

Phase 1 Environmental Site Assessment

309 South Ave. (Former Jerry's Antiques)

Date of Report: September 30, 2005

Assessment Funding:

Acres: 0.25

Site Background

The subject property is located within the central portion of Springfield, approximately one block from the city square. A two-story brick building with basement, constructed in 1884 and totaling 21,000ft², occupies the property. At the time of the assessment, the structure was vacant and undergoing renovation. Historically, the property was utilized for commercial purposes. From 1884-1896 it was used as a general and dry goods store, from 1902-1910 as a clothing store, and from 1922-1930 as a hardware store. From 1935-1940, a dry goods store and Western Auto Supply Company shared the property with the latter continuing to occupy the property until 1975. From 1977-1987 a furniture company utilized the subject property. Jerry's Antiques utilized the property from 1992-2005.



Adjacent properties are currently utilized for commercial (restaurants, bars, retail) and residential purposes. Historically, these properties were utilized for commercial purposes, including hardware stores, automotive garages, printing companies and paint retailers.

The subject property slopes gently to the west. Drainage from the property flows west northwest into the City of Springfield municipal storm water drainage system.

Findings

Two Recognized Environmental Conditions (RECs) were identified during the assessment.

1. Western Auto, an automotive repair and supply store occupied the property from 1935 to 1972. At that time, no environmental regulations regarding the handling and disposal of automotive fluids and used oil were in place. It is possible that these substances may have been improperly disposed of on the property.
2. The property adjacent to the west of the subject site was utilized by two automotive service garages and two automotive dealerships between 1922 and 1946. The potential exists that used oil and other automotive fluids were improperly disposed of at these properties and this could environmentally impact the subject property.

Four environmental concerns were identified during the site assessment.

1. Potential asbestos containing materials (ACMs) were observed throughout the building.
2. A significant quantity of used fluorescent light bulbs was found throughout the building at the time of the assessment.
3. The adjacent property to the north was utilized by the Allied Paint and Wallpaper Company from 1952-1972. Paint was mixed and sold on the property. It is possible that paint thinners and paint strippers may have been present as well. If any of these products were improperly disposed of on the property, spilled or mishandled, an environmental impact could have occurred.
4. The adjacent property to the south was occupied from 1962-1996 hby Ozark Paper and Janitor Supply, Inc. This facility was listed as a RCRA small quantity generator. Various chemicals could have been stored in this facility and if improperly disposed of on the property, spilled or mishandled, an environmental impact could have occurred.

Based upon information gathered during this assessment, the assessor makes the following recommendations:

- A subsurface investigation, including sampling, is recommended to determine the extent of potential environmental impact on the subject property from the operations of Western Auto.
- Sampling of the suspected ACMs to determine whether or not they contain asbestos.
- Unused fluorescent light fixtures and bulbs should be removed and properly disposed of.