865 FIRST AVENUE

Located next to the United Nations on the East River, this private residence liberates the traditional prewar apartment into a continuous sequence of rooms.

A magazine design director required an apartment that could easily accommodate daily living, entertaining, and a small work space. The existing prewar one-bedroom apartment commanded tremendous views of the United Nations, the East River, and the Chrysler Building, but had limited social flexibility due to a small and difficult to access bathroom. The solution reorganizes the apartment layout from a room-and-corridor plan to a room-to-room plan. By inserting a new master bathroom and separate powder room, each room is allowed multiple paths of connection and circulation. The creation of this perimeter circulation enhances the natural cooling from the apartment’s three exterior exposures.

**CASE DA ABITARE**

Exterior design: Vincent Van Duysen; interior design: Tord Boontje; photography: Kasper; Semir - Interiors & Furniture; realizations: SCsays; magazine: La Sfera; editor: Amedeo Franchi; article: Ilustración de moda; author: Mariella office; personage: Edoardo; Il personaggio e molto altro.

**PROJECT**
Private Residence

**SIZE**
100 sqm (1,076 ft²)

**CLIENT**
Edward Leida

**LOCATION**
New York, NY

**COLLABORATION**
Michael Zerbe Architects (Architect of Record), Bell Construction, and Rubino Associates.

**STATUS**
Completed

**VALUE**
$300,000

**KEY PERSON**
Andrew Held