

890 PARK AVENUE

PROJECT:
890 PARK AVENUE
NEW YORK, NEW YORK 10075

PROJECT NUMBER:
12015

MSA MURDOCK SOLON
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DATE: FEBRUARY 2, 2016

OVERVIEW



View from Park Avenue (1940s)



Existing View from Park Avenue (2014)

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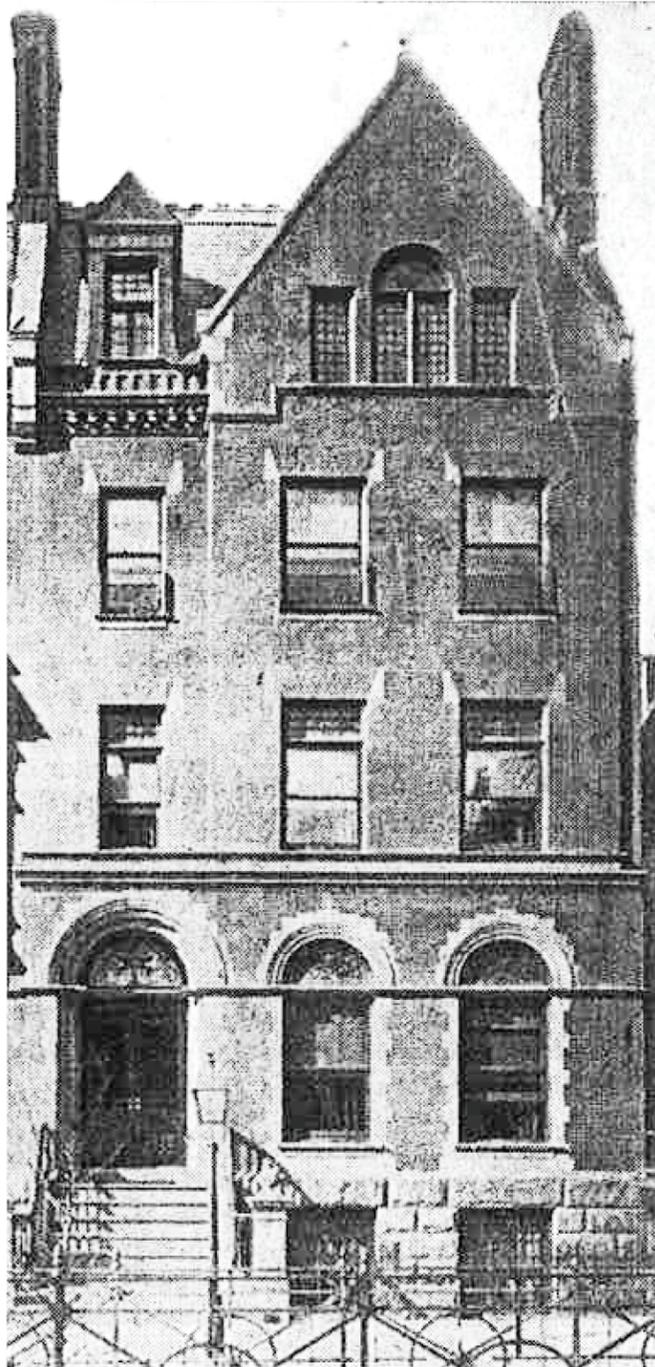
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HISTORY



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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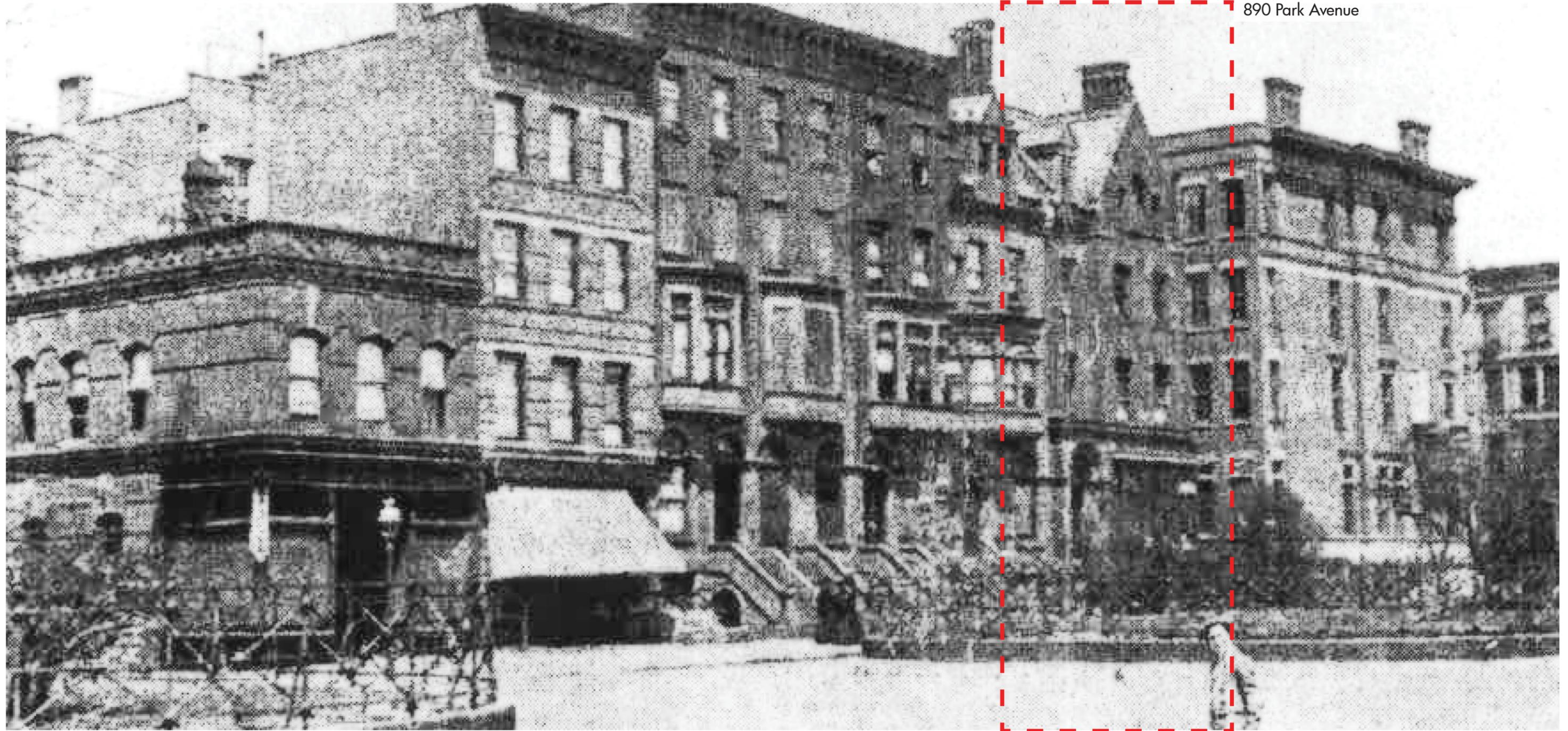
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RESTORE (HISTORY)



890 Park Avenue

882-890 Park Avenue 1907

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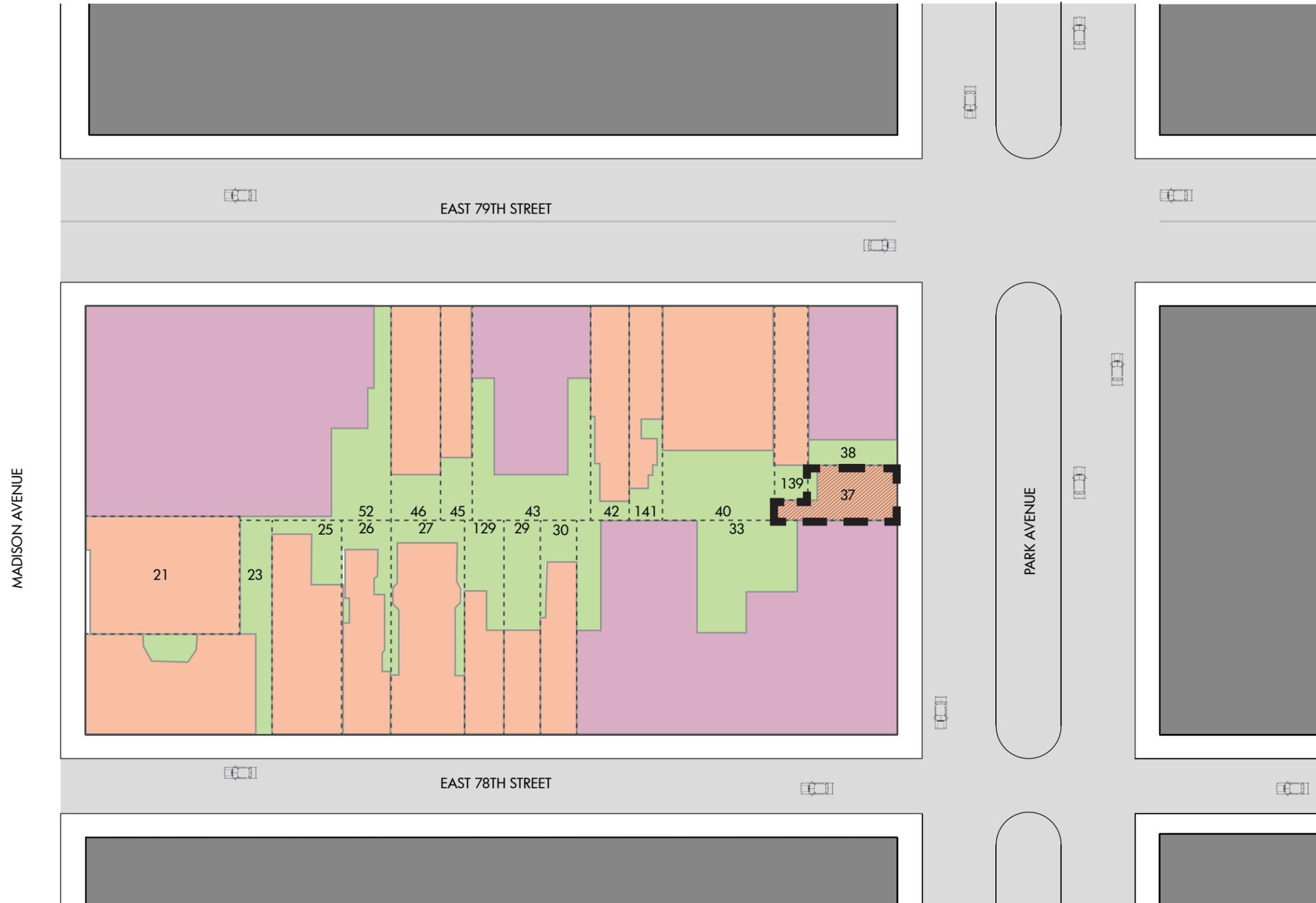
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CONTEXT



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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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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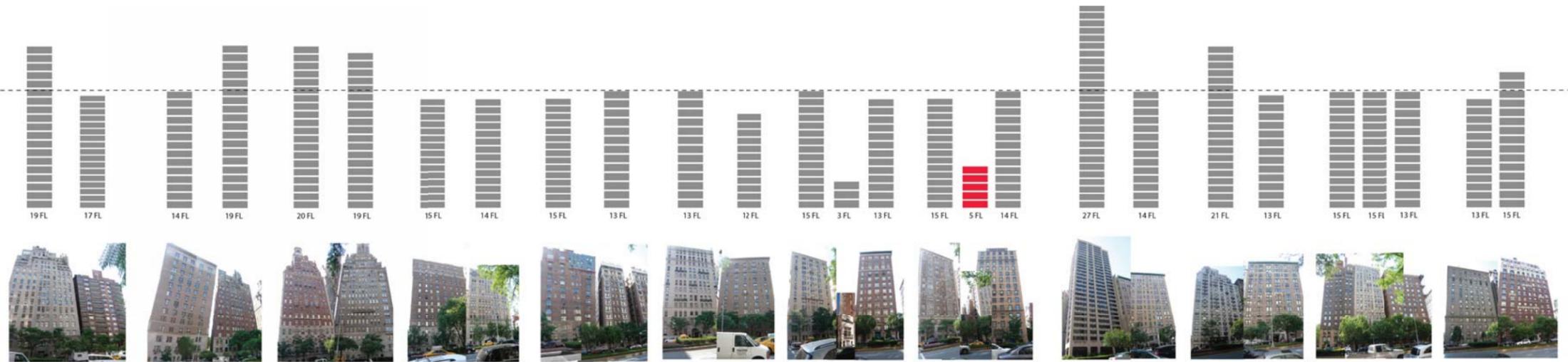
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CONTEXT

AVG HEIGHT: 154'
AVG STORIES: 14



1. 740 Park Avenue
2. 750 Park Avenue
3. 760 Park Avenue
4. 770 Park Avenue
5. 778 Park Avenue
6. 784 Park Avenue
7. 800 Park Avenue
8. 812 Park Avenue
9. 820 Park Avenue
10. 830 Park Avenue
11. 840 Park Avenue
12. 850 Park Avenue
13. 860 Park Avenue
14. 870 Park Avenue
15. 876 Park Avenue
16. 888 Park Avenue
17. 890 Park Avenue
18. 896 Park Avenue
19. 900 Park Avenue
20. 908 Park Avenue
21. 920 Park Avenue
22. 930 Park Avenue
23. 940 Park Avenue
24. 944 Park Avenue
25. 950 Park Avenue
26. 960 Park Avenue
27. 970 Park Avenue
28. 975 Park Avenue
29. 969 Park Avenue
30. 957 Park Avenue
31. 951 Park Avenue
32. 941 Park Avenue
33. 935 Park Avenue
34. 929 Park Avenue
35. 925 Park Avenue
36. 911 Park Avenue
37. 903 Park Avenue
38. 893 Park Avenue
39. 891 Park Avenue
40. 883 Park Avenue
41. 875 Park Avenue
42. 865 Park Avenue
43. 100 East 77th St.
44. 829 Park Avenue
45. 823 Park Avenue
46. 821 Park Avenue
47. 815 Park Avenue
48. 807 Park Avenue
49. 799 Park Avenue
50. 791 Park Avenue
51. 785 Park Avenue
52. 775 Park Avenue
53. 751 Park Avenue
54. 737 Park Avenue



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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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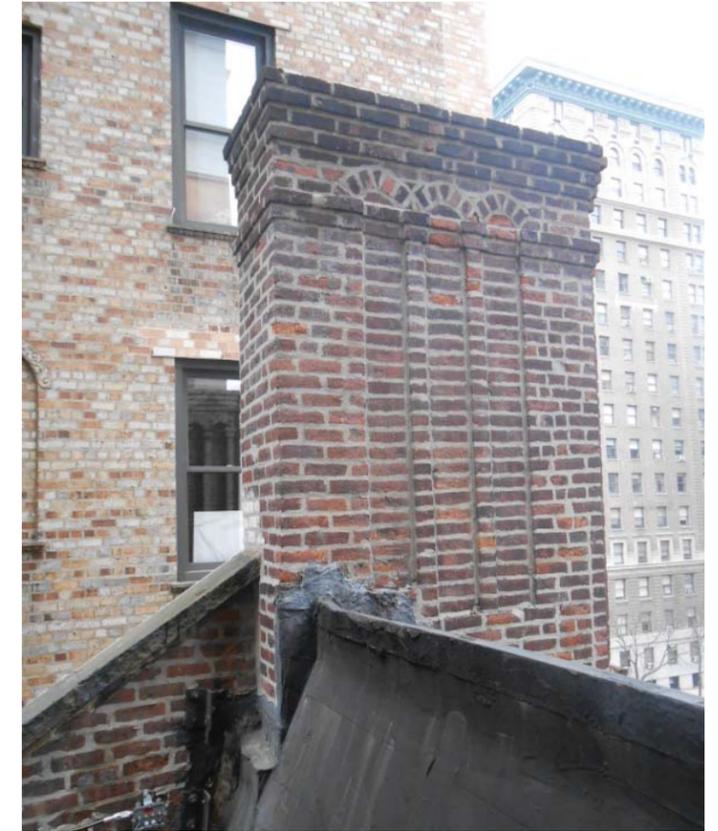
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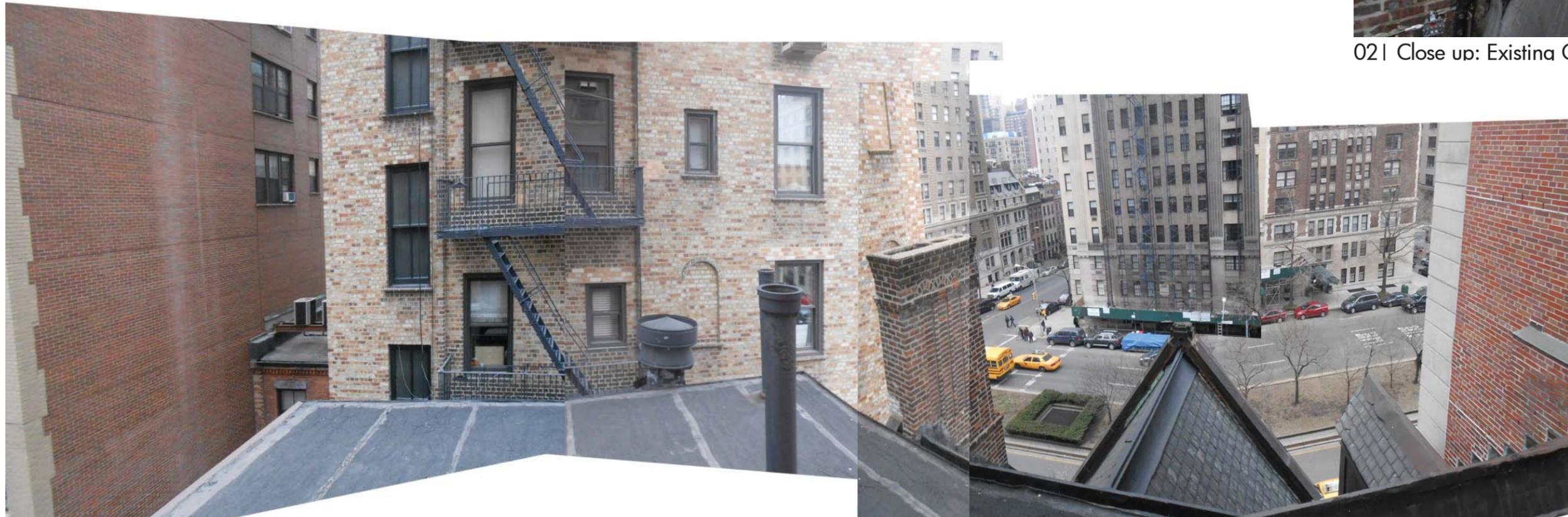
EXISTING CONTEXT



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

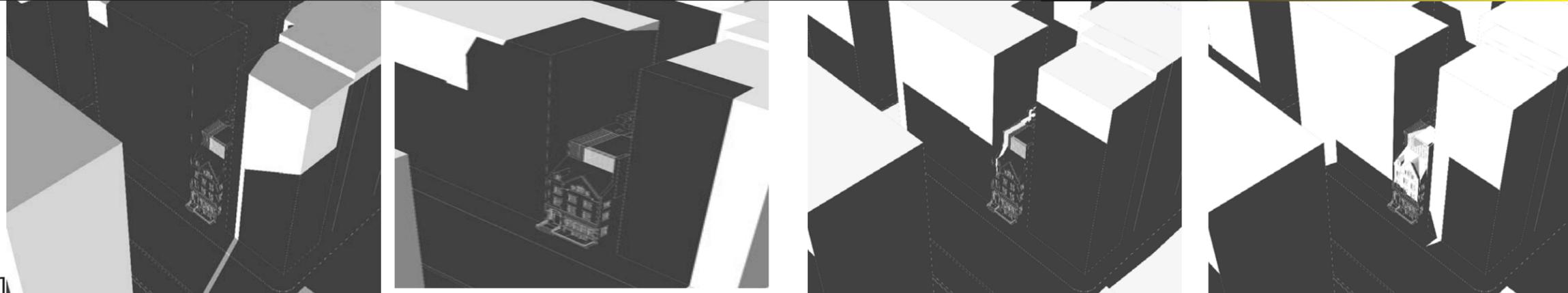
9 AM

10 AM

11 AM

3 HOURS OF DAYLIGHT

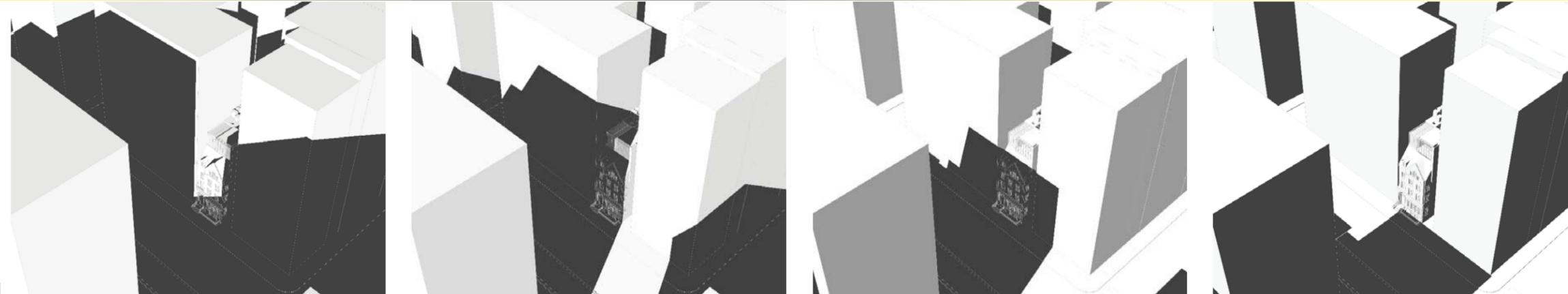
MAR 21



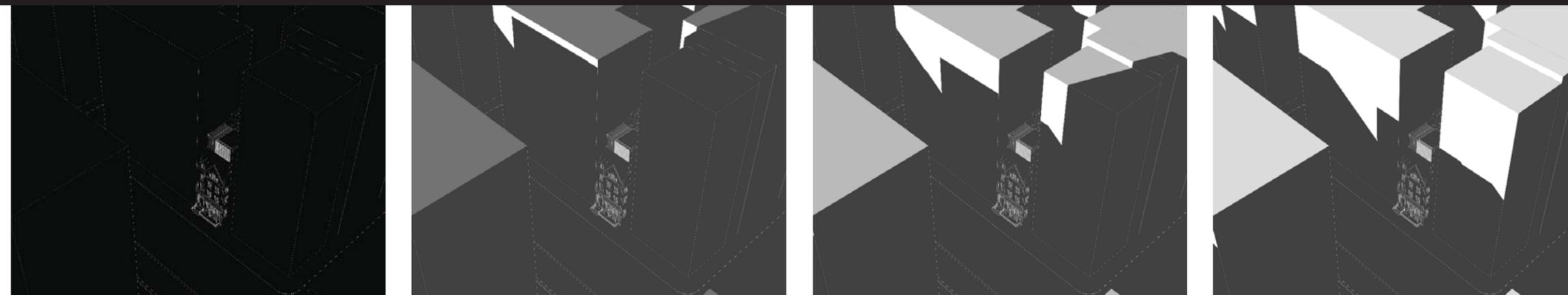
1 HOURS OF DAYLIGHT

4 HOURS OF DAYLIGHT

JULY 21



DEC 21



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SUNLIGHT STUDY

12 PM

1 PM

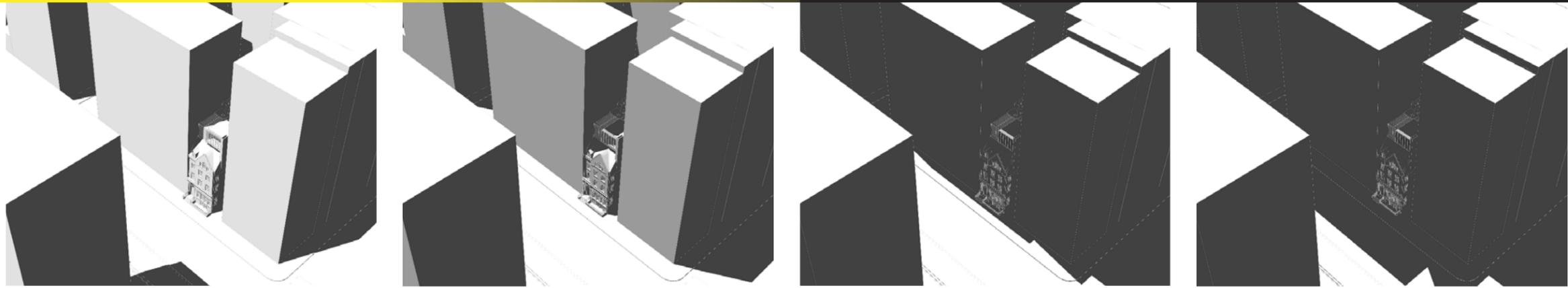
2 PM

3 PM

MAR 21

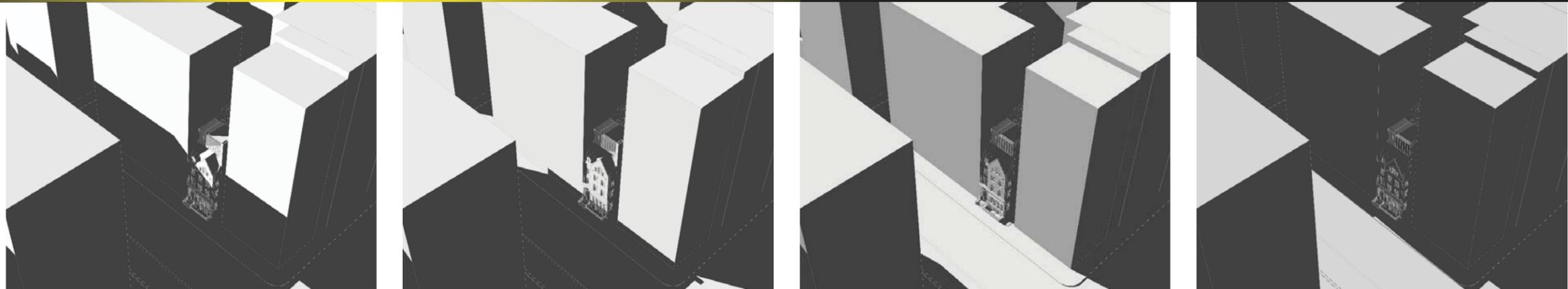


JULY 21



2 HOURS OF DAYLIGHT

DEC 21



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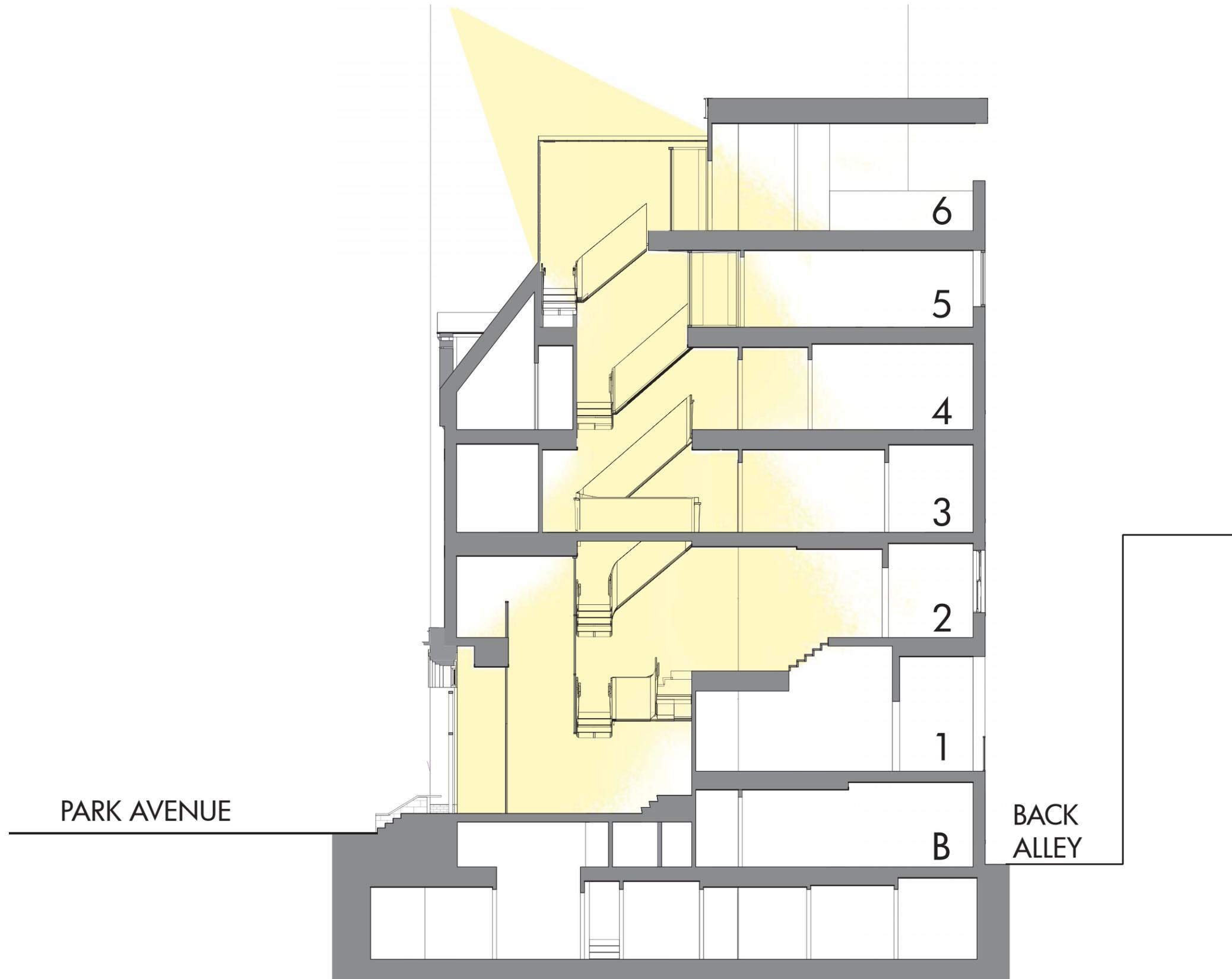
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RENDERINGS



01 | FRONT VIEW FROM PARK AVENUE



02 | REAR VIEW



03 | ENTRANCE

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PROPOSED



01 | Existing View from Park Avenue



02 | Rendered View from Park Avenue

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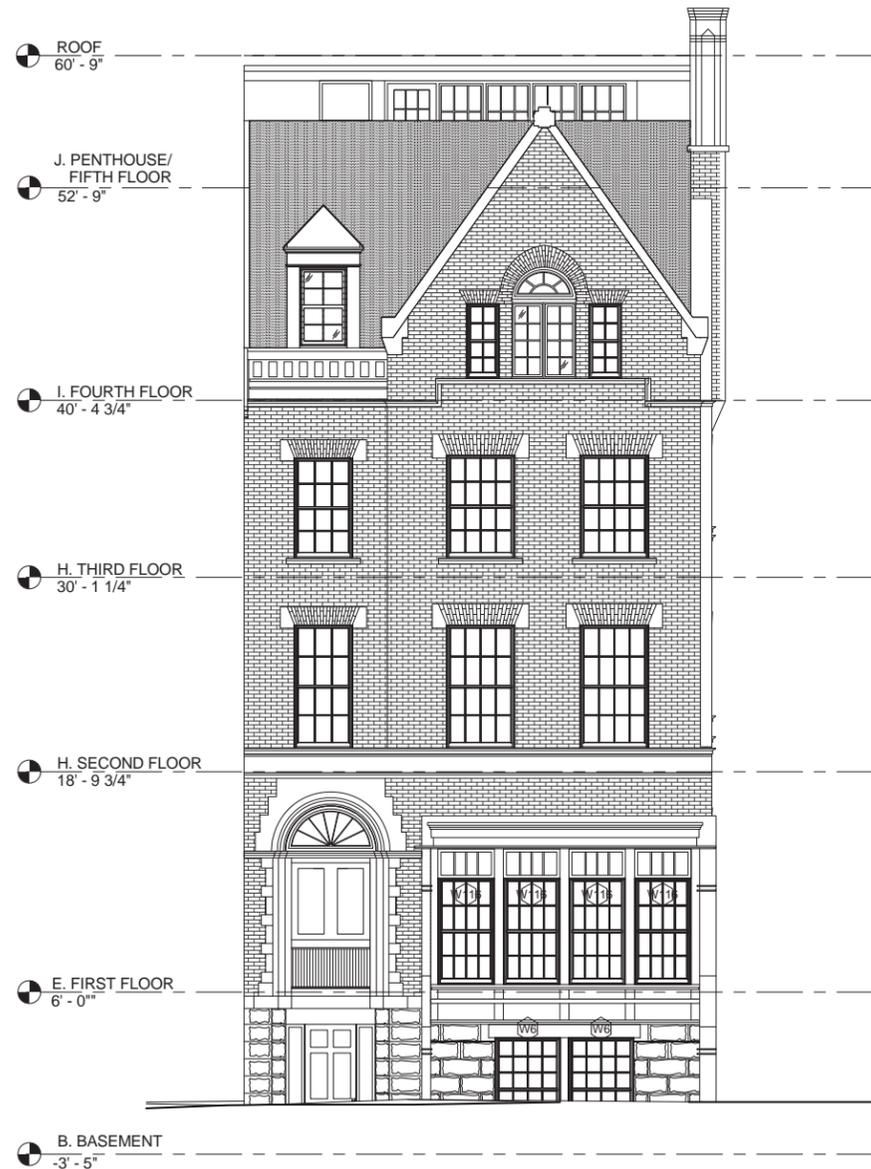
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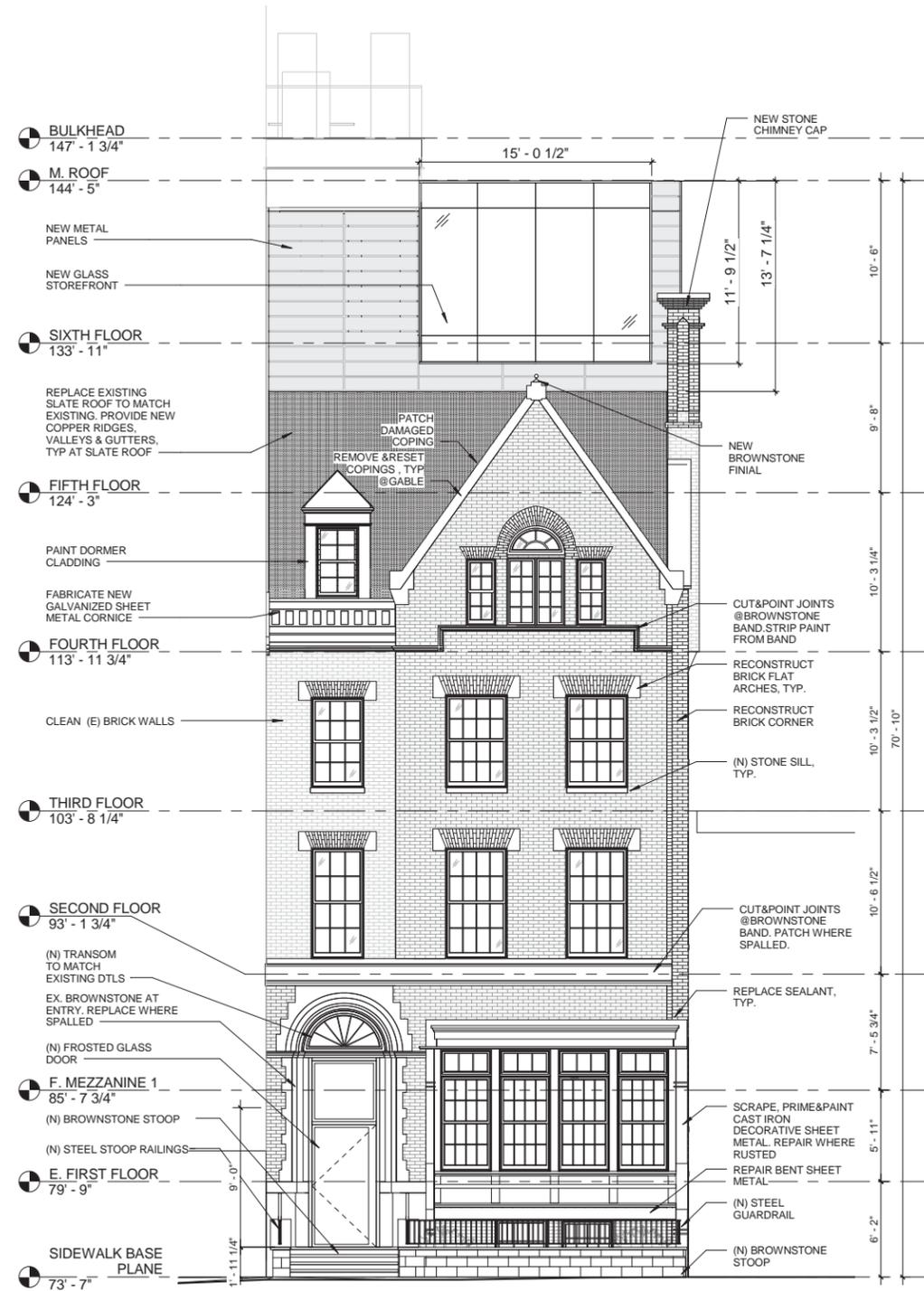
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EXISTING/PROPOSED ELEVATIONS



01 | EXISTING EAST ELEVATION



02 | PROPOSED EAST ELEVATION

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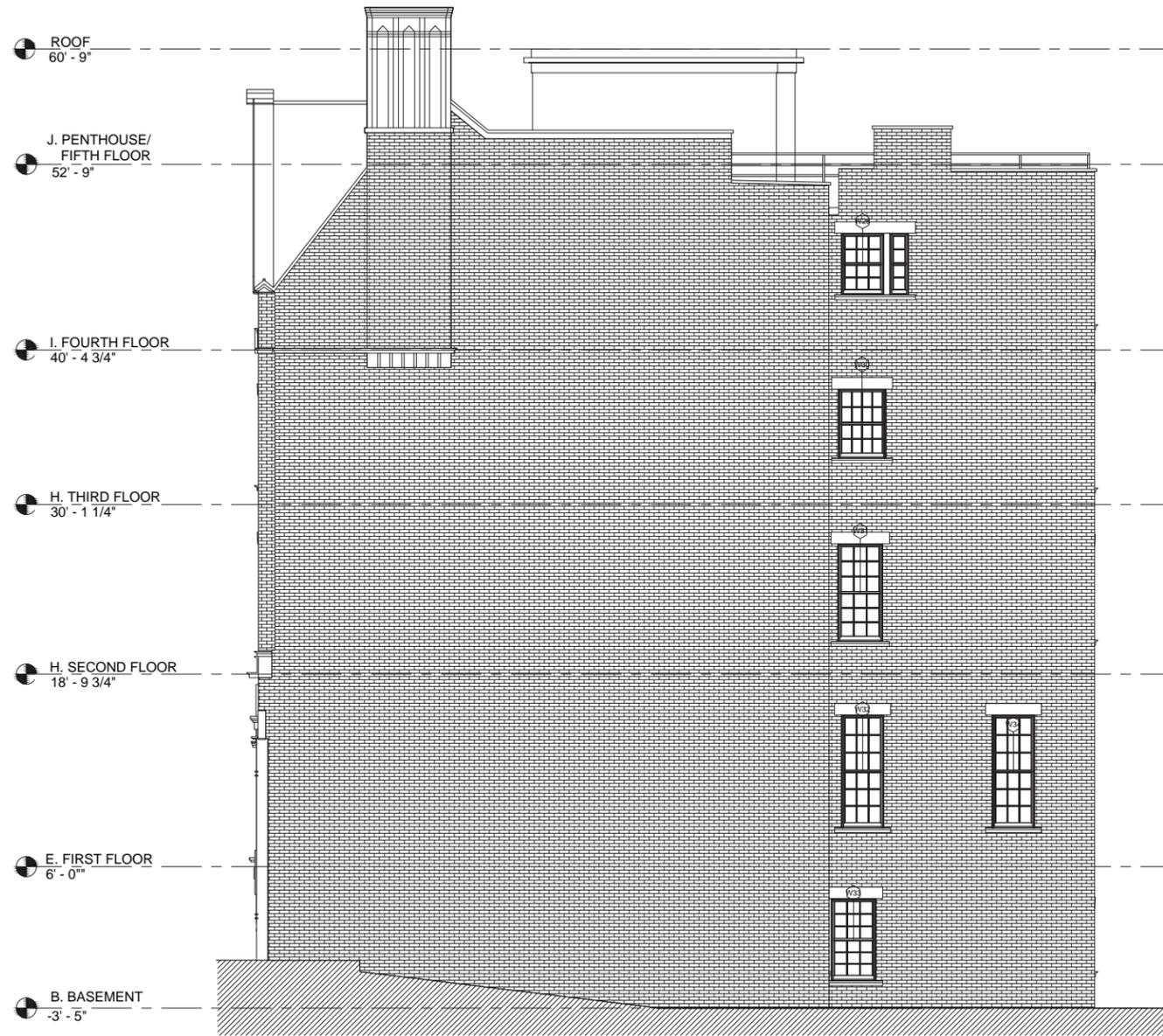
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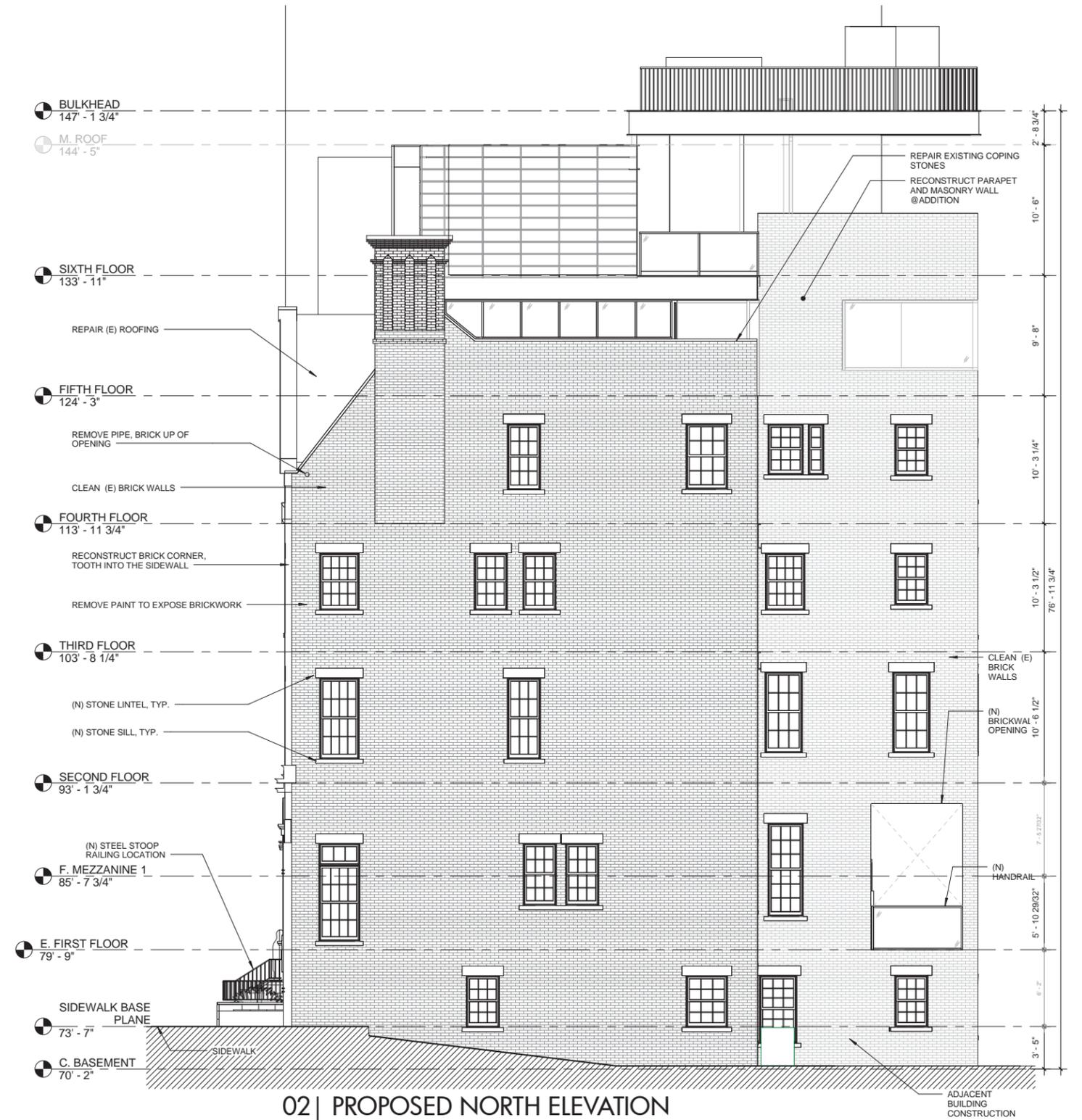
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EXISTING/PROPOSED ELEVATIONS



01 | EXISTING NORTH ELEVATION



02 | PROPOSED NORTH ELEVATION

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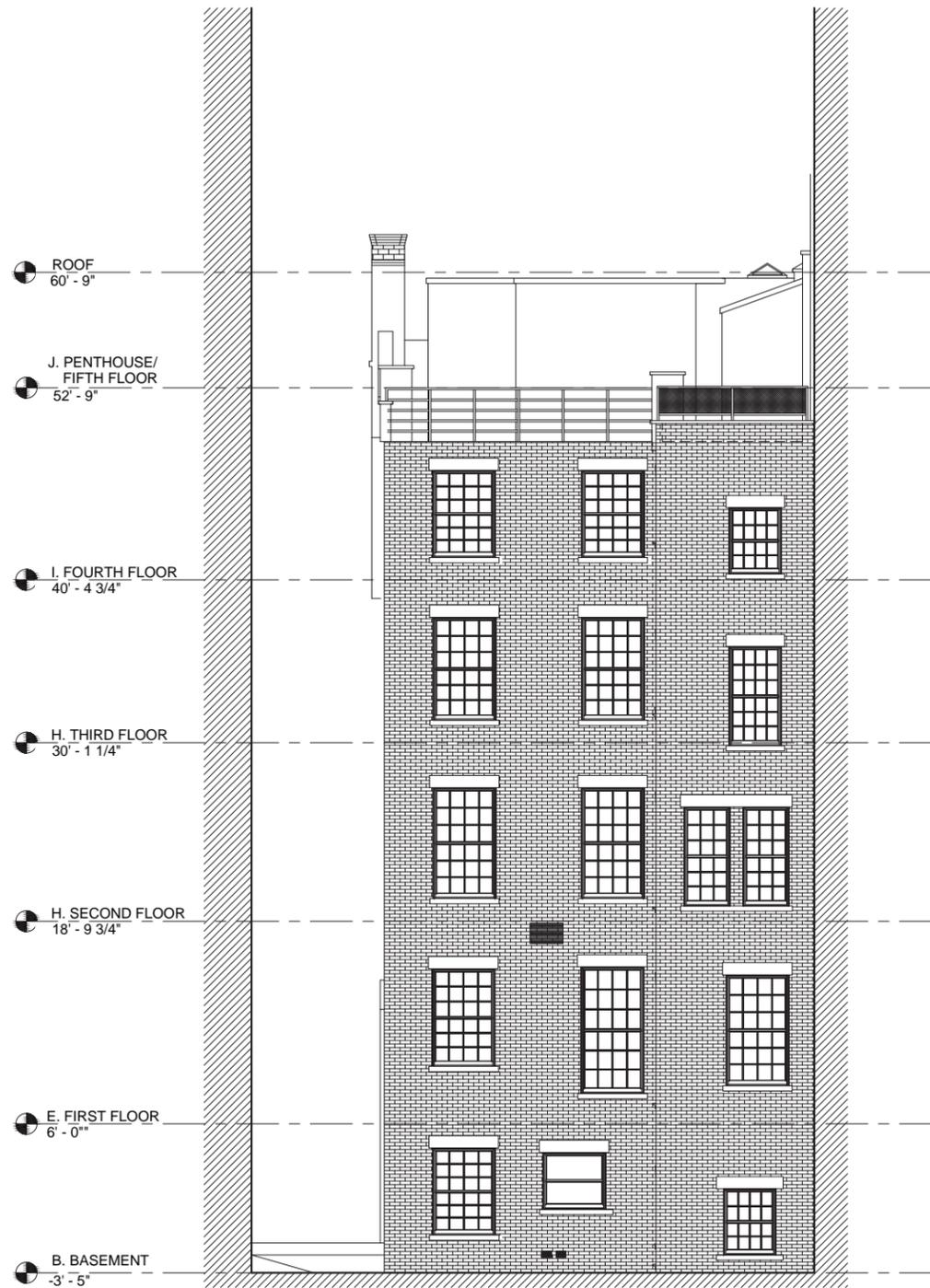
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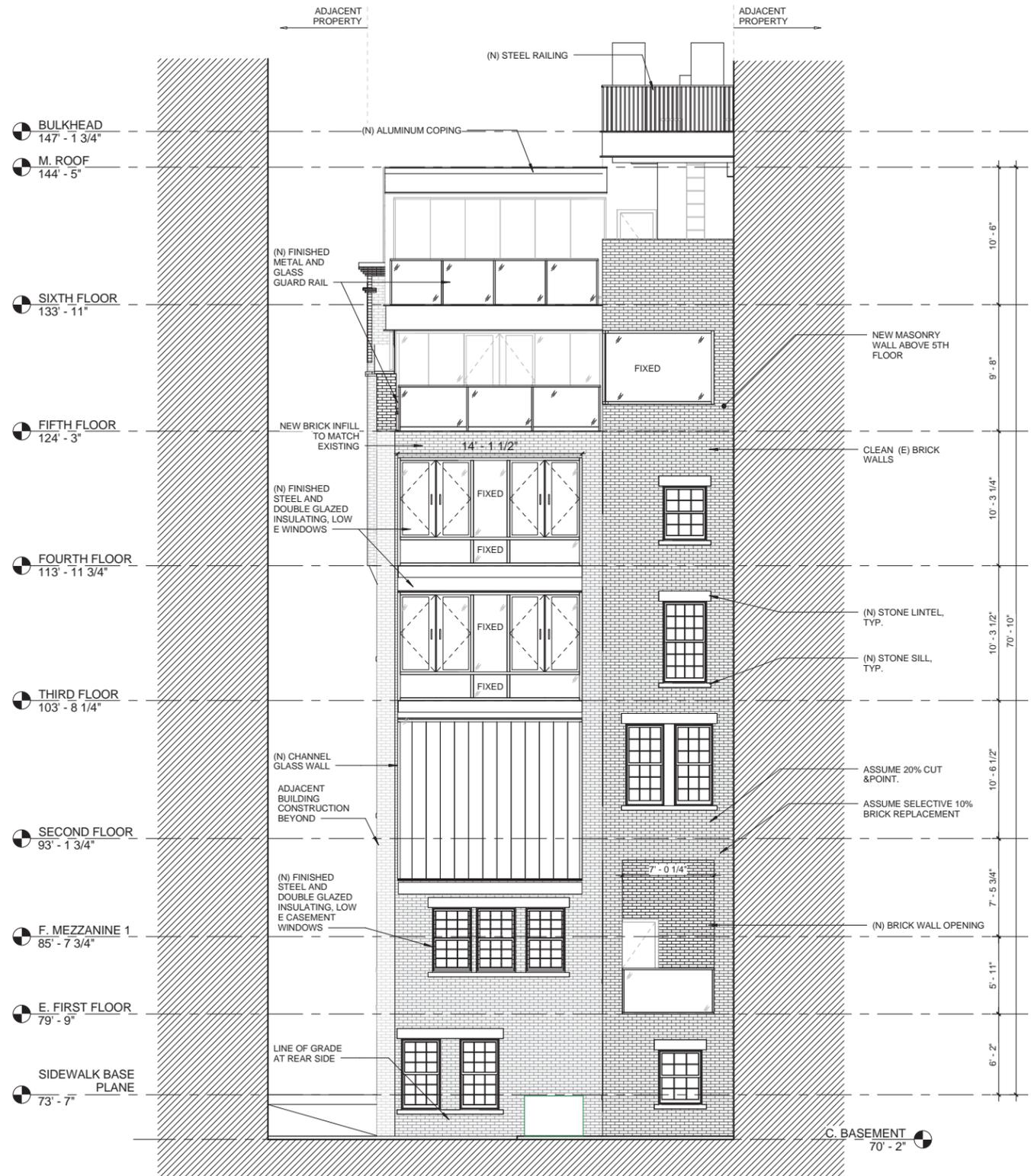
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EXISTING/PROPOSED ELEVATIONS



01 | EXISTING WEST ELEVATION



02 | PROPOSED WEST ELEVATION

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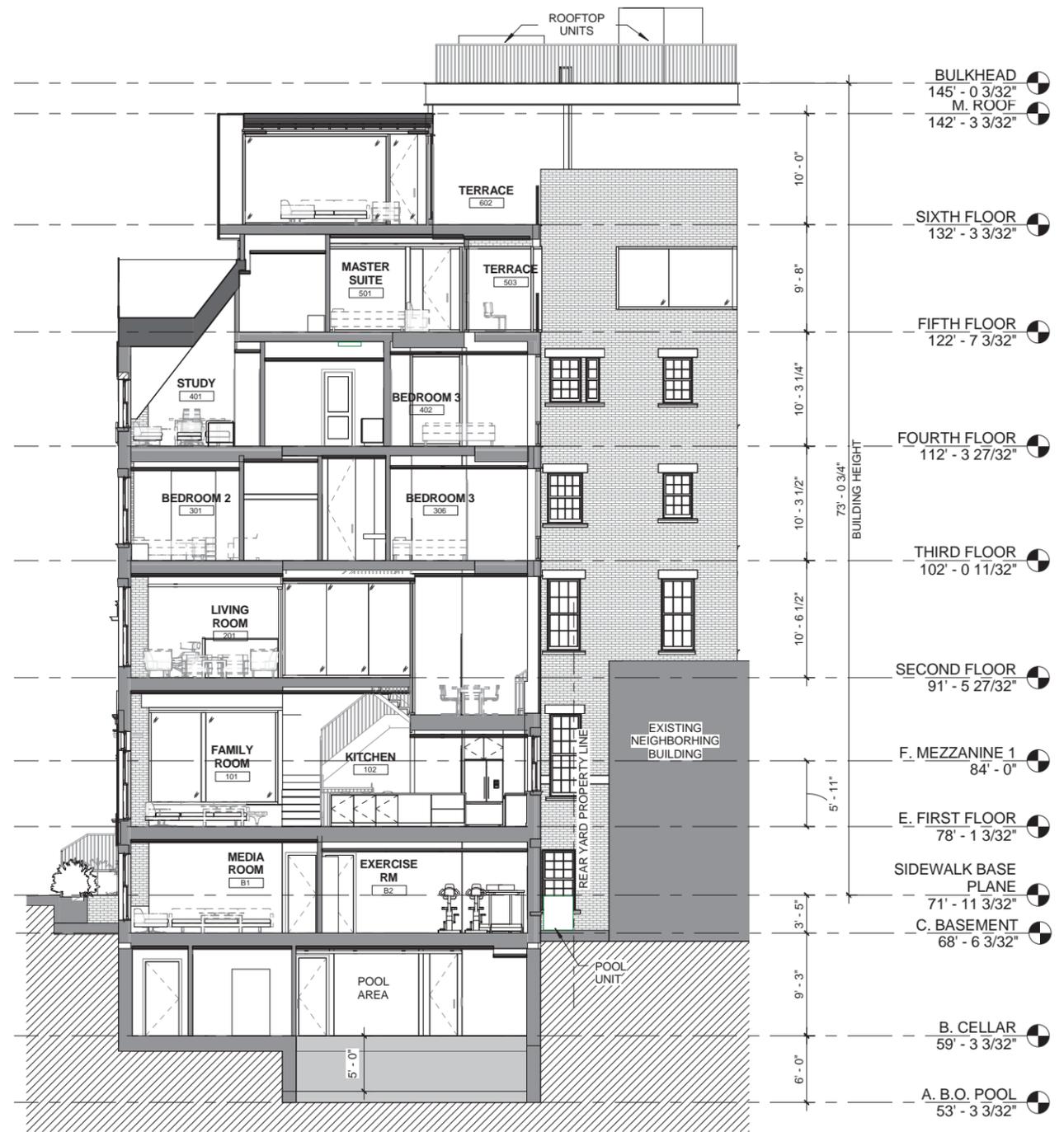
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EXISTING/PROPOSED SECTIONS



EXISTING BUILDING SECTION 'A'



PROPOSED BUILDING SECTION '1'

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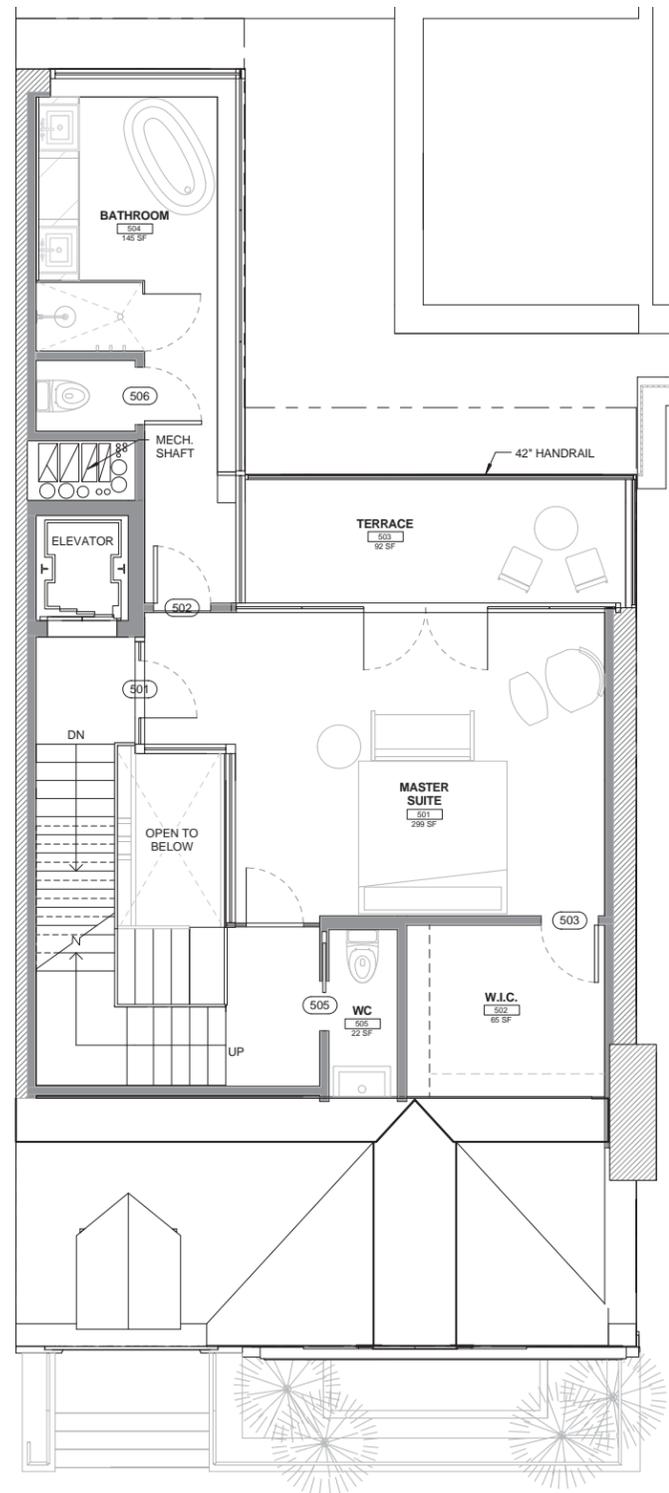
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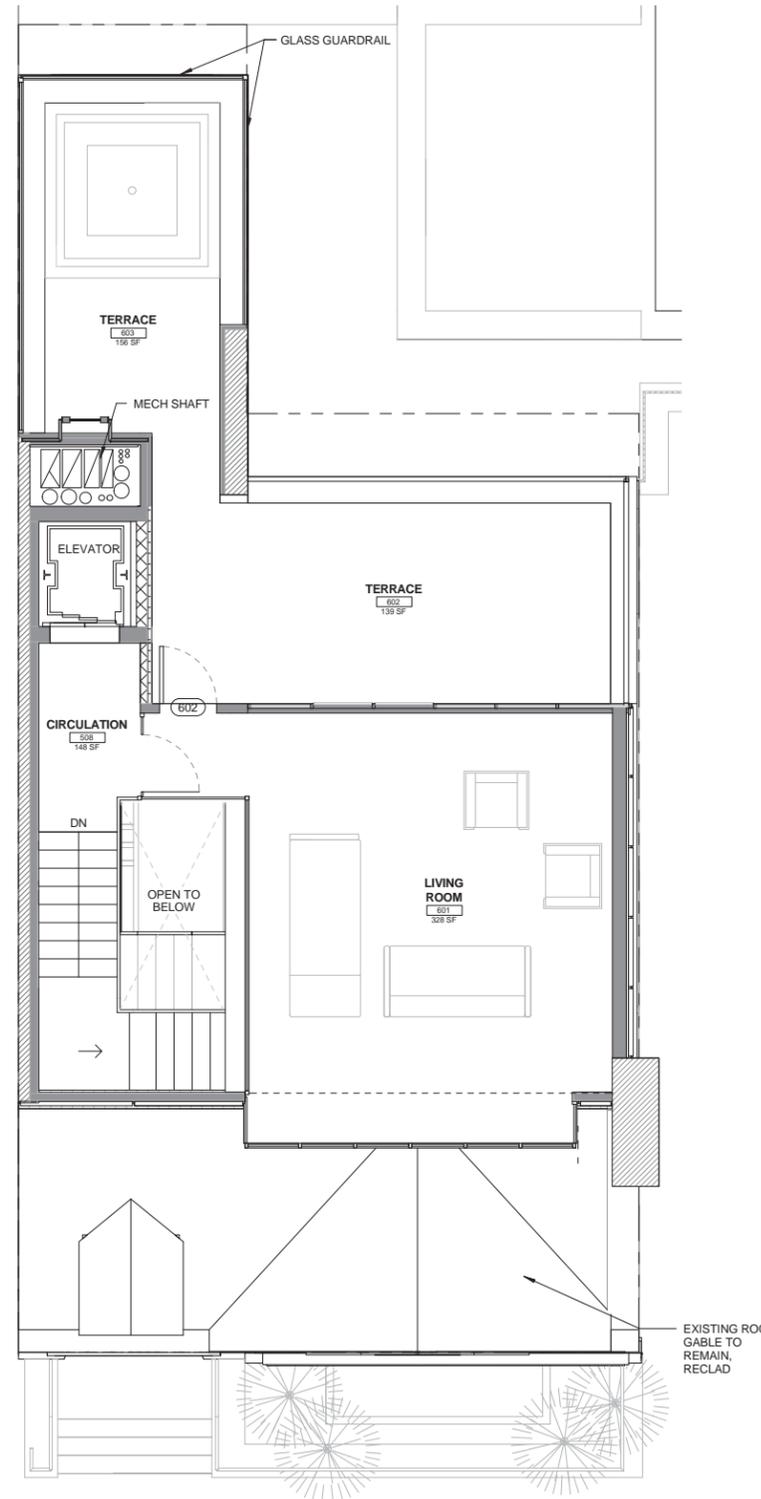
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NEW 5TH FLOOR PLAN



NEW 6TH FLOOR PLAN

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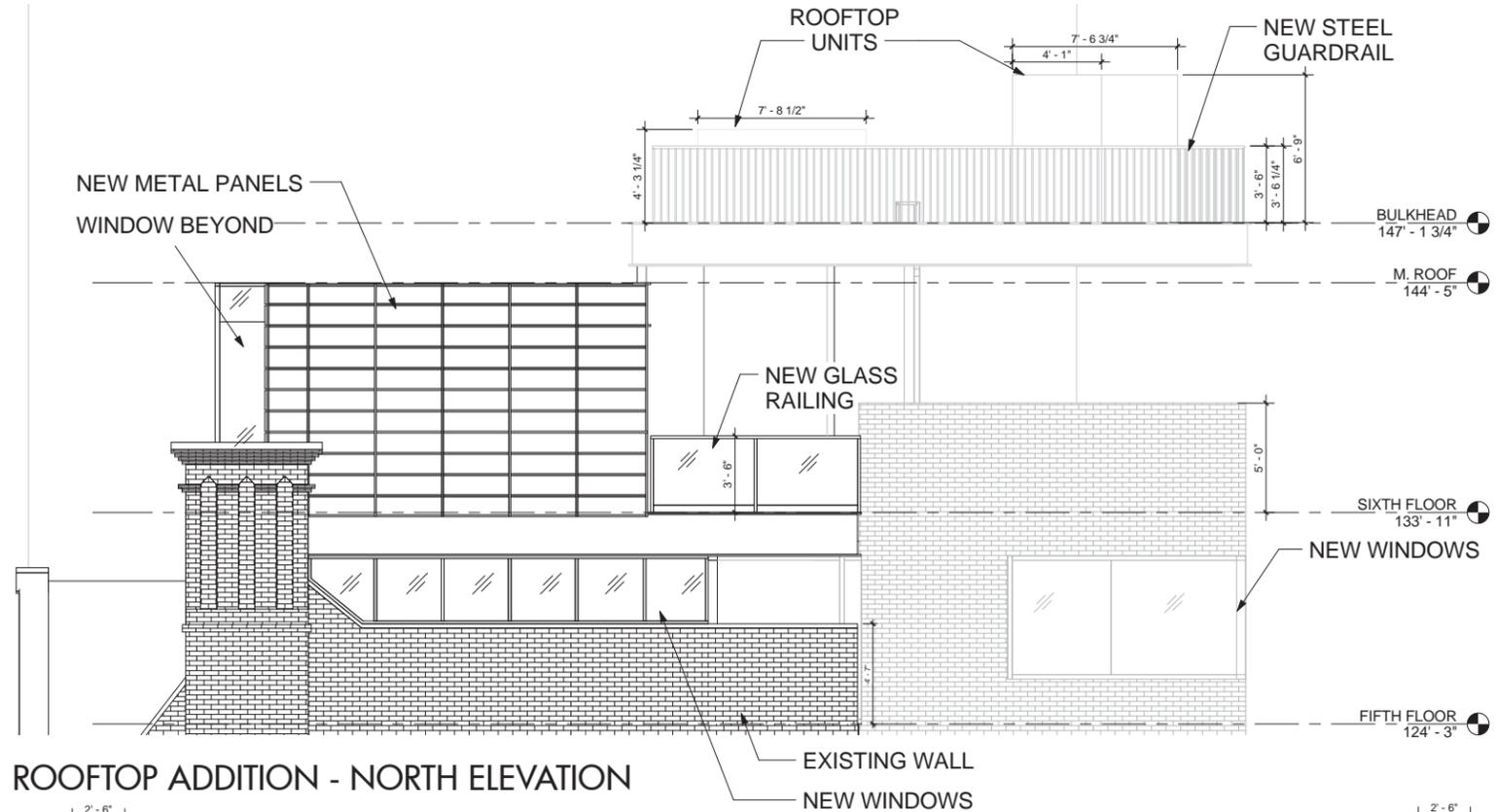
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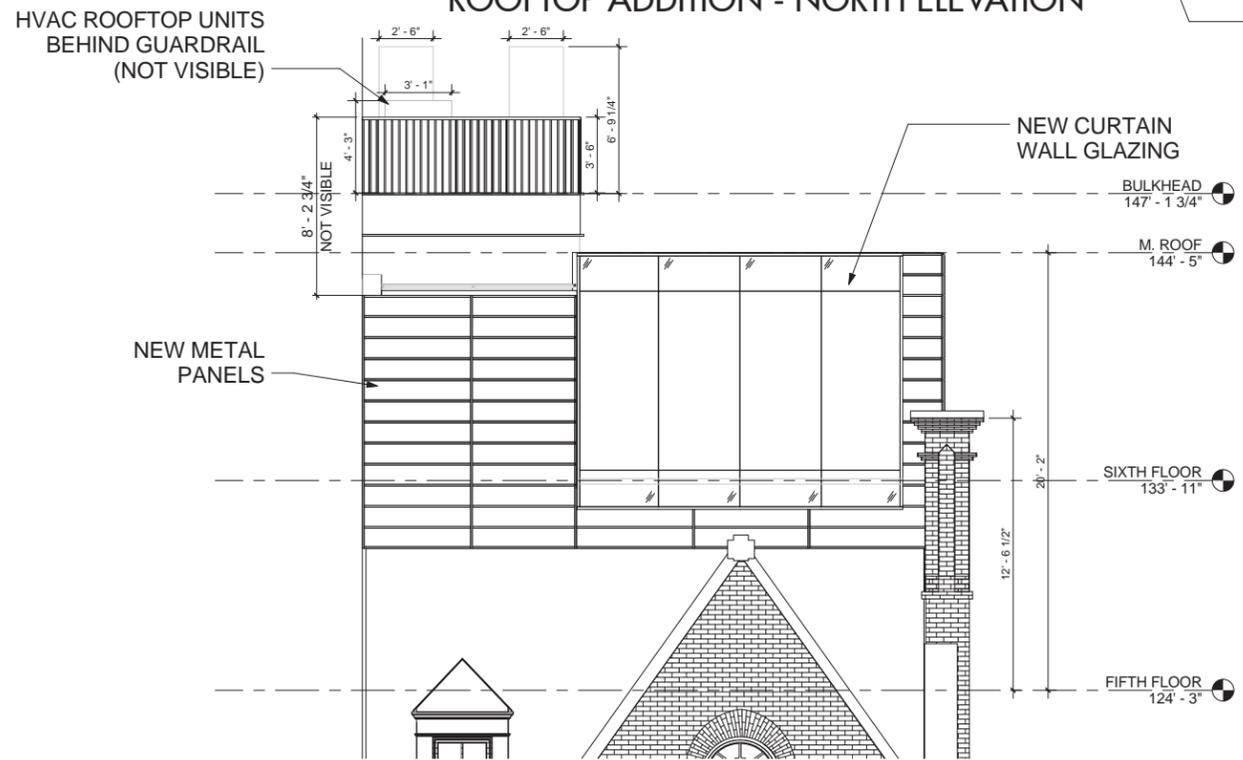
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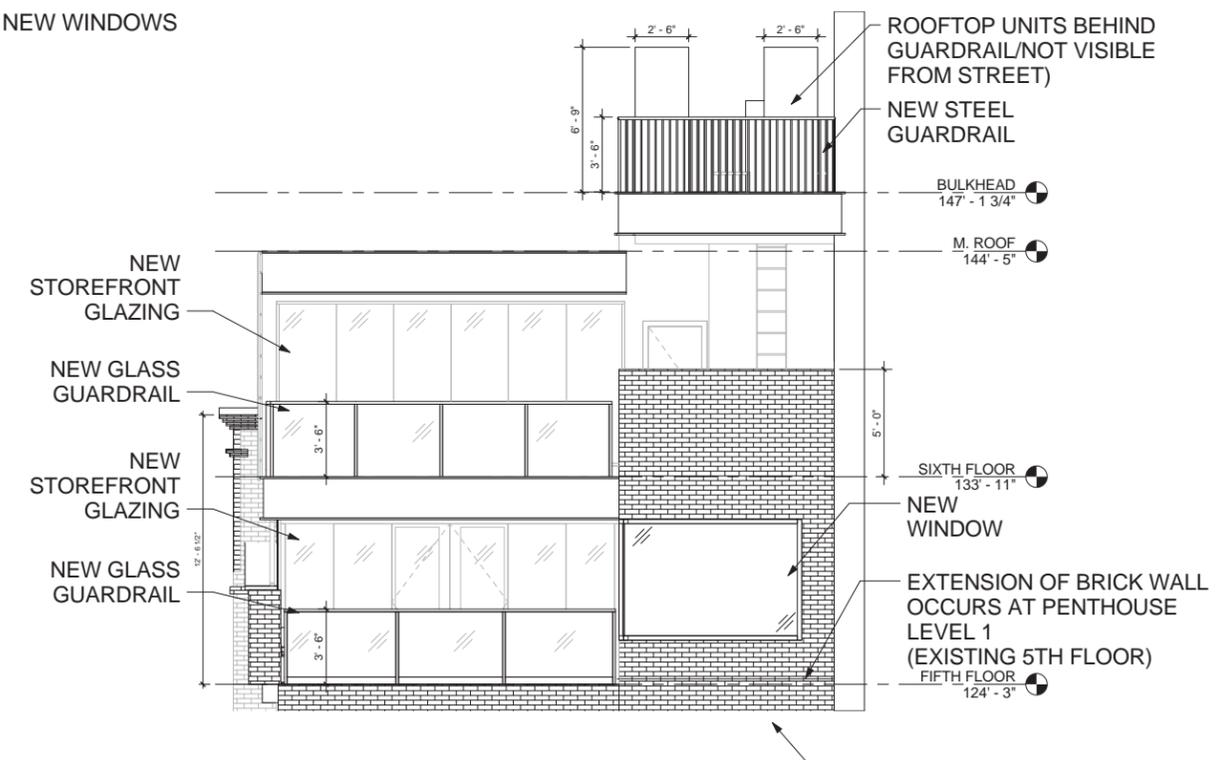
PROPOSED ADDITION



ROOFTOP ADDITION - NORTH ELEVATION



ROOFTOP ADDITION - EAST ELEVATION



ROOFTOP ADDITION - WEST ELEVATION

PROJECT:
890 PARK AVENUE
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:
 12015

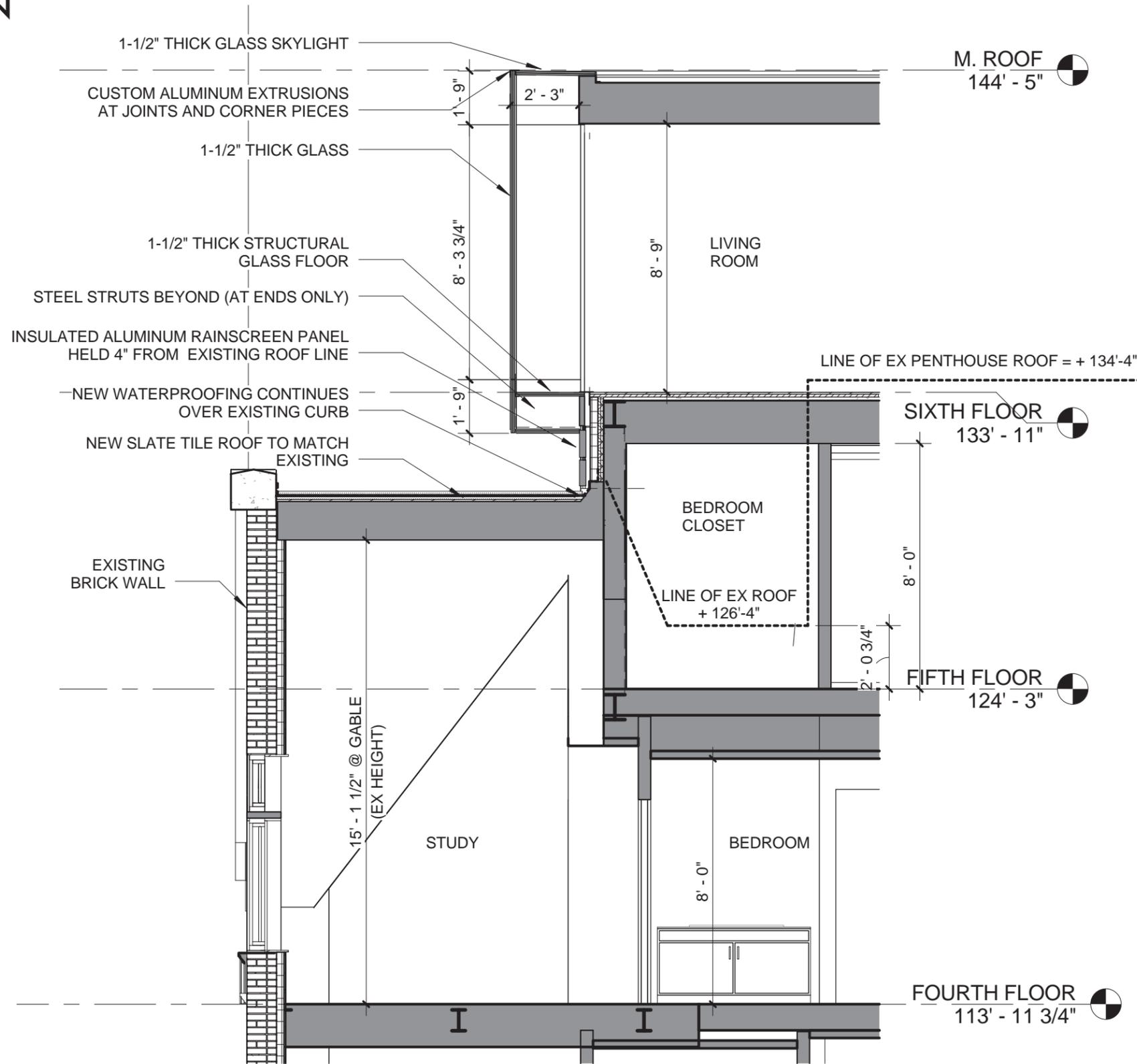
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PROPOSED ADDITION



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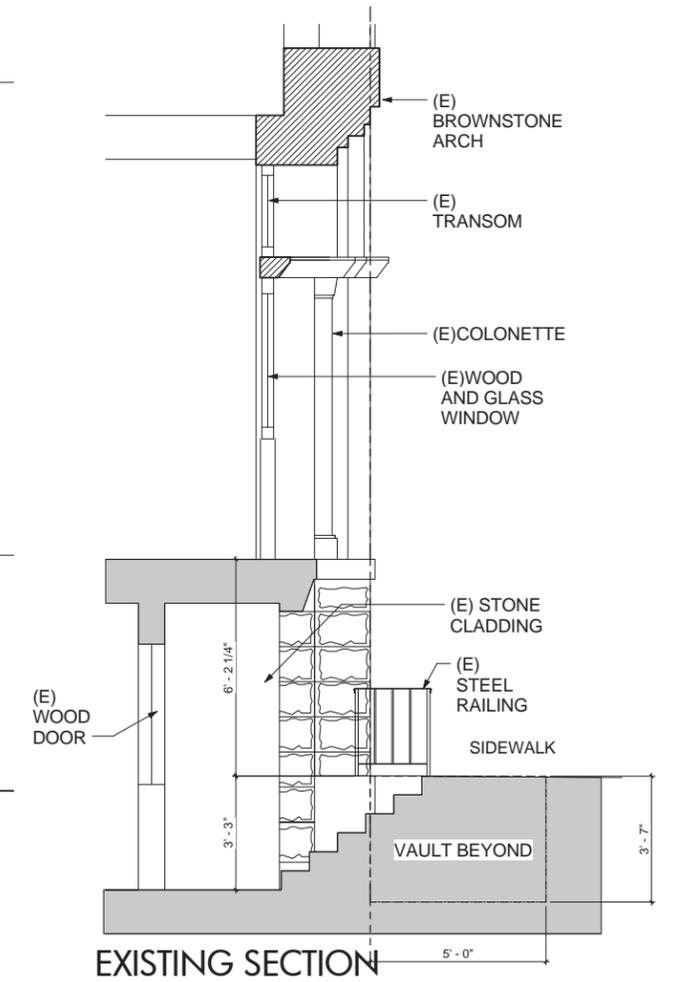
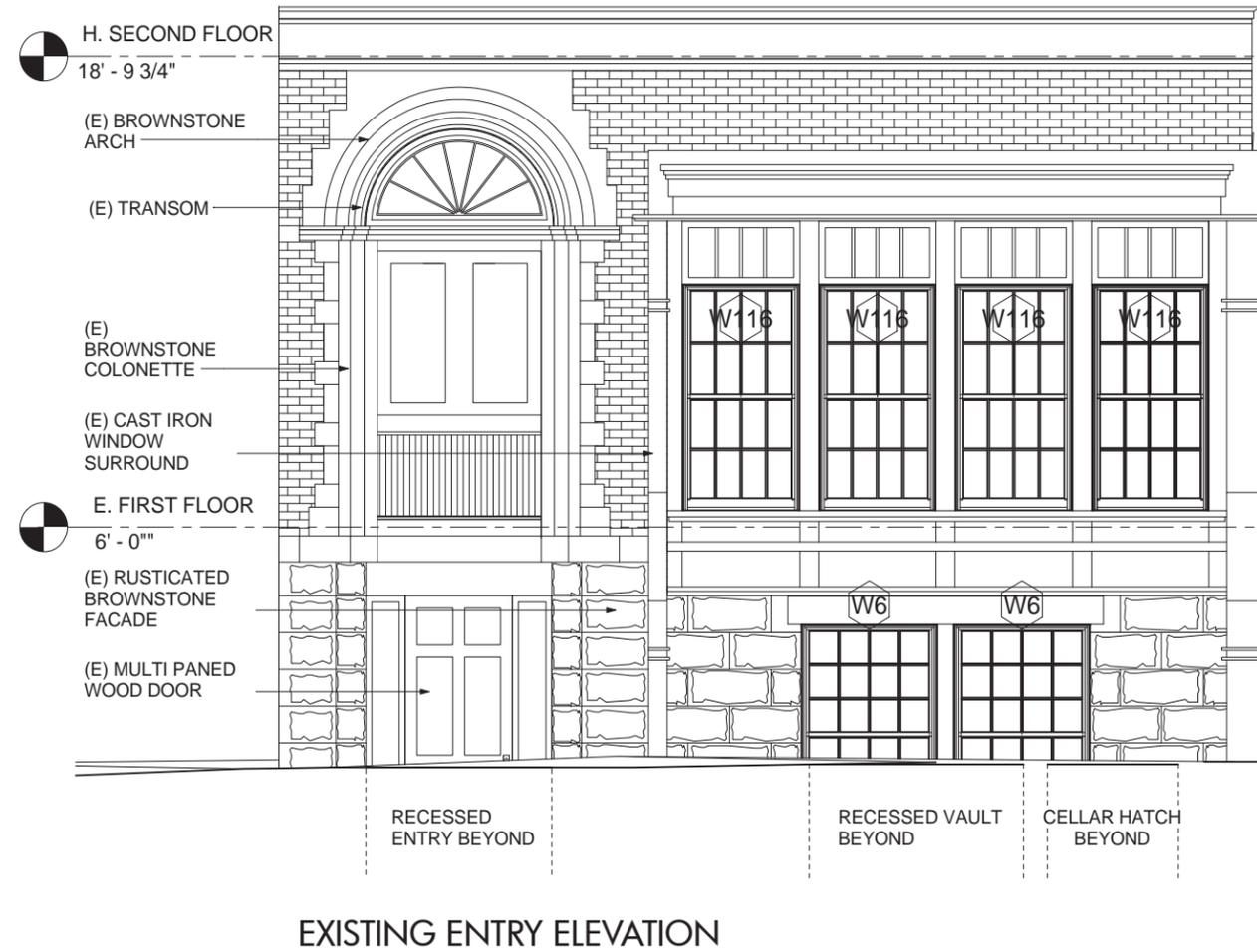
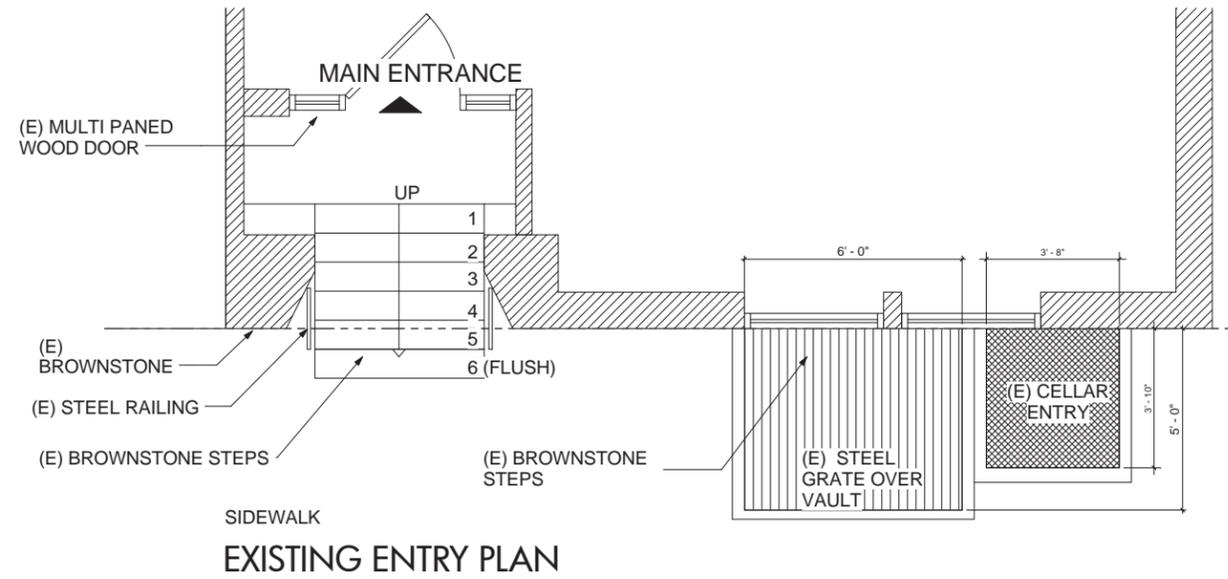
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ENTRY STOOP PLANS & ELEVS - EXISTING



EXISTING CONDITIONS



PROJECT:
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PROJECT NUMBER:
12015

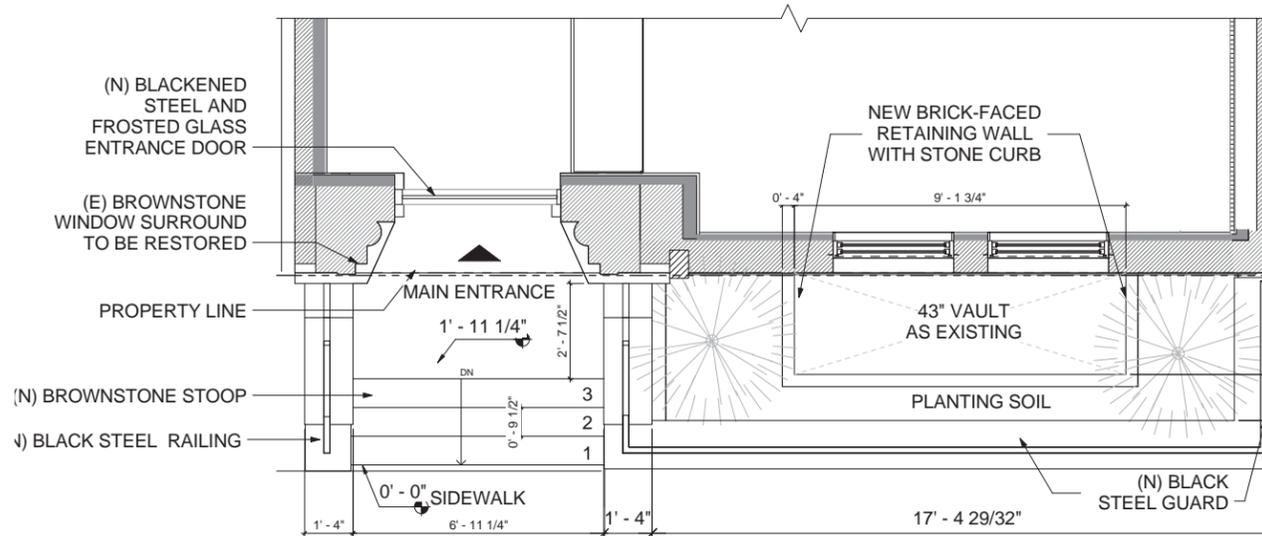
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ENTRY STOOP PLANS & ELEVATIONS - PROPOSED



PROPOSED ENTRY PLAN



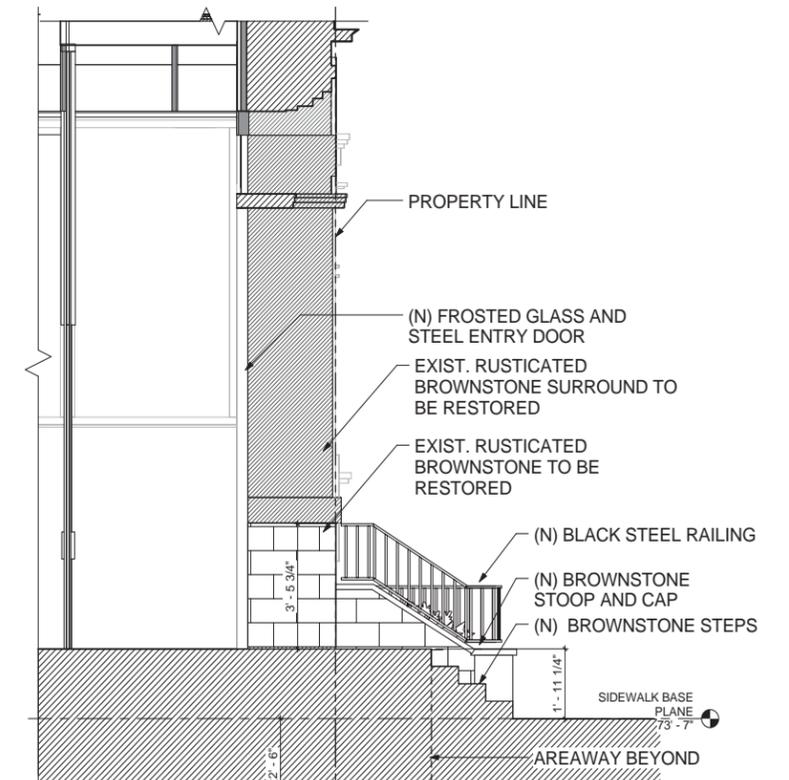
PROPOSED CALL BOX, LIGHT FIXTURE,
HOUSE NUMBERS



PROPOSED RENDERING



PROPOSED ELEVATION



PROPOSED SECTION

PROJECT:
890 PARK AVENUE
NEW YORK, NEW YORK 10075

PROJECT NUMBER:
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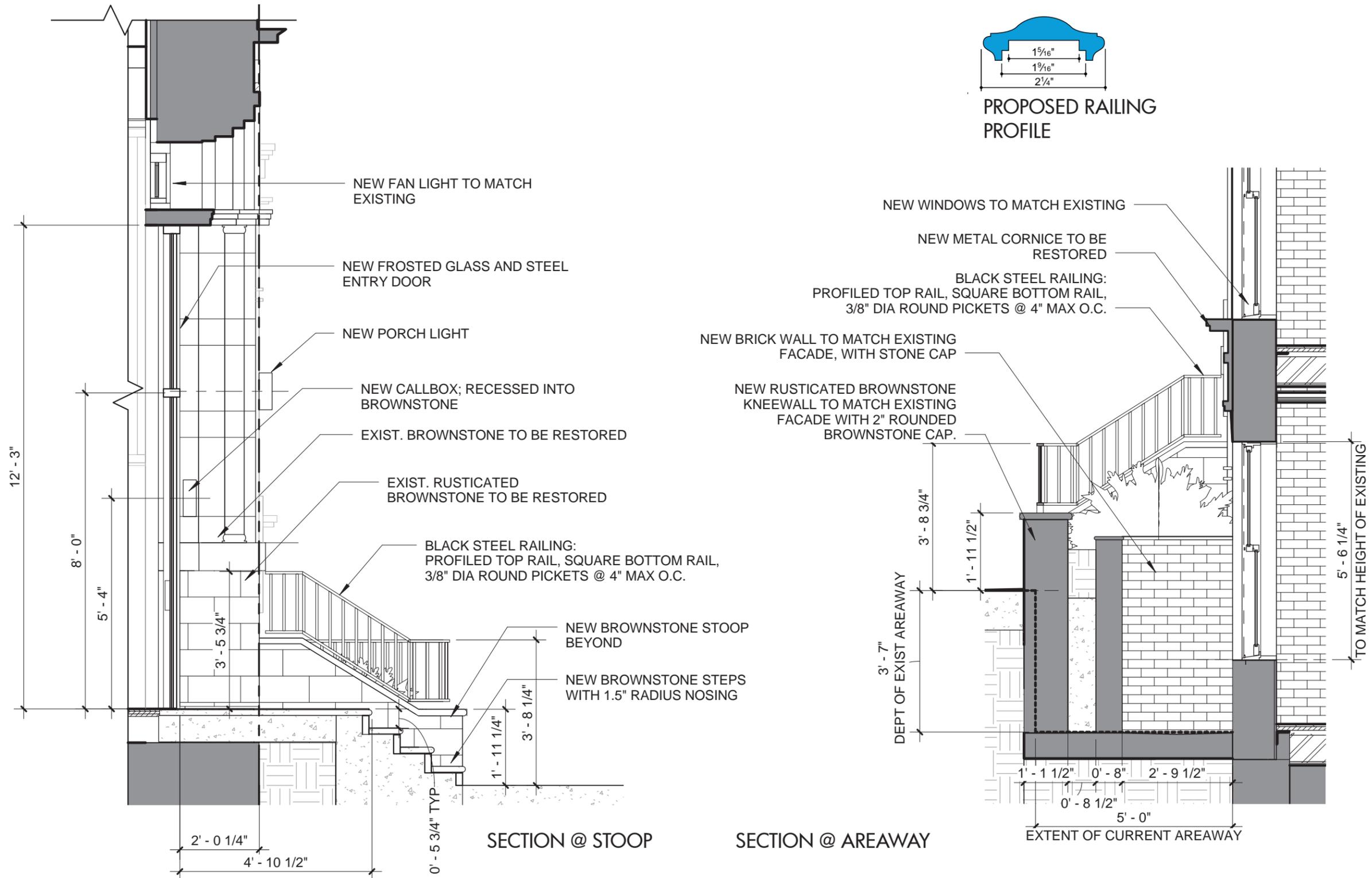
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ENLARGED SECTIONS @ SIDEWALK



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PROJECT NUMBER:
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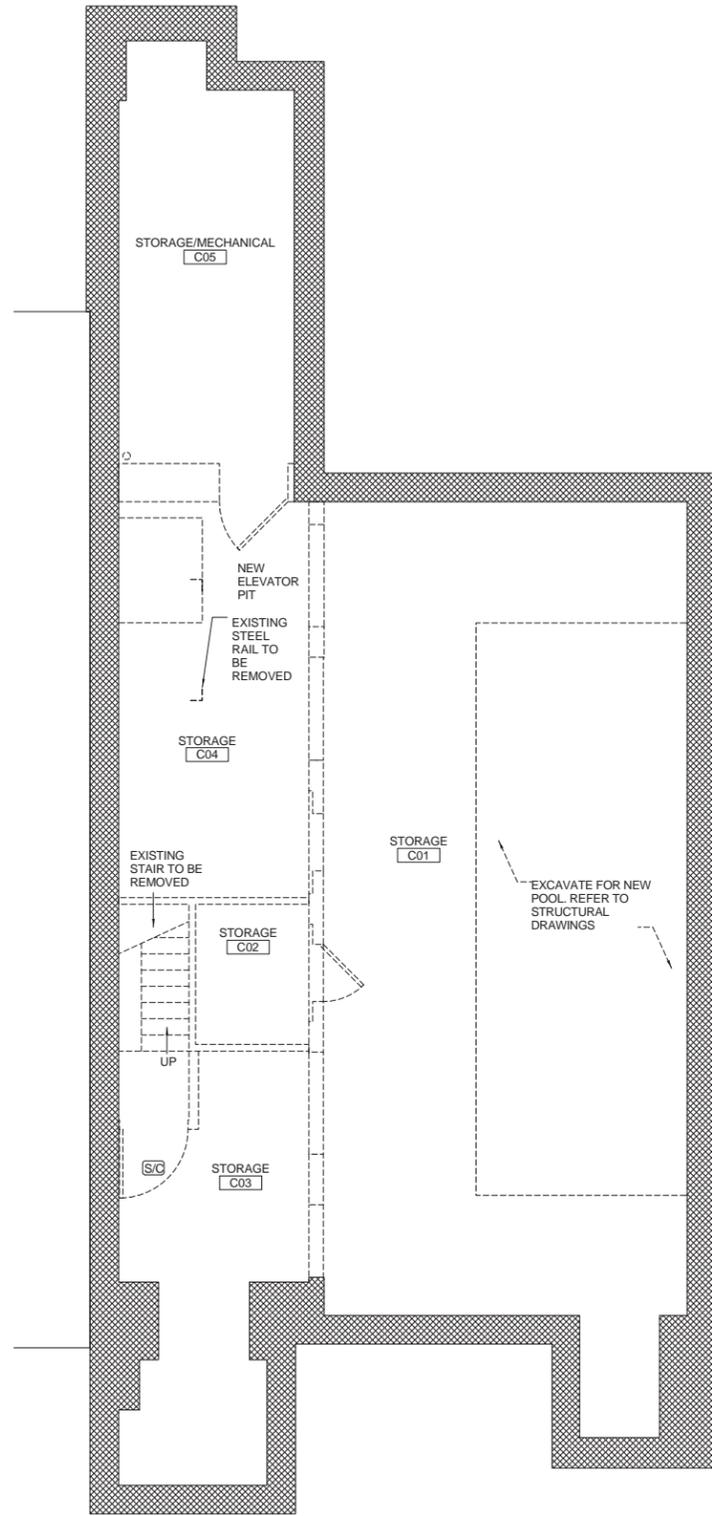
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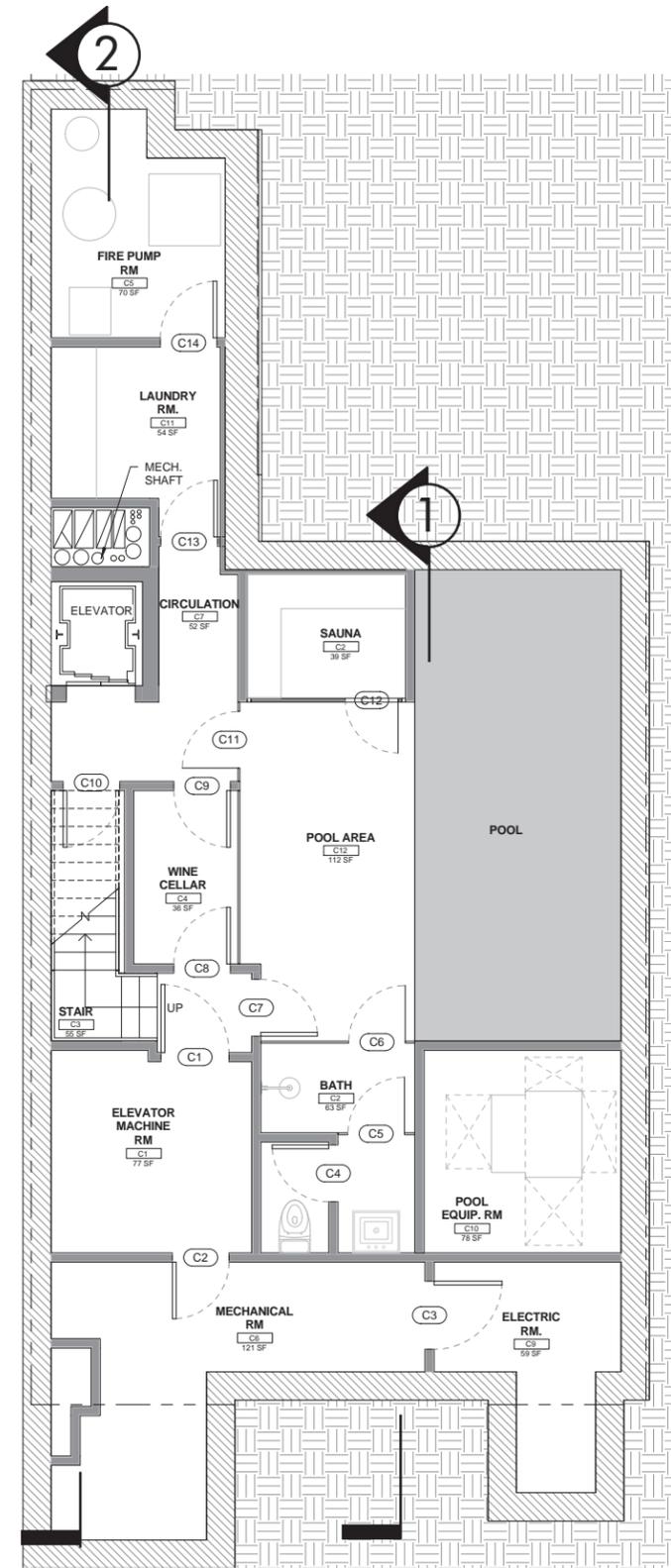
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EXISTING & PROPOSED PLANS



01 | EXISTING CELLAR PLAN



02 | PROPOSED CELLAR PLAN

PROJECT:
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PROJECT NUMBER:
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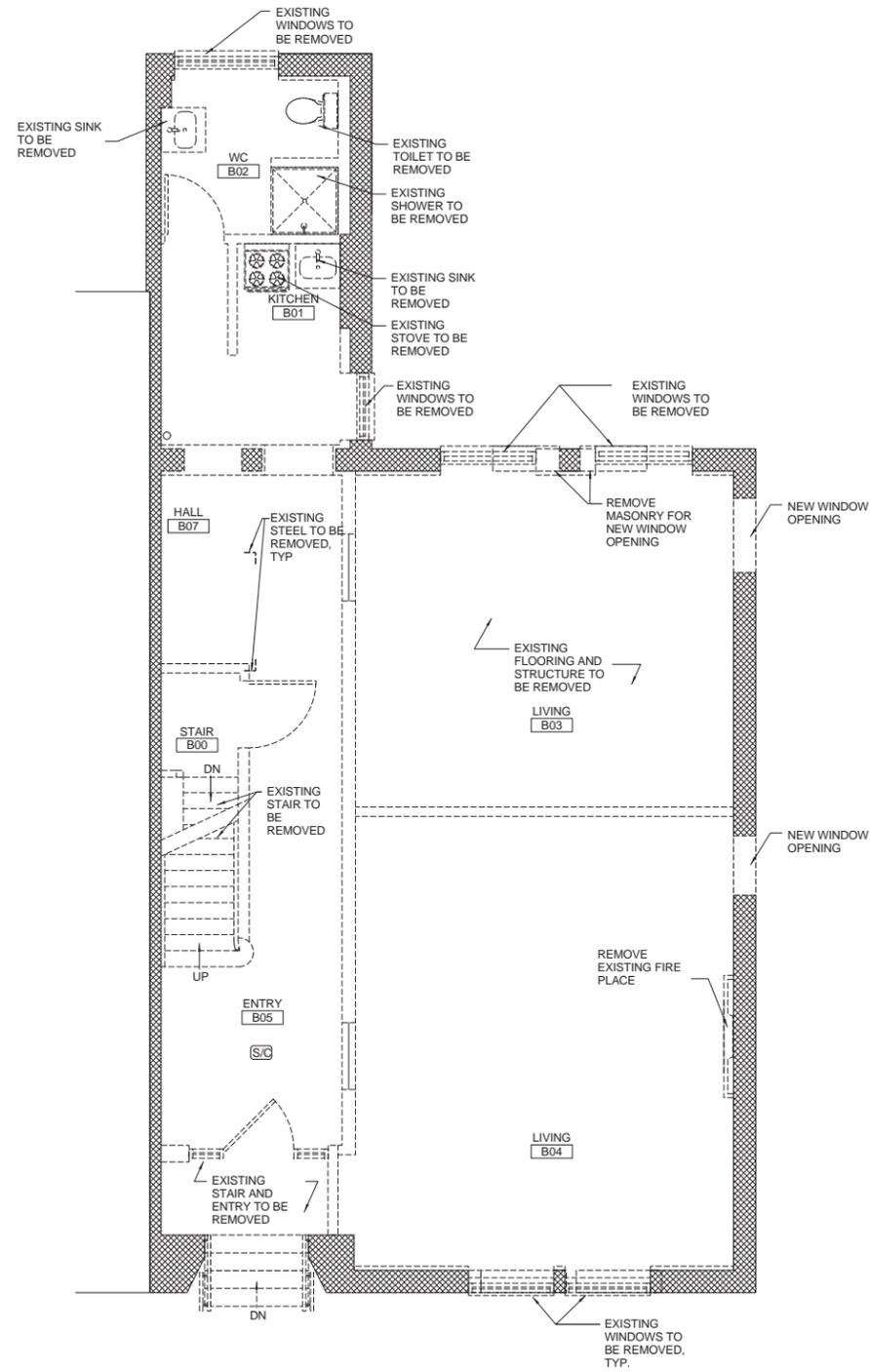
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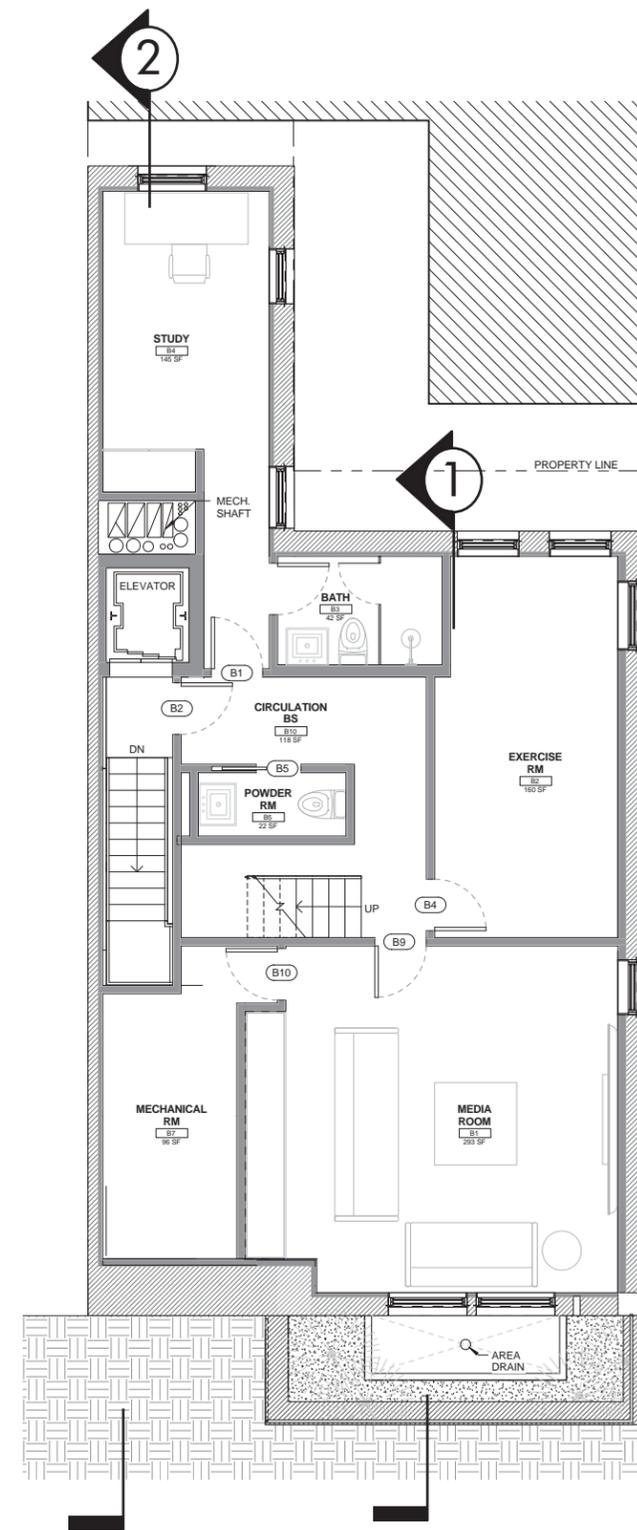
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DATE: FEBRUARY 2, 2016

EXISTING & PROPOSED PLANS



01 | EXISTING BASEMENT PLAN



02 | PROPOSED BASEMENT PLAN

PROJECT:
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 NEW YORK, NEW YORK 10075

PROJECT NUMBER:
 12015

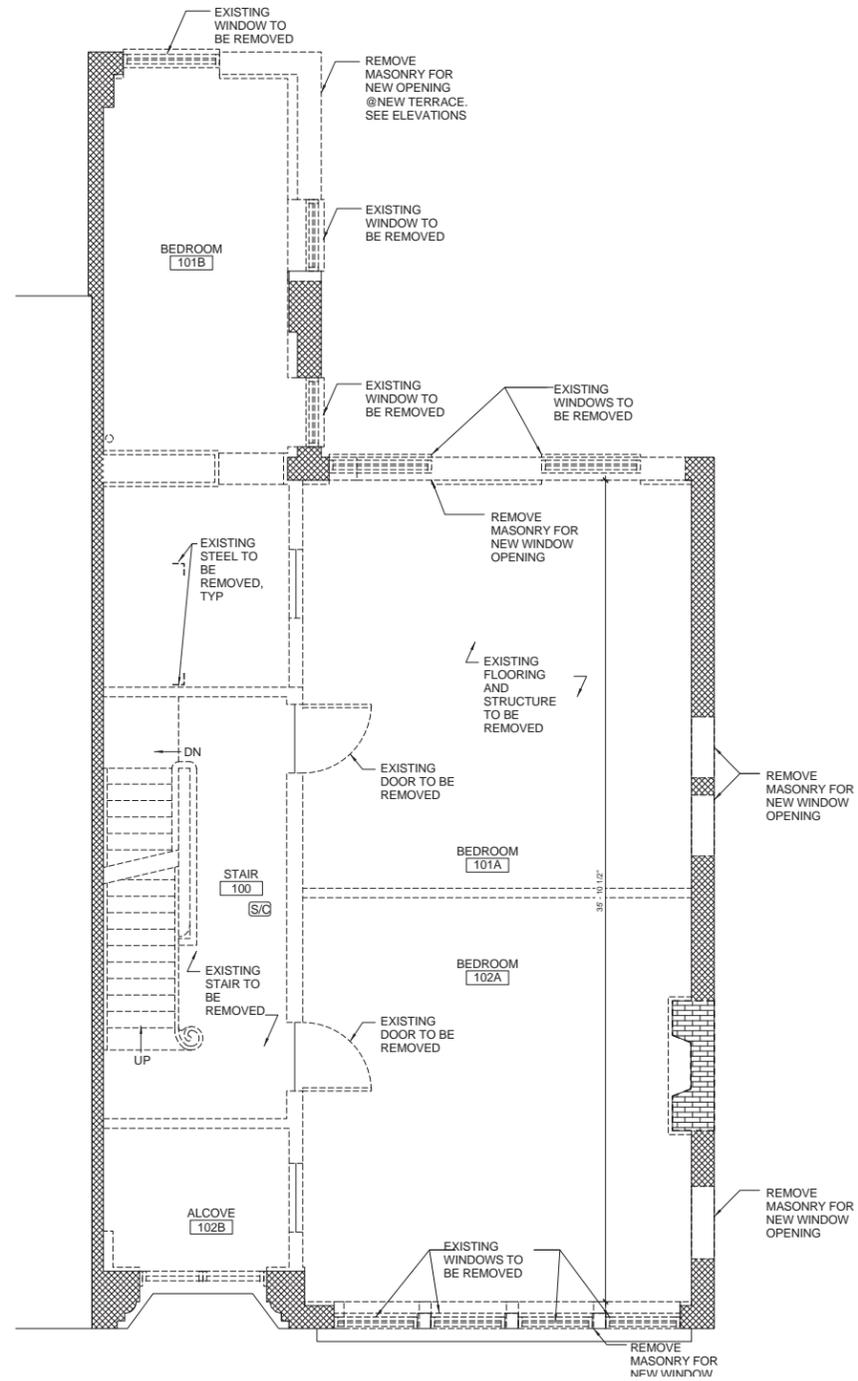
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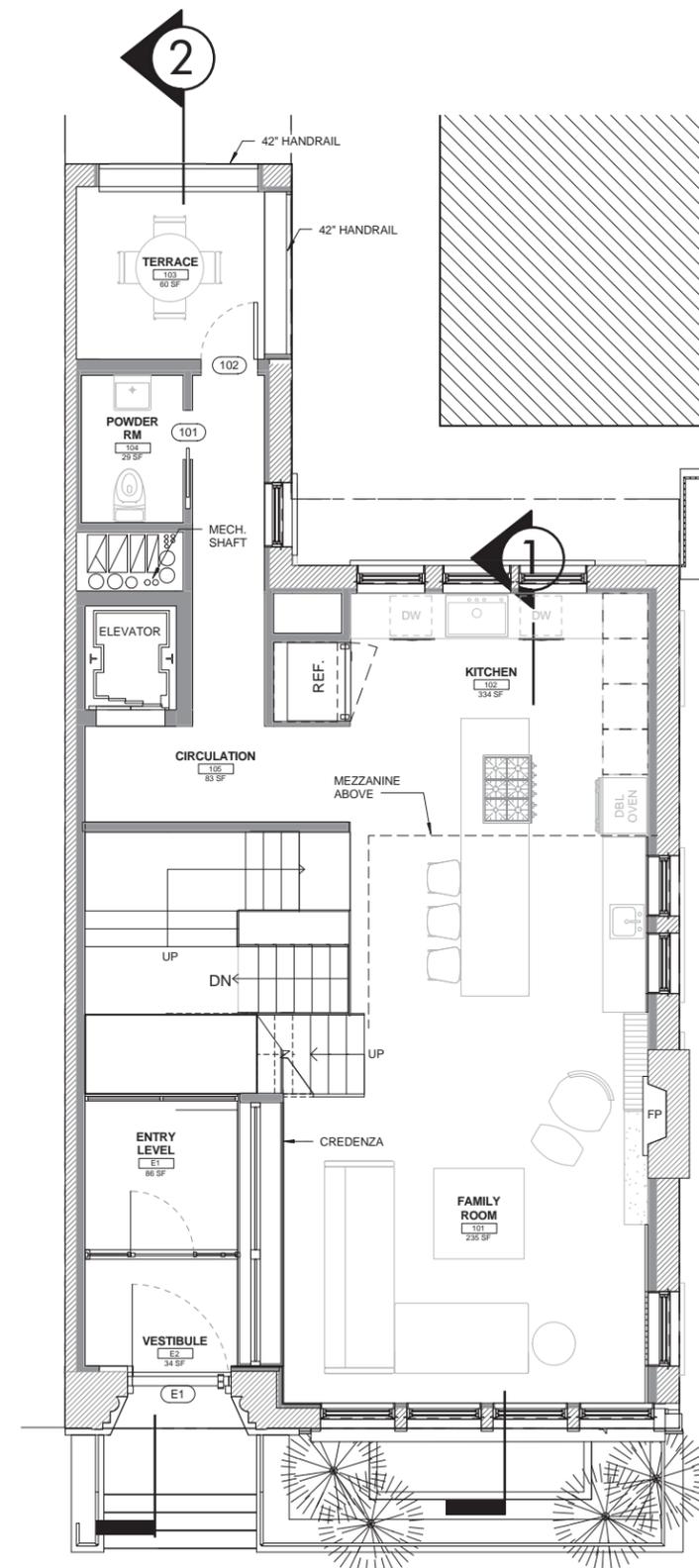
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EXISTING & PROPOSED PLANS



01 | EXISTING FIRST FLOOR PLAN



02 | PROPOSED FIRST FLOOR PLAN

PROJECT:
890 PARK AVENUE
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:
 12015

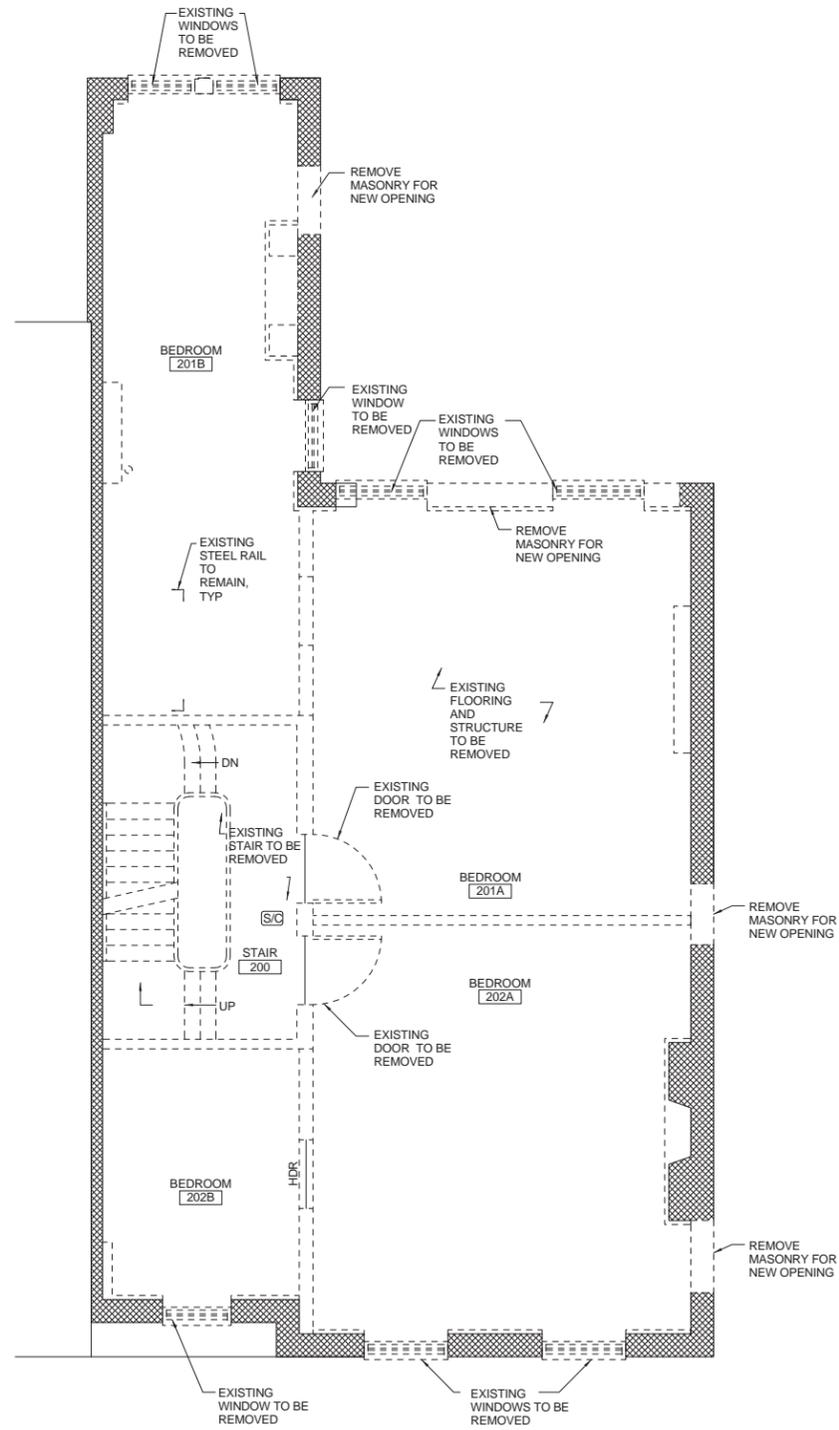
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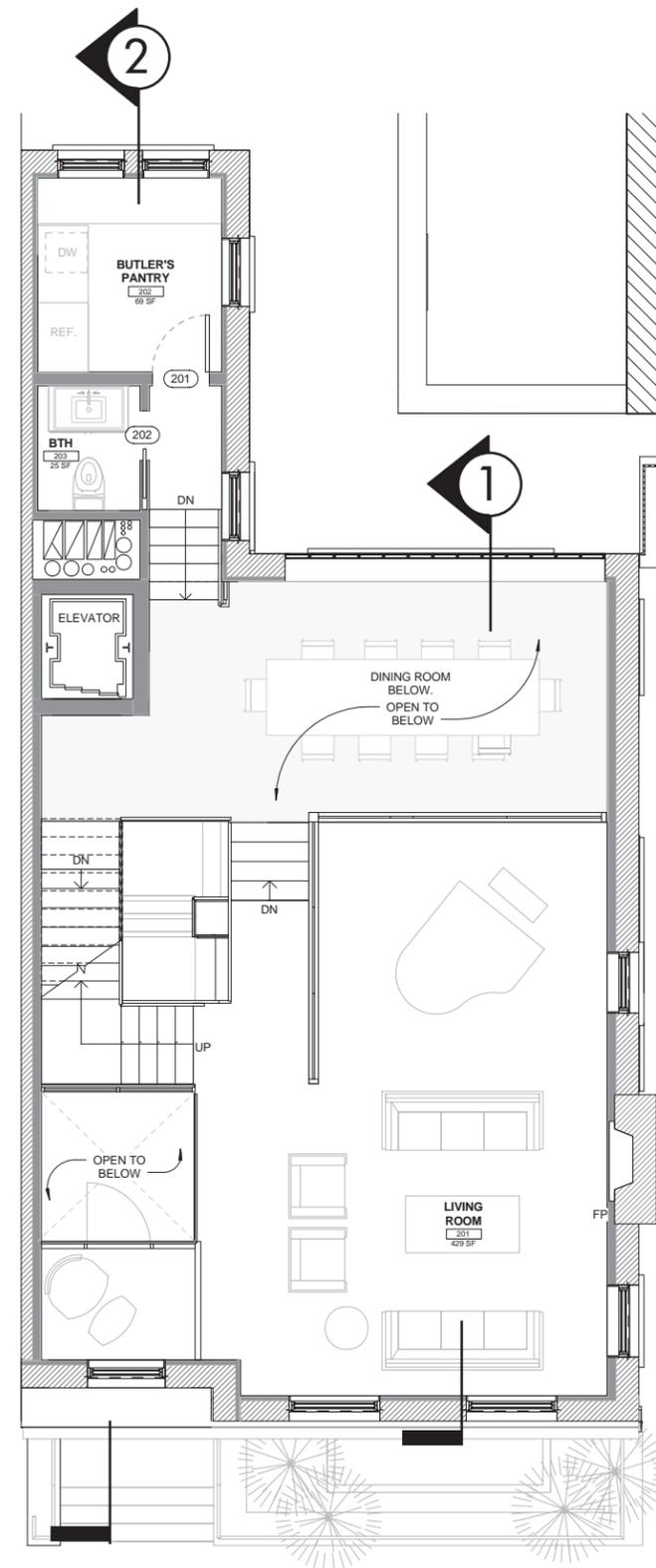
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EXISTING & PROPOSED PLANS



01 | EXISTING SECOND FLOOR PLAN



02 | PROPOSED SECOND FLOOR PLAN

PROJECT:
890 PARK AVENUE
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:
 12015

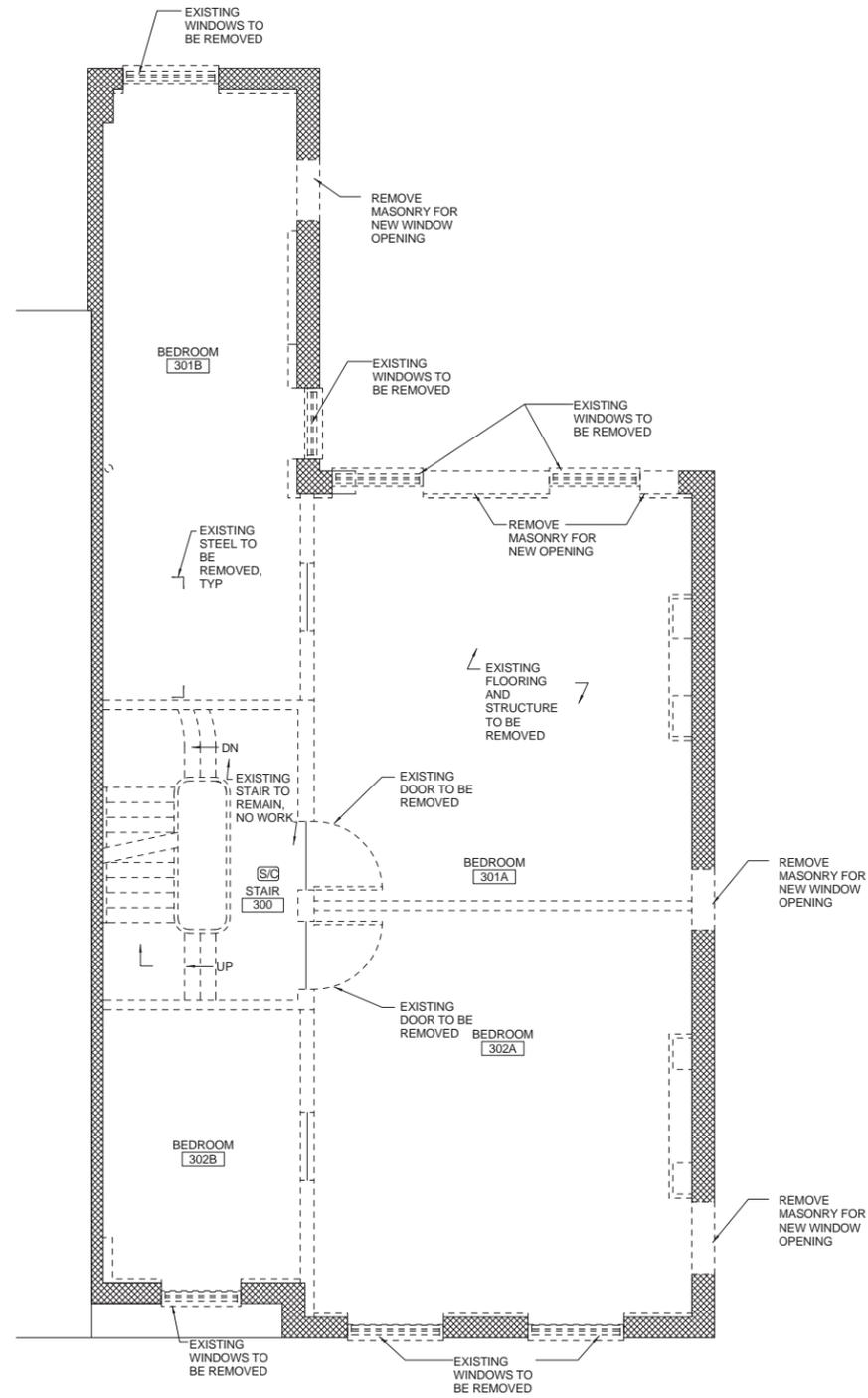
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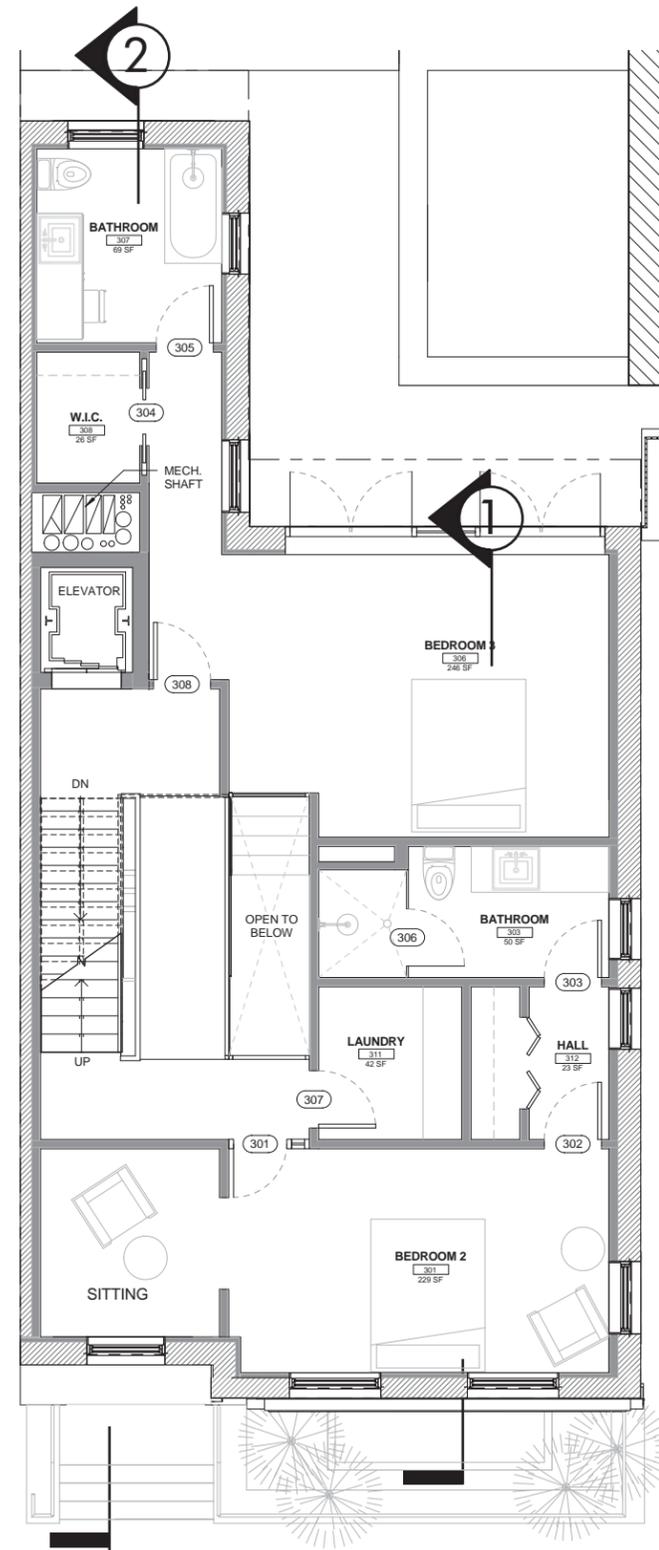
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DATE: FEBRUARY 2, 2016

EXISTING & PROPOSED PLANS



01 | EXISTING THIRD FLOOR PLAN



02 | PROPOSED THIRD FLOOR PLAN

PROJECT:
890 PARK AVENUE
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:
 12015

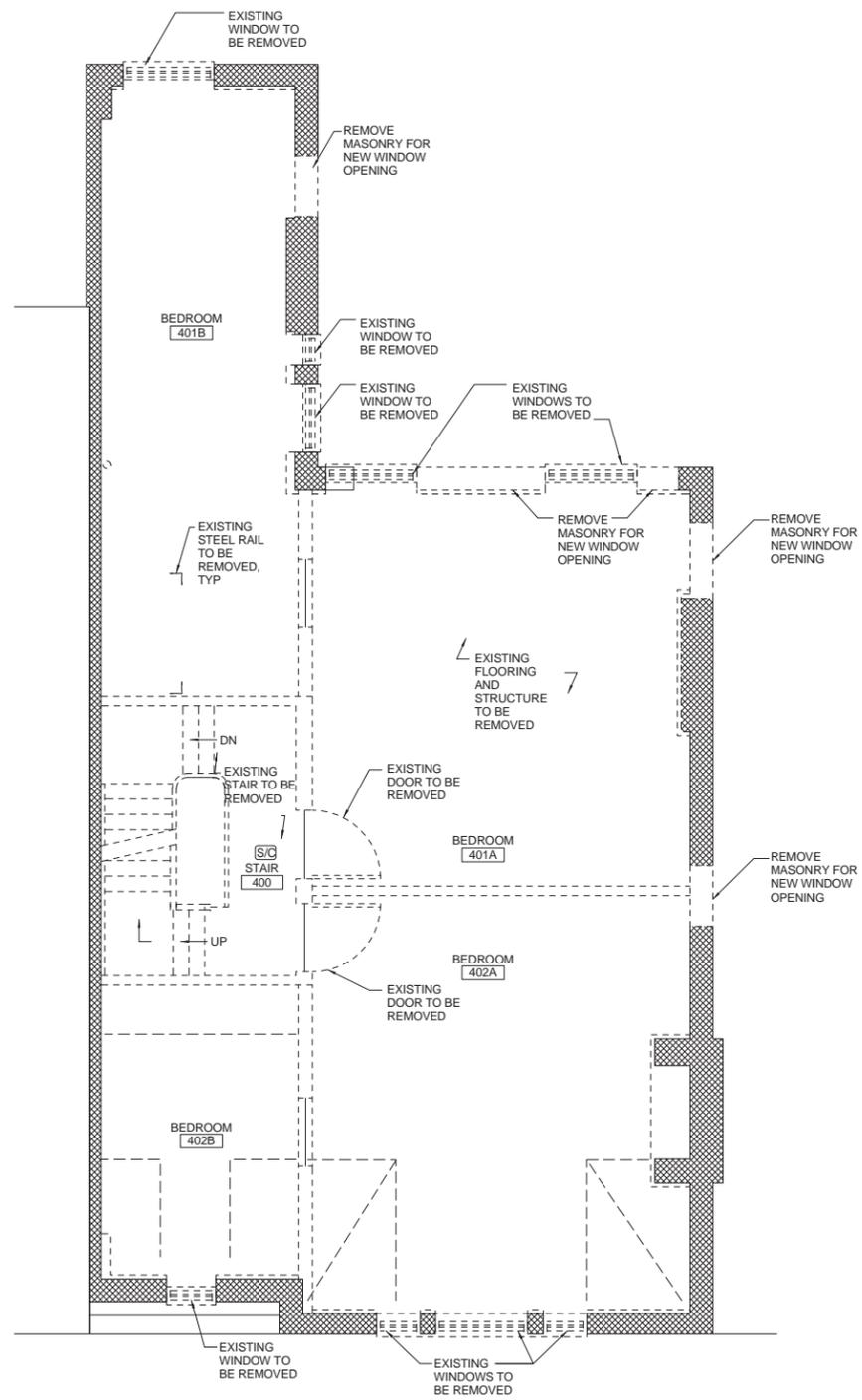
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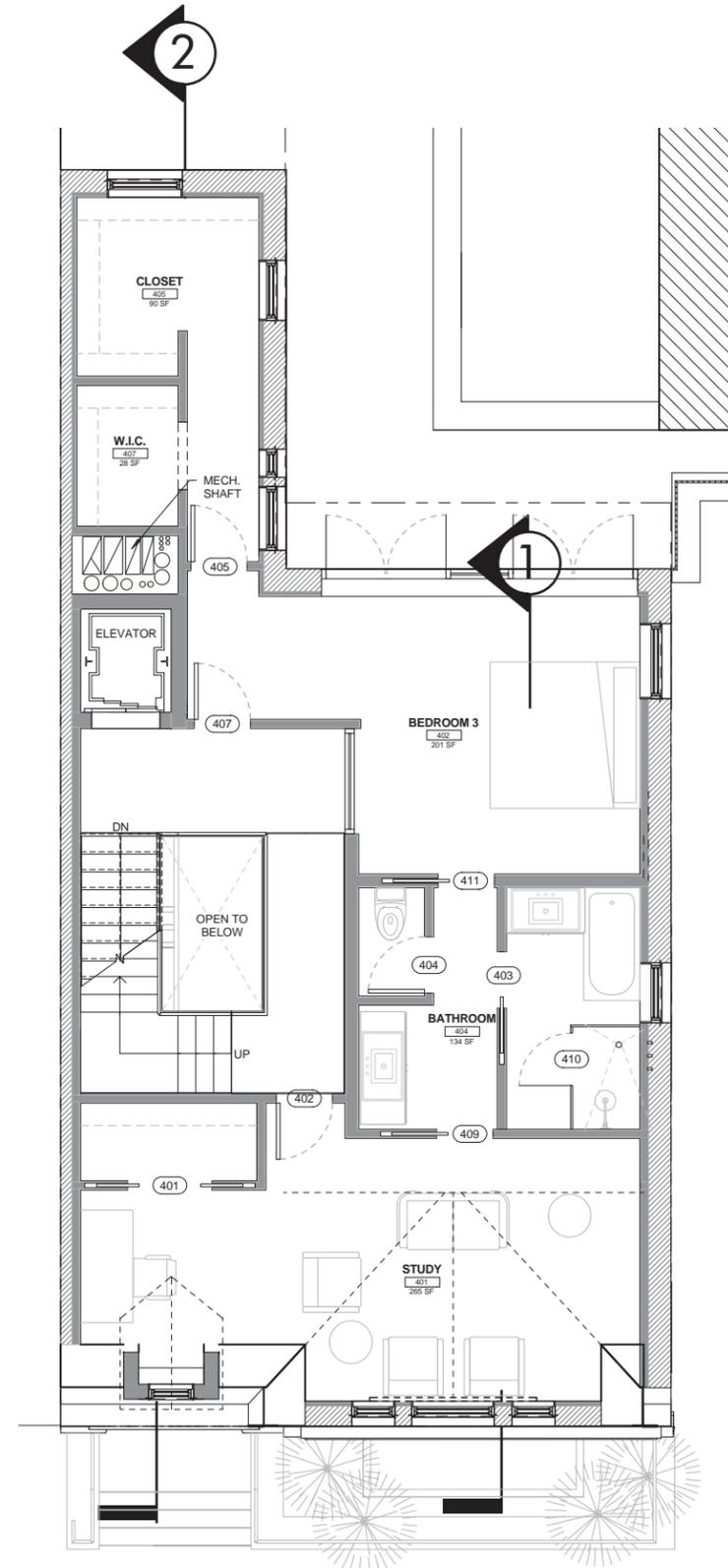
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DATE: FEBRUARY 2, 2016

EXISTING & PROPOSED PLANS



01 | EXISTING FOURTH FLOOR PLAN



02 | PROPOSED FOURTH FLOOR PLAN

PROJECT:
890 PARK AVENUE
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:
 12015

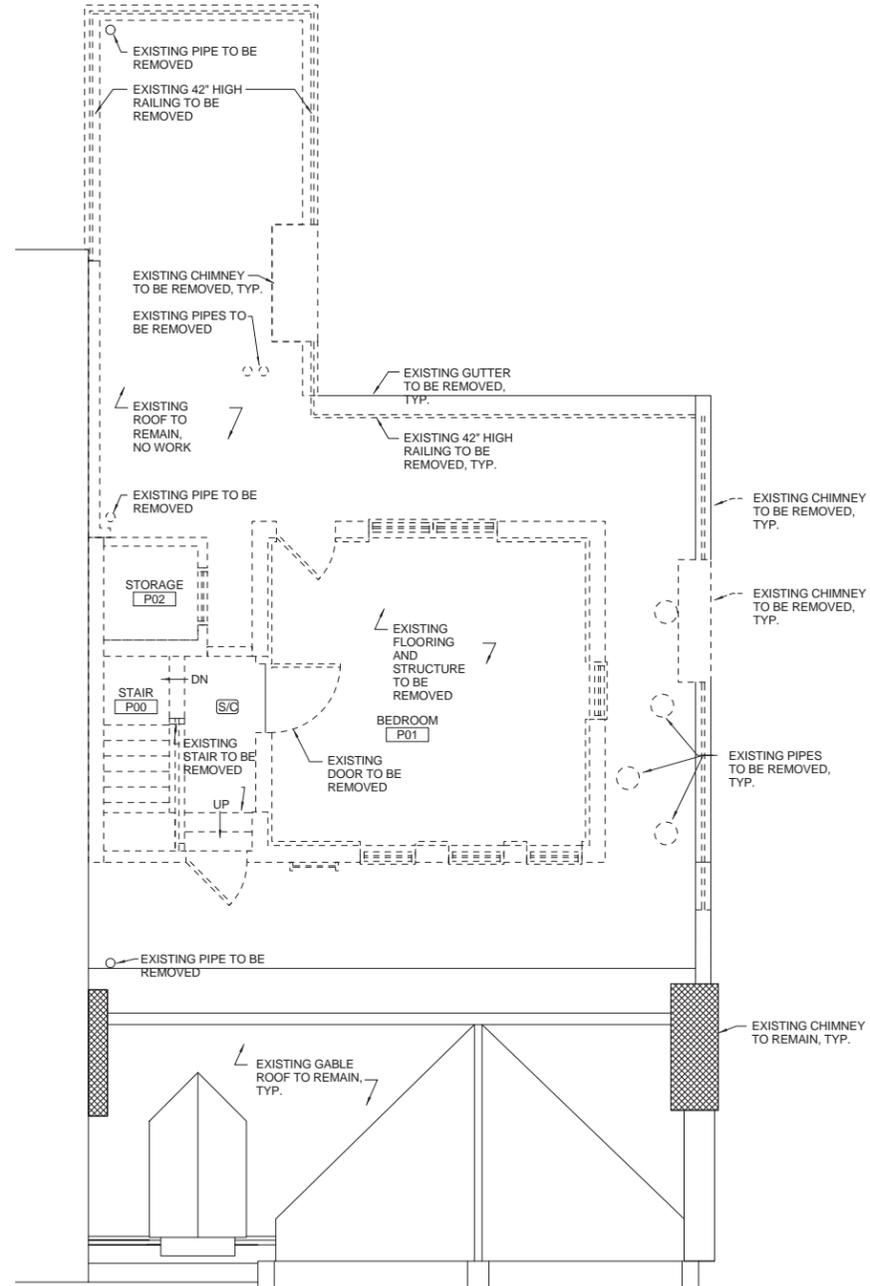
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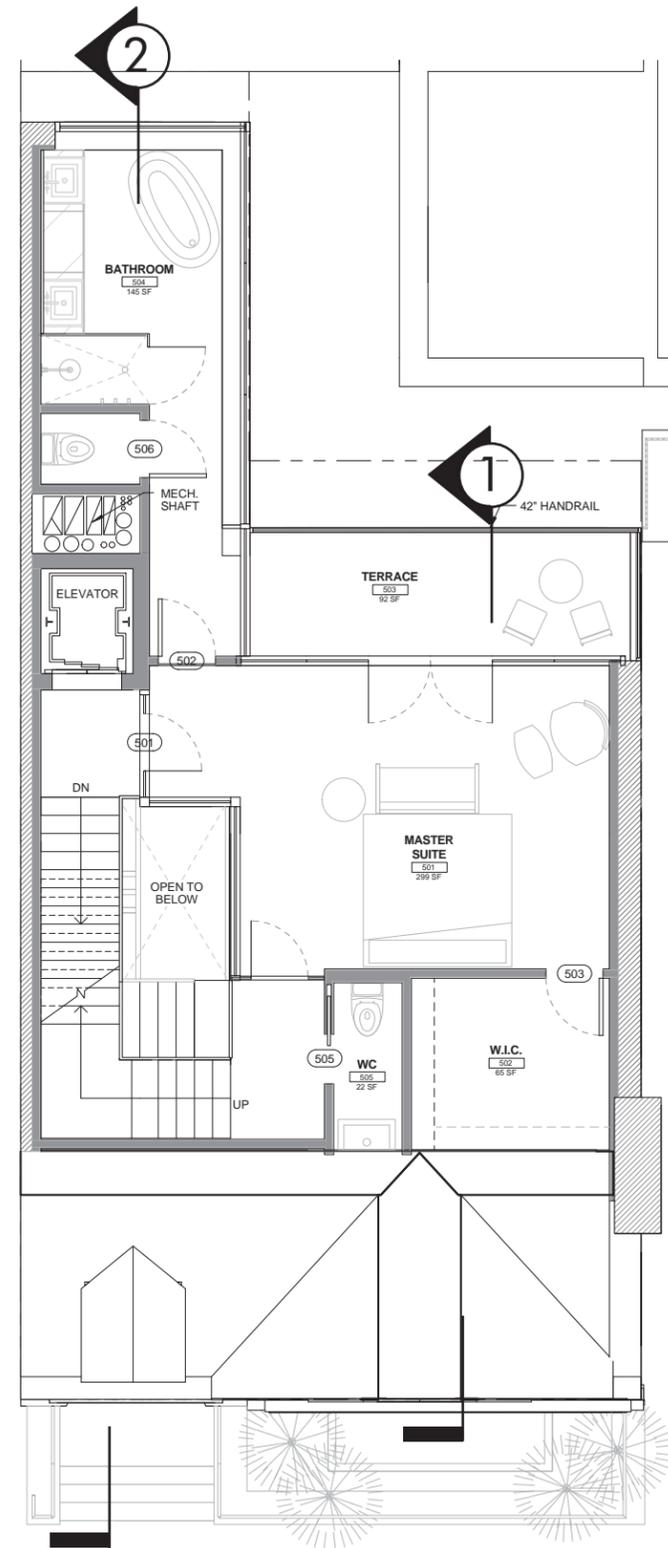
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EXISTING & PROPOSED PLANS



01 | EXISTING PENTHOUSE PLAN



02 | PROPOSED PENTHOUSE PLAN

PROJECT:
890 PARK AVENUE
 NEW YORK, NEW YORK 10075

PROJECT NUMBER:
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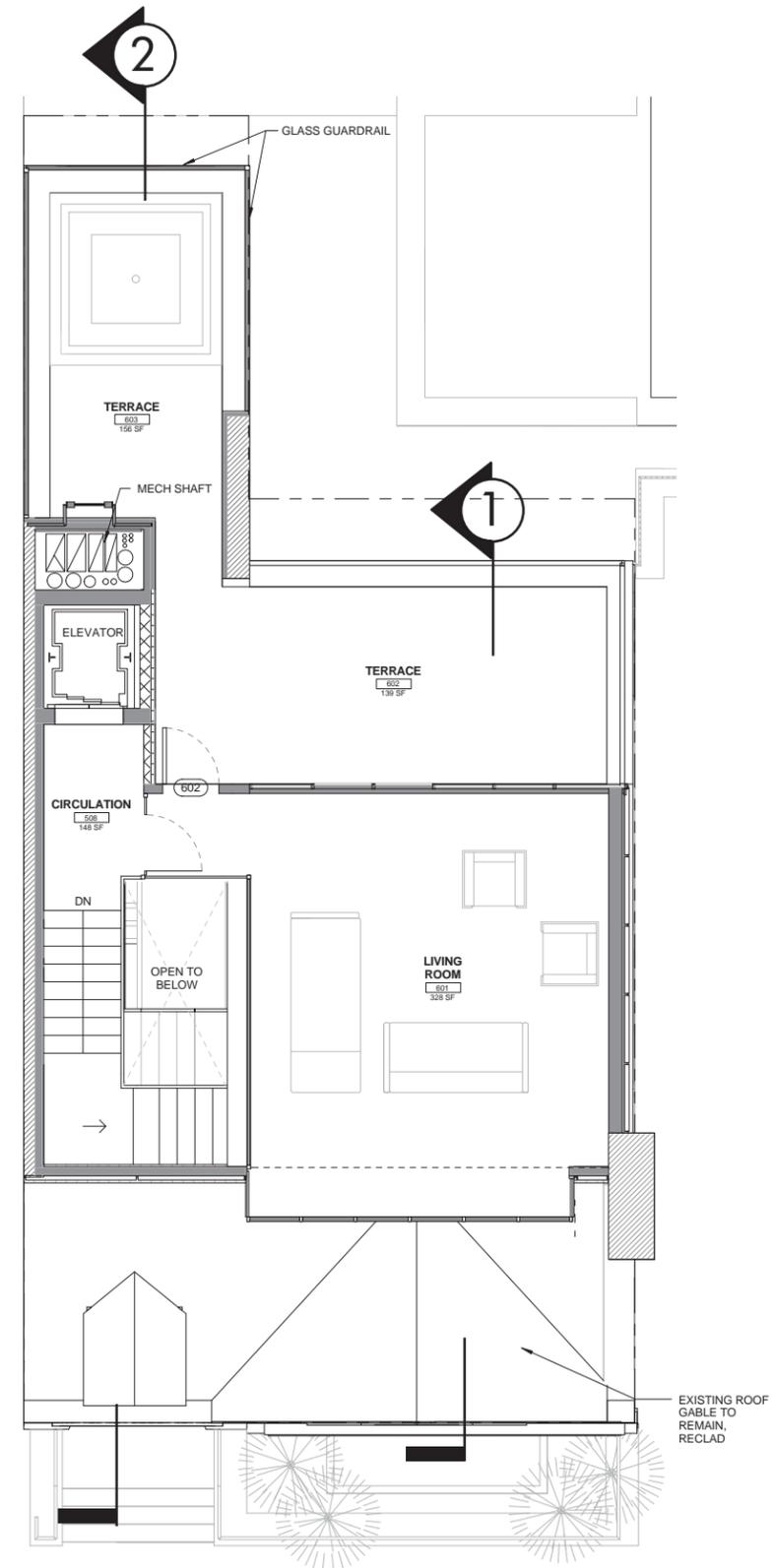
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DATE: FEBRUARY 2, 2016

PROPOSED PLANS



02 | PROPOSED PENTHOUSE2 PLAN

PROJECT:
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DATE: FEBRUARY 2, 2016

CONTEXT- SIMILAR BUILDINGS



01 | 8 EAST 65TH STREET



02 | 8 EAST 65TH STREET



03 | 17 EAST 6TH STREET



04 | 12 EAST 75TH STREET



05 | 709-711 PARK AVENUE



06 | 870 PARK AVENUE

PROJECT:
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DATE: FEBRUARY 2, 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:
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DATE: FEBRUARY 2, 2016

MOCK-UP



01 | MOCKUP - LOOKING NW ON PARK AVE



02 | RENDERING - LOOKING NW ON PARK AVE

PROJECT:
890 PARK AVENUE
NEW YORK, NEW YORK 10075

PROJECT NUMBER:
12015

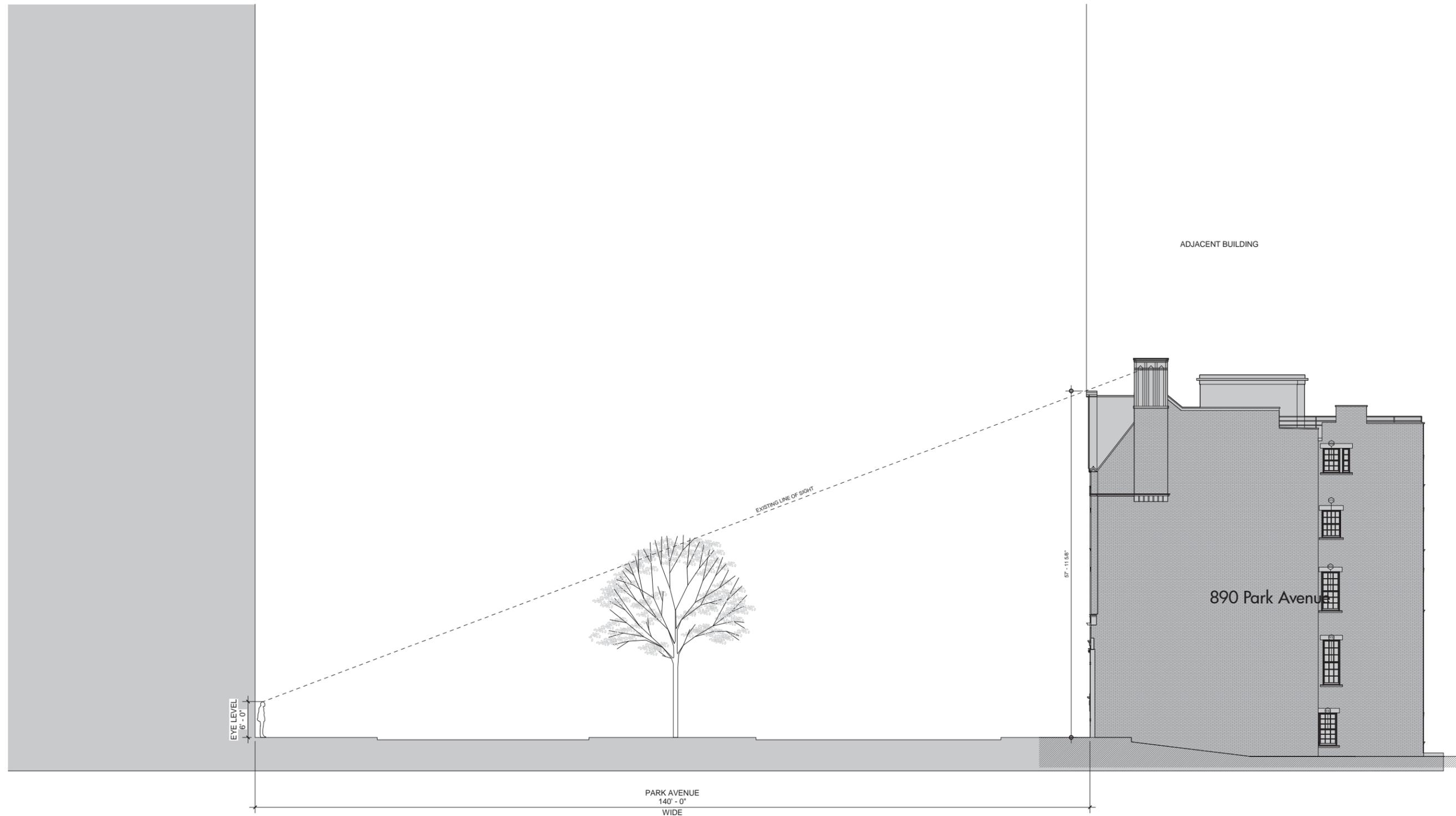
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DATE: FEBRUARY 2, 2016

EXISTING VISIBILITY DIAGRAM



PROJECT:
890 PARK AVENUE
NEW YORK, NEW YORK 10075

PROJECT NUMBER:
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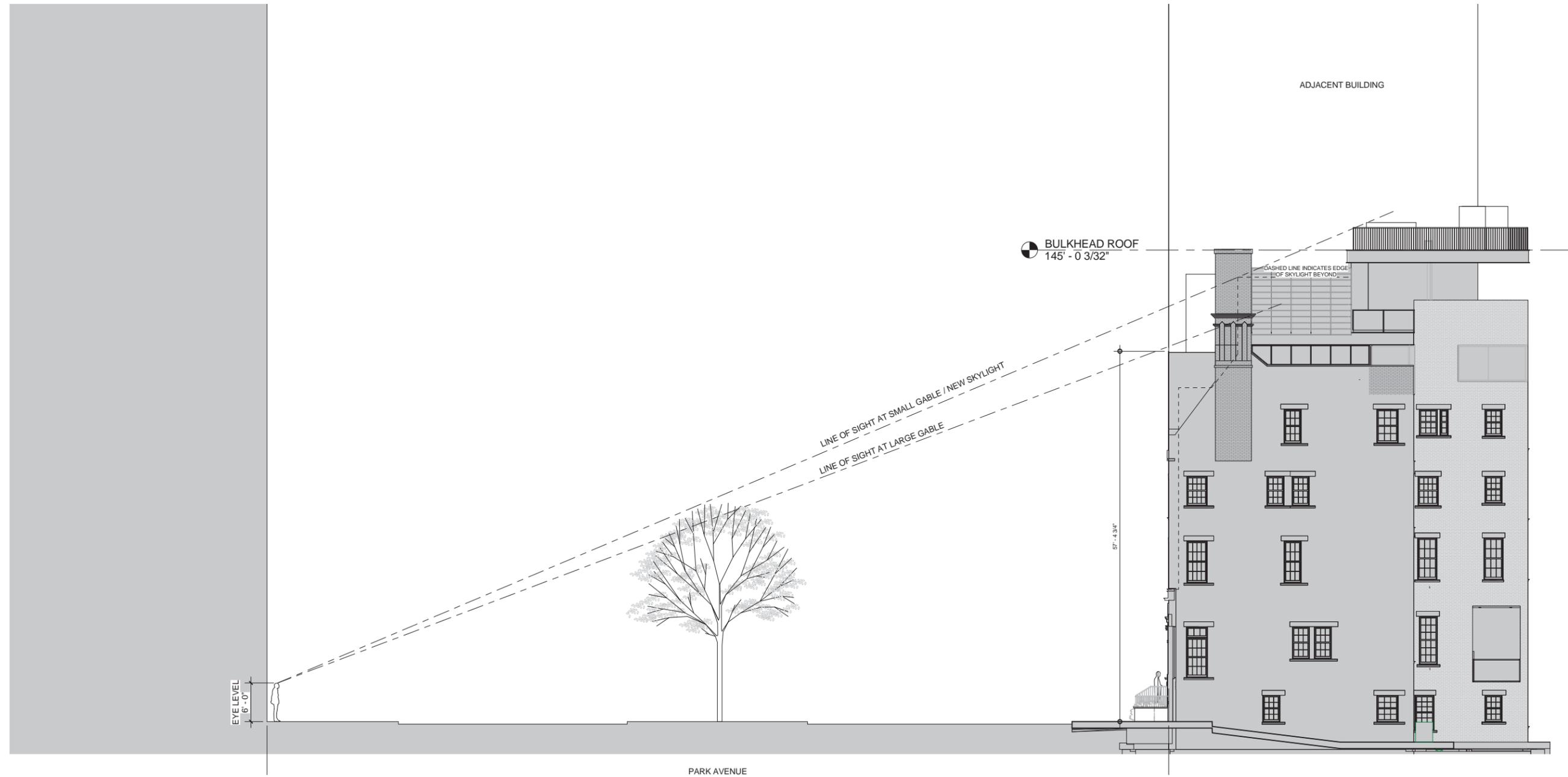
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PROPOSED VISIBILITY DIAGRAM



PROJECT:
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PROJECT NUMBER:
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890 PARK AVENUE

PROJECT:
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