

# Phase 1 Environmental Site Assessment

## 326 N. Boonville Avenue

Date of Report: December 10, 2004

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.102

### Site Background

The property is located near the intersection of North Boonville Avenue and East Water Street in the north central portion of Springfield, Missouri. The subject property has one building with a basement and three floors. The building was constructed in 1885 and totals approximately 13,872 square feet. Its primary



historical use was for commercial and retail space. The general area is comprised of commercial properties.

### Findings

Various suspect asbestos-containing materials (ACMs) are located at the subject property. Sampling should be conducted to determine if ACMs are present. 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 components of lye were observed during the site inspection. The use of lye (it was used to strip furniture in the building when it was occupied by an antique store) was discontinued five years ago. There were three 55-gallon drums on the property. One contained trash and water. The other two could not be opened. They may contain ash and wood debris or paint waste. The drums should be disposed of properly. No recognized environmental concerns were identified for the subject property.