

201 NEWS

SEPTEMBER
2017

T H E N E W S L E T T E R O F 2 0 1 W E S T 1 6 T H S T R E E T

Recycling

As we are sure you have noticed, there are two neatly and newly painted bright blue and bright green rectangles under or near garbage chute openings in the stairway halls. This initiative is an effort to encourage and streamline recycling in our building and help the staff make twice-daily collections. Paper products and cardboard should be neatly stacked within the bright green areas. Bottles, plastic materials and metal of any type should be neatly arranged in the bright blue rectangles. The color signs near the recycling area are keyed to these materials in case you forget.

Attached to this edition of 201 News is a handy chart indicating the materials that **MUST** be recycled. (It's just waiting for your refrigerator magnet!) What is now recyclable in NYC has changed and expanded over time, so please take a close look at the chart. NYC has a team of inspectors who randomly split open garbage bags to make certain that all residents are doing their part to recycle. Fines are imposed on co-ops when inspectors find recyclable materials in the general garbage. To help us avoid the cost of fines, please recycle. To make collection easier, please keep your stacking neat.

Façade

Board Treasurer Ed Lewis, who is all about the physical plant in our building, has been meeting weekly or more often to help guide the current façade project to successful completion this year before the snow flies. This is the largest project that our building has undertaken since the project of 1999/2000, which stretched over at least two building seasons. Ed is working diligently with our contractors and building team to get this one done in one season.

In this effort, our neighbor in the penthouse has cooperated extensively in the use of their terraces to restore many sections in the upper reaches of our building. Work continues to be concentrated at the top reaches of the building. Severe deterioration was discovered upon close inspection of the decorative terracotta that is part of the enclosure of the water tank. Terracotta, for those that are not students of pre-war building architecture and construction, allowed architects at the turn of the century and just beyond to design the exterior of a building with ornate and lovely details at a reasonable cost. Sadly, this fired clay-based material does not last when subjected to the freeze/thaw cycles of New York winters. Once rain, snow, pollution, and age have deteriorated the glazing over the clay, moisture rapidly penetrates and chips away at the blocks – generally within just a few winters. As most pre-war buildings go, ours is just about average in terms of lifespan of the terracotta.

This project is our first engagement with Licalzi Façade Engineering. Thus far their attention to detail, inspections of the work, and accounting for expenses have all been good. To date, they are comparing favorably to our previous firm that handled the work for many years.

This is the first time also for Edras Contracting, the façade contractor on this project. They have kept up with our schedule, responded to critical issues responsibly and rapidly, and supervised the team well. Most importantly, they have worked safely.

Speaking of schedule, it will be close but we are still on track to finish this monster project this year. If weather does not get in the way, the hammering, drilling, chopping, brick and stone work will be completed just before Thanksgiving. Touch up work and façade cleaning will continue until mid-December, when the sidewalk bridge can be removed. If all goes according to plan, this 2017 edition of our necessary focus on façade maintenance and restoration will then be completed.

Will the communal roof deck re-open this year? We sure hope so to let us enjoy some fall or early winter days up top, but we cannot confirm this yet. We continue to have the gardening and irrigation contractor check on the plantings to ensure that most of them survive all this trauma and dislocation. We will update on access to the roof deck ASAP.

During the early spring 2018, residents on the south and east facades of the building will be treated to a professionally provided exterior window washing as a thank you for outstanding support and cooperation during this project.

Thank You!

Our little cooperative in Chelsea achieved a big milestone in May. And we can all be very proud. For the first time since 1985, not a single dollar was recorded on the “Past Due” list of maintenance payments. Having responsible neighbors means that it is much easier to manage our accounts and keep our building running smoothly. Thanks to everyone for this great level of “cooperation” when it comes to financial responsibilities.

What’s Going On at the SW Corner of 7th Avenue & 17th Street?

We really don’t know anything official about plans for this construction project. The owner of the three vacant buildings is reportedly a large NYC residential real estate developer. They have had all the stores and apartments vacated, and interior demolition of the buildings began as this newsletter was being written. One of the workmen told us that large scale demolition will begin “shortly,” though that information is very unofficial. Another person on site indicated that the new building will be about four stories. We’ll see.

Shareholder Interview

In a series of interviews, newsletter editor Ed Lewis asks shareholders questions about their residency at 201, the neighborhood and other tidbits. The goal of these interviews is to share perspectives on living at 201 and addressing any challenges or important issues. Our first interview is with Teddy Himler, resident in apartment 9B. (Note that responses have been edited for length.)

How did you find 201 among the thousands of real estate listings in NYC?

My older brother lives at 161, our sister building, so I knew the area well. I made an offer on an apartment in that building, but it was not accepted. 201 had a similar apartment for a similar price, so I made an offer here.

How long have you been a resident? What about 201 stands out in your mind?

I have been here about three months. I especially like the windows. They are really great. Why are our windows so much better? (NOTE: Our replacement windows were selected by our board several years ago. Have a look at the windows at 200 W. 16 to compare to what some others have done.) Also, everyone I meet on the elevator introduces themselves and is neighborly.

If you could, what would you change about 201?

I’d have the sirens on 7th Avenue be reduced by 90%.

Where did you grow up?

North Shore of Long Island, Nassau County.

What college/university did you attend?

Harvard University. I lived at Leverett House while at Harvard.

What do you do for a living?

I work for Comcast Ventures, a venture capital firm. I analyze high tech companies, many in the startup phase, for investment by Comcast. I have a lot of fun and really like my job.

What’s your favorite color?

Turquoise.

Favorite word?

Sextant

Sound/noise?

Waves. I hate the sound of sirens on 7th Avenue.

What’s your favorite local restaurant?

Westville on 18th Street and The Grey Dog down the block.