

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

318 W. Commercial Street (Lindberg's)

Date of Report: February 2, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.0631

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 318 West Commercial Street in Springfield, Missouri. The subject property is located on historic Commercial Street and includes a two-story structure with Lindberg's tavern on the first floor and vacant space undergoing renovation on the second level. Historical research conducted during this assessment identified the Site was utilized as a tavern in the 1910s, from approximately 1941 to 1990, and again in 2009. During prohibition (1920 to approximately 1933), the Site was utilized as a billiards parlor, soda shop, and residence. A grocery store was present on the subject property in the 1890s to early 1900s. Previous uses of the subject property also include a flea market (1990s) and office space (1980s). Prior to the construction of the current building, the subject property was occupied by a confectioner in 1886 (in a smaller building) and as part of a lumber yard in 1884 (with no structures present).



Findings

The Phase I ESA did not identify evidence of recognized environmental conditions for the subject property.

Suspect ACMs observed at the Site include ceiling texture and wall plaster. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.