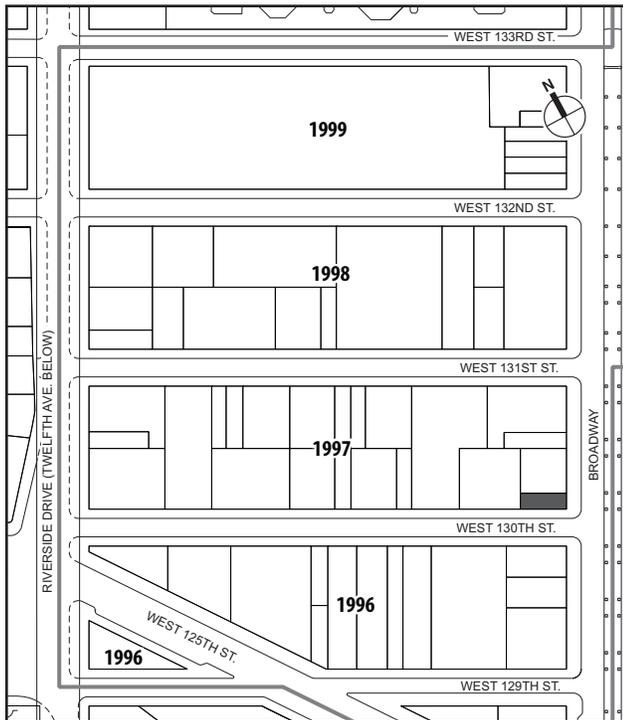


## Block 1997 Lot 29

SITE CONDITION: FAIR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 29 is located at 3241 Broadway at the corner of Broadway and West 130th Street in an M1-2 zoning district (see Photographs A and B)<sup>1</sup>. Most of the 3,475-gsf brick masonry building is two stories tall; however, there is a small one-story portion on the building's west side. Lot 29 is owned and occupied by Meet with God Pentecostal Church.<sup>2</sup> Although the New York City Department of Buildings indicates that the building was constructed circa 1920, the 1909 Sanborn map shows a building on this lot, indicating that the building was likely constructed prior to 1909. No renovations have been recorded.

### PHYSICAL AND STRUCTURAL CONCERNS

The exterior of this property was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to localized structural distress and some substandard exterior and site conditions. The building's interior was not accessible for observation. Signs of distress include crumbling bricks on the south façade that are in need of repointing (see Photographs C and D), a hole and signs of corrosion on the soffit (see Photograph E), and a deteriorated membrane on the main roof (see Photograph F). During the site visit on March 8, 2007, a blue tarp covered the lower roof, most likely to keep water away from damaged areas (see Photograph G). The sidewalks on West 130th Street (see Photograph H) and Broadway are in good condition, with no signs of damage, and the curb cuts are in fair condition.

### BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 29.

### ENVIRONMENTAL ISSUES

A PESA identified the following environmental issues: auto sales (and possibly repair) facility, and former and current fuel oil storage. A Phase I ESA or Phase II investigation was not performed for this site.

<sup>1</sup> The building's exterior brickwork was painted red during the September 2006 site visits; however, in March 2007, the building had been painted beige.

<sup>2</sup> Property acquisition date is unknown.

Manhattanville Neighborhood Conditions Study

**Block 1997 Lot 29**



**Photograph 1997-29-A**



**Photograph 1997-29-B**

**Block 1997 Lot 29**

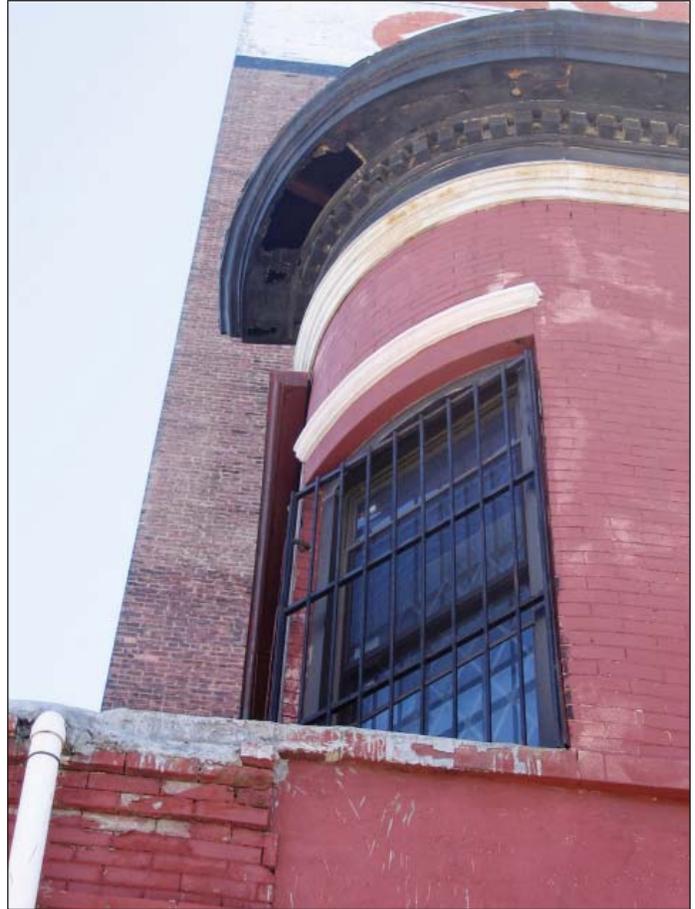


**Photograph 1997-29-C**



**Photograph 1997-29-D**

**Block 1997 Lot 29**

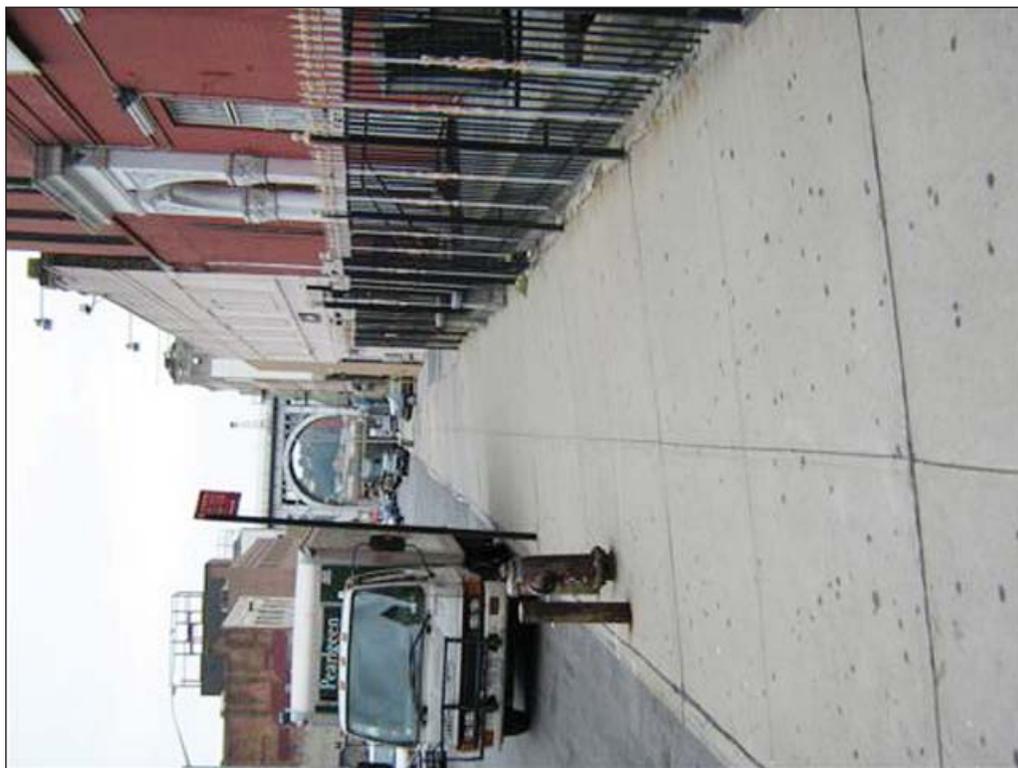


**Photograph 1997-29-E**



**Photograph 1997-29-F**

**Block 1997 Lot 29**



Photograph 1997-29-H



Photograph 1997-29-G