



STAFF USE ONLY			
LPC DOCKET #:	DATE RECEIVED:	STAFF:	
ACTION: PMW CNE COFA REPORT OTHER:			
WORK TYPE:			

APPLICATION FORM FOR WORK ON DESIGNATED PROPERTIES

INSTRUCTIONS FOR FILING

A complete application includes this form ("Application Form") and materials needed to describe the project and its effect on the landmark property. Please read the instructions of this form carefully, and provide all the information requested for ALL 6 sections. LPC staff uses this information to determine if the application meets LPC's rules for approval by staff or will require a review by the full Commission at a Public Hearing. Failure to submit complete applications with required materials will result in delays in the review and processing of your application.

Filing may be done by mail or in person to:
ATTN: New Applications, Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007.

I. PROPERTY INFORMATION

ADDRESS:				FLOOR/APT. #:
BOROUGH:	BLOCK:	LOT:	COMMUNITY BOARD:	ZONING:

II. PROPOSED WORK (CHECK ALL THAT APPLY)

INTERIOR ALTERATIONS	<input type="checkbox"/> INTERIOR ALTERATIONS <input type="checkbox"/> PLACE OF ASSEMBLY, NO WORK PROPOSED
RESTORATION & OTHER FAÇADE WORK	<input type="checkbox"/> RECREATE MISSING ARCHITECTURAL FEATURES <input type="checkbox"/> LL11 EXTERIOR REPAIRS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof <input type="checkbox"/> OTHER EXTERIOR REPAIRS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof
HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT	<input type="checkbox"/> WINDOW/HVAC EQUIPMENT: <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> THRU-WALL HVAC EQUIPMENT: <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> OTHER MECHANICAL EQUIPMENT: <input type="checkbox"/> Wall mounted <input type="checkbox"/> Yard <input type="checkbox"/> Roof <input type="checkbox"/> Exterior Generator
WINDOW & DOOR WORK	<input type="checkbox"/> REPLACE WINDOWS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> NEW WINDOW OPENING (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> REPLACE DOOR (NEW) or MODIFY DOOR
ADDITIONS & NEW CONSTRUCTION	<input type="checkbox"/> ROOFTOP ADDITION (check all that apply): <input type="checkbox"/> Mechanical Equipment, Stair or Elevator Bulkhead <input type="checkbox"/> Occupiable <input type="checkbox"/> Solar <input type="checkbox"/> REAR YARD ADDITION (check all that apply): <input type="checkbox"/> Deck <input type="checkbox"/> Occupiable <input type="checkbox"/> New Building
STOREFRONTS	<input type="checkbox"/> INFILLS <input type="checkbox"/> LIGHTING <input type="checkbox"/> SIGNAGE <input type="checkbox"/> AWNINGS <input type="checkbox"/> SECURITY GATE
EXCAVATIONS, SIDEWALKS AND SITEWORK	<input type="checkbox"/> EXCAVATION (check all that apply): <input type="checkbox"/> Underpinning <input type="checkbox"/> No Underpinning <input type="checkbox"/> SIDEWALK PAVING (check all that apply): <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Tree Pit <input type="checkbox"/> SUBSURFACE UTILITIES (check all that apply): <input type="checkbox"/> Residential <input type="checkbox"/> Other <input type="checkbox"/> STREET PAVING/STREET BEDWORK
OTHER	<input type="checkbox"/> TEMPORARY INSTALLATIONS: <input type="checkbox"/> Sign <input type="checkbox"/> Other <input type="checkbox"/> NEW UNENCLOSED SIDEWALK CAFÉ <input type="checkbox"/> SIDEWALK CAFÉ LICENSE <input type="checkbox"/> LEGALIZE OR CORRECT LPC VIOLATION <input type="checkbox"/> FENCES AND GATES <input type="checkbox"/> BARRIER FREE ACCESS (ADA) <input type="checkbox"/> OTHER (Describe): _____

III. ADDITIONAL INFORMATION

Are you filing to correct or legalize work done without an LPC permit?	<input type="checkbox"/> NO <input type="checkbox"/> YES	If Yes , Warning Letter/NOV#:
Are you filing for a signoff or to amend a permit?	<input type="checkbox"/> NO <input type="checkbox"/> YES	If Yes , Docket#:
Are you applying to any of the following?	<input type="checkbox"/> NO <input type="checkbox"/> Dept. Of Buildings <input type="checkbox"/> City Planning	<input type="checkbox"/> Board of Standards and Appeals
Is there a facade easement on the property?	<input type="checkbox"/> NO <input type="checkbox"/> YES	(please provide contact information for easement holder)



**NYC
Landmarks Preservation
Commission**

IV. ATTACH MATERIALS NEEDED TO COMPLETE THE APPLICATION

Descriptive materials will usually have to be submitted to complete the application. Required materials include documentation that explains the existing and proposed conditions, and clearly illustrates how the proposed work does or does not meet LPC Rules. LPC Rules and guides are available on the website: www.nyc.gov/landmarks. Depending on the type of work proposed these materials may include drawings, photographs, photo-montages, material samples and written specifications.

For a complete list of materials required for the most common work types, please refer to the **Permit Application Guide** as you complete the application: www.nyc.gov/html/lpc/downloads/pdf/pubs/App_Guide_Complete_Version.pdf. An application that includes all of the required materials can often be expedited. Incomplete submissions will cause delays.

This application will not be deemed complete until it is so certified by the landmarks preservation commission. You may contact the LPC if you need information about the application process, details about the types of drawings or other materials that may be required, or for general guidance: Tel: (212) 669-7817/ E-mail: info@lpc.nyc.gov.

An application may be completed by the owner, tenant, lessee, co-op shareholder, architect, engineer, contractor, or other individual or firm. Please list all relevant contacts below, and check the primary contact.

V. CONTACT INFORMATION (please check off Primary Contact)

TENANT/LESSEE/CO-OP SHAREHOLDER

PRIMARY CONTACT

Name:	Company/Corporation/Organization:	
Address:	City & State:	Zip:
Phone:	E-mail:	

ARCHITECT/ENGINEER/CONTRACTOR (IF APPLICABLE)

PRIMARY CONTACT

Name:	Company/Corporation/Organization:	
Address:	City & State:	Zip:
Phone:	E-mail:	

PERSON FILING APPLICATION (E.G., EXPEDITOR, ATTORNEY, MANAGING AGENT)

PRIMARY CONTACT

Name:	Company/Corporation/Organization:	
Address:	City & State:	Zip:
Phone:	E-mail:	

VI. OWNER'S INFORMATION, CONSENT, AND SIGNATURE

I am the owner of the above-listed property. For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

IMPORTANT: The managing agent of a cooperative or condominium association must be an officer of the board to sign this application

NAME _____

TITLE (if applicable) _____

COMPANY, CORPORATION, OR ORGANIZATION (if applicable) _____

MAILING ADDRESS _____ CITY, STATE, ZIP CODE _____

PHONE _____ E-MAIL _____



SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

Project Information

Please give overview of Application/Project:

Becky's Bikes currently has no awning
or sign. We are simply looking
to install a small swig sign that
does impact any of the build days Features.

ATTENTION RESIDENTS & NEIGHBORS

Richard Rosentel

(Property Owner Name)

Certificate of Appropriateness Application from the Landmarks Preservation Commission for

122 E 7th St

(Landmark Address)

This applicant is seeking approval to

install a small swivly sign on storefront

(Brief Description of Proposed Work)

There will be an opportunity for public comment on

March 20th

at 6:30 P.M

at

200 E 5th street

(Date)

(Meeting Address)

At COMMUNITY BOARD 3

Landmarks Committee Meeting

info@cb3manhattan.org - www.cb3manhattan.org

Richard Rosentel - 908-295-0522, richard@beckysbikecayc.com

(Applicant Contact Information)

Certificate of Appropriateness Checklist and Questionnaire

Address of Landmark: 122 E 7th St

Name of Landmark: Becky's Bites

Name of Historic District, if relevant: East Village / Lower East Side

Location (between Streets/Aves): 1st and Avenue A Historic District

Block and Lot Numbers: _____

Applicant

Name: Richard Rosenthal

Contact Person: Co-Founder

Telephone: 908-295-0522

E-Mail: richard @ beckysbitesnyc.com

Attorney

Name: _____

Telephone: _____

Email: _____

Architect

Name: _____

Telephone: _____

Email: _____

Becky's
BITES



CREAM CHEESE
+ REIMAGINED

Becky's Bites is NYC is currently operating at a competitive disadvantage

Butter lane has a hanging sign + awning

Big Gay has an awning



- Becky's Bites opened up August 2017
- Co-owned by Becky and Richard – Becky's Bites is committed to delivering a unique dessert option for EV
- Complied with Landmark requirements and did not install any exterior signage per our requests (no awning, no hang sign)
- We are not visible from Avenue A or 1st and currently at a competitive disadvantage with similar dessert and food locations on the same block!

View of 122 East 7th Street from walking towards Avenue A from 1st

Becky's Bites is not visible

Our proposal is simple, crisp and blends nicely on East 7th Street

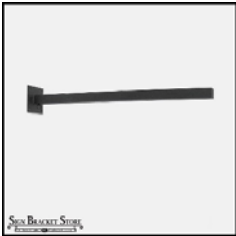
We are requesting approval for a Small Bracket sign



Rationale

- We need more visibility to increase awareness for our anchor retail location (from both 1st Avenue and Avenue A)
- Supports overall East 7th street as a "dessert row"
- Clean and crisp brand

Proposal is straightforward and does minimal impact



- 30"L x 2X2 Arm
6X6 Inch Backplate
- Metal Bracket

- 12 X 18 X 2
- Composite Board in Aluminum

- Will feature BB Logo – with our logo Cream Cheese Re-imagined

- Affixed at 11 feet high (higher than requirement)
- Affixed to wood (not cornice) more than 8 inches of space to affix backplate
- Minimal interference with cornice/design feature of building

Complies with all aspects of LPC 20-2

LPC 20-2	Becky's Bites Proposal
(1) The armature shall be installed below the second story within the storefront opening or on the flat face of a plain masonry pier and shall be mechanically fastened into the storefront infill or into the mortar joints of a plain masonry pier, or attached to the framing members at the underside of a metal canopy on an industrial building, and such installation shall neither damage nor conceal any significant architectural features of the building.	<ul style="list-style-type: none"> • installed below the second story • minimal visibility impact to features of the building • mechanically fastened onto the storefront infill
(2) The armature shall be a dark finished metal and shall be simply designed.	<ul style="list-style-type: none"> • armature is a dark finished metal
(3) The display faces of the bracket sign may be made of wood or metal. If the bracket sign has display faces, the letters, words, numerals, illustrations or graphics, etc. may be painted or applied onto the display faces, and may be raised slightly from the surface. The overall width, as measured from face to face, shall not exceed 2 inches, and, if there are raised letters, illustrations, etc. the bracket sign shall not exceed a width of three inches as measured from the outside plane of such raised letters or illustrations. The display faces and the letters, words, numerals, illustrations or graphics, etc. shall be of a color or colors that do not detract from the significant architectural features of the building or neighboring buildings. No neon or other vividly bright colors shall be permitted.	<ul style="list-style-type: none"> • colors do not detract • no neon • sign made up metal • width requirements of display letters within requirements
(4) The bracket sign shall not be internally illuminated, nor shall such sign have neon or L.E.D. (Light Emitting Diode) lighting of any kind, nor shall any lighting fixture or mechanism be attached to the armature.	<ul style="list-style-type: none"> • sign is not internally illuminated
(5) The bracket sign may be fixed or may move freely from its points of attachment to the armature, but in no event shall the bracket sign be made to move by mechanized or controlled means.	<ul style="list-style-type: none"> • not mechanized
(6) Number of bracket signs for ground floor establishments. (i) Except for signs subject to subparagraph (iii) below, one bracket sign per ground floor establishment shall be permitted. (ii) In buildings with more than one ground floor establishment, one sign per establishment may be installed, provided that there is no more than one sign per 25 feet of building façade fronting on a street, and further provided that the size, design, placement, materials and details of all of the armatures match. The placement of the bracket sign on the building shall be in close proximity to the establishment that is identified on the bracket sign. 37 (iii) A ground floor establishment with a corner storefront may have one bracket sign on each building façade with at least 25 feet of street frontage, provided that each façade has a primary entrance and each bracket sign is located in close proximity to an entrance, but in no event shall more than one bracket sign be located within 20 feet of the corner of the building.	<ul style="list-style-type: none"> • One bracket signed
(7) Bracket signs for upper story establishments. A single armature for a bracket sign for an upper story establishment or establishments may be installed adjacent to the building entrance for such upper story establishments. This armature may hold one sign for each upper story establishment, provided such signs hang vertically underneath one another on the same armature, and further provided that in no event shall the total dimensions of such signs, taken together, exceed the size requirements specified in paragraph (8) below.	<ul style="list-style-type: none"> • N/A
(8) The size of the bracket sign, oriented horizontally or vertically, shall conform to the requirements of the Zoning Resolution, but in no event shall the size exceed 24 inches by 36 inches, oriented horizontally or vertically in districts that were historically manufacturing or industrial in character, 18 inches by 24 inches in districts that were historically commercial, or 12 inches by 18 inches in districts that were historically residential in character. Novelty shapes, such as circles, polygons and irregular shapes are permitted, as are novelty objects, provided such shapes and objects generally fall within the parameters described in this paragraph.	<ul style="list-style-type: none"> • 12 X 18 inches aligned to residential district
(9) The projection of the bracket sign and armature beyond the property line shall conform to the requirements of the Zoning Resolution and Building Code, but in no event shall extend more than 40 inches from the façade in districts that were historically manufacturing or industrial in character, and no more than 22 inches in districts that were historically residential in character	<ul style="list-style-type: none"> • Complies with building code
(10) The bracket sign shall be installed so that the lowest portion of the sign is at least ten (10) feet above the sidewalk.	<ul style="list-style-type: none"> • Higher than 10 feet
(11) The establishment seeking approval for a bracket sign shall not, for the same building, already be utilizing an LPC-approved, grandfathered or unapproved flagpole and banner, nor shall it have approval from the LPC for installing a new flagpole and banner on the same building.	<ul style="list-style-type: none"> • N/A
(12) In approving an application for a bracket sign, the staff shall consider the overall amount of staff and Commission approved signage for the storefront. If the staff determines that the overall amount of signage with the proposed bracket sign is excessive and will detract from the architectural features of the building, the staff shall require that other types of existing or proposed staff approved or approvable signage, including but not limited to signs on awning skirts and signage applied to the storefront glazing, be eliminated or reduced.	<ul style="list-style-type: none"> • Not excessive, one sign!