



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



March 3, 2025

ISSUED TO:

Traci W. Hughes
415 12th Street
Brooklyn, NY 11215

Re: **MISCELLANEOUS/AMENDMENTS**
LPC-25-00624
MISC_NOC-25-00624
415 12th STREET
Park Slope Historic District Extension
Brooklyn
Block/Lot: 1096 / 67

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 22-02592 (LPC 22-02592) on November 11, 2021, approving a proposal for the replacement of windows; construction of a rooftop addition; raising of chimney flues; installation of rooftop HVAC units and a railing; construction of a rear yard addition and a deck; installation of a hose bib; resurfacing of the stoop; replacement of the basement level gate at the stoop; modification of a masonry opening; installation of a door; extension of parapet heights; replacement of areaway paving and a hatch; installation of areaway planters; installation of a rear yard pergola; excavation of the cellar and rear yard; installation of rear yard masonry steps; and for interior alterations at the subject premises. Additionally, the Commission issued Miscellaneous/Amendment 24-06380 (LPC 24-06380) on March 29, 2024, to incorporate modifications to the proposal, including modifying and expanding the scope of work to include modifying the footprint of the rear yard addition to align with the lot line; installing one (1) HVAC unit at the rear yard; installing light fixtures; installing a ladder at the third floor level of the rear facade to the roof; incorporating ladders at the south (12th street) and north (rear) facing facades of the penthouse; and installing two (2) gooseneck vents in the areaway.

Subsequently, on July 17, 2024, the Commission received a request to review the completed work and noted that the hose bib was relocated to the interior of the hatch, in lieu of the basement level of the 12th Street (north) facade; at the areaway, planters were not installed; at the rear yard, the pergola was not installed, and a wood enclosure was installed over one (1) HVAC unit; at the rear (north) facade, a ladder from the third floor

to the roof of the addition was not installed; at the roof, the railing is minimally visible over the 12th Street facade, and three (3) flue extensions are visible over the 12th Street facade, and at the roof of the rooftop addition, the railing, two (2) HVAC units, and one (1) vent are minimally visible over the 12th Street facade, as described and shown in current conditions photographs, letter dated November 15, 2024, and email dated February 19, 2025, prepared by Shai Fuller, and as built drawing LM-05.01, dated (revised) February 24, 2025, prepared by Benjamin F. Herzog, R.A.

Accordingly, the Commission reviewed the submitted materials and finds that Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; and finds that the installation of the wood enclosure is not visible from public thoroughfares, and did not result in damage to or loss of any significant historic fabric; and that revised scope of work is in keeping with the intent of the original approval. Based on this finding, Certificate of Appropriateness 22-02592 is, hereby, amended.

Additionally, based on a review of the submitted materials and site visit, staff found that that the work has been completed in compliance with Certificate of Appropriateness 22-02592, Miscellaneous/Amendment 24-06380, and this Miscellaneous-Amendment. Therefore, the staff has no objection to the issuance of final Department of Buildings sign off for this work at the subject premises.

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>

Thank you for your cooperation.



Anu Khandal

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

cc: Edith Bellinghausen, Deputy Director; Benjamin Herzog, Ben Herzog Architect PC