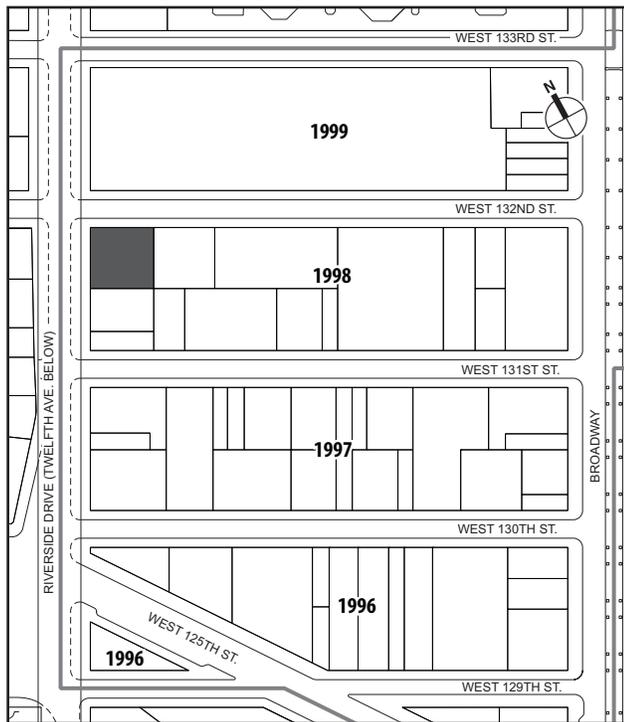


## Block 1998 Lot 61

SITE CONDITION: POOR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 61 is located at 2311 Twelfth Avenue at the southeast corner of West 132nd Street and Twelfth Avenue in an M2-3 zoning district (see Photographs A and B). The two-story, 19,984-gsf building is used as an auto-repair and auto body shop on the first floor and as a parking garage for a utility company's service vehicles on the second floor, which is internally connected to the building on Block 1998 Lot 57. It was built in 1912; no renovations have been recorded. Lot 61 was acquired by Tikva Ofek circa June 1982 and is under contract by the Trustees of Columbia University.

### PHYSICAL AND STRUCTURAL CONCERNS

Lot 61 was evaluated by Thornton Tomasetti, Inc. to be in poor condition overall due to

structural distress and some poor interior conditions.

Long-term water infiltration has caused deterioration to several of the building's structural and non-structural components and finishes, such as efflorescence and cracks on the roof beams on the second floor (see Photograph C), cracks in the second-floor slab (see Photograph D), peeling paint on the ceiling above the interior ramp (see Photograph E), and corrosion stains on the lintel beams (see Photograph F). Further water damage to the building could have been caused by infiltration from the second-floor windows, which are in poor condition, with deteriorated window frames and sills (see Photographs C and G), and by damaged waterproofing and tears on the membrane lining the parapets (see Photograph H).

Other site concerns include wide cracks in the brick masonry walls (see Photographs G, I, and J), wide cracks and spalling in the concrete encasement of the steel beams (see Photograph K), and the washing of cars inside the building without a proper drainage system. Although the sidewalks and curb cuts along Twelfth Avenue and West 132nd Street are in fair condition, there are minor cracks likely due to cars driving and parking on the sidewalks (see Photograph L).

### HEALTH AND SAFETY CONCERNS

Unsafe conditions noted on the site include: a fuse box located directly above a sink (see Photograph M), auto-painting that appears to be performed without proper ventilation systems, and the parking of cars on the sidewalk, which is a hazard to pedestrians. Also, roof access is obstructed as the stair to the roof from the second-floor is boarded up with plywood.

## **Block 1998 Lot 61**

### **BUILDING CODE VIOLATIONS**

Lot 61 has two open building code violations issued by DOB. No further information is available in the DOB Building Information System.

### **ENVIRONMENTAL ISSUES**

The Phase I ESA identified the following environmental issues: current use as an auto body repair shop, a waste oil AST, former gasoline USTs, auto painting, and hydraulic lifts.

The soil sample collected as part of a Phase II investigation indicated elevated levels of metals in exceedance of guidance values, which are likely related to automotive body and repair work. A groundwater sample also found concentrations of total metals that exceeded groundwater standards, which are likely related to urban fill.

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 61**



Photograph 1998-61-A



Photograph 1998-61-B

D-488

**Block 1998 Lot 61**



**Photograph 1998-61-C**



**Photograph 1998-61-D**

**Block 1998 Lot 61**



**Photograph 1998-61-E**



**Photograph 1998-61-F**

**Block 1998 Lot 61**



**Photograph 1998-61-G**



**Photograph 1998-61-H**

**Block 1998 Lot 61**



**Photograph 1998-61-I**



**Photograph 1998-61-J**

Manhattanville Neighborhood Conditions Study

**Block 1998 Lot 61**



Photograph 1998-61-K



Photograph 1998-61-L

**Block 1998 Lot 61**



**Photograph 1998-61-M**