

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

325 South Avenue

Date of Report: January 29, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 0.047

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 325 S. South Avenue in downtown Springfield, Missouri. The subject property is currently a vacant, two-story building, which was constructed in 1884 with a one-story addition to the west portion sometime between 1910 and 1933. Historically, the Site has been occupied by a camera repair, a photography studio, a printing company, a typewriter company, a clothing company, a sausage manufacturer, and a cigar factory. Information regarding the use of the subject property prior to 1884 was not available.



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 tile, vinyl floor tile, joint tape, wall plaster and mosaic tile mastic. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.