



LIVING ROOM  
Corner vignette

## RESIDENCE 1

770 PARK AVE

Classic New York apartments and their owners bring a special set of expectations to their projects. One of the most critical is schedule, and with the demands of the New York City Department of Buildings, real estate management companies, and condo and co-op boards, meeting a schedule can be very difficult. This project, in a building designed by famed architect Rosario Candela, was completed in an astonishing eight months, from design and permitting to construction. The architecture is tasteful and comfortable, aiming to create a classic backdrop for the owners' lifestyle, which includes a distinguished art collection. We were able to carve "his and hers" bathrooms out of existing bedrooms, an unusual achievement for a Park Avenue renovation.



LIVING ROOM  
View toward Stair Hall and Dining Room







STAIR HALL  
View to Library



STAIR HALL  
Detail of original stair rail



ONE BELONGS TO NEW YORK INSTANTLY,  
ONE BELONGS TO IT AS MUCH IN FIVE MINUTES  
AS IN FIVE YEARS.

TOM WOLFE

LIBRARY  
Detail of cerused oak millwork





DINING ROOM





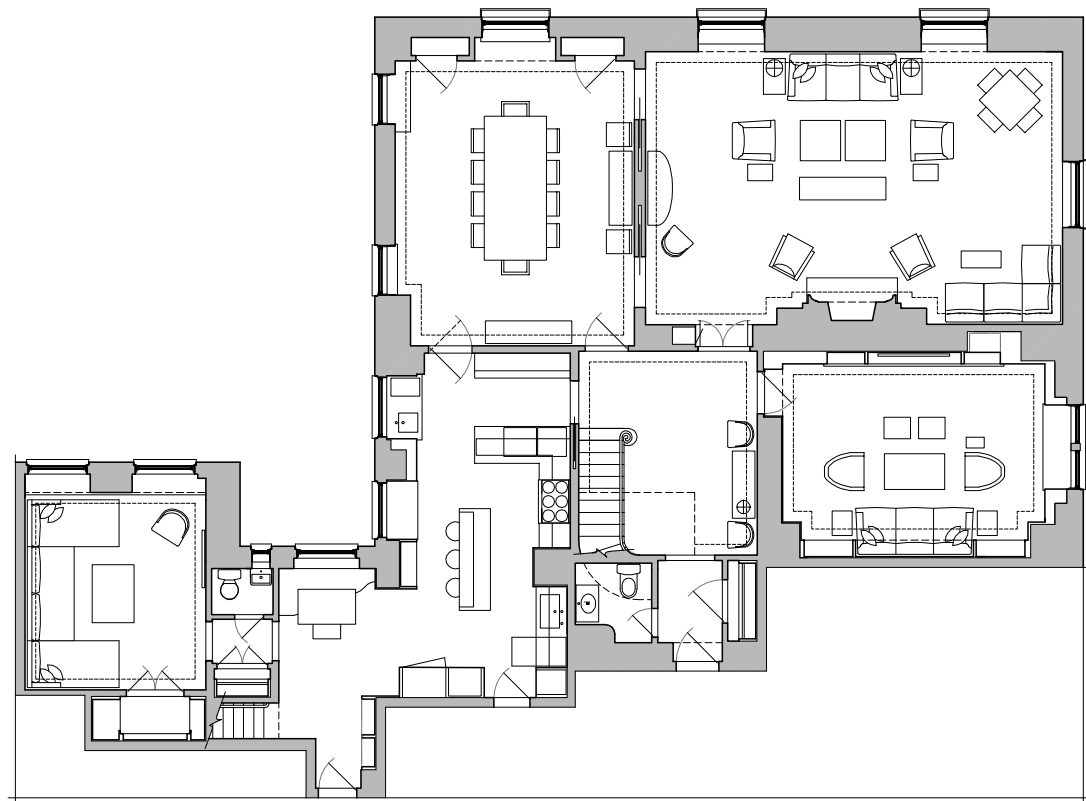


GENTLEMAN'S BATH  
Zabrino marble floor and walls

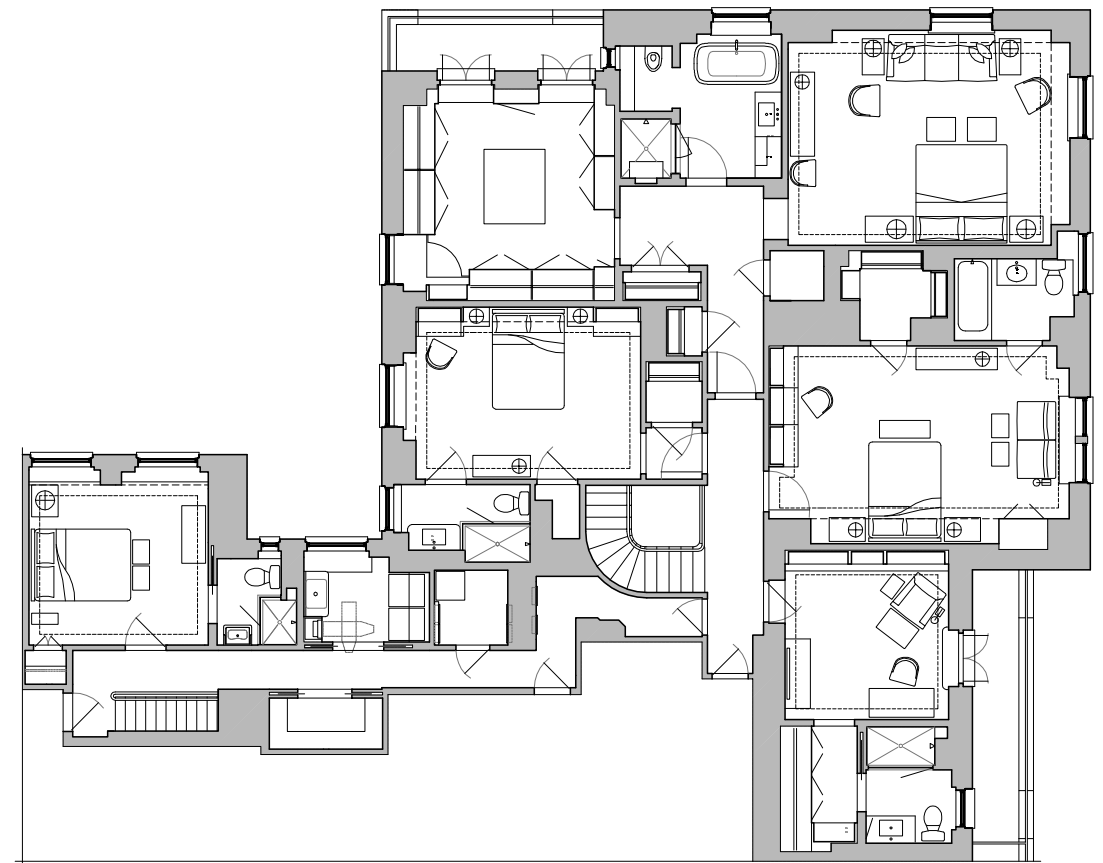


KITCHEN  
White lacquered cabinetry with nickel accents and Statuary marble





FIRST FLOOR



SECOND FLOOR