

Phase 1 Environmental Site Assessment

614 South Avenue Site

Date of Report: November 25, 2013

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.48

Site Background

Seagull Environmental Technologies, Inc. (Seagull) was tasked by the City of Springfield – Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 614 South (S.) Avenue site in Springfield, Missouri. The site contains a two-story building that is located on a 0.48- acre property. The Phase I ESA was requested by the City of Springfield and the Green County Guidance Clinic d/b/a/ Ozarks Counseling Center. The purpose of the Phase I ESA was to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.



The subject property is currently owned by Richard Thomas. The subject property contains a two-story building, which encompasses approximately 3,440 square feet (ft²) of floor space, not including the basement. Additionally, the subject property contains an asphalt driveway on the east portion of the site. Historical documents indicate that the site building was constructed in 1875 (with additions built in 1986) as a residence. The building has been named the “Day House” and has historical significance. The building was placed on the National Historic Register in 1977. The building has primarily been occupied as a residence; however, historical documents indicate that from the 1960s through 1980s it housed a business. The building has been vacant since approximately 2007. The area surrounding the subject property is primarily occupied by residential housing, churches, and schools.



Findings

No RECs were identified as a result of this Phase I ESA. However, the following environmental issues were identified during the site reconnaissance:

- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in the site building. The presence of suspected ACM and LBP is of environmental concern. It should be noted that an asbestos and LBP inspection was recently completed for the site (not part of this project). Results from that inspection were not available for review as part of this Phase I ESA.
- Mercury-containing thermostats were identified inside the site building.

Based on the identification of those environmental issues, Seagull provides the following recommendations:

- If future plans for the site building involve renovation/demolition activities, then the aforementioned ACM and LBP inspection report should be used for guidance. Future demolition or renovation of building materials determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.
- Mercury-containing thermostats are located inside the site building. The elemental mercury poses a threat if those thermostats were to be damaged and the mercury released. The thermostats should be removed/replaced during future renovations and properly disposed of.