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**The City of New York  
Community Board 8 Manhattan**

September 26, 2023

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, New York 10007

**RE: 1312 Madison Avenue (Carnegie Hill Historic District) - Alta Indelman, Architect - A**  
Renaissance style building designed by George W. Spitzer and constructed in 1897. Application is for legalization of an existing awning and HVAC unit.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 20, 2023, the board approved the following resolution by a vote of 41 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 1312 Madison Avenue is a Renaissance style apartment building designed by George W. Spitzer and constructed in 1897;

**WHEREAS** the ground floor corner retail space is occupied by the restaurant Hiramasa;

**WHEREAS** the existing awning and the existing HVAC unit are in violation of the Madison Avenue retail establishment guidelines (Madison Avenue Master Plan); the awning extends farther than the existing storefront for the restaurant and is boxier;

**WHEREAS** the non-compliant awning hides the boxier HVAC unit; the current tenant installed the awning without the necessary permit from the Landmarks Preservation Commission; the previous tenant installed the very large A/C unit;

**WHEREAS** the conundrum for the applicant is how to install the condenser portion of the A/C and thus remove the non-compliant awning; other buildings on the block have yards and low roofs for A/C equipment;

**WHEREAS** the applicant presented 3 different options for a condenser all of which the applicant considered not to be optimal since the base of the building is stone;

**WHEREAS** because of the stone, a smaller condenser (which would reduce the profile of the awning) cannot easily be swapped in without a very expensive renovation; such an expensive renovation would create a severe hardship for the tenant;

**WHEREAS** Lo van der Valk of Carnegie Hill Neighbors suggested a compromise whereby the applicant would be allowed to keep both the existing non-compliant awning and the existing

bulky HVAC unit for a five -year period by means of a temporary permit. At the end of five years, the applicant would return to the Landmarks Preservation Commission.

**WHEREAS** the Landmarks Committee anticipates that technology will advance with smaller units becoming available before the temporary 5-year permit expires;

**THEREFORE, BE IT RESOLVED**, that this application is **approved** on a provisional basis only for a period of 5 years.

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York  
Honorable Mark Levine, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District