

## Program Information March 6, 2024

### Orange County CSI Chapter

**Program:** Creating Long Lasting School Buildings that Facilitate Change

**Speaker:** **JOHN R. DALE, FAIA, LEED AP**  
Principal, Architecture and Planning  
Synchronis

Why do some buildings outlast others and withstand the test of time while others quickly reach obsolescence, requiring costly renovation or demolition? This presentation by **John R. Dale, FAIA, LEED AP** explores planning strategies and physical attributes that allow buildings to be resilient and adaptable over time.

Some of the specific topics John Dale will address include: 1. Distributed Design tasks – infill versus shell and core strategies are differentiated so the base building can last 100 years or more and infill changes can be done incrementally, and economically. 2. Deeper footprints avoiding rigid spatial arrangements allow flexible clustering of instructional and support spaces to support evolving learning styles. The ability to make these changes is tested through capacity studies. 3. Raised floors or accessible ceiling grids promote flexible distribution of lighting, power and data and allow change to occur locally with relative ease. Walls then become relatively 'hollow' and easy to reconfigure. Mechanical systems are distributed for multiple zones allowing change to occur in one area without disturbing adjacent functions.

John Dale has been involved in the master planning, programming and design of public and private education projects throughout his 35+ year career. His diverse experience includes district wide master plans, small learning communities and sustainable / high-performance schools. His designs for educational facilities have been honored with numerous awards and his leadership in the practice of school design earned him his AIA Fellowship in January 2008.

**Time:** 5:45 - 6:45 PM Social/No Host Bar  
6:45 - 7:30 PM Dinner  
7:30 - 8:30 PM Program

**Location:** Elks Lodge  
1751 S. Elks Lane  
Santa Ana, California

**Parking:** Plenty of free parking

**Dinner Cost:**  
\$35.00 cash/check discount for OCCCSI members and nonmembers with reservations.  
\$40.00 on the website: <https://occcsi.org>  
\$40.00 at the door without reservation.

**No Tabletops**  
Reservations required by **March 1, 2024** via email to  
[90742aw@annettewren.com](mailto:90742aw@annettewren.com)

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Editor.....Annette Wren, FCSI, CDT  
 Assistant Editor.....Gary Kehrier, CSI, CDT  
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## SAVE THE DATE

**OCCCSI Trade Show**  
**April 10, 2024**  
**Elks Club Santa Ana**

## IN MEMORY OF



### **Mark Niese, AIA, CSI, FACIA, LEED AP BD+C Architectural Project Manager, Architect, QC Manager, Construction Inspector, Specifications Writer – KAL Architects**

OCCCSI and the world lost a wonderful human on December 5, 2023. Mark Niese passed at Hoag Hospital after a short illness. Since 1989, Mark served our chapter as a leader in many roles such as President, Vice President, Directorships and on many committees. Mark attended almost all of our meetings except when a business trip took him out of the area. His favorite chapter event was our annual Holiday Party. Mark was always the last to leave the dance floor!

Mark attended Cal Poly Pomona and graduated Cum Laude with a Bachelor of Science Degree in Architecture. He held a state license for architecture since 1984. Mark was an American Construction Inspectors Association Fellow. His certifications were LEED AP BD+C, Certified Project Manager and ACE Certified Construction Quality Control Manager.

Mark had more than 42 years of experience in architecture, quality assurance & control, construction inspection & management, independent technical review, and specifications writing. His expertise includes coordination among multiple disciplines, technical specifications, permitting, accessibility, and code compliance. Mark was one of the first US College of Fellows inductees into the American Construction Inspectors Association. He was a certified ACE QC Manager and member of the Registered Construction Inspector's Board with the American Construction Inspection Association.

Mark Niese collaborated on more than 100 New Construction & Renovation projects of administrative facilities, office buildings, healthcare, and public spaces for various federal, state, and municipal agencies throughout the Continental United States, Alaska, and Hawaii, including the US Army Corps of Engineers, the US Air Force, the General Services Administration, the US Coast Guard, the Department of Veterans Affairs, the California Department of Veterans Affairs, the California National Guard, the City of Los Angeles, the Port of Los Angeles, Los Angeles World Airports, the County of Orange, and the Aerospace Corporation.

Mark was a tough guy to the end. Mark joined us at our November meeting after driving through a really challenging freeway experience on the 55 Freeway. As always, he had a positive attitude about it. What a guy! We will miss him dearly.

Go to <https://occcsi.org/membership-benefits/> for a pictorial memorial of Mark



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## THE PRESIDENT'S MESSAGE

Joseph Esquer, CSI, CCS



"Happy Chinese New Year" or "Gong xi fa cai," which means "congratulations and be prosperous," to all of our Fellow CSI Orange County Chapter Members and good friends.

This Year of the Dragon 2024 may bring you boundless success in business, among many other good things.

No matter which language or nationality, we all hope for each other a much better future in 2024.

Together the Orange County Chapter and the Los Angeles Chapter began their Joint Meeting on January 19, 2024, at the Santa Ana Elks Lodge 794. The topic was the first carbon neutral, \$800M UCI Medical Center at Irvine's specialty Hospital, Ambulatory Care Center.

Our speaker was Ray Swartz, PE, MIES, IEEE, LEED AP, Senior Vice President from Electrical tk l sc. He presented a case study of the "First in the Nation All-Electric Hospital" at UCI ICMC Hospital in Irvine, California. Ray provided all the highlights in obtaining HCAI approval for this greenfield project's all-electric infrastructure and mechanical/plumbing systems when it opens in 2025.

Take a moment to consider that unless truly needed, it is better to see a hospital from its exterior.

The deadline date to nominate a CSI Fellow is in the month of May 2024. The exact date is forthcoming.

Fellows are CSI members who have been selected by their peers to be elevated based on their achievements in the industry and their above-and-beyond contributions to CSI at the national, region, and chapter levels. A nominee for Fellowship must have been a member in good standing with the Institute for no less than five years, and have made important contributions in one or more of four categories:

- Advancement of construction technology;
- Improvement of construction specifications;
- Education; or Service to the Institute.

Orange County CSI Chapter Members may follow the link below for the CSI Nomination for Fellowship form.  
[CSI\\_Form\\_-\\_Fellowship.pdf \(higherlogicdownload.s3.amazonaws.com\)](https://higherlogicdownload.s3.amazonaws.com/CSI_Form_-_Fellowship.pdf)

Coming up soon is the 2024 Orange County CSI Chapter Trade Show on April 10, 2024, at the Santa Ana Elks Lodge, 1751 S. Elks Lane, in Santa Ana, California. Exhibitors may use this link: Trade Show - The Orange County Chapter of the Construction Specifications Institute (occcsi.org) for more information.

The 2024 Orange County CSI Trade Show Keynote Speaker is highly decorated veteran, Colonel Charles J. Quilter II USMC(Ret), PhD. Colonel Quilter will speak about the Tustin Hangars located at the former Marine Corps Air Station in Tustin. Our anticipation is at its peak to hear from such a heroic historian and writer.

Our Orange County CSI Chapter is off to a spectacular 2024 with strong potential to grow with each other.

"Never put off till tomorrow what you can do the day after tomorrow just as well."—Mark Twain  
All the best,

Joe

Joe Esquer, CSI  
Orange County Chapter CSI, President  
Cell (714) 417-2900 [joesquer@gmail.com](mailto:joesquer@gmail.com)

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## WREN'S WESTERN OUTPUT

By Annette Wren, FCSI, CDT

Once upon a time, a nice family from Bedrock, USA decides to buy a new home. Jack and Jill Bedstone want a semi-custom house to be built by Gigantic Stone Homes (GSH). Bedrock is a wonderful community. What could possibly go wrong?

When the foundation was being poured, Jack notices that there is a lack of communication at the jobsite. Jack notices signs of trouble with regard to subcontractors. There are inexperienced contractors that do not understand English commands from the project manager. As the project progresses, evidence of sloppy workmanship and practices are in abundance. The Bedstones note that the paint never completely cures inside cabinets or on wood surfaces. The plumbing issues are reported then ignored.

The house is incomplete. Only the exterior of the house is buttoned up. The interior finishes are not installed. Curiously, GSH starts sending messages to the Bedstones to close escrow. Jack and Jill do not comply. Then a disaster happens. The Bedrock Department of Building & Safety inspector issues a Certificate of Occupancy (COO). What! Now, GSH is telling Jack and Jill to close escrow because the city says the house is ready. What?

Jack discovers that there is a COO game being played between GSH and BDDBS. Once the house is inspected and approved, the future owners are battered into closing by numerous messages and intimidation. When the new owners comply, GSH gets their money and the new owners can just pray the house gets finished appropriately. Jack wonders what "skin" BDDBS has in this game.

Jack and Jill are intimidated and battered into closing escrow with GSH. After escrow closes, GSH answers some incomplete construction complaints from the Bedstones with "the city issued a Certificate of Occupancy" excuse. GSH tells the Bedstones they should not have closed escrow after the fact. Jack and Jill are stuck with an incomplete and badly built house in a city that forced the closure of escrow. As for the city, the sweet thing is that municipalities in the USA have immunity for their inappropriate actions.

And that dear readers is a tale of woe from the residential construction world. Any "kawikeedink" to this story being about a real house in a real town in America is simply a result of your overactive imagination. Or, could there be a reader out there with a guilty conscience?

The message here is that residential construction governmental agencies have been given power without taking responsibility for their actions. Clearly, regulatory agencies in residential construction yield power and no accountability. They are dealing with contractors that are substandard in many cases. In the above example, the inappropriate builder hides behind the inspector's "skirts". A final example is my experience in the high Sierras with a roofing replacement. The city inspector issuing the final approval refused to go up on the roof. He took a look standing on the ground 3 stories below and told us it "passed" inspection.

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# BUCH NOTES

By Ed Buch, FCSI, CCS, AIA,  
LEED AP3

## 740 Park - The Story of the World's Richest Apartment Building by Michael Gross

740 Park is the story of an apartment building and its occupants, some of whom were among the world's richest people. Rather than a story of the building itself, most of the book focuses on the very, very wealthy and famous people who have inhabited the New York City building from its beginning in 1930 up to the time the book was written in 2005. We can assume the tales of its occupants have continued in a similar fashion in the 19 years since then.

Of these wealthy and famous people, probably the most well-known is John D. Rockefeller, Jr. Other occupants included Marshall Field III, Walter Chrysler, one of the Vanderbilts, and James T. Lee, the developer of the building and the grandfather of Jacqueline Kennedy.

Located at 71st St. and Park Ave. in the Gold Coast section of the Upper East Side of New York City, construction was completed in 1930. Apartments in the building range in size up to 20,000 square feet, across as many as 37 rooms, boasting unsurpassed elegance and location. Many apartments include servants' quarters. Some have private elevators and as many as 11 fireplaces. It was the symbol of the Greed Decade of the 1920s.

The building is a co-op, owned by the tenants who each buy shares in the building. The co-op is governed by a board of directors made up of tenants, that control every aspect of the building from who can purchase an apartment to the size of the monthly maintenance fee. The number of voting shares attributed to each apartment depends on its size and quality. So, a large apartment on an upper floor with balconies and a great view would have more shares than a similarly sized apartment on a lower floor. The most important discriminator in determining who gets into the "club" of owners is their money. You have to prove that you have lots of it. Co-ops allow the shareholders to live amongst their own kind, like a gated community or a private golf club.

The history of upper-crust housing in New York City began with single family mansions, "town houses", constructed to the north of the downtown business district. In the 19th century, as the business and commercial areas in the city expanded, these mansions moved steadily north to mid-town and then to the Upper East Side of Central Park. By the 1870s apartment homes became fashionable with the growing well-to-do merchant class. Apartment buildings were being constructed by prominent businessmen like John Jacob Astor and August Belmont.

However, these apartment buildings were for the mere wealthy. A notch above this class were the social elites, the so-called "old money" families. The first co-op apartment building to gain favor with New York's elite was built on 5th Ave at 81st St., completed in 1912. Designed by McKim Mead and White, it was fashioned after Rome's Farnese Palace in a luxurious 12-story pile of limestone, granite, and marble with 18 apartments ranging in size from 5,000 to 9,000 square feet. This set the precedent and more apartment buildings followed. Soon, the Gilded Age mansion owners were selling their lots to developers so more apartment buildings could be built. Once building height restrictions were removed, and apartment buildings could excel 75 ft in height, the floodgates opened. By 1926, there were 30 large apartment buildings under construction on 5th Avenue alone. Similarly, Park Avenue, once it was cleaned up and the New York Central Railroad put their rail lines underground, started to see construction of prestigious apartment buildings. By 1927 Park Ave. had supplanted 5th Ave. as the most prestigious location to live in New York City.

Many of Park Avenue's best buildings were designed by architect J.E.R. Carpenter who was influenced by McKim Mead and White's 998 Fifth Ave. Carpenter provided innovative new apartment layouts that set the standard for apartments that followed. Architecture critic Elizabeth Hawes described these as how modern aristocracy in New York would live: Cooperatively and efficiently, well served and well serviced.

James T. Lee, the great-grandfather of Caroline Kennedy Schlossberg, and grandfather of Jacqueline Lee Bouvier Kennedy, was the developer of 740 Park.

(continued on page 13)

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**Orange County Chapter of the Construction  
Specifications Institute  
Products Show 2024**

**Wednesday, April 10, 2024**

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## 2024 OCCCSI Tradeshow Speaker

Colonel Charles J. Quilter II USMC(Ret), PhD  
The Orange County Chapter CSI Trade Show - April, 10, 2024  
By Invitation Only



The Orange County Chapter of CSI is pleased to announce that our keynote speaker for our April 10th Trade Show is Colonel Charles J. Quilter II USMC(Ret), PhD. Colonel Quilter will speak about the Tustin Hangars located at the former Marine Corps Air Station in Tustin. For more than 80 years, the two hangars reaching 17 stories high have been part of Orange County's military history. The wooden structures once housed military helicopters and blimps armed with machine guns and bombs. The two structures were designed and built in 1942, during wartime. Sadly, one of the two blimp buildings was destroyed by fire in 2023.

Colonel Charles J. Quilter II USMC(Ret), PhD grew up in a Marine family and enlisted as a private in the Marine Corps Reserve at age 17 while still attending Mater Dei High School in Santa Ana. After studies in Japan, he graduated in East Asian History from Cal Berkeley and was commissioned a second lieutenant. He won aviator wings in 1965, and his first deployment was as an F-4B Phantom pilot with Marine Fighter Attack Squadron 531 (VMFA-531) to Puerto Rico near the end of the Dominican Republic Crisis. In Vietnam, he flew 252 combat missions with VMFA-323 rising to flight commander. Ironically, despite his aircraft being hit a number of times, his only injury there came on the ground during a mortar attack.

Returning to El Toro, he became operations officer of VMFA-531 and helped develop new fighter tactics for the Phantom against more agile enemy fighters. Returning to the Reserve, he flew OV-10A Broncos with Marine Observation Squadron 8 (VMO-8) and then A-4F Super Skyhawks with Marine Attack Squadron (VMA-134), becoming commander of VMFA-134 for two years when the squadron transitioned to Phantoms at El Toro. For six years as a colonel, he commanded all the Corps' field historians and led detachments to Desert Shield/Storm, the Bosnia Conflict and, lastly, was recalled from retirement for Iraqi Freedom at age 61 while working on his doctorate in history at UCI. That deployment rounded out over 43 years of his combined active and reserve service.

As a historian, he has written a number of books on Marine Corps history. His military awards include the Legion of Merit and seventeen Air Medals as well as two each of the Presidential and Navy Unit Citation. As a pilot, he has flown over 23,000 hours. He is a Life Member of the American Legion and Veterans of Foreign Wars and served many years as the president of the annual Laguna Beach Patriots Day Parade. In the 1980's at El Toro, he was a founding board member of what became the Flying Leatherneck Historical Foundation. Today, he is on its board again, working to return the Flying Leatherneck Aviation Museum to a large, historic hangar at the site of former Marine Corps Air Station El Toro.



## **ORANGE COUNTY CHAPTER CSI TRADE SHOW**

**April 10, 2024**

**Elks Club**

**1751 S Elk Lane**

**Santa Ana, California**

**Exhibitor tabletops cost \$1,150.00 and include 5 dinners**

**Sponsorship Packages (2 SOLD)**

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**Dinner 6:00 to 7:00 pm**

**Keynote Speaker: 7:00 to 8:00 pm**

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- A full page-size ad in the ORANGE PEAL and website for one year; and
- Recognition and thanks at the event.

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# OCCCSI November 1, 2023 Membership Meeting

photos by Annette Wren



OCCCSI President Joe Esquer



Mark Niese (KAL) & President Joe Esquer



Dana Thornburg (Omega), Jonathan Juarez (Behr) & Mary Yokum (Schluter)



Susan Giampietro (PPG)



Trevor Resurreccion (Lynberg) with Mark Niese (KAL)



David Long (Albi) presents "Intumescent Fireproofing"



David Koons (specifier) & Bryan Stanley (TSIB)



Last look at our Mark during a membership meeting.

# OCCCSI December, 2023 Holiday Party

photos by Annette Wren



*Mrs. & Mr. George Sayeg*



*Justin Thornburg with his mom, Dana*



*Lisa Fyke (Mapei)*



*Richard Matteo (Independent Specifier)*



*Jennifer York (specifier), Lola Wilson (Structawire) & Martin Wilson*



*Dave Pebley & Kailey Hale – Specialty Building Components, Inc.*



*Dave Brown (DPE) table*



*Racquel McGee (Vista), Pamela O'Toole (Rainguard), Jennifer York (specifier) & Mary Yokum (Schluter)*

(continued from page 7)

In August 1927 the 740 Park Corporation was formed and a \$4 million mortgage was obtained for the project. Construction was estimated to be \$2,225,000, resulting in the highest per-square-foot cost for any residential building in the city up to that time. It would be an 18 story "stack of mansions". The exterior walls would be of Indiana Limestone and marble. The building would have 506 total rooms divided into 24 apartments each with between 10 and 13 large rooms plus smaller service spaces, all with high ceilings to maximize light and air circulation. Additionally, there would be small apartments for servants and staff.

Lee hired Rosario Candela as his architect, along with Arthur Loomis Harmon of the firm, Shreve & Lamb Architects, the architects of the Empire State Building. The general contractor was the Hegeman-Curtis Company, that was also the builder of Rockefeller Center. Architect Candela was the son of a plasterer, born in Sicily in 1890 and came to the US at age 19. He entered Columbia Univ. school of architecture based on his sketching skills. This was unusual since he was an immigrant, and not of the same social standing as most of his peer architecture students. After graduation he began working for other Italian immigrant architects designing apartment buildings.

Architect Candela was a master of design details as he planned the individual apartments in his buildings. The apartments in 740 Park have 18' high ceilings, in proportion to the size of their living rooms, some of which would measure 46' x 22'. He planned interior door and window locations carefully to maximize the visual impact upon entering a room and so the rooms would have sufficient wall space for tapestries and paintings. On a more mundane level he concealed radiators within exterior walls and piping within partition walls. The high-rise building set back law enacted in 1916 allowed buildings to be constructed taller if their upper floors, above the 11th or 12th story, were setback to allow more sunlight onto the street below. He used the upper-story setback requirement masterfully as he incorporated exterior balconies in some apartments.

Most apartments have several fireplaces. He planned the kitchens for the latest appliances and the spacious bathrooms include separate showers and bathtubs. Exterior doors to the terraces and the double hung windows are made of bronze. The roofing is slate and rain gutters and downspouts are of 16 oz. copper. Some door hardware is gold plated while bronze is used in more utilitarian rooms. Flooring in the apartments, where it isn't marble, is teak. An intercom system was included to connect each apartment to the servants' quarters and to the chauffeurs' waiting room. The building includes four high speed Otis elevators and two service elevators.

Although the layout of each apartment was done by Candela, it was left to each tenant to select and provide the finishes, lighting, and furniture. The building basement included a large laundry room, wine cellars, refrigerated trash holding room and the service spaces for heating and electrical equipment. The finishes in all the public spaces are of the finest wood paneling and stone flooring.

Candela's drawings were completed in September 1929 and a building permit was issued in October the same year. The stock market crash of 1929 had little effect on construction and apartment sales continued until an occupancy permit was issued for the building in September 1930. Architectural Forum magazine called it, "a conservative expression of contemporary freedom". Some of the wealthiest people in New York City, and from the oldest families in the US, began to move in.

Even though the wealthy were forced to make modest reductions in their spending during the Great Depression, they still found money to decorate and redecorate their apartments. Occupants took their antique dealers with them to Europe as they were looking to furnish their apartments. The wealth of the occupants was stunning. Most had servants, multiple homes, lavish parties, and for the time being, they were unaffected by the world around them.

The building's developer James T. Lee was allowed to own one of the lesser apartments in the building despite the fact he was Irish. At first, the co-op board did not allow the Irish or Jews to be owners. In fact, Jews were excluded from most of the best buildings in New York City at the time. Even the Jewish president of R. H. Macy & Co. couldn't buy an apartment at 740 Park so he built his own co-op building at 720 Park Ave. He was the only Jew to live in this building during his lifetime. By the end of 1935, with increasing financial problems due to the lack of apartment sales, 740 Park became a rental building and the seven original co-op owners lost their investments becoming minority owners in a money-losing enterprise.

In April 1936, John D Rockefeller Jr. decided to lease an apartment at 740 Park. By the 1930s after all of Jr.'s children were grown, he decided to

(continued on page 14)



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(continued from page 13)

downsize from his 9-story mansion. He moved with his wife Abby to 740 Park where his friends and business associates already had apartments. When Jr. moved in the NY Times headline declared that Jr. had changed the way urban elites would live in the future, no more single-family homes, they would live in apartments. In the process, Jr. would save 740 Park.

Jr. was the son of John D Rockefeller the most hated man in America who, at one point, controlled 90 % of the oil sold in the US. Jr. was disappointed by his father's business practices and turned away from them. Instead, he devoted his life to philanthropy through his Rockefeller Foundation. Between 1917 and 1960, the Foundation gave away \$1 billion. Other than his Foundation, Jr.'s crowning achievement was the construction of Rockefeller Center in the depths of the Depression. He paid for the construction himself and in his lifetime, he never recovered the cost of his investment. Jr. bought 740 Park, the entire building, in 1952 and sold it in 1955 to its tenants so the building would become a co-op again.

The issue of Jewish apartment owners existed from the 1930s well into the 1970s. Barbra Streisand, Neil Sedaka, and Alan J Lerner were among the Jews who tried but couldn't buy an apartment there. Streisand's problem may also have been related to the fact that the board of directors was leery of her attracting a show business crowd. Some German Jews, who were owners, couldn't stand having Russian Jews living in the same building. Other Jews, once they were able to purchase an apartment at 740, or in other "all-Anglo" buildings, would slam the door on other Jews trying to purchase in the same building, just so it wouldn't be known as a Jewish building. 740 Park, once the palace of plutocrats and widows, was becoming a place of families and children in the 1960s. It was also a less homogenous place, no longer a Social Register only, Episcopalian, or for old money families who were members of the same social clubs. But, regardless of their heritage, they all had one thing in common, they were very rich.

Over the years, apartments didn't stop appreciating in value. One that was purchased in 1965 for \$200,000 sold for \$17 million in 2004 to David Koch of Koch Industries and a prominent Republican financial supporter today. Owning an apartment at 740 was, and is, important to people who think a street address is a symbol of acceptance by society, that you've "arrived" in the plutocracy. Buying an apartment there shows magnificent wealth and, to those who live there, much better taste than buying an even more expensive apartment in a newer, all glass high-rise building.

The book, 740 Park might perhaps be better named "740 Park, Where the Lives of the Rich and Famous meet Hot Property" since only the first five of the book's 36 chapters deal with a description of the building itself. The remainder includes descriptions of the lives of famous and wealthy tenants such as Marshall Field, Will Zeckendorf, Saul Steinberg, Walter Chrysler, Vanderbilt and others you've probably not heard of. The book was written using first-hand information obtained in interviews with the adult children of former building staff, (those who would talk), former tenants who spoke only without attribution, real estate professionals in New York City, and some current tenants. Historical information was also available in newspapers and publicly available building records. Current co-op directors and building management refused to talk at all with the author.

Looking at 740 Park Ave. on Google we can see that sale prices for apartments have continued to rise. Today they are listed in the range of \$16 million to \$25 million. You can also see photos of the building and floor plan drawings of the apartments, which is helpful since the book does not include any.

740 Park was written by Michael Gross. It was published in 2005 by Broadway Books and has 561 pages.



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Make reservations by the Friday preceding the meeting.

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