

# Phase 1 Environmental Site Assessment

## 404 N. Jefferson Avenue

Date of Report: March 9, 2007

Assessment Funding: EPA Hazardous Substance Assessment Grant

Acres: 3.65

### Site Background

The subject property is a 3.65-acre tract of



commercial property occupied by a structure which was built in approximately 1941. The Site has been utilized as a lumber and building materials retailer since approximately 1982. Historically, the Site has been occupied by a distributing company in 1977 and by various dry goods companies from 1947 to 1972. From 1922 to 1947 the subject property was part of a coal company. From 1891 to 1910 the subject property was a passenger train depot and rail yard. A residence was located on the south portion of the subject property from 1891 to 1902. No information regarding the use of the Site prior to 1891 could be identified.

The subject property was utilized as a coal yard from 1922 to 1947; however, any residual material present on the subject property is currently covered by concrete pavement. Based on the relatively short time (20 years) that the Site was used as a rail yard and the length of time since that use ended (90+ years), railroad use of the property is not likely to have a long term environmental impact to the Site.

### Findings

Small quantities of household cleaners, a flammable locker of propane containers, a 90-gallon gasoline cart, small quantities of all purpose enamel, paint, miscellaneous automotive- type chemicals, battery cleaner, battery protectant, all purpose absorbent and fluorescent light bulbs were stored and utilized onsite. No evidence of releases was observed. These items are not likely to adversely environmentally impact the Site.

Various suspect asbestos-containing materials (ACM) such as wall paneling, wall plaster/texture, ceiling tiles, sheet and tile flooring, pipe insulation and building insulation were observed at the subject property. If demolition or renovation is planned, then a licensed abatement contractor should be contacted to properly remove and dispose of any ACMs. If ACMs are identified and

are to remain in place, an Operations & Maintenance Plan should be developed and implemented for the facility.

No recognized environmental concerns were identified for the subject property.