

Phase 1 Environmental Site Assessment:

312 Park Central East

Date of Report: July 2, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.12

Site Background

The subject property has been unoccupied since approximately the mid 1990s. The Site was utilized by an engineering firm from the late 1970s to approximately the mid 1990s, various commercial properties, including an insurance company, clothing stores, a jewelry store, an elevator company, a beauty shop, optometrist offices, a coffee shop, and a restaurant from approximately 1910 to the mid 1970s, and a hotel from 1910 to the early 1960s. The current structure was built in 1910. From 1886 to 1909, the Site was occupied by a building with a photo gallery and residence. Two structures were present at the Site in 1884 and included a commercial structure occupied by a photo gallery along the street and a residence located behind the commercial structure.



An asbestos inspection was included as an additional scope of work item to the Phase I ESA.

Findings

Two approximately 500-gallon ASTs and an approximately 1,000-gallon AST associated with the boiler are located in the basement of the building. The contents of these ASTs are unknown; however, they likely contained fuel oil and water utilized to operate the boiler. A fill port for two of these ASTs was observed along the south portion of the building. No evidence of a release was observed from these ASTs.

Suspect asbestos containing materials were observed at the Site and include pipe wrap, floor tile, sheet flooring, roofing material, roofing tar, and wall plaster. The assessor recommended sampling of these materials by a licensed asbestos inspector and subsequent laboratory analysis to determine the asbestos content of these materials, if any prior to demolition or renovation of the existing structures.

No recognized environmental conditions were identified during this assessment for the Site.