

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

811 N. Boonville Avenue

Date of Report: April 2, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.23

Site Background

The subject property is located in historic downtown and includes one building. From approximately 1896 through 1920, the subject property was utilized as an office. A cigar company and a store/residence were present from approximately 1920 to 1935. From the mid 1930s to the late 1940s, a plumbing company was present; a residence was also present during that time. A bank and various residents occupied the subject property from the late 1940s to the 1980s. A radio station and title company were present from the 1980s to 1999. From 1999 to today, a music recording studio, a consulting company, two photography studios and a talent agent have occupied the subject property.



Asbestos inspections with removal and disposal of ACMs were previously conducted at the subject property by a third party company in June through August 2007. The ACMs identified included 9-inch by 9-inch floor tile on the first level of the building. The second level was not inspected. A second asbestos inspection was conducted on the outside of the building in June 2007. No suspect asbestos-containing materials (ACMs) were identified at that time; therefore, no samples were taken.

Findings

This assessment did not identify evidence of recognized environmental conditions for the subject property.

Suspect ACMs observed at the Site included sheet flooring, insulation pads and floor tile on the first level; and on the second level, wall texture and ceiling texture were observed. The plaster/stucco on the exterior walls is also considered a suspect ACM. Sampling and analysis of these materials would be necessary in order to determine their asbestos content, if any.

