



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 02/11/21	<b>EXPIRATION DATE:</b> 9/22/2026	<b>DOCKET #:</b> LPC-21-05848	<b>COFA</b> COFA-21-05848
<b>ADDRESS:</b> 2 NINTH AVENUE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 628 / 1
Gansevoort Market Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Matthew Abreu**  
**2 Ninth Avenue Partners, LLC**  
**1407 Broadway,**  
**41st Floor**  
**New York, NY 10018**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 22, 2020, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on August 27, 2020, and as you were notified in Status Update Letter 21-01311 (LPC-20-01311), issued on September 24, 2020.

The proposal, as approved, consists of installing two (2) black metal sign panels affixed to the canopy, featuring white lettering (“LUCID”), including one (1) with non-illuminated lettering at the south (Little West 12th Street) façade and one (1) with halo-lit lettering at the west (Ninth Avenue) façade, as shown in a digital presentation, titled “Landmarks Preservation Commission Public Hearing” dated September 22, 2020, and prepared by Higgins Quasebarth & Partners, including 26 slides, consisting of photographs, drawings, and renderings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District Designation Report describes 2 9th Avenue as an Arts & Crafts style warehouse building, designed by LaFarge, Morris & Cullen, built in 1913 and altered in 1953; and that the building’s style, scale, materials, and details, are

among the features that contribute to the special architectural and historic character of the historic district. The Commission also noted that Notice of Violation 20-0156 was issued for the “installation of panels above 1 Little West 12th Street without permit(s)” and Notice of Violation 20-0157 was issued for “painting front facade and installation of flower wall without permit(s).” The Commission further notes that both violations were issued for work at 1 Little West 12th Street, which is a separate building but shares the same lot.

With regard to this proposal, the Commission found that the placement of the signage on the fascia of the canopy is in keeping with the placement of historic signage sometimes found at buildings of this age and type; that the proposed signage will be simple in design, well-proportioned to the canopy, and typical in terms of material and finish; that the proposed metal halo lit letters facing 9th Avenue will not call undue attention to the installation, and will be in keeping with the evolved commercial character of this historic district; and that cumulative amount of signage will not overwhelm the building or streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on February 1, 2021, the Commission received drawings 0.0, 0.1, 0.2, 1.0, 2.0, 3.0, 4.0, 6.0, 7.0, and 8.0, dated September 14, 2020, and prepared by Jones Sign; drawing 1, dated (revised) December 1, 2020, and prepared by Tony Isaac Jacob, P.E.; and drawings A-200.00, A-300.00, A-350.00, A-800.00, and A-900.00, dated (revised) November 13, 2020, and prepared by Ronald Radziner, R.A., all submitted as components of the application.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work, consisting of installing seven (7) black finished pendant light fixtures at the underside of the canopy, including three (3) at the south façade, and four (4) at the west façade; installing two (2) black finished security cameras at the canopy, including one (1) at the south façade and one (1) at the west façade; removing defunct anchors and conduit from the canopy and patching the holes with a metal filler; repainting the canopy black; removing two (2) plaques at the ground floor façade, including one (1) at the south façade and one (1) at the west façade, and repairing holes in the bricks using a patching compound (Jahn M100); repainting the storefront infill black; replacing hardware at the storefronts; and replacing clear glazing at the storefronts. With regards to this additional work, the Commission found work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(5) for repair of fired clay and ceramic unit masonry; and Section 2-11(c)(7) for repair of ornamental sheet metal; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; and Section 2-20(c)(4) for security cameras. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 21-05848 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior

Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of patching compounds at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to mguarino@lpc.nyc.gov for review, or contact staff to schedule a site visit.

PLEASE NOTE: Exterior work approved under Certificate of No Effect 21-03793 (LPC-21-03793) is shown on the approved drawings.

PLEASE NOTE: Notice of Violation 20-0156 and Notice of Violation 20-0157 remain in effect and are not addressed by this permit. Failure to resolve these matters may result in the issuance of summonses originating from the Office of Administrative Trials and Hearings in accordance with Title 63 of the Rules of the City of New York, Sections 2-04 and 11-02. A second summons requires a court appearance and a civil fine may be imposed.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marie Guarino.

Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Julie Rosen, Higgins Quasebarth & Partners

cc: Jared Knowles, Deputy Director; Julie Rosen, Higgins Quasebarth & Partners