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

Kliment Halsband Architects
1937 – Waverly Theater
Today – IFC Center
Existing East Side of Cornelia Street
Existing East Side of Cornelia Street
Existing East Side of Cornelia Street
Cornelia Street - Existing
Cornelia Street - Existing
Cornelia Street - Existing
Proposed East Side of Cornelia Street
Proposed East Side of Cornelia Street
Previously Approved Elevation – Cornelia Street
Partial Elevation and Plan – Cornelia Street
Materials

4. TRANSOM AND STOREFRONT PANELS - FIBER CEMENT PANELS; GREY

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

2. STOREFRONT - FRITTED GLASS

1. BULKHEAD - STONE, DARK GREY

5. FACADE - BRICK PANELS

STUCCO COLOR – BENJAMIN MOORE SAG HARBOR GRAY HC-95

7. CORNICE - BLACK-PAINTED METAL
Existing West Side of Avenue of the Americas
Proposed
Today – IFC Center
Previous Renovation - 2003
1937 – Waverly Theater
Proposed Elevation – Avenue of the Americas
Cellar Floor Plan

EXISTING

PROPOSED
Ground Floor Plan

EXISTING

PROPOSED

AVENUE OF THE AMERICAS

CORNELIA STREET

IFC Center – 12 June 2018 – PROPOSED

Kliment Halsband Architects
Second Floor Plan

EXISTING

PROPOSED

IFC Center – 12 June 2018– PROPOSED Kliment Halsband Architects
Second Floor Mezzanine Plan
Third Floor Plan
Fourth Floor Plan

EXISTING

PROPOSED

IFC Center – 12 June 2018– PROPOSED

Kliment Halsband Architects
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

A - LOBBY/PUBLIC ZONES
(2 UNITS)
6’-5” x 17’-2”

B - LARGE THEATERS
(4 UNITS)
8”-1” x 11’-1”

C - SMALL THEATERS
(5 UNITS)
7’-3” x 8’-7”
Roof Section

CORNELIA ST.

AVE OF THE AMERICAS

IFC Center – 12 June 2018– PROPOSED

Kliment Halsband Architects
6th Avenue Wall Section