

January 28, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-03390

## **21 East 74th Street – Upper East Side Historic District Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 160 421 5942

**Passcode:** 889149

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

THE VOLNEY  
21 EAST 74TH STREET #14ABCDE

SOLARIUM REPLACEMENT PROPOSAL

JANUARY 28, 2024

ANDREW CARACCILO AIA



office of objects Architecture PLLC



1940'S TAX MAP PHOTO, OBLIQUE VIEW

# UPPER EAST SIDE HISTORIC DISTRICT

## LPC Designation Report 1981

EAST 74TH STREET North Side

No. 23 (1389/14)

	Date	Architect	Owner
Erected	1924-25	by Schwartz & Gross	for 23 E. 74th St. Co., Inc.

### ARCHITECTURE

Style neo-Italian Renaissance

Elements Fifteen-story and penthouse apartment building; three-story stone base; pale brick above; entry enframing with pilasters; slab lintels, cartouche and swags; lintel above entry surmounted by window enframing with composite volutes and segmental-arched pediment; pair of cartouches between eighth and ninth floors; projecting cornice over original section only.

Alterations 1929 - fifteen story extension to the west of the first building by Schwartz & Gross.

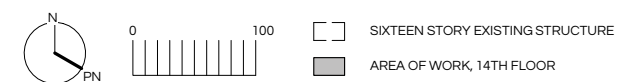
### HISTORY

Replaced four residences; is called the "Volney". The president of the company which constructed the apartment building was Vincent J. Slattery, once a partner in the architectural firm of Horgan & Slattery, which was favored by Tammany Hall and was responsible for the completion of the Hall of Records Building.

### References:

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

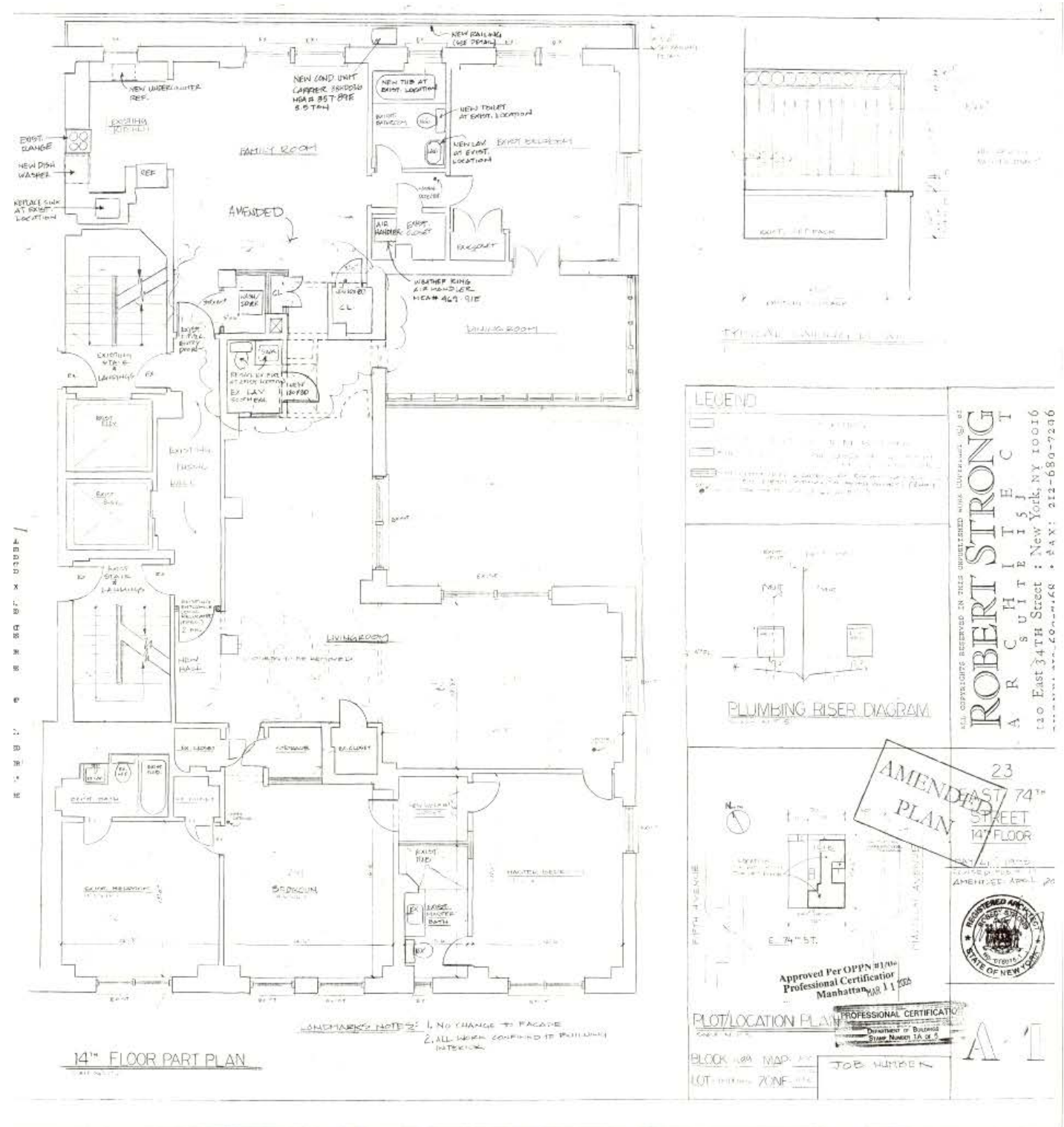
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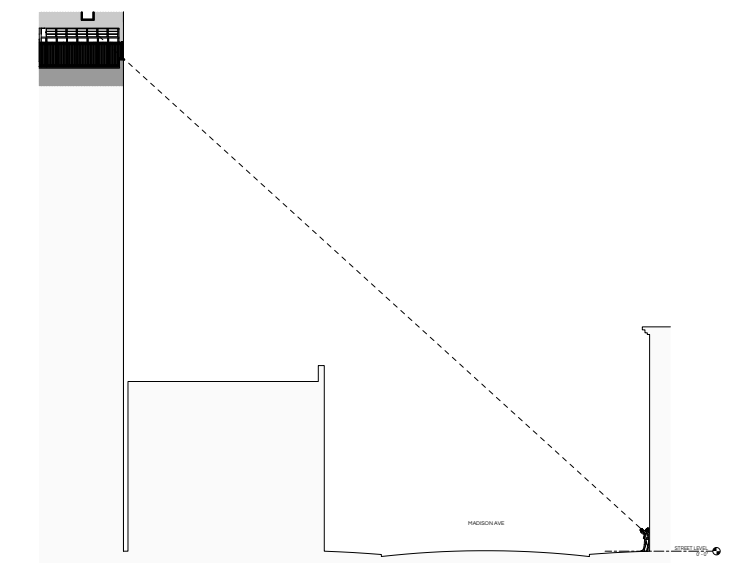
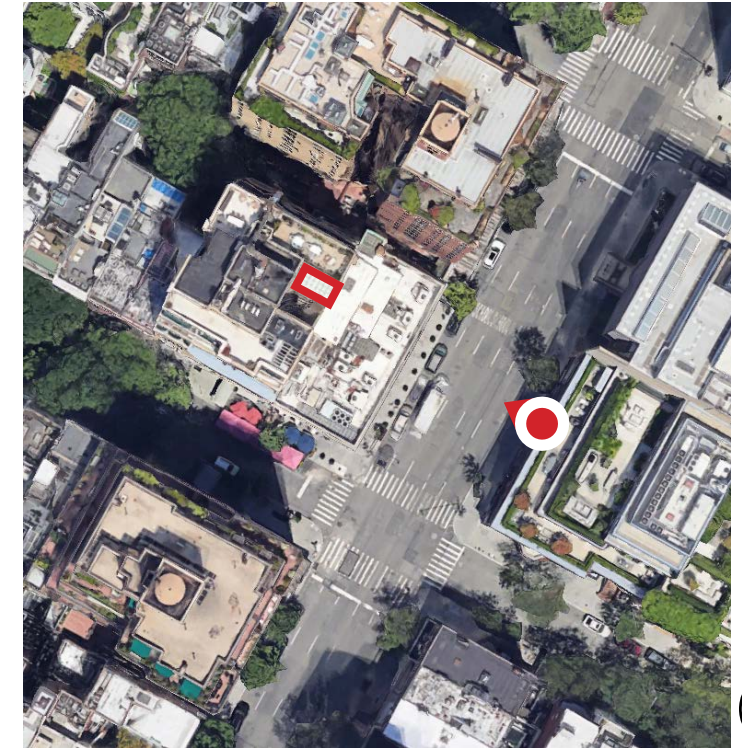
1940'S TAX MAP PHOTO ON MADISON AVENUE, SHOWING THE VOLNEY IN BACKGROUND



1998 FILING PLANS FOR COMBINATION OF 14TH FLOOR UNITS



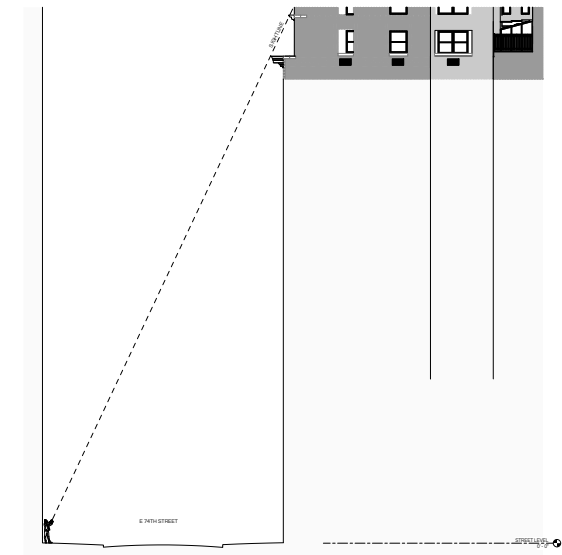
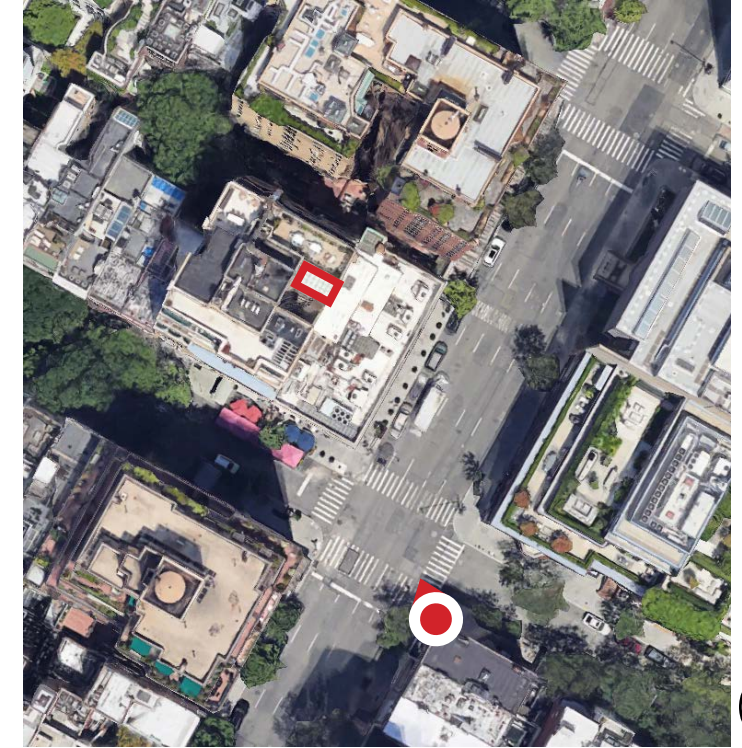
EXISTING VIEW FROM MADISON AVENUE



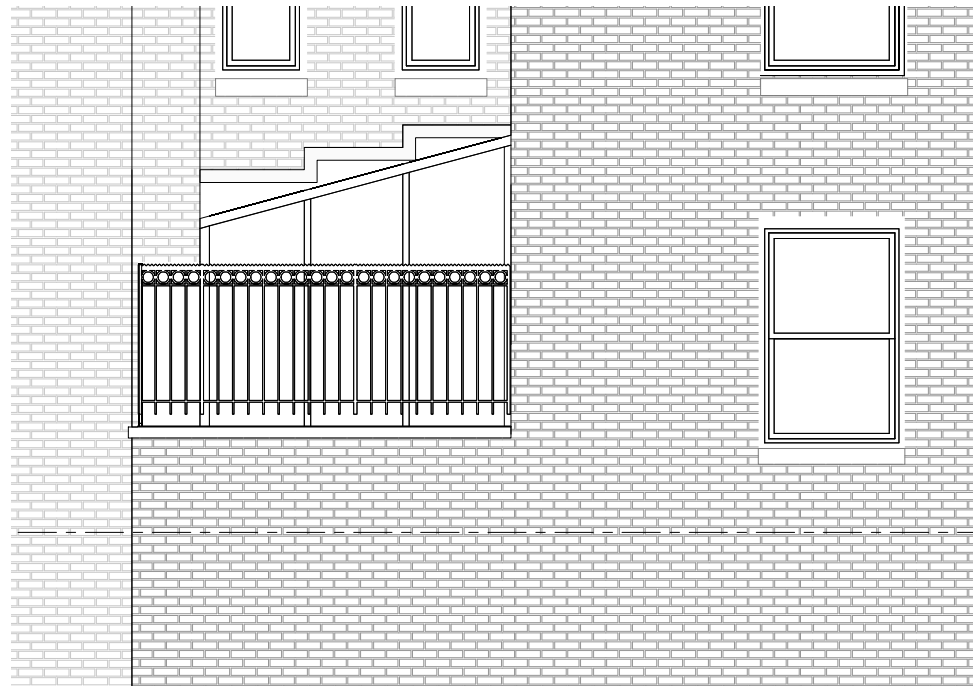
SIGHTLINE SECTION OF EXISTING SOLARIUM: MADISON AVENUE



EXISTING VIEW FROM MADISON AVENUE



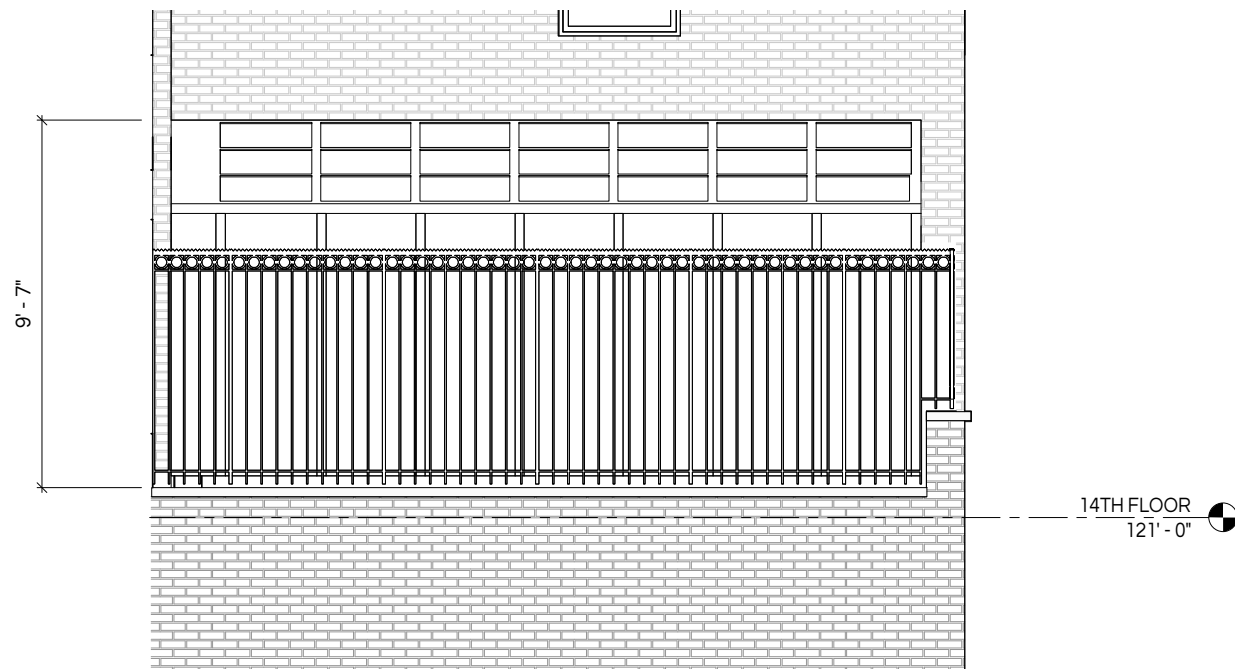
SIGHTLINE SECTION OF EXISTING SOLARIUM: MADISON AVENUE



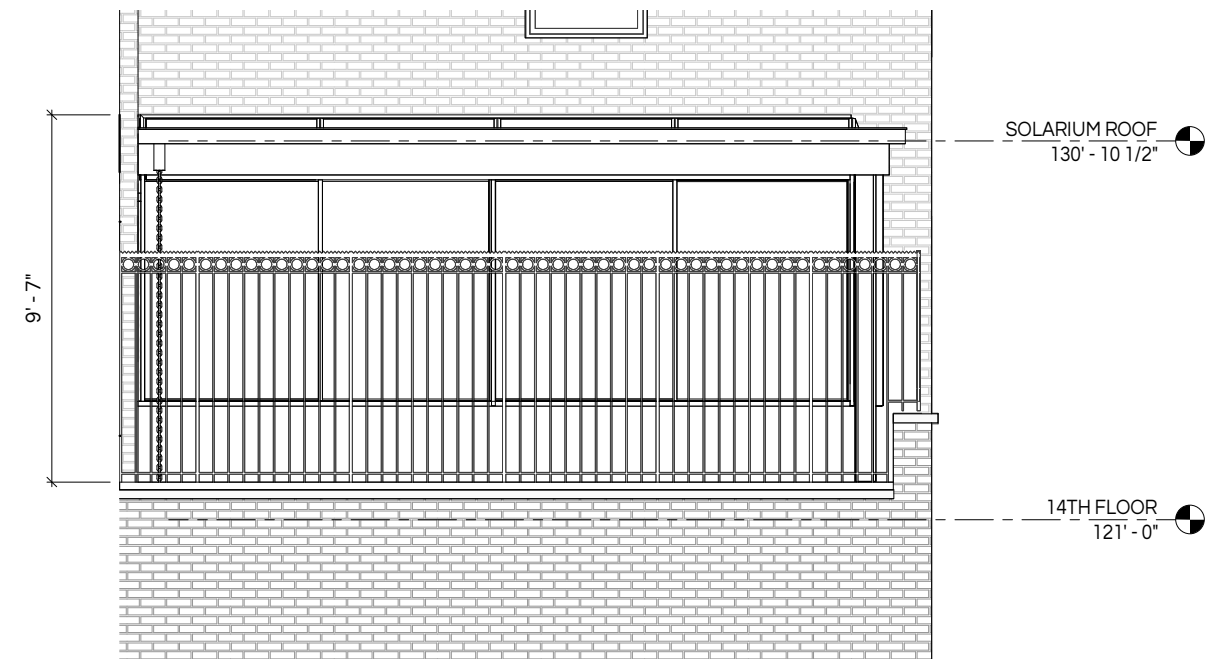
EXISTING CONDITION: WEST ELEVATION



PROPOSED CONDITION: WEST ELEVATION

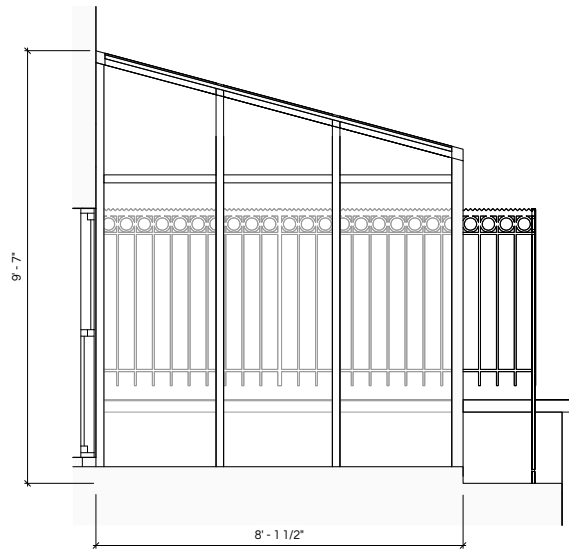


EXISTING CONDITION: SOUTH ELEVATION

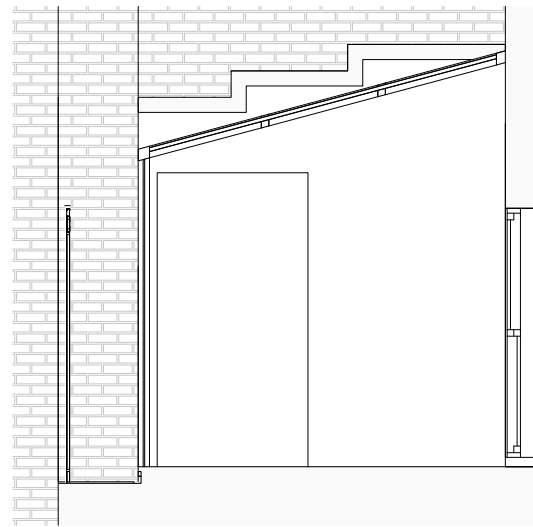


PROPOSED CONDITION: SOUTH ELEVATION

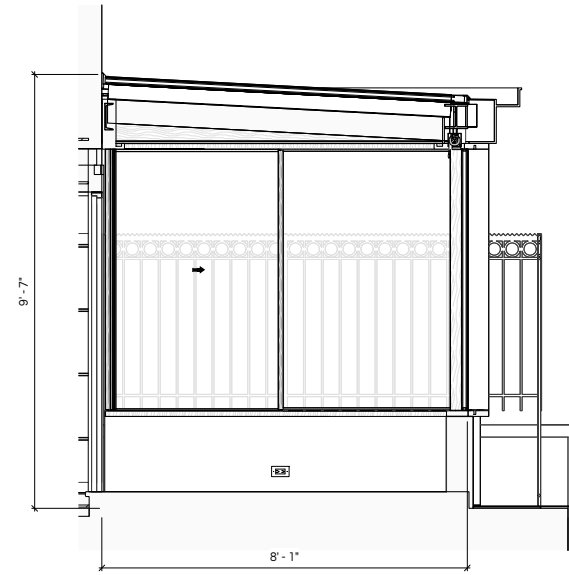




01 | EAST SOLARIUM ELEVATION  
1/2" = 1'-0"



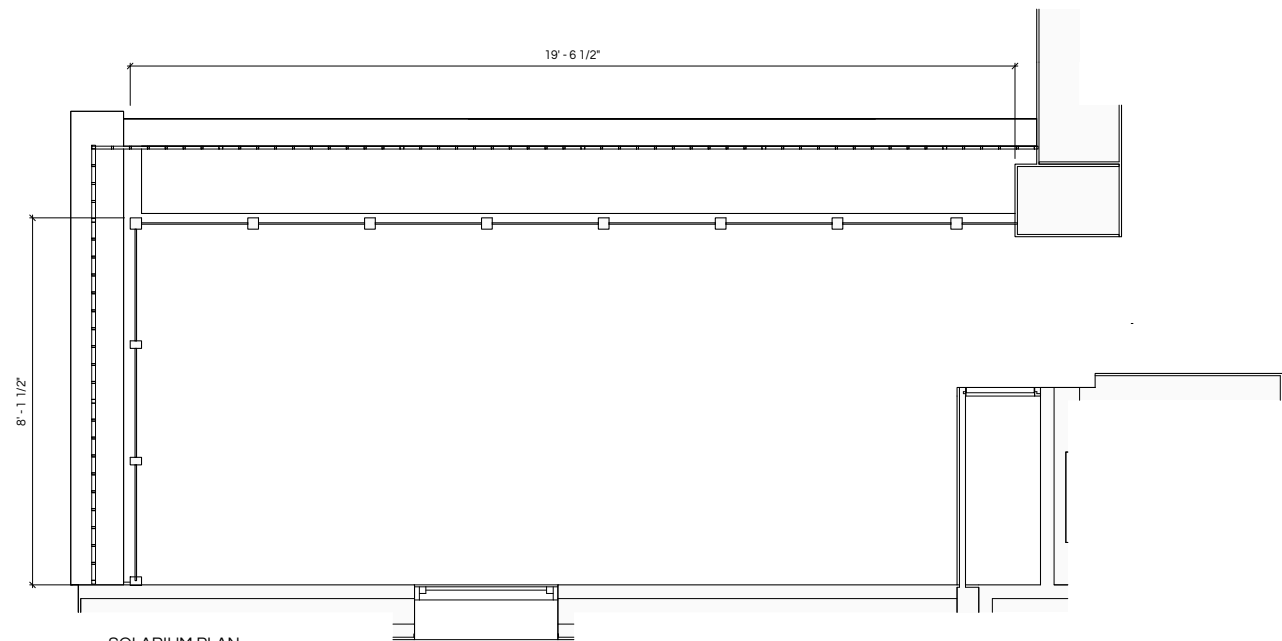
02 | WEST SOLARIUM ELEVATION  
1/2" = 1'-0"



01 | EAST SOLARIUM ELEVATION  
1/2" = 1'-0"

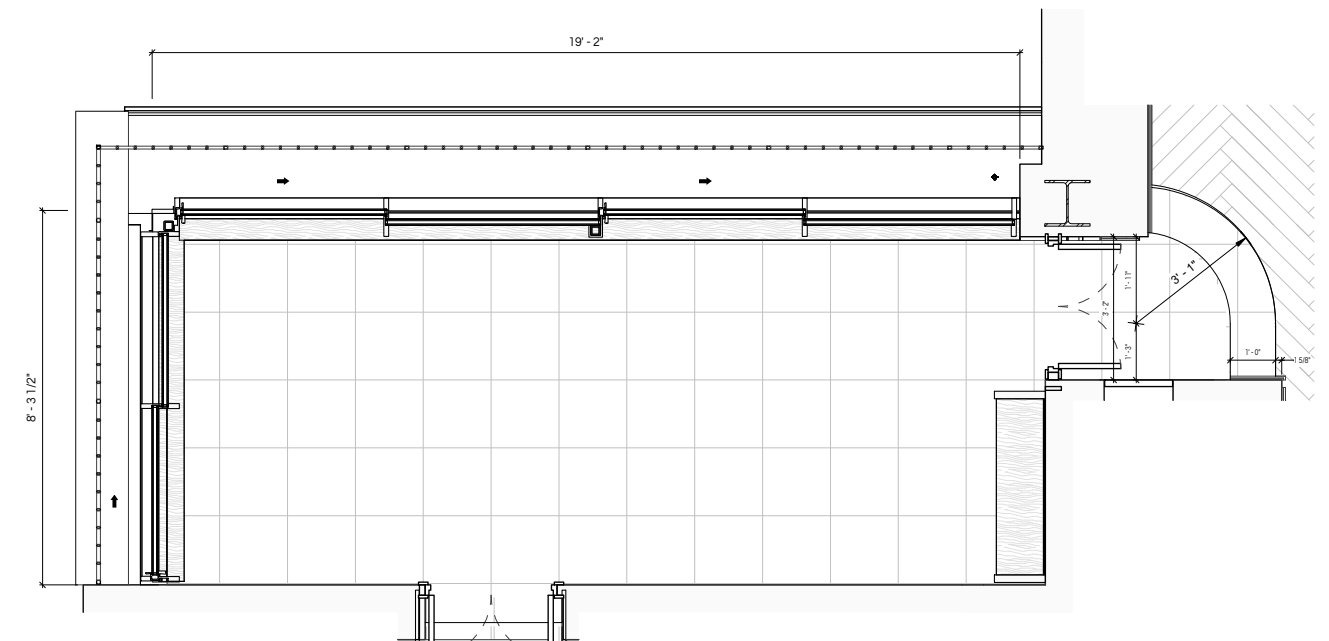


02 | WEST SOLARIUM ELEVATION  
1/2" = 1'-0"



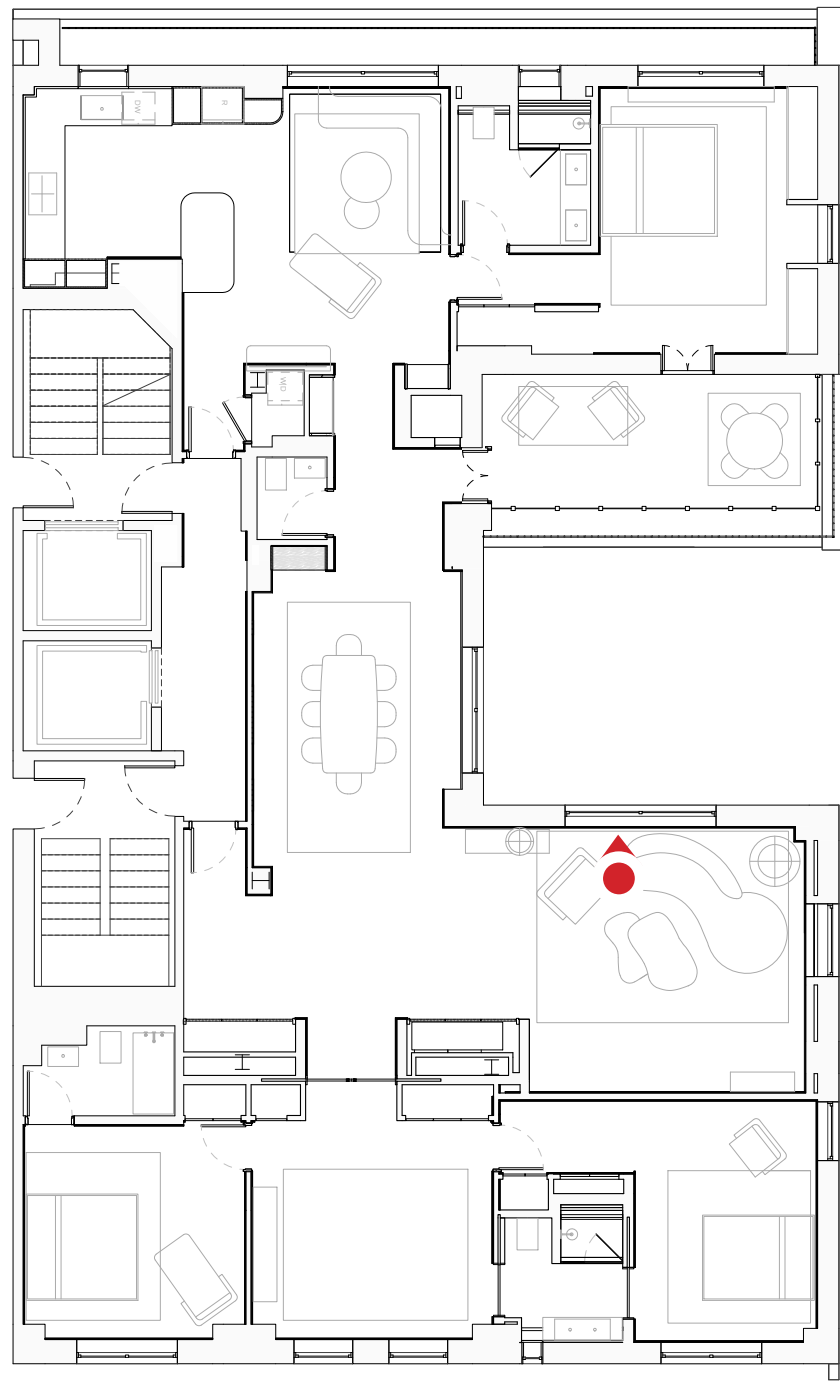
04 | SOLARIUM PLAN  
1/2" = 1'-0"

EXISTING CONDITION: 159 SQUARE FEET



03 | SOLARIUM PLAN  
1/2" = 1'-0"

PROPOSED CONDITION: 159 SQUARE FEET



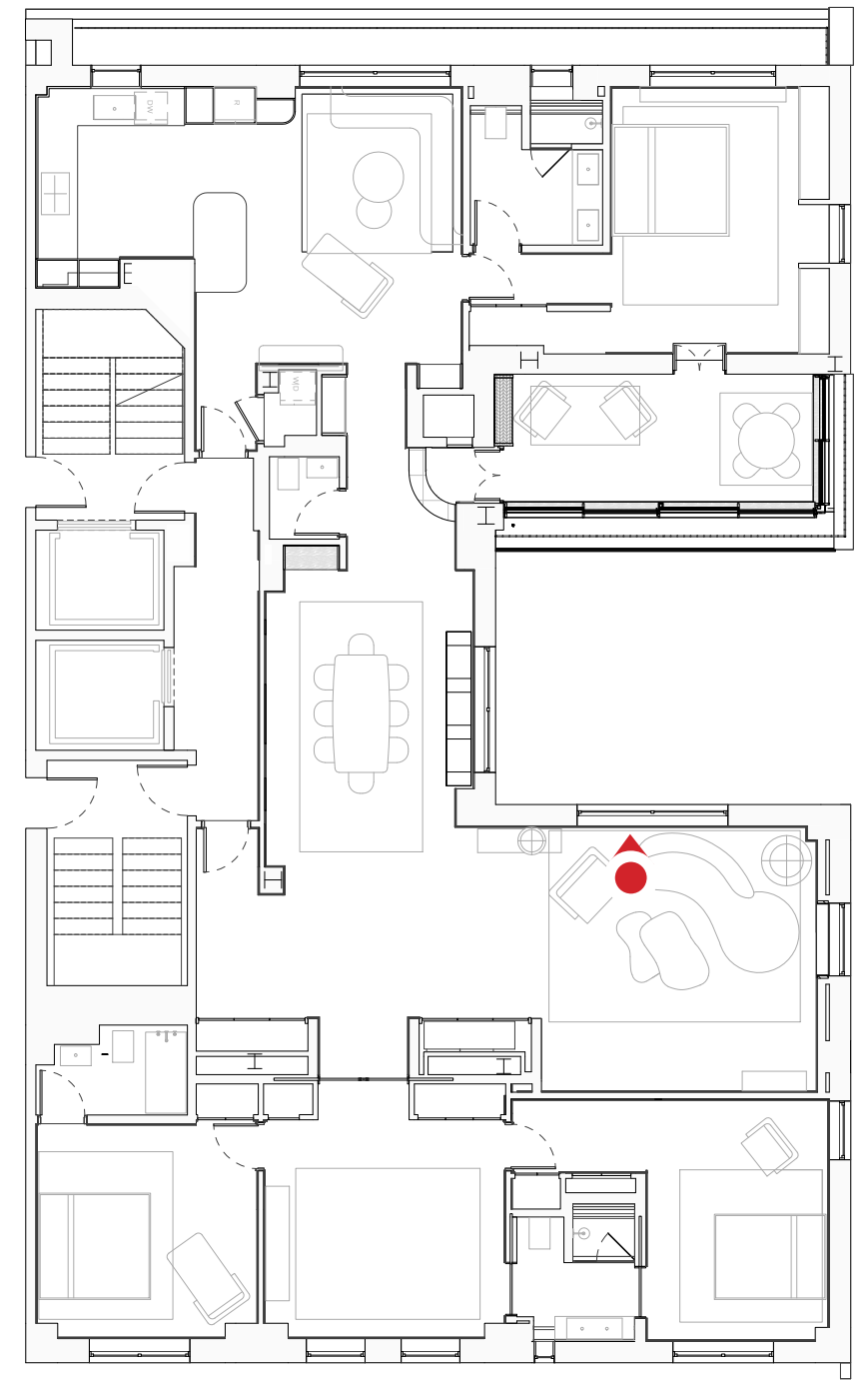
REMODEL PLAN WITH EXISTING SOLARIUM



EXISTING VIEW FROM LIVING ROOM



PROPOSED VIEW FROM LIVING ROOM



REMODEL CONSTRUCTION PLAN WITH NEW SOLARIUM

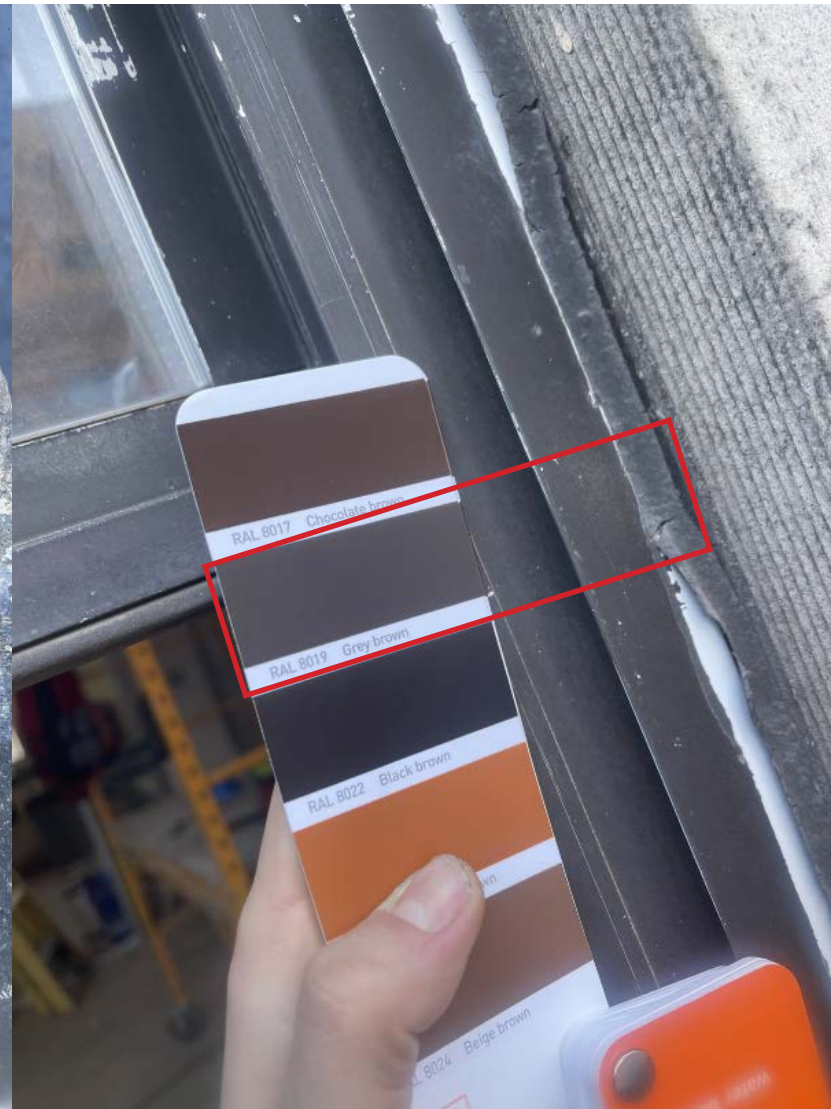


# SOLARIUM REPLACEMENT FINISH COLOR:

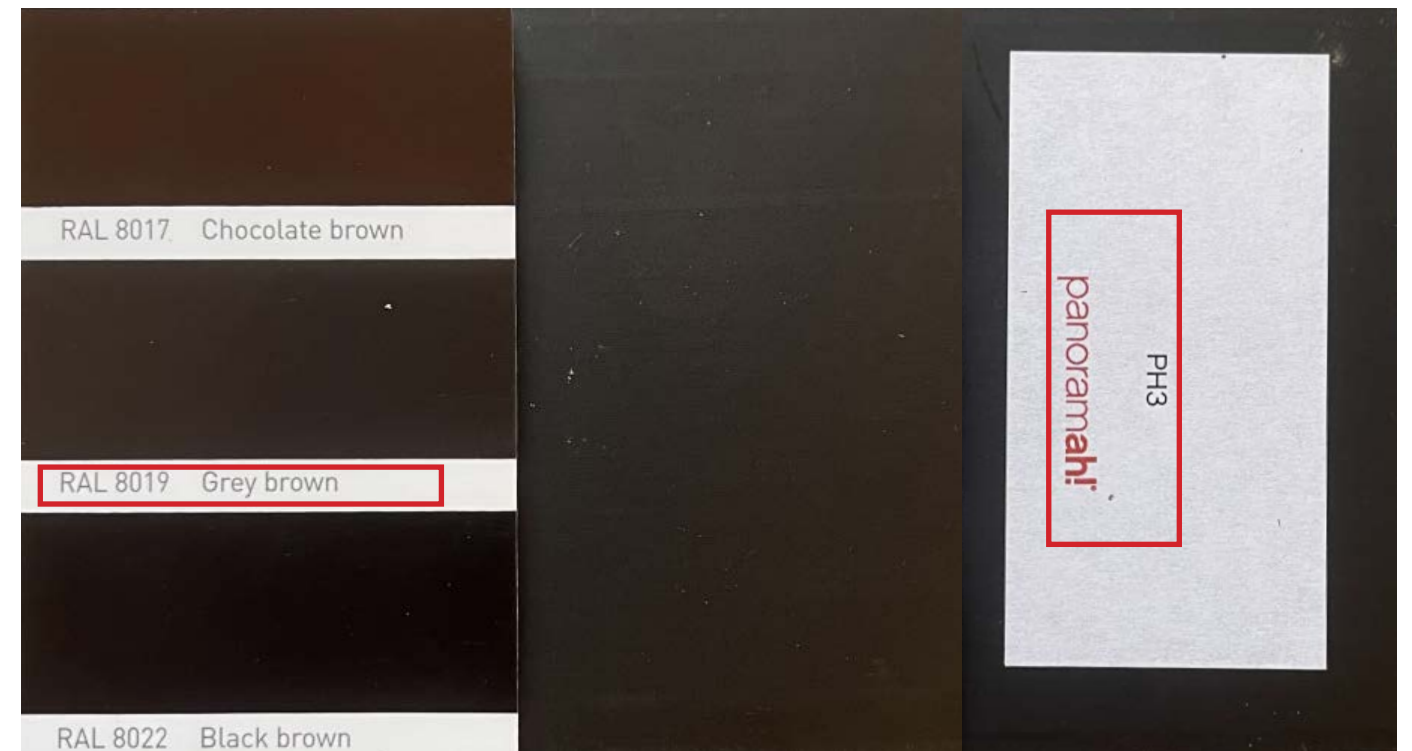
Powdercoated To Match Existing Aluminum Window Frames.



SOLARIUM FRAME COLOR MATCH



WINDOW FRAME COLOR MATCH



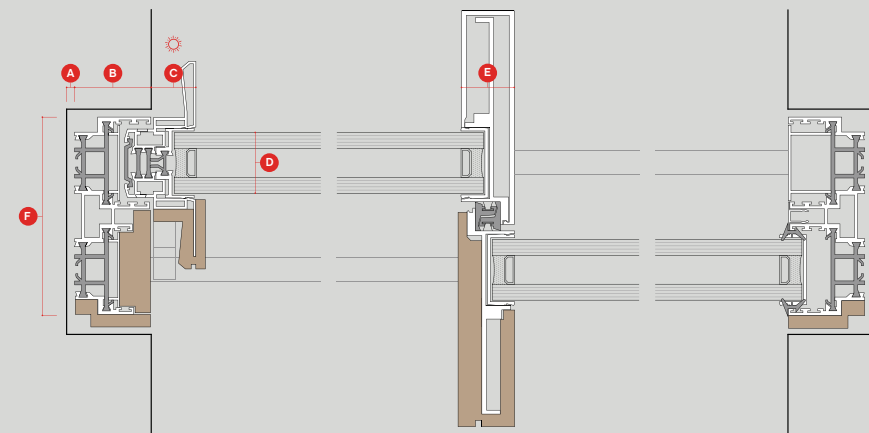
MANUFACTURER FINISH COLOR MATCH

# ah!SW

sliding birail option A common sections | birail coulissant option A sections communes

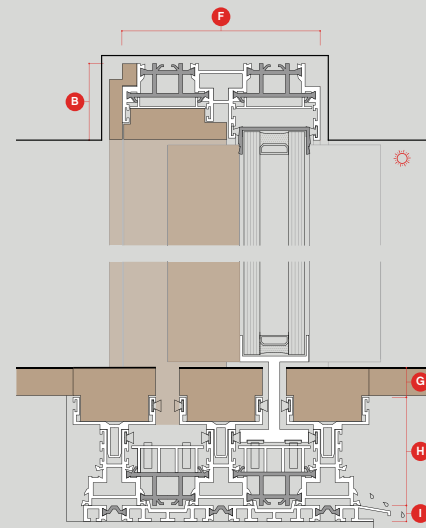
# 1:3

scale / échelle



### dimensions and main components

- A** 5mm
- B** 48mm
- C** 27mm
- D** 38mm
- E** 33mm
- F** 124mm
- G** 19mm
- H** 68mm
- I** 10mm



panoramah! ah! Superwood 5

SELECTED FINISHES:

EXTERIOR:  
INTERIOR

PH3 POWDERCOATED ALUMINUM  
DARK WALNUT



PROPOSED SOLARIUM, INTERIOR FACING MADISON AVENUE

### finishes

**aluminium finishes** aluminium finitions  
All panoramah!® System series guarantee that the following finishes are carried out by duly certified entities, according to QUALICOAT and QUALANOD directives: Lacquered RAL, Lacquered PVDS, Anodized, Satin, Polished and Repellent.  
Tous les traitements de surface panoramah!® sont certifiés selon les directives QUALICOAT et QUALANOD: Laquage RAL ou PVDS, anodisation naturelle ou couleur, satinée, polie ou brossée.

**opaque coating** traitement opaque  
A film forming, opaque coating system, water-based.  
Un traitement de vernis opaque, à base d'eau.

**translucent coating** traitement effet naturel  
A film forming, stained coating system, water-based, with 8 colours available.  
Un traitement à effet naturel, à base d'eau, avec 8 couleurs disponibles.

SW1 Oak	SW2 Teak	SW3 Mahogany	SW4 Brown	SW5 Walnut	SW6 Brown walnut	SW7 Dark Walnut	SW8 Rosewood

PH3 powder coated aluminum

other colours under request



EXISTING CONDITION

PROPOSED CONDITION



EXISTING CONDITION



PROPOSED CONDITION



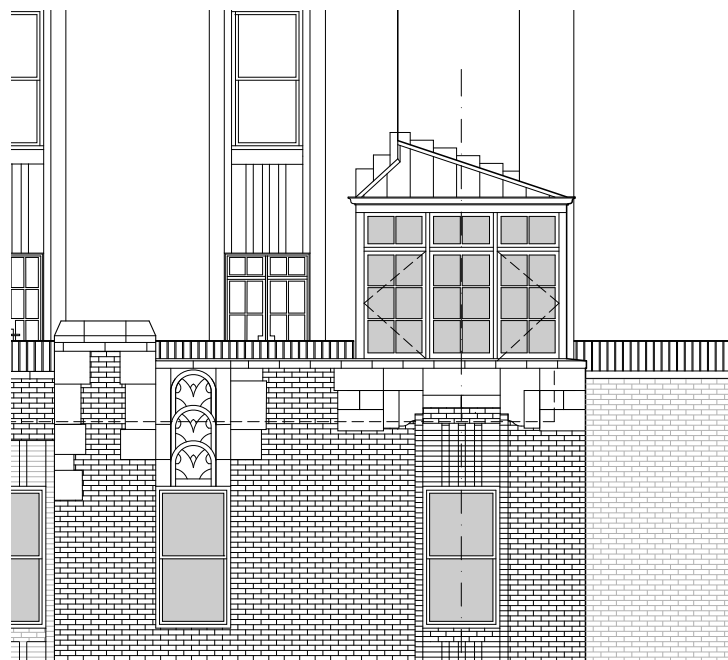
THE CARLYLE HOTEL: 1998 LPC APPROVED GREENHOUSE  
IMAGE CREDIT: LEE LEDBETTER & ASSOC. ARCHITECTURE

## RELEVANT PRECEDENT: CARLYLE 19TH FLOOR SOLARIUMS

Built in 1998, Replaced in 2018



DETAIL APPROVED SOLARIUM REPLACEMENT, 2024



LPC APPROVED SOLARIUM REPLACEMENT DRAWING,  
2018

IMAGE CREDIT: LEE LEDBETTER & ASSOC. ARCHITECTURE



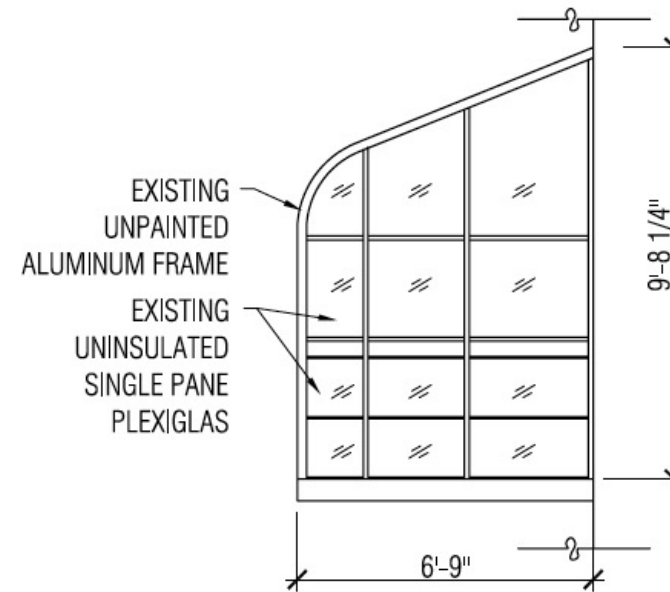
THE CARLYLE HOTEL: 2024

IMAGE CREDIT: LEE LEDBETTER & ASSOC. ARCHITECTURE

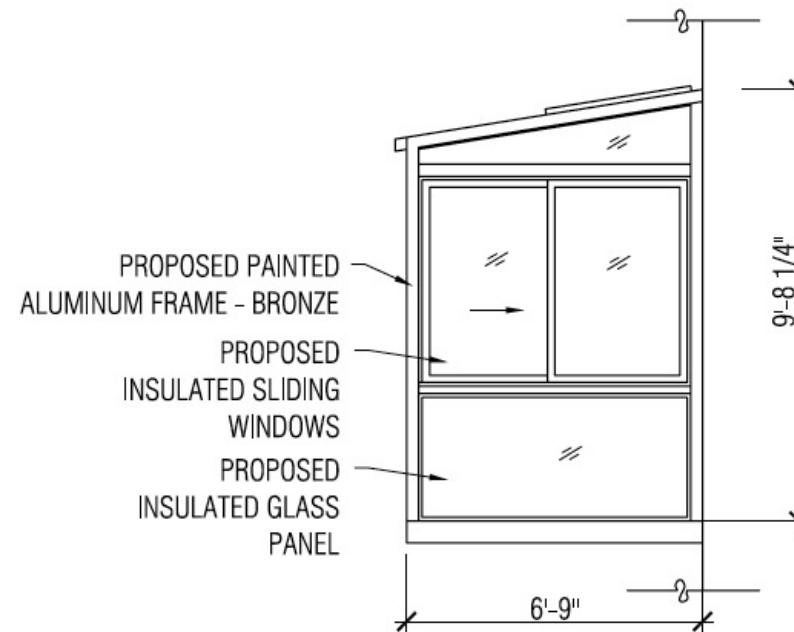


330 WEST END AVE: 2021 EXISTING ENCLOSED BALCONIES

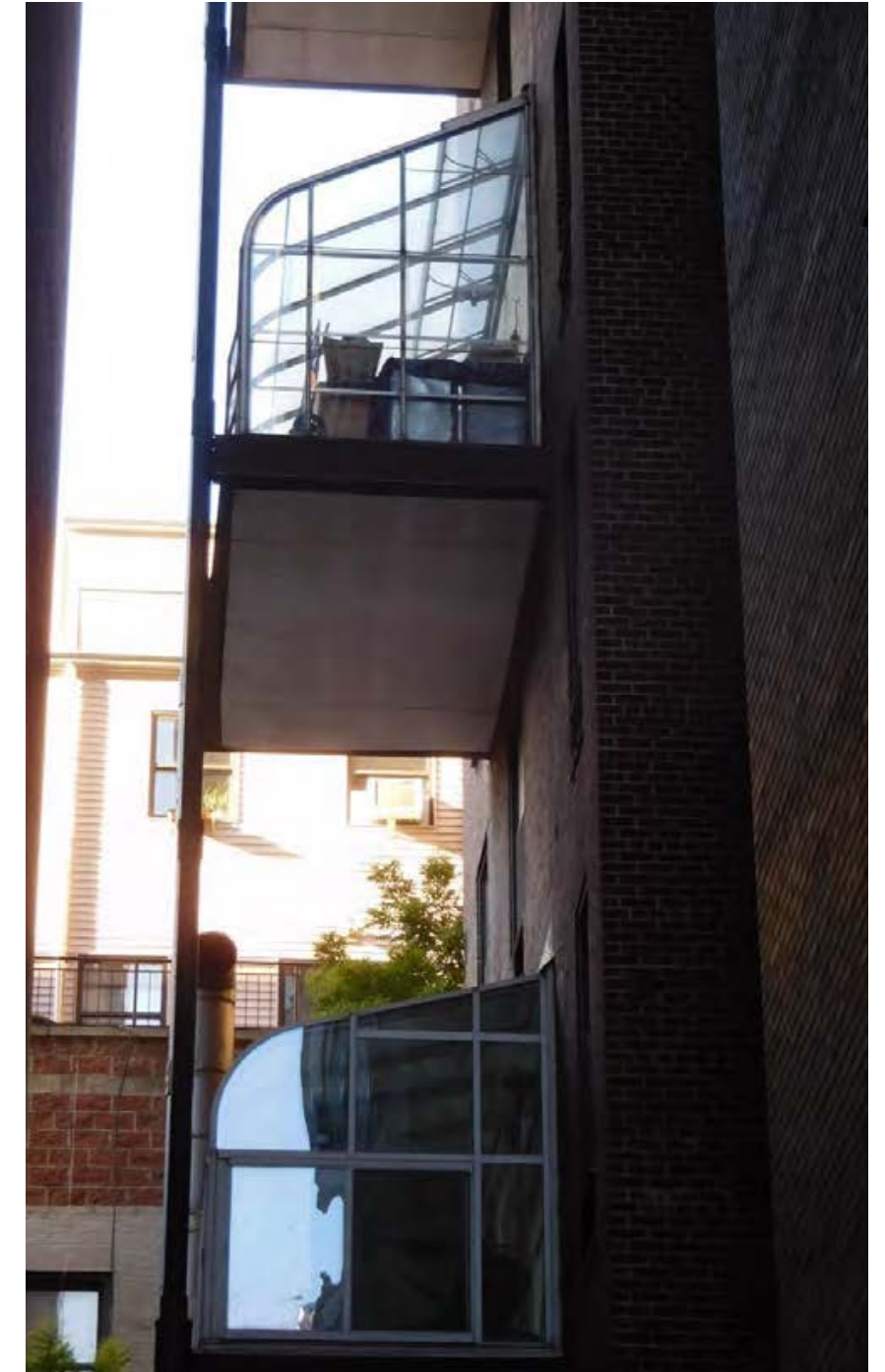
## RELEVANT PRECEDENT: 330 WEST END AVENUE GREENHOUSES Replaced in 2021



EXISTING GREENHOUSE DRAWING

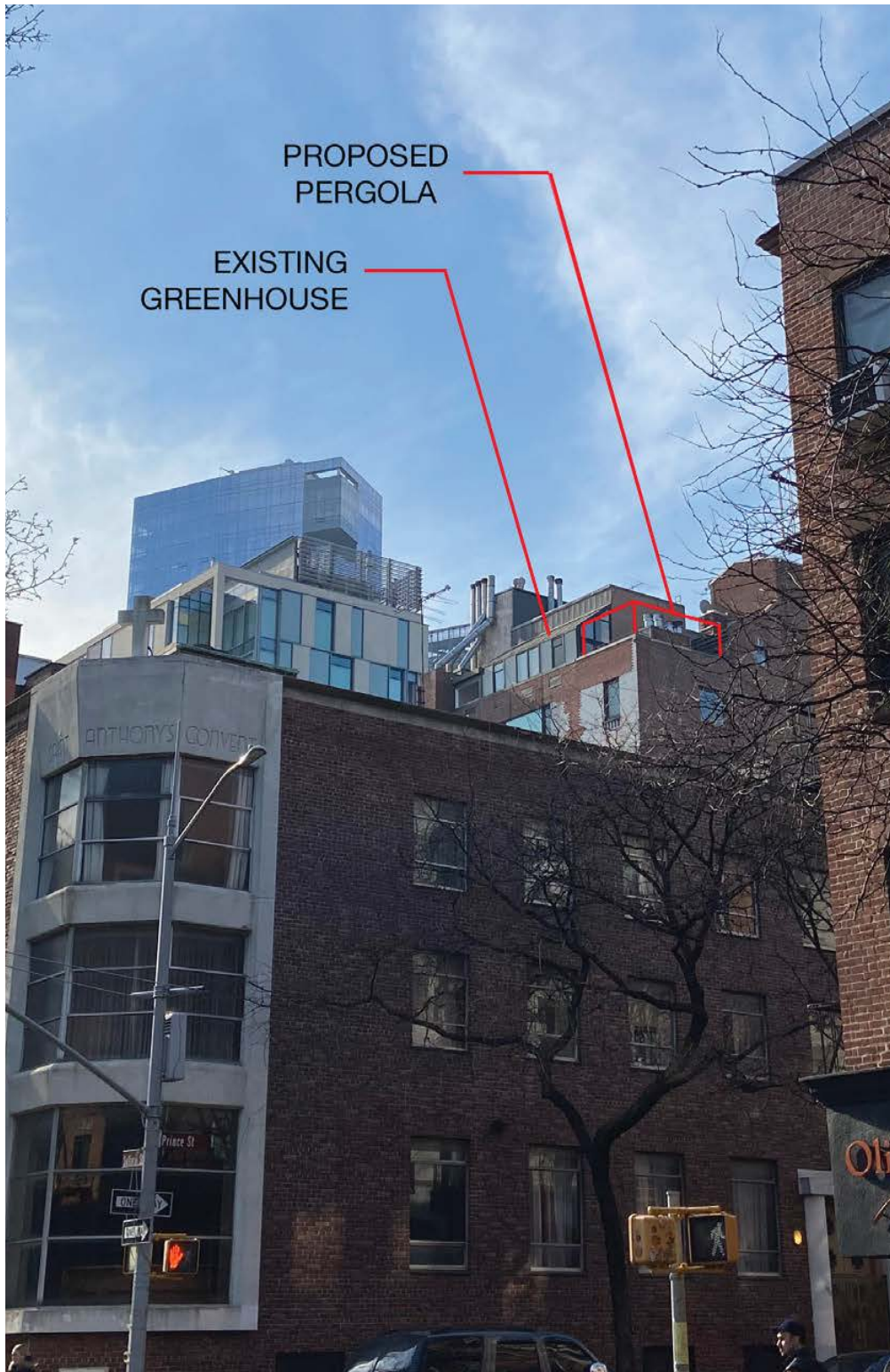


LPC APPROVED GREENHOUSE REPLACEMENT  
DRAWING, 2021



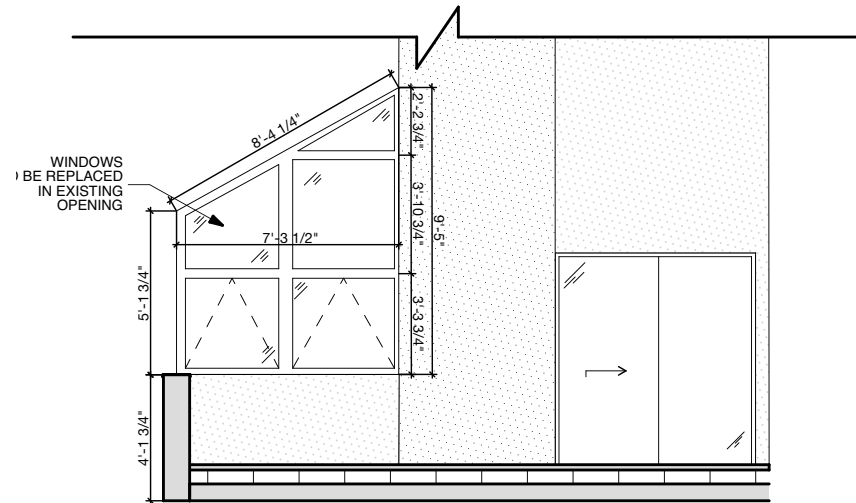
330 WEST END AVE: EXISTING DETAIL PHOTO



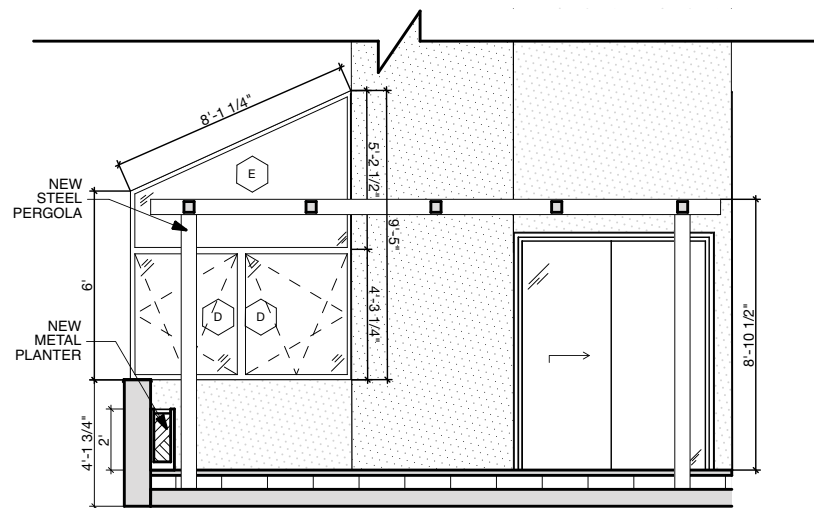


# RELEVANT PRECEDENT: 196 6TH AVENUE GREENHOUSE

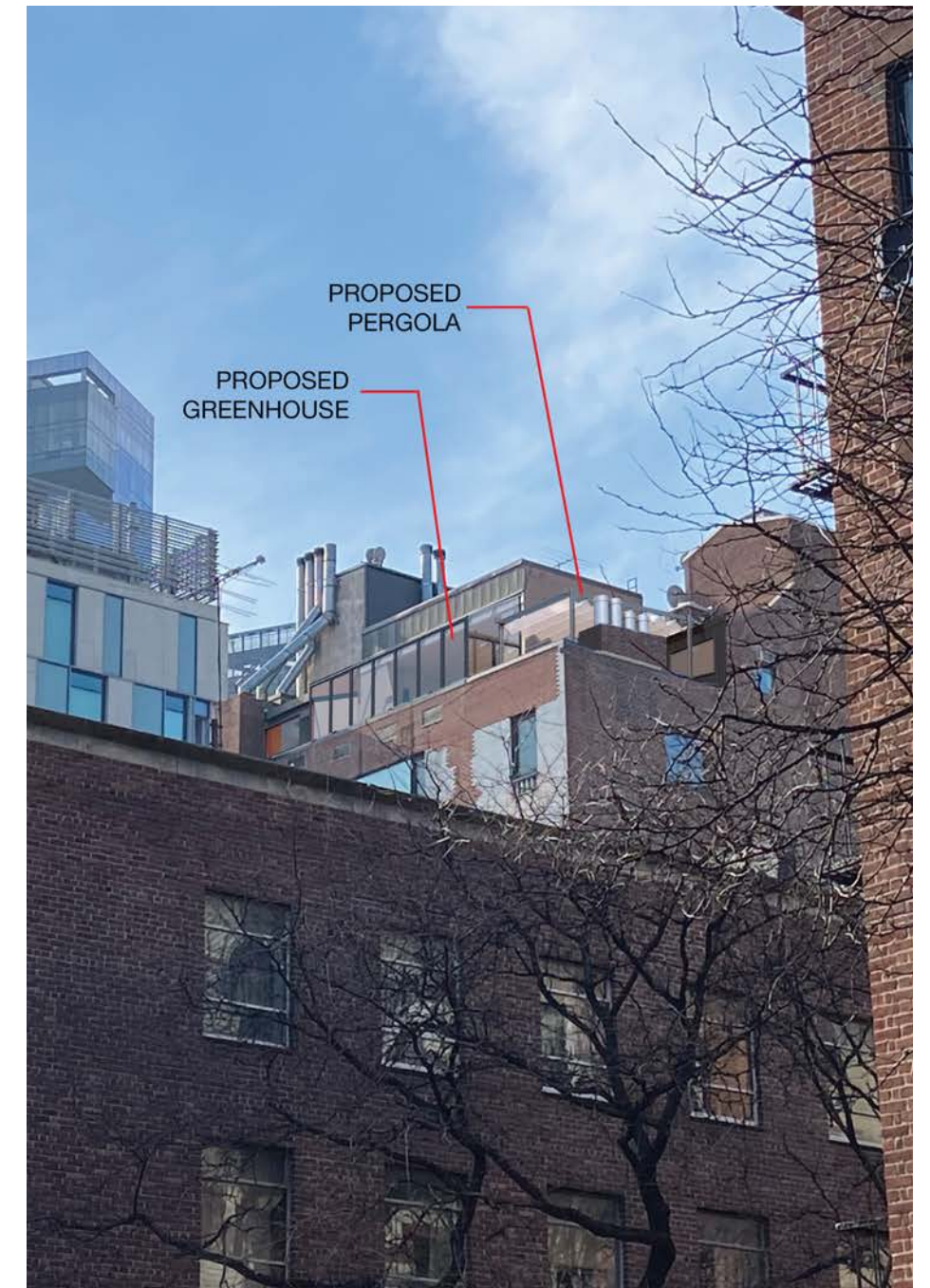
Replaced in 2021



EXISTING GREENHOUSE DRAWING



LPC APPROVED GREENHOUSE REPLACEMENT DRAWING, 2021  
IMAGE CREDIT: TNB ARCHITECTURE



196 6TH AVE: APPROVED RENDERING OF PROPOSED REPLACEMENT  
IMAGE CREDIT: TNB ARCHITECTURE

196 6TH AVE: 2021 EXISTING GREENHOUSE PHOTO.  
IMAGE CREDIT: TNB ARCHITECTURE



EXISTING CONDITION



PROPOSED CONDITION

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