

**POWER TO SPARE, POWER TO SAVE**

The difficult parts of the work we've had done to upgrade the building's electrical distribution system have now been completed. We've got the latest electric meters in the basement with new, upgraded wiring. Safe, unobtrusive conduits have been installed in the front of the building and in the back stairway for carrying more power up to apartments. Once they're painted, residents will hardly know they are there--but will be glad they are once they need them.

The new system is designed to accommodate the electricity needs of shareholders for the next 25 years. Having that capacity in place is a real boon to the overall value of our building and our units, enabling upgrades that might otherwise not have been possible, including air conditioning and washer/dryers and whatever other appliances may appeal in coming decades.

The next step is putting that power to use. As the board laid out last year, no shareholder currently pays anything for the upgrade. The cost (ca. \$300,000) has been covered for now by the building and will be borne entirely by shareholders who opt to pull that power up to their apartments.

If you have plans that might profit from that extra power, it pays to move expeditiously. The first 10 shareholders who seek the higher electrical capacity will be assessed a one-time charge of \$25,000; after that each additional shareholder will be charged \$25,000 plus \$1,000 per floor through which the electrical lines needed to be pulled. That would mean, for instance, that a shareholder on the seventh floor would pay \$25,000 plus \$7,000 get a line pulled up to that landing.

At that point it might be worth talking to your immediate neighbors; while the \$25,000 fee will be assessed of any shareholder who wants the power, at least a portion of the additional per-floor charge could be shared. But again, if you know you're going to need it, you can avoid that extra charge altogether by being among the first 10 shareholders to avail themselves of the new higher capacity. Please contact the board or Orsid if you're interested.

**CO-PRESIDENTS' POTPOURRI**

Dear 336 CPW Friends and Neighbors,

Welcome back! We hope you had a nice summer and were able to enjoy some time off, and that your September has gone smoothly whether it involved getting back to school, back to work or just back to the city.

Over the course of the summer, we have made substantial progress on a number of initiatives that help improve our 336 CPW community.

As discussed at our Annual Shareholder Meeting in June, we have successfully completed the mortgage financing. We now are well positioned to absorb the capital investments and repairs required to comply with our local law 11 evaluation.

Our building's electrical upgrade project is also nearing completion. We conducted this project because (1) the amount of electricity available to some lines in our building has been taxed by the numerous renovations, and promised to be overtaxed by future ones; and (2) we had a surprising window of opportunity with the NYC Department of Buildings. The work doesn't result in direct, immediate charges to shareholders at large, but to offset the investment, those choosing to use the new meters--likely through an apartment renovation--will be charged a fee.

Speaking of renovations, please remember we have very clear policies and procedures regarding approval of alterations in our co-op. You can find all the necessary documents for you, your architect and contractor at <https://336cpw.org/building-docs/>. In response to shareholder inquiry, we have posted (in the same web location) a list of suggested architects and contractors.

The Board strongly recommends using architects and contractors who adhere to our building requirements and who are properly insured. While quality service providers may seem expensive at the outset, we assure you that you will save money in the long run. Poor quality work often will require remediation, and careless contractors may need to fix work if not done to the satisfaction of our building's architect.

We also would like to remind all shareholders that under the proprietary lease, you are required to maintain adequate insurance. Please ensure you have adequate coverage, particularly with respect to liability insurance. Details can be found on page 4 of the proprietary lease: <https://336cpw.org/building-docs/>. A simple call to your insurance broker can resolve any needs.

Since our last update, the composting program is up and running. The brown bins are located in the basement near each elevator. All organic waste can be disposed of in these bins. The program is voluntary so shareholders who wish to participate will need to bring their organic waste to the bins. Here is a helpful link with more information on what can be composted: <https://www1.nyc.gov/assets/dsny/site/services/food-scraps-and-yard-waste-page/guidelines-tips>

Lastly, in consideration of your neighbors and in compliance with NYC fire code, please do not place personal effects in common areas, whether in the basement or otherwise. Especially with regards to storage lockers, all items must be placed inside the lockers. Sergio has the Board's authorization to remove any items left in common areas.

**Cindy Michel (Apt. 12C) and Seth Segel (Apt. 9E)**





Seminal New York gallerist Julien Levy, the son of 336 CPW's developer, often hung works by prominent artists in the lobby of the building.



Longtime residents Angelo Lomeo and Sonja Bullaty, whose photographs now hang in the lobby, pictured in 1969 on the slopes near their weekend home in Belmont, Vermont.

## 336 CPW HISTORY: THE LOBBY'S FINE ART LEGACY

Our building turned 90 this year. That's a good excuse to look back at the building's history.

The basic facts are well known: The real estate investor Edgar A. Levy chose the architects Schwartz and Gross to design 336. You can find other apartment buildings by that prolific firm on Central Park West, Park Avenue, Fifth Avenue and various side streets in Manhattan.

Unfortunately, however, as the architectural historian Andrew S. Dolkart recently confirmed, no archive exists for Schwartz and Gross; no blueprints or other records. We can only guess why they chose to feature Egyptian papyrus (or perhaps palm) leaf motifs on our handsome terra cotta cornice. We don't know what metalsmiths made the lobby's once-gleaming Art Deco metalwork that carries the leafy motif indoors. (Presumably to cover years of wear, that metalwork was antiqued and darkened some thirty years ago.) Schwartz and Gross designed buildings in various styles; apparently only ours features flora from the Nile.

Shareholders' memories are a key to what's missing—a sense of what life has been like here over the years. I plan to create a story of the place: from its start with white-gloved doormen, as described to me years ago by the late Mildred Horowitz, to a straitened atmosphere in the war years, to shabbiness under post-war rent control, and then on to a gradual recovery of elegance as a cooperative.

Mildred told me that she and her husband, Max, moved in when the building opened. She lived here until her death in 2010. If you were on jury duty you might have run into her downtown, where she was an administrator in the Manhattan Supreme Court County Clerk's Office. To the end, she was devoted to our building, having served for years as 336 Board Secretary. She was a constant presence at annual meetings.

In the 1930s, she told me, knowing of my interest in art, our lobby became the showplace for examples of modern art that Edgar Levy's son, Julien, collected and sold in his avant-garde Madison Avenue art gallery. Rather than paying to store the overflow of his collection, it seems that Julien put it on display in our lobby. Paintings must have hung where we now have a mirrored wall. Until about twenty years ago that space was painted plaster, punctuated by narrow half-round strips that ran baseboard to ceiling, about every ten inches. You can see similar slim verticals in the lobby's metalwork, but you'll have to use your imagination about what artwork renters saw in the 1930s. Julien's favorites included Max Ernst, Salvador Dali, and René Magritte.

## 336 CPW BOARD

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I like to think that the photographs now in the lobby are descendants of some of Julien Levy's ideas. Just as Julien was a promoter of photography as a fine art many years before it was commonly accepted as one, the late shareholders Sonja Bullaty, who died in 2000, and her husband Angelo Lomeo, who passed away this year, pioneered in color photography before it was considered a serious art form.

Their wonderful wall-covering views of Central Park relate to the recent vogue for gigantic color photos. Julien Levy happened to be an early promoter of oversized photographs; he helped to organize an exhibition of black and white photo murals at the Museum of Modern Art in 1932. Color photography was in its infancy in those days. How startled he and his father would have been to see how skillfully Bullaty and Lomeo made color film capture subtle snowy tones as well as luscious autumnal ones. We are privileged to have the works of such eminent artists in our entryway.

The next time you stroll through the lobby think of the history that it embodies....and about how some things change in our building while others remain constant.

-- Barbara L. Michaels

## REVIEWING FIRE SAFETY AT 336 CPW

Shareholder Rick Lipsey was brought up short by an item in the New York Post back in 2010. A family of six had survived a predawn fire in their East Side townhouse because the quick-thinking parents had herded the kids up a ladder to the building's roof, over a couple of buildings and out of harm's way. "We lost everything, but we are lucky," the father, David Bednar, was quoted as saying.

Rick knew it hadn't just been a matter of luck. David Bednar and his wife, Sally, had lived at 336 CPW before they moved to the East Side and had been friendly with Rick and his wife, Carrie Cohen. Rick knew that David Bednar, a Marine, had undergone multiple fire drills with his family. Rick's takeaway from the Bednars' close call: "You have to be ready for that one time. If you're not, you've got no chance."

To help us all be better prepared, Rick has organized a Fire Prevention Safety seminar for all residents on Thursday, October 17th from 7:00 to 8:00 p.m. in the lobby. Representatives of the New York Fire Department's Fire Safety Education program will be here to share best practices with all shareholders present. The FDNY points out that residential fire deaths have fallen steadily in recent years, and says much of the reason is better education about fire hazards.

Whether you're able to attend on the 17th or not, take a look at the do's and don'ts on the Fire Safety program's website, [FDNYsmart.org](http://FDNYsmart.org), and make sure everyone in your household knows what to do and where to go should a fire break out. Please note, too, that the house rules of 336 CPW require that every apartment have at least two fire extinguishers on the premises, one of them in the kitchen.

We'll be posting a reminder about the seminar in the elevators shortly before the 17th, and we hope you can attend.