



January 2014

Building News

Repointing Work

The initial terrace waterproofing and repointing has been completed, and the scaffolding removed on the building's east side. This helps keep our building structure healthy.

While performing the work, the engineers discovered some additional damage to the brickwork on the west side. It is imperative to do the repairs while the scaffolding is in place, and the contractor is still working, as it is the most economical. It added additional time and cost to the project, but it is in the best interests of all to keep the brickwork in good repair, and in compliance with the city's exterior Local Law 11 code.

We ask for your patience with the noise. Weather permitting, we expect to complete the work in March.

HEATING SYSTEM

The Board and Management are looking into the feasibility of converting our heating system to gas. Given the aging state of our boilers and the ability to support a generator, which uses gas, it may be a viable option. We are performing a study on the cost of conversion and the savings in heating costs to determine the feasibility of the project.

COMPACTOR USE

The staff has requested to remind the residents of the proper way to use the compactor. The compactor which we use to dispose of our garbage is not intended for recycling.

DO:

Use the chute to dispose of bagged, non-recyclable garbage only, and make sure it goes all the way down the chute. If not, take it to the basement.

Recycle glass, metal and plastic bottles and cans, as well as paper and cardboard. Bring them all to the basement and place them in the marked bins.

Do NOT:

Throw bottles, cans or cardboard that can be recycled into the chute

Leave anything on the floor—it attracts vermin and bugs

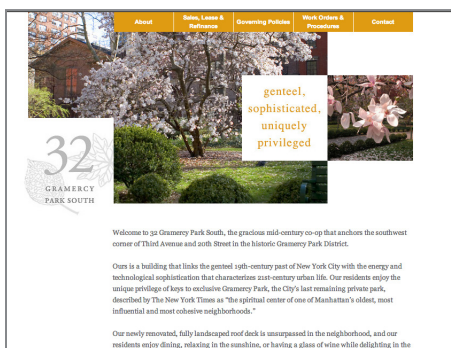
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GRAMERCY
PARK SOUTH

HIGHLIGHTS

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FYI



Welcome to 32 Gramercy Park South, the gracious mid-century co-op that anchors the southwest corner of Third Avenue and 30th Street in the historic Gramercy Park District.

Ours is a building that links the genteel 19th-century past of New York City with the energy and technological sophistication that characterizes 21st-century urban life. Our residents enjoy the unique privilege of home to exclusive Gramercy Park, the City's last remaining green park, described by The New York Times as "the spiritual center of one of Manhattan's oldest, most influential and most cohesive neighborhoods."

Our newly renovated, fully landscaped roof deck is unsurpassed in the neighborhood, and our residents enjoy dining, relaxing in the sunshine, or having a glass of wine while delighting in the

WEBSITE

The website continues to be updated and is a tool for all to use. Building policies and forms are easily available, and you can contact the staff, board and management through the website.

PARK KEY

The annual renewal of your key to the Park is due in January. Look for your notice of renewal shortly.

NOISE

There have been some complaints of noise. Please be aware that with uncarpeted floors, shoes, furniture moving and pets create a lot of noise to your neighbors below. Sound travels, so please be sure you have at least 80% of your floors covered, as is required in the Coop's Hous Rules. Thanks for your cooperation.

A Short History of the Gramercy Park Hotel

Samuel Ruggles established the plot of land we all know and love, as Gramercy Park on December 17, 1831. Ruggles drained the swamp that was there and planted many of the trees we still enjoy today. At that time, this area was considered "Uptown". For more history, check out this article: <http://bit.ly/1eOcgZX>

The photo below is of the Stanford White residence, which was located on the corner of GP North. It was demolished in the 1920s, for what is now Ian Schrager's Gramercy Park Hotel. White moved into the half-century old brownstone in 1898 and proceeded to rebuild it into a temple of decorative art.



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The Gramercy Park Hotel was originally designed by Robert T. Lyons and built by Bing & Bing in 1925, replacing a row of townhouses. It was managed for many years by hotelier Herbert Weissberg, and in 2006 underwent a massive makeover by Ian Schrager, who in 2010 sold his interests and is no longer associated with the hotel.

Interiors were designed by artist and filmmaker Julian Schnabel, and it is a wonder to enjoy the amazing decor. (Remember the old lobby?) Danny Meyer's Maialino Trattoria is top-rated, and the Rose Bar and Jade Bar are wonderful places to meet for a drink. The beautiful rooftop Gramercy Terrace is available for events.

The Hotel was the subject of a 2008 documentary film, *Hotel Gramercy Park*.

