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## Kratchman converts rentals into new condos

Constructed in the 1980s, the 15-story building located at 2287 Johnson Avenue in Riverdale, N.Y., offered serviceable rental housing to dozens of families over the years. The original architect/builder had been allowed a "bonus" to build taller and with greater density by providing a "community facility" in the form of doctors' offices on one floor with its own entrance. The residential units of the building had their own, separate entrance.

Today, this property has been architecturally re-designed and "re-invented" by the firm Steven Kratchman Architect, P.C., and made into one of the greater New York City area's more elegant "new," all-residential, condominium buildings. It has now been rebranded as "RiverPointe-on-the Hudson." As of press time, condo sales are proceeding briskly.

"With a minimum of marketing efforts just getting under way, we've already sold more than 40% of this building. And, we thank the Kratchman architecture

team for giving us such a desirable and marketable product," said owner-developer Randi Kahn.

"When we first inspected the building," said architect Steven Kratchman, "we found that its residential character had been severely diluted and its real estate value greatly diminished by the presence of seemingly out of place medical offices on the second and third floors, with their own hillside entrance on a higher grade. Our team reviewed the 1980s regulations and compared them with current zoning and codes, and we identified many creative architectural opportunities. We had an excellent give-and-take exchange with our clients, who were active participants in the design process. As we moved forward, we submitted our new plans to the New York City Buildings Department and got approval to remove the medical offices and convert those two floors to residential units. Along with this conversion to one hundred percent residential occupancy, we made a series of other changes," Kratchman said. ■