

Phase 1 Environmental Site Assessment

411-417 W. Mill Street and 353 N. Campbell Avenue

Date of Report: May 20, 2005

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 1.76

Site Background

The properties are being used for storage for the Midwest Materials Company and the Gilmore Transfer and Storage Company. Two buildings connected by an interior wall are on the property at 411 – 417 W. Mill Street. Both buildings are constructed of brick with wood support beams. They were constructed in 1898 and the total enclosed area includes about 33,000 square feet. Three buildings are present at 353 N. Campbell. Two of the buildings are constructed of wood with metal siding (northernmost and southernmost buildings). The third building is constructed of metal beams and has metal siding. The 353 N. Campbell property has been used for commercial purposes since the late 1800s.

Findings

Four recognized environmental conditions were identified for these properties.

First, the historical use of the 353 N. Campbell property included the Springfield Foundry in the 1930s and a paint shop in the late 1800s and early 1900s. The foundry was located where the western building now stands. The paint shop was located at the southeast corner of the property. Process and disposal practices of these time periods and typical use of various chemicals, including heavy metals and solvents, indicate that residual contamination may be present.

Second, the adjacent property to the north of 411-417 W. Mill Street was a sash and door manufacturer in the 1950s. Since 411-417 W. Mill is down gradient (downhill regarding surface or groundwater flow), chemicals used by the sash and door manufacturer may be present on the property at 411-417 W. Mill Street.

Third, visible petroleum contamination was seen during closure of the underground storage tank at the A-Jack's Roofing Supply Company on the adjacent property to the west of 353 N. Campbell Avenue. It is possible that petroleum from the tank may have migrated to the property at 353 N. Campbell. The city is investigating the petroleum contamination from the tank.

Fourth, various suspect asbestos-containing materials are located in the buildings at both properties. Sampling is needed before renovation or demolition takes place, and a licensed abatement contractor should be contracted to properly remove and dispose of any asbestos containing materials.