

Phase 1 Environmental Site Assessments

505 W. Commercial St. (former Welhener Awning)

Most Recent Report

Date of Report: May 19, 2008

Assessment Funding: EPA Petroleum Assessment Grant

Acres: 0.53

Site Background

The subject property is located on historic Commercial Street in the downtown district. The property is occupied by one permanent structure built in 1924 and a small metal shed. The property is currently vacant and was most recently occupied by an awning



company from 1962 until 2006 and by an ornamental iron company from 2001 to 2006. A filling station was present on the southeast portion of the Site from the 1930s to the 1960s. An automotive repair facility was present on the subject site from the 1930s to the 1950s. Prior to 1962, the Site was also utilized as a feed mill, coal yard, and peanut butter manufacturer.

An asbestos inspection was included as an additional scope of work item to the Phase I ESA.

Findings

The previous use of the subject property as a filling station and an automotive repair facility from the 1930s to the late 1950s were identified as recognized environmental conditions for the subject property. Three underground storage tanks (USTs) and two aboveground storage tanks (ASTs) were identified as present on the subject property during the time it was occupied by the filling station and auto repair. While the ASTs were no longer present, it was not possible to determine if the USTs were still in place.

Asbestos-containing materials identified at the property includes approximately 50 square feet of green floor tile and approximately 100 square feet of speckled yellow floor tile. The assessor recommended any additional asbestos-containing materials identified at the Site be properly removed and disposed prior to demolition or renovation of the existing structures.

Earlier Reports

Date of Report: September 20, 2007
Assessment Funding: EPA Petroleum Assessment Grant
Acres: 0.48

Site Background

The original Phase I Environmental Site Assessment (ESA) for this property was conducted in April 2006 and was updated in September 2007. Historical research conducted during these assessments revealed that the property had been developed since the late 1800s and was originally occupied by Anchor Mills, a feed mill, until approximately 1900. The property was then occupied by Abbott Coal Yard until approximately 1930. From about 1930 to the mid 1960s, the property was utilized as a gasoline station. An automotive repair was present in conjunction with the gasoline station until the late 1950s. Underground petroleum storage tanks were located in the southeast portion of the property in association with the gasoline station and aboveground petroleum storage tanks were located in the northwest portion of the property. The Site is currently vacant and was most recently occupied by Welhener Awning Company from 1962 until 2006 and by Saville Ornamental Iron Company from 2001 to 2006.

Findings

A limited asbestos containing material inspection was also conducted as part of the Phase I ESA in April 2006. Two types of floor tile were identified as asbestos containing during this inspection and were approximately 50 square feet (ft²) of green floor tile and approximately 100 ft² of yellow speckled floor tile.

The previous use of the Site as a gasoline station and automotive repair with aboveground and underground petroleum storage tanks was identified as a recognized environmental condition.

Based on the findings of the Phase I ESA, a Limited Phase II Subsurface Investigation was conducted to determine the presence of petroleum products in the soil or groundwater at the Site in September 2007. The preliminary investigation has identified gasoline range organics in soil in one of the six locations sampled at the Site (near the former location of the underground storage tanks) and identified the presence of naphthalene in one of the three groundwater samples taken. Additional investigation is underway to determine the extent of petroleum impact present at this property.