

May 23, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-23-09185

422 7th Avenue – Park Slope Historic District Extension Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 858 3658 7352

Passcode: 972533

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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422 7th Avenue, Brooklyn

Park Slope Historic District Extension

Install visible wall and roof mounted HVAC equipment



Designation photo – 422 7th Avenue



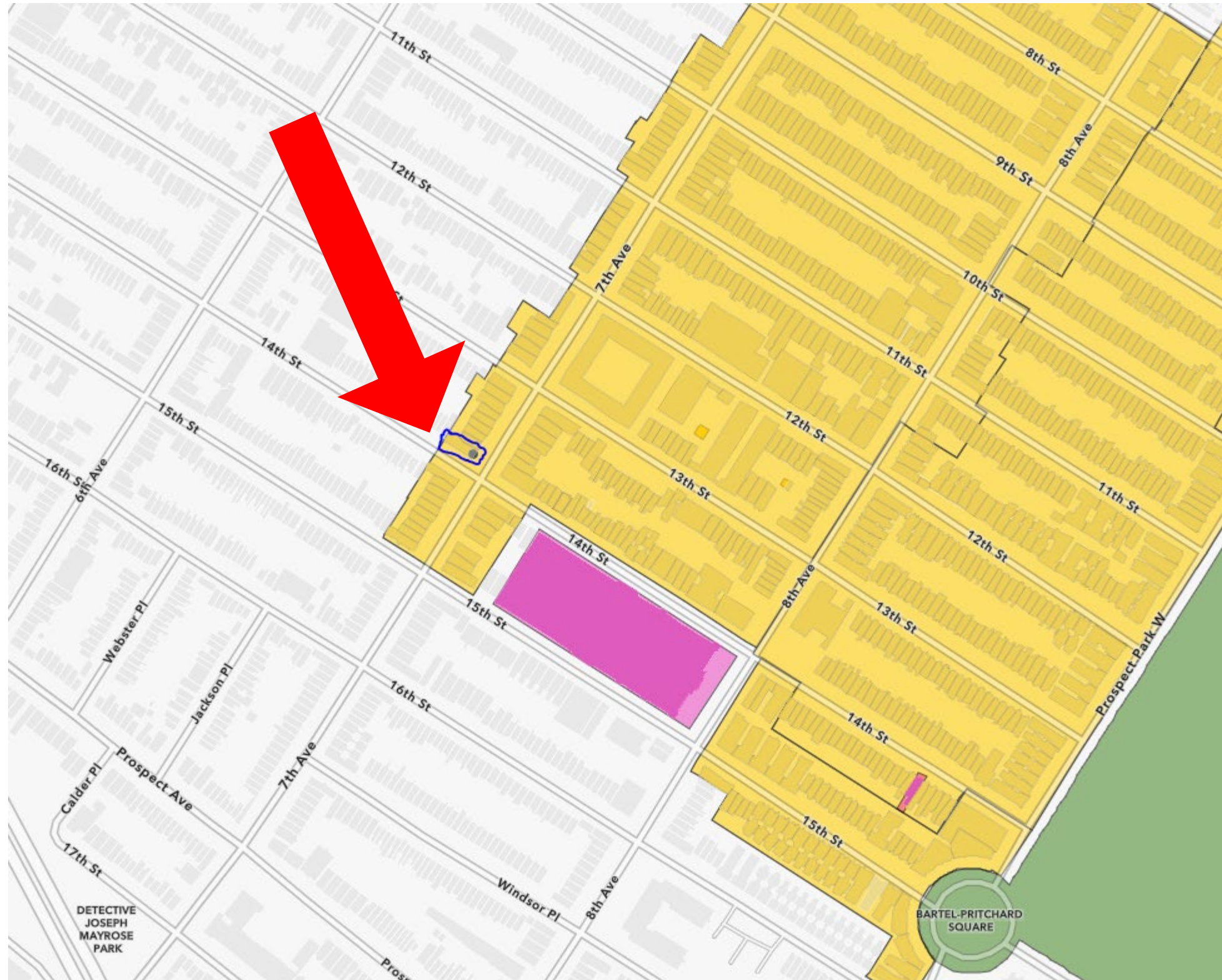
Condition of 14th Street façade at designation

Proposal:

- Install a wall-mounted duct to roof on 14th Street façade
- Retain restaurant use at ground floor and provide code compliant exhausting
- No other feasible way to install exhaust



Approximate location of wall-mounted duct at 14th Street facade



422 7th Avenue (aka 369-375 14th Street)

Construction Date: c. 1885

Architect / Builder: Francis Ryan

Owner / Developer: John Gallagher

Major Alteration(s): None

Alteration Architect(s): None

Style(s): neo-Grec

Material(s): Brick, Brownstone, Wood

Building Type: Store and Flats

Original Use: Mixed-use, commercial & residential

Tax Block: 1036 **Tax Lot:** 48

Building is located at the corner of 14th St and 7th Ave at the western border of the historic district



Looking south on 7th Avenue



Looking north on 7th Avenue



Looking west
down 14th Street



1940s tax photograph

Current Conditions

Historic District boundary

Outside Inside



Current roof conditions and view down to low roof – occupied deck

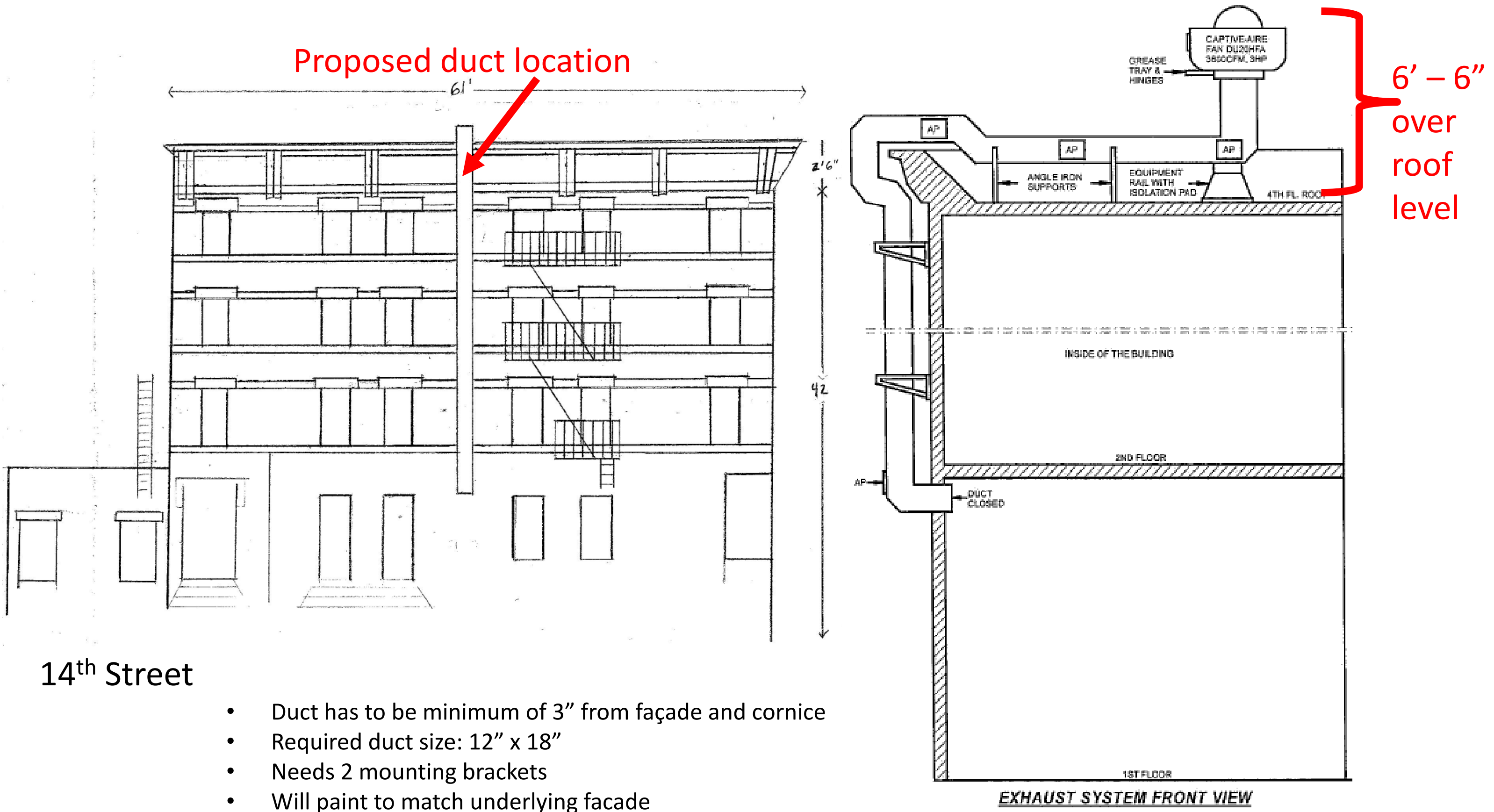


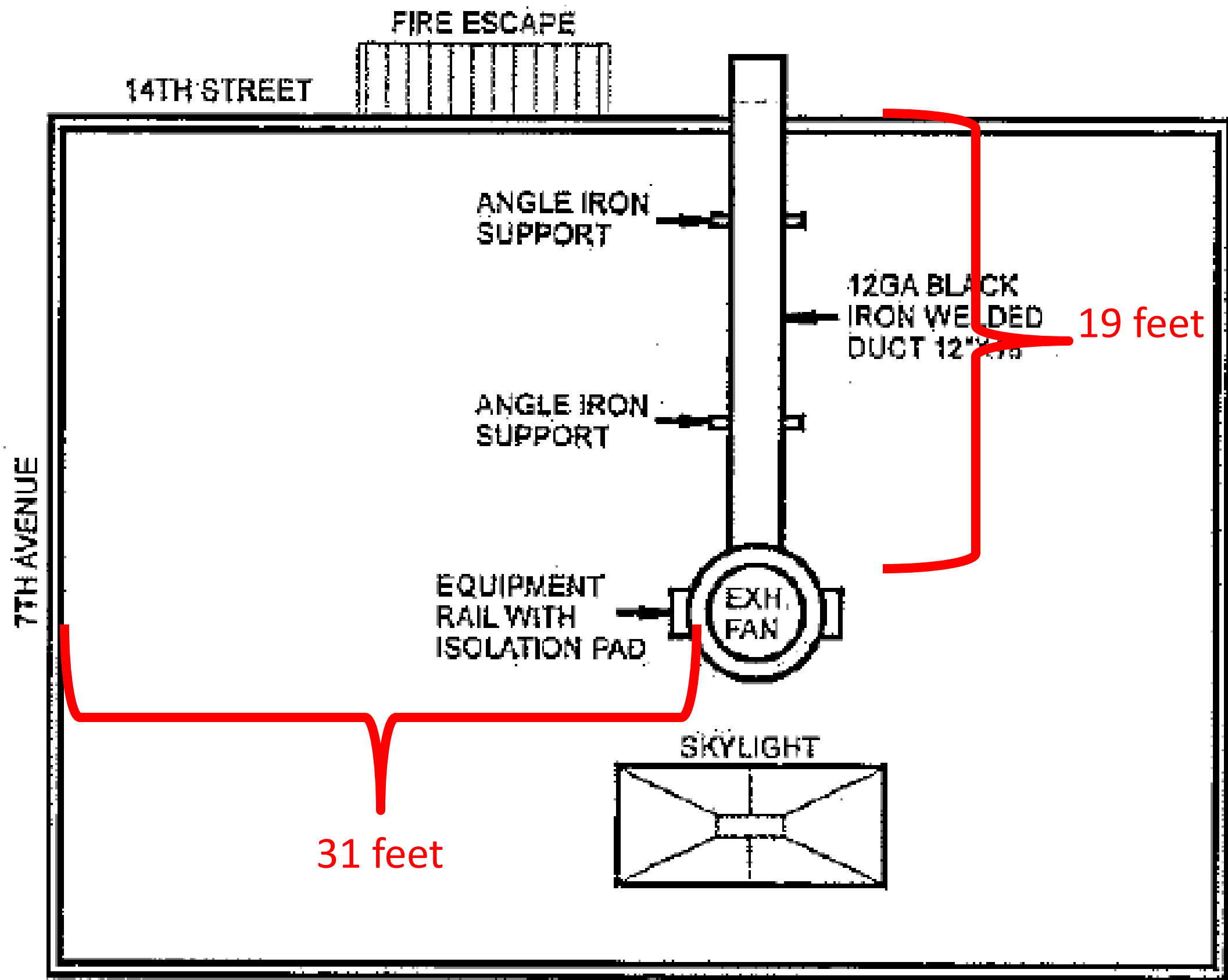
14th Street façade showing current non-compliant exterior vent location



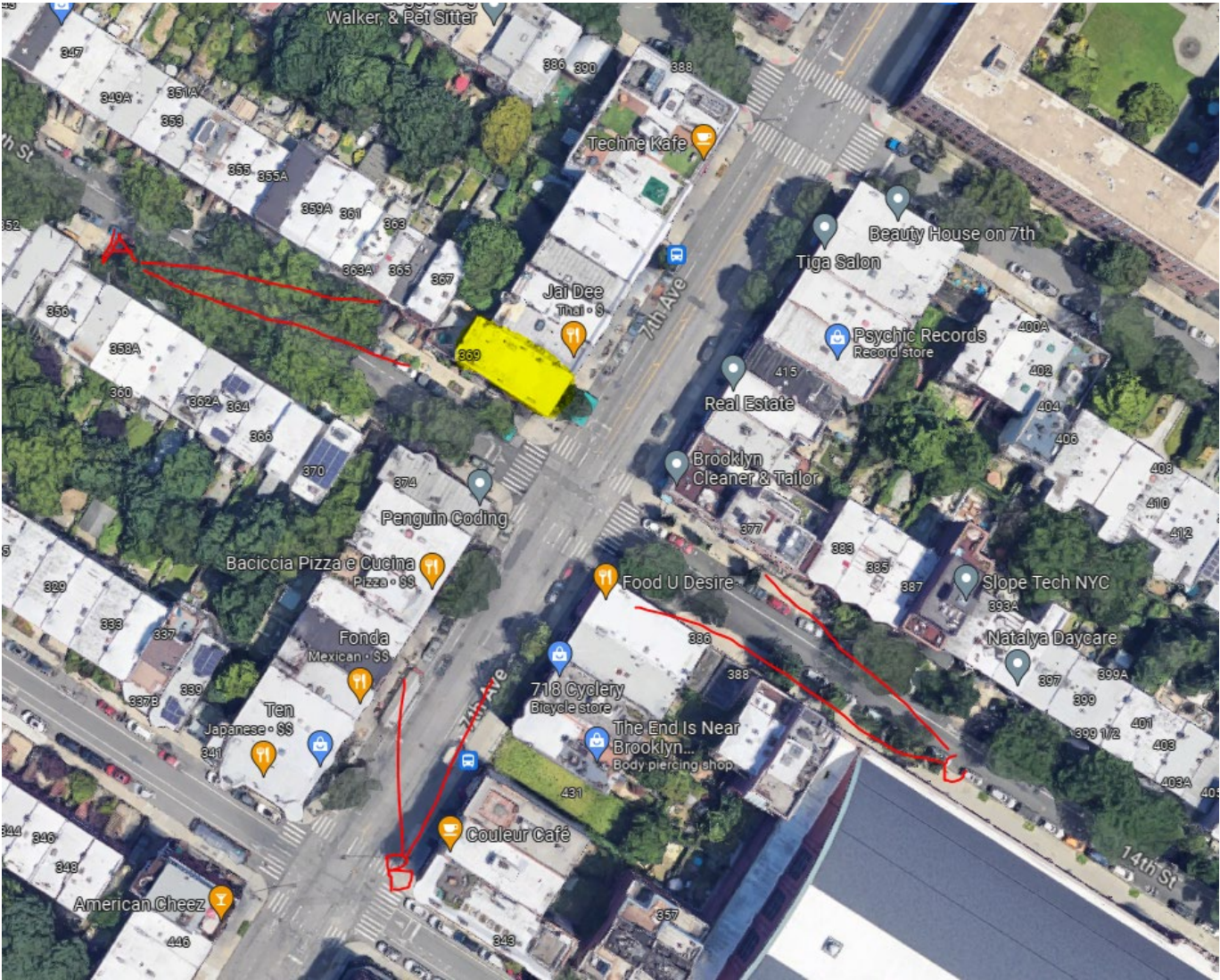
- Move exhaust east from current location to adjacent to the fire escape
- Extend wall-mounted duct from 1st floor to above the roof
- Route duct around the cornice so will not require removal of historic fabric
- Finish duct to match beige painted finish at majority of brick façade
- Locate the exhaust termination at center of roof so will be only minimally visible from the street

Fully reversible installation in the event the ground floor use changes in the future.



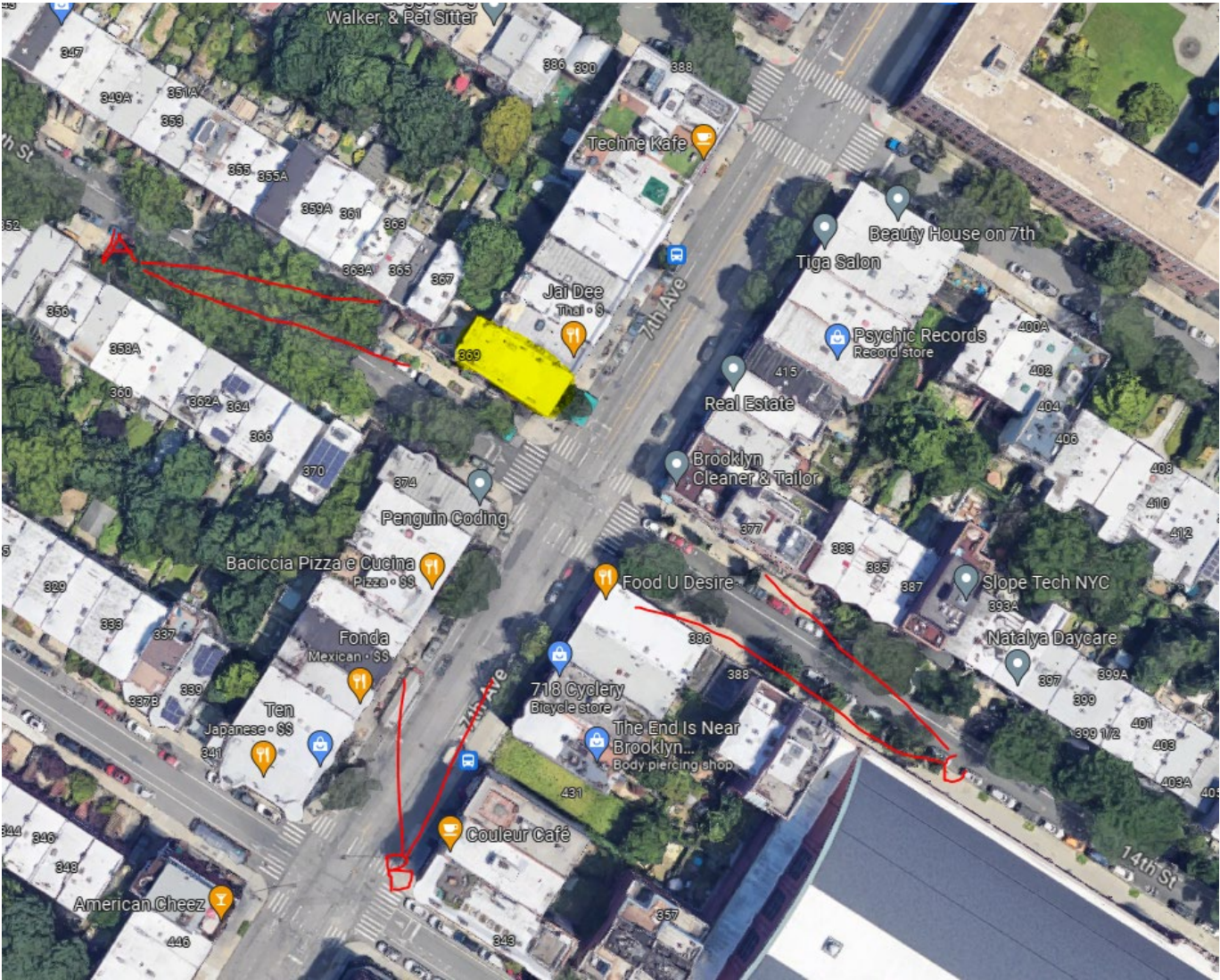


DUCT ON ROOF TOP VIEW



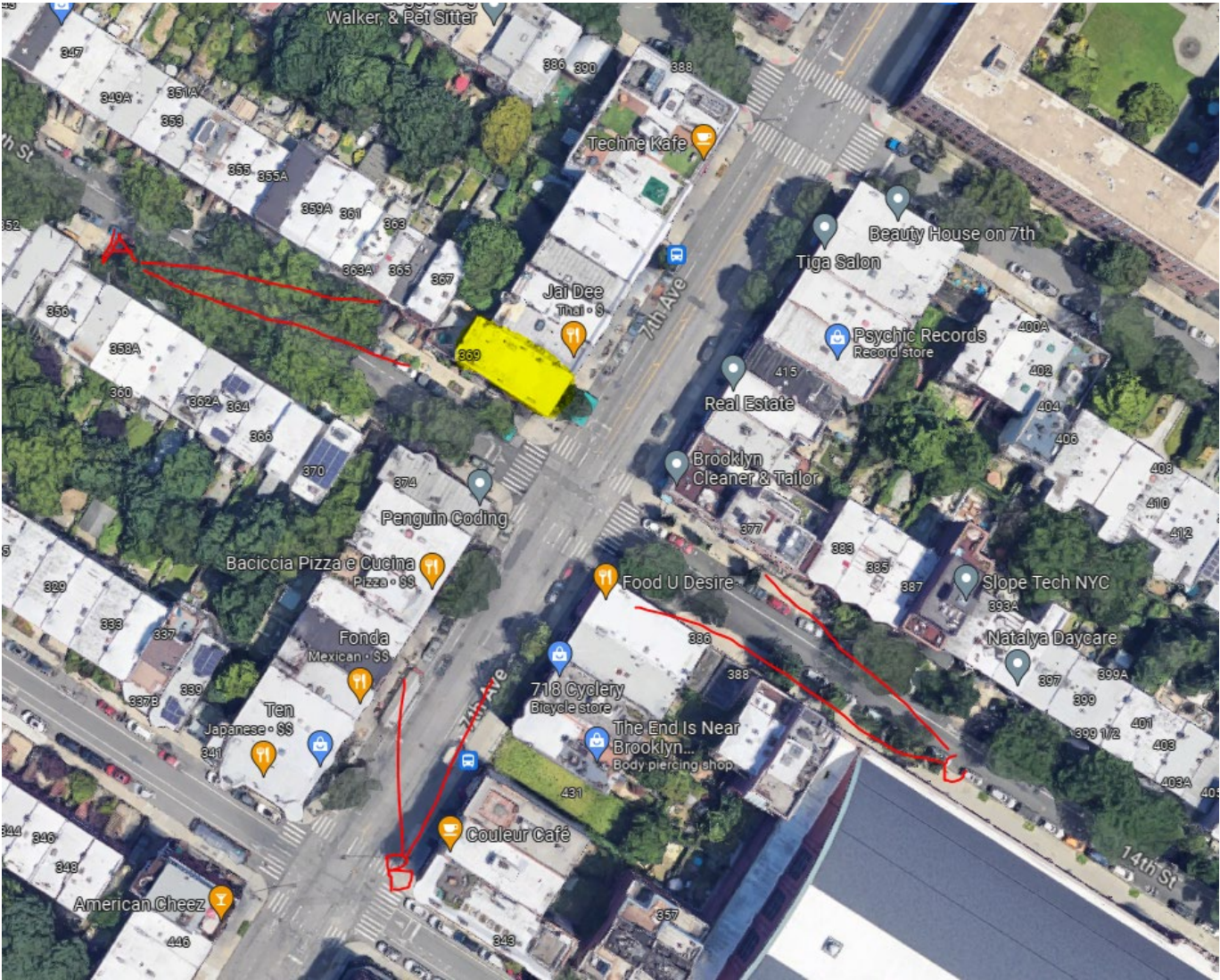
View A looking east from 14th Street





View B looking north on 7th Ave – street level and zoomed in views





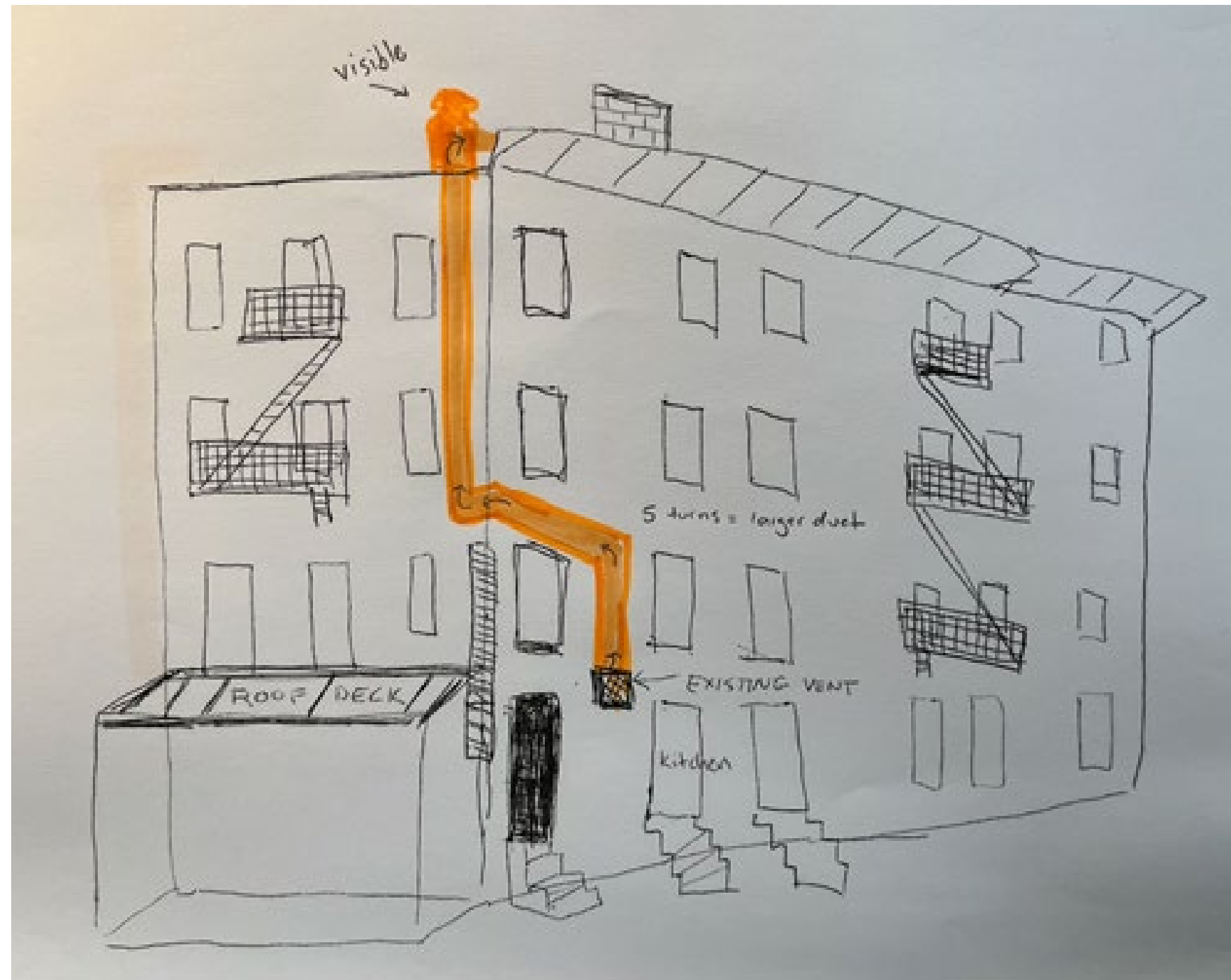
View C looking west on 14th Street – no visibility over front facade



1) We looked into running the exhaust duct toward the back of the restaurant, through the residential hallway and garage apartment, up through the roof and exterior steel roof deck above and up the left rear side of the building. The result was that this is not possible due to the height of the hallway stairs lining up with the code height of a kitchen fan and there is no structural alternative to running the staircase up to apartments. Additionally the height of the first floor garage apartment does not line up with these code requirements either. It is also important to note that this route runs into code issues with the inability to clean this entire section of the duct.



2) We explored running the duct up the 14th Street side only partially (about 12' from pre-existing opening), then bending the duct at a right angle toward the back of the building (roughly 15'), then wrapping the rear corner, turning at a right angle toward the roof alongside the residential windows and turning at a right angle on to the roof to the fan. This proposal would not eliminate the need for ducting on the 14th Street side of the building completely, and each right angle would dampen airflow to the roof. Having five right angles in sequence so close together would significantly slow the airflow, creating cleaning hazards as well as the need for a larger duct (adding at 4" to the width & depth). Additionally this duct route is still visible and there's a massive loss of effectiveness. The roof fan would need to be much closer to the rear roof edge (about only 4' back from the rear right corner, rather than the proposed 18' back) so the fan with this option would be more visible.



3) Run duct internally toward 420 7th Ave and up the side parallel to 13th street where the building protrudes toward 6th Ave beyond 420 7th Ave. This is beyond our property line and would obstruct the window views of 420 7th Ave tenants. No permission from the property owner.

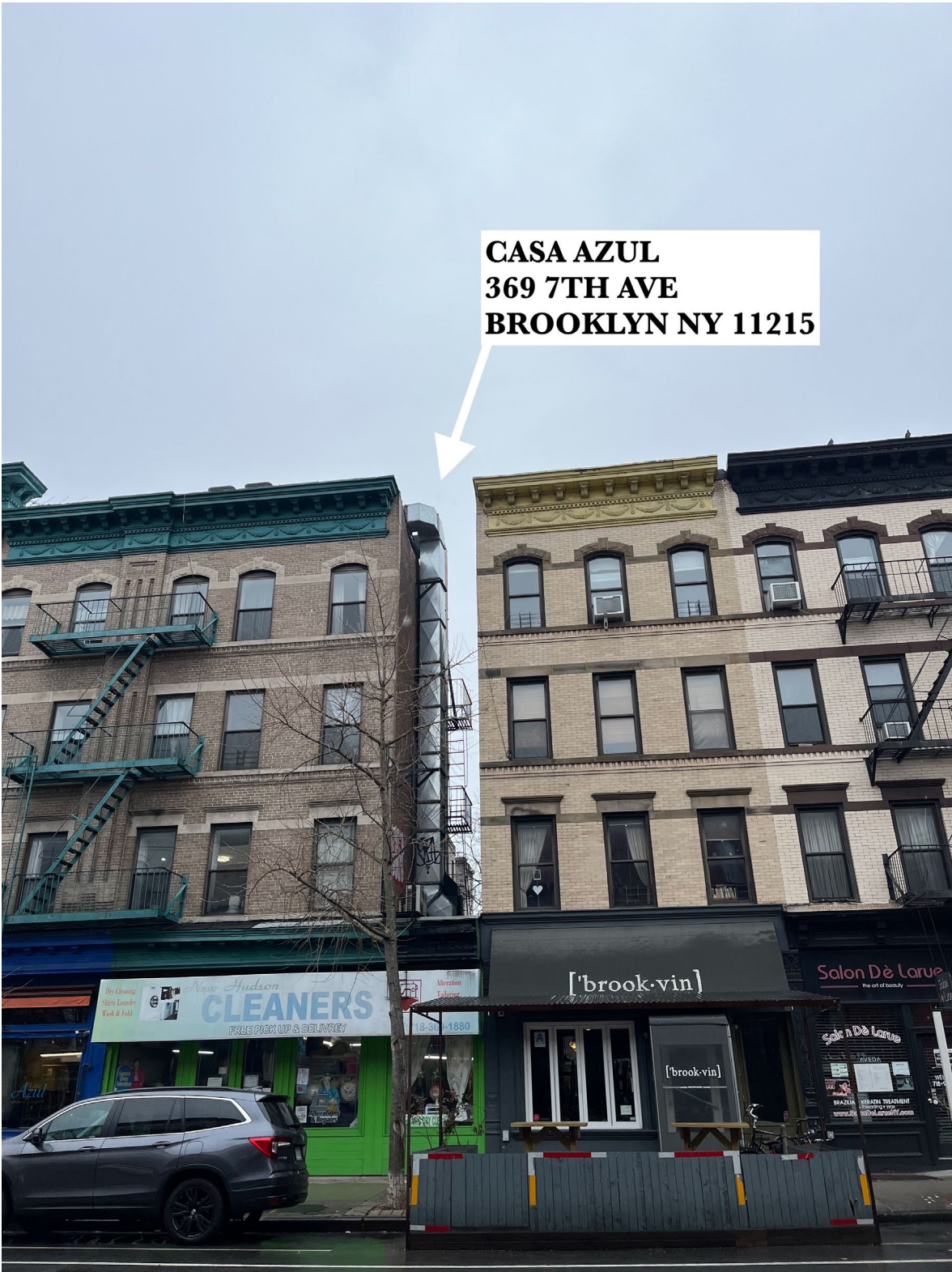
4) Route the duct internally up the building's only open chimney. Not possible as chimney is used for boiler system.

5) Run the duct out of the pre-existing vent and up the 14th Street side in a straight line to the cornice. The location of the building's original chimney blocks the duct.

6) Vent via a gooseneck through the sidewalk paving. Since the kitchen is on the 1st floor, not in the basement, Code won't permit routing the vent down from the kitchen and then up again through the sidewalk.

7) Electrostatic precipitator: A kitchen air filter (aka electrostatic precipitator) would not need to run to the roof. Required to be located more than 10 feet from operable windows/doors. There are two doors (one which is the residential entrance) and two windows above this so the 10-foot clearance can't be achieved.





369 7th Avenue – duct present at designation



347 7th Avenue – ducts present at designation and later replaced at staff level



440 7th Avenue – duct present at designation



207 7th Avenue – not within the historic district but similar intent to our proposal



57-63 Greene Street in SoHo-Cast Iron Historic District – primary façade fire suppression system



Existing 12"x40" ducts were present at designation and covered with tin ceiling tile and painted with matte red to match facade

Would need to attach covering to façade or brackets (not to the duct) and may increase the perceived size of the duct.

199 Lafayette Street in SoHo-Cast Iron Historic District Extension— 3 ducts present at designation. Commission approved 1 additional 10"x30" duct matching details of existing ducts but it was never permitted or installed.



Existing



Proposed

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