

# 890 PARK AVENUE

PROJECT:  
**890 PARK AVENUE**  
NEW YORK, NEW YORK 10075

PROJECT NUMBER:  
12015

**MSA** MURDOCK SOLON  
ARCHITECTS

508 WEST 26TH STREET, SUITE 5B, NEW YORK, NY 10001  
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DATE: APRIL 12, 2016

# OVERVIEW



View from Park Avenue (1940s)



Existing View from Park Avenue (2014)

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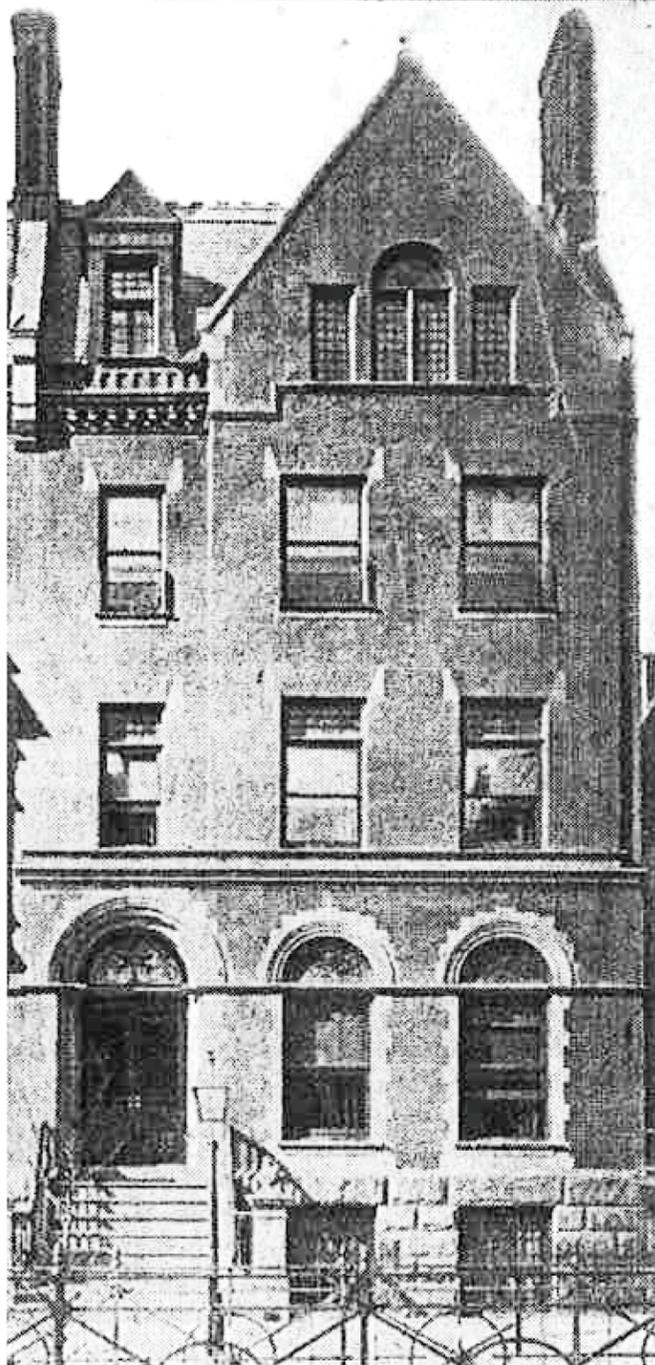
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# HISTORY



Erected: 1884-1885  
Architect: James E. Ware  
Style: Queen Anne

## Elements:

- Volume: 5-Story Residence with Asymmetrical Massing
- Materials: Brick and Brownstone Facing
- Features: Rusticated Ground Floor  
Round-Arched Bay Window  
Engaged Columns  
Fanlight at Second Floor  
Splayed Brick Linetel at 3rd & 4th Floor Windows  
Gable with Central Round-Arched Window flanked by Smaller Windows at Fifth Floor  
Pedimented Dormer Window to the Left of Gable  
Mansard Roof  
Store in Basement (Current Entry Floor) - 1897
- Alterations: 1897 - Rear Addition  
1910 - Large Parlor floor window installed, Interior Renovation  
1923 - Interior Renovation  
1929 - Stoop Removed and Bay Window Made Flush with Facade  
1940 - Interior Renovation into Apartments  
1945 - Interior Renovation into Parlor and Ground floor doctor's offices

890 Park Avenue Circa 1890

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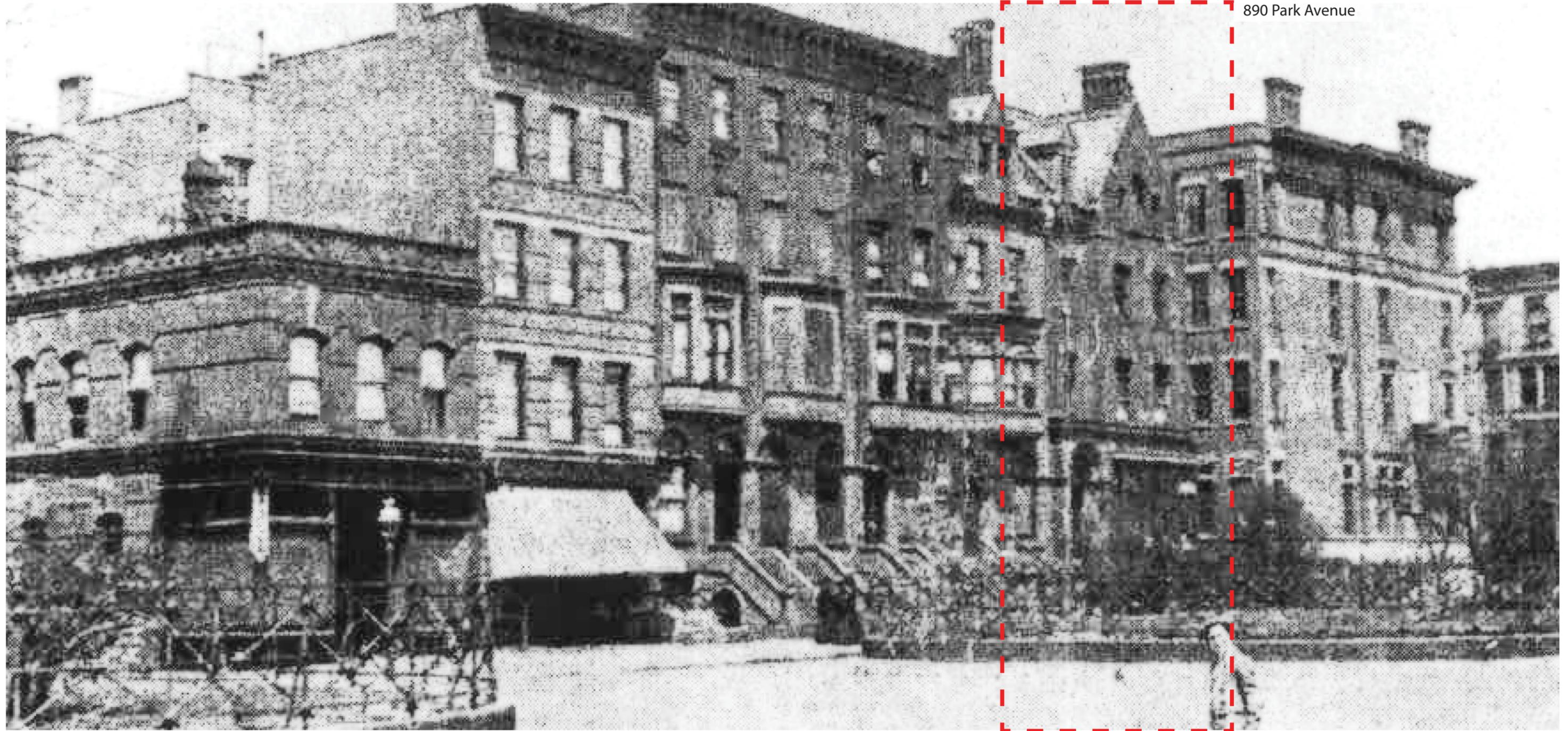
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# RESTORE (HISTORY)



890 Park Avenue

882-890 Park Avenue 1907

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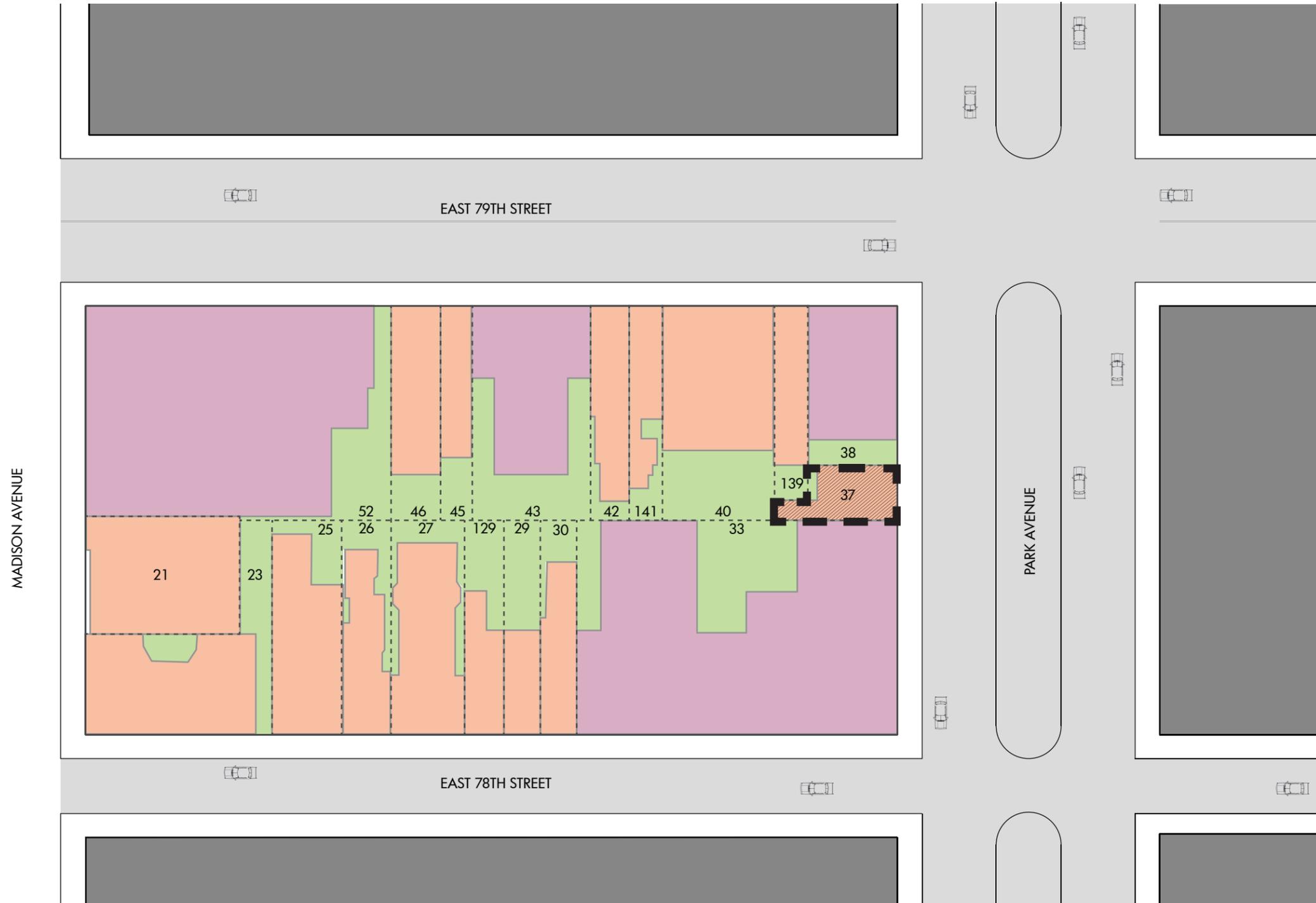
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# CONTEXT



## LEGEND

- LOT OUTLINE
- BUILDING OUTLINE
- SIDEWALK
- 10-20 STORIES
- 1-10 STORIES
- GREEN SPACE
- 890 PARK AVENUE

Tax Block: 1393  
 Tax Lot: 37  
 Lota Area: 1,284  
 # Stories: 6+Cellar  
 Building Ht: 55ft  
 Zoning District: R10  
 Zoning District: 8C  
 Construction Type: III  
 Fire District: Yes  
 Max. FAR: 10  
 Permitted Floor Area: 12,840

Adjacent Buildings:  
 888 Park Ave & 898 Park Ave

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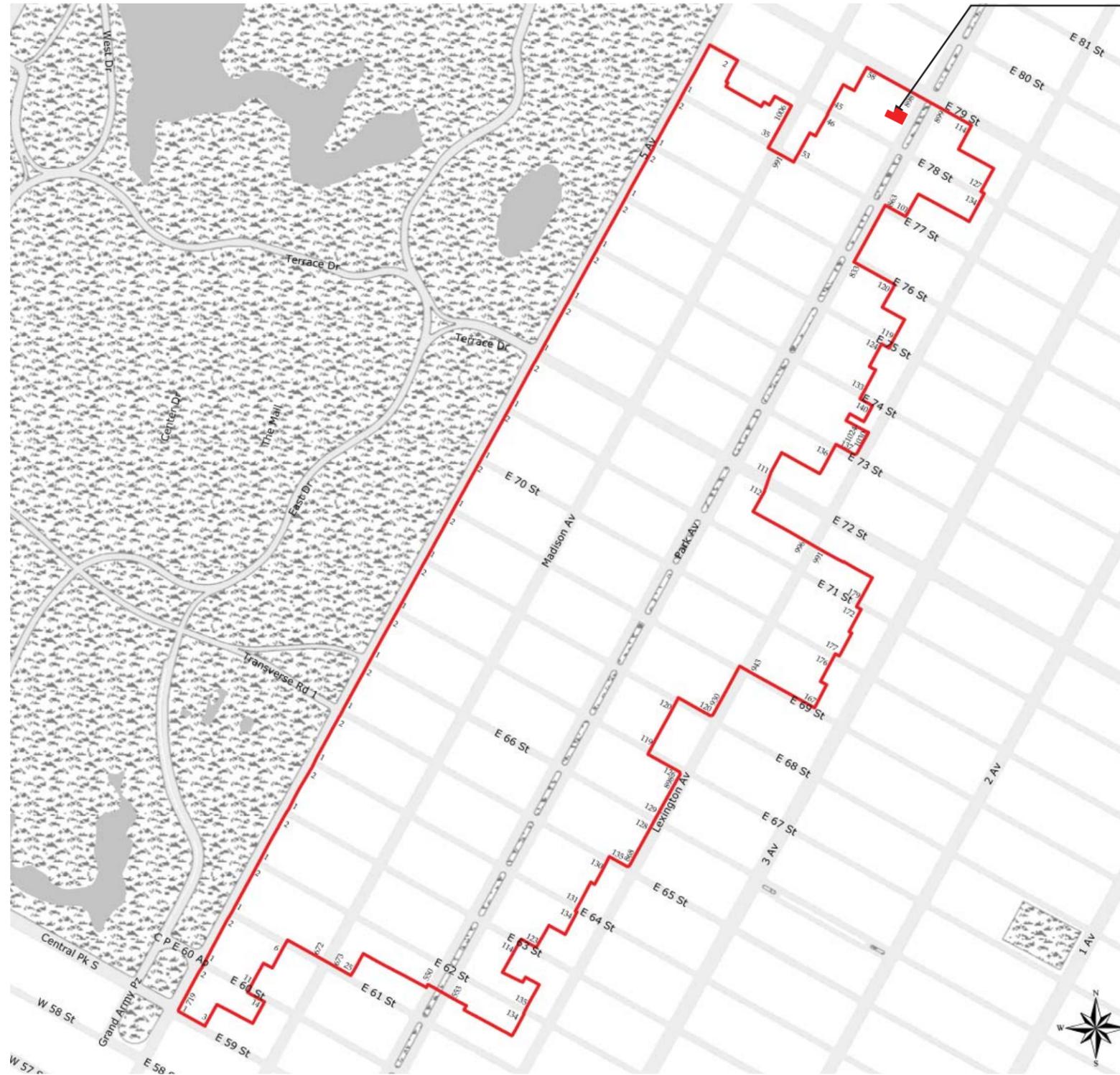
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# CONTEXT



890 Park Avenue  
Between 78th and 79th Street on Park Avenue  
(North Edge of Upper East Side Historic District)

— Upper East Side historic District

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# EXISTING CONTEXT



01| View from 78th Street (SE Corner)



02| View from 79th Street (SE Corner)



03| View from 79th Street (NE Corner)

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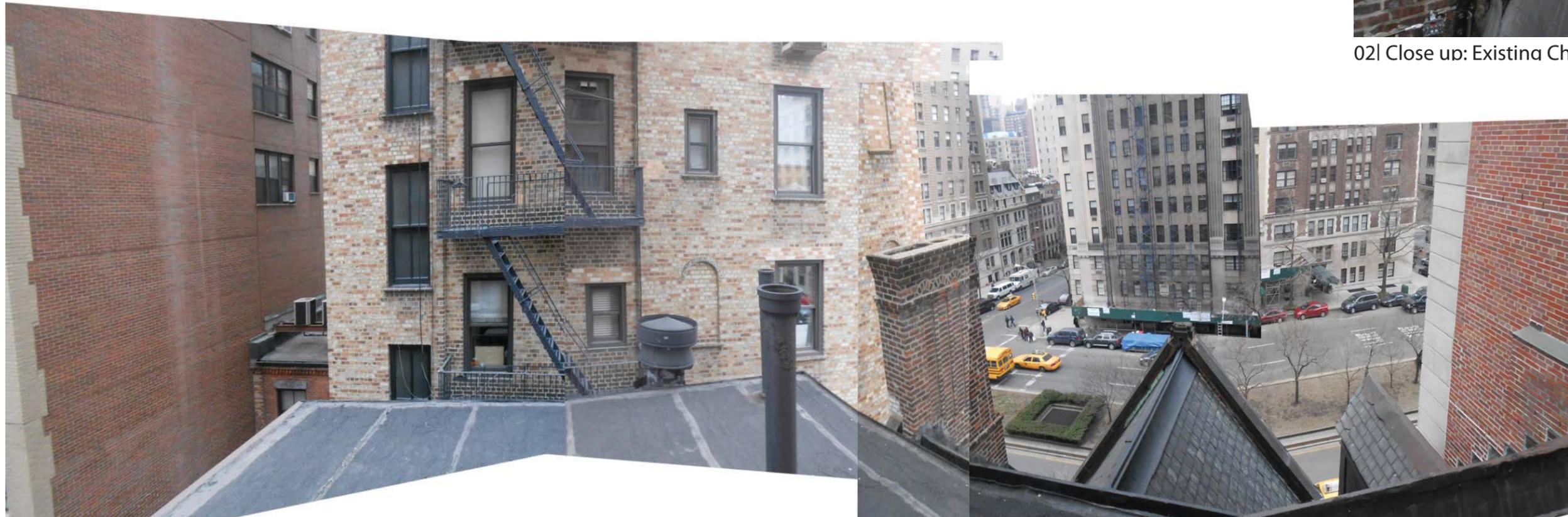
# EXISTING CONTEXT



01| Close-Up: Existing Gable - Backside



02| Close up: Existing Chimney



03| Existing Roof (Looking East)

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# EXISTING CONDITIONS



01| Existing West Facade



02| North Facade (Looking Down)



03| Existing Roof (Looking West)

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# EXISTING CONDITIONS



01| Close-Up: Front Facade



02| Close-Up: Front Arch



03| Close-Up: Front Facade Rustication



04| Existing Facade



05| Close up: Main Entrance



06| Close Up: Basement Windows

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# SUNLIGHT STUDY

8 AM

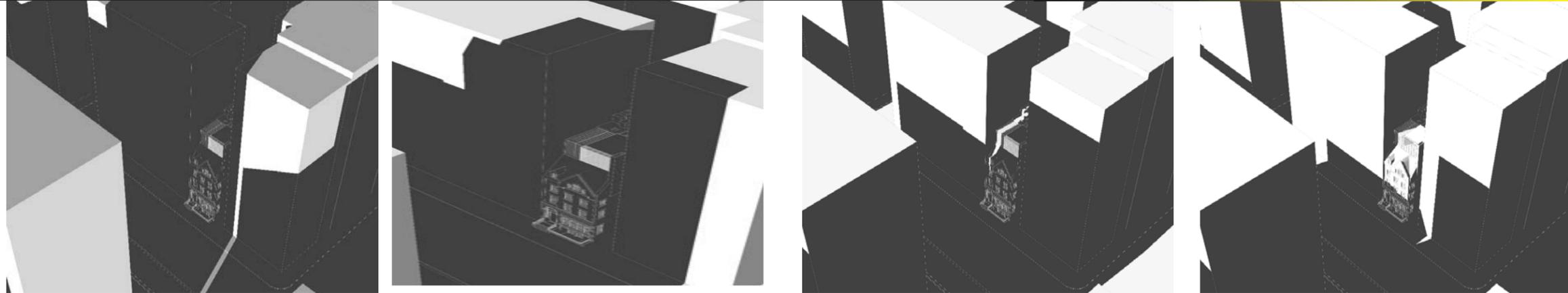
9 AM

10 AM

11 AM

3 HOURS OF DAYLIGHT

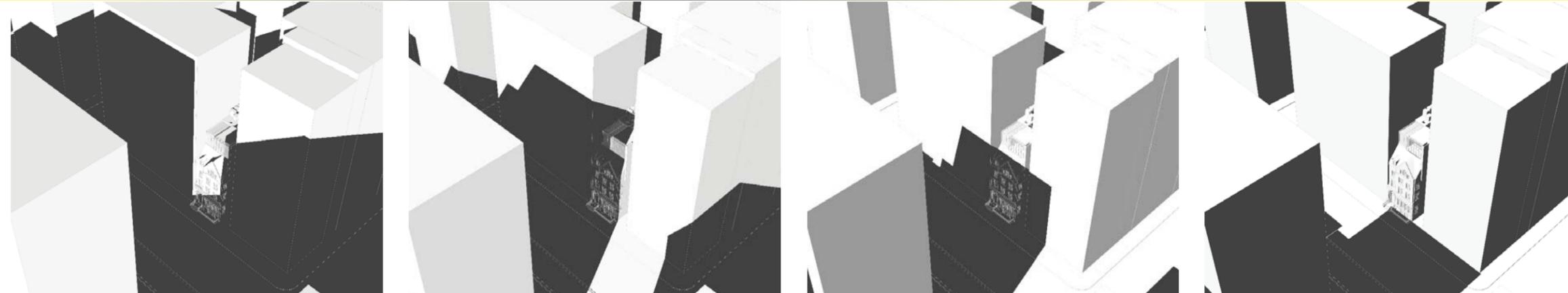
MAR 21



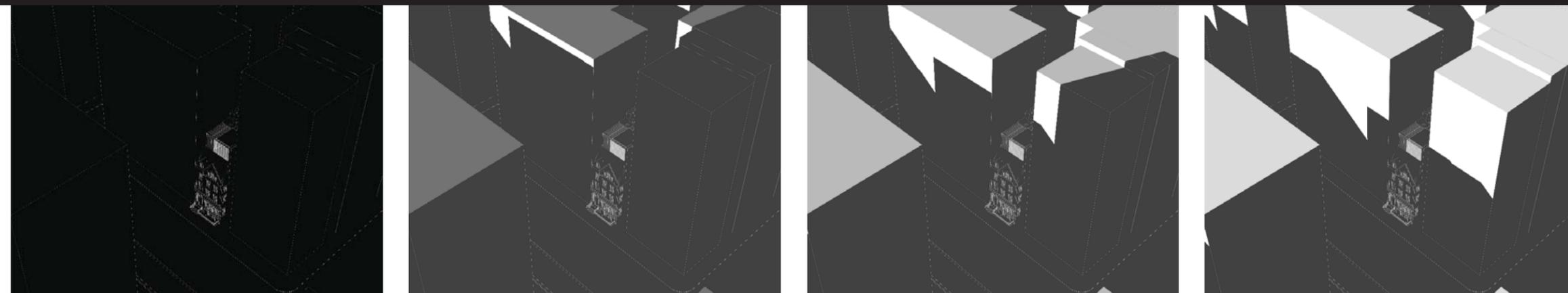
1 HOURS OF DAYLIGHT

4 HOURS OF DAYLIGHT

JULY 21



DEC 21



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# SUNLIGHT STUDY

12 PM

1 PM

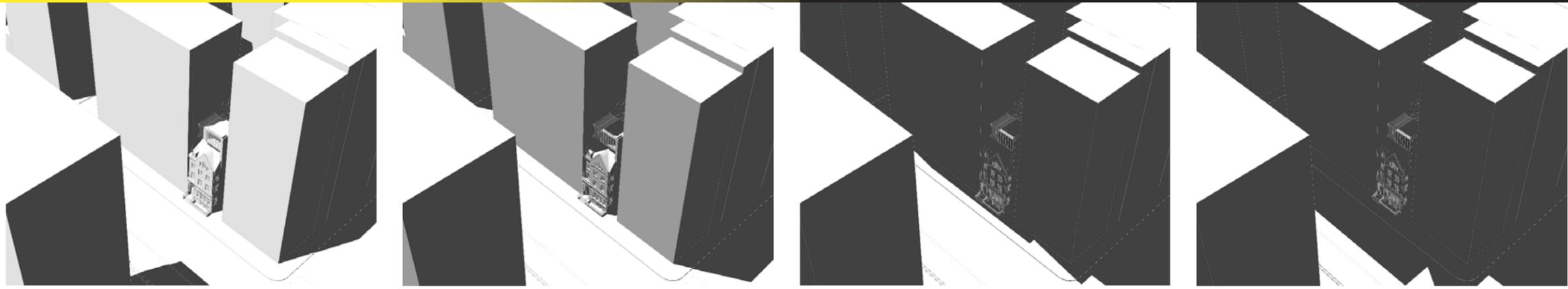
2 PM

3 PM

MAR 21

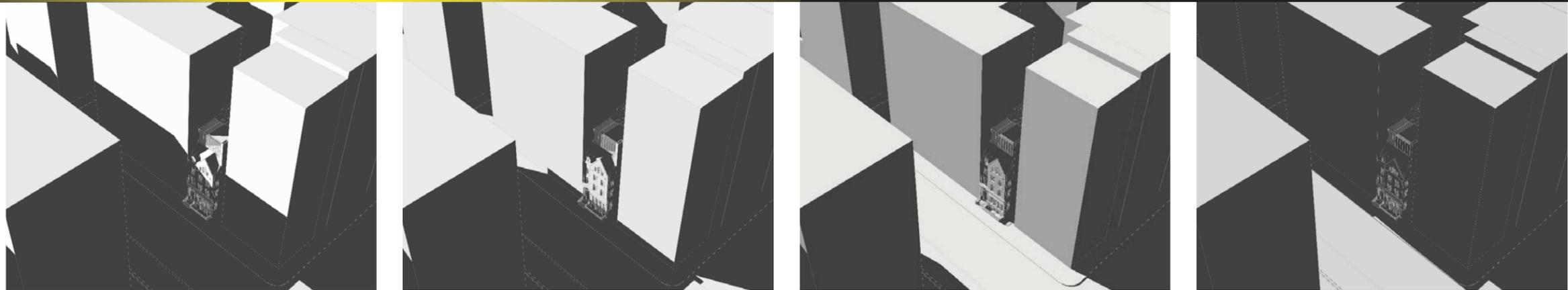


JULY 21



2 HOURS OF DAYLIGHT

DEC 21



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# ROOFTOP ADDITIONS NEW YORK



1. THE PORTER HOUSE

ARCHITECT : GREGG PARQUARELLI OF SHOP  
 YEAR : 2002  
 LOCATION : 366 WEST 15TH STREET, NEW YORK



2.837 WASHINGTON

ARCHITECT : MORRIS ADJIMI ARCHITECTS  
 YEAR : 2014  
 LOCATION : 837 WASHINGTON ST, NEW YORK



3.93 WORTH STREET

ARCHITECT : ODA ARCHITECTS  
 YEAR : 2014  
 LOCATION : 93 WORTH STREET, NEW YORK



4.DVF HEADQUARTERS

ARCHITECT : WORKac  
 YEAR : 2007  
 LOCATION : 440 W 14TH ST, NEW YORK



5.HEARST TOWER

ARCHITECT : NORMAN FOSTER  
 YEAR : 2004, 1928  
 LOCATION : 951-969 8TH AVENUE, NEW YORK



6.CAST IRON HOUSE

ARCHITECT : SHIGERU BAN  
 YEAR : 2004, 1928  
 LOCATION : 951-969 8TH AVENUE, NEW YORK

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# ROOFTOP ADDITIONS - EUROPE



1.HANOVER HOUSE

ARCHITECT : KRAUS AND SCHONBERG  
 YEAR : 2008  
 LOCATION : BRADFORD, ENGLAND



2.SHOREHAM STREET

ARCHITECT : PROJECT ORANGE  
 YEAR : 2012  
 LOCATION : SHOREHAM, ENGLAND



3.MORITZBURG MUSEUM EXTENSION

ARCHITECT : NIETO SOBEJANO ARQUITECTOS  
 YEAR : 2008  
 LOCATION : HALLE, GERMANY



4.ROGERS HOME

ARCHITECT : TONKIN LIU WITH RICHARD ROGERS  
 YEAR : 2001  
 LOCATION : LONDON, UK



5.PRICLESS MILANO

ARCHITECT : PARK ASSOCIATI  
 YEAR : 2015  
 LOCATION : MILANO, ITALY



6.MARGARETENSTRASE 9

ARCHITECT : JOSEF WEICHERNEBGER ARCHITECTS  
 YEAR : 2014  
 LOCATION : VIENNA, AUSTRIA

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# ROOFTOP ADDITIONS - UES&UWS



1.E 74TH STREET

ARCHITECT : BEYER BLINDER BELLE  
 YEAR : 2012  
 LOCATION : NEW YORK, NY



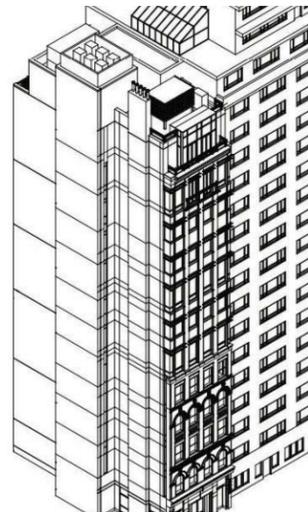
2.E 74TH STREET

ARCHITECT : BEYER BLINDER BELLE  
 YEAR : 2012  
 LOCATION : NEW YORK, NY



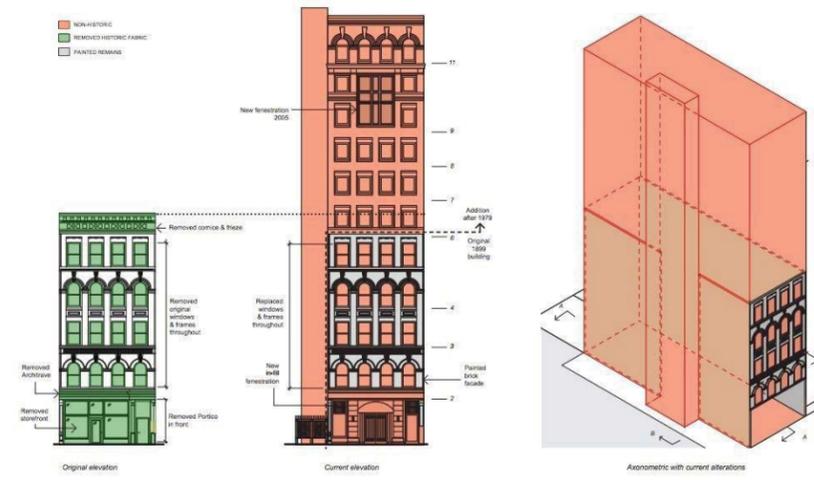
3.226 WEST 71ST

ARCHITECT : NEW YORK DESIGN ARCHITECTS  
 YEAR : 2012  
 LOCATION : NEW YORK, NY



4.807 PARK AVE

ARCHITECT : PBDW ARCHITECTS  
 YEAR : 2015  
 LOCATION : NEW YORK, NY



4.807 PARK AVE

ARCHITECT : PBDW ARCHITECTS  
 YEAR : 2015  
 LOCATION : NEW YORK, NY



5.207 W 78TH ST

ARCHITECT : MICHAEL ZENREICH ARCHITECT PC  
 YEAR : 2010  
 LOCATION : NEW YORK, NY

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# RENDERINGS



01| FRONT VIEW FROM PARK AVENUE



02| ENTRANCE

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# PROPOSED



01| Existing View from Park Avenue



02| Rendered View from Park Avenue

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# EXTENT OF VISIBILITY



01



02



03



04



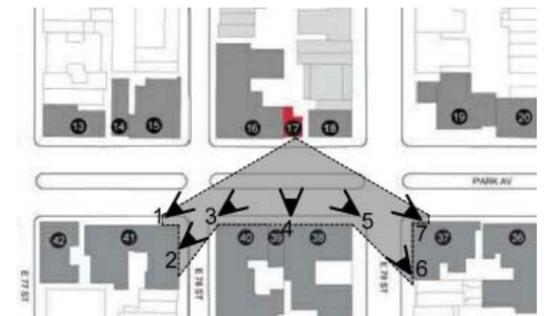
05



06



07



GRAY HATCH = EXTENT OF VISIBILITY

KEY PLAN

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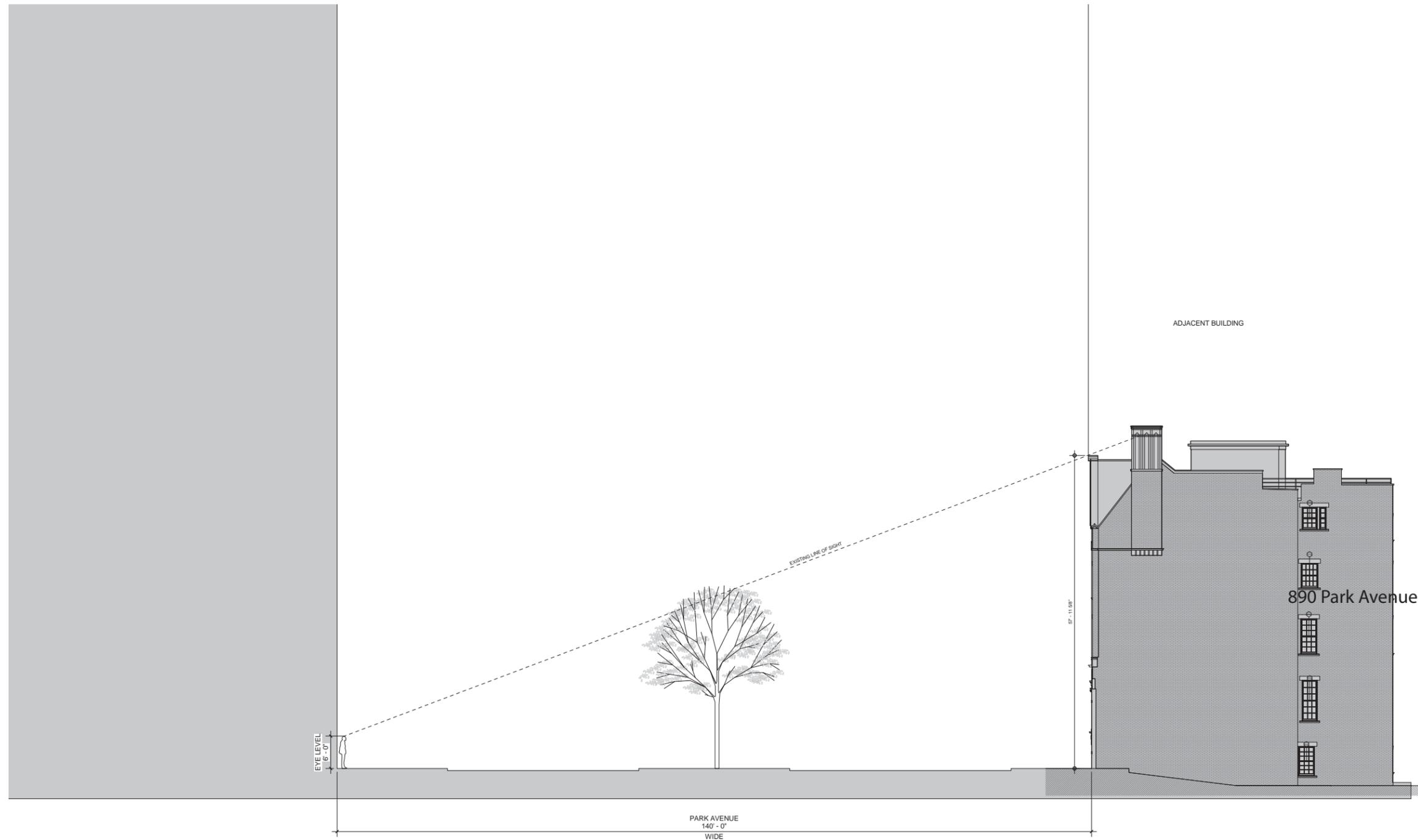
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# EXISTING VISIBILITY DIAGRAM



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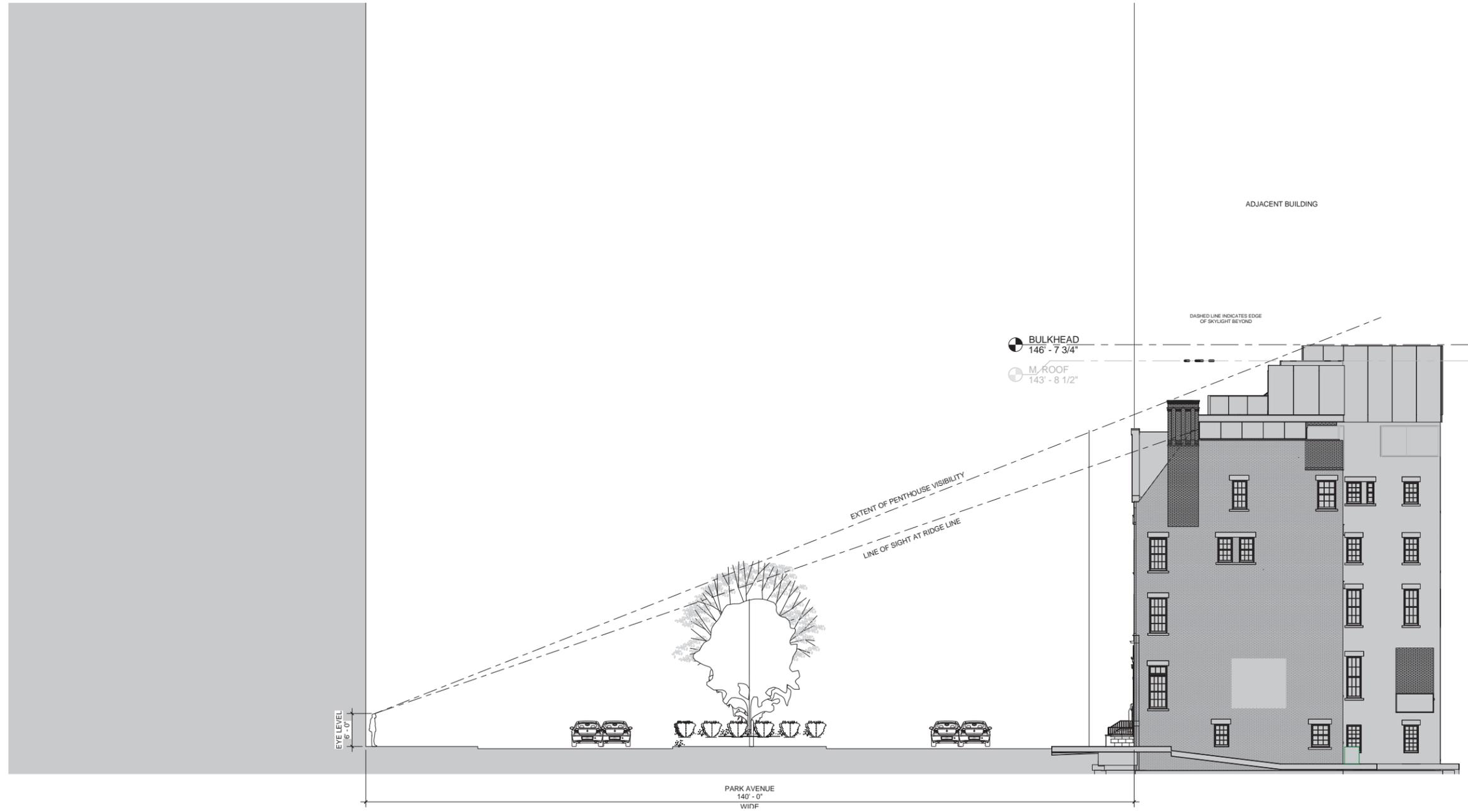
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# PROPOSED VISIBILITY DIAGRAM



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# EVOLUTION OF PENTHOUSE DESIGN



AS PRESENTED - FEBRUARY 2, 2016



CURRENT SCHEME - APRIL 12, 2016

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DATE: APRIL 12, 2016

# EVOLUTION OF PENTHOUSE DESIGN



AS PRESENTED - FEBRUARY 2, 2016



CURRENT SCHEME - APRIL 12, 2016

PROJECT:  
890 PARK AVENUE  
NEW YORK, NEW YORK 10075

PROJECT NUMBER:  
12015

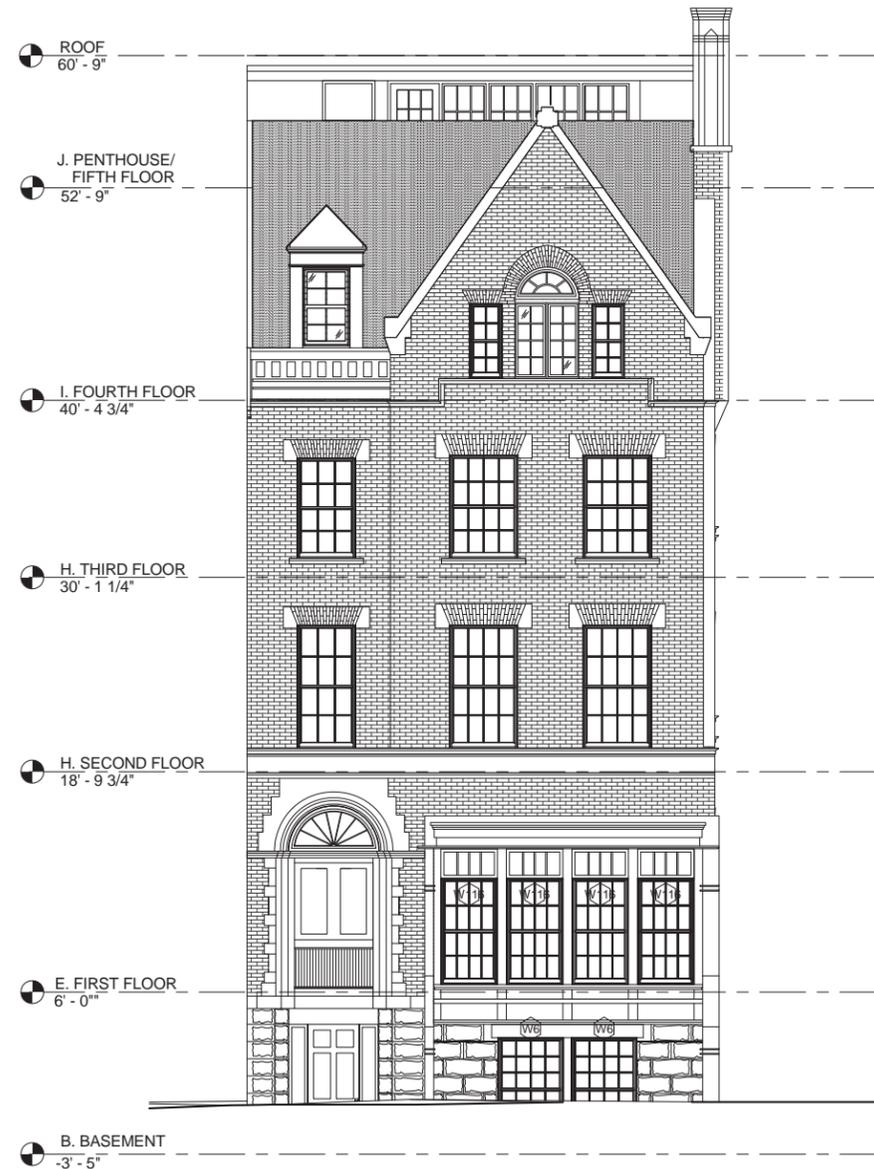
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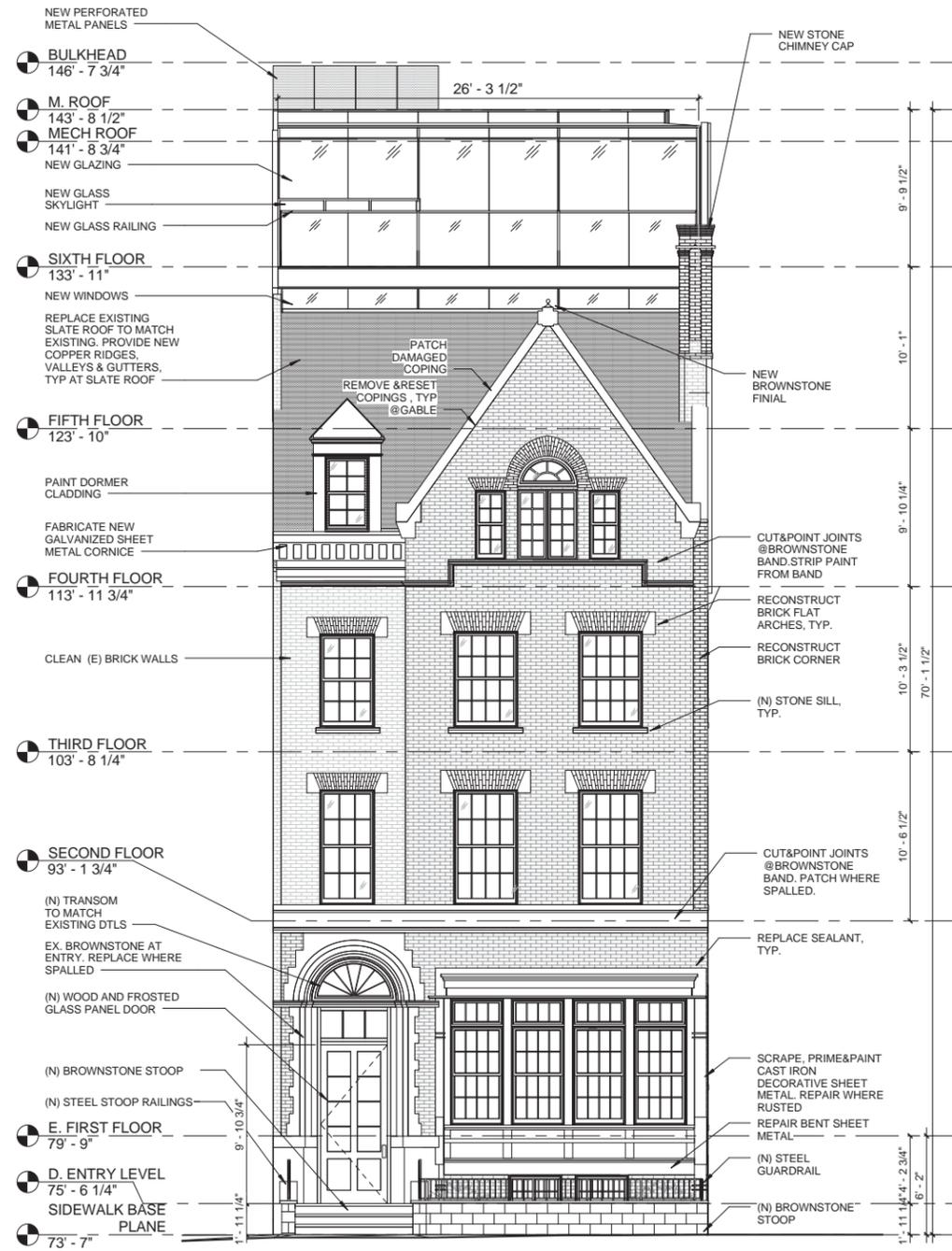
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# EXISTING/PROPOSED ELEVATIONS



01 | EXISTING EAST ELEVATION



02 | PROPOSED EAST ELEVATION

PROJECT:  
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PROJECT NUMBER:  
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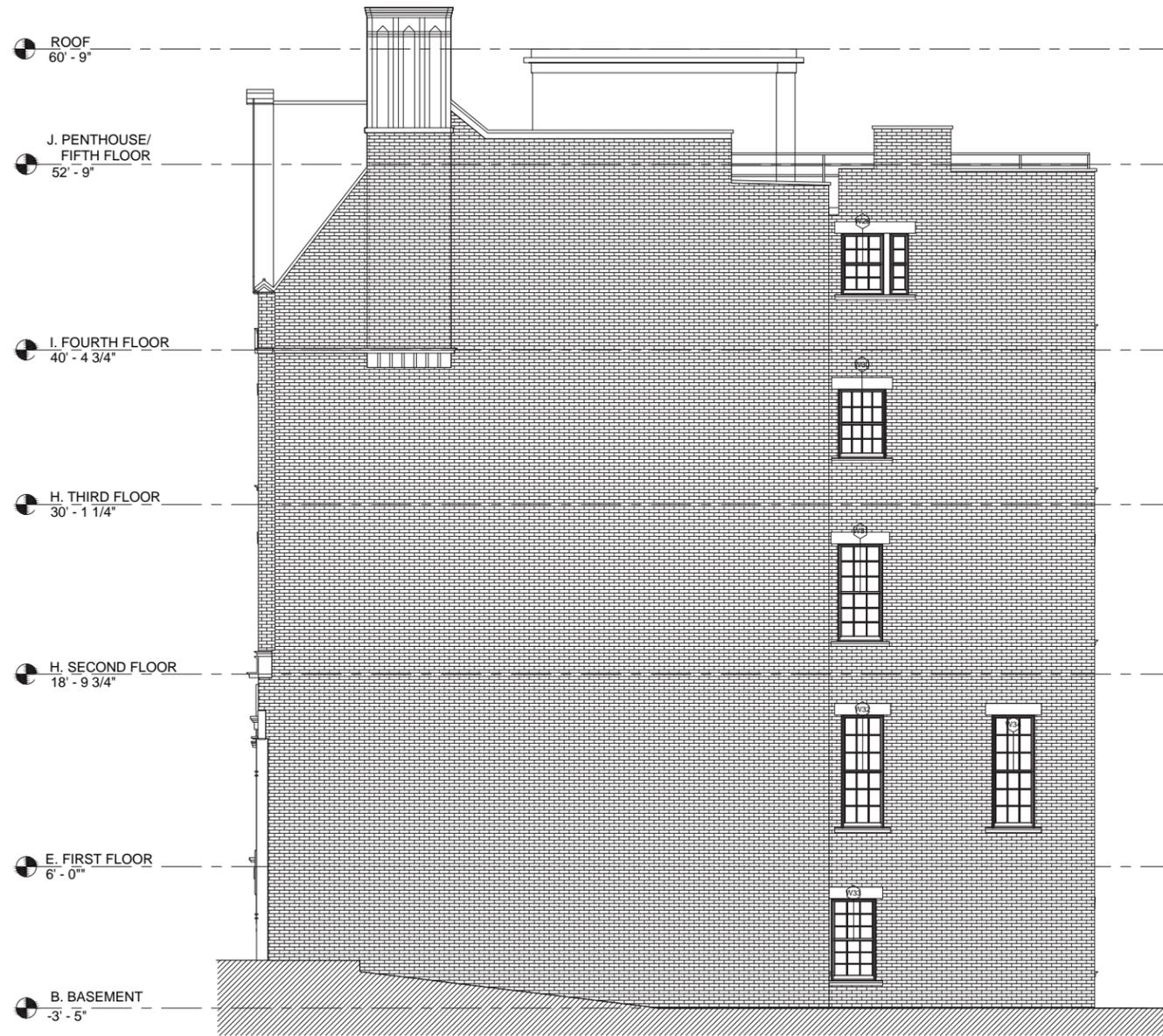
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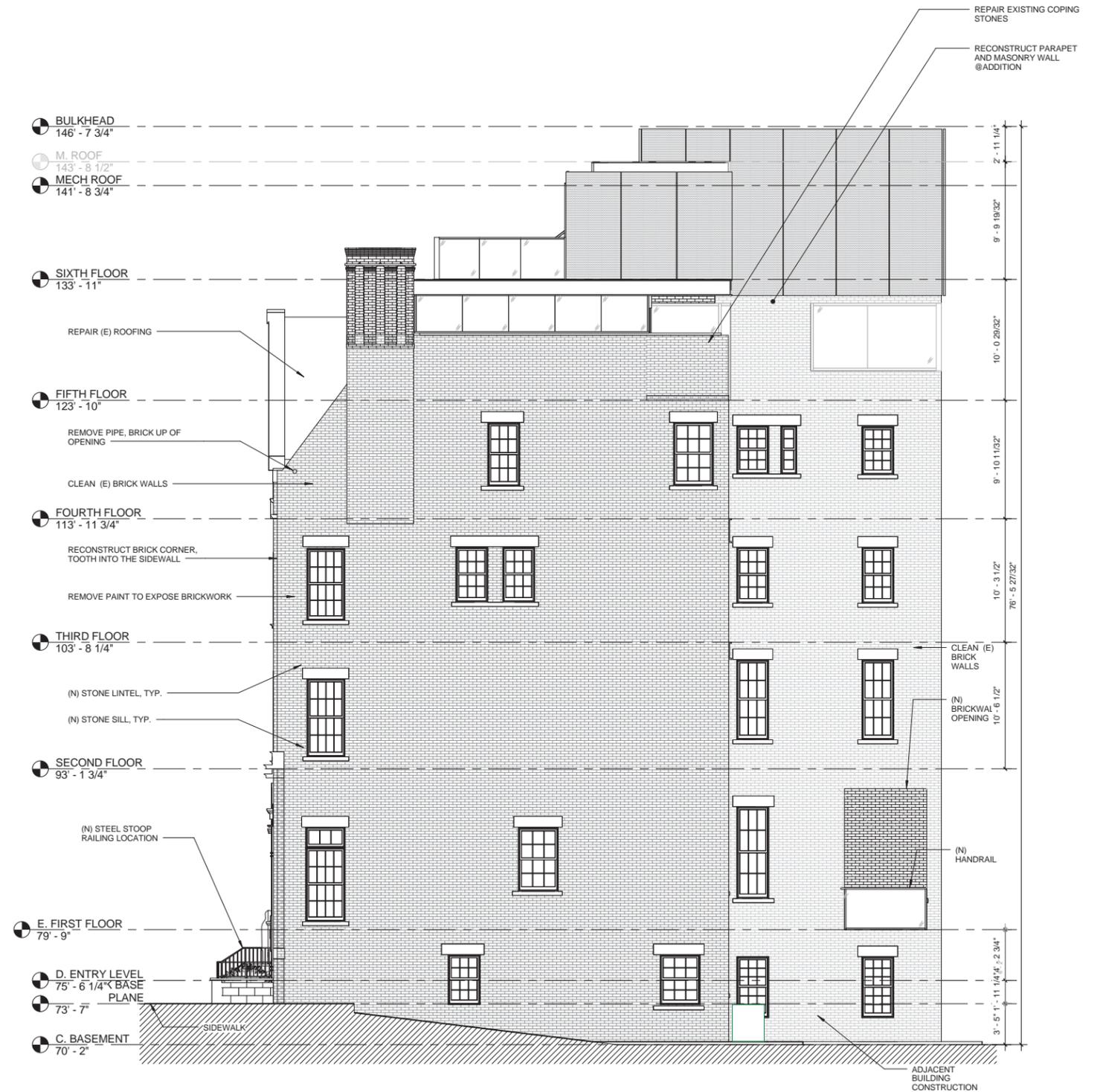
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# EXISTING/PROPOSED ELEVATIONS



01 | EXISTING NORTH ELEVATION



02 | PROPOSED NORTH ELEVATION

PROJECT:  
**890 PARK AVENUE**  
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:  
 12015

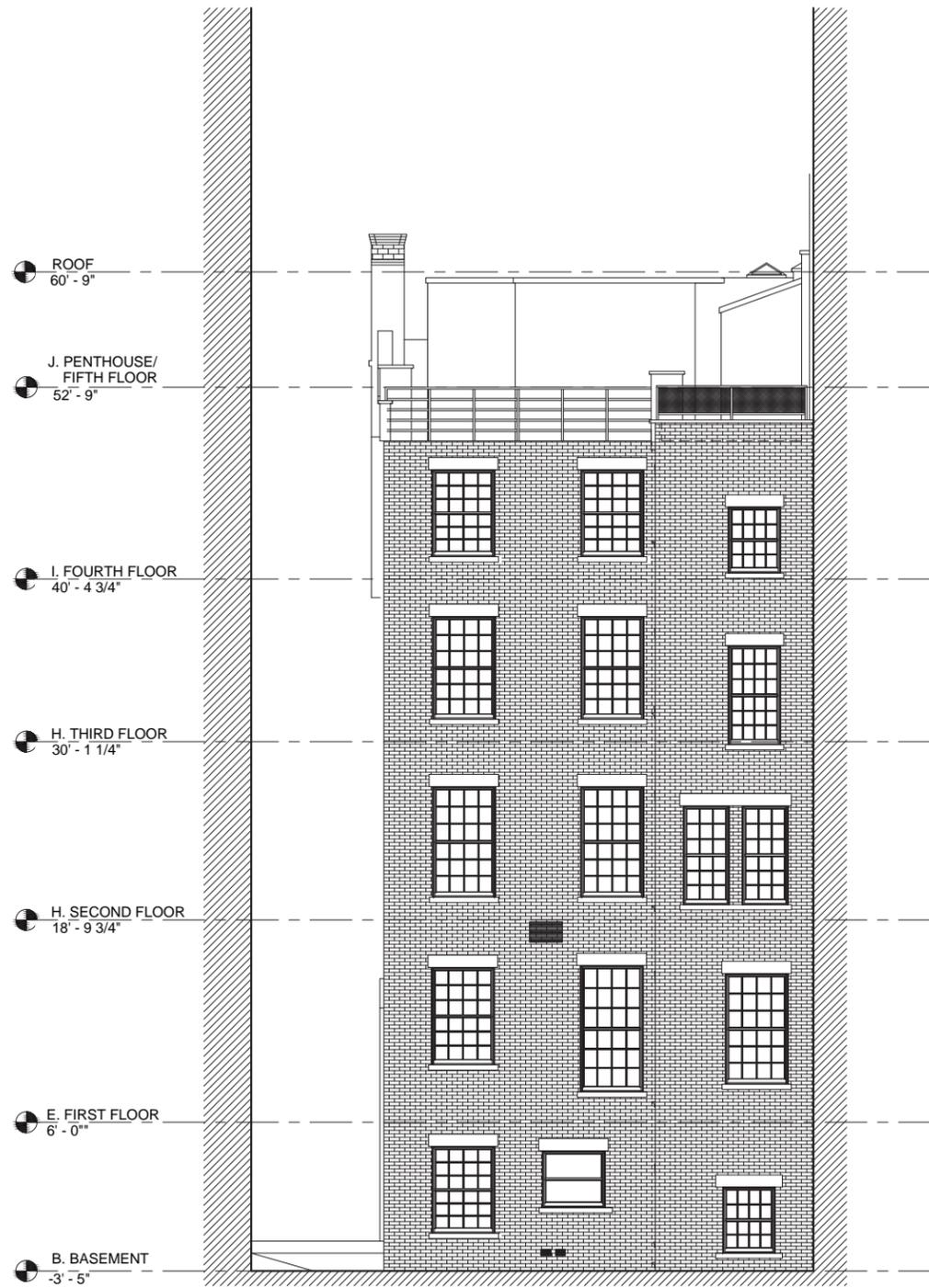
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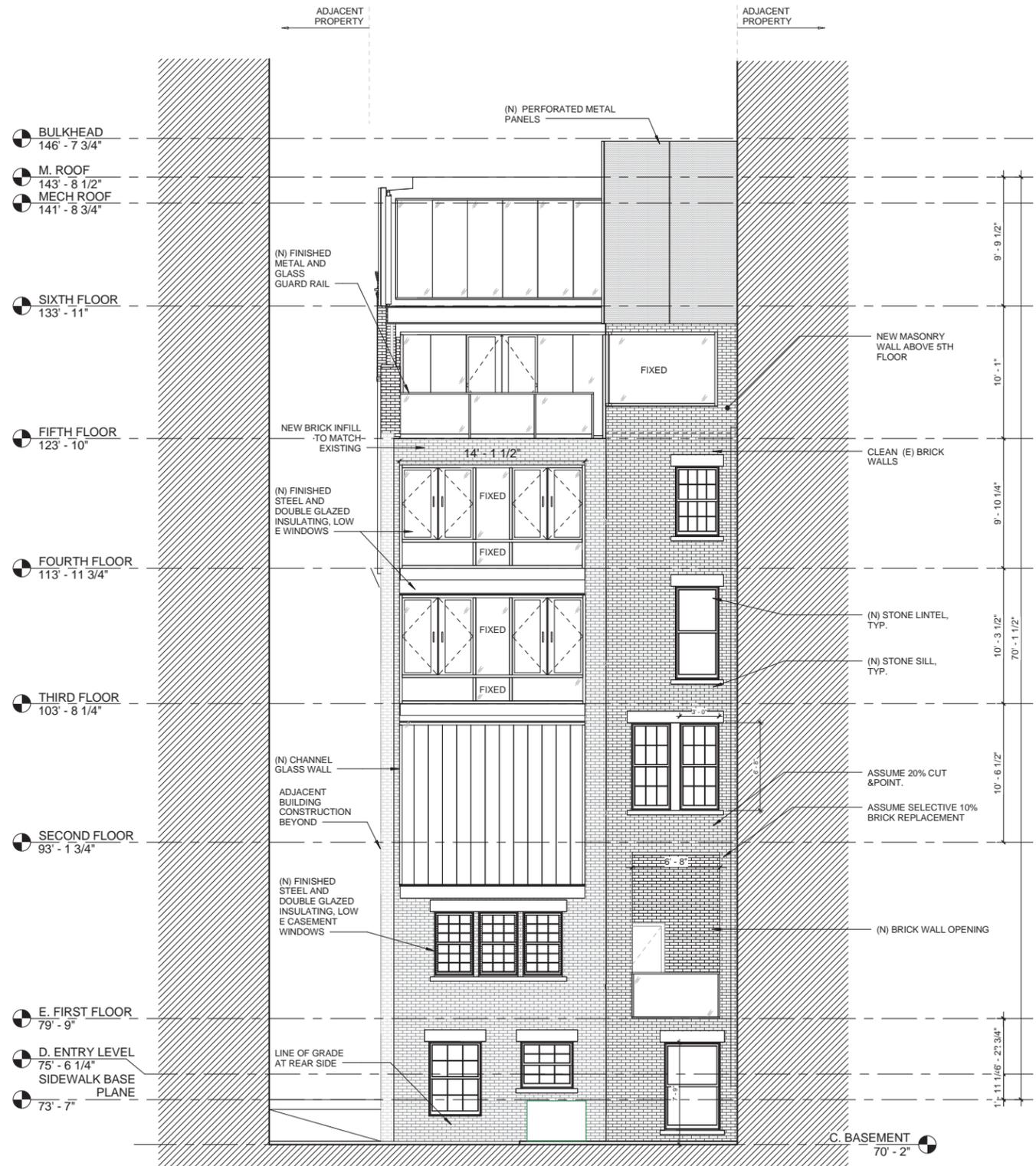
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# EXISTING/PROPOSED ELEVATIONS



01 | EXISTING WEST ELEVATION



02 | PROPOSED WEST ELEVATION

PROJECT:  
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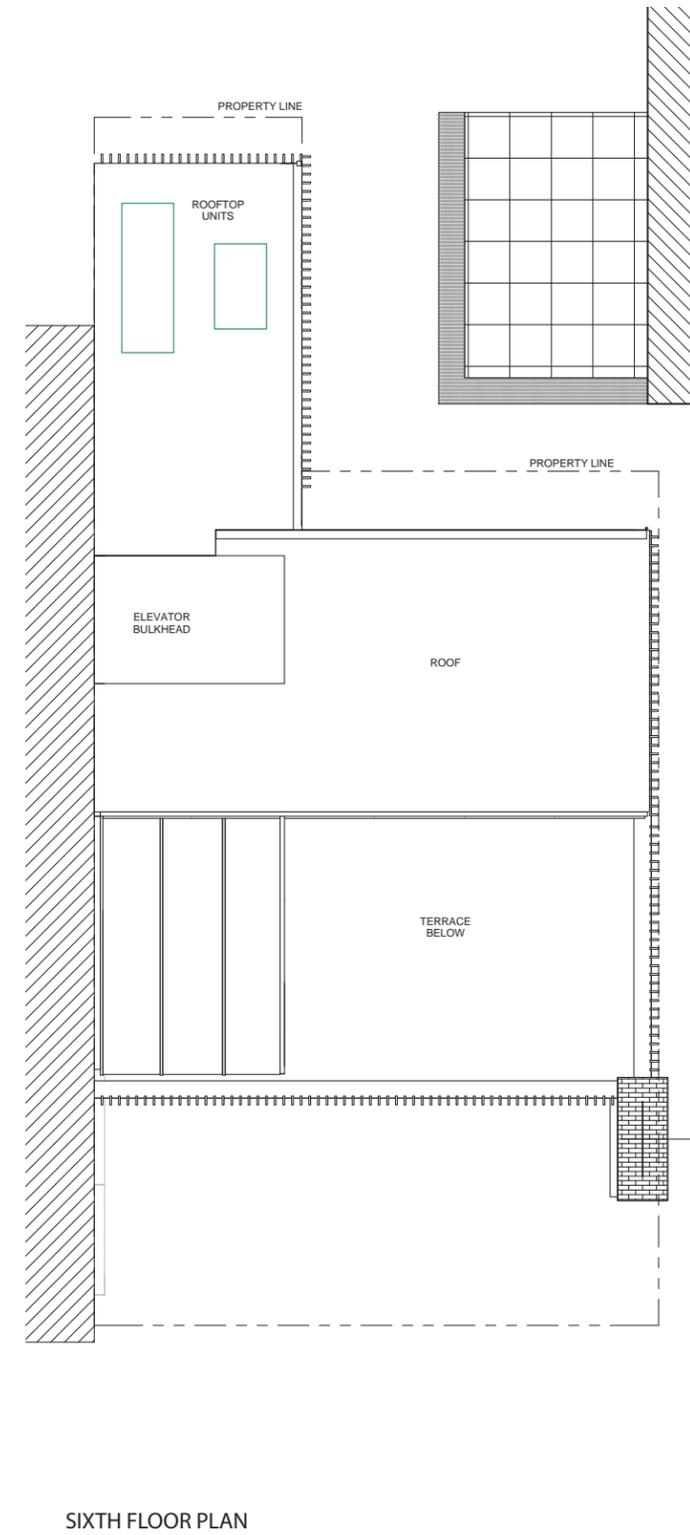
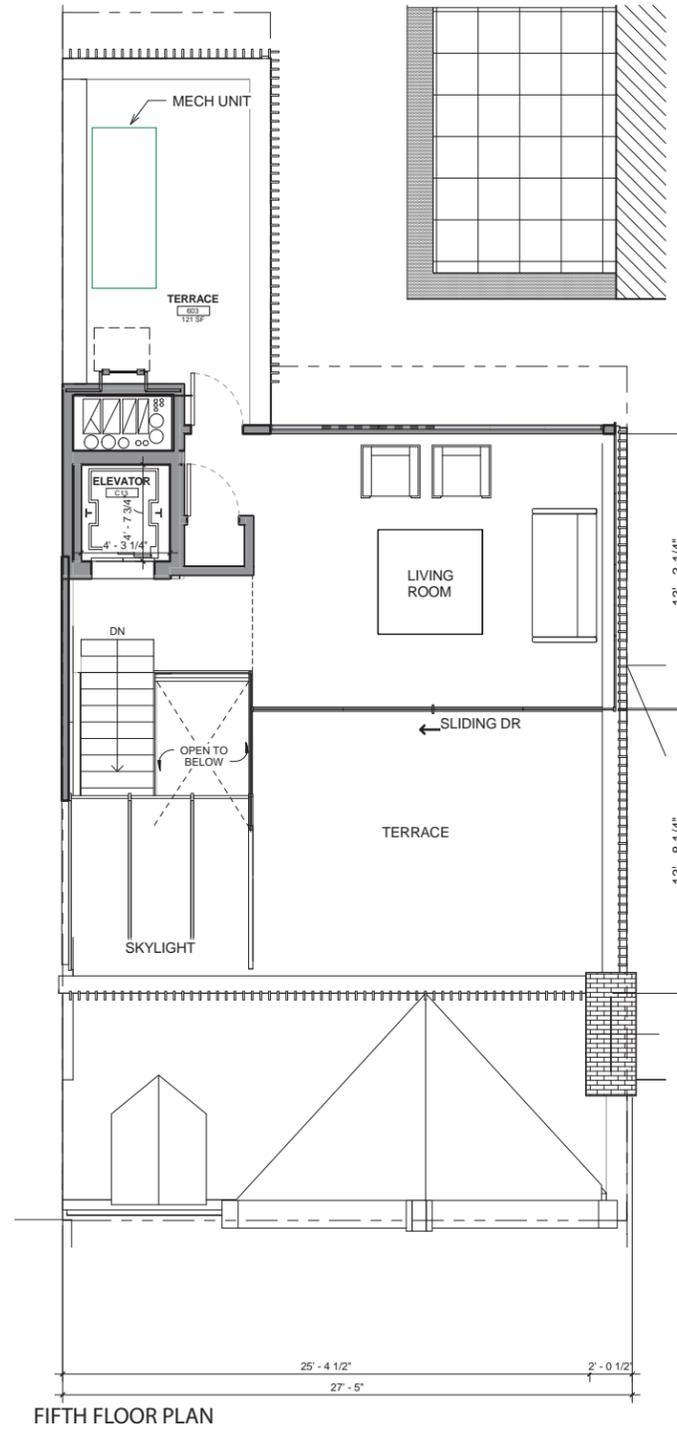
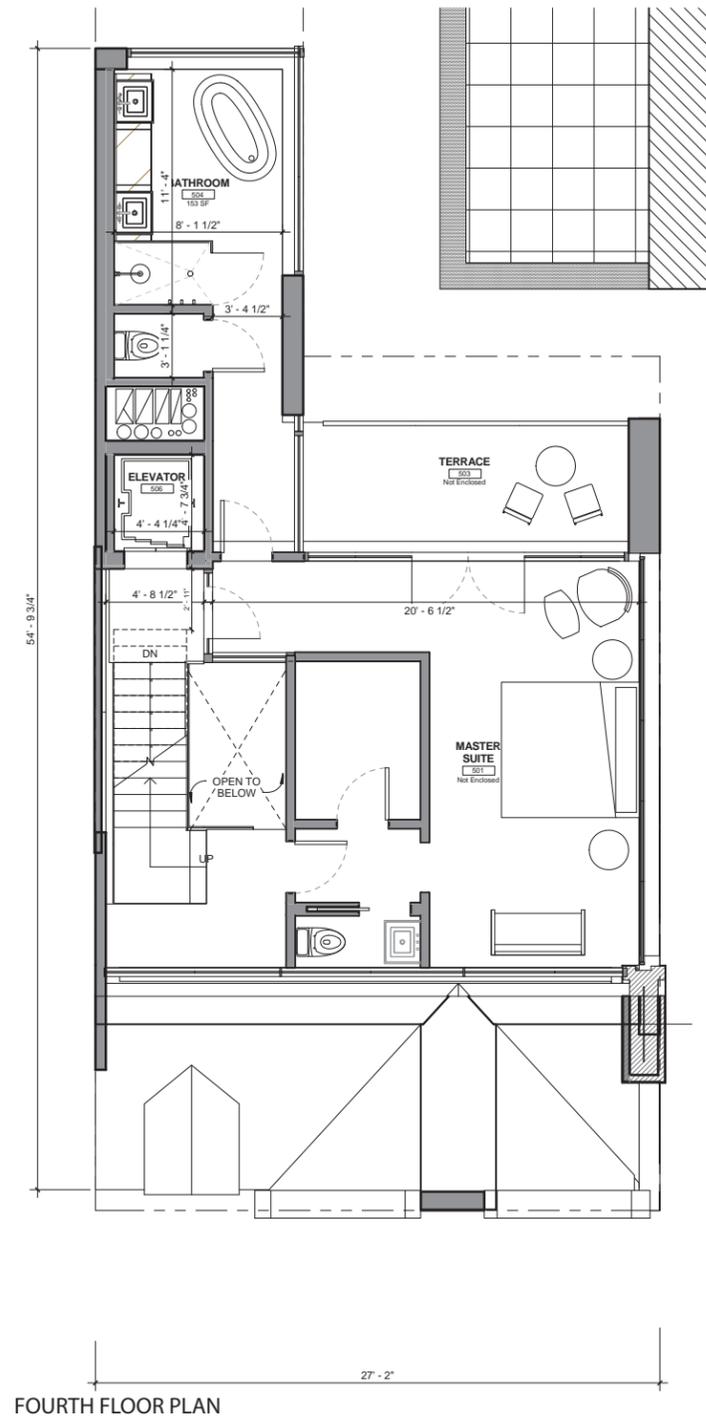
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# UPPER LEVEL PLANS



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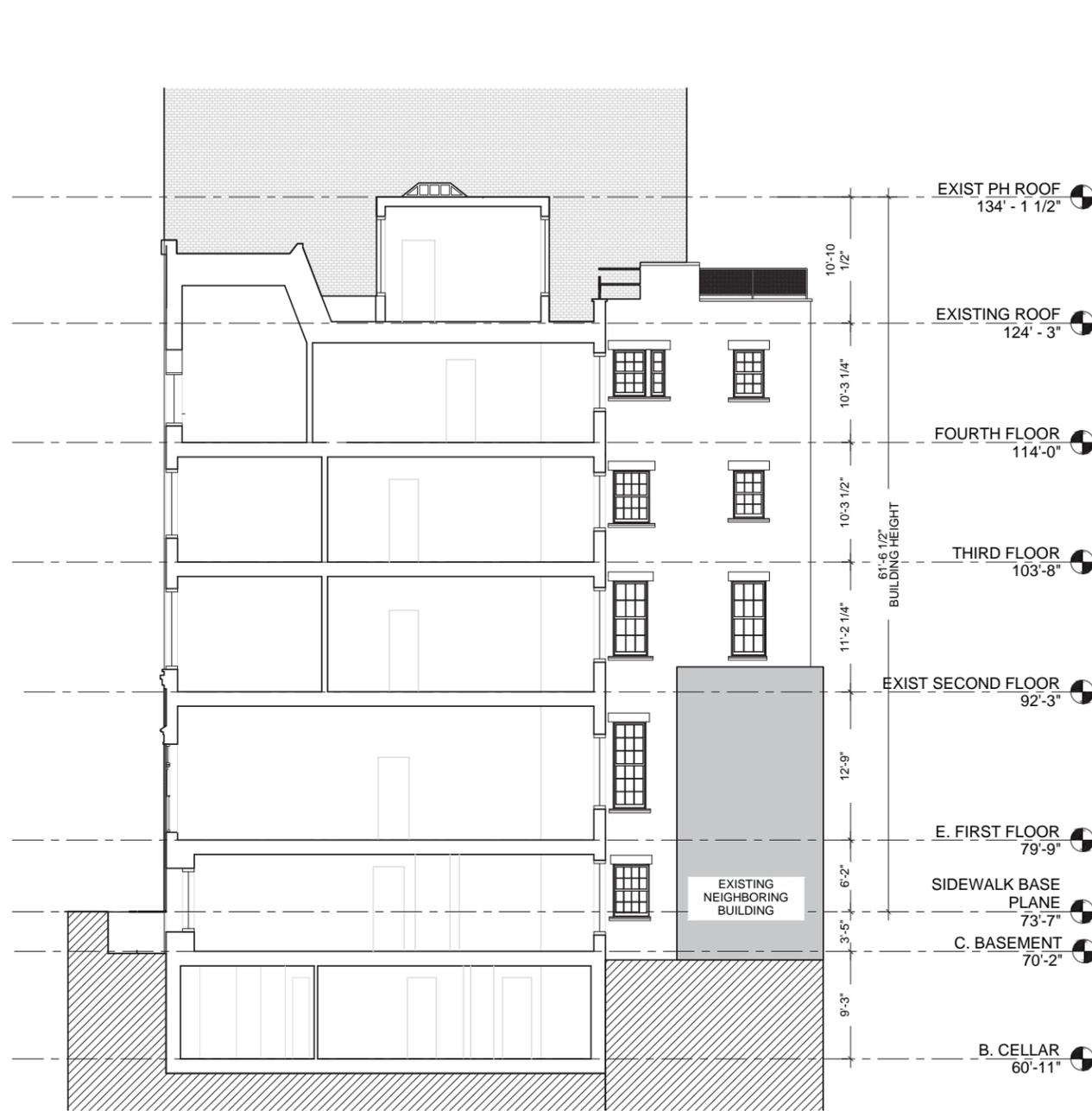
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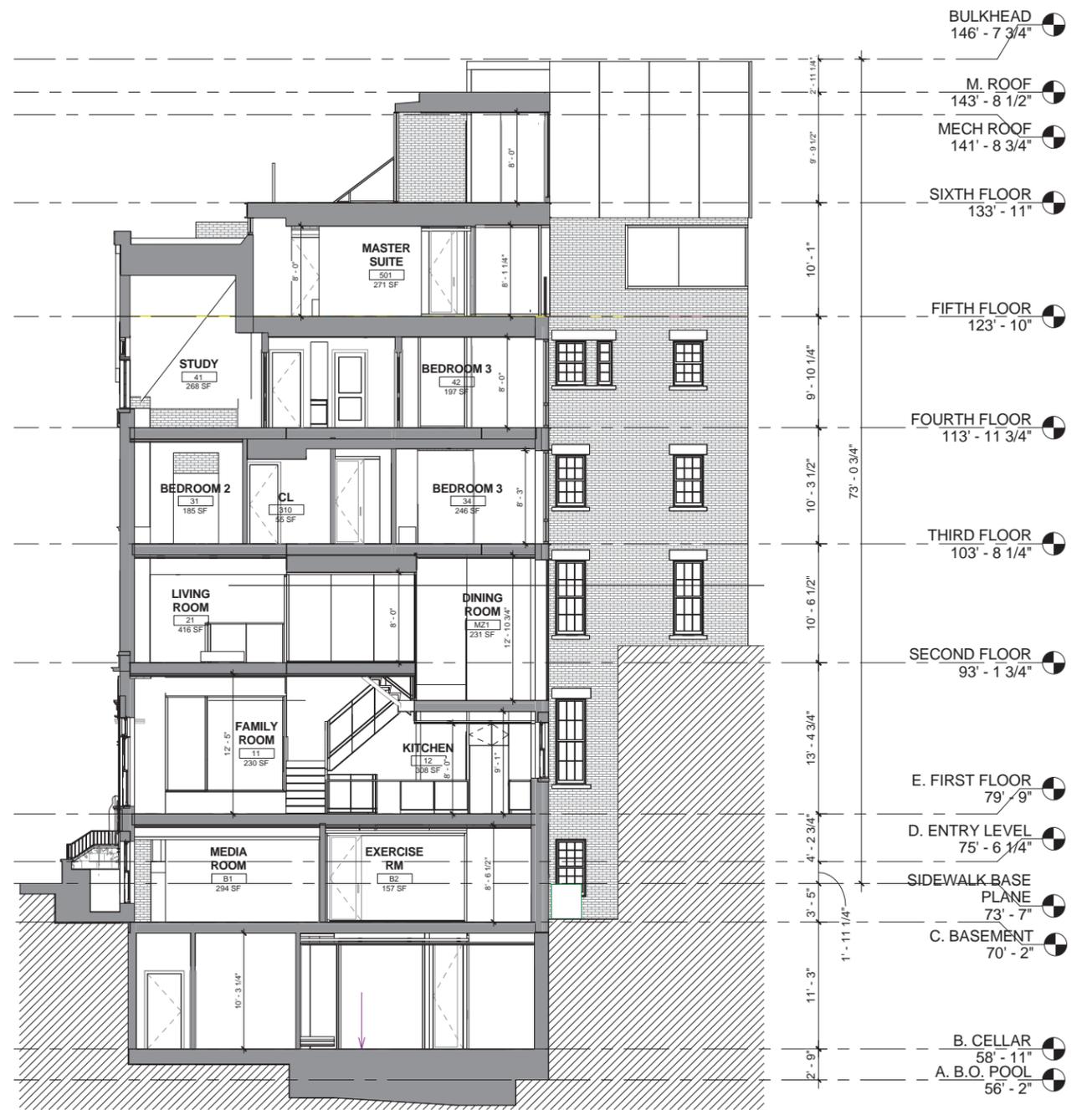
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# EXISTING/PROPOSED SECTIONS



EXISTING BUILDING SECTION 'A'



PROPOSED BUILDING SECTION '1'

PROJECT:  
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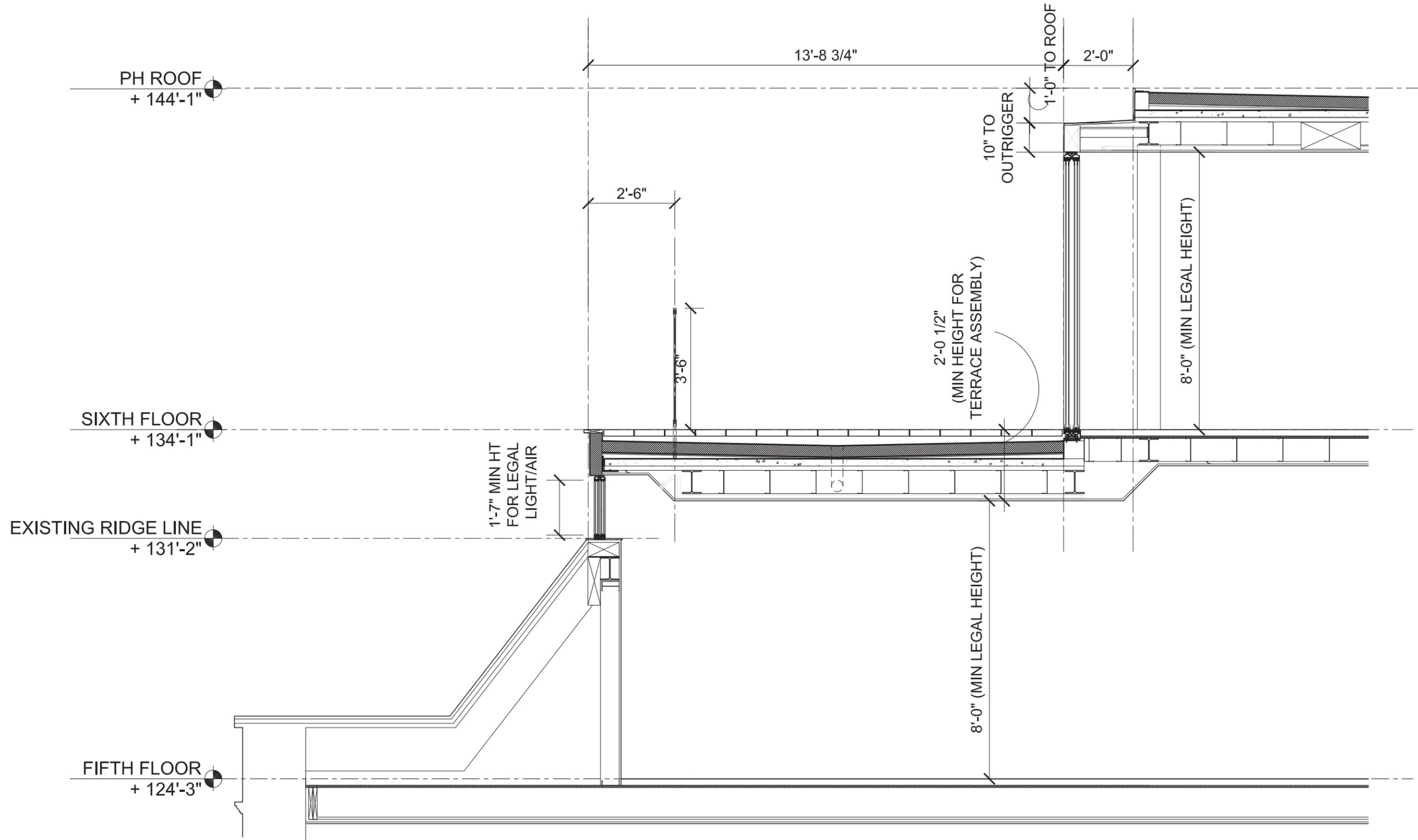
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# PROPOSED ADDITION



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PROJECT NUMBER:  
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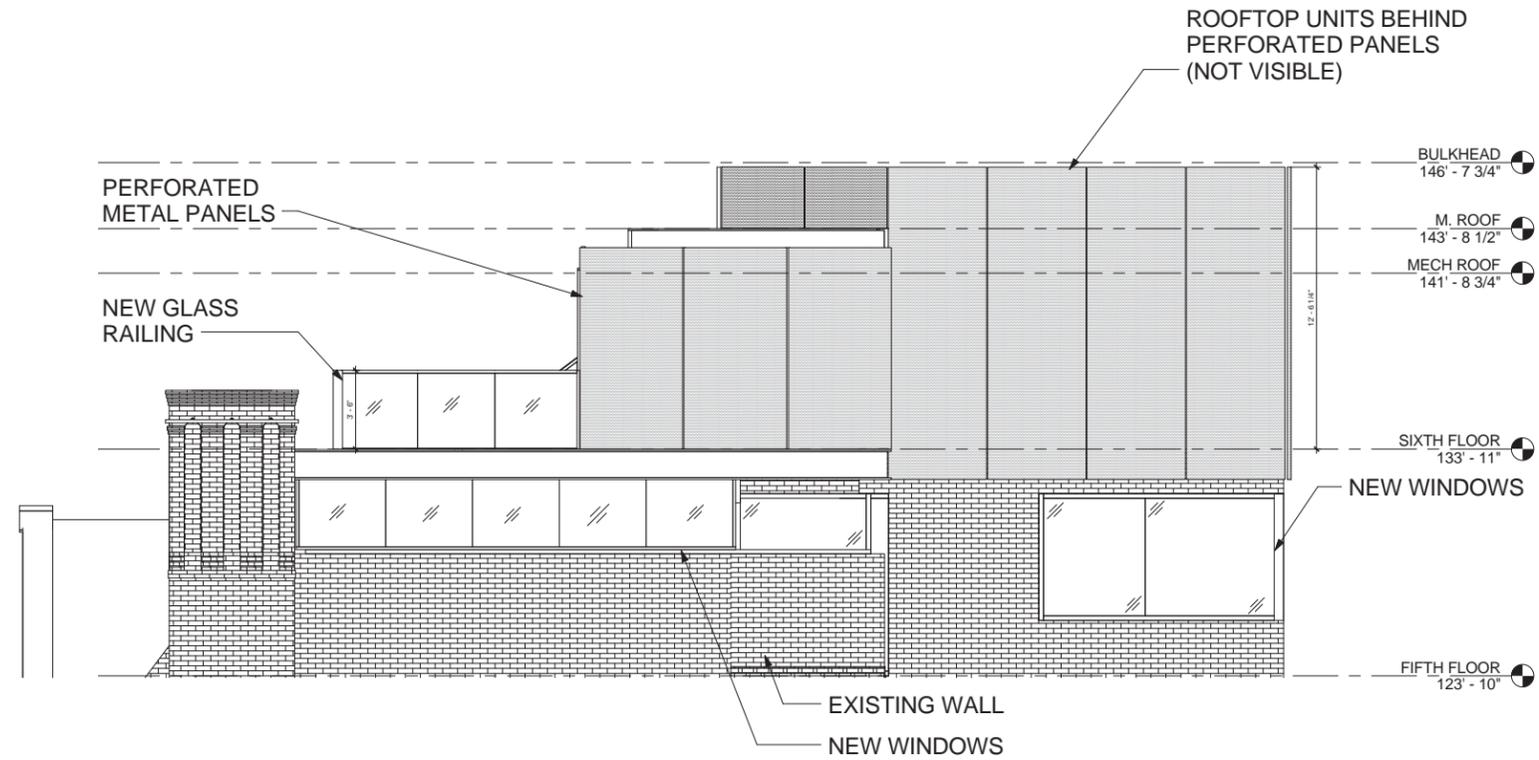
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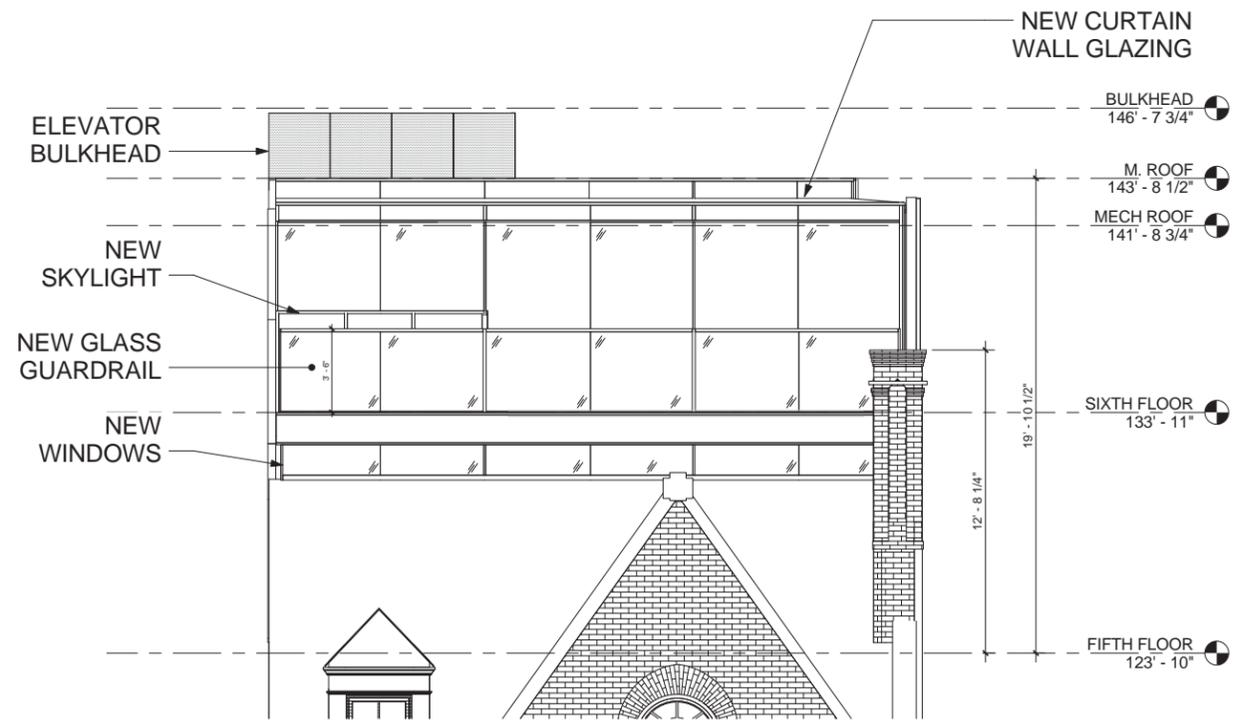
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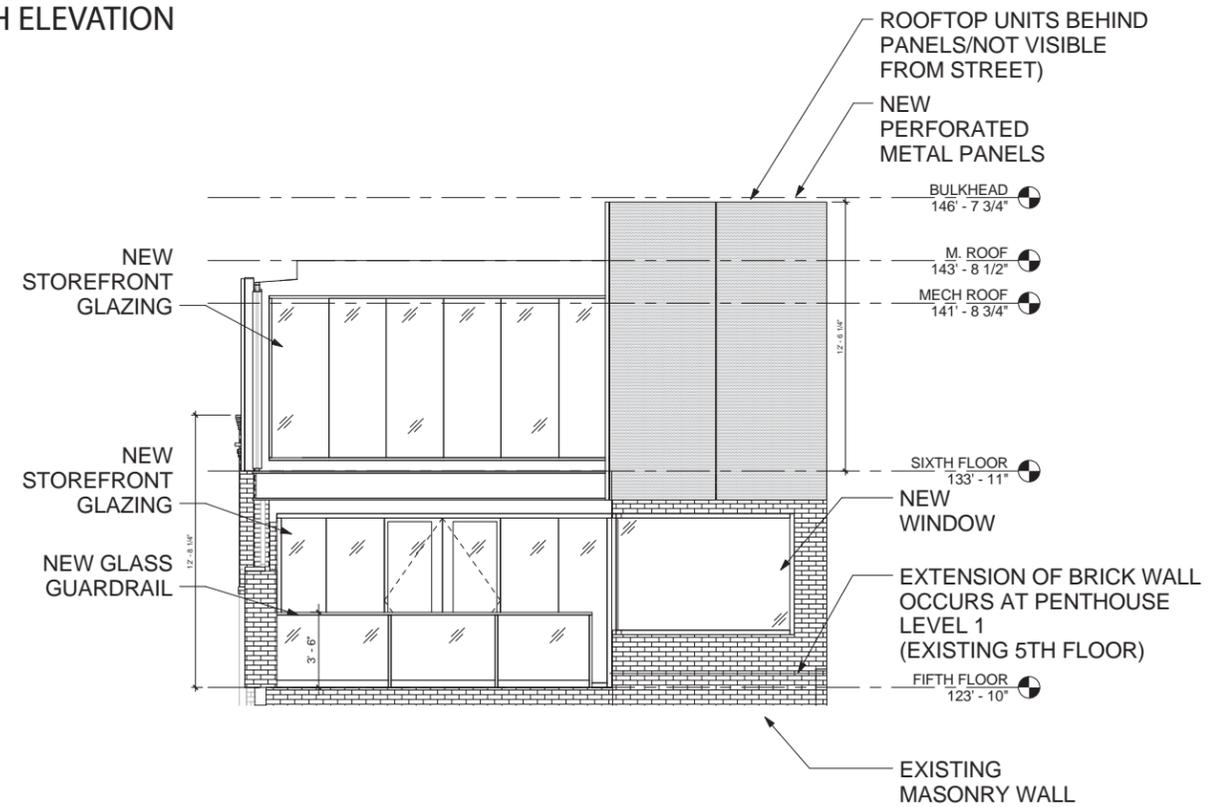
# PROPOSED ADDITION



ROOFTOP ADDITION - NORTH ELEVATION



ROOFTOP ADDITION - EAST ELEVATION



ROOFTOP ADDITION - WEST ELEVATION

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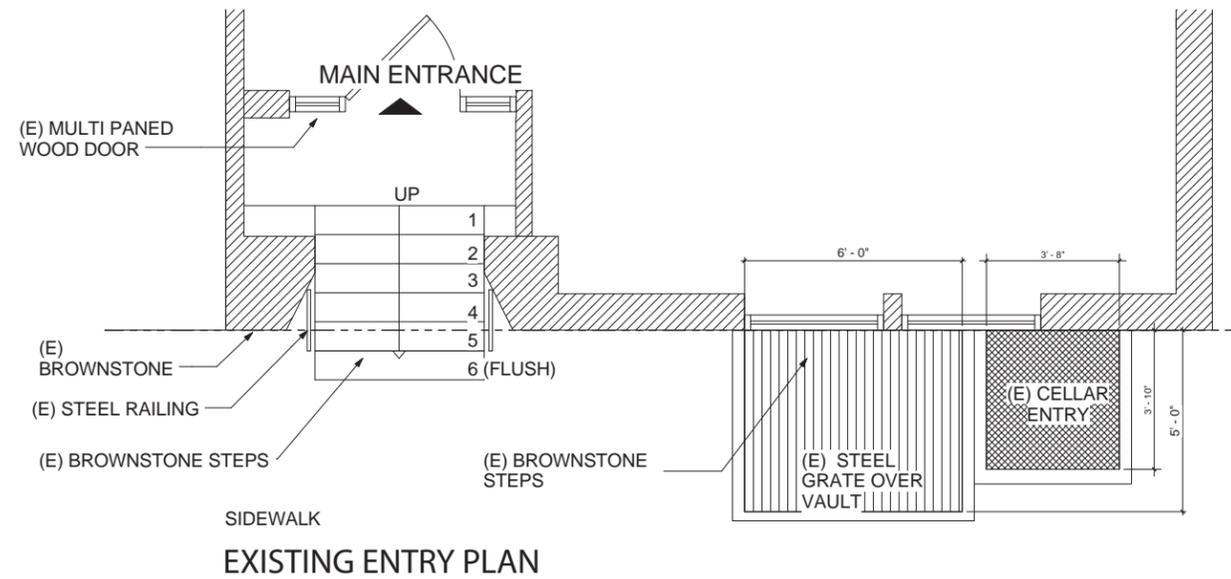
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# ENTRY STOOP PLANS & ELEVS - EXISTING



EXISTING CONDITIONS



EXISTING ENTRY PLAN



EXISTING ENTRY ELEVATION

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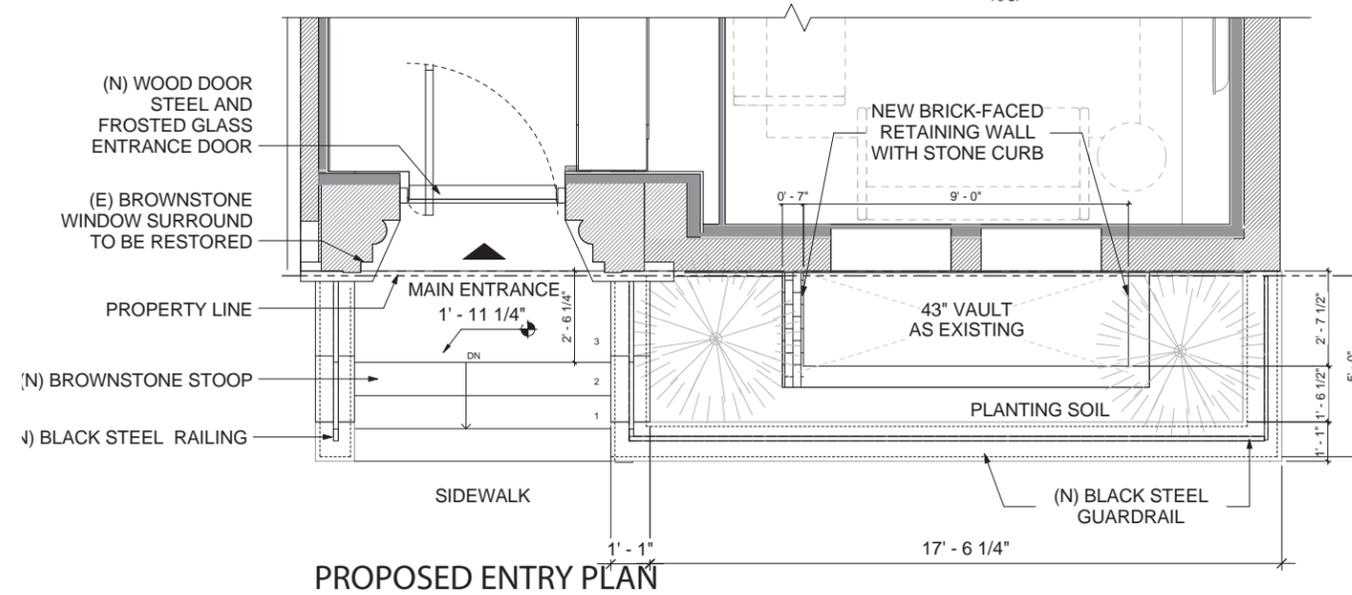
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# ENTRY STOOP PLANS & ELEVATIONS - PROPOSED



PROPOSED RENDERING



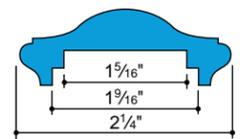
PROPOSED ENTRY PLAN



PROPOSED ELEVATION



PROPOSED CALL BOX,  
LIGHT FIXTURE, HOUSE  
NUMBERS



PROPOSED RAILING  
PROFILE

PROJECT:  
890 PARK AVENUE  
NEW YORK, NEW YORK 10075

PROJECT NUMBER:  
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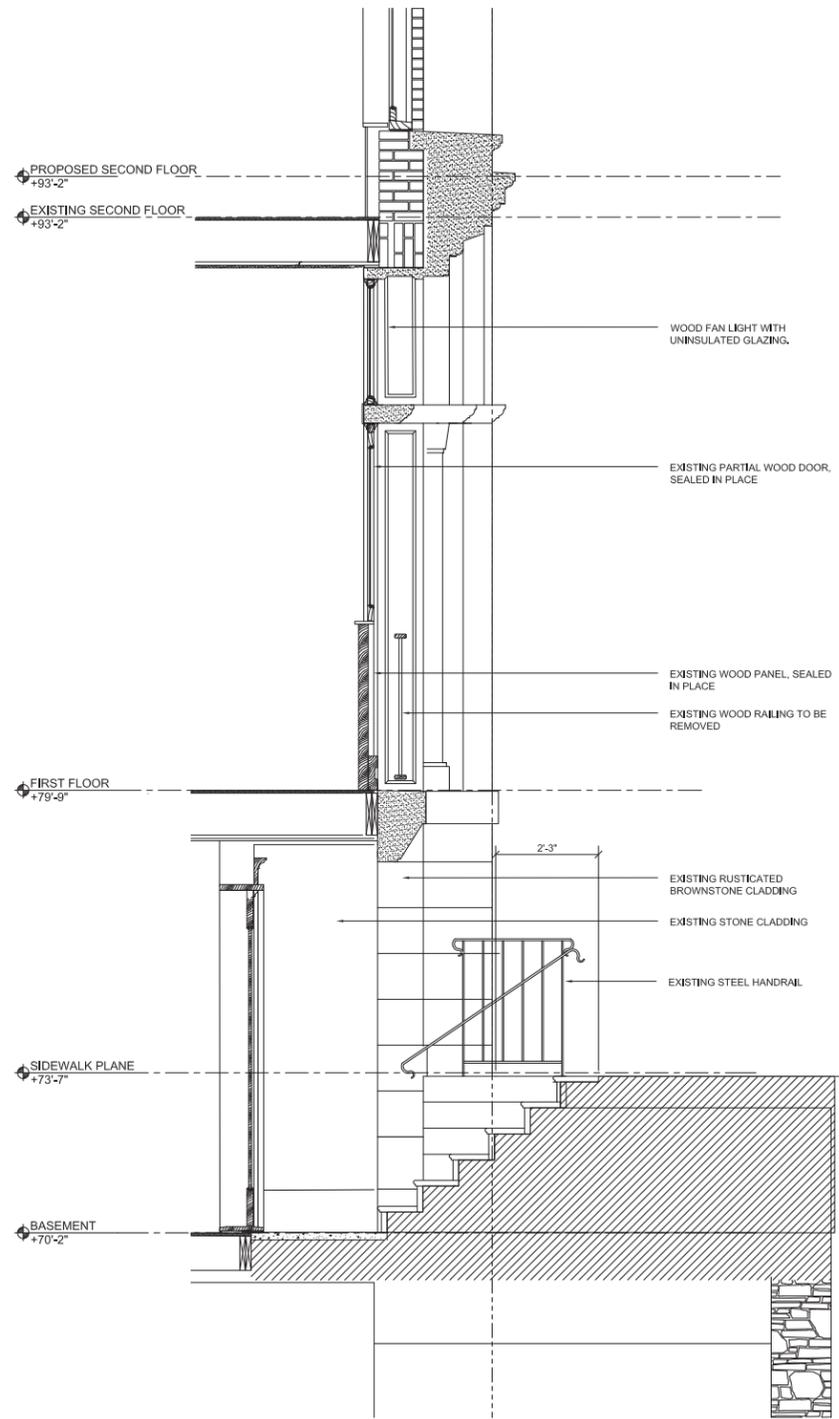
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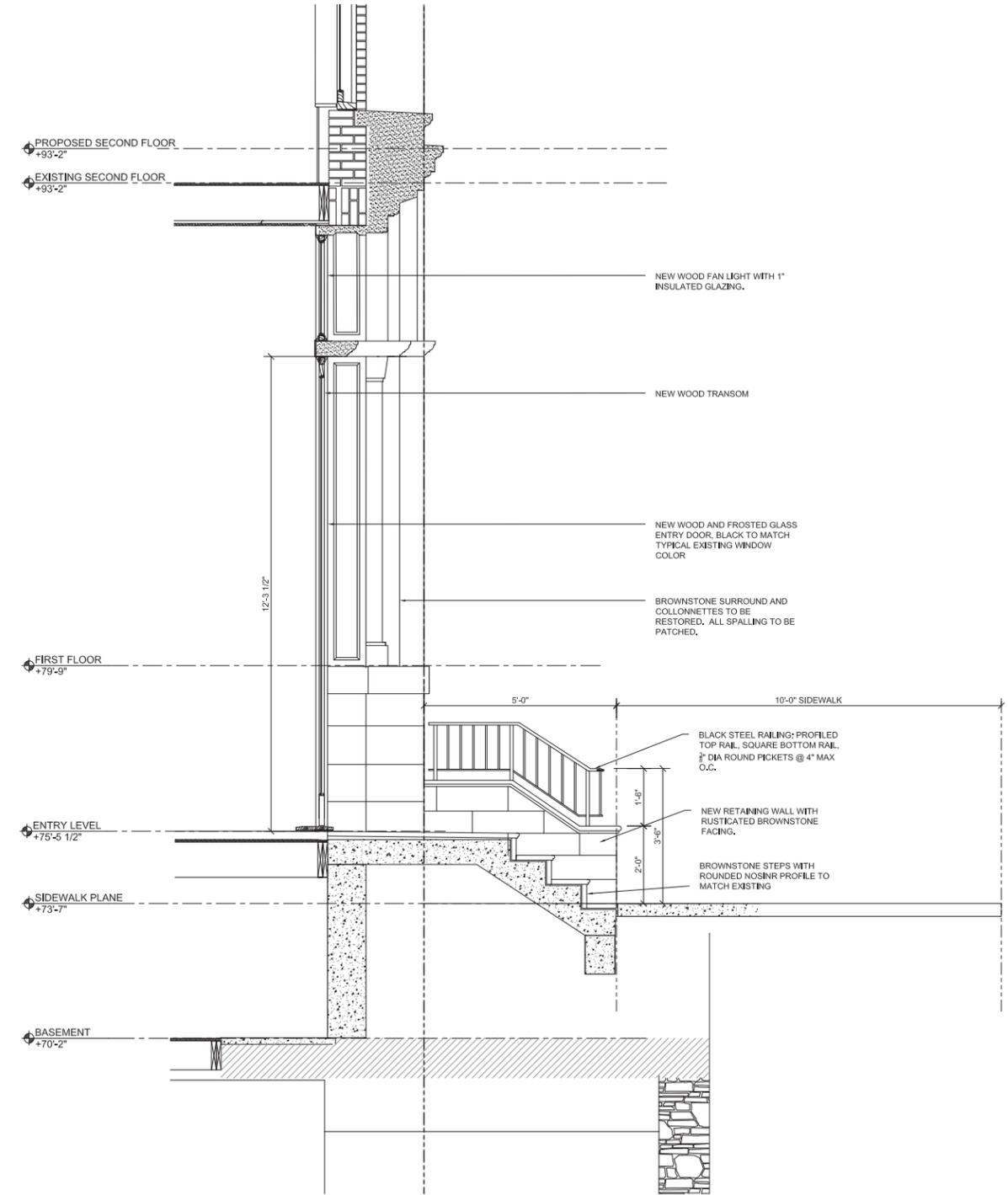
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# ENLARGED SECTIONS @ SIDEWALK



EXISTING SECTION @ STOOP



NEW SECTION @ STOOP

PROJECT:  
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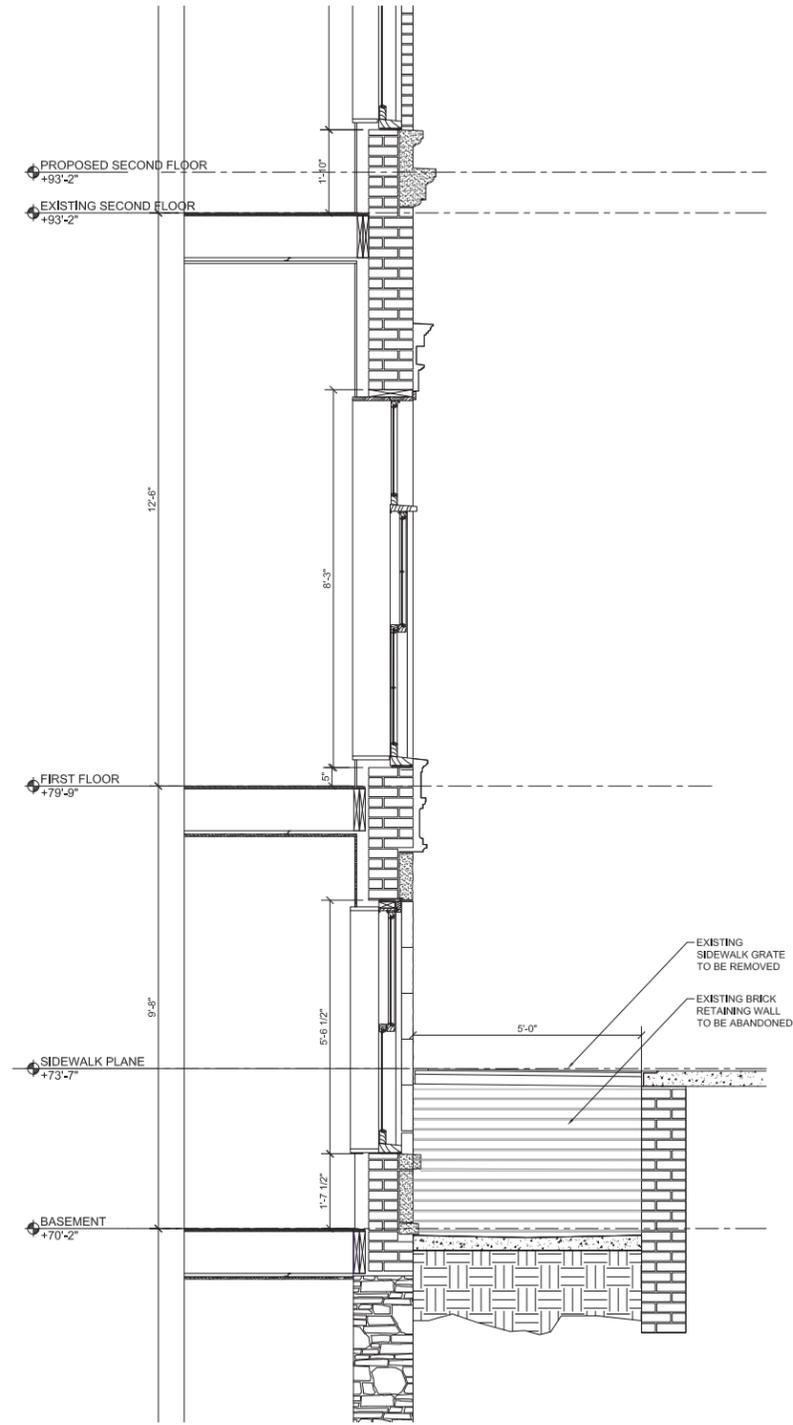
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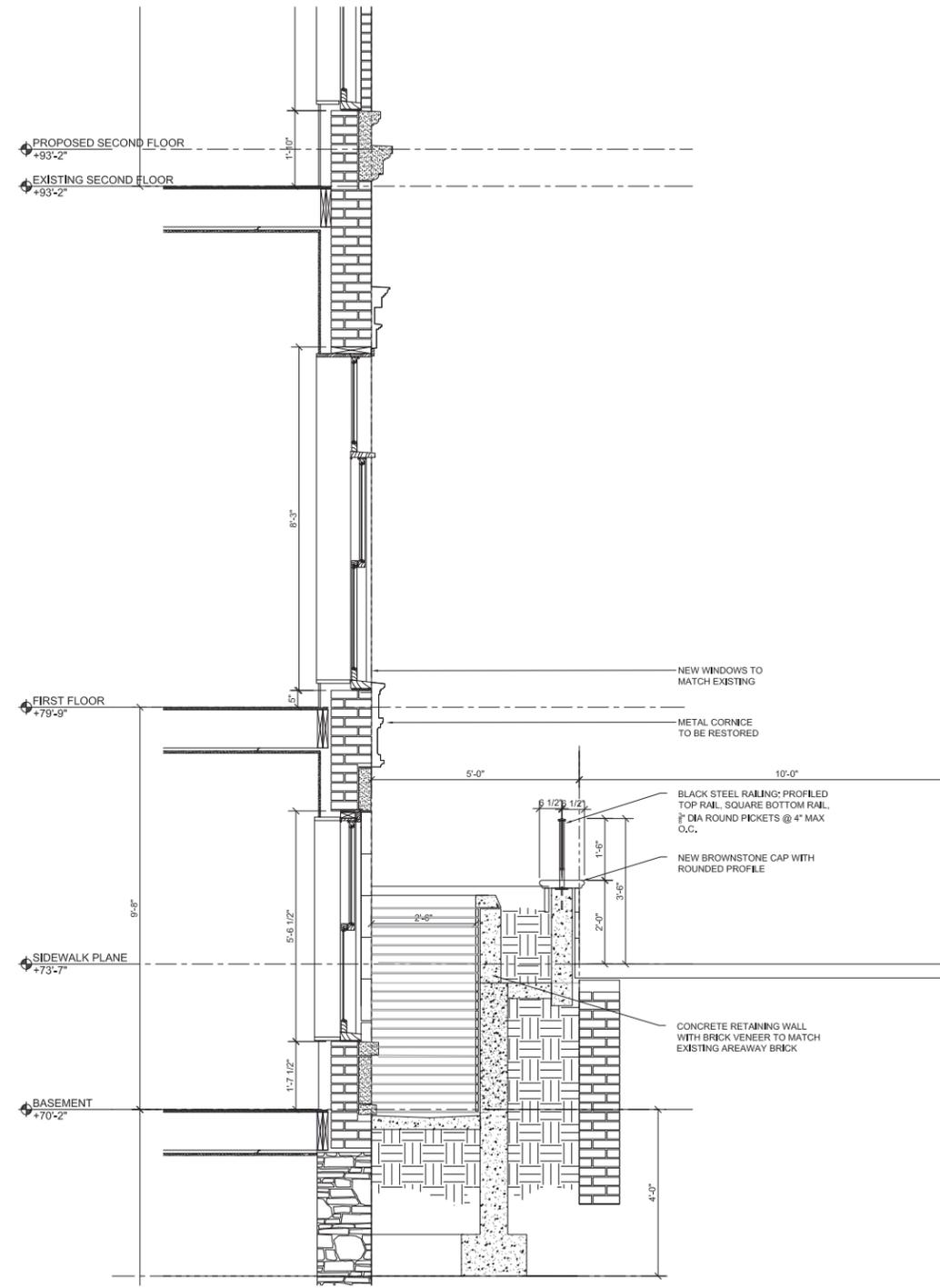
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# ENLARGED SECTIONS @ SIDEWALK



EXISTING SECTION @ AREAWAY



PROPOSED SECTION @ AREA-

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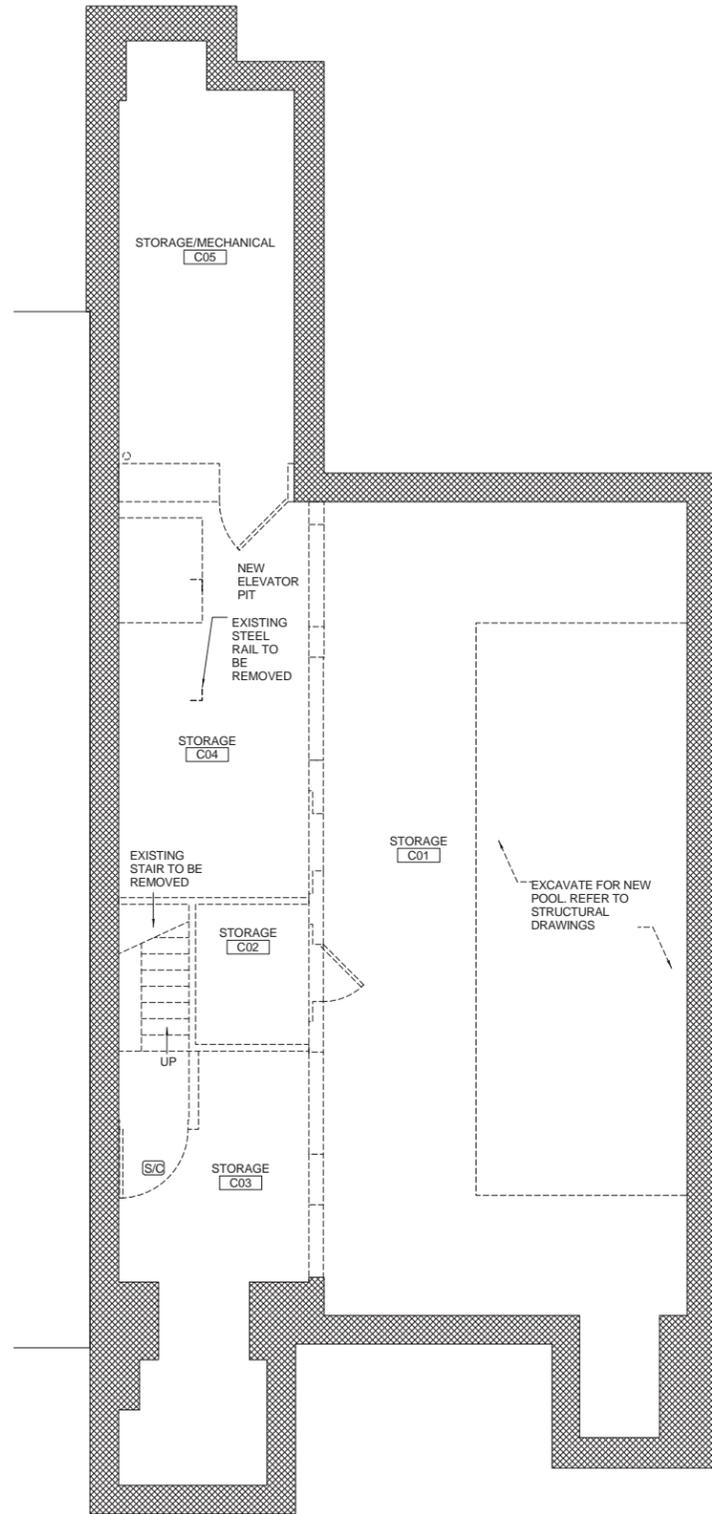
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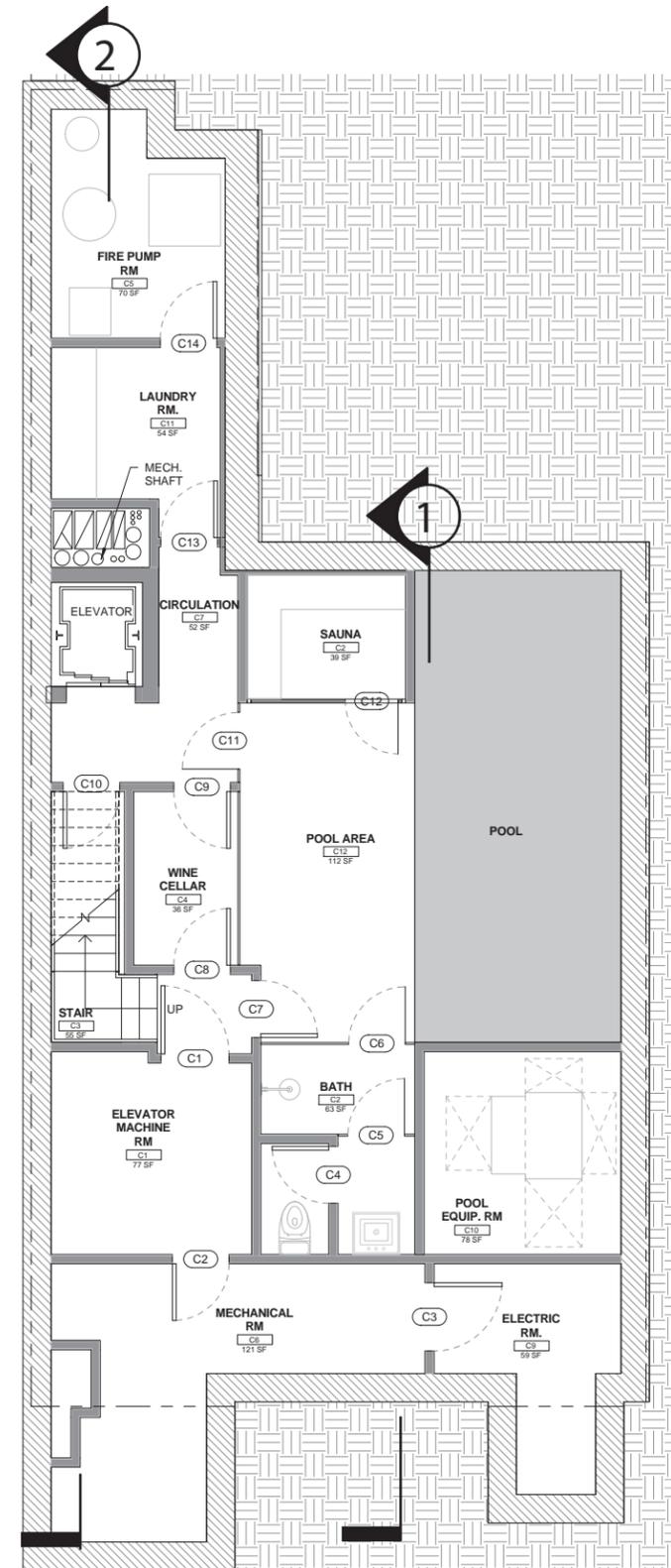
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# EXISTING & PROPOSED PLANS



01| EXISTING CELLAR PLAN



02| PROPOSED CELLAR PLAN

PROJECT:  
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PROJECT NUMBER:  
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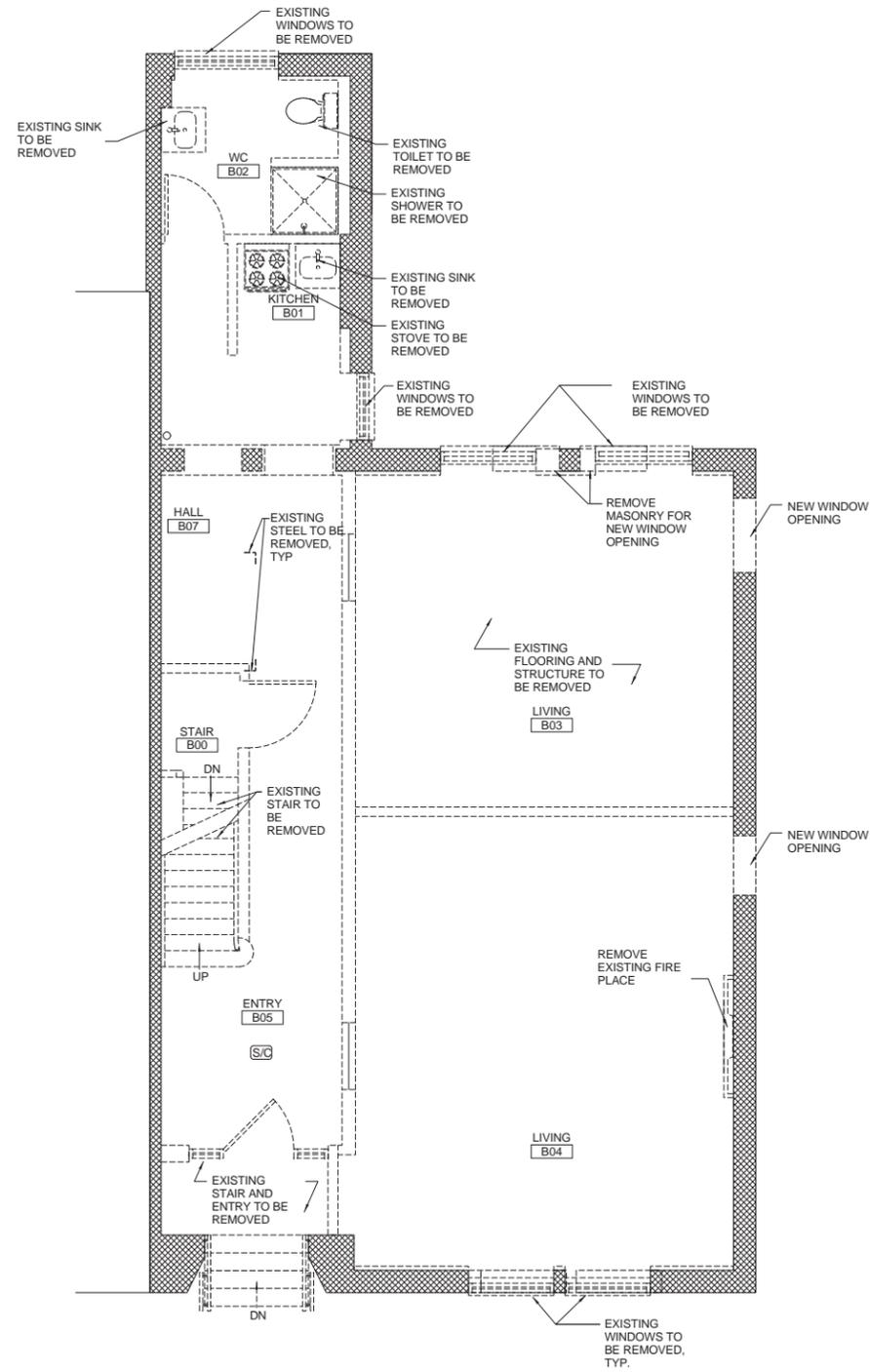
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# EXISTING & PROPOSED PLANS



01| EXISTING BASEMENT PLAN



02| PROPOSED BASEMENT PLAN

PROJECT:  
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PROJECT NUMBER:  
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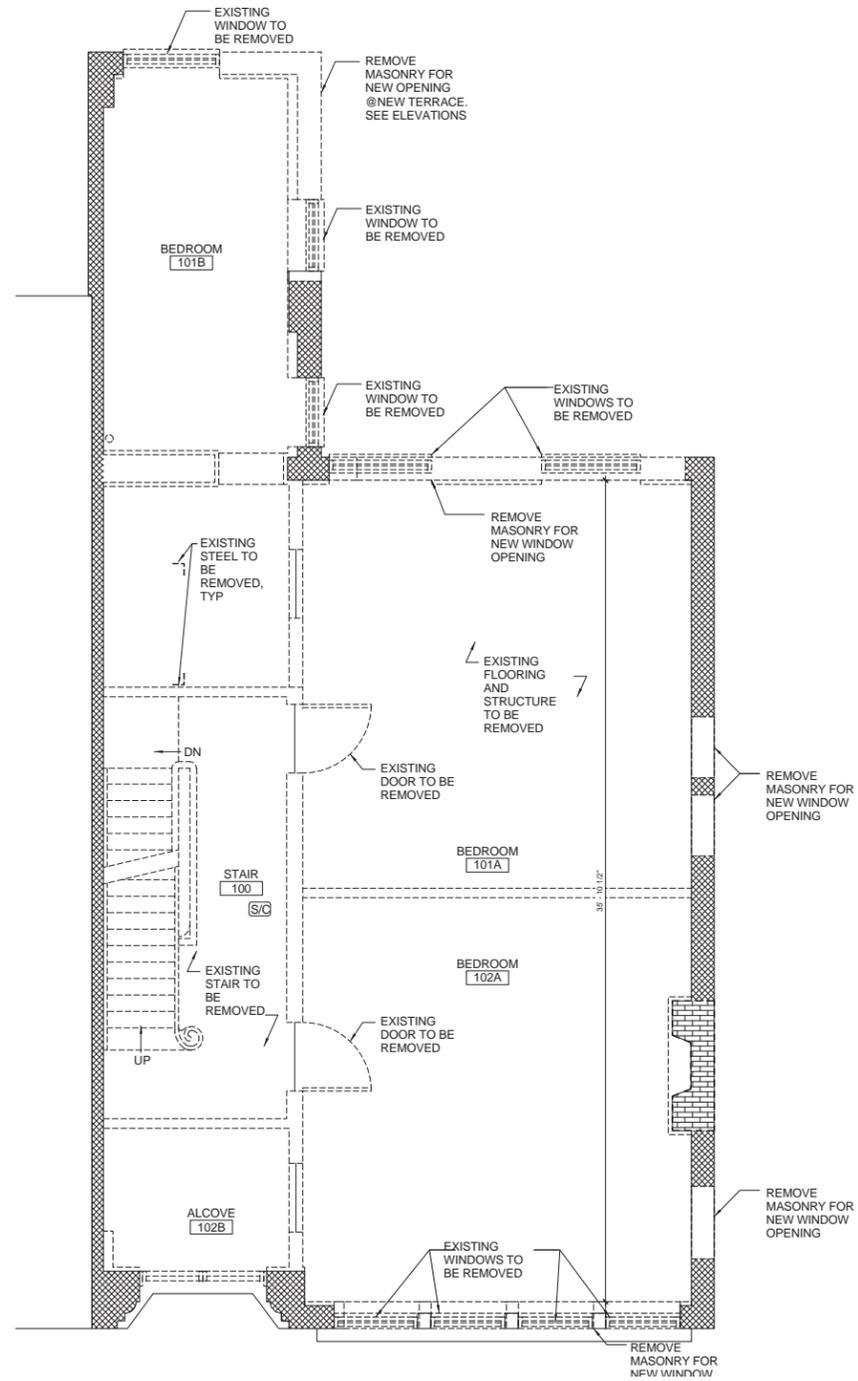
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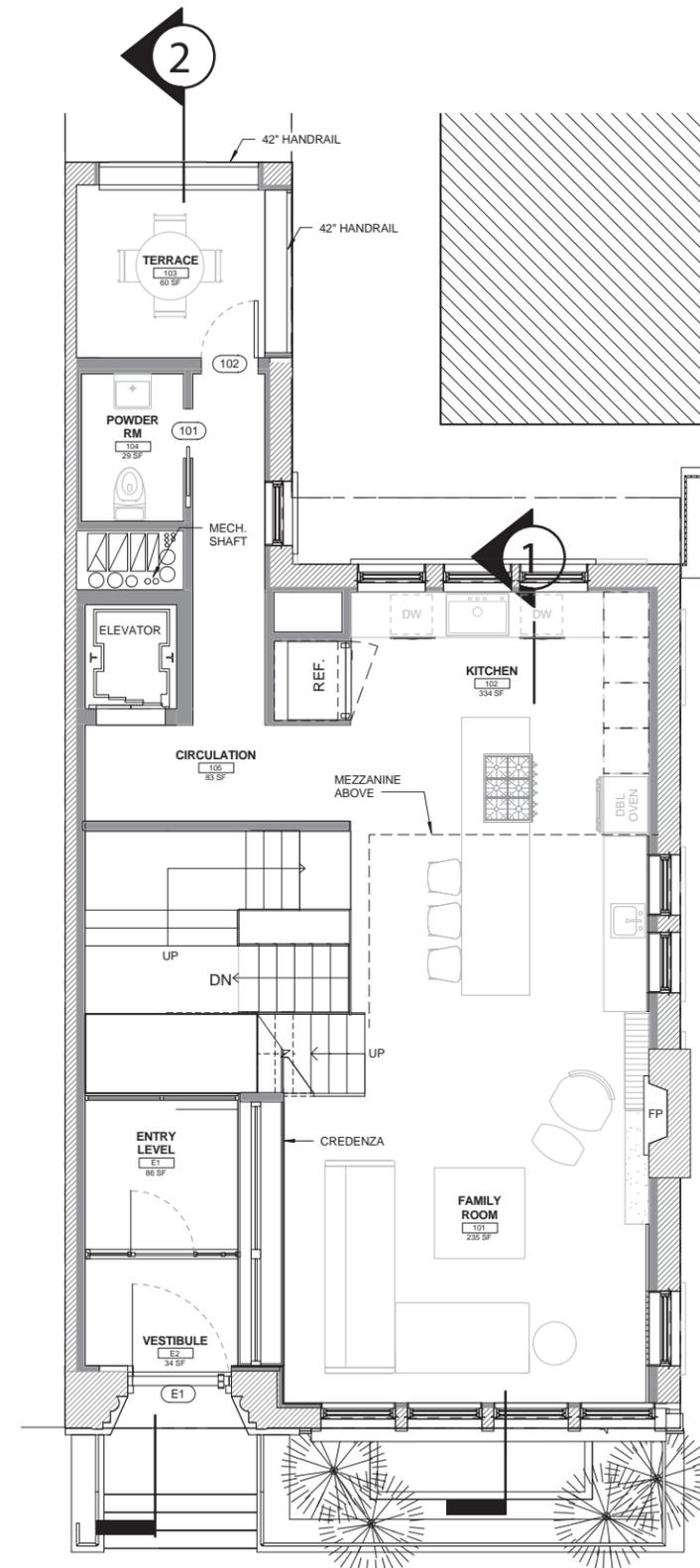
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# EXISTING & PROPOSED PLANS



01 | EXISTING FIRST FLOOR PLAN



02 | PROPOSED FIRST FLOOR PLAN

PROJECT:  
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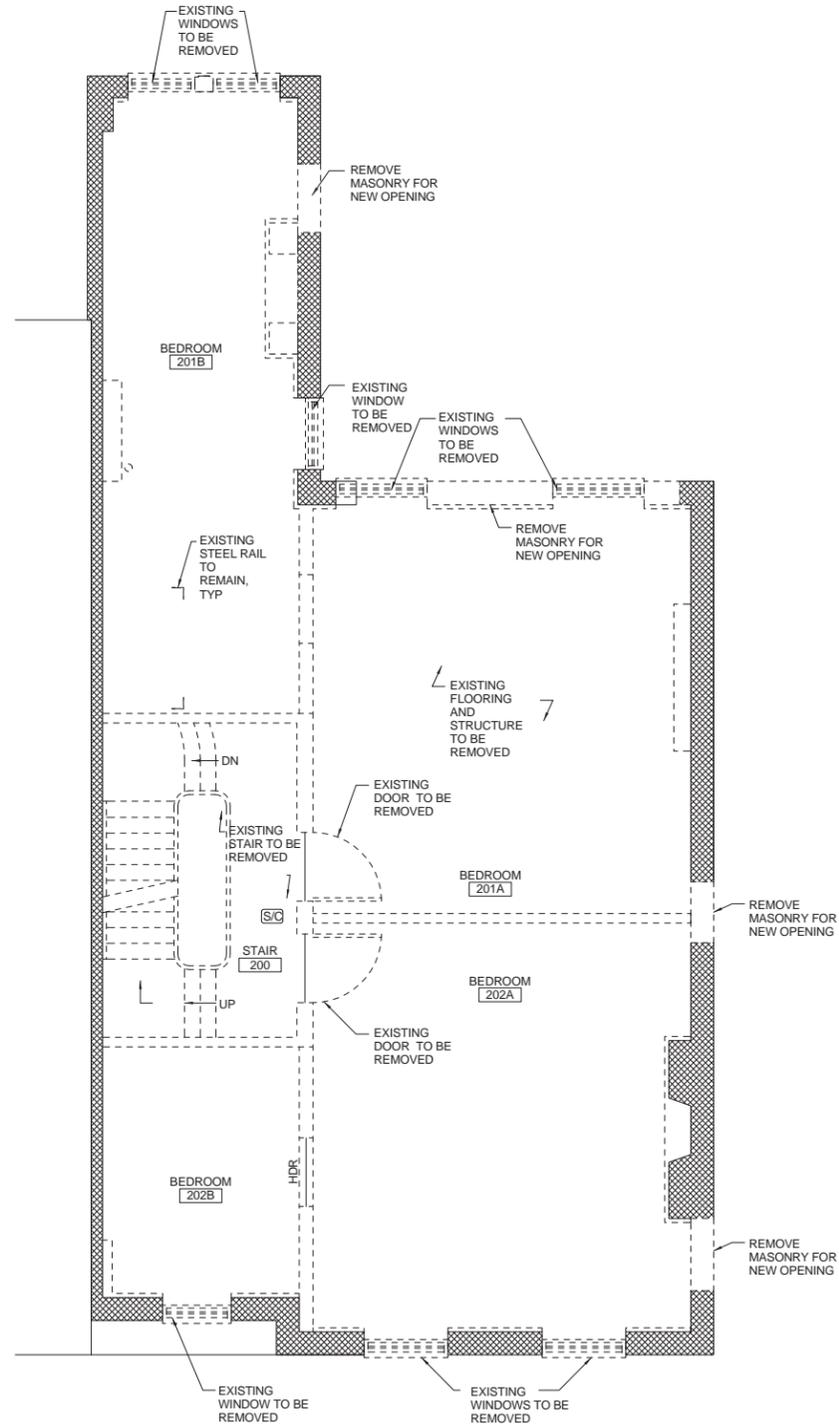
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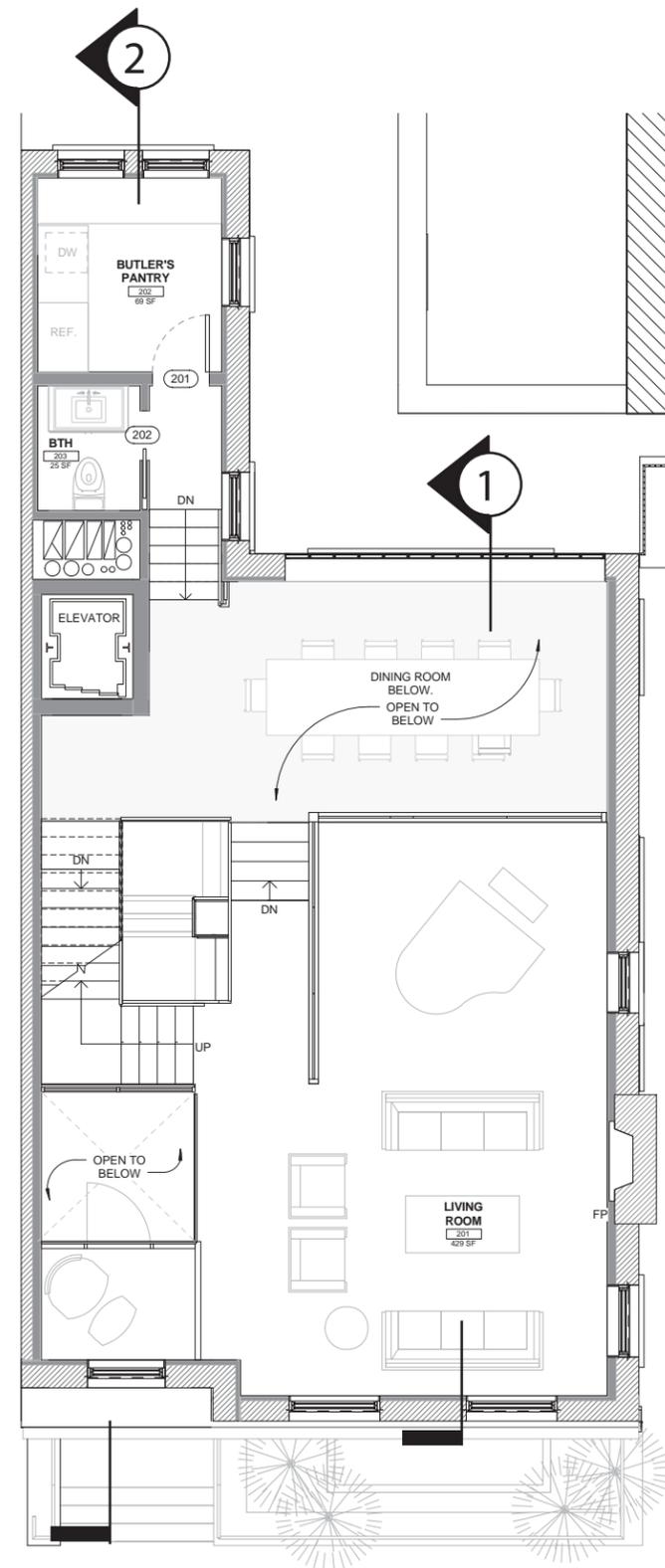
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# EXISTING & PROPOSED PLANS



01 | EXISTING SECOND FLOOR PLAN



02 | PROPOSED SECOND FLOOR PLAN

PROJECT:  
**890 PARK AVENUE**  
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:  
 12015

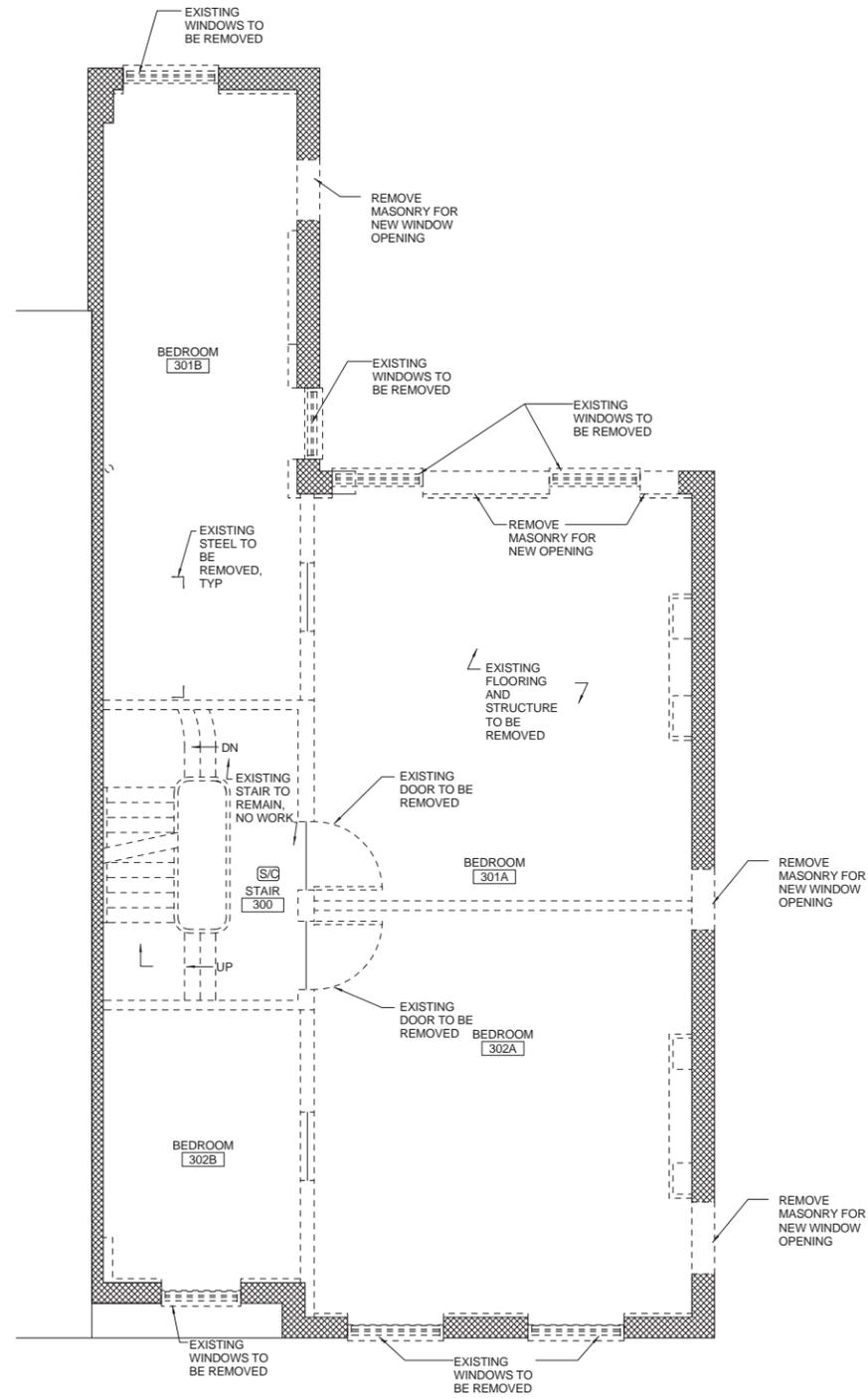
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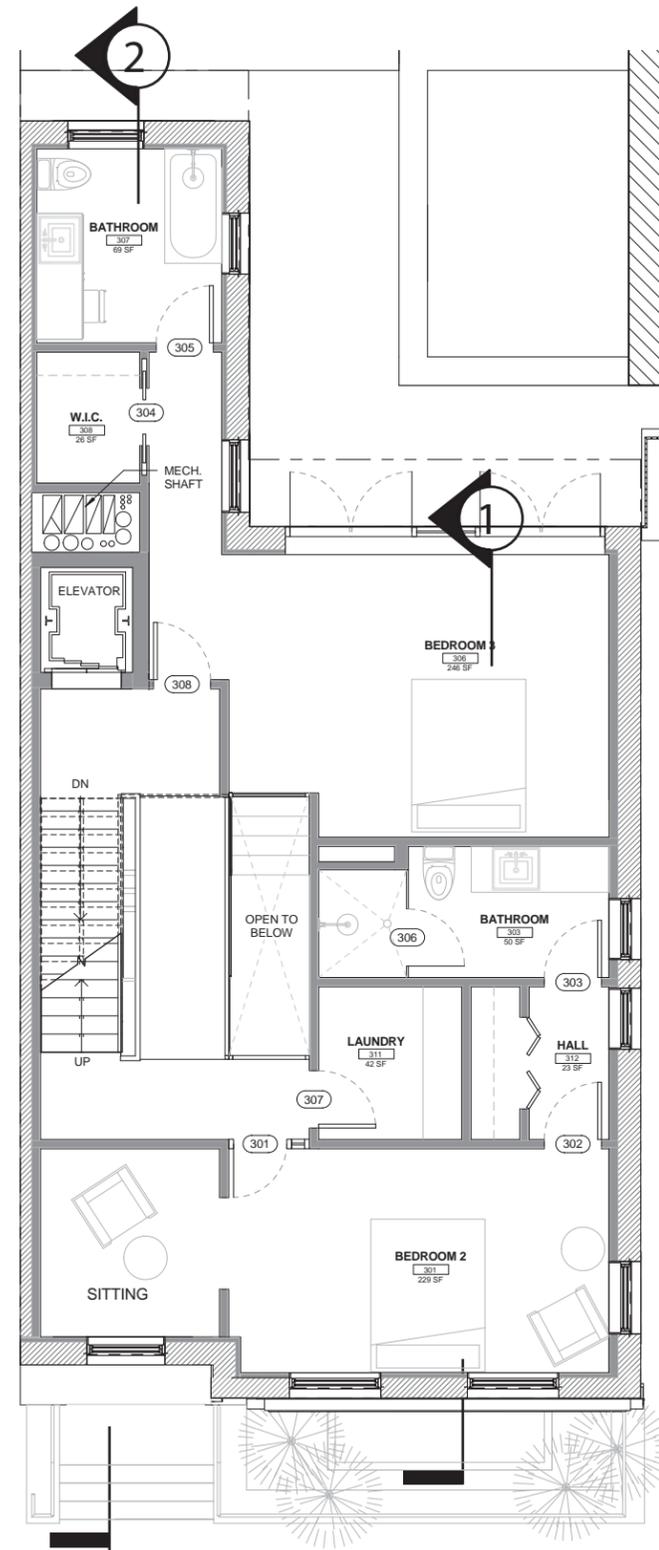
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# EXISTING & PROPOSED PLANS



01 | EXISTING THIRD FLOOR PLAN



02 | PROPOSED THIRD FLOOR PLAN

PROJECT:  
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PROJECT NUMBER:  
 12015

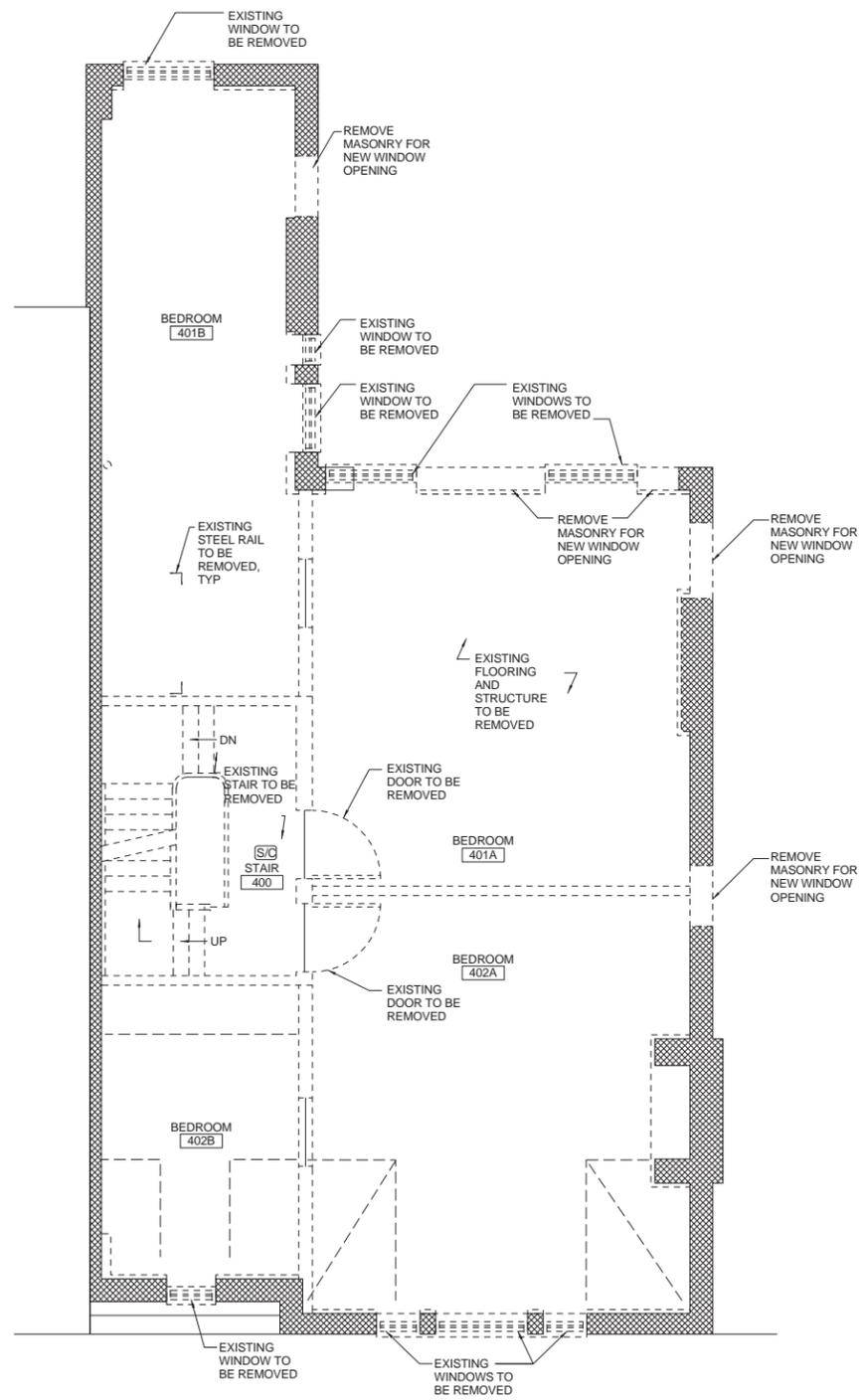
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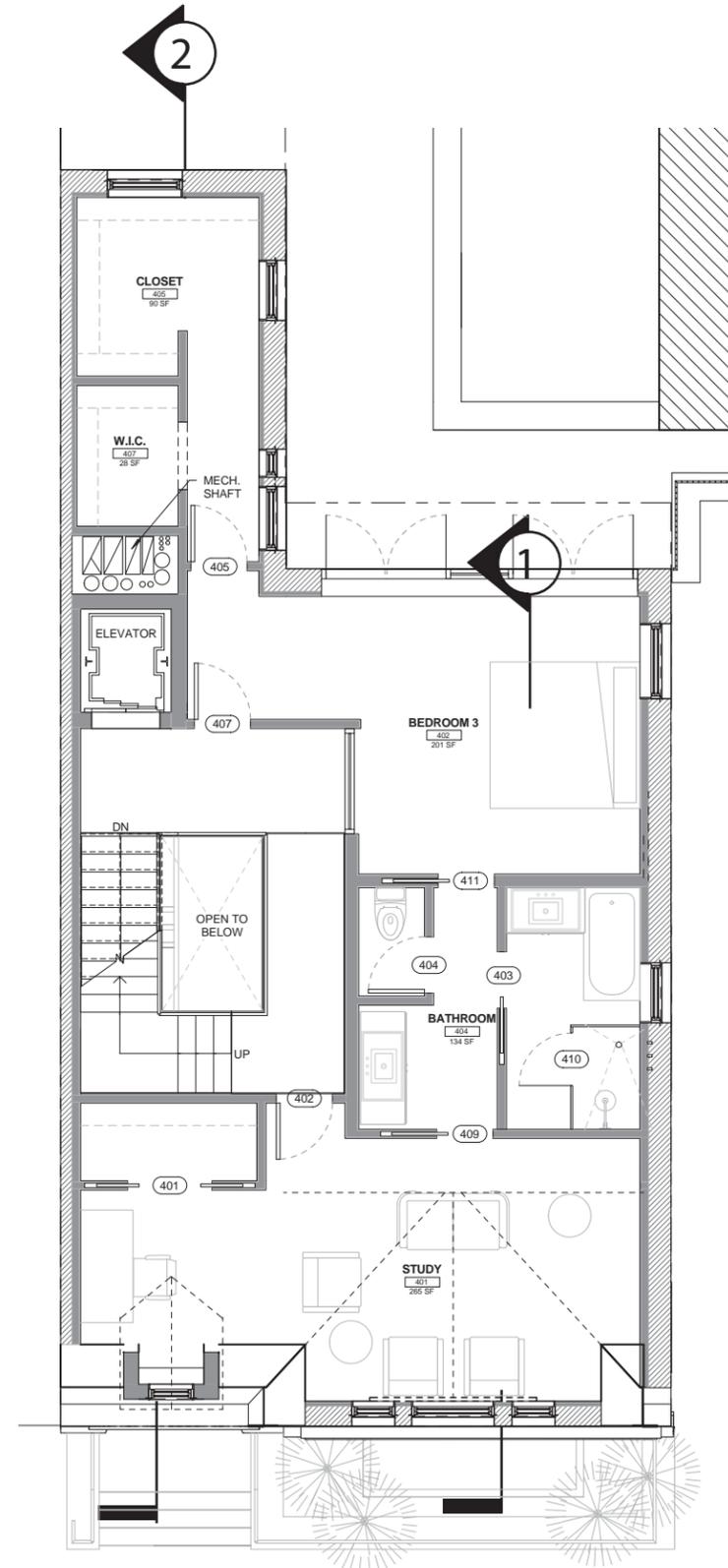
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# EXISTING & PROPOSED PLANS



01| EXISTING FOURTH FLOOR PLAN



02| PROPOSED FOURTH FLOOR PLAN

PROJECT:  
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PROJECT NUMBER:  
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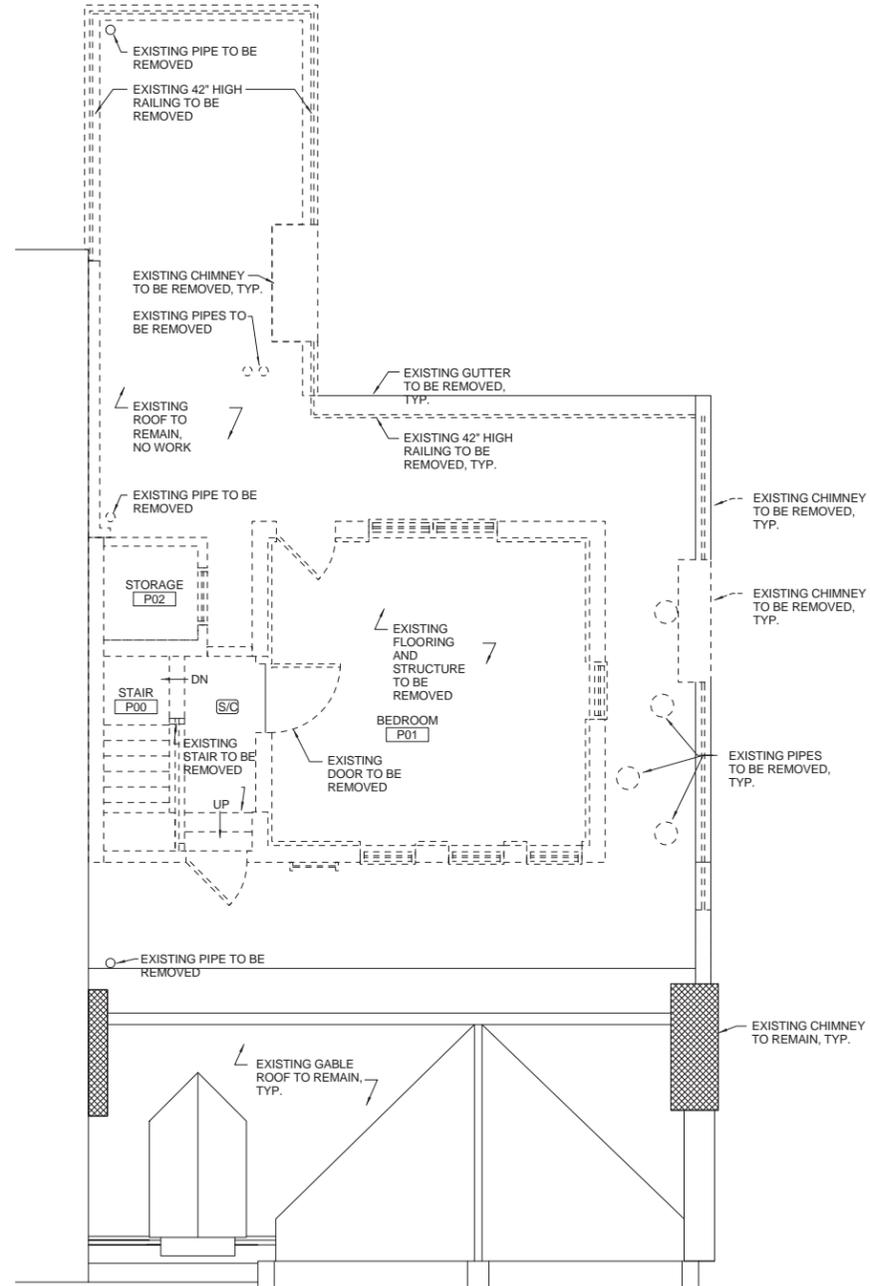
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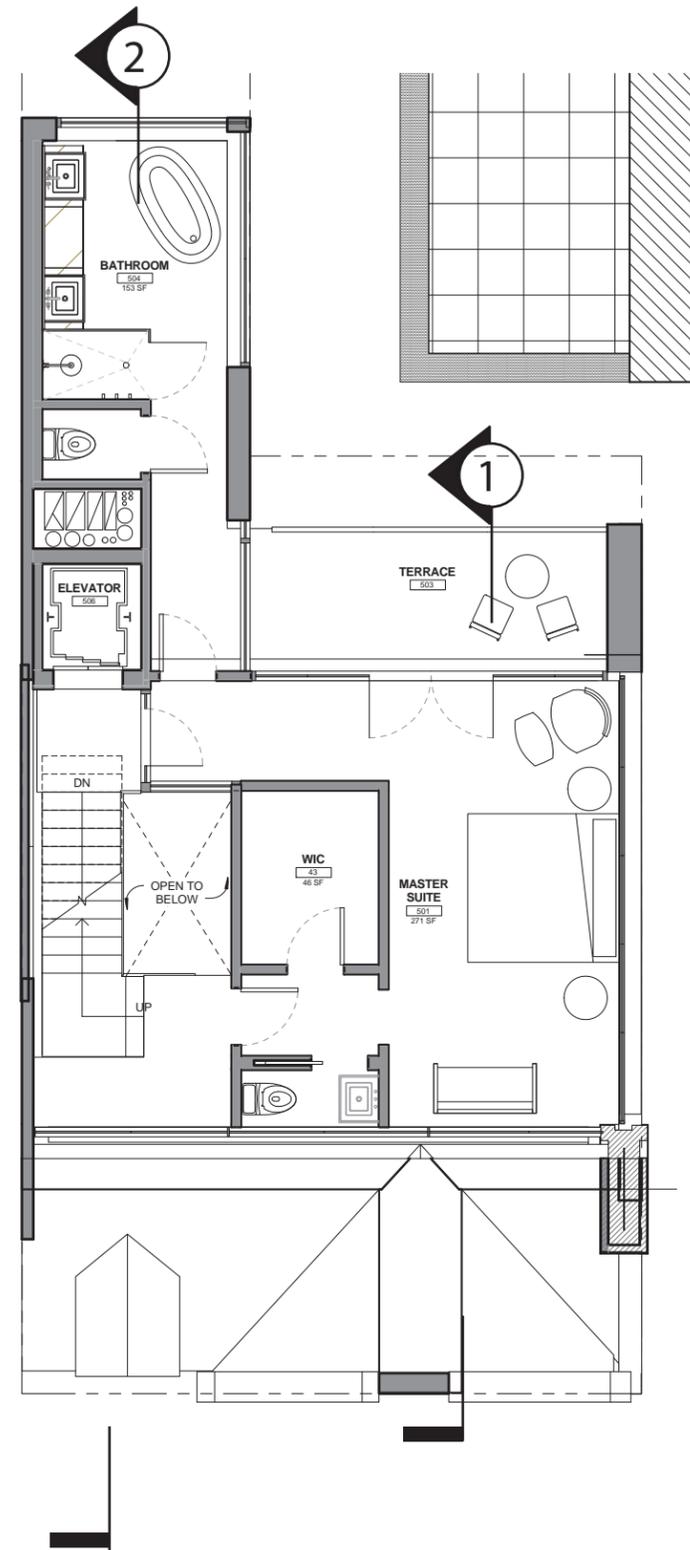
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# EXISTING & PROPOSED PLANS



01 | EXISTING PENTHOUSE PLAN



02 | PROPOSED PENTHOUSE PLAN

PROJECT:  
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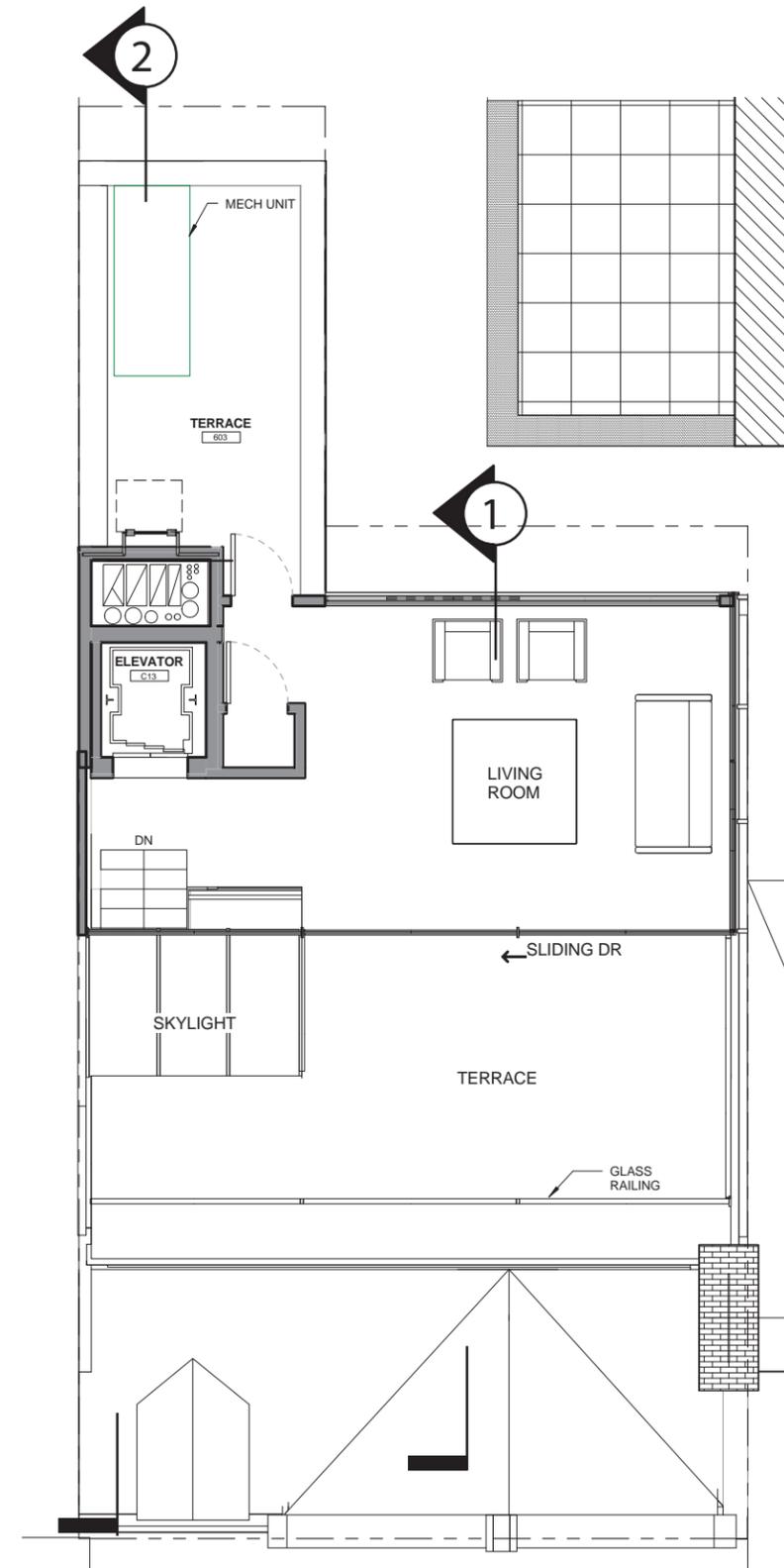
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# PROPOSED PLANS



02| PROPOSED PENTHOUSE2 PLAN

PROJECT:  
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PROJECT NUMBER:  
12015

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DATE: APRIL 12, 2016

# MOCK-UP

01| MOCKUP - LOOKING SW ON PARK AVE



02| RENDERING - LOOKING SW ON PARK AVE

PROJECT:  
890 PARK AVENUE  
NEW YORK, NEW YORK 10075

PROJECT NUMBER:  
12015

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# MOCK-UP



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# 890 PARK AVENUE

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