

REAL ESTATE WEEKLY

WEDNESDAY, JUNE 14, 2006

Kratchman's Upper East Side project: a true stretch

The client's mandate was to totally re-think, re-design and re-create the entire property — an aging building consisting of a store-front with apartments upstairs.

The architects from the firm Steven Kratchman Architect, P.C., crafted a new layout for the entire property at 432 East 75th Street in Manhattan.

The result? Kratchman reworked the overall character of the existing, down-at-the-heels building, giving his client-family a "new," elegant, upper Madison Avenue-style, single-family townhouse mansion, now consisting of six floors plus a usable, excavated cellar, stretching the building from three to six floors and increasing the usable living space from 4,400 to 6,670 s/f., an increase of 2,270 s/f.

"What our clients have now," Kratchman said, "can correctly be referred to as an elegant, Upper East Side mansion home. Every square

inch of the existing building has been transformed from 'small and serviceable' to 'expansive and elegant.'"

The "new" structure now stands six stories tall with a custom metal gate at the front entrance and is clad, overall, in imported French limestone with limestone sills and heads, and custom manufactured, double-hung German-mahogany windows. "The re-designed interior structure is supported with all-new metal framing. At the street, the elegant, formal entrance offers the drama of the type of visual impact we expect to see at embassies and consulates," Kratchman explained.

"Each of the eight (8) bathrooms has a custom stone finish. And, throughout the building, we variously activated or added a total of six fireplaces." Kratchman added. "All of this is contained within the building's 20' X 100' footprint and is a grand addition to its block on East 75th Street."



432 E. 75th Street pictured before (left) and after (right) Steve Kratchman's renovation/expansion.