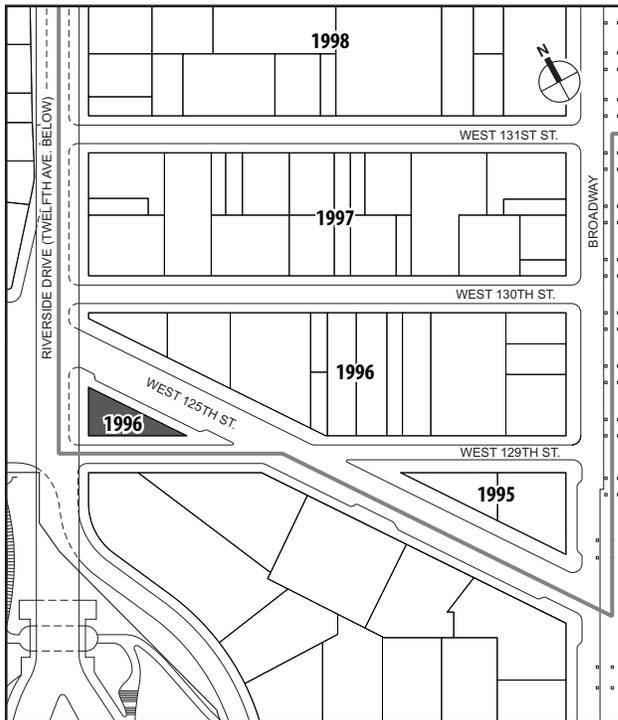


## Block 1996 Lot I

SITE CONDITION: POOR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 1 at 41 St. Claire Place, bounded by Riverside Drive on the west, West 125th Street on the north, and West 129th Street on the south, is a triangular-shaped lot acquired by Rodsa Realty Corporation circa September 1968.<sup>1</sup> The one-story 4,500-gsf structure is occupied by the Cotton Club, a nightclub/restaurant (see Photographs A and B). Lot 1 is in an M1-2 zoning district. DOB records indicate that the building was constructed circa 1920; it currently occupies approximately half of the lot.

### PHYSICAL AND STRUCTURAL CONCERNS

The exterior of this property was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to substandard and/or hazardous exterior and site conditions. The interior

of the building was not accessible for observation. Distress to the building includes several wide cracks on the exterior walls around the building (see Photograph C); mold and delamination of finishes, apparently from water infiltration, on the south exterior wall under the stairs; corrosion of the header beam above the southeast door (see Photograph D); and spalled concrete at the base of the southern doors and stairs (see Photograph E).

The building's rear parking lot and sidewalks along Twelfth Avenue and Claire Place are in poor condition, with significant spalling and cracks in the asphalt and concrete (see Photographs F, G and H). A grating cover located on the Twelfth Avenue sidewalk is clogged with debris and therefore cannot serve its purpose of either ventilation or drainage (see Photograph I). The sidewalk along the West 125th Street is in fair condition with few cracks observed.

On the southern portion of the lot there is a large billboard. The edges of the foundation for the billboard's column are not level with the adjacent asphalt and concrete surfaces (see Photograph H). Two large metal containers with graffiti, presumably used for long-term storage, are permanently located on the lot's southwest corner and contribute to an appearance of poor maintenance along St. Claire Place and in the study area as a whole (see Photograph H and J). Also, a small, blue dumpster is present behind the building that appears to be improperly stored (see Photograph J).

### HEALTH AND SAFETY CONCERNS

The poor condition of the sidewalks along Twelfth Avenue and Claire Place, and the unevenly laid foundation for the billboard column create a safety hazard for pedestrians.

<sup>1</sup> In April 1987, the City of New York acquired this property due to tax foreclosure. The judgment of foreclosure was vacated in November 1987, restoring ownership to Rodsa Realty Corporation.

## **Block 1996 Lot 1**

### **BUILDING CODE VIOLATIONS**

Lot 1 has nine open building code violations issued by DOB and one complaint. The violation type for the majority of citations issued between 1978 and 1987 is unknown. Three violations, related to an electric sign, were issued in 1991. The one complaint (from 2006) concerns a sign/awning/marquee that either is illegal or has no permit. No additional information is provided by the DOB Building Information System.

### **UNDERUTILIZATION**

Lot 1 is in an M1-2 zoning district with an FAR of 2.0. Current zoning allows 12,600 zsf of built space on the 6,300-sf lot. However, the existing building is 4,500 gsf, using only 36 percent of the lot's development potential.

### **ENVIRONMENTAL ISSUES**

A PESA identified the potential for subsurface contamination associated with its previous use as a gas station. However, no evidence of storage tanks was observed on the property. No Phase I ESA or Phase II investigation has been performed for this lot.

# Block 1996 Lot I



Photograph 1996-I-A



Photograph 1996-I-B

**Block 1996 Lot 1**



**Photograph 1996-I-C**



**Photograph 1996-I-D**

Manhattanville Neighborhood Conditions Study

**Block 1996 Lot 1**



Photograph 1996-I-E



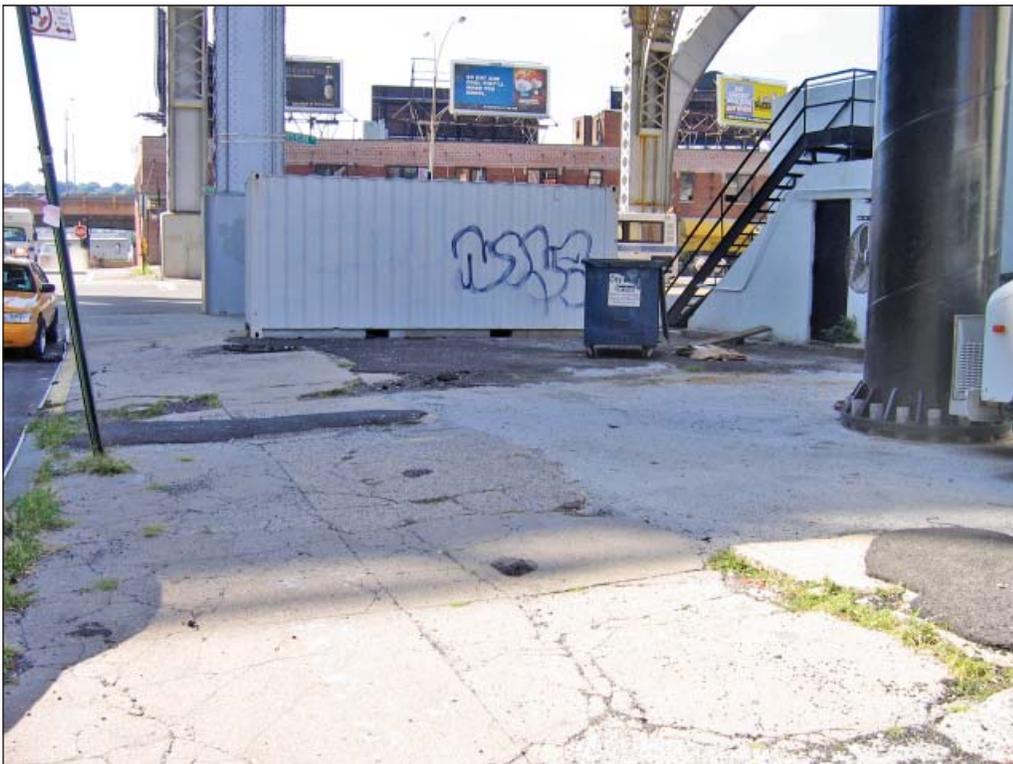
Photograph 1996-I-F

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**Block 1996 Lot I**



**Photograph 1996-I-G**



**Photograph 1996-I-H**

Manhattanville Neighborhood Conditions Study

**Block 1996 Lot I**



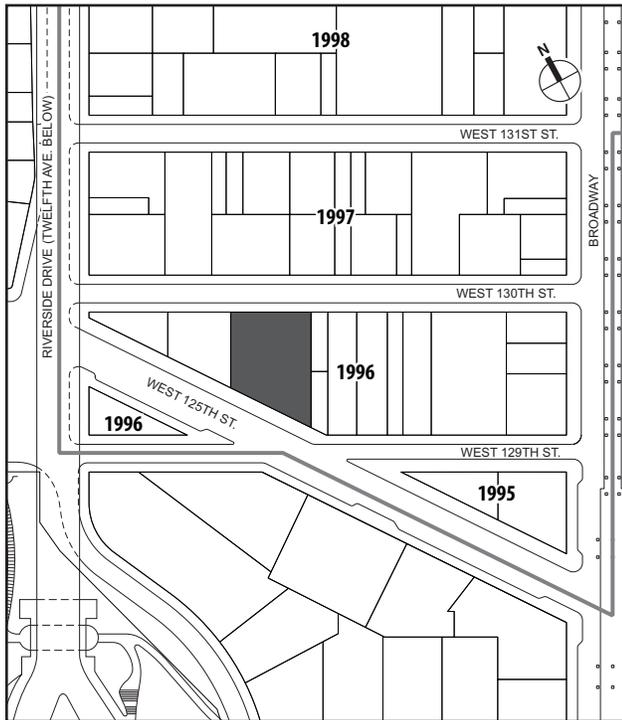
Photograph 1996-I-I



Photograph 1996-I-J

## Block 1996 Lot 14

SITE CONDITION: FAIR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 14 is located in an M1-2 zoning district at 637 West 125th Street, with the lot area fronting West 125th Street and West 130th Street (see Photographs A and B, respectively). The four-story 77,408-gsf brick masonry building was built circa 1908 and renovated in 1992 and 1993. Lot 14 was acquired by the Trustees of Columbia University on October 27, 2006.

### PHYSICAL AND STRUCTURAL CONCERNS

Despite local structural distress and some sub-par exterior, interior, and site conditions, this site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall.

Water damage to the building is evident by cracks in the masonry walls (see Photograph

C), deteriorated window headers and sills (see Photograph D), cracked window glazing, corroded roof slab reinforcement (see Photograph E), spalled concrete and corrosion stains on encased steel beams (see Photograph F), and deteriorated roofing (see Photograph G). Water infiltration, causing deterioration of the roof slab and brick masonry walls above the fourth-floor window frames, could potentially lead to a localized failure of the masonry wall. Another source of localized water infiltration is holes in the north exterior wall that have been filled in with clothing and pillows (see Photographs H and I).

Interior spaces and partitions on portions of the first, second, and third floors and the entire fourth floor have been only partially constructed by the previous owner, and are therefore unusable in their current state, as shown in Photograph J.

The lot's sidewalks and curb cuts are in poor condition along West 130th Street, with some wide cracks, and they are in fair condition along West 125th Street, with only minor cracks (refer to Photograph K).

### HEALTH AND SAFETY CONCERNS

Several health and safety concerns were observed during site evaluation. There are two potential fire hazards in the building. Spray-on fireproofing was only applied to partial height of several columns (see Photograph J); and steel columns and beams in the electrical room are not fireproofed. In addition, there is a drain pipe outlet above the electrical switch board, which is a safety hazard (see Photograph L). Other concerns include: mold on the ceiling and brick masonry walls, cracks at various locations on the walls, signs of vermin, and excessive debris throughout the unoccupied spaces (see Photograph M).

## **Block 1996 Lot 14**

### **BUILDING CODE VIOLATIONS**

Lot 14 has the highest number of open building code violation in the study area, with 47 violations that were issued between 1987 and 2005. DOB issued 14 violations for the elevator and 13 violations for the elevator safety test between 1992 and 2005. In addition, ECB issued two violations in 2000 for failure to maintain the elevator and for operating the elevator with an expired temporary certificate. DOB also issued 11 violations related to the building's boiler between 1993 and 2003. DOB issued one violation in 1996 for construction and one in 1987 for unknown reasons. No additional information is available for the remaining five violations, which were issued by DOB.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the potential for subsurface contamination associated with the following environmental issues: former railroad car repair, former use as an auto sales company, two hydraulic oil tanks, a potential vent pipe on the building's southern side, and a closed documented petroleum spill that occurred in 1989.

The groundwater samples obtained for the Phase II investigation identified concentrations of SVOCs and total metals in exceedance of the groundwater standards, likely related to urban fill.

Manhattanville Neighborhood Conditions Study

Block 1996 Lot 14



Photograph 1996-14-A



Photograph 1996-14-B

**Block 1996 Lot 14**



**Photograph 1996-14-C**



**Photograph 1996-14-D**

**Block 1996 Lot 14**



**Photograph 1996-14-E**



**Photograph 1996-14-F**

**Block 1996 Lot 14**



**Photograph 1996-14-G**



**Photograph 1996-14-H**

Manhattanville Neighborhood Conditions Study

**Block 1996 Lot 14**



Photograph 1996-14-I



Photograph 1996-14-J

**Block 1996 Lot 14**



Photograph 1996-14-L



Photograph 1996-14-K

**Block 1996 Lot 14**



**Photograph 1996-14-M**