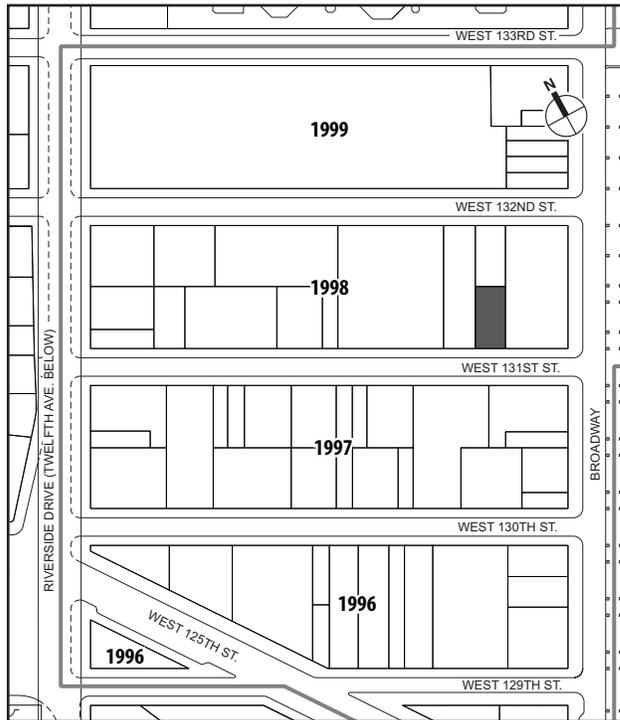


## Block 1998 Lot 26

<b>SITE CONDITION:</b>	<b>POOR</b>
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### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 26, which is in an M1-2 zoning district, is located at 605 West 131st Street between Twelfth Avenue and Broadway (see Photograph A). Like Lot 24, the one-story 4,996-gsf building was acquired by Ashland Chemical, Inc. circa September 1990, which occupies the lot as well. The property is under contract by the Trustees of Columbia University. DOB records list the estimated build year as 1910; however its presence on a historic Sanborn map from 1909 indicates that it was likely constructed prior to 1909. No renovations have been recorded.

### PHYSICAL AND STRUCTURAL CONCERNS

The exterior of the site was evaluated by Thornton Tomasetti, Inc. to be in poor condi-

tion overall due to water infiltration, lack of maintenance, and the age of the structure. The building's interior was not accessible for observations.

The exterior wall along West 131st Street, which is topped with razor wire, appears to be in critical condition with widespread cracks and severe deterioration, including a wide crack above the roll-up door (see Photograph B); damage to the brick masonry facing and mortar joints (see Photographs C and D); deteriorated lintels above the bricked-in windows (see Photograph C); and a hole in the masonry at the sidewalk-façade interface, which could allow rainwater or ground water runoff to enter the building (see Photograph E). The entryway's concrete slab-on-grade is broken and severely spalling (see Photograph F). The roof membrane appears to be in fair condition, however, ponding water, water staining, and debris accumulation was observed (see Photograph G).

As shown in Photograph H, the sidewalk along West 131st Street is in poor condition with some wide cracks and vegetation observed, while the curbs cuts appear to be in fair condition.

### BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 26.

### UNDERUTILIZATION

Lot 26 is located in an M1-2 zoning district with an FAR of 2.0. Although under current zoning the 4,996-sf lot can accommodate up to 9,992 zsf of built space, it hosts 4,996 gsf of built area, utilizing only 50 percent of the lot's development potential. The structure on Lot 26 (like Lot 24) is badly deteriorated and in need of significant renovation to return it to safe, usable industrial space for just about any type of business. Its utility as a viable structure for industrial use seems greatly diminished.

## **Block 1998 Lot 26**

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the following environmental issues: current use as a chemical company, former use as an auto service facility, former gasoline USTs, and potential former fuel oil storage and chemical storage. In addition, documentary research indicated the presence of a leaking underground storage tank. A Phase II investigation was not performed for Lot 26.

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 26**



**Photograph 1998-26-A**



**Photograph 1998-26-B**

**Block 1998 Lot 26**



**Photograph 1998-26-C**



**Photograph 1998-26-D**

**D-460**

**Block 1998 Lot 26**



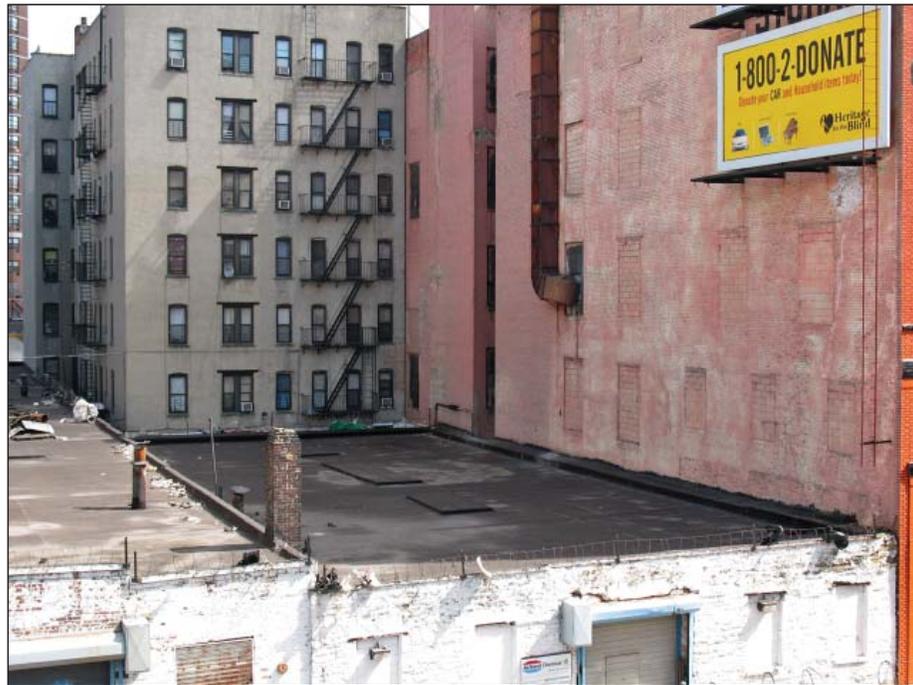
**Photograph 1998-26-E**



**Photograph 1998-26-F**

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 26**



**Photograph 1998-26-G**



**Photograph 1998-26-H**