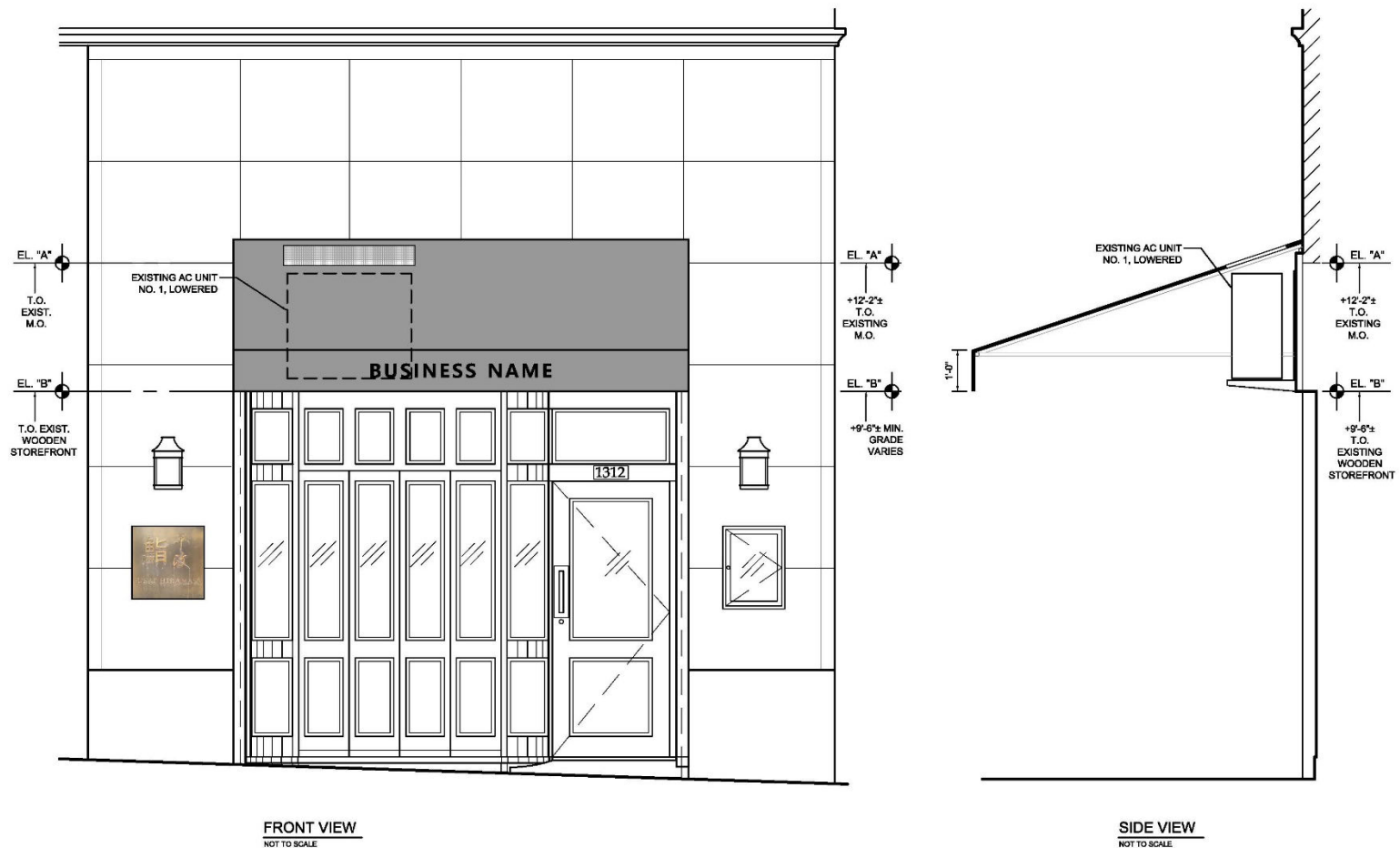


1312 Madison Avenue

Expanded Carnegie Hill Historic District

Application for new awning and to legalize (1) existing AC unit.
VIO-22-0110-Installation of awning, (including HVAC), at northernmost
Madison Avenue storefront ('Hiramasa') without permit(s).



PROPOSED NEW AWNING

EXISTING AC UNIT NO. 1
TO BE LOWERED

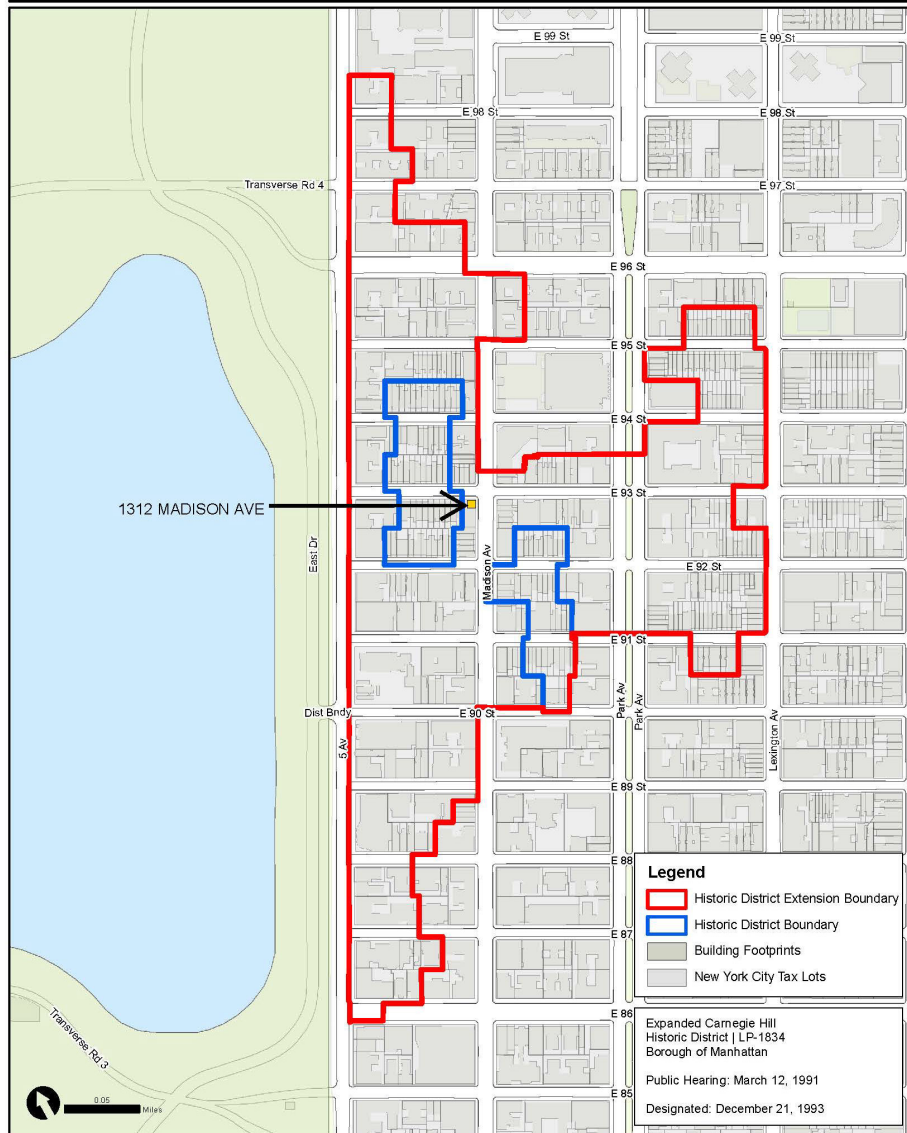
EXISTING AC UNIT NO. 2
TO BE REMOVED



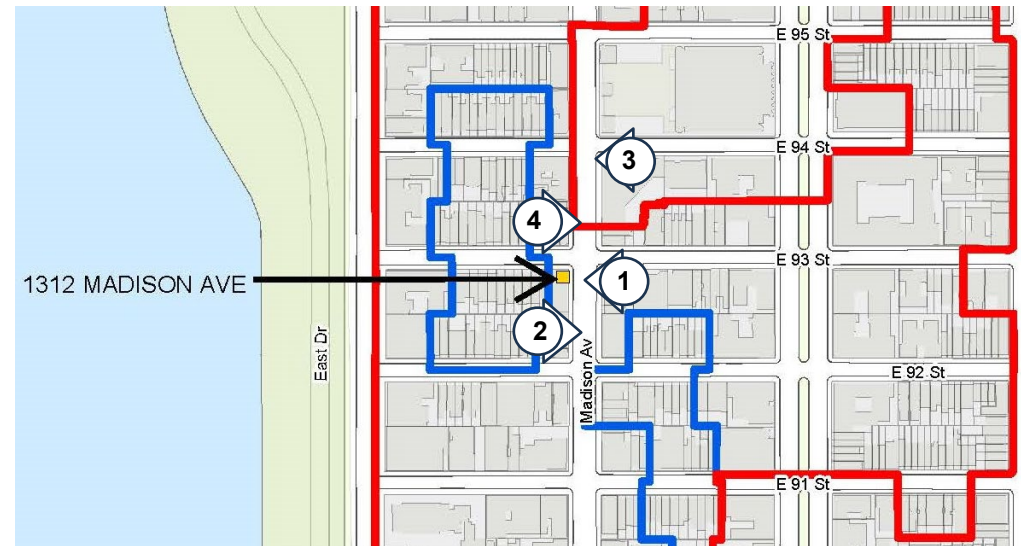
Existing awning conditions, front and side views.

Expanded Carnegie Hill Historic District | LP-1834

NYC Landmarks Preservation Commission



Location within Expanded Carnegie Hill Historic District.



Key map of photo locations shown on following page.



1312 MADISON AVE.

1

West side of Madison Avenue between East 92nd Street and East 93rd Street



2

East side of Madison Avenue between East 92nd Street and East 93rd Street



3

West side of Madison Avenue between East 93rd Street and East 94th Street



4

East side of Madison Avenue between East 93rd Street and East 94th Street



Designation photo c. 1992-93, 1306 - 1312 Madison Ave.

OPENINGS FOR AC UNIT(S) BELOW



Designation photo detail c. 1992-93, 1310 and 1312 Madison Ave.

1306-1312 Madison Avenue (aka 26-28 East 93rd Street) | Hotel Ashton

Construction Date: 1897

Architect / Builder: George W. Spitzer

Owner / Developer: Charles H. Kivlen

Major Alteration(s): None

Alteration Architect(s): None

Style(s): Renaissance Revival

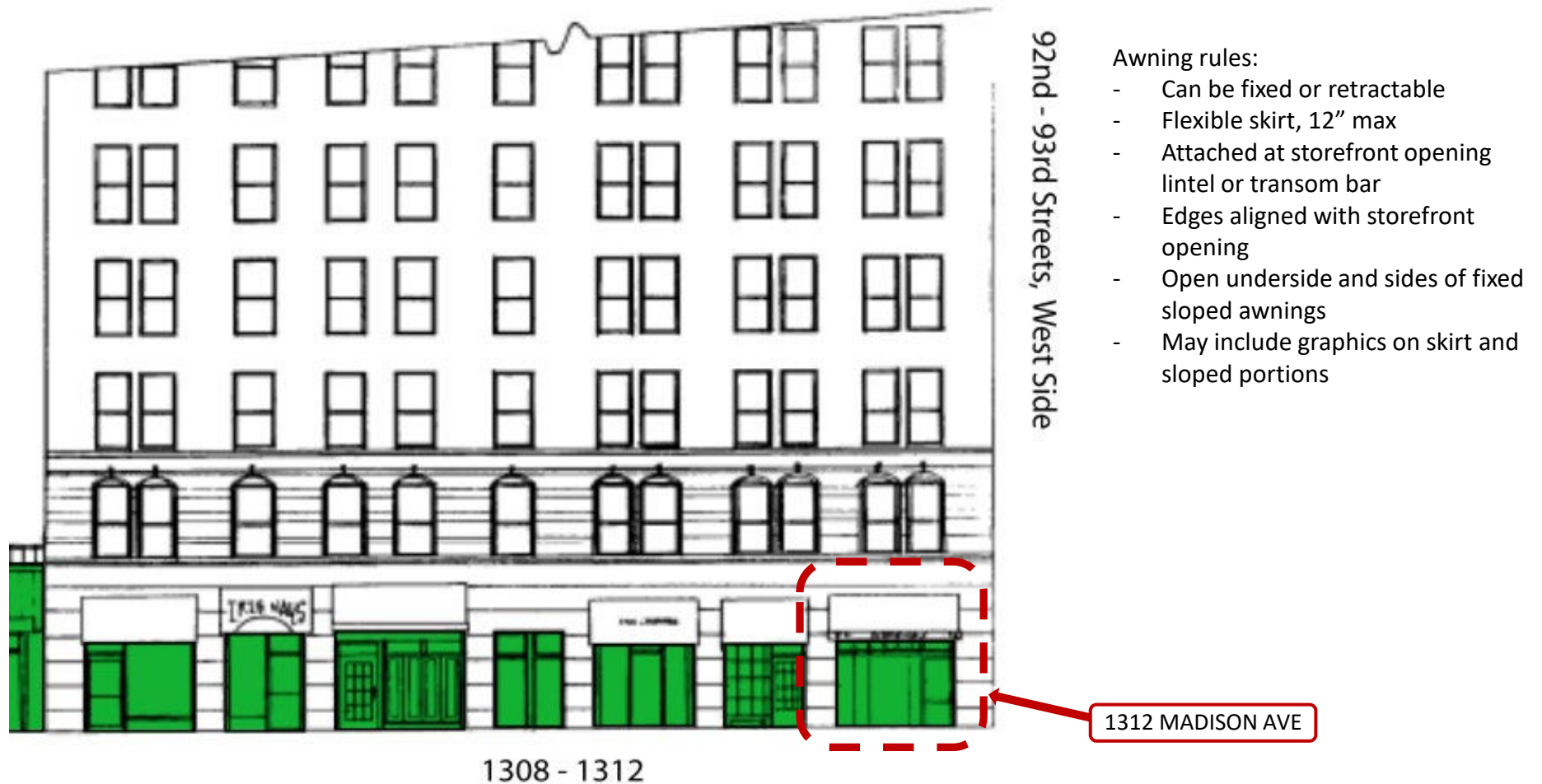
Material(s): Cast Stone, Brick

Building Type: Apartment Hotel

Original Use: Commercial, hotel

Tax Block: 1504 **Tax Lot:** 56

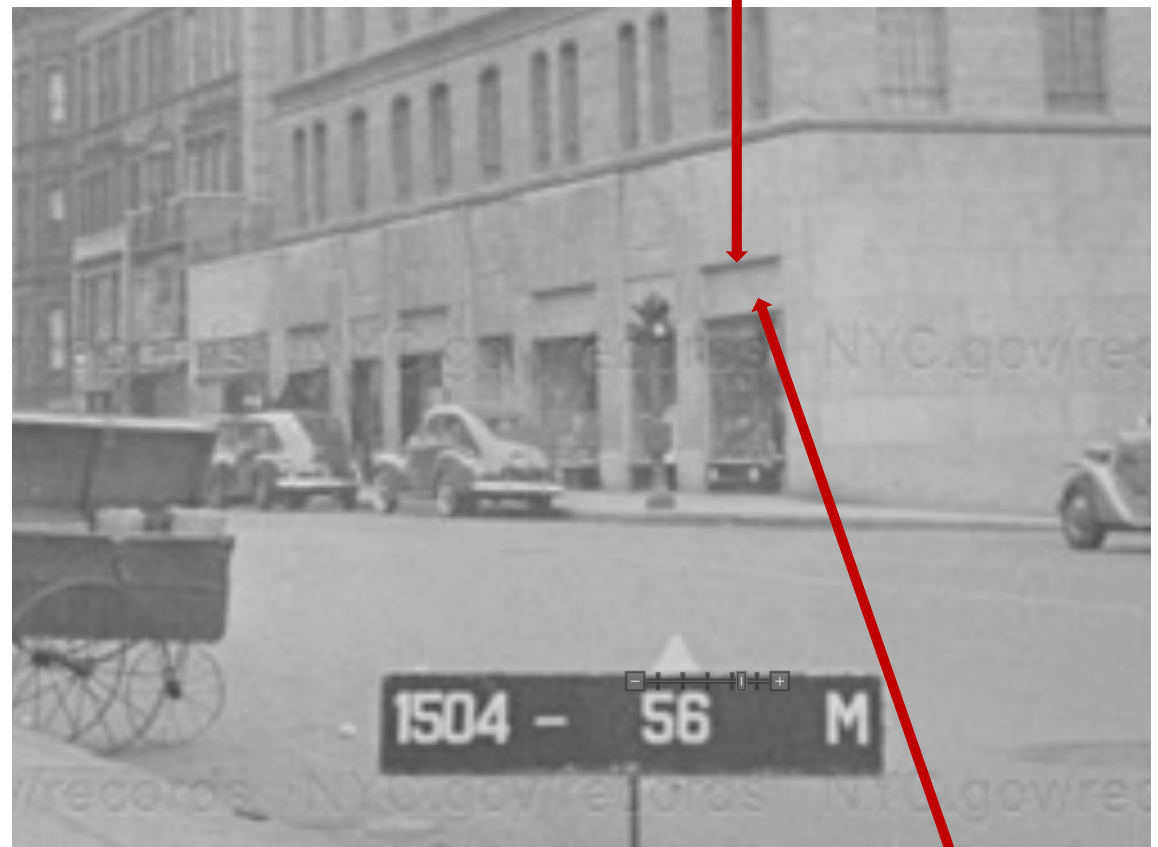
Building Identification Number (BIN): 1078500



Building falls under the Madison Avenue Master Plan in terms of treatment of storefronts, signage, and awnings – green coding presumes no historic fabric present.



1940s tax photograph



Zoom in of 1940s tax photograph

T.O. EXISTING
MASONRY OPENING

NO STONE IS EXISTING IN
THIS SIGNAGE PANEL AREA

NO YARD AT THIS AREA. NO SPACE FOR AC EQUIPMENT

ROOF BELONGS TO RESIDENTIAL PORTION OF BUILDING WITH 9 FLOORS OF RESIDENTIAL BETWEEN COMMERCIAL AND RESIDENTIAL. NO AC EQUIPMENT CAN BE PLACED ON ROOF.

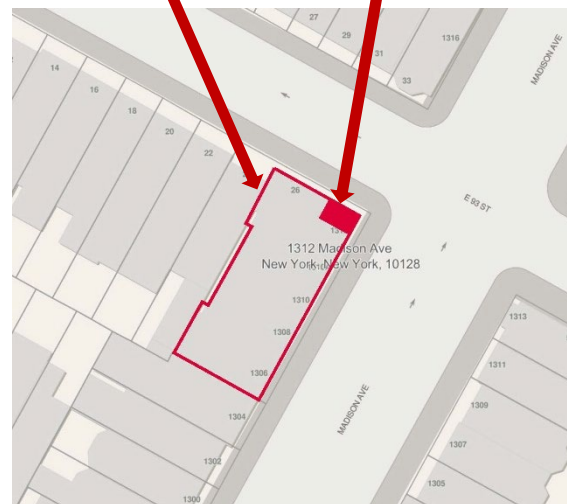
OTHER BUILDINGS ON BLOCK HAVE YARDS AND LOW ROOFS FOR AC EQUIPMENT.



Aerial view showing no accessible yard area at 1312 Madison Ave.

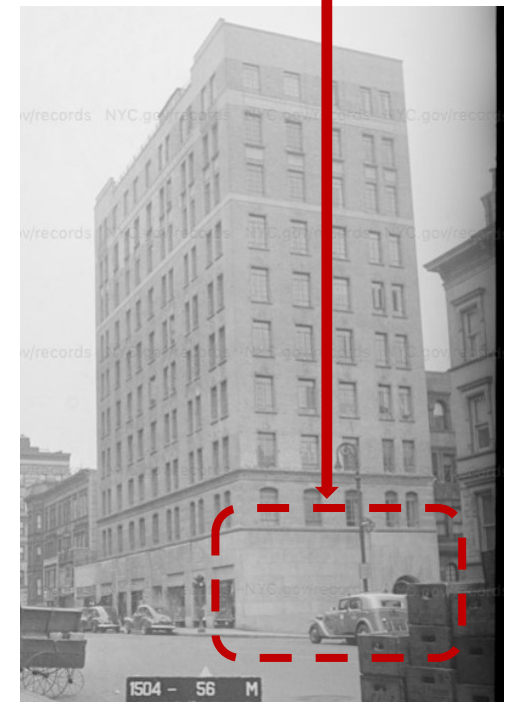
NO YARD

LOCATION OF COMMERCIAL UNIT AT STREET LEVEL UNIT

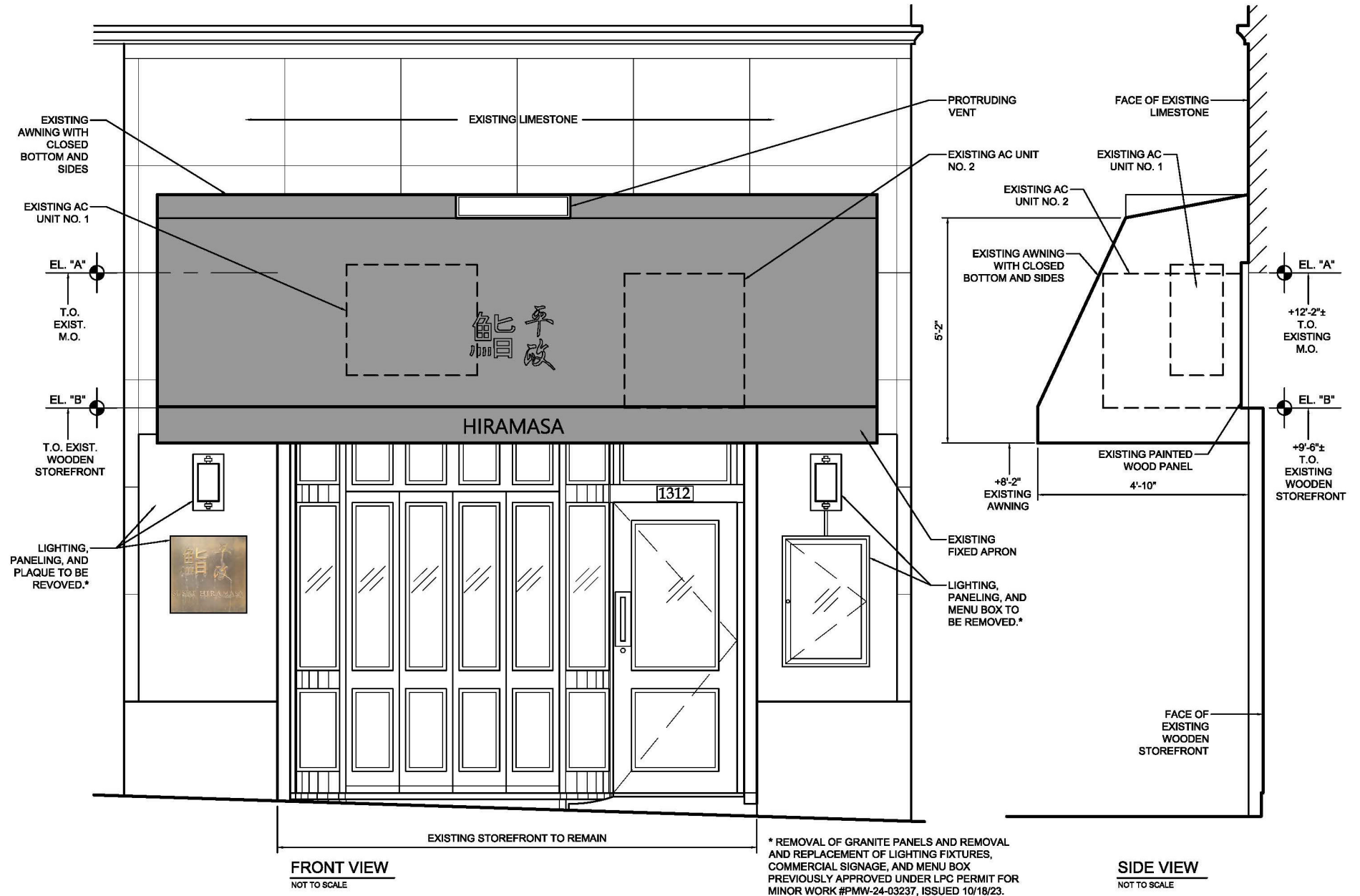


Plan showing no accessible yard area at 1312 Madison Ave.

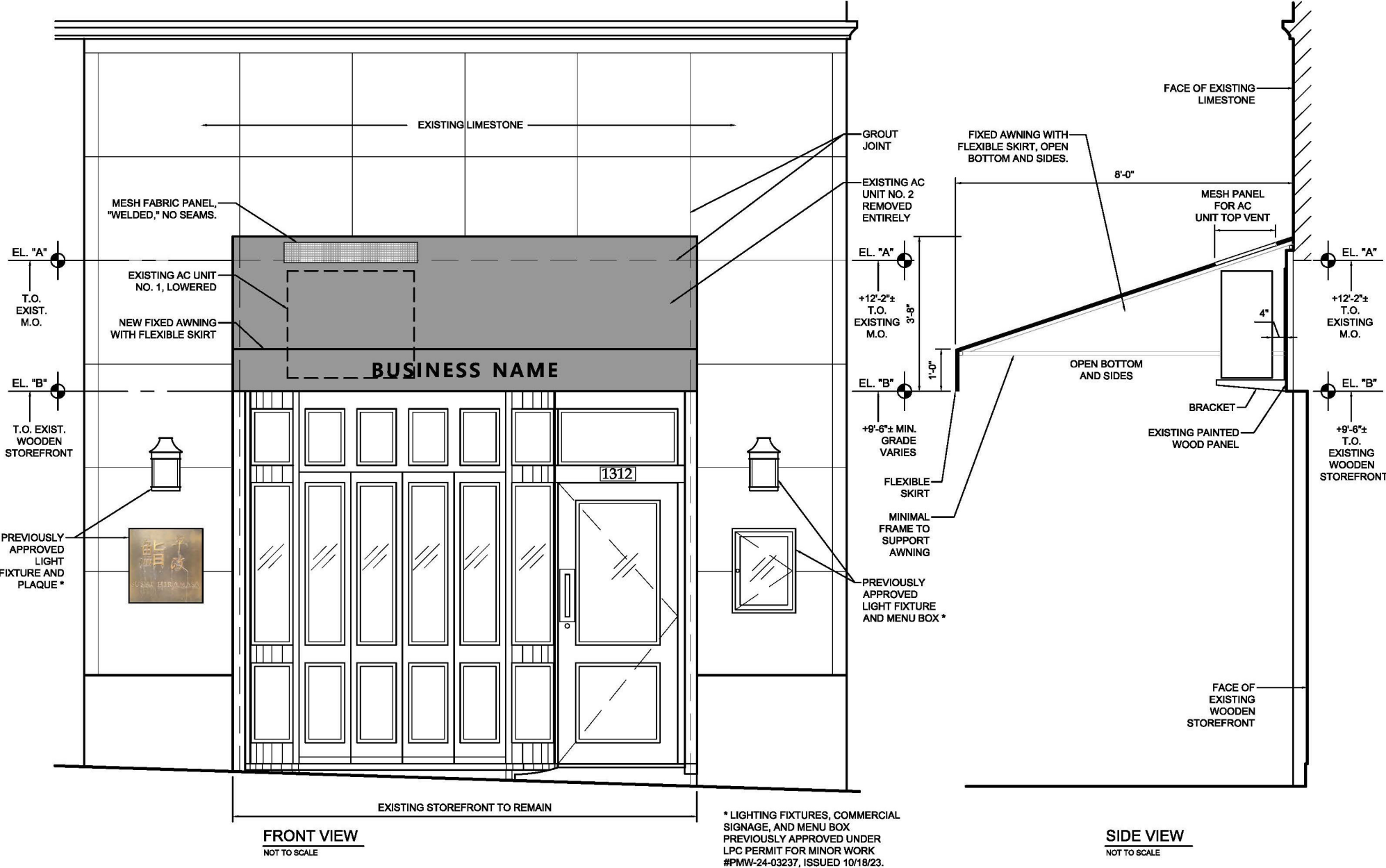
SOLID STONE WALL ON EAST 93RD STREET DOES NOT BELONG TO COMMERCIAL SPACE, AND NEW MASONRY OPENINGS ARE PRECLUDED.



1940's tax photograph showing original stone, without openings on East 93rd Street



EXISTING CONDITIONS



[Home](#) / [Browse Fabrica](#) / [Aesthetics & Shade](#) / [Captain Navy](#)

Captain Navy

Sunbrella Plus
SKU: SBA4-0000

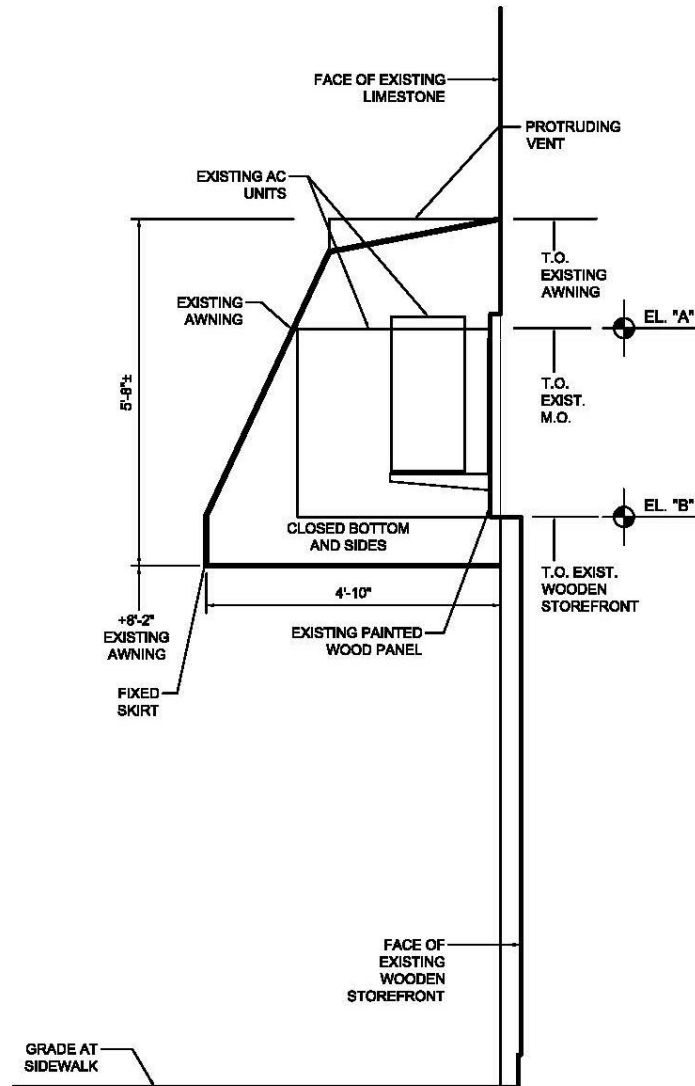
Available in these colors

Technical Information		
APPLICATION	FABRIC CONTENT	CONSTRUCTION
Shade Structures	100% Sunbrella® Acrylic	Woven
FINISH	BACKCOATING	WIDTH
Water Repellent	Urethane-Based	60 in. (152.4 cm)
WEATHER PROTECTION	WEIGHT OZ. LY. YD.	WEIGHT OZ. SQ. YD.
Highly Water Repellent	15.16	9.77
ROLL SIZE YD	SERVOEDGE	RECYCLABLE
60	Left / Right	Yes, through the Recycle My Sunbrella program.
COLLECTION	CA PROP 65	
Sunbrella Plus	No CA Prop 65 label is required.	

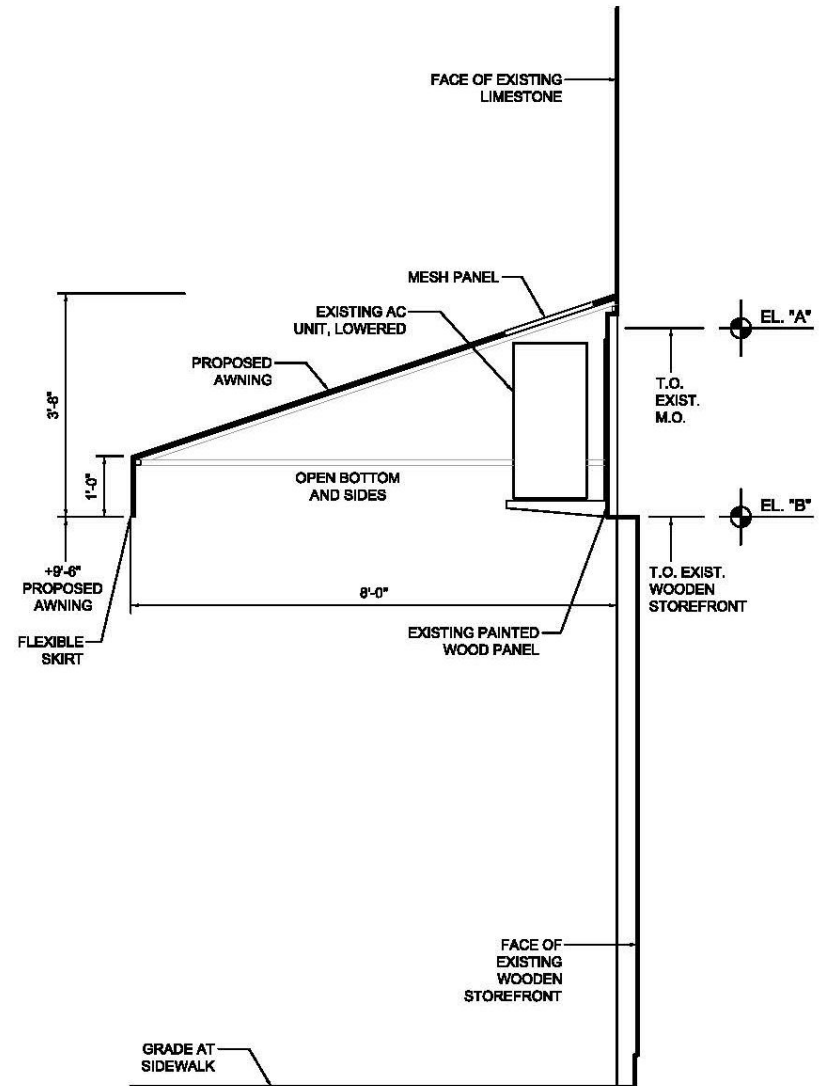
SOLID FABRIC (TYPICAL)



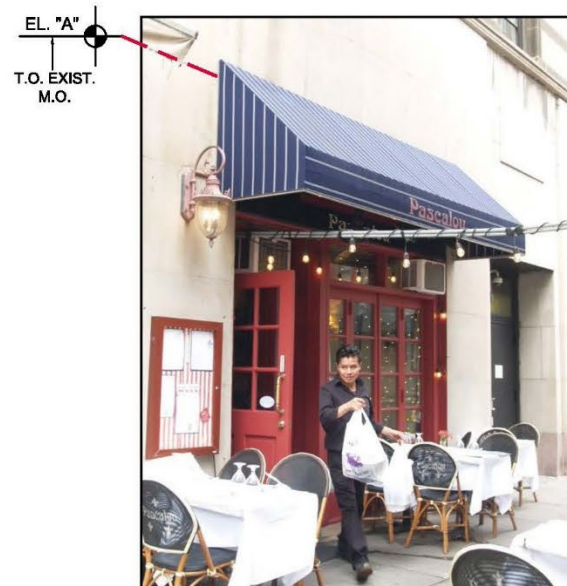
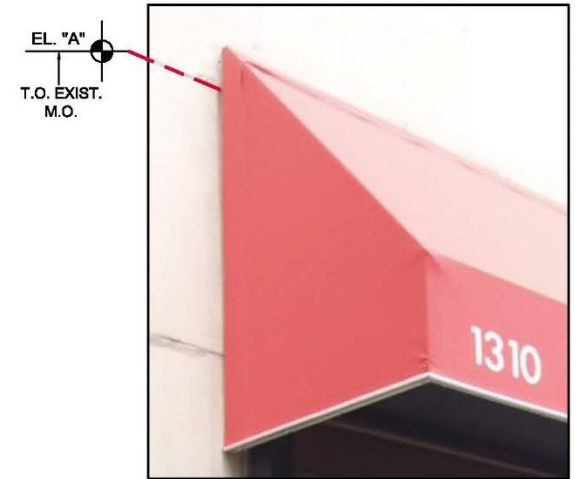
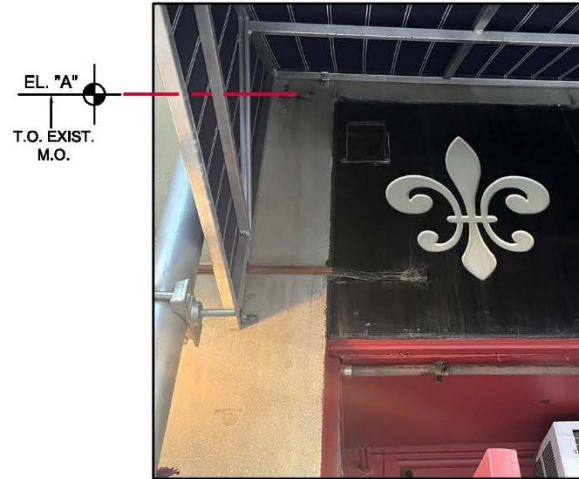
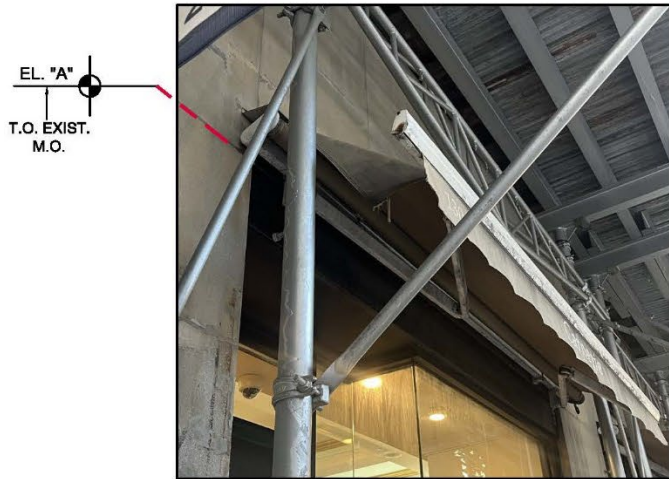
FRAME TYPE
(WITH SIMILAR UNFRAMED SKIRT)



EXISTING SIDE VIEW
NOT TO SCALE



PROPOSED SIDE VIEW
NOT TO SCALE

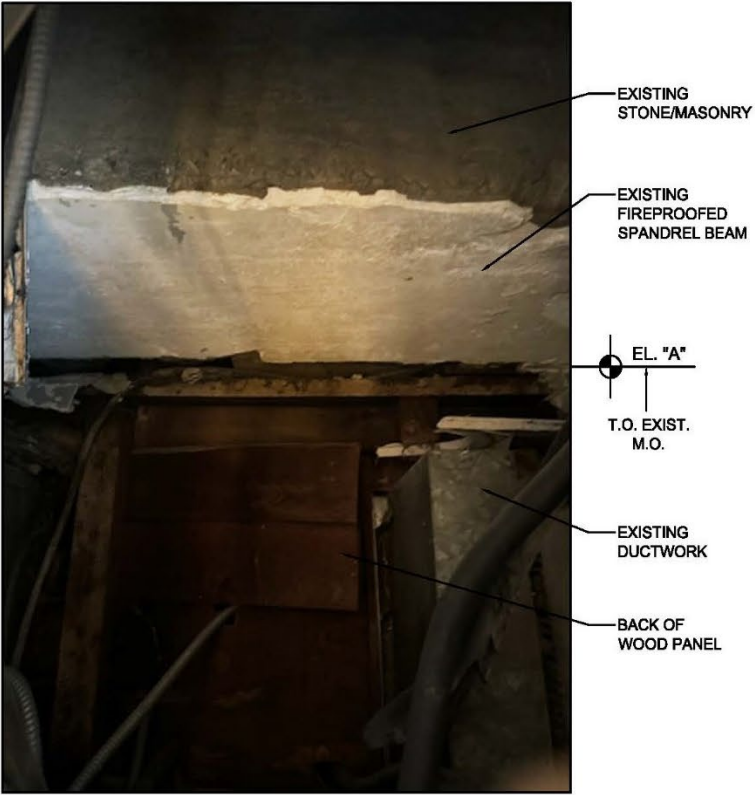


1306 – 1310 Madison Avenue

Top of proposed awning to align with the building's other awnings, at or near top of existing masonry opening.



View looking towards storefront. Fully finished interior to remain.



Existing beam and wood panel view inside soffit.

- 1) The building is mixed use with residential apartments above and residential lobby adjacent to the commercial space.
- 2) This commercial space is landlocked with no access to a yard or roof for HVAC placement.
- 3) The East 93rd Street façade is solid limestone masonry. The commercial space does not own the exterior wall and is precluded from making new masonry openings. Historically there were no openings in the wall.
- 4) AC unit(s) existed at time of designation with an awning that concealed the AC, but accommodated it with various openings.
- 5) Direct replacement of one exterior AC condenser may have been made post-designation.
- 6) A second, bulkier condenser likely was added, post-designation, later and is proposed to be removed, entirely as part of this application.
- 7) No additional central AC units are planned. In the event that additional cooling is needed, a removable “window unit” will be installed in the transom above the door.
- 8) No interior work is planned.
- 9) The AC unit proposed to remain is mounted to a painted wood infill panel. The installation is not destroying historic materials, and the unit is removable without destroying historic materials.
- 10) Because of changes in NYC’s energy code, interior-only central units have become significantly larger and are being phased out in favor of heat pump units. Heat pump units require an exterior unit of same size and shape as existing condenser AC unit 1 that will remain.
- 11) Per the Energy Code upgrades in NYC, the previously ubiquitous “pancake units” used for storefront air conditioning for decades are now being phased out. The only available equipment has increased in size exponentially and exceeds available space.

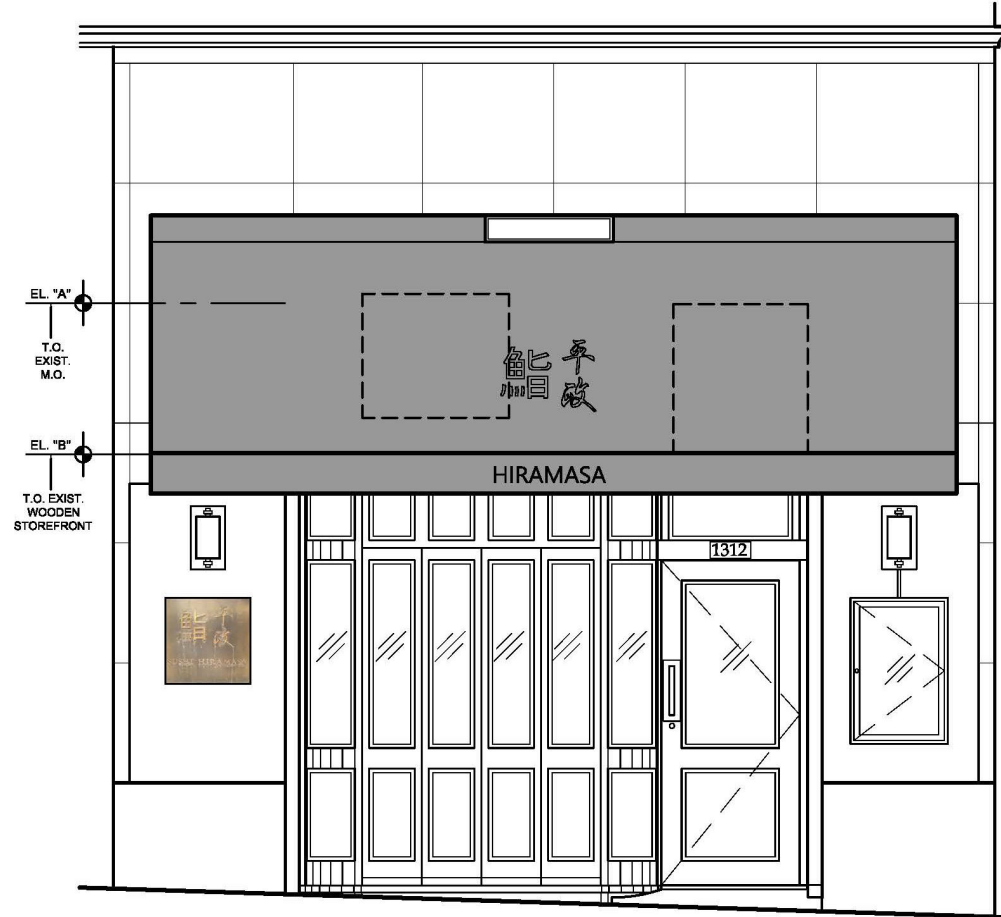
ENERGY CODE UPDATES CONTINUING IN NYC

Heat pumps are a key part of New York City’s plan to reduce carbon emissions from commercial buildings and they are required in some cases:

- **Local Law 97**

This law, enacted in 2019, requires buildings over 25,000 square feet to reduce emissions by 40% by 2030 and achieve net-zero emissions by 2050. Heat pumps are a key part of meeting these requirements because they provide energy efficient electric heat as well as cooling, thereby allowing for the removal of fossil fuel boilers, furnaces, and HVAC unit heating coils.

1306 – 1312 Madison Avenue is over 40,000 square feet in gross area (greater than 25,000 square feet) and therefore will need to comply with Local Law 97. It is unlikely that buildings in LPC designated areas will be exempt.



EXISTING CONDITIONS



PROPOSED NEW AWNING

In conclusion, the proposed new awning adheres closely to LPC standards and is significantly reduced in bulk from what exists while still allowing the remaining AC unit to be concealed. In view of the challenging landlocked location of this commercial space, and the inflection point that NYC is experiencing regarding energy code, we respectfully request that this proposed solution, of replacing the awning and legalizing one AC unit, be approved by the LPC.