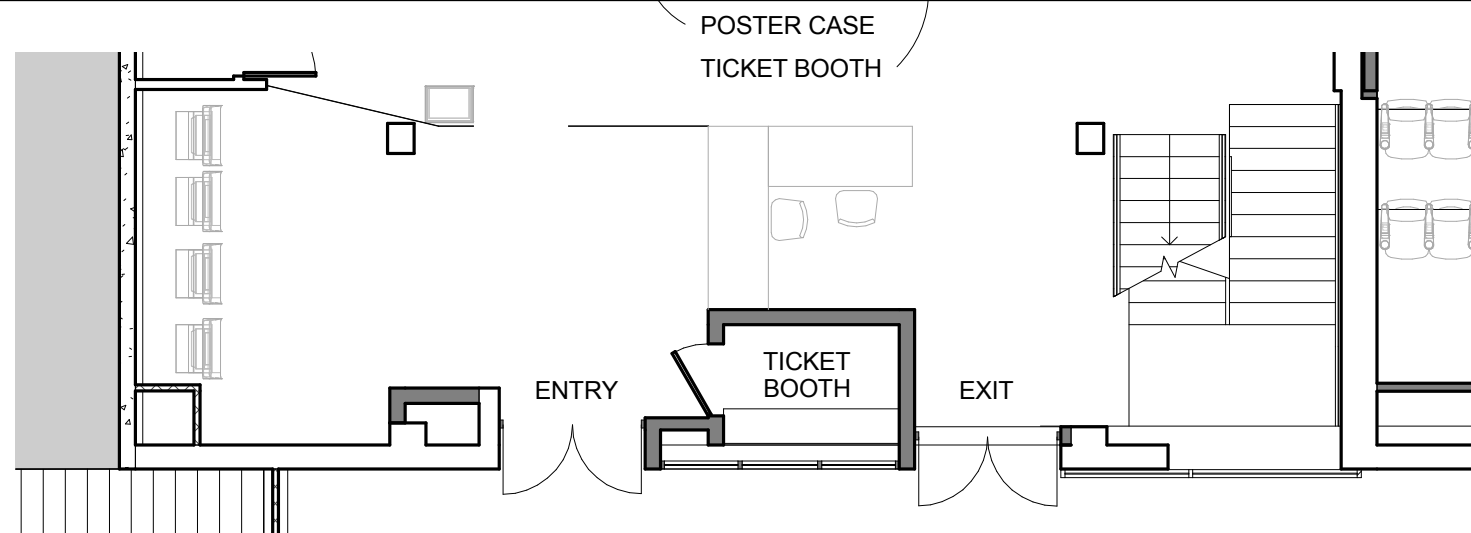
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PROPOSED AVE. OF THE AMERICAS ELEVATION

13

1/8" = 1'-0"

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EXISTING VIEW OF AVENUE OF THE AMERICAS 14

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VISIBLE PORTION OF ADDITION



**PROPOSED VIEW OF
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AMERICAS
15**

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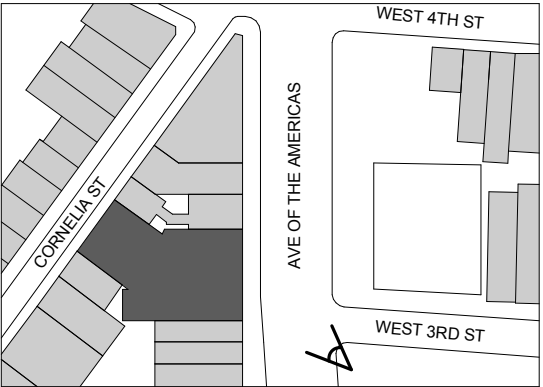


EXISTING VIEW OF AVENUE OF THE AMERICAS 16

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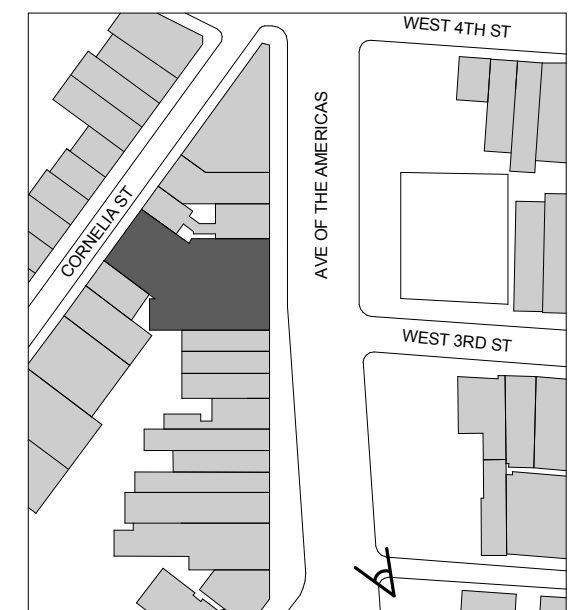


VISIBLE PORTION OF ADDITION



**PROPOSED VIEW OF
AVENUE OF THE
AMERICAS
17**

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EXISTING VIEW OF AVENUE OF THE AMERICAS 18

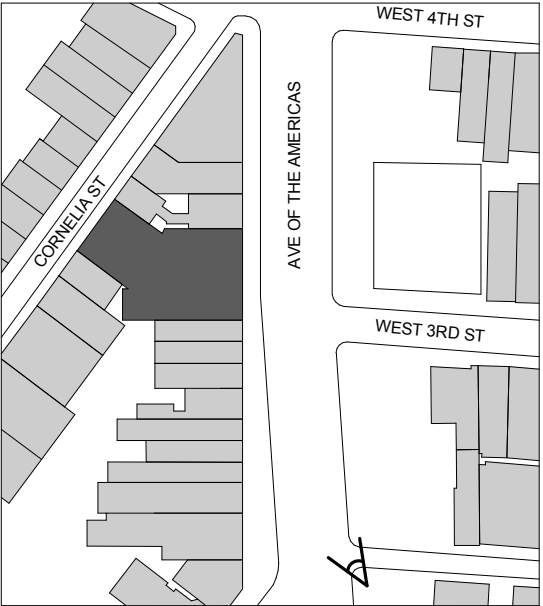
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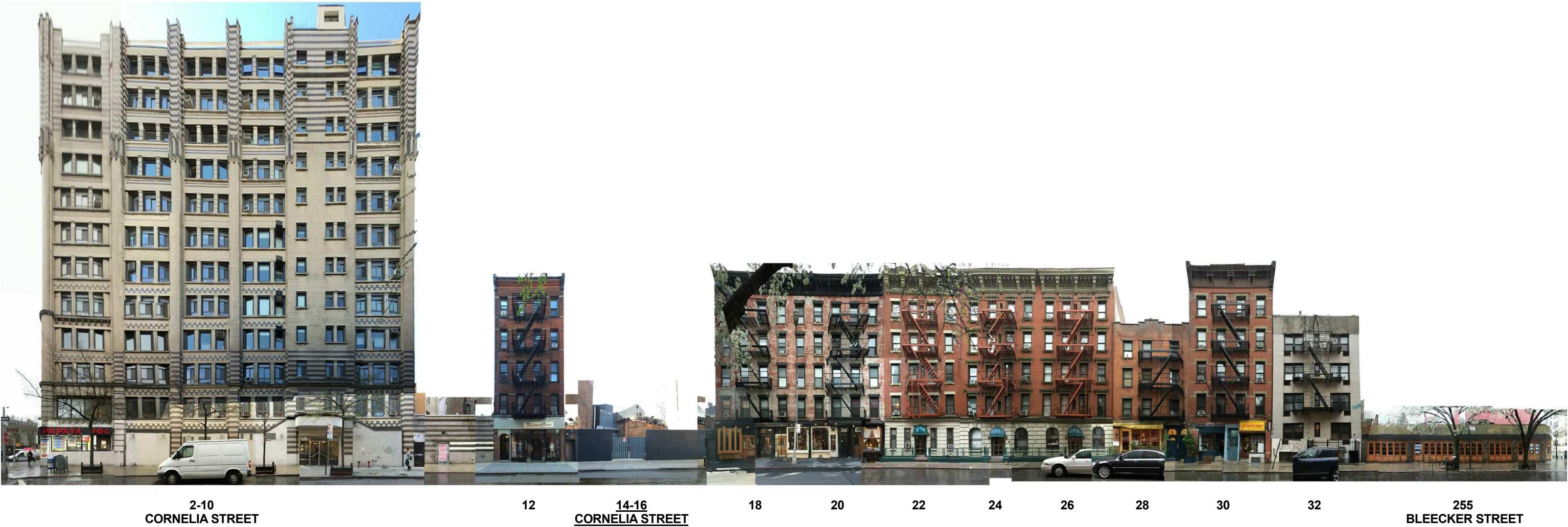
**PROPOSED VIEW OF
AVENUE OF THE
AMERICAS**
19

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EXISTING WEST SIDE
OF CORNELIA
STREET
20

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EXISTING EAST SIDE
OF CORNELIA
STREET
21

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PROPOSED EAST SIDE OF CORNELIA STREET

22

1/32" = 1'-0"
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1



2



3



4



EXISTING - CORNELIA STREET 23

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60' - 0"
STREET WALL
ELEVATION

0' - 0"
SIDEWALK

METAL COPING

BRICK PANELS

METAL PANEL BEHIND

SSG ALUMINUM STOREFRONT
WITH CLEAR & SPANDREL GLASS

PROPOSED CORNELIA STREET ELEVATION

24

1/8" = 1'-0"
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EXISTING VIEW OF CORNELIA STREET 25

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PROPOSED VIEW OF CORNELIA STREET 26

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SUBSEQUENT DESIGN STUDY
ADDED TO LPC SUBMISSION



PROPOSED VIEW OF CORNELIA STREET 26A

26 August 2015

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EXISTING VIEW OF CORNELIA STREET 27

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PROPOSED VIEW OF CORNELIA STREET 28

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SUBSEQUENT DESIGN STUDY
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PROPOSED VIEW OF CORNELIA STREET 28A

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