

Bringing Downtown Uptown

Three extraordinary homes at 813 Park Avenue combine chic downtown aesthetics with spaces ideal for traditional family living

Living Room Luxury

Stribling Private Brokerage brought in Pappas Miron Design to make the penthouse living and dining rooms at 813 Park Avenue homey and welcoming.

When searching for the perfect home, it is often necessary to close your eyes, fire up the imagination and envision how you might decorate a space to make it your own. That, however, is not the case with the penthouse at 813 Park Avenue. The space seems strikingly cozy and lived-in—as though the tasteful owners just stepped out for a moment to buy a carton of milk. The Oriental rug seems realistically worn, a fluffy throw rests invitingly on a nearby chair, and unique artwork adorns the walls. The whiskey and decanter on the side table suggest that a cocktail is within arm's reach after a long day of work.

In reality, the striking, double-height living room is simply decorated as a model for the newly converted condominium home at 813 Park, a building that includes three multi-level homes. As opposed to typical model apartments, though, the penthouse living room is not just outfitted with a modern furniture set bought in full from Design Within Reach. Instead, Stribling Private Brokerage, the exclusive brokers for 813 Park, brought in two young designers—Alexandra Pappas and Tatyana Miron of Pappas Miron Design—to make the space homey and welcoming. In only three weeks, the decorators transformed the living and dining rooms from raw, empty white spaces into areas that look comfortably chic and full of character.

Innovative and versatile, Pappas and Miron brought an eclectic, yet down-to-earth, style to 813 Park. The design duo reupholstered one-of-a-kind antiques with distinctive fabrics from Brunschwig & Fils, for instance. In addition, light-colored drapes emphasize the living room's high ceilings, as does a long scroll of artwork and two large, framed photographs.

The decorators drew from their own art-world connections to bring in works from Boyd Level, a contemporary art consultation firm. The large photographs, ephemeral close-ups of two faces, are by Neil Goldberg, and the scroll is by artist Shinique Smith. Pappas and Miron's objective in working with Boyd Level was to create an art collection that was both personal and general; to bring in artwork that was unique yet easily appreciated. By including works from artists such as Goldberg, Smith, Ken Rosenthal,



The living room of 813 Park decorated by Pappas Miron Design

Alexander Orion, Zhang Dali, John Baldessari, Wu Junyong and Abraham Brewster, Boyd Level was able to give the space a fresh and contemporary feel.

Pappas and Miron further individualized the space by painting the walls pale robin's-egg blue and staining the floors a rich, dark brown. The second-floor dining room is also decorated in a manner that feels sophisticated yet relaxed. Plush olive-green chairs contrast with the sleek, lacquered dining room table. Looking from the balustrade on the second-level dining room down into the spacious living room, it is easy to envision a chic dinner party taking place in the home.

The space is incredibly versatile, lending itself to casual family life, as well as formal entertaining. With only three residences in the building, 813 Park combines the feel of a classic Upper East Side townhouse with that of a hip, downtown loft. The development redefines what it means to live on Park Avenue by offering the best of both worlds. All three



The living room with artwork by Neil Goldberg

The living room with artwork by Wu Junyang



The master bathroom

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residences exceed 5,550 square feet, and the "loft house" boasts an estimated 6,145 square feet. The penthouse features four bedrooms and six baths, whereas the loft house has five bedrooms and seven baths. The building also has a full-time doorman and a private elevator for each residence, with individual elevators servicing each floor of the multi-level homes. If, for example, the owners of the penthouse wish to have an elegant dinner party in the second-level dining room, their guests can enter directly into the dining room from the elevator.

Just around the corner from the dining area is a beautifully renovated Poliform eat-in kitchen. With an open layout and a convenient countertop island, the kitchen serves as the heart of the home, and it's easy to envision everyday family life framed by the big, sunny windows. The kitchen of the penthouse opens onto a gracious terrace, and the kitchens of the studio house and loft house include an inviting fireplace and hearth.

The master bedrooms are extraordinarily spacious, and, in the studio house and penthouse, rows of windows face the classic prewar buildings by Emery Roth and Rosario Candela that characterize tree-lined Park Avenue. The room also possesses a fireplace and the option for custom-built closets. The sleek fixtures and glassed-in shower stall of the large master

bathroom exhibit a modern sensibility that promises to make everyday life a little more luxurious.

The library of the penthouse, which is just off the main living room, is a cozy space with a wall of large windows. While separate from the main living area, the room is still located at the heart of the home, and could easily be used as a productive office space.

While the newly renovated condominium homes offer a coveted blend of classic Upper East Side living with loft-like aesthetics, residents will be pleased to find that the building at 813 Park has played an important role in the history of the neighborhood. Originally built in 1898, the neo-Renaissance-style structure served many purposes before being converted into residences. For nearly 50 years during the first half of the 20th century, the Katz family owned 813 Park. The first floor was the site of their popular Venice Market, a neighborhood fixture.

Between the history of the building, its outstanding architecture and the versatility of the interior space, 813 Park is undoubtedly one of the neighborhood's finest residential offerings. As evidenced by the designs of Pappas and Miron, the homes are naturally conducive to a family-friendly blend of uptown and downtown aesthetics. The comfortable and casually elegant layouts of the residences combine the very best of townhouse and loft living. ♦

Family Friendly

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