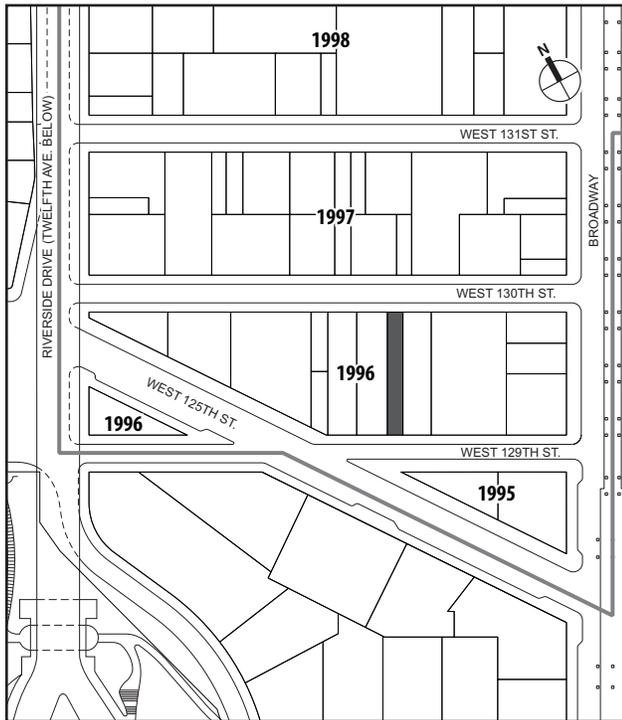


## Block 1996 Lot 20

SITE CONDITION: CRITICAL



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 20, located at 623 West 129th Street in an M1-2 zoning district, is occupied by two buildings with a total building area of 12,648 gsf. A fully vacant two-story building fronts West 130th Street (see Photograph A). Fronting West 129th Street is a three-story building occupied by a dry cleaner on the first floor and artist work studios on the upper floors (see Photograph B). The first floor of the three-story building extends farther north than the rest of the building, and therefore abuts the two-story building to the north. The Sanborn map from 1912 includes both buildings, indicating that they were likely built before 1912. However, the difference in the layout in the Sanborn maps from 1912 and 1976 suggest that both buildings were probably modified between 1912 and 1976. This lot was acquired

by the Trustees of Columbia University on December 15, 2004.

### PHYSICAL AND STRUCTURAL CONCERNS

Although the basement of the two-story building was evaluated to be in critical condition, Lot 20 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to structural distress; some substandard exterior, interior, and site conditions; and health and safety concerns and hazardous conditions. However, due to the severity of the health and safety concerns, as well as the property's 20 open building code violations, including five for the elevator, Lot 20 was evaluated by AKRF, Inc. to be in critical condition overall.

Structural concerns were observed in both buildings. In the two-story building, the timber columns have termite and water damage, with one of the columns in critical condition (see Photographs C and D). In the basement of the three-story building, additional columns were installed to support the first-floor framing and/or slab, and possibly to support the heavy equipment on the first floor (see Photograph E). According to Thornton Tomasetti, Inc. it is unclear if these columns were designed by a licensed New York State professional engineer.

Long-term water infiltration has caused deterioration to several structural and non-structural elements in both buildings, including water stains at the door or window frames and signs of mold and efflorescence (see Photographs F and G). In the three-story building, water exposure has caused the timber framing to deteriorate near the second-floor exit (see Photograph H). Water damage was also observed at the roof access hatch, indicating potential water damage of the roof joists (see Photograph I). In the two-story building, water exposure has caused corrosion or deterioration to the following elements: the sheet metal ceiling (see Photograph J), the ceiling above the second-floor stair landing (see Photograph K), the timber members of the internal stair, and cracks on the two-story building's

## **Block 1996 Lot 20**

exterior brick masonry wall (see Photograph L). In addition, a damaged drainage pipe is likely causing water from the roof drain to fall on the exterior brick masonry wall of the three-story building, causing further damage to the exterior wall (see Photograph M).

Other concerns and signs of poor maintenance in the two story building include: a significant amount of garbage and debris on the first floor and in the basement of the two-story building (see Photographs N and O), and cracks in the two-story building's parapet and coping stones. In the three story building further concerns include: standing water in the basement (see Photograph P), an inoperable elevator, a corroded ladder that leads to the roof (see Photograph Q), damaged coping stones on the lower roof (see Photograph R), and a clogged roof drain, causing ponding on the lower roof (see Photograph S). Although not a structural concern, there are cracks and spalled concrete at several locations on the slab-on-grade in the three-story building and local floor damage in the two-story building (see Photograph T). The sidewalk and curb cuts along West 129th Street are in poor condition, with several wide cracks and spalling concrete (see Photograph U); however the sidewalk along West 130th Street is in fair condition, with a few cracks.

### **HEALTH AND SAFETY CONCERNS**

There are several safety concerns related to Lot 20. The three-story building's internal stair lacks handrails (see Photograph V). The exit from the second floor of the two-story building is obstructed by debris and a toilet. Other health concerns include: mold growth, standing water in the basement of the three-story building, and a significant amount of debris in the two-story building.

### **BUILDING CODE VIOLATIONS**

Lot 20 has the third highest number of open building code violations in the study area, with 20 violations issued between 1979 and 2004. Eight of the violations are related to the boiler, and five concern the elevator. Of the remaining violations, two are for an electric sign, and one is for work without a permit for erecting and altering the entire third floor of the three-story building into studios, offices, and rehearsal rooms. No additional information is available for the above violations or for the remaining four violations in the DOB Building Information System.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the following environmental issues on the lot: former and current use as a dry cleaner, former welding shop with painting and degreasing, past industrial use, fuel oil AST, and generation of hazardous waste. A Phase II investigation was not performed on this site.

**Block 1996 Lot 20**



**Photograph 1996-20-A**



**Photograph 1996-20-B**

**Block 1996 Lot 20**



Photograph 1996-20-D



Photograph 1996-20-C

Manhattanville Neighborhood Conditions Study

**Block 1996 Lot 20**



Photograph 1996-20-E



Photograph 1996-20-F

D-130

**Block 1996 Lot 20**



Photograph 1996-20-H



Photograph 1996-20-G

**Block 1996 Lot 20**



**Photograph 1996-20-I**



**Photograph 1996-20-J**

**Block 1996 Lot 20**



**Photograph 1996-20-K**



**Photograph 1996-20-L**

**Block 1996 Lot 20**



**Photograph 1996-20-M**



**Photograph 1996-20-N**

**Block 1996 Lot 20**



**Photograph 1996-20-O**



**Photograph 1996-20-P**

**Block 1996 Lot 20**



Photograph 1996-20-Q



Photograph 1996-20-R

**Block 1996 Lot 20**



**Photograph 1996-20-S**



**Photograph 1996-20-T**

**Block 1996 Lot 20**



**Photograph 1996-20-U**



**Photograph 1996-20-V**