

201 NEWS

EARLY FALL
2026

THE NEWSLETTER OF 201 WEST 16TH STREET

Welcome

3C – Violet Savage is a clothing designer.

PH – Rose and David Heyman Rose is an interior designer and David is involved in cinema.

7A – Theresa Casey and Jeffrey Selden are both retired.

7C – Ana Luisa Monteiro is a VIP assistant at Celine.

Hallways

Hallways are public areas that should always be neat and clean. You should never store any materials (from shoes to baby carriages or bicycles) in halls or stairways. Leaving anything in the hall is inconsiderate and can present risks in case of a fire or other emergency. Please be kind to your neighbors and keep your belongings in your apartment or in a basement storage locker.

Apartment Alterations

After about a 6-month lull in apartment alterations, the desire to renovate has returned. Though none are yet underway, we currently have two renovations in the final stages of review and comment – with several others in line. Improving apartments in our building is obviously a sign of interest in living at 201 and also allows us to schedule important tie-in upgrades that benefit all residents. Despite the hammering and dust, we hope you see these projects as positive developments for us all.

Former Barneys Retail Space

Doing some research on events at the former Barney's retail space has revealed that Watermark Capital, the developer we wrote about previously here in 201 News, has sold their interest in the building to Two Tribes Capital, a Miami based real estate investment company. It appears that Watermark faced some objections by the NYC Department of Buildings related to converting the space to rental apartments. They concluded that compliance with regulations related to light, air, ventilation and structural regulations would be "difficult," potentially making the costs prohibitive. The new owners have apparently decided that the challenges are surmountable, as evidenced by the progress being made. Our information says target occupancy is 2028. We hope this will be a positive development for our neighborhood and that the long-vacant space will be filled with new Chelsea residents soon.

On another nearby site, the former Elmo Restaurant building is slated to be torn down to make way for a new apartment building. Elmo was a landmark gay restaurant and club in Chelsea for 20 years. Many longtime residents will remember that it was formerly a seafood place called Chelsea Lobster Company and before that was a drag-friendly restaurant called Claire.

Guests, Gatherings, Meetings

If you are having a gathering of multiple guests in your apartment, please provide a list of your guests to the doorperson BEFORE your guests begin arriving. This can help your guests enter the building more efficiently and without delay while also making the process much easier for our great door team. Without a list, the doorperson will need to call you with the arrival of each guest. Just a handwritten list can work nicely.

Chimney Liner

As our building approaches its centennial, we continue to watch for signs of age that need to be addressed. Recent testing has revealed that our boiler chimney that rises to about the 21st floor has some very small air leaks. We had this issue studied by our boiler/mechanical engineer Ralph Germain, hoping to find an alternative to rebuilding the chimney.

He has devised and designed an elegant and simple, but potentially sooty, solution: adding a steel lining to the existing chimney. From the basement they insert sections of steel that are welded together until the entire interior is covered. Most of the work will be silent and so you are unlikely to notice any noise or disruption.

As they reach the top of the chimney the work gets a bit more complicated, but the team including Ralph Germain along with Board Member Ed Lewis and FSR Vice President Vito Mangini are working to make this last phase as "seamless" as possible.

Vandalism

For the first time in decades, we have experienced a minor incident of vandalism in our building. This event did not involve any lasting property damage, but it does raise concerns. We try to monitor the many delivery and trades people who must enter our building, but with our traffic flow it is difficult to monitor at a 100% level. The vandal(s) struck in an infrequently used area in the basement. To improve our ability to monitor, we are considering installation of security cameras and have asked for quotes from our camera vendor. This should be implemented sometime this fall.

Our 'B' Energy Efficiency Rating

As many long-time residents of 201 know, we had a 'C' rating for energy use from the city for several years. Through hard work and some strategic thinking, we took steps to improve our energy efficiency and graduated to a 'B' rating about five years ago.

For yet another "only in New York" reason, our higher rating was not to last. Earlier this year, NYC required us to have a licensed engineer, surveyor or architect complete an official measure of the square footage in our building and file the results with the city. While our square footage has been on file for 97 years, this new effort concluded that we have 10,000 sf less floor area than previously reported. Many measures of energy efficiency are based on the square footage of a building. When our square footage was reduced, the lower number makes it seem like we are less efficient than previously assessed.

Corks

We take it as a positive indication of the commitment to doing good in our building when someone asks if wine corks are considered 'organic' and can be recycled with other organic material in our compositing program. The answer is YES. Most wood corks are made from the bark of the cork tree. Plastic or rubber corks should be recycled with other plastics and cartons. Aluminum wine screw tops should be recycled with other metals on the blue rectangle. We ask that residents try to keep the recycling areas neat when leaving materials for collection.
