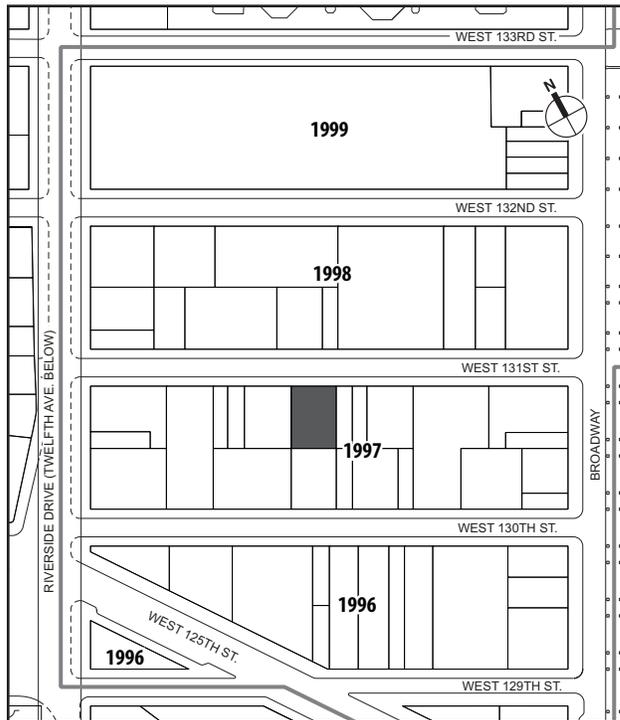


Block 1997 Lot 49

SITE CONDITION:	FAIR
------------------------	-------------



LOCATION, USE, ZONING, AND OWNERSHIP

Block 1997 Lot 49, occupied by a building contractor, is located at 624 West 131st Street between Twelfth Avenue and Broadway (see Photograph A). The lot accommodates a one-story 7,494-gsf brick structure with a partial basement in an M1-2 zoning district. The building was constructed circa 1951; no renovations have been recorded. Lot 49 was acquired by the Trustees of Columbia University on March 28, 2000.

PHYSICAL AND STRUCTURAL CONCERNS

Despite localized structural distress and some substandard exterior conditions, this property was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall.

The partial basement is in poor condition, with water-stained walls, standing water on the floor (see Photograph B), and a severely corroded lintel at the basement entrance (see Photograph C), likely attributable to water infiltration from the disconnected boiler chimney. The concrete-encased steel beams have large cracks, and the exposed steel shows signs of corrosion and expansion. Timber is temporarily being used to shore up one of the concrete encased beams (see Photograph D).

At the northern wall of the building, there are cracks that originate at the beam seats (see Photograph E); signs of water intrusion at the northwest corner, which appear to originate from the roof; cracks in the exterior wall, which are likely due to differential settlement (see Photograph F); and corrosion and sagging of the steel lintel headers around the door and window openings (see Photograph G). Along the south masonry wall, some of the concrete masonry unit blocks on the exterior wall are dislodged and protrude into the air shaft (see Photograph H), potentially compromising the structural integrity of the load-bearing wall. Minor cracking and spalling of the concrete slab-on-grade floor was also observed.

Tears in the roof membrane along the parapet (see Photograph I), several cracked skylight glass panes (see Photograph J), and inadequate repairs to the membrane may be causing water infiltration in the building.

The sidewalk along West 131st Street is in fair condition, with cracking and small spalls observed; however, the curb cuts are in poor condition due to large chips and cracks (see Photograph K).

HEALTH AND SAFETY CONCERNS

As mentioned above and shown in Photograph H, there are dislodged CMU blocks on the exterior wall, which Thornton Tomasetti, Inc. recommends be addressed in the short term. This condition is a

Block 1997 Lot 49

safety concern, as it may have the potential to compromise the structural capacity of this load-bearing wall.

BUILDING CODE VIOLATIONS

Lot 49 has 11 open building code violations. Ten of the violations were issued by DOB between 1994 and 2005, citing the building's boiler. One violation was issued by ECB in 1989 for failure to file an annual boiler report. No additional information is provided by the DOB Building Information System.

UNDERUTILIZATION

As indicated above, Lot 49 is located in an M1-2 zoning district with an FAR of 2.0. Current zoning permits up to 14,988 zsf to be built on the 7,494-sf lot. However, at 7,494 gsf, the one-story building utilizes only 50 percent of its development potential.

ENVIRONMENTAL ISSUES

The Phase I ESA identified environmental issues related to the lot's former use as a garage and auto parking, and a former gasoline UST. As part of a Phase II investigation in 2003, the excavation of test pits was overseen by AKRF to locate and remove a UST, but no tank was found.

Block 1997 Lot 49



Photograph 1997-49-A



Photograph 1997-49-B

Block 1997 Lot 49



Photograph 1997-49-C

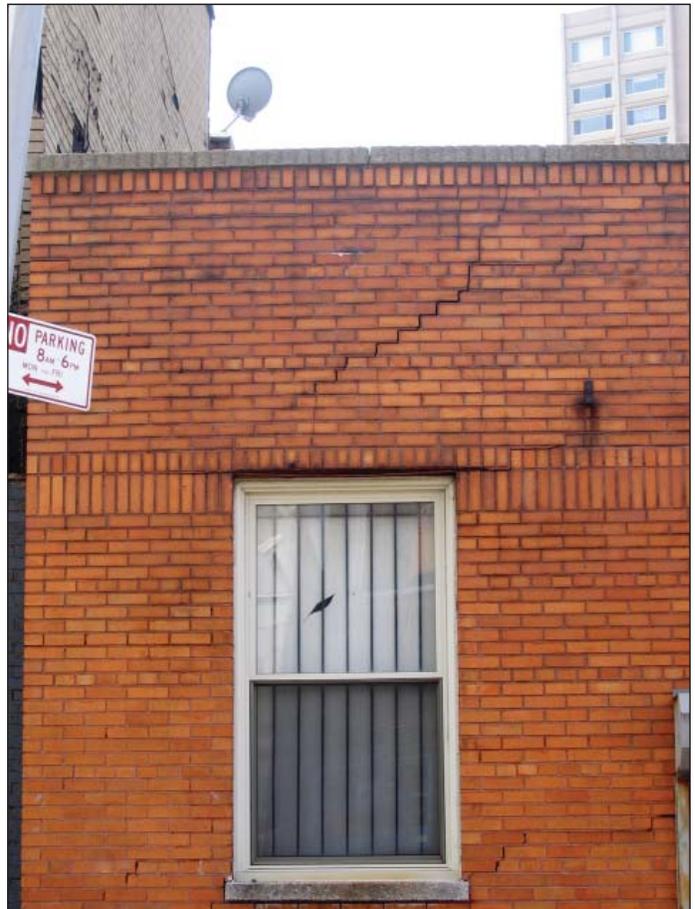


Photograph 1997-49-D

Block 1997 Lot 49



Photograph 1997-49-E



Photograph 1997-49-F

Block 1997 Lot 49



Photograph 1997-49-G



Photograph 1997-49-H

Block 1997 Lot 49



Photograph 1997-49-I



Photograph 1997-49-J

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 49



Photograph 1997-49-K