of row houses and single family construction, a direct contrast to the newer buildings. These buildings were constructed with ornate facades, luxuriously appointed lobbies and interiors, large apartment layouts, and generous amenities, all of which were intended to attract middle class residents.

The neighborhood’s growth was spurred by the establishment of several religious and educational institutions. They include Columbia and Barnard College, Teacher’s College, Jewish Theological Seminary and Union Theological Seminary. St. Luke’s Hospital was also in the area and St. John the Divine Cathedral was being built, but perhaps the most important factor in accelerating residential development was the opening of the IRT subway in 1904. The subway lines brought convenience in the commute of Columbia students and residents alike and piqued the interest of developers, who were attracted to the prime location. This was heightened by other neighborhood amenities, such as the presence of Riverside and Morningside Parks and Grant’s Tomb.

Although we are highlighting the importance of this period in Morningside Heights, there is more detailed information about our buildings and this historic decade. To learn more, please read Morningside Heights: A History of its Architecture and Development by Andrew S. Dolkart, Columbia University’s James Marston Fitch Associate Professor of Historic Preservation and Director of the Historic Preservation Program.

If you have personal stories or historic information about our buildings that you would like to share, please send them to facilities@columbia.edu

Most of the residential buildings built during the early 1900s still exist today, and you may live in one of them. Although there have been changes to some of the buildings, they have essentially retained their solid character and continue to provide us with safe and comfortable homes. One wonders if their designers and builders could have imagined them still standing strong after 100 years.

WELCOME

Welcome all tenants to another year of housing at Columbia University! Columbia University Facilities’ Office of Residential Operations is committed to providing all of our tenants with a safe and comfortable home. We hope that this newsletter will familiarize you with some general policies and provide useful information. Please also note that this issue highlights buildings, perhaps even including your own, that are entering their 100th year. Congratulations and enjoy!

A CENTENNIAL CELEBRATION OF OUR BUILDINGS IN MORNINGSIDE HEIGHTS

Imagine living in a neighborhood where, block after block, stretches of empty lots are being quickly replaced with new buildings; all around you, new institutions are establishing firm foundations; and a new subway line has opened to much fanfare. This was the scene around Morningside Heights during the first decade of the twentieth century, a time in which this neighborhood we call home started developing. It is important to not only recognize this significant period in the growth of Morningside Heights, but to also acknowledge the many buildings in our neighborhood that have recently celebrated or will soon celebrate a centennial this decade.

A significant number of the residential buildings in Morningside Heights were built between 1900 and 1910, with the majority being built in the second half of the decade. Between 1905 and 1910, permits were taken out to build over 150 buildings in the neighborhood. Of the residential buildings Columbia University currently owns, 60 of them were built in that 5-year period, with about half that number having been built between 1909 and 1911. The majority of these elegant structures can be found along Riverside Drive, Claremont Avenue, between 116th and 120th Streets, and on Broadway.

Prior to the early 1900s, residential development consisted mostly

Continued on page 4

WHO’S WHO?
WHO WORKS IN YOUR BUILDING AND WHEN YOU SHOULD CONTACT THEM

Superintendent
The superintendent for your building is directly responsible for the maintenance and operation of your building and its systems and is generally your first form of contact for building-related issues. You should have received their contact information when you moved in.

Director for Residential Services
If you have a special problem that the building superintendent has not been able to correct, you should contact your Director for Residential Services at the phone number indicated below. If they are not available, you may also speak to Mark Kerman, Assistant Vice President for Residential Operations at (212) 854-9301 or mk17@columbia.edu.

IMPORTANT PHONE NUMBERS

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<th>[Insert your Super’s name Here]</th>
<th>[Insert your Super’s # here]</th>
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<tbody>
<tr>
<td>FACILITIES SERVICES CENTER (Emergencies after hours and on weekends)</td>
<td>212-854-2222</td>
</tr>
<tr>
<td>YOUR DIRECTOR FOR RESIDENTIAL SERVICES (Special problems that your superintendent cannot address)</td>
<td>212-854-9301</td>
</tr>
<tr>
<td>CU FACILITIES RESIDENTIAL OPERATIONS WEB SITE</td>
<td><a href="http://www.facilities.columbia.edu/housing">www.facilities.columbia.edu/housing</a></td>
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BUILDING REPRESENTATIVES

<table>
<thead>
<tr>
<th>Nelson Falcon • 212-854-9301 • <a href="mailto:nf36@columbia.edu">nf36@columbia.edu</a></th>
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<tbody>
<tr>
<td>Nelson has been with the University for over 15 years and has extensive experience managing residential properties in New York City. Assistant Director: Lauren Morrow <a href="mailto:lm2163@columbia.edu">lm2163@columbia.edu</a></td>
</tr>
<tr>
<td>Edward Lauth • 212-854-9301 • <a href="mailto:el582@columbia.edu">el582@columbia.edu</a></td>
</tr>
<tr>
<td>Ed has over 16 years of experience in commercial and residential property operations and has been with the University for nine years. Assistant Director: Nancy Lu <a href="mailto:nnl3@columbia.edu">nnl3@columbia.edu</a></td>
</tr>
<tr>
<td>Anthony Nasser • 212-854-9301 • <a href="mailto:an2222@columbia.edu">an2222@columbia.edu</a></td>
</tr>
<tr>
<td>Anthony has over 11 years of experience managing property in New York City and has been with the University for four years. Assistant Director: Anna Fu <a href="mailto:af2330@columbia.edu">af2330@columbia.edu</a></td>
</tr>
<tr>
<td>Cathleen Ryder • 212-854-9301 • <a href="mailto:cr2238@columbia.edu">cr2238@columbia.edu</a></td>
</tr>
<tr>
<td>Cathy has over 20 years experience operating large residential portfolios in New York City and has been with the University for four years. Assistant Director: Catherine Sanders <a href="mailto:cs2512@columbia.edu">cs2512@columbia.edu</a> Assistant Director: Nicole Thompson <a href="mailto:nt25@columbia.edu">nt25@columbia.edu</a></td>
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</tbody>
</table>

For more information, go to http://www.facilities.columbia.edu/housing

445 and 448 Riverside Drive circa 1909 with horse and buggy standing before building.
HEATING REQUIREMENTS

The heating season began on October 1st and continues until May 31st. Our goal is to maintain a comfortable temperature inside your apartment according to the following New York City guidelines:

- Between the hours of 6 a.m. and 10 p.m., whenever the outside temperature is below 55 degrees Fahrenheit, owners must maintain a temperature in their tenants’ apartments of at least 68 degrees Fahrenheit.
- Between 10 p.m. and 6 a.m., owners must keep apartments at a minimum of 55 degrees Fahrenheit, when the outside temperature is below 40 degrees Fahrenheit.
- Each building has different devices that monitor both outside and inside temperatures to ensure that these guidelines are complied with. As with all types of equipment, heating equipment may fail and need repair from time to time, and we appreciate your cooperation when heating or boiler repairs are being made.
- Radiator valves cannot be used to regulate the amount of heat in your apartment. These valves must be fully opened or closed. Leaving valves partially open can cause banging, leaks, and the inefficient operation of the building’s heating system.

If you have any heating complaints or if you are experiencing problems with your radiators, please complete a Maintenance Request Form and inform your superintendent or Director.

BED BUGS

There have been increasing incidents of bed bugs throughout the City and, in fact, throughout the world. Although some cases have been identified in buildings owned by Columbia University, the majority have been relatively mild and isolated. It’s important that residents are aware of this problem and take precautions to prevent it from occurring in their apartment. These include avoiding clutter; conducting regular and thorough cleaning of the apartment, clothing, and linens; and not accepting or picking up used furniture or mattresses from the street or friends. If you suspect you have a bed bug problem, please inform your superintendent and a proper inspection can be arranged with our pest control company. For more information, please visit http://www.facilities.columbia.edu/housing.tenant-information#buildinginformation.

RENTER’S INSURANCE

During your occupancy in Columbia University Apartment Housing (UAH), it is important that you protect yourself financially against personal property losses by acquiring renter’s insurance. Renter’s insurance can provide you with coverage for damaged, lost, or stolen personal items as well as personal liability (in the event that someone is injured in your apartment or you damage property that belongs to others). Renter’s insurance can also provide you with the financial means for acquiring temporary living facilities in the event that your residency becomes uninhabitable due to severe weather damage or some other form of disaster.

Pursuant to the University’s Risk Management policy, no reimbursements will be made for damaged, lost, or stolen personal items and personal liability. Columbia University does not offer renter’s insurance. However, you can find information on how to determine your coverage, survey your items, and find a provider by visiting the Insurance Information Institute’s Web site at: www.iii.org/media/publications/brochures/rentersins/.