

250 Cabrini boardnews

S P R I N G 2 0 0 8

stairwellness

If you take the stairwells, you might have noticed that the first phase of the stairwell project is complete.



We hope that moving through the stairwells these days is a little more pleasant. There are two phases remaining to the “stairwellness” project; the trash rooms and the B stairwell. The trash room phase will begin in April and the B stairwell in May. By late spring all work should be completed. If you are interested in helping, email John Angelet at jangele@school.nyc.gov.

And a huge “Thank you!” to John Angelet for donating so much time and effort to beautifying our stairwells. His aesthetic choices, persistence and attention to detail have turned an eyesore into a sight for sore eyes!

all aboard

Three of our board members’ terms expire in June:

Laurie Douglas (7G)
Daniel Hane (9A)
Rossie Turman III (5B)

If you’re interested in running for a 2-year board position, submit a biography to the Board box across from the mailboxes. Please include:

- name
- apartment number
- how long you’ve been a shareholder
- statement of your qualifications, objectives and any other reasons you feel you should be elected to serve on the Board



bed, bath and beyond...

The 250 Cabrini Boulevard architectural salvage program is going strong. Below is a list of the current inventory.

Bathroom

- original bathroom sinks with chrome legs
- original Kohler chrome sink taps and faucets
- original Kohler shower/tub taps and faucet
- original etched-glass mirrors, 1 with original medicine cabinet attached
- original laundry hampers
- original bathtub

Kitchen

- original metal cabinets
- original sink with single basin and side drainboards

Miscellaneous

- wood door with original hardware
- original small cast-iron radiators

If you have original architectural elements to donate or if you’re interested in any of these salvaged items for use in your apartment, contact Kate Wood and David Sprouls at (212) 662-5686.



two more trees finally grow on chittenden

As part of New York City’s 2030 PLANYC, one million trees will be planted to offset greenhouse gases — including two new ones on Chittenden Avenue. At no cost to 250 Cabrini, those gaping holes have finally been filled with two hornbeams to flank the one that survived from the last City planting well over seven years ago.

Within the next couple of months, we will install custom iron tree guards, designed by our architect Chris Rome, in keeping with the fencing around the perimeter of the building. This will protect the trees and surrounding plantings, to go in during May, from humans and animals alike.

The trees come with “tree gator” bags to keep them properly hydrated during that precarious period while they are establishing themselves, which is even lengthier for trees facing the river. While the City will be in charge of watering for the next two years, we will keep careful watch on the hydration so that these hornbeams are here for the duration.



condolences

On Sunday, February 24th, Leila Berg of 9B passed away. We are very saddened by the loss and extend our sincere condolences to her family and friends.

250 Cabrini boardnews

roof talk

Repairs to localized spot problems on our roof were made since the last newsletter. These repairs included the replacement of a drain pipe and portions of the topping slab and accompanying roofing materials, and the replacement of a patch of roofing layers in one corner along the building's north face. Along with these repairs, routine maintenance was performed on the coping stones, parapet railings and copper flashings. Work will continue this summer with other items: 1) vents will be installed to allow moisture trapped between layers of roofing membrane to evaporate; 2) the skylights over both stairwells will be refurbished; and 3) the roof on the bulkhead building will be examined and repaired as needed.

window (of) opportunity

Windows stick or won't stay open? If you have mechanical problems with your windows, please contact José to schedule a time for them to be repaired. Repair of window problems caused by normal wear and tear is the responsibility of the cooperative. Shareholders are responsible for window damage caused by the shareholders or their guests.

our men in uniform

Our doormen, Tony and Juan, are sporting a new look! Their new charcoal gray uniforms with silver trim are designed to coordinate with the new lobby finishes.



finishing touch

For years, residents have been lobbying (get it?) for the refurbishment of our building's grand Art-Deco entrance, a key element in architects' Boak & Paris' circa-1936 design vision for 250 Cabrini Boulevard. And now the moment of glory has finally arrived! Starting in April, preservation architect Francoise Bollack and decorative finishes master Felix Chavez will begin the process of transforming our lobby from a rather drab and tired shadow of its former self into the tremendous asset we all know it can be. For information about Mr. Chavez, his team of expert artisans, and the remarkable work they have performed on other projects, visit www.felixchavezinc.com.

Planned work includes cleaning and restoring the interior and exterior marble, windows and metal grilles; repairing both sets of metal doors; and recreating the original paint scheme. Scientific analysis of the walls and ceiling revealed that the space once glowed with warm earth colors and gilt-like effects. As a first step, Felix Chavez will prepare an on-site mock-up so that we can preview the overall scheme. Mail room improvements and new furniture are still part of the project and will be phased in over time.

Be on the lookout for signs offering updates on job progress. The work should take 2-3 months to complete and then...why, you'll be ready for your grand entrance!



Above and top: Examples of Felix Chavez's work at New York Masonic Hall. Photos by Richard Bowditch, courtesy *Gourmet* magazine.

managing change

Sam Mustafic is the newest building manager for 250 Cabrini. Sam has a Bachelor of Science degree from St. John's University, where he earned academic honors, including being recognized on the Dean's List.

Sam brings considerable experience to his new job at Century Management. He worked the previous five years for his former employer in the capacity of Office Manager and Property Manager. He has managed six different residential and commercial units. Also, Sam is a licensed real estate agent.

Please join the Board of 250 Cabrini in welcoming Sam Mustafic to our building's management team. His contact info is below.

contact numbers

Century Management
24-hr. emergency
(212) 560-6400

Sam Mustafic
(managing agent)
(212) 560-6475
(212) 560-6420 fax
smustafic@centuryny.com

Christal Cai
(Sam's assistant)
(212) 560-6418
ccai@centuryny.com

Margaret Powell
(sales and refinancing)
(212) 560-6468

Valerie Hernandez
(billing)
(212) 560-7437

José Frias
(superintendent)
(212) 795-7972

250 Cabrini Board
cabrini250@hotmail.com