

Hubbell East Court Ave

CON 12-15

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Doc #12329

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Lambert A. Nnadi 5-17-01
 (Name/Title) (Date)
 IDNR, Wallace State Office Bldg., 900 East Grand 515-281-4117
 (Address) (Phone)
 Lambert.Nnadi@dnr.state.ia.us
 (E-mail Address)

Site Name: Hubbell East Court Avenue, Des Moines

Previous Names (if any):

Site Location: 301 East Court
 (Street)
 Des Moines IA 50309
 (City) (ST) (Zip)

Latitude: 41.5866 **Longitude:** 93.6128

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance release have occurred, EPA approved risk assessment completed)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain all "yes" answer(s), attach additional sheets if necessary:

The release consists of lead, which is naturally occurring. However, the levels are far greater than the background levels that could be attributed to purely natural phenomenon.



Site
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SIRR Report for Unassigned Uncontrolled Sites

SIRR ID P77-0068

Site Name HUBBELL EAST COURT AVENUE, DES MOINES

Screening Activity Initial Site Screening

City Location Des Moines

Site Type Property Audit

County Polk

SITE INFORMATION

Property Owner Hubbell Realty Company

Mailing Address Hubbell Realty Company
904 Walnut Street
Des Moines, IA 50309

Location/Legal Description 301 East Court Avenue
Des Moines, IA

Size Of Property 30,000 sq. feet

Report Prepared By Allender Butzke Engineers Inc.

Date Report Submitted 11/15/2000

Report Submitted By Allender Butzke Engineers Inc

Current Usage Office & Warehouse

REPORT INFORMATION SUMMARY

I. Summarize the data submitted (no., type, depth of soil borings, surface samples, ground water samples, other sampling conducted, analyses performed, contamination identified, etc.)

Eight test borings were drilled on October 19, 2000 at various locations on the site. Five of the borings were drilled to a depth of 25 feet and three were drilled to 10 feet. Temporary wells were installed in five of the wells. Soil samples for RCRA metals analyses were collected as composite samples ranging in depth from one to 6 feet.. Groundwater samples were also collected for volatile organic compounds (VOCs). Lead was detected in soil and VOCs were detected in groundwater at low levels.

II. Summarize the site history (past usages, known or suspected contamination pathways such as tanks, S.W. burial, septic tank/tile field, lagoon, land application, etc.)

The site is currently used as an office and a clothing warehouse. The current residents are Continental Western Industries Inc., formerly known as Western Holding Corporation. They have occupied the facility since 1975.

A review of history of the site shows Eagle Iron Works occupied the north 2/3 of the site in the 1891 fire insurance map. A foundry building appeared on the south end of the site at that time. Other buildings were designated blacksmith shop, office and warehouse.

On the 1920-1942 fire insurance map, Port Huron Machinery Company was shown occupying the subject property. The buildings were designated as tractor and threshing machine warehouse, machinery storage, and repair shop. A room located



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on the east side of the repair shop was used for paint spraying. On the 1957 map, all buildings on the site are designated as warehouses. Eagle Iron Works was listed in the city directories from 1910 through 1920. Port Huron Machinery Company was listed for this address in the directories from 1930 through 1970. Gilbreath Warehouse appeared for 301 East Court in the 1980 street directory and Do It Yourself Upholstery and Lynch Time Controls were listed for the same address in the 1990 directory.

III. Summarize the other relevant information (include what may have been learned or known from sources other than the report itself, such as DNR files)

REVIEW SUMMARY

Contaminant Type Other

I. Summarize your findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values known criteria such as water quality standards, MCLs, established cleanup levels, background or any other relevant or useful benchmarks used to determine the site's priority.

Lead concentrations in the soil at the facility ranged from nondetect to 3210 mg/kg. The highest concentrations were found at three locations on the east, west and south side of the property. The west side (TB-10) had a concentration of 1240 mg/kg and the east side showed a concentration of 3210 mg/kg at boring TB-1. On the south side, lead was detected at 530 and 896 mg/kg at TB-8 and TB-2, respectively. These values exceed statewide standard and/or the site-specific standard for <2 feet in nonresidential area of 400 mg/kg for lead in soil.

Cis-1,2-dichloroethylene (DCE) was detected in groundwater at 5.5 ug/L and tetrachloroethylene (PCE) at 5.5 ug/L. The standard for DCE is 70 and 350 for protected and nonprotected groundwater, respectively. The standard for PCE is 5 and 350 ug/L for protected and nonprotected groundwater, respectively.

II. Summarize the potential or actual impacts of the contamination. What is known about the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there wells in the area that could be potentially impacted? Are there identified contaminant pathways such as water or sewer lines, drain tiles, or fissures? Identify any other use/location issues that deserve consideration in any priority assignment.

The site is located in a commercial/industrial area. To the east at 317 E. Court is Olympic Wall, a wall repair painting and drywall business. The Salvation Army Rehab Center is located to the west at 133 E. 2nd. Street. Properties to the immediate north include an unknown business at 300 East Court. A fuel above-ground storage tank was observed on this facility. To the immediate south are a railroad line, and a Central Body Shop, an auto repair shop and Air Filter Sales/Service. The nearest residential buildings are situated about one mile south of the facility. Potential contaminant pathways include dermal contact with soil and inhalation of dust particles in contaminated areas. The department has sent a letter to the Hubbell Realty and their consultants informing them to conduct additional investigation to determine the vertical and horizontal extent of lead contamination with a view to conducting a removal action. The investigation and removal will be confined to the east and west sides of the facility.

III. Summarize any other information, knowledge, or reasoning used in determining your recommendation regarding the priority assigned to this site.

The levels of lead detected in surface soil at or near the facility indicates that there might have been some releases of lead in the soil some time in the past. Lead was detected at concentrations as high as 3210 mg/kg. This concentration exceeds 400 mg/kg for the state-wide standard and site-specific standard for <2 feet in non-residential areas. The high lead levels in soil is



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a potential threat to human health as a result of dermal contact with soil and/or inhalation of soil dust. It is recommended that the site proceed to the ESS stage.

PRIORITY LEVEL

Priority Level 3

PROGRAM AUTHORITY REFERRAL

Program Authority Referral CERCLA Pre-Remedial

Other Referral

ISS/Form Completed By Lambert A. Nnadi

Date ISS Completed 01/17/2001

ESS Completed B

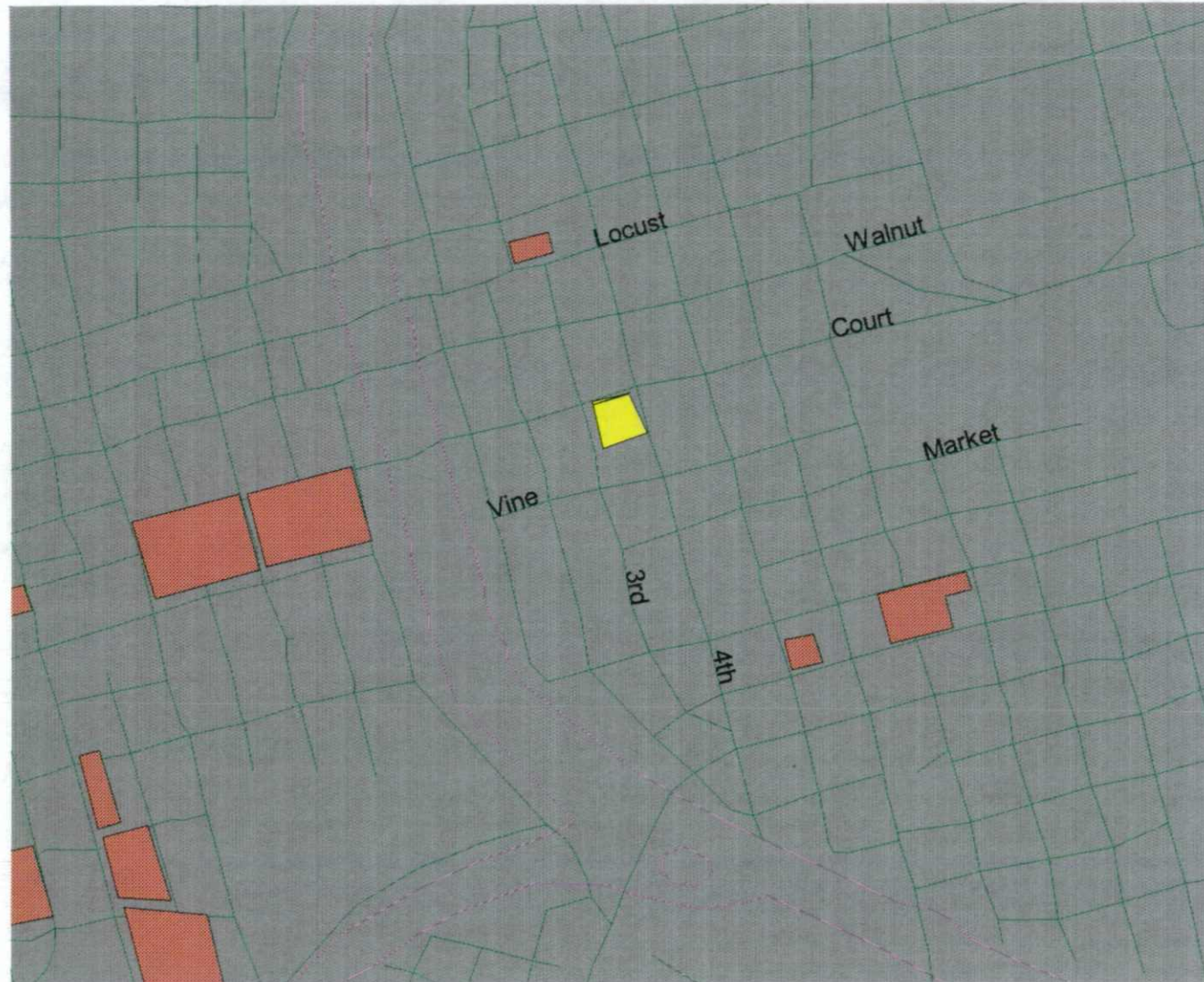
Date ESS Completed

Date Completed

Form Reviewed

Date Reviewed

301 EAST COURT AVENUE SITE, DES MOINES



- User0301.shp
- Roads77
- Rivers77
- Non-municipal public wells (wellhead)
- Public water supply wells (MUNIWU)
- Incorporated areas



0.3 0 0.3 0.6 Miles

301 EAST COURT AVENUE SITE, DES MOINES



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