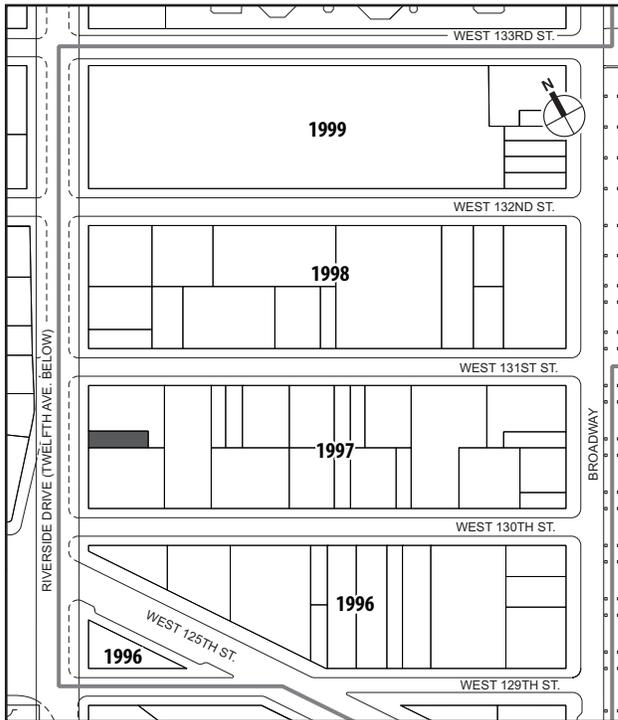


## Block 1997 Lot 64

SITE CONDITION: CRITICAL



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 64 is located at 2291 Twelfth Avenue between West 130th and West 131st Streets in an M2-3 zoning district. The 3,425 gsf, two-story building, previously occupied by a meat wholesale company, is now used by a nearby meat wholesaler for dry-goods storage (see Photograph A). It is currently owned by 2291 Twelfth Avenue<sup>1</sup>, Inc. and is under contract for purchase by the Trustees of Columbia University. The historic Sanborn Map from 1893 indicates that the building was likely built before that year.

### PHYSICAL AND STRUCTURAL CONCERNS

Overall, Lot 64 was evaluated by Thornton Tomasetti, Inc. to be in critical condition due to a combination of structural distress, deficient interior and exterior building conditions, hazardous site conditions, and other health and safety concerns.

Prolonged water infiltration, likely from periodic flooding and substandard building conditions, has caused severe structural distress throughout the building. A fire occurred in August of 2000 that caused substantial damage to the rear roof and exterior wall structures (see Photographs B and C). This damage has not yet been repaired, likely significantly exacerbating the deterioration of the building's structural and non-structural components. The eastern portion of the building, where the fire occurred, was not available for observation on either floor due to safety concerns. In the western portion of the building extensive water infiltration was evident by: the severe sagging of the second floor ceiling (see Photograph D), partial ceiling collapses (see Photographs E and F), shoring of a damaged wood plank deck and tar that has dripped through a gap(s) in the roof components (see Photograph G), corrosion of the meat conveyor belt steel support system (see Photographs H and I), active roof leaks (see Photograph J), and mold infestation in the first floor walk-in refrigerator (see Photograph K). In addition, the second-floor timber structure appears to be unsafe, as evident by the warped and delaminated plywood flooring (see Photograph L). Periodic flooding, reported by business owners and staff at adjacent properties to be a longstanding problem along Twelfth Avenue, is likely a problem in this building as well, as water damage was observed along the lower portion of first-floor walls and doors (see Photographs M and N).

The western section of the roof, which is still intact, is in critical condition. The roofing membrane shows signs of deterioration, such as delaminated edges (see Photograph O), and portions of the

<sup>1</sup> Property acquisition date is unknown.

## **Block 1997 Lot 64**

membrane have been ripped off entirely (see Photograph P). Ponding was also observed along the north side of the roof.

As shown in Photographs A and Q, the west façade of the building along Twelfth Avenue is in poor condition with a deteriorated and delaminated stucco coating, windows blocked off by plywood, broken window glazing, peeling paint, and a corroded meat conveyer belt that runs the length of the facade.

The sidewalk and curb are in poor to critical condition, with widespread cracking and a large patch of spalled concrete (See Photograph R).

### **HEALTH AND SAFETY CONCERNS**

The structural distress described above has created numerous unsafe conditions in the building. The integrity of the second-floor timber support structure may be compromised and appears to be unsafe, as evidenced by the severely delaminated and warped plywood flooring. Water infiltration throughout the building is causing corrosion of the meat conveyor belt steel structure and deterioration of the timber joists, which will eventually lead to local collapses of the timber floor and roof joist systems if the sources of water infiltration are not addressed. If the fire damage to the roof at the eastern section of the building is not repaired, remaining sections of the roof may collapse under a heavy snow load. In addition, the south exterior wall in this section is at risk for collapse. Though the building is only partially occupied, this potential for collapses within the building is a safety hazard for employees.

Though no longer used for meat wholesaling, the first floor of the building is used for dry goods storage despite many indications of unhealthy and unsanitary conditions. Vermin infestations was evident by gnawed-through ketchup packets littered on the first floor near the dry goods storage area (see Photograph S). The eastern wall of the walk-in refrigerator room is mold-infested and currently has an active water leak (see Photograph K). The interior of the building is generally filthy and unkempt, with cigarette butts, old tires, and other trash strewn throughout the building. In addition, the failure to address these structural and sanitary issues, like vermin infestation, is likely having a negative effect on the adjacent buildings to the north and south, which both have vermin problems. In addition, the missing portions of the roof and the south exterior wall are likely causing water infiltration into these neighboring buildings.

Electrical hazards are also present in the building. Pipes with electrical wiring are severely corroded (see Photograph T) and a lighting fixture has a standing pool of water and mold (see Photograph U).

### **BUILDING CODE VIOLATIONS**

Lot 64 has 18 open building code violations issued between 1973 and 2005. A majority of the violations (13 of 18) cite the building's elevator for elevator safety test and for failure to maintain an elevator, likely referring to a mechanical hoist in the northwest corner of the building that is now out-of-service. Four violations were issued between 1973 and 1985, and one violation was issued at an unknown date. No further information is provided in the DOB Building Information System.

## **Block 1997 Lot 64**

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified environmental issues related to the lot's previous use as a warehouse and use as a factory. No evidence of storage tanks was indicated in documentary research or during site inspection. No Phase II investigation has been performed for this lot.

Manhattanville Neighborhood Conditions Study

**Block 1997 Lot 64**



Photograph 1997-64-A



Photograph 1997-64-B

**Block 1997 Lot 64**



**Photograph 1997-64-C**



**Photograph 1997-64-D**

**Block 1997 Lot 64**



**Photograph 1997-64-E**



**Photograph 1997-64-F**

**Block 1997 Lot 64**



**Photograph 1997-64-G**



**Photograph 1997-64-H**

**Block 1997 Lot 64**



**Photograph 1997-64-I**



**Photograph 1997-64-J**

**Block 1997 Lot 64**



**Photograph 1997-64-K**



**Photograph 1997-64-L**

**Block 1997 Lot 64**



**Photograph 1997-64-M**



**Photograph 1997-64-N**

**Block 1997 Lot 64**



**Photograph 1997-64-O**

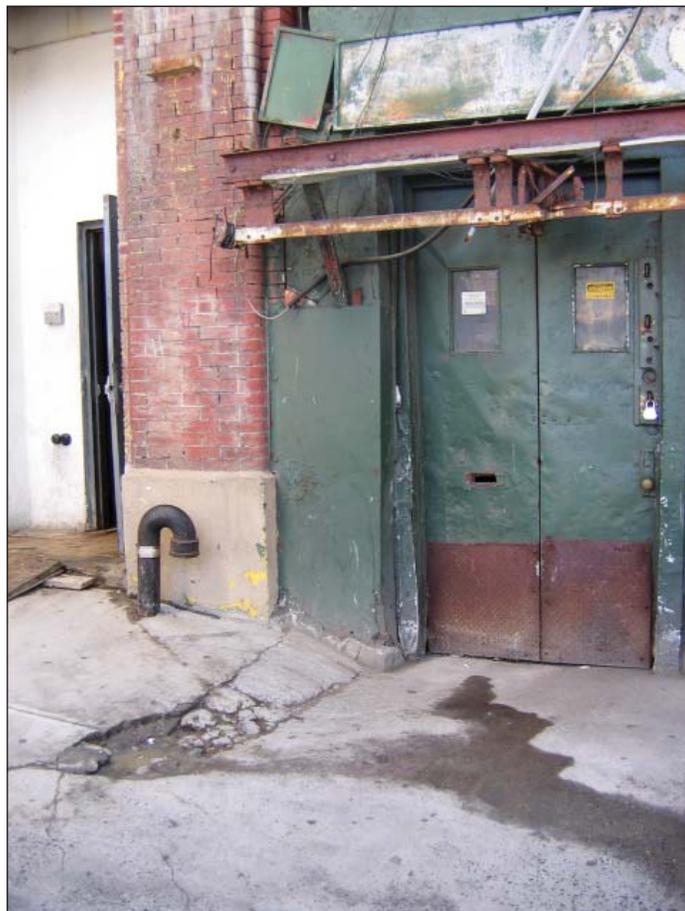


**Photograph 1997-64-P**

**Block 1997 Lot 64**



**Photograph 1997-64-Q**



**Photograph 1997-64-R**

**Block 1997 Lot 64**



**Photograph 1997-64-S**



**Photograph 1997-64-T**

**Block 1997 Lot 64**



**Photograph 1997-64-U**