

93-94TH STREET PRESERVATION ALLIANCE UPDATE**Columbia Grammar School Construction Program**

On September 27, 2011, three representatives of The 93-94th Street Preservation Alliance, a project of the Open Space Institute, met with the Headmaster of Columbia Grammar School and the architect overseeing the current school construction program. The focus of the meeting was to improve our understanding of the nature and magnitude of the renovations underway.

The metal beams closest to 336 will support a fire escape similar to the previous stairway in that spot,

but it will be about 6 feet lower than its predecessor. It will have a roof but otherwise will be completely open, thus allowing for the passage of light.

The contiguous and slightly taller structure on the western side of the stairway will be an elevator enclosure. According to the architect, sometime between a discussion with the Alliance this summer and the undertaking of construction Landmarks required the school to move the elevator enclosure, which had been proposed for the midpoint between the staircases at the extremities of the walkway, to the side closest to 336 so as to create less intrusion into "the donut". We were assured that the elevator is not only hydraulic but slow-speed as well, making it quite silent.

It was also re-emphasized that each classroom will be air-conditioned by individual units. The plan to install only two large air-conditioning compressors on the roofs of several 94th street brownstones (not on the building closest to 336) remains unchanged.

The Alliance intends to continue monitoring the current construction and will also pursue clarity on the second phase of the renovation that is planned for next summer.

AROUND THE BUILDING...

Nanny Available: Roma, our first and only nanny for more than 11 years who helped raise our two boys is available for full time or part-time work since we no longer need full time help. Roma is exceptionally trustworthy, responsible, loving, dependable and loyal, which gave us great peace of mind. She is outgoing and friendly and is very good at making playdates with other children. Roma always tidied up around the house, and took care of the boys' meals and laundry; once the boys were in school full time Roma took on full housecleaning. Roma lovingly cared for our children - she is great with children of all ages. We met Roma through a friend and we think the world of her and would be thrilled to help place her with a wonderful family.

If interested, please contact Jonathan Schindel at Jonathan.Schindel@HartzCapital.com

**PRESIDENT'S POTPOURRI**

Dear 336 CPW Friends and Neighbors,

In the past few weeks, we sadly lost two members of our community. Pam Shelinsky passed away after a six-month battle with cancer. Pam was only 31. She was a lawyer and a highly respected and valued team member at the firm of Carter Ledyard & Milburn. Pam graduated from Northwestern University and Cornell University Law School. At 336, I know everyone who encountered her enjoyed her pleasant, friendly and outgoing personality. That was especially true of folks like myself who saw her as we were walking our dogs. We will miss her, and we send our condolences to her father Mark and brother Jason.

Paula Ettelbrick, who was a former tenant at 336, passed away from cancer at the age of 56. She was a leading legal figure in the lesbian and gay civil rights movement. She served as executive director of the International Gay and Lesbian Human Rights Commission from 2003 to 2009. Most recently, she was executive director of the Stonewall Community Foundation in New York. We send our deepest condolences to her partner Marianne Haggerty and her children Adam and Julia and to Suzanne Goldberg and Lou Kelley, and all Paula's family and friends.

You will have observed the departure of the bridges on both Central Park West and 94th Street. We have finally, at long, long last, come to the end of our remedial project on the roof cornice and the northeast corner. Prior to dismantling the bridge and roof staging, we made certain that Walter Melvin had completed the Local Law 11 inspection for the 7th cycle which must be submitted by next February. We are pleased to report the building - and especially those sections that have been the subject of renovation work - came through the hurricane and related heavy rains without so much as a single leak through any of the masonry work. We are also pleased to report our belief that the Walter Melvin report will not call for any significant additional work beyond what has already been accomplished - and paid for. It has been a long and trying project, with frequent surprises and challenges, many of them

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STAFF PROFILE**Hugo Campos**

It's not surprising that Hugo Campos works virtually every shift (morning, evening, overnight) and job (front door, elevator, porter) at 336, because Hugo's life has included a staggering variety and volume of activity. Born in Mendoza, a city in west central Argentina, Hugo and his older brother, Hector, had a father who was a used car salesman and a stay-at-home mother. Hugo was a rabid athlete who spent countless hours playing soccer (he played striker and fullback) and basketball (point guard). When Hugo was 13, both of his parents died within months of each other, so Hugo and his brother moved 100 miles away to the home of an uncle in San Rafael.



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very frustrating and very disappointing. However, I am pleased to say we have managed to meet each one and work our way through to a result that was satisfactory.

Believe it or not, on top of everything else we have endured, the huge electrical storm in August visited a lightning strike on the building itself. A section of the chimney on the roof was hit and smashed. In addition, at least one apartment was showered in soot as the electrical charge was conducted into the apartment. Again, I am pleased to say that all damage has been repaired, and that the building stoutly withstood the blows delivered by the storm and the lightning.

This summer the staff took the opportunity to accomplish a number of important upgrades, improvements and maintenance projects. These included:

- Cleaning and upgrading the playroom
- Cleaning and upgrading the storage areas
- Cleaning and renovating the electrical and gas meter rooms, the elevator motor rooms and main electrical room
- Installation of new low energy efficient fixtures and replacement of old switches with timers and sensors
- Repair of two house water pumps and installation of new water shut-off valves
- Inspection and repair of all 18 plumbing vents in the A and B lines of the building, locating blockages and removing them; all 18 ventilation pipes are now functioning at the 100% performance level

I am especially pleased to say that we expect to complete the year and all project capital spending with reserves that, while considerably diminished by this work, remain adequate for the foreseeable future. As noted in the next paragraph, we are also working to recover the damages suffered from Lawless & Mangione – who were the architects on the project.

After we were repeatedly rebuffed in our efforts to negotiate a resolution of our claims against Lawless & Mangione, we finally concluded there was no intention to deal in good faith. Consequently, we filed a lawsuit in New York Supreme Court seeking damages for the negligence and reckless lack of care exhibited by Lawless & Mangione throughout the original Local Law 11 Cycle 6 and cornice repair project. We are currently mediating the claims and will have the first mediation meeting in November.

The building is now in good, stout physical condition. Our financial condition is satisfactory. The staff is working well and harmoniously. On all fronts, there is always room for improvement, but I think we have relatively successfully managed some daunting challenges in the last several months. Perhaps our biggest issue for the moment is deciding what costume to wear for Halloween.

With very best regards,

Mike Schell

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Hugo Campos *Continued*

After graduating high school, Hugo spent two years in the Army and then began a peripatetic odyssey that took him to live in Chile, Paraguay and several cities around Argentina while doing odd jobs. After a few years of hopscotching, says Hugo, "I realized I was wasting time and needed to get serious." In 1984, Hugo came to the U.S. and settled in Weehauken, N.J., working at various restaurants. In 1989, Hugo met a woman from the Dominican Republic, Arelis Batista, at a birthday party, and 18 months later they married.

Hugo and Arelis have two daughters, Thatelyns, 15, and Shattells, 17, and the girls are the pride of Hugo's life. Both girls are excellent students; Thatelyns wants to be an architect and Shattells plans on becoming a special education teacher. Recently, Hugo began visiting colleges with Shattells, a senior who is routinely on the honor-roll at North Bergen High School. "I came to this country to give my kids opportunities that I never had," says Hugo, who from 1995-'99 owned a restaurant named Tango, in New Jersey, that served Argentinian food.

Hugo came to work at 336 through a connection. In 1986, Hugo worked alongside Sergio Ochoa, our superintendent, at the Beefsteak Charlie's restaurant in Madison Square Garden. Fifteen years later, Hugo bumped into Sergio while they were both shopping at the Ikea by Newark Airport. Sergio told Hugo that 336 was looking for good part-timers. In 2002, Hugo began temping at 336, and he became a full-time staffer in 2003.

Away from work, Hugo works out four days a week at a Bally's gym near his home in New Jersey, and he keeps close tabs on his favorite soccer team, Barcelona F.C. "I have to root for them, because they have Messi," says Hugo, referring to the Argentinian soccer star.

After his daughters finish college, Hugo and Arelis hope to retire to the Dominican Republic. "I love Argentina, but it's too far away. We need to be near our girls," Hugo says with a big smile.

Meet the New Tenants

Martin and Hayley Propper recently moved to 9F from the Upper East Side. Hayley is a native New Yorker and Martin hails from Baltimore, albeit with deep Brooklyn roots. Hayley is a Psychologist at Memorial Sloan Kettering and has a private practice on the Upper West Side. Martin is the Chief Technology Officer at Humble Monkey, an IT outsourcing firm. Their son son Brady is a first grader at Columbia Grammar and while they love their new apartment, the building architecture, and the friendly staff, their favorite feature is the fifty-three step morning commute to Brady's school.

They are especially enjoying the proximity to the park – Brady is partial to the Hippo playground, Hayley likes to take long walks, and Martin frequently bikes there. Martin adds, "We feel extremely welcome here, and look forward to getting to know the 336 CPW community better."



Warren and Aimee Hirschhorn moved into 4F in the Spring after living 24 years in Summit, NJ. They grew up in different parts of Long Island and met in New York City while they were both working at Credit Suisse. Warren and Aimee have been married for 28 years and have two children, James, 26 and Kate, 24. Kate is currently working for Morgan Stanley and James is in Business School at University of Michigan. Warren joined Duff & Phelps in 1999 and is a managing director and leader of the firm's Alternative Assets Advisory segment. While the Hirschhorns love to travel, they are also enjoying exploring New York these days. "Being at this stage in life we're finding it so much easier to enjoy the city—we can go to shows and restaurants whenever we like". Warren added that they love the neighborhood and the services at 336. "The staff here have been tremendous—they have been incredibly helpful at every turn".