

201 NEWS

MAY
2017

THE NEWSLETTER OF 201 WEST 16TH STREET

Roof Deck Closing

As a result of the extensive façade work, the roof deck must be closed beginning May 1. We will take measures to protect and water plantings during the closure. Our goal is to re-open the roof deck in the fall. No date yet, but we will update as soon as timing becomes clear. The furniture will either be covered with a tarp or relocated to the basement for safekeeping.

Swing Shift

If you have not seen him during the late hours, say hello to Alex Goldberg, who is now our doorman on the swing shift that includes some evenings or overnights. It is also a good idea to tell him your apartment number the first few times you see him. Alex, who is from Queens, has taken the swing shift that was diligently worked by Mariano Figueroa since the late 1980s. Mariano retired at the end of March. Our superintendent Cristian Covaci and Tudor Realty, our managing agent, are currently looking for a permanent replacement for the overnight shift previously held by Alex. If you have any recommendations for employees interested in the doorman job opportunity, please pass their name and contact information to Cristian.

Christine Ang at Tudor

Our longtime building manager Janice Keller-McDowall is away on medical leave until late this year. Janice has been very ably replaced by Christine Ang at Tudor, who is doing a very good job filling in. Her email address is christinea@tudorrealty.com. Thank you, Christine!

Façade Update: 2017 Edition

As you have no doubt noticed, the sidewalk bridge is now in place and will remain on site until the 2017 edition of façade maintenance and reconstruction is completed. This bridge is essential to protect pedestrians and reduce the risk of accidents.

Our façade project was bid to eight contractors. We got four returned bids and two organizations were interviewed by the project engineer, board member and treasurer Ed Lewis, Tudor Realty's Vito Mangini, and our superintendant Cristian Covaci. Based on the interviews, quality of the proposals and cost estimates, the project was awarded to Edras Group, a façade restoration specialist. They have completed many similar projects in recent years. They gave a great presentation, responded well to all questions, and provided good references.

The 201 team managing the project has been meeting regularly to plan all logistics, which will include replacement of many terra cotta stones and resolving some difficult challenges in façade maintenance.

The project will begin at the top of the building with work on the water tank and elevator machine room brick shroud, the parapets around the stair bulkhead to the roof deck, the parapet walls surrounding the roof deck, and then the parapet walls on the PH terraces. From there, work will continue down the face of the building once the pipe scaffolding that will envelope the East and South facades is installed in May. We will keep you updated on progress.

Intercom/Phone

Our intercom system has reached the end of its useful life. We have tried many short-term solutions to keep it patched together. Lately, problems have included unprovoked buzzing of the lobby door, often for hours on end, and errant buzzing of different apartments, including some in the middle of the night.

Spending more money on repairs is probably not prudent. The Board of Directors has not yet begun the process of getting a replacement designed and implemented. Until we do, we will need to introduce a short-term (hopefully) system where the doorman will call you on your phone to indicate a package or guest has arrived. Cristian will distribute a survey to find out which telephone number you prefer the doormen to use to notify you.

Roof Fan

Our superintendent, working with our mechanical equipment contractor, has gradually adjusted the new rooftop fan to work at 90% of its air circulation capacity. There is still more work to be done to get it to maximum capacity, but so far air movement and vibration transmission seem to have markedly improved in the building. We hope to have this important piece of equipment in perfect working condition in the next 15- 30 days.

Pottery Barn Leaving

Pottery Barn is relocating to a larger floor-through space from 18th to 19th Streets between 6th and 7th Avenues. As one of their executives told us, “finally we will have enough space to do the brand justice.” In PB’s place, a Williams-Sonoma Home store will appear. Both brands are owned by the same parent company. This change should, if all goes well, occur in June or July.

Smoking

The Board of Directors continues to spend a great deal of its time dealing with issues associated with smoking in the building. Time and time again, we hear complaints about smoke escaping a smoker’s apartment and traveling to other parts of the building – including to apartments that are not adjacent. If you are a smoker, you MUST take measures, even if they are inconvenient or expensive, to make certain your neighbors are not able to detect smoking in your apartment. Failing to control your smoke is a violation of your lease. Other than quitting, the only foolproof way to keep smoke from reaching common areas or neighbors appears to be to limit smoking to areas outside the building, well away from our front entrance.

Goodbye Christopher Gray

One of our favorite regular features in The New York Times was a weekly column called “Streetscapes”. For many New Yorkers, it was the first thing we turned to in the Sunday Times. Christopher Gray was the longtime editor of this column. Sadly, he died this past March. His beat did not focus on the glossy or monumental buildings or the latest trendy architect. His wrote about the interesting and often overlooked buildings that represent the mosaic of NYC streets and the true history of living and working here. In 2004, Christopher Gray wrote an article called “Chelsea Corners”, and the work of Henry Mandell and his architects Farrar and Watmough. The article told the history of three buildings at the intersection of 16th and 7th, including 201. For those who want to learn more about Christopher Gray or his legacy and our home, here are some helpful links:

His obituary is here: www.nytimes.com/2017/03/13/nyregion/christopher-gray-architecture-writer-and-researcher-dies-at-66.html

The article he wrote on Chelsea Corners is here: www.nytimes.com/2004/05/23/realestate/streetscapes-seventh-avenue-between-15th-16th-streets-four-30-s-apartment.html

A history of Chelsea Corners is here: <http://201west16.org/history/>

Unaccompanied Overnight Guests

Seems that no matter how many times we mention this, there continue to be problems that result in guests not being admitted to our building. Instant approvals for guests staying overnight in your apartment when you are not there ARE NOT POSSIBLE. The reason for this is simple – there is no way for us to confirm on the spot whether a guest is invited and approved to be in your apartment. No, we cannot do this via a phone call. If you plan to have someone staying in your apartment when you are not there, you must give the building a minimum of two business days’ notice. More is better. If you submit a request on a Friday at 5:00 pm, your request will not be approved before Tuesday. That will not be good news for guests who arrive on Saturday. Forms for unaccompanied overnight guests are available from the doorman, super, or our website. And please note that this rule is essential to maintain the security and safety of our building and your apartment.