



firm: lubrano ciavatta architects site: upper east side

up meets down

*Vinyl wall covering in the dining area
is a digitally printed reproduction of a painting
by Markus Linnenbrink. ➤*

Not unlike many city apartment-hunters, TV executive Frances Berwick and asset manager Marc Zeitoun were looking for a short commute to their demanding jobs, a view worthy of a Woody Allen movie, and a loft-style expansiveness that lends itself both to family life, in this case with a 9-year-old son, and to frequent entertaining. The condo that the couple found did deliver on the first two requirements—Upper East Side location, stupendous terrace overlooking the river from the 18th floor—but came up short on the last. The cramped layout and built-up floor of the “postwar developer special,” Anne Marie Lubrano of Lubrano Ciavarra Architects says, made her “instantly nervous.”

Undeterred, she and Lea Ciavarra embarked on a renovation of the 1,800-square-foot space, opening up the public areas dramatically by removing walls between the living and dining areas and the



From top: Beyond the concrete breakfast bar, the kitchen's counters, backsplash, and appliances are stainless steel. A side table by Richard Shemtov and an oil on canvas by Melinda Buie are highlights in the living area.



kitchen. The pair then painted almost all the remaining walls matte white and replaced the postwar flooring with ebonized white-oak boards. Reflective materials—stainless-steel counters in the kitchen, ➤



caramel-colored glass topping built-ins under windows in the living area—give the illusion of more space. Uniform rows of recessed LED fixtures help clean up the ceiling plane.

The 8-foot ceiling seems to be heightened by the verticality of the dining area's wall covering, a digitally printed reproduction of a contemporary drip painting. "That wall grounds the public area and ties everything together," Ciavarra says. The multicolored lines furthermore drove the color direction for furnishings in the entire apartment.

One of the subtle divisions that defines the public space without interrupting its flow is the drywall partition that she and Lubrano installed after ripping out the full wall between the living and dining areas. Ingeniously, the partition is fitted with a pocket door on either side. "When the doors slide away, the wall looks like a discreet white plane," Lubrano says. When they come out, kids can watch TV without interrupting adults dining. —*Kimberly Goad*

From top: Liovore Altherr Molina designed the table and chairs in the dining area. To separate the dining and living areas completely, pocket doors can slide out of a partition in painted drywall.

FROM FRONT MAHARAM: WALL COVERING (DINING AREA), **ARPER:** TABLE (DINING AREA), CHAIRS (DINING AREA, KITCHEN), **BERTAZZONI:** RANGE (KITCHEN), **ZEPHYR:** HOOD, **SUB-ZERO:** REFRIGERATOR, **AMERICAN CIRCLE:** CUSTOM COUNTERS, BACKPLASH, **DUNE:** TABLE (LIVING AREA), **ROOM & BOARD:** SEATING, **NISSONI HOME:** PILLOWS, **ET2 CONTEMPORARY LIGHTING:** LAMP, **IKEA:** RUG, **THROUGHOUT** **LUCIFER**

LIGHTING COMPANY: RECESSED CEILING FIXTURES, **BENJAMIN MOORE & CO.:** PAINT, **INTERNATIONAL LIGHTS:** LIGHTING CONSULTANT, **SOUNDSIGHT TECHNOLOGIES:** AUDIOVISUAL CONSULTANT, **YU ENGINEER:** STRUCTURAL ENGINEER, **M.A.R. P.E.:** MEP, **WOOD-WORKER 4U:** WOODWORK, **GET REAL SURFACES:** CONCRETE CONTRACTOR, **BURDA CONSTRUCTION CORP.:** GENERAL CONTRACTOR.

