

Winter—Spring Report 2015



188 East 70

Created and edited by Lenore Robins

188 East 70th Street Condominium Association Board of Managers Annual Meeting Newsletter

SIDEWALKS LEVELED

You may recall in the last newsletter we illustrated the problems with our slate sidewalk and the tiles that had become displaced by the ground below freezing and thawing over the years.

Stefan, our very resourceful handyman was able to do by himself what would have cost a small fortune using an outside contractor. He removed and reset the tiles that had been lifted out of alignment and re-grouted all tiles where the grout had receded.

We now have a sidewalk that removes the tripping hazard that had been a serious problem for quite some time.

High Tech Surface to be Installed in Cooling Tower



As previously advised, the Board approved moving forward with a complete refurbishment and upgrade of integral cooling tower equipment. The projected cost for computer and sensor upgrades and a new high-tech lining is estimated to be \$502,000.00. The above left inset shows the existing inside surface of our cooling tower that needs to be scraped and painted with epoxy paint every year. We are now going to apply a spray elastomer material that is used on truck beds and pipelines (above and inset right). The coating material is warranted for ten years.

Board of Managers

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Upgraded Security System



The Board has decided to add cameras where coverage is insufficient and also upgrade alarm systems. The fire doors in the B1 and B2 doctor's office lobbies must remain unlocked and at present they are not covered by security cameras. Unfortunately, there was recently an unauthorized breach through these doors.

New staff-only key access to lower floors from the service elevator will deny unauthorized entry to the upper floors. Addition of a motion sensitive camera will alert the concierge of any activity.

The front desk camera display will now include coverage of the fire doors. In addition to the video coverage there will be an audible alarm at the concierge desk whenever these doors are breached. Not only does the camera appear on the security monitor screen but when the doors are breached, the camera image completely fills the monitor screen.

This project is estimated to cost \$15,000.00.

Corridor and Hallway Decoration and Renovation

Trafalgar House is considered one of the most attractive post-war residential towers in all of the Upper East Side, and features a red-brick exterior and a limestone base that exudes an old-world charm. The building offers modern amenities such as a full-time doorman, a luxurious lobby, a common garden, and a fully-equipped fitness center and sauna. In a 1986 article in The New York Times, Joseph Giovannini states that the building's "associations are so genteel and the building so urbanistically polite that the building hardly seems as tall as it is." These are qualities worth preserving, maintaining, and building upon.

It has been almost 30 years since the corridors and halls of our esteemed building have been renovated and decorated. We propose a retro-fit in keeping with the qualities exhibited from the exterior architecture and the recent redecoration of the Lobby and Elevator Vestibule. Our vision is to build on the Neo-Georgian decorative motif similar to other buildings of this high caliber, such as 720 Park, 737 Park, and 770 Park.

Those traditional lobbies are reiterated and reinforced with the selection of similar materials for the corridors and elevator halls on each floor. The Board of Directors has approved the implementation of a decorative program by renowned interior designer, author, and AD100 award winner, Jeffrey Bilhuber. The materials selected

represent his interpretation of nuance and discreet luxury for the 21st Century. The decorated hallways will reflect a variety of traditional and timeless materials. The pale green vertical stripe wall covering has a long history associated with some of the stately houses of England, the addition of a raised decorative crown molding which meets the ceiling adds a level of architectural continuity and finish. An Essex green dado painted below the chair rail gives the corridors an air of gravitas and successfully grounds the corridors. The replacement and reduction of existing wall sconces with antique polished brass and mirror successfully meet current energy efficiency standards and add an improvement to ambient and task lighting. The selection of a small scale roundel patterned Axminster carpet is a welcomed and luxurious addition that completes the overall scheme. This wool blend carpet is designed to meet the wear and tear usage standards of our building and provide for a more seamless maintenance in years to follow.

The overall effect will be welcomed, appreciated by its shareholders, and add additional value to the physical plant and the shareholder's investment.

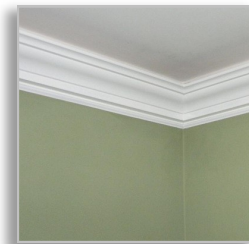
In the near future, a full-scale mock-up of the elements of the project will be installed in a portion of a hallway at 188 E 70th Street so the Unit Owners can see first-hand what is being proposed.



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1. Wallpaper: A subdued and traditional vertical stripe with alternating bands of pale turquoise and duck egg blue. 2. Carpet: A custom Axminster carpet in a wool and nylon blend, with a double black quatrefoil pattern inset with a floral rondel in shades of ebony, tobacco, burnished gold, and celery green. 3. Crown Moulding: A traditional and classically-based painted wood crown molding. 4. Ceiling Fixture: An antique brass, fluted, surface mounted rondel light fixture, with frosted glass diffuser at base. 5. Sconce: An antique brass, Edwardian glass-fronted sconce, with mirrored back, and two-armed electrified candle light fixture.