THE VOLNEY
21 EAST 74TH STREET #14ABCDE

SOLARIUM REPLACEMENT PROPOSAL

JANUARY 13, 2024

ANDREW CARACCIOLO 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

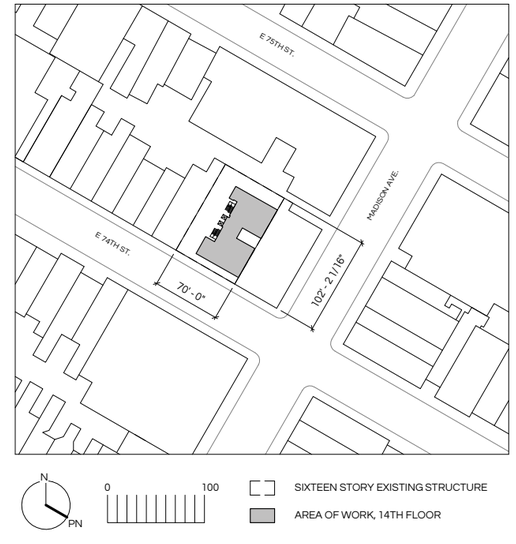
No. 23 (1389/14)

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

ARCHITECTURE

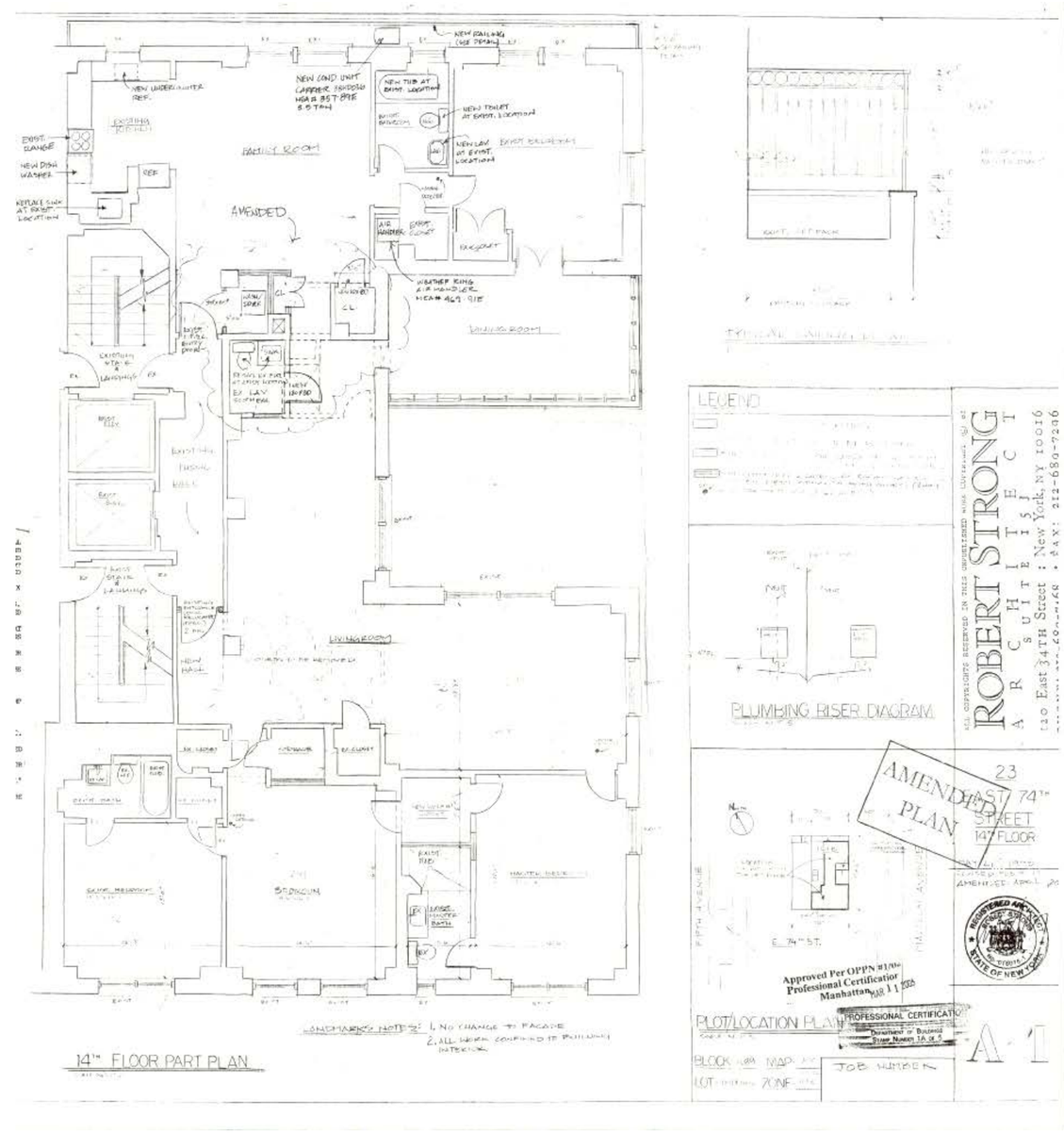
Style	neo-Italian Renaissance
Elements	Fifteen-story and penthouse apartment building; three-story stone base; pale brick above; entry enframement with pilasters; slab lintels, cartouche and swags; lintel above entry surmounted by window enframement with composite volutes and segmental-arched pediment; 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.

-710-



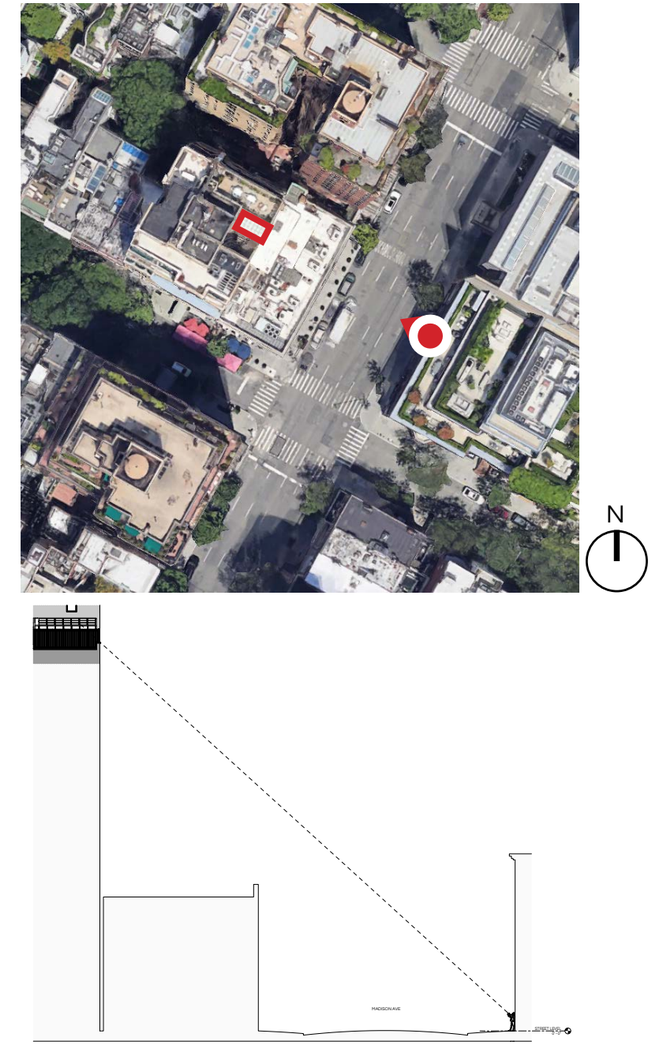
See Volume Six
EAST SEVENTY-SECOND STREET
EAST SEVENTY-THIRD STREET
EAST SEVENTY-FOURTH STREET
EAST SEVENTY-FIFTH STREET
PARK AVENUE
MADISON AVENUE
FIFTH AVENUE
CENTRAL PARK
See Vol. Seven
1387
1388
1389
PRESBYTERIAN CHURCH
PARISH HOUSE
SCALE OF FEET
3

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



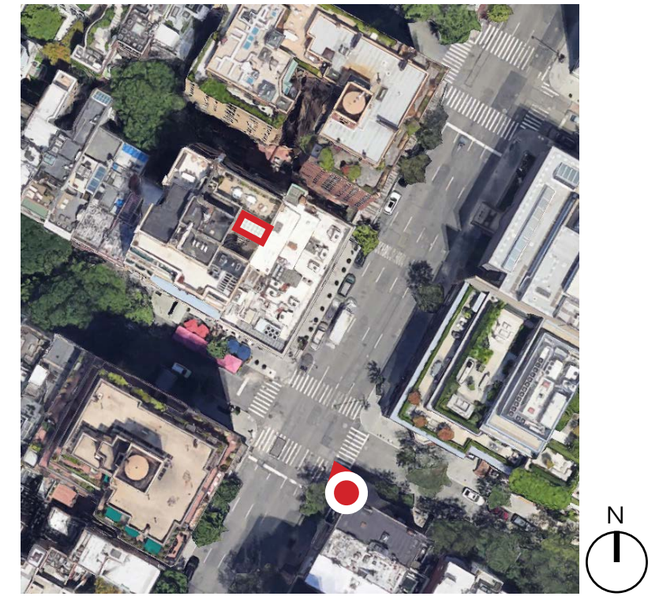
1998 FILING PLANS FOR COMBINATION OF 14TH FLOOR UNITS

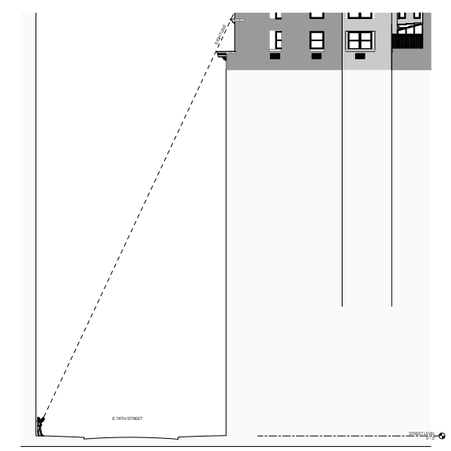
EXISTING VIEW FROM MADISON AVENUE



SIGHTLINE SECTION OF EXISTING SOLARIUM: MADISON AVENUE

EXISTING VIEW FROM MADISON AVENUE





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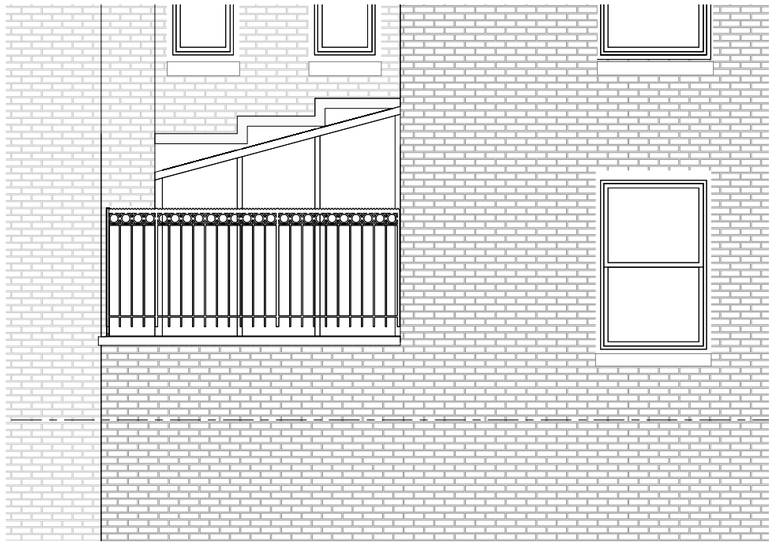
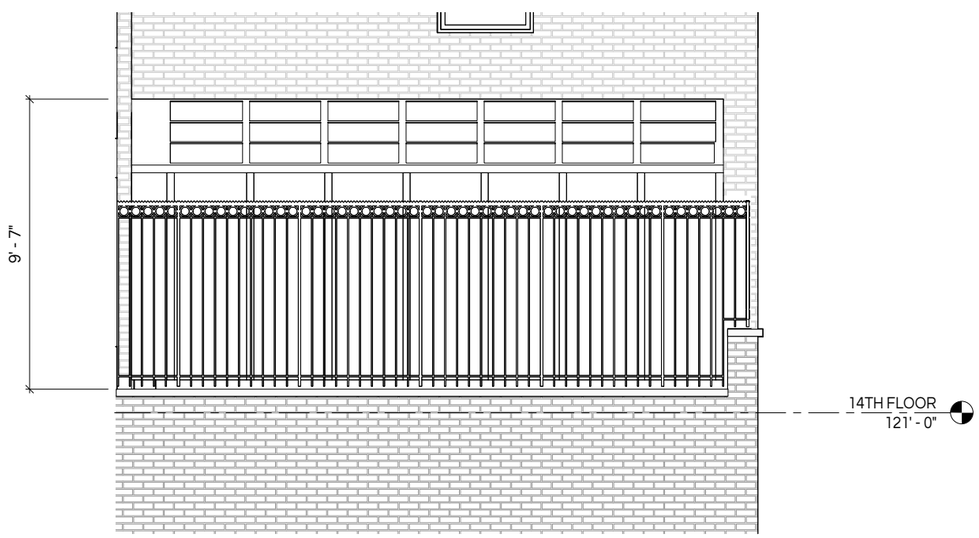
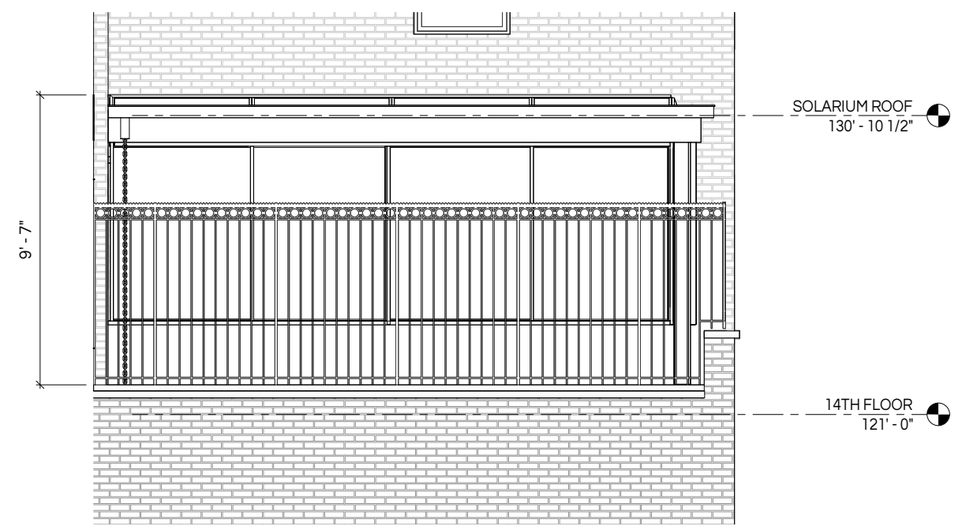


EXISTING CONDITION: WEST ELEVATION

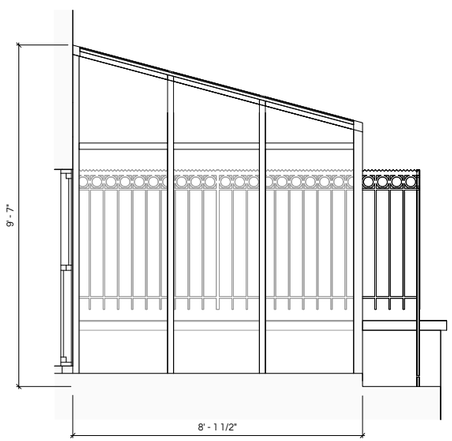
PROPOSED CONDITION: WEST ELEVATION



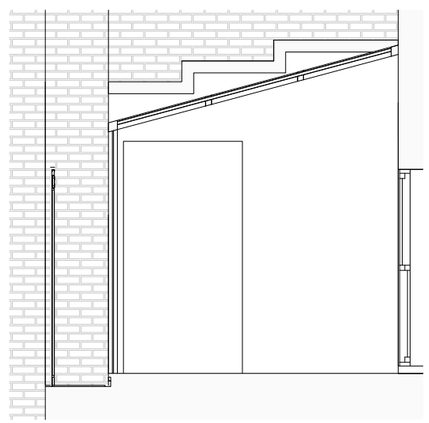
EXISTING CONDITION: SOUTH ELEVATION



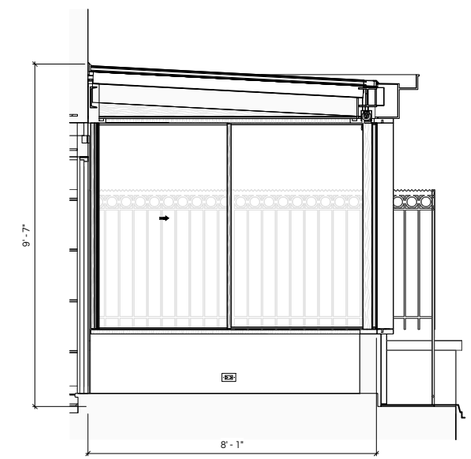
PROPOSED CONDITION: SOUTH ELEVATION



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



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



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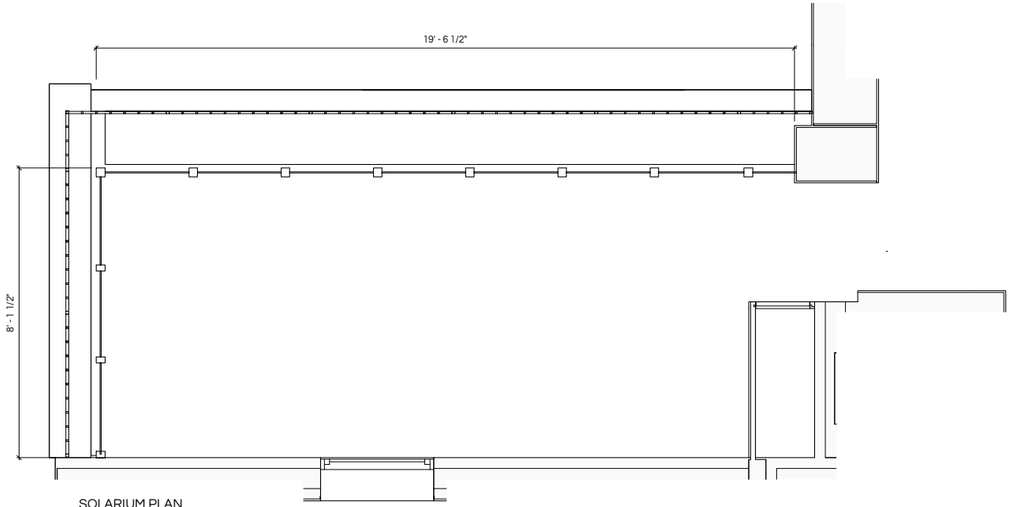
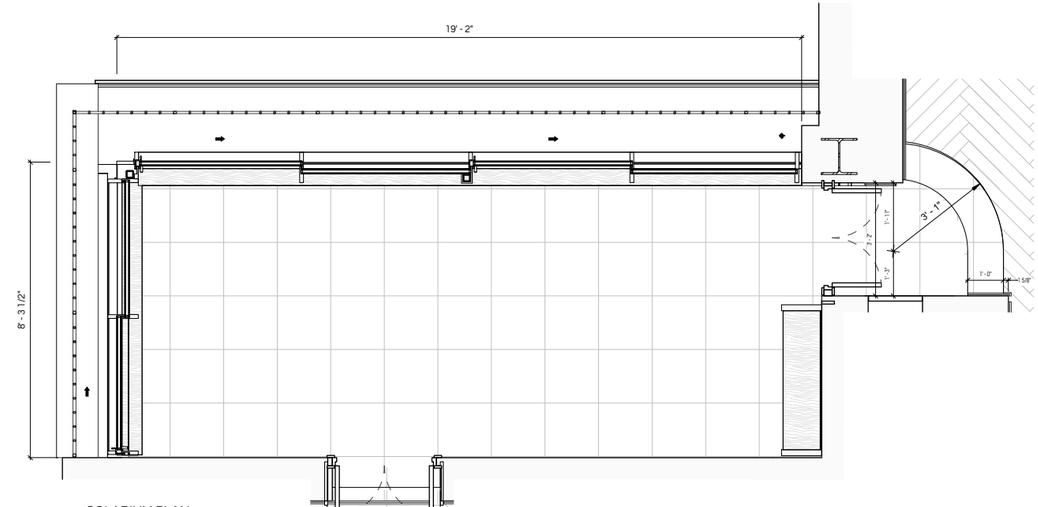


04 | SOLARIUM PLAN
1/2" = 1'-0"

EXISTING CONDITION: 159 SQUARE FEET



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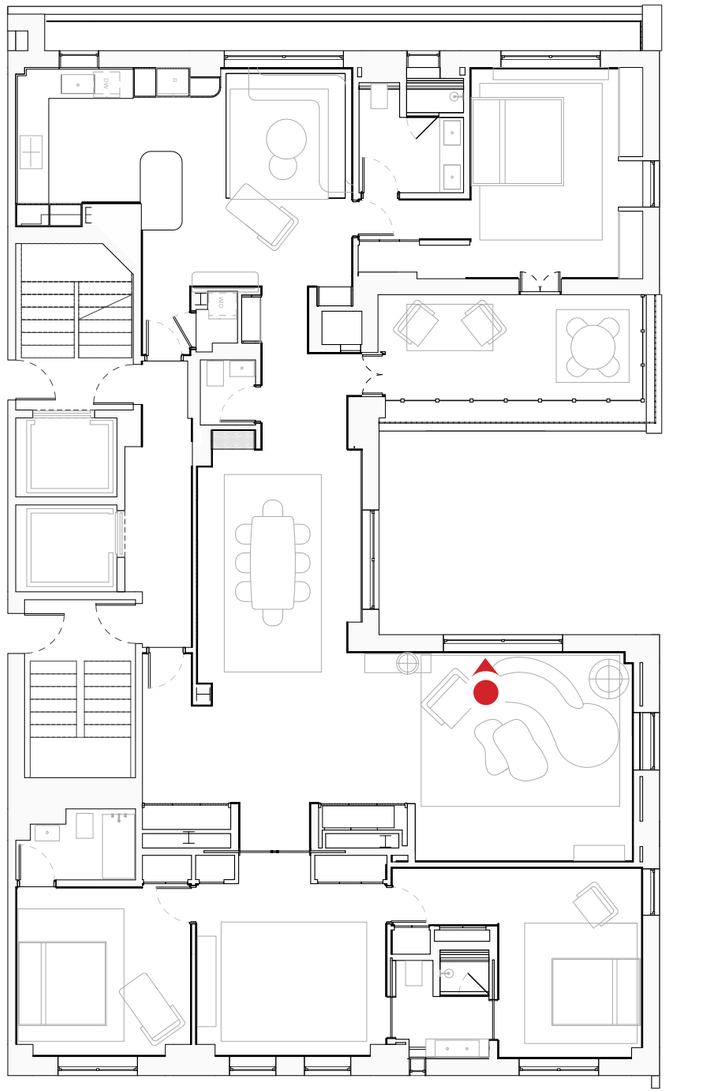
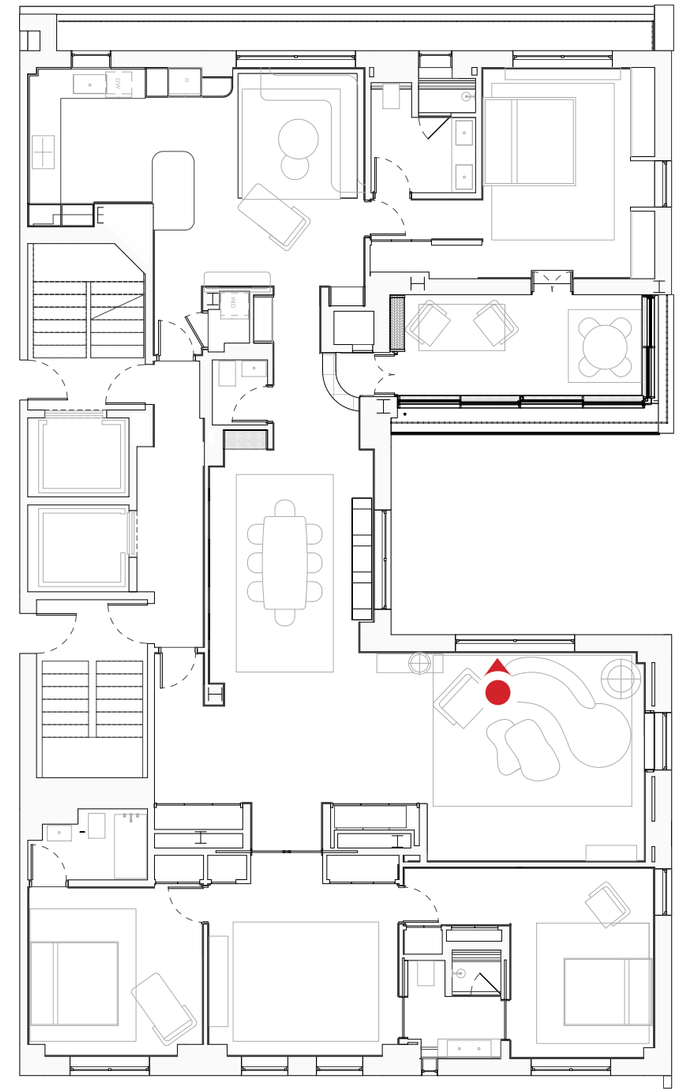


REMODEL PLAN WITH EXISTING SOLARIUM

EXISTING VIEW FROM LIVING ROOM

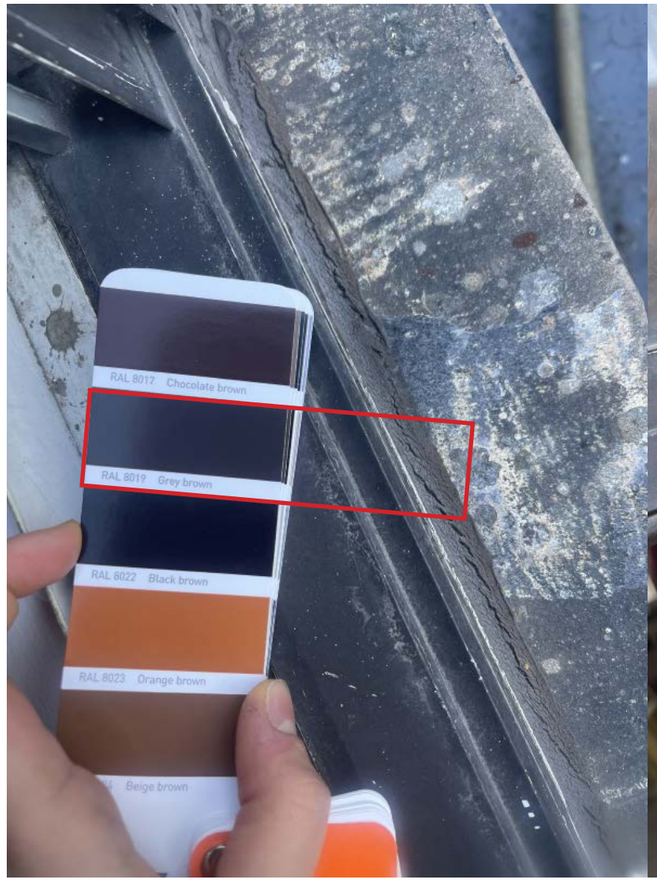
PROPOSED VIEW FROM LIVING ROOM



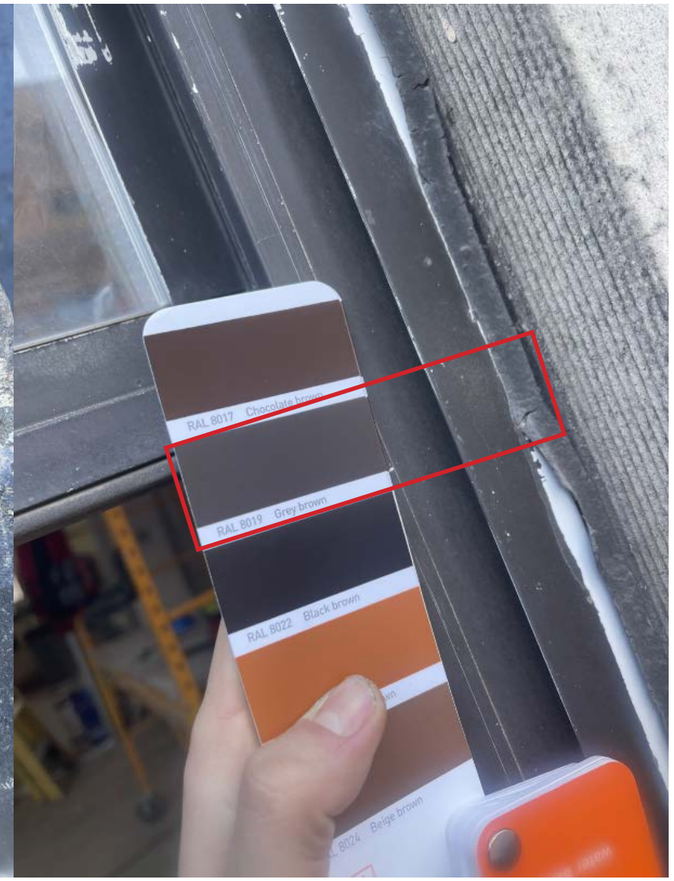
REMODEL CONSTRUCTION PLAN WITH NEW SOLARIUM

SOLARIUM REPLACEMENT FINISH COLOR:

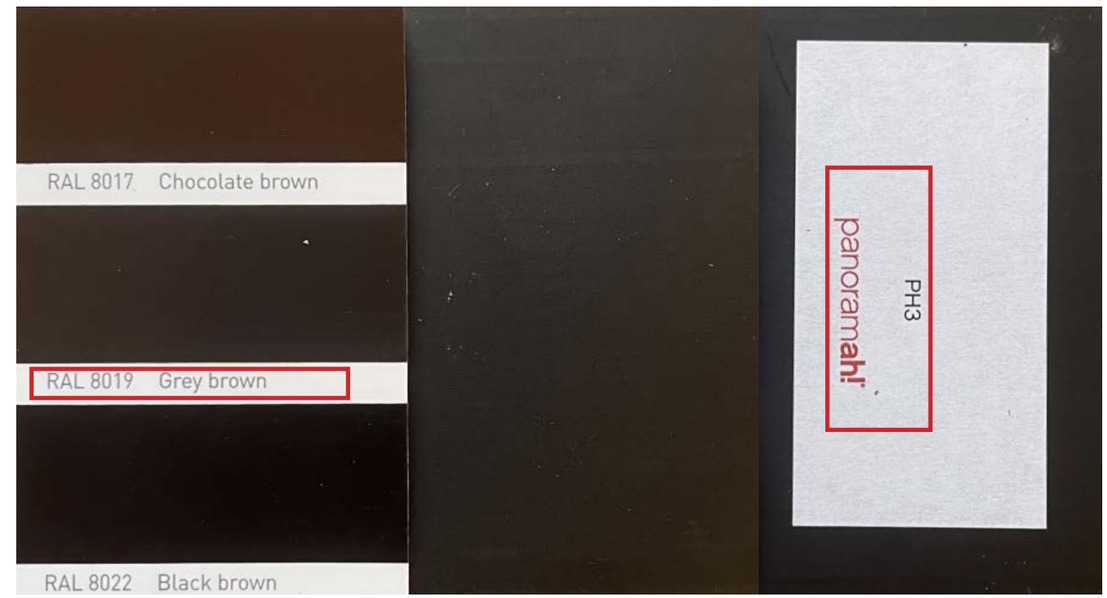
Powdercoated To Match Existing Aluminum Window Frames.



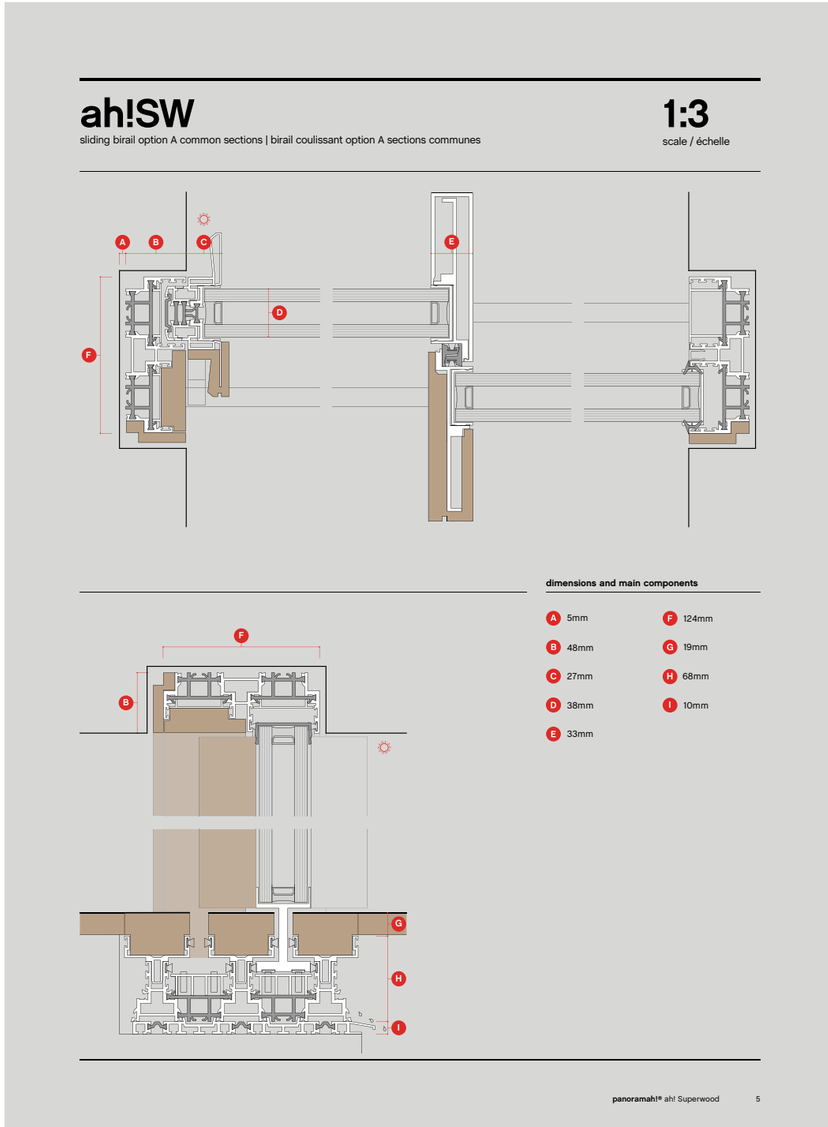
SOLARIUM FRAME COLOR MATCH



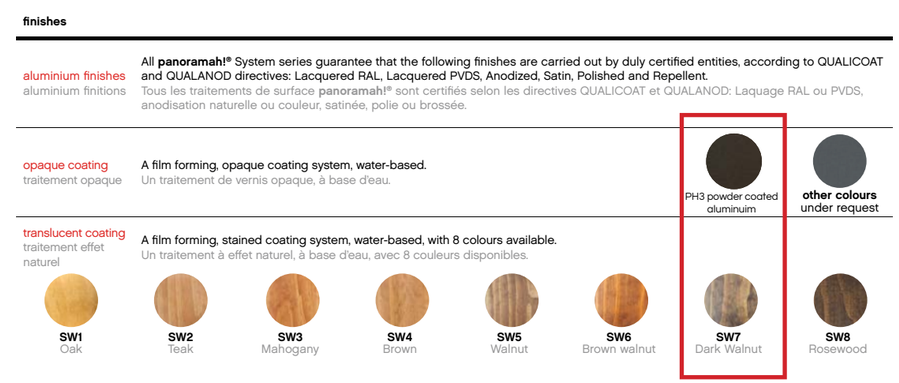
WINDOW FRAME COLOR MATCH



MANUFACTURER FINISH COLOR MATCH



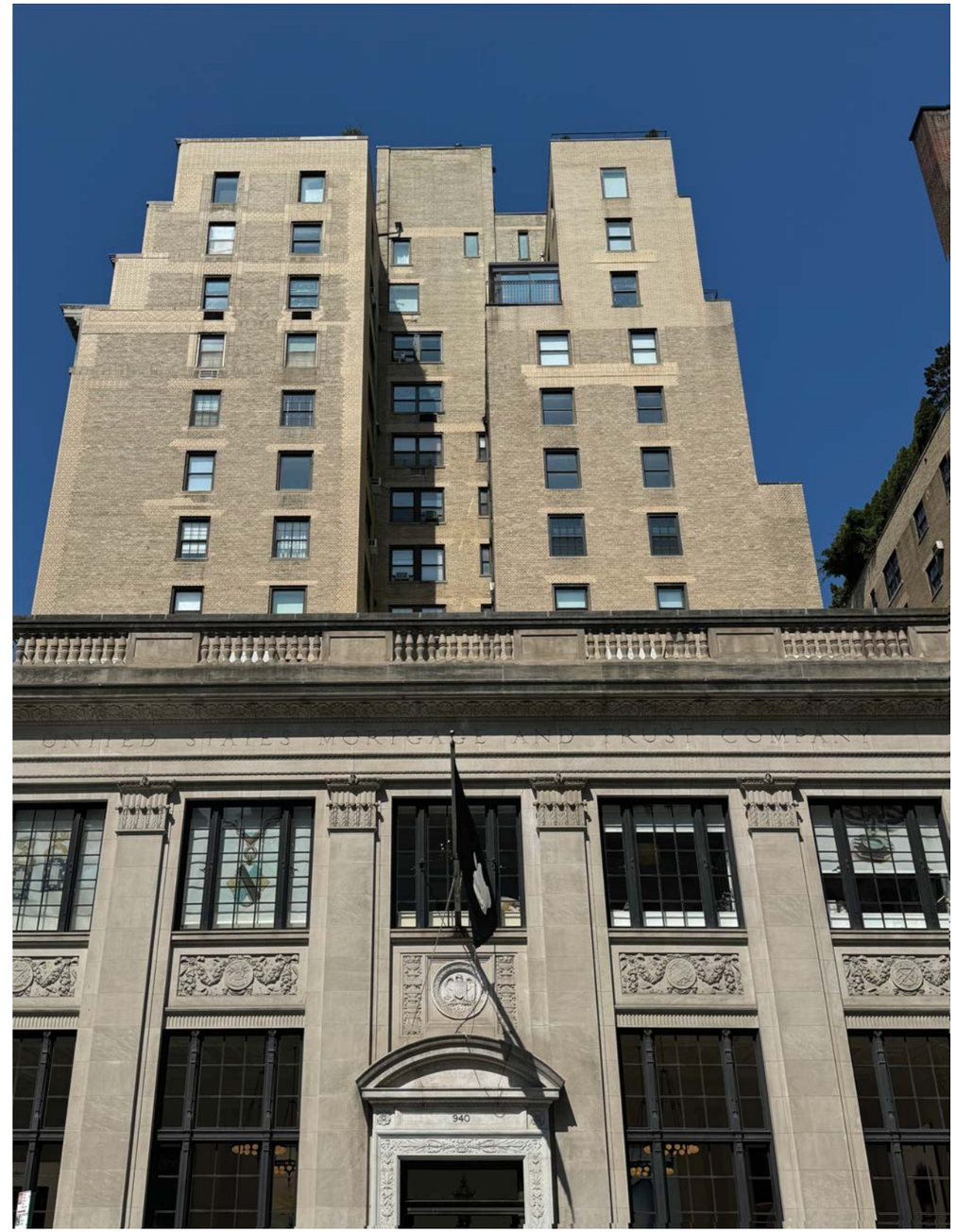
PROPOSED SOLARIUM, INTERIOR FACING MADISON AVENUE



SELECTED FINISHES: EXTERIOR: PH3 POWDERCOATED ALUMINUM

INTERIOR DARK WALNUT

EXISTING CONDITION



PROPOSED CONDITION

EXISTING CONDITION

PROPOSED CONDITION

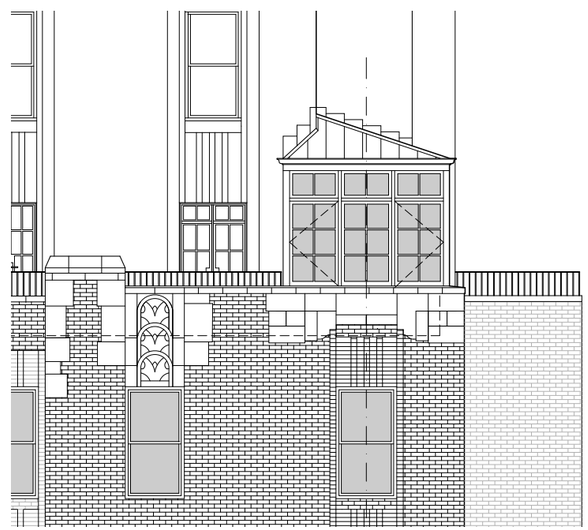
RELEVANT PRECEDENT: CARLYLE 19TH FLOOR SOLARIUMS

Built in 1998, Replaced in 2018

THE CARLYLE HOTEL: 1998 LPC APPROVED GREENHOUSE

IMAGE CREDIT: LEE LEDBETTER & ASSOC. ARCHITECTURE

DETAIL APPROVED SOLARIUM REPLACEMENT, 2024



LPC APPROVED SOLARIUM REPLACEMENT DRAWING, 2018

IMAGE CREDIT: LEE LEDBETTER & ASSOC. ARCHITECTURE

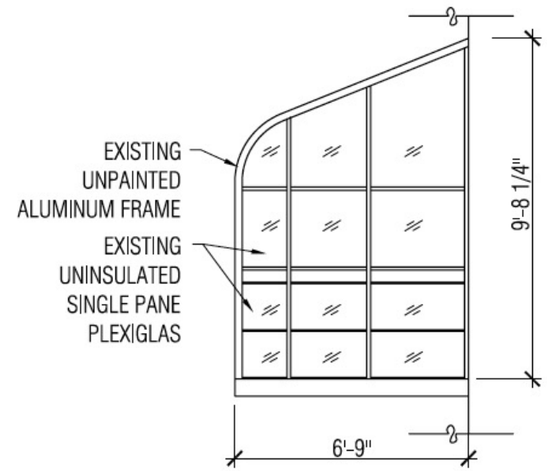
THE CARLYLE HOTEL: 2024

IMAGE CREDIT: LEE LEDBETTER & ASSOC. ARCHITECTURE

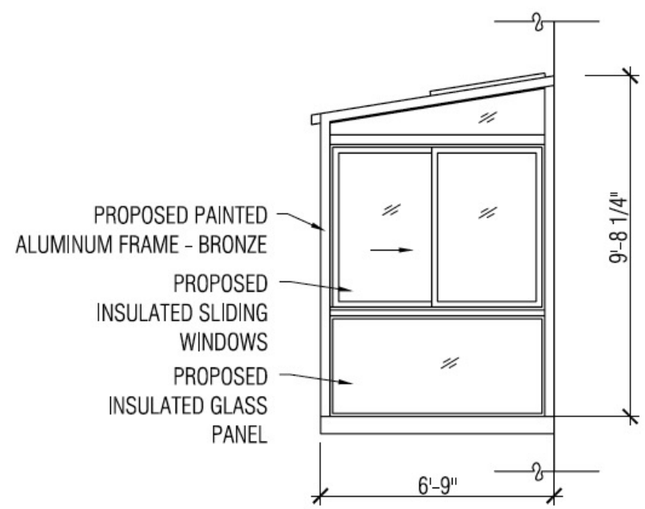
RELEVANT PRECEDENT: 330 WEST END AVENUE GREENHOUSES

Replaced in 2021

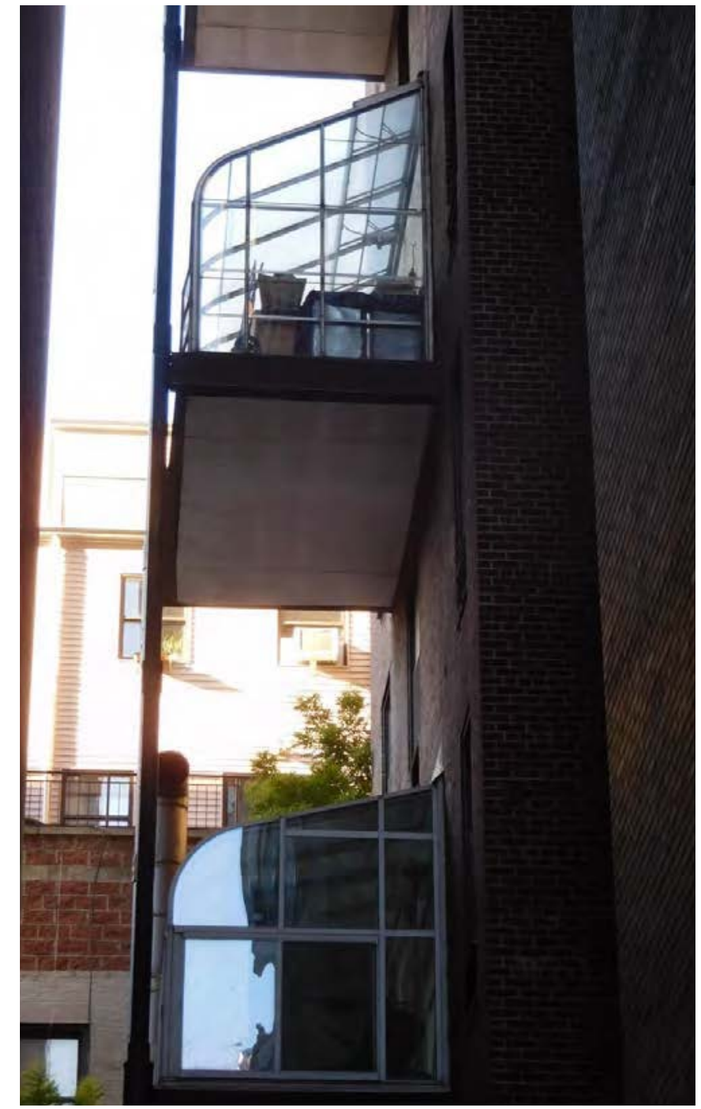
330 WEST END AVE: 2021 EXISTING ENCLOSED BALCONIES



EXISTING GREENHOUSE DRAWING



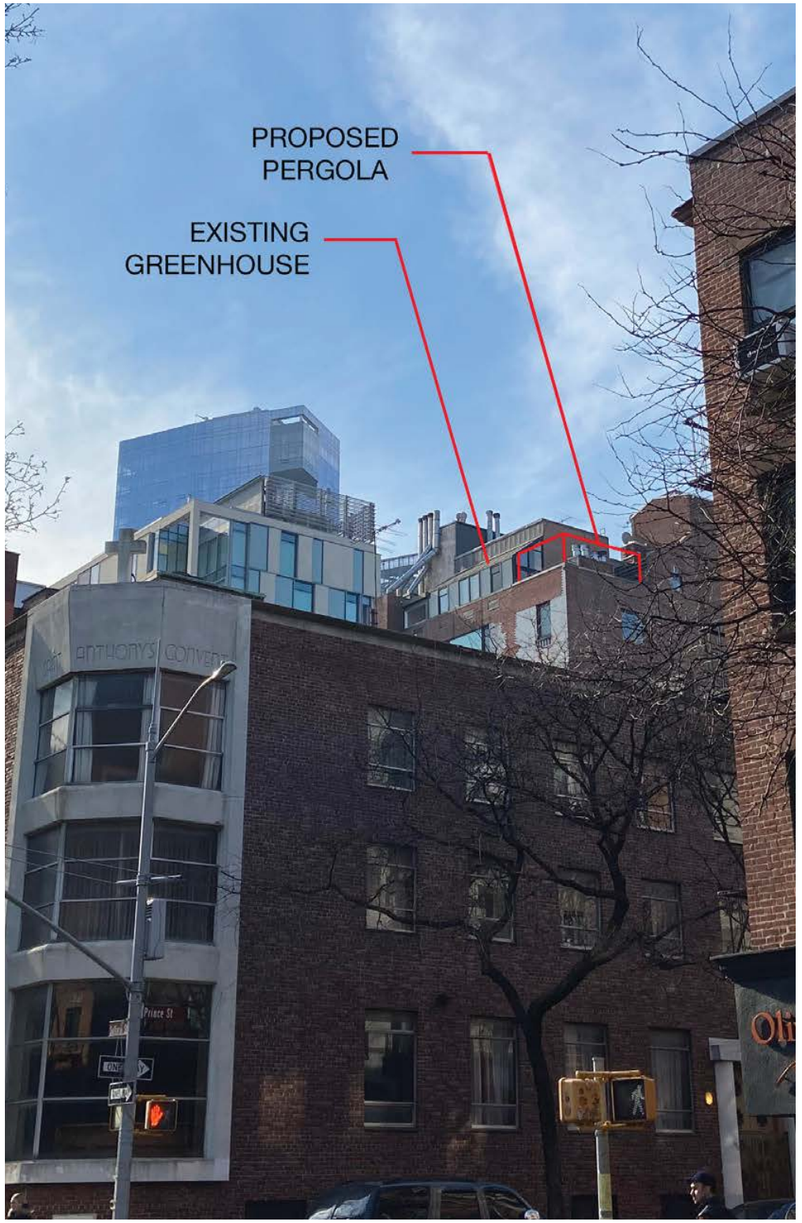
LPC APPROVED GREENHOUSE REPLACEMENT DRAWING, 2021



330 WEST END AVE: EXISTING DETAIL PHOTO

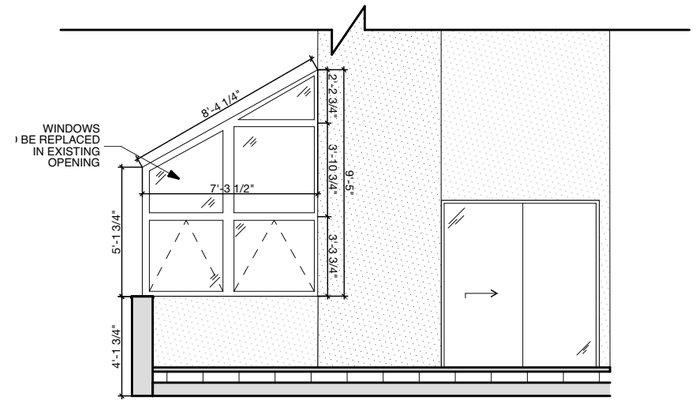
RELEVANT PRECEDENT: 196 6TH AVENUE GREENHOUSE

Replaced in 2021

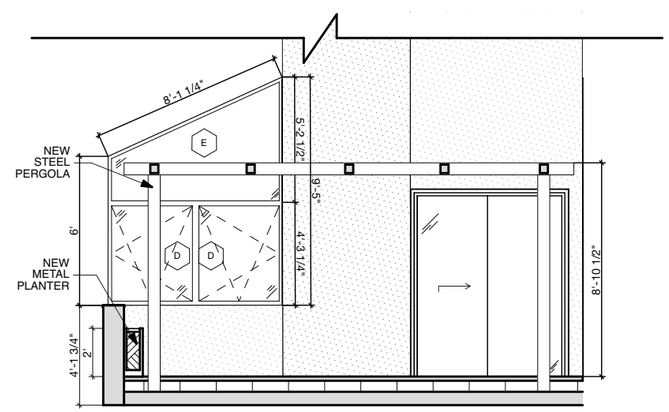


196 6TH AVE: 2021 EXISTING GREENHOUSE PHOTO.

IMAGE CREDIT: TNB ARCHITECTURE

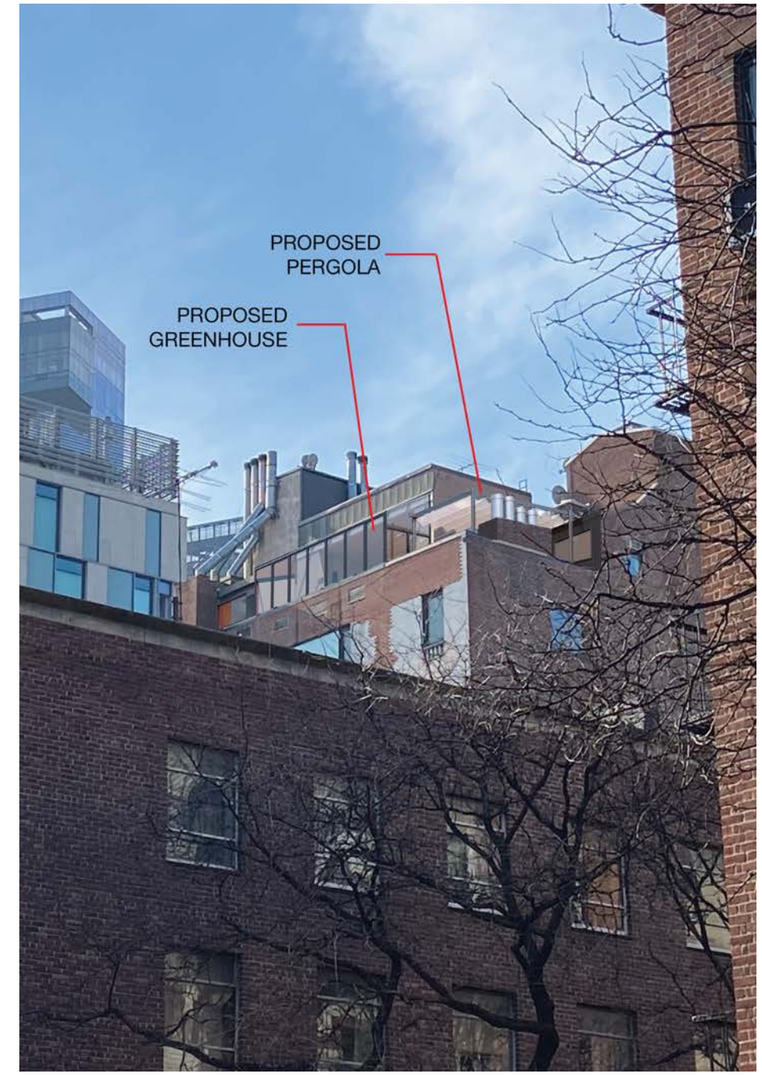


EXISTING GREENHOUSE DRAWING



LPC APPROVED GREENHOUSE REPLACEMENT DRAWING, 2021

IMAGE CREDIT: TNB ARCHITECTURE



196 6TH AVE: APPROVED RENDERING OF PROPOSED REPLACEMENT

IMAGE CREDIT: TNB ARCHITECTURE