

# Phase 1 Environmental Site Assessment

## 431 S. Jefferson Avenue (The Wilhoit-Bay Building)

Date of Report: July 9, 2004

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 2.51

### Site Background

The property is located in a commercial district of Springfield and contains a two-storied, approximately 80,000 square foot building. The building was erected in 1925 and was historically used as commercial and retail space. At the time of the assessment the building was used as retail and office space for a variety of tenants. A large asphalt-covered parking lot is present to the south of the building.



### Findings

Two recognized environmental conditions (RECs) were identified.

1. Two former filling stations were located on the subject property. One filling station was located on the rear parking lot on the southern portion of the property. It was present from the 1920's through potential the 1940s. A second filling station was located at what is now inside the Wilhoit-Bay building, where the Results Fitness Training and Wilson Surveying Company are currently located. This station was present from the early 1900s through potentially the 1940s. Residual petroleum impact associated with these two former filling stations may be present at the subject property. Determination and/or extent of any petroleum impact will require a subsurface investigation, including sampling.
2. Suspect asbestos-containing materials (ACMs), such as ceiling and wall plaster, floor and ceiling tiles, pipe joint compound, pipe insulation, sheet flooring, and ceiling/wall structure, were identified throughout the building. The performance of an asbestos survey, including sampling, is recommended. If demolition or renovation is planned, these materials must be sampled prior to these activities to determine their asbestos contents, if any. A licensed asbestos contractor should be contacted to properly remove and dispose of any regulated ACMs.