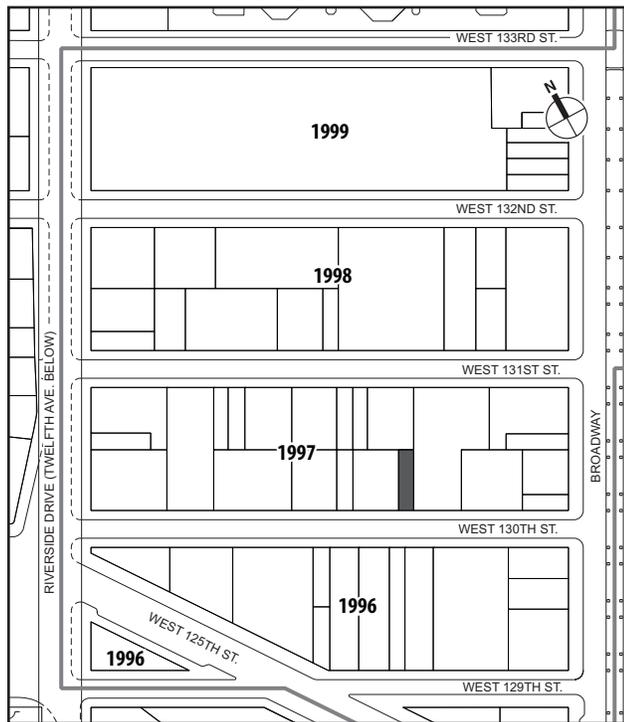


## Block 1997 Lot 21

**SITE CONDITION: CRITICAL**



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 21 is located at 615 West 130th Street, between Twelfth Avenue and Broadway, in an M1-2 zoning district. A three-story brick masonry building, built circa 1920 and renovated in 1995 is on the lot (see Photograph A). The 12,400-gsf building is currently vacant, but it had been occupied by a real estate agency. Lot 21 was acquired by the Trustees of Columbia University on October 4, 2004.

### PHYSICAL AND STRUCTURAL CONCERNS

Due to structural distress and some hazardous exterior and interior conditions, Lot 21 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall. However, due to the severity of the health and safety concerns, Lot 21 was evaluated by AKRF, Inc. to be in critical

condition overall.

Long-term water infiltration has caused deterioration of the reinforcement and masonry system. Water damage on the north exterior wall is extensive, with cracked stucco, mold, and cracks at window openings (see Photograph B). The detachment of a roof drain, which is connected to the north façade, has likely caused further cracking in the stucco wall. Water damage is evident throughout the building, as indicated by mold growth on the first floor's north wall and on the walls in the stairwell (see Photographs C and D, respectively), warped floor tiles (see Photographs E and F), corrosion on a metal door and piping in the basement (see Photograph G), and corrosion stains on the underside of concrete floor beams and concrete slab (see Photographs G and H). Water infiltration has also likely caused partial collapse of the first-floor ceiling (see Photograph I). Although the roofing membrane is in fair condition overall, local damage—such as air pockets and cracks/gaps in the roof flashing (see Photograph J)—is likely contributing to the water infiltration into the structure below.

Further damage includes deteriorated window headers and sills, broken window glazing, and a vertical crack along the east side of the south brick masonry wall (see Photograph K). In the basement, there is a water line and debris on the walls approximately a foot above the floor, indicating a history of flooding at this property (see Photograph L). The concrete slab-on-grade in the yard, located north of the building, is in poor condition, with several wide cracks (see Photograph M). The sidewalk along West 130th Street is in fair condition.

### HEALTH AND SAFETY CONCERNS

A significant amount of mold was observed throughout the building, covering the first floor's north wall and the walls in the stairwell, which is a health concern (see Photographs C-F). North of the yard, there is an approximately 4'-0" gap between the edge of the yard and the exterior wall of the building

## **Block 1997 Lot 21**

to the north. This gap, though part of Lot 44, presents an unsafe condition for those in the yard as there is no barrier between the yard and the gap (see Photograph N). Overall the health and safety concerns associated with this property make it essentially unusable in its current condition. These health and safety concerns should be addressed if the building should become occupied.

### **BUILDING CODE VIOLATIONS**

Lot 21 has four open building code violations issued by DOB. One violation was issued in 2005 for the building's boiler. No additional information is provided about the remaining violations in the DOB Building Information System.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the potential for subsurface contamination associated with the following environmental issues: former use as a warehouse, asbestos in the cellar boiler room, a cut-off vent pipe and fill, a 55-gallon drum, and a closed fuel oil AST. No Phase II investigation was performed for this lot.

# Block 1997 Lot 21



Photograph 1997-21-B



Photograph 1997-21-A

**Block 1997 Lot 21**



**Photograph 1997-21-C**



**Photograph 1997-21-D**

**Block 1997 Lot 21**



**Photograph 1997-21-E**



**Photograph 1997-21-F**

**Block 1997 Lot 21**



**Photograph 1997-21-G**



**Photograph 1997-21-H**

**Block 1997 Lot 21**



**Photograph 1997-21-I**



**Photograph 1997-21-J**

**Block 1997 Lot 21**



**Photograph 1997-21-K**

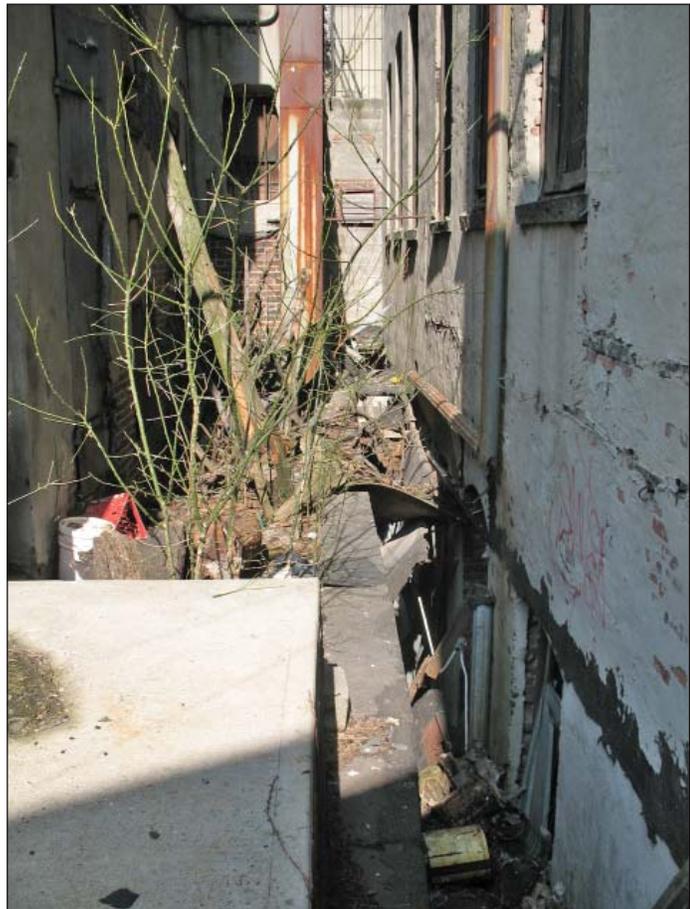


**Photograph 1997-21-L**

**Block 1997 Lot 21**



**Photograph 1997-21-M**



**Photograph 1997-21-N**