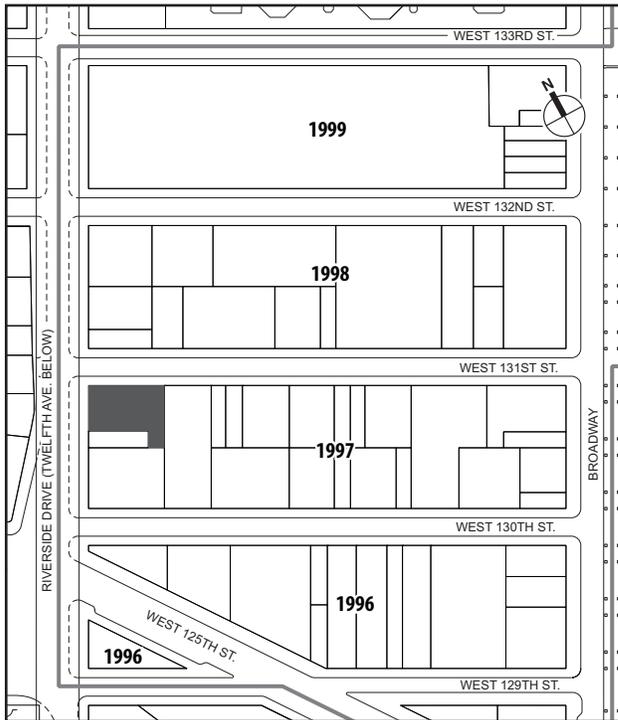


## Block 1997 Lot 61

SITE CONDITION: FAIR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 61 is located at 2293 Twelfth Avenue (on the southeast corner of West 131st Street and Twelfth Avenue) in an M2-3 zoning district (see Photograph A). The two-story, 22,100-gsf, brick, commercial building was built circa 1925 and renovated in 2002 and again in 2005. The property, occupied by a restaurant, production company, architecture firm, and other commercial tenants, was acquired by GHC NY Corporation circa October 1999 and is under contract by the Trustees of Columbia University.

### PHYSICAL AND STRUCTURAL CONCERNS

Despite local structural distress and some sub-standard exterior and interior conditions, this site was evaluated by Thornton Tomasetti, Inc.

to be in fair condition overall.

Most of the structural distress in the building is due to long-term neglect and water infiltration in the basement. These factors have resulted in compromised first-floor framing girders and beams, as evidenced by severe spalling at the underside of the beams and girders, and exposed and significantly corroded reinforcing bars (see Photographs B). In the basement mechanical vault, significant corrosion to one of the steel framing members has been caused by water intrusion from above (see Photograph C) and there are missing sections of the concrete slab-on-grade (see Photograph D). Although not a longstanding problem, water intrusion in the basement is currently caused by defective plumbing in the restaurant above (see Photograph E). There are signs of water intrusion on the underside of the first-floor (see Photograph F) and third-floor slabs (see Photograph G).

The brick masonry on the north and west façades of the building, is in fair condition overall, though some of the masonry piers are cracked and deteriorated (see Photograph H). In addition, as shown in Photograph H, there is efflorescence and moss growth on the brick façade. On the south façade, there are areas with missing stucco. Also, an area that previously abutted the adjacent building is now exposed because portions of the adjacent building's roof collapsed. This condition allows water intrusion into the south wall because flashing is no longer in place (see Photograph I).

On the roof, there are several patched areas and evidence of standing water in various locations. The waterproof coating on the inside of the parapets is compromised in a few locations, and the flashing along the bottom of the west wall of the higher eastern building portion is partially displaced (see Photograph J). It appears that the west parapet along Twelfth Avenue is leaning inward slightly, possibly as a result of over-tightened bracing rods. Some cracks in the masonry were observed around the rod attachments to the parapet, although they do not indicate significant structural distress.

## **Block 1997 Lot 61**

An opening without a door frame or lintel was observed in a demising wall in the basement, indicating that the masonry above the opening is not adequately supported (see Photograph K).

There is a moderate amount of cracking and spalling on the sidewalk along West 131st Street (see Photograph L); however, the sidewalk along Twelfth Avenue is in good condition. There are no curb cuts along either sidewalk.

### **HEALTH AND SAFETY CONCERNS**

The absence of a lintel above the opening in the demising wall, discussed above, is a safety hazard, as the masonry above the opening is not adequately supported and bricks could potentially become loose and fall down.

Water accumulation on the floor of the basement, in addition to the water intrusion caused by the restaurant's plumbing problem, create an unsanitary condition. Problems with vermin in the building are likely as several rat traps were noted during site evaluation.

### **BUILDING CODE VIOLATIONS**

Lot 61 has six open building code violations issued by DOB. Two violations, dated 2003 and 2004, were issued for the elevator work without a permit. Another two violations, dated 2001 and 2002, are also for the elevator. No additional information is provided in the DOB Building Information System for the above violations or for the remaining two violations.

### **ENVIRONMENTAL ISSUES**

A PESA identified environmental issues related to the site's former use as a refrigeration plant and as an unlabeled factory. No evidence of storage tanks or other environmental issues was indicated in documentary research or during site inspection. No Phase I ESA or Phase II investigation has been performed for this lot.

**Block 1997 Lot 61**



**Photograph 1997-61-A**



**Photograph 1997-61-B**

**Block 1997 Lot 61**



**Photograph 1997-61-C**



**Photograph 1997-61-D**

**Block 1997 Lot 61**



**Photograph 1997-61-E**



**Photograph 1997-61-F**

**Block 1997 Lot 61**



**Photograph 1997-61-G**

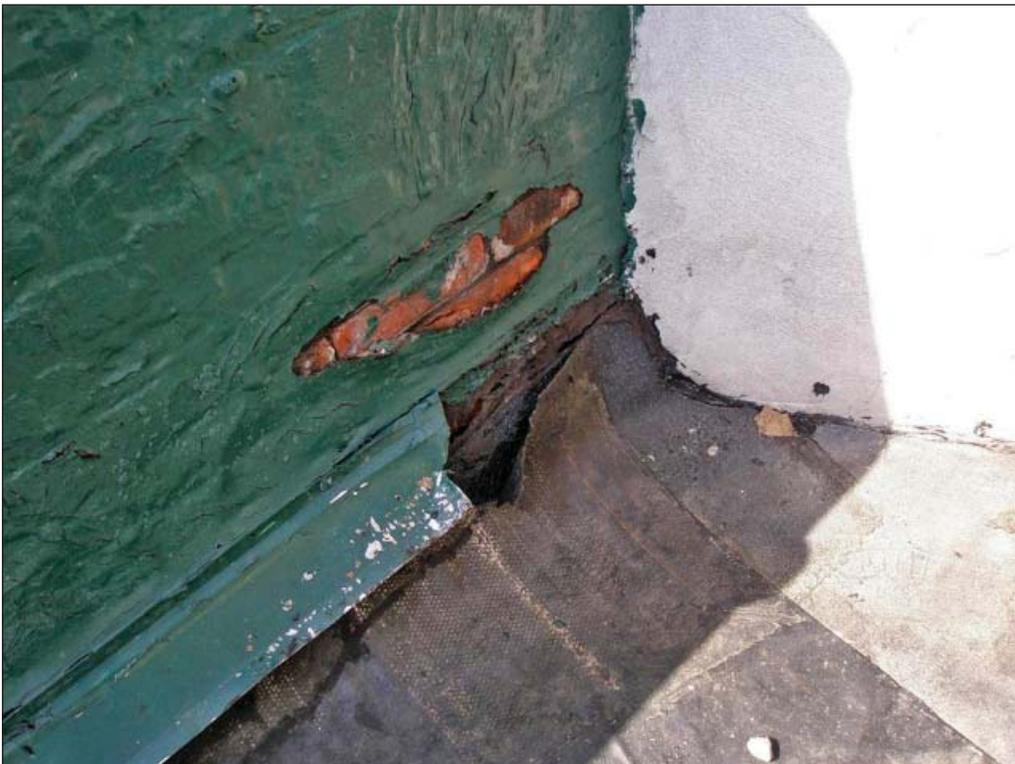


**Photograph 1997-61-H**

**Block 1997 Lot 61**



**Photograph 1997-61-I**



**Photograph 1997-61-J**

Block 1997 Lot 61



Photograph 1997-61-L



Photograph 1997-61-K