

# EnviroAudit LTD

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DEPT OF  
NATURAL RESOURCES

ENVIRONMENTAL SITE ASSESSMENT  
PHASE 1 INVESTIGATION

ONE STORY COMMERCIAL BUILDING  
1307-1311 LOCUST STREET  
DES MOINES, IOWA

PREPARED FOR  
HARRY ALLER  
IOWA AUTO TOP  
1109 GRAND AVENUE  
DES MOINES, IOWA

NOVEMBER 30, 1992

AN AFFILIATE OF THE BUILDING INSPECTORS

JOHN HORE IS THE  
THE PHASE I STUDY.  
HARRY ALLER  
1311 LOCUST  
DM IA 50309  
515 244-2802

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## 1. PURPOSE AND SCOPE

This report presents the results of a preliminary environmental site assessment, Phase 1 investigation, of the commercial building located at 1307-1311 Locust Street, Des Moines, Iowa. It was prepared for Harry Aller, buyer. The report information and documents are intended for use only by him and his assigns in accordance with our agreement for consulting services. We have been advised that the report is for a pending real estate transaction of this property.

This report is not intended to be taken, in any manner, to include any criticism of the design concept, structural, or mechanical systems which may be incorporated in the project. It is not intended to be a legal opinion, nor an opinion with respect to any legal relationships or responsibilities as between the architect, engineers, contractors, current owners, former owners, former occupants or buyers.

While we have reviewed some documents and consulted with pertinent officials, any statement we make related thereto, is not intended to be a legal opinion or conclusion. No representations are made concerning the current position of any regulatory agency on any legal or policy matter.

In making the review and on-site inspections, it is intended to give an overall preliminary opinion of only the current or potential environmental hazards. The information is based on the regulatory information received and included in this report and from identified sources of information and our observations of existing conditions.

We make no warranty or guarantee and assume no liability for any misinformation given to us nor for any inaccuracies, human errors, or delays for any cause.

The scope of our work included research at the Polk County Public Works Department and Engineering Department and we also contacted Des Moines City Officials. We visited the Iowa Department of Natural Resources (DNR) offices on several occasions to search their files and contact various officials and the Iowa Department of Agriculture and Land Stewardship. We also researched the files of the U.S. Environmental Protection Agency (EPA) Region 7, under the Freedom of Information Act. We also traversed the site and inspected the site and surveyed the surrounding areas and contacted neighboring businesses. With the abstract of the property, we were able to research the chain of ownership and occupancy of the property. In addition, we were able to locate and contact longtime residents of the area familiar with the property. We also did extensive research at the Des Moines public library.

## 2. SITE HISTORY

We find that this site is located in Section 4, township 78, Range 24 West. In 1848 one Richard Holcomb purchased a quarter of the section from the U.S. Government and in 1850 he sold 54 acres to James Campbell. Campbell and a partner, Thomas McMullin platted the ground as McMullin and Campbell's addition in 1853 when the area became part of the town of Ft. Des Moines and the city limits were extended to 14th street.

In 1866 the properties were acquired by Benjamin F. Allen a wealthy, prominent businessman who had the parcel platted as Allen's addition. This site was in block 1 and designated lot 10.

In 1875, Allen went bankrupt and the following year this site was part of a Property acquired by Jewett Realty who was building homes in the area. In 1911, Grover Hubbell had acquired this site from Jewett and dwellings had been erected. The 1910 city directory shows 1309 Locust occupied by Sarah Kelsey and 1311 occupied by Carrie French. The 1910 directory shows the Hallett apartments at 1305 and at 1317-19 Locust the Weeks company, manufacturers of cold remedies and cures for piles. The rest of the block was residential as was the south side of Locust and the south side of Grand in the 1300 block.

During the late teens commercial development began in earnest on Locust and it started to be known as "Automobile Row" due to the many car dealerships, repair shops, service stations and parts stores. The 1920 directory shows the Arlington apartments at 1301, Hallett apartments at 1305, Welch Printing and Campbell Heating Company at 1313-1315, [Auto Salvage and Exchange at 1317-19,] 1307-11 was unoccupied. Across Locust at 1312-18 was Payne Motors, 1402 was Peerless Filling Station and 1406 was Kruidinear Cadillac. On Grand Avenue (behind the subject block) was located International Oil Filling Station at 1300 Master Truck and Tractor at 1308, an apartment at 1312, McNamoro Auto Electric at 1318, Davenport and Gray Cleaners at 1320.

By 1927, Harry Hansen, a local attorney, and the Valley Bank owned Lot #10 and built the current one story brick building, on Locust using the east wall of the 2 story building at 1313 as a party wall. Apparently, it was used as an addition to the Iowa Auto Market and Automotive Parts store which extended to 1319. 1321 was Hollond Baking Company, and 1323 as Brans's Auto Electric. Across Locust was a Buick dealer, Studebaker dealer at 1304 and 1308 and Rockwell Motors at 1316-18. Grand avenue had a station, two auto parts stores, apartments, cafe, and auto electric repair shop, according to the 1930 directory,

By the 1940,s, 1307 had been a Key shop with a restaurant in the west section and Morris Auto Parts with the remainder. The apartments were at 1301 and 1305, the rest of the block was auto parts stores.

From the 1950's on 1307 has been a cafe or a tavern. The remainder of the subject building was used as an auto parts store and at times body and fender repair work in the rear at 1309 and a tavern at 1311. The buildings to the west were auto parts stores. By the 1970's the car dealers had dwindled and the building across Locust Street became a glass company and another an automotive radio store which remain today.

The subject property remained in the ownership of Harry Hansen until his death and is currently owned by his heirs.

In the late 1970's, the west portion of the subject building was occupied by Harold Robbins, Inc., a long time auto repair shop that specialized in repairing radiators and air conditioners but did a full line of auto repair. The firm was owned by the Swindler family and they were buying the subject building on contract. They had a large operation and occupied all of the 2 story building to the west-1313-1315. In 1991, the subject building reverted back to the Hansen family interest under foreclosure when Robbins Company folded. The east portion has been steadily operated as a tavern by the current owner for the past 5-6 years. The west portion has been used only for automobile parking and storage.

*The Only Complete Sets of Abstract Books in Polk County*

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No. 3 1 4 4 5

## Abstract of Chain of Title

To the following *REAL ESTATE* IN Polk County, Iowa, to wit:

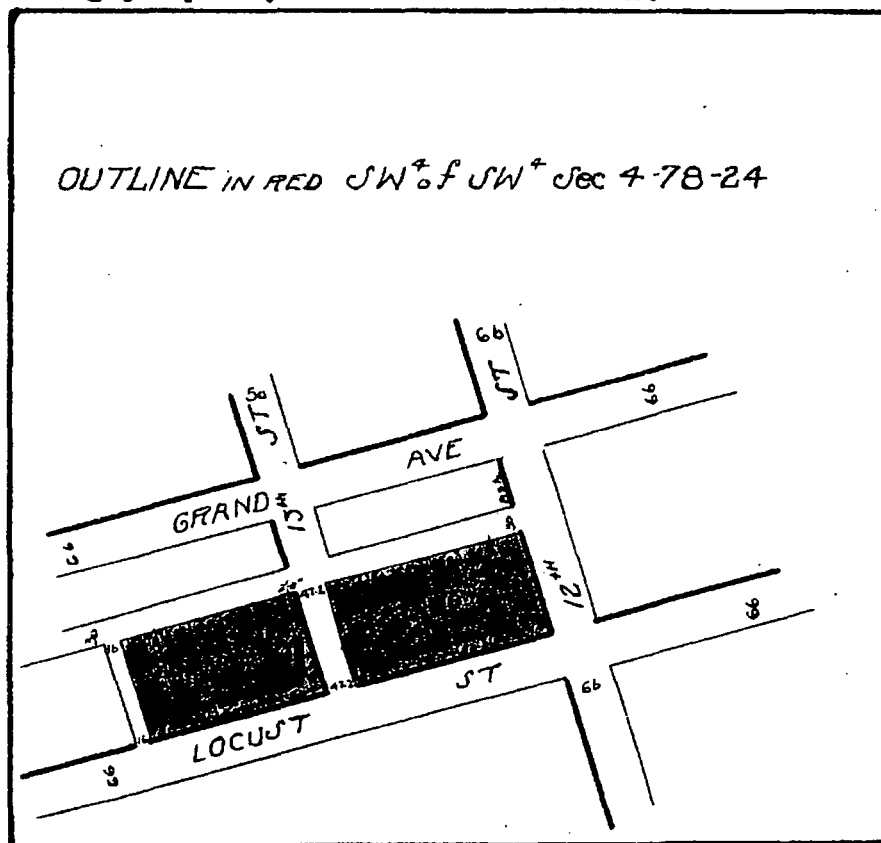
Lot 10 in Block One (1) in Allen's Addition to the City of Des Moines, Iowa.

From November 1, 1923 at 7:00 A. M.,  
Being a continuation of Our Abstract No. 30795.

*With examination as to Conflicting Conveyances, Mortgages, Trust Deeds, Tax Deeds, Executor's, Administrator's or Guardian's Titles, Probate Proceedings, Partition and Dower Suits, Mechanic's Liens, Bonds, Judgments, Attachments and Chancery Suits in the District and Circuit Courts of Polk County, Iowa, (No examination made for judgments rendered or appearance bond given, more than ten years prior to date of this abstract and no report made as to satisfied judgments,) and Taxes assessed against said Real Estate as shown by the General Tax Record in the office of the Treasurer of said County, up to December 7, 1923 at 7 A.M.*

No. 1.

Part of Plat of Allen's Addition to the City of Des Moines locating property under examination.



### 3. SITE VISIT

The subject site is located in the downtown Des Moines business district at roughly the middle of the block on the north side of Locust, an east west street. The site is bounded by Locust on the south, a City alley on the north, and other commercial buildings on the east and west. All of the above named streets, including the alley, are hard surfaced.

The site measures approximately 50 feet wide, fronting on Locust, and is approximately 168 feet deep. It is almost flat with a very slight pitch to the east. The surrounding area is generally flat with the surface of the ground either being covered by structures or hard surface roadways.

This building is basically a one story brick masonry structure with wood framed roof. It was built in the late 1920s, has a concrete slab floor with a very small section at the north having a basement under it. Currently the building houses a cocktail lounge in a small portion of the southeast corner with the largest remaining portion of the structure being used as a storage facility. There are 2 overhead doors, one at either end of the building.

The building is served by city water and sewer, has overhead electrical service which is located in the alley with the meters in the northeast corner of the structure, and natural gas, with this meter at the south interior of the building.

A power pole with three electrical transformers is located in the alley just north of this building. There also is a power pole with 3 electrical transformers located about 60 to the east of this pole. A fire hydrant is located approximately 150 feet west of the front entry of this building.

There was no evidence of stained or decaying vegetation on this site. There did not appear to have been any abandoned wells or previous septic systems on this property. A waste oil tank is located in the basement of the building to the immediate west of this structure. It shows signs of either having leaked or over flowed. There also is a large pile of old tires in the alley behind the building to the west of this site.

This subject building has fluorescent light fixtures and has approximately 70 old ballasts stored at the rear of the structure.

A few of the floor tile in the structure appear to be of an asbestos type material.

COMMERCIAL

No

WITH POWER POLES  
WITH TRANSFORMERS

ALLEY

POWER LINES

USED TIRES

SUBJECT  
SITE

13<sup>TH</sup>

S  
T  
R  
E  
E  
T

COMMERCIAL

14<sup>TH</sup>

S  
T  
R  
E  
E  
T

FIRE HYDRANT

LOCUST

COMMERCIAL

COMMERCIAL



#### 4. SURROUNDING LAND USE

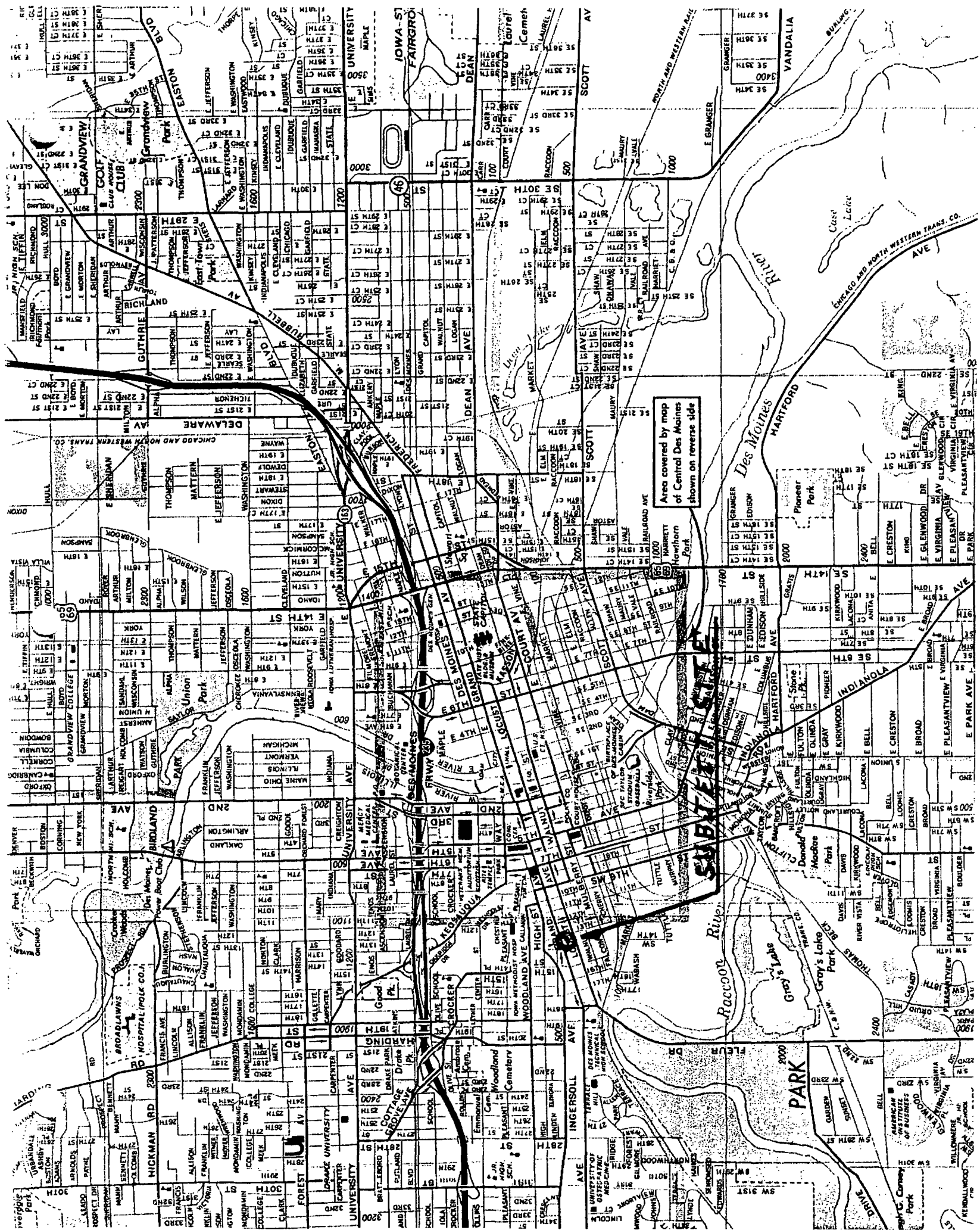
The locale surrounding the subject site is primarily commercial with some apartments scattered in the area.

Immediately to the west in the abutting building is Bill's White Wall Shop, a tire dealer. He uses the first floor for tire installation. The second floor and basement is for tire storage. In touring his building we noted a waste oil tank in the basement. West of this is a three story building owned by United Auto Parts, a wholesale company. The upper floors are vacant. West of here is an alley, then a small building housing an auto parts store, then a small vacant building formerly a Tavern, then a parking lot, the 14th Street.

East of the subject building is a large brick apartment building, then a multi story apartment building on the corner of 13th with retail stores on the first floor.

Directly south, across Locust is a multi storied masonry building currently occupied by Foreman and Ford Glan Company, east of this, separated by a parking lot is a multi story building occupied by Ford and Garland Auto Electronics Store. East of this, on the corner is a one story office building.

North of the subject site is an alley. A row of commercial buildings front on Grand Avenue. At 13th is a one story brick office, west of which is a two story commercial building housing Capital City Barber Supply and Pet Supply, above which is apartments. West of this is a one story commercial building which appears vacant, formerly used as an auto body shop. West of this is a small building housing Compressor Service Company, beyond which is Domino's Pizza, then a parking lot on the corner of 14th Street.



## 5. GEOLOGICAL, HYDROGEOLOGICAL AND METEOROLOGICAL.

The subject site is relatively level with a slight slope to the east. The highest point in the surrounding area is to the west and north approximately ten blocks. Even though these areas are higher than the subject site hard surfaced streets, alleys, and parking lots generally intercept any surface runoff from reaching this property.

In consulting the latest State of Iowa Leaking Underground Storage Tank List (LUST) we find there are 5 sites within  $\frac{1}{4}$  mile of the subject site on the list. These are more than a block from the subject site, have been corrected, and are being monitored. They should pose no problem to this site.

There is one Hazardous Waste Disposal site within a mile of this site. This is the DICO plant at 200 16th. St. (See the attached information). The latest U. S. EPA CERCLIS list in the Super Fund program for Polk County was consulted and it was found that the same above site was listed here. This should not pose a problem as the plant is down grade and down wind and is currently being monitored by Federal and State agencies. The EPA's Hazardous Waste Data Management System printout for Polk County lists 18 relatively low level hazardous waste generators within  $\frac{1}{4}$  mile of the subject site with one of these being adjacent to this site, that being Harold Robbins, Inc. at 1313 Locust. These are currently being monitored by the EPA and are presently in compliance with their regulations.

There are no records to indicate a toxic release spill within  $\frac{1}{2}$  mile of the site.

The Iowa Dept. of Agriculture and Land Stewardship lists no sub-surface coal mines within a mile of this site. The only record of surface activity was at the site which is now Grays Lake which was a quarrying operation which has long been abandoned.

The geology of the subject site reflects a 68 foot overlay of Quatern, Pleistoc sand & gravel till and silt. Underlying this is MISSISSIPPI limestone shale.

The prevailing winds in this area are primarily from the west and northwest where there currently are no sites which could remotely impact this site. Records indicate no air quality problems near the subject site in the past several years.

## 6. REGULATORY REVIEW

Federal, State, County and City records were checked and officials contacted to determine regulatory status of the subject site and nearby areas.

### UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA)

#### CERCLIS-Super Fund Sites

Sites within a mile of the subject site:

North Plume-1800 Fleur Drive-TCE entering the Des Moines water works. Apparently caused by solvents leaching into the groundwater. Located near the DICO plant on 16th Street south of Market Street. Being monitored by Federal and State agencies. This should not pose a problem to the subject site as this area is down grade and down wind from the subject site. (See Hazardous Waste Disposal Site Data.)

#### Hazardous Waste Generator Sites (HWGS)

Facilities located within 1/4 mile of subject site:

<u>Location</u>	<u>Facility</u>	<u>Activity</u>
1312 Grand Avenue	Action Body Shop	2
1615 Locust	Betts Cadillac	2
1501 Locust	Crescent Used Cars	2
1500 Locust	Dave Ostrem Imports	2
410 14th	Dick's V.W. Service	2
1520 Walnut	Electric Pump and Tool	2
1313 Locust	Harold Robbins Inc.	2
415 12th	Hawkeye Auto Supply	2
1418 Walnut	Holm Graphic Service	2
1406 Grand	House of Mufflers	
528 14th	Howard Martin Auto Body	2
1429 Locust	Huff Auto Electric	2
1716 Locust	Meredith Corporation	2
1403 Walnut	Merrill Axel	2
515 15th	Sherwin William	2
1021 Locust	Stivers Lincoln	2
1313 Walnut	Tony's Collision Center	2
1500 Grand	Elegant Touch Cleaners	

All are low volume generators-See attached EPA explanation sheet.  
None should present a problem to the subject site.

EXPLANATION OF INFORMATION ON THE  
HAZARDOUS WASTE DATA MANAGEMENT SYSTEM (HWDMS) PRINTOUT

The information on the attached Hazardous Waste Data Management System (HWDMS) printout is obtained from the Federal and/or equivalent state forms, Notification of Hazardous Waste Activity (Federal Form 8700-12 (Rev. 11-85) and the Part A Permit Application (Federal Forms 3510-1 and 3501-3, June 1980). See the Title 40 Code of Federal Regulations (40 CFR) Parts 260 to 266 for further information regarding regulatory requirements including definitions of terms. A brief explanation of the codes on the attached HWDMS printout follows.

Basic Information on the Handler

ID Number.....Identification number assigned by the EPA to location of the facility per notification.  
Facility Name & Address...Name and address of the facility as given on the Notification.  
Contact Person.....Last and first name and title of the person to contact regarding the facility.  
Phone Number.....Telephone number of the contact person.

Hazardous Waste Activities

Gen.....Generator (40 CFR, Parts 261-262)  
1...Generator who generates at least 1000 kilograms per month (kg/mo) of non-acute hazardous waste (or 1 kg/mo of acute hazardous waste).  
2...Generator who generates 100 kg/mo but less than 1,000 kg/mo of non-acute hazardous waste.  
3...Generator who generates less than 100 kg/mo of non-acute hazardous waste. Except in Kansas, generator is conditionally exempt from the hazardous waste regulations per 40 CFR, Part 261.5.  
Trn.....Transporter (40 CFR, Part 263).  
TSD.....Treatment, Storage & Disposal Facility (40 CFR, Parts 264-265).  
UIC.....Underground Injection Well (40 CFR, Part 265.430).  
Burner...40 CFR, Part 266.  
HAZ.....Notifier is marketing hazardous waste as a fuel, or burning it on-site in an industrial furnace or an industrial or utility boiler.  
SPO.....Notifier is marketing or burning off-specification used oil fuel.  
OIL.....Notifier is first to claim that the used oil meets specifications per 40 CFR, Part 266.40(e). Notifier either burns used oil on-site or markets used oil.

\* No activity code indicates that the notifier is presently not regulated.

## REGULATORY REVIEW (CONT'D)

### IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP

#### Underground Coal Mines

No record of any coal mines within a mile of this site.

#### Surface Mining

The closest surface mining operation was at the site which is now Gray's Lake-This was a quarrying operation, long ago abandoned.

No other surface mining or quarrying within a mile of this location.

### IOWA DEPARTMENT OF NATURAL RESOURCES

#### Hazardous Waste Disposal Sites

Records show one site within a mile of the subject site. This is the DICO plant at 200 16th Street. See attached information.

#### Emergency Response (Toxic Releases-Spills)

We checked the current six month files and find no incidents within 1/4 mile of the subject site, Incidents prior to this are in the archives.

#### Leaking Underground Storage Tanks (LUST)

Sites within 1/4 mile of the subject site:

Firestone Tire	1001 Walnut
Stivers Lincoln	12th and Locust
Get n Go	1325 Grand
Betts Cadillac	1699 Locust
Amoco Oil	1722 Grand

These have been corrected and now monitored.

In checking the map of UST Sites we find an active UST about Locust and 15th. Tanks were removed at sites at about 13th and Grand and at 13th and Walnut.

### POLK COUNTY

#### Air Quality

Jerry Tonneson, Air Pollution Control Engineer reports no problems with air quality within 1/4 mile of the subject site.

**DICO COMPANY, INC.**  
(Des Moines, Iowa)

**GENERAL DESCRIPTION**

The site is located within the corporate boundaries of the city of Des Moines on land described as the East 1/2 of Section 8, T78N, R24W, Polk County, Iowa and Pt. Lot 1, Tax Parcel 926-2-3. The property is owned by Dico Company.

The Dico site is located on the floodplain of the Raccoon River just west of downtown Des Moines in an industrial and business area of the city. The Des Moines Water Works plant is located about 2,500 feet southwest of the Dico plant. The northernmost portion of the water works infiltration gallery is about 900 feet from the Dico plant. The Des Moines Water Works serves a population of about 280,000.

The site was entered on the Registry in 1984.

The EPA placed the site on the National Priorities List (NPL) in September 1983.

**SITE HISTORY**

The EPA and the department initially discovered trichloroethylene (TCE) in the Des Moines water supply in 1975 during a national survey of water supplies. Several investigations have taken place since then. As part of these investigations, it was determined that TCE was disposed on the Dico property.

Soil samples collected from various locations on the Dico plant property were found to contain high levels of a variety of organic compounds. These chemicals have leached through the soil and contaminated the groundwater at the site.

Pesticide-contaminated soils were discovered in 1987 during the construction of the groundwater treatment system. These soils were excavated and stored on-site. They currently are being land-farmed on-site.

**HEALTH AND ENVIRONMENTAL IMPACTS**

TCE, vinyl chloride, trans-1,2-dichloroethylene, and tetrachloroethylene are the major contaminants which have been observed in the groundwater at the facility. Summary information about these hazardous substances is contained in the appendix.

In September 1983 TCE was measured at 94 ppb in the Des Moines water supply. The amount of TCE in the drinking water was greatly decreased by closing an additional valve in the North Gallery in October 1983. Presently, the Des Moines Water Works tests the water each day for a variety of chemicals, including TCE, to assure safe levels in the drinking water.

**SITE CLASSIFICATION**

The site is classified "b" in accordance with 455B.427.3. The site poses a significant threat to the environment due to the groundwater contamination near the Des Moines Water Works.

(Dico Company, Inc.)

**RECOMMENDED REMEDIAL ACTIONS**

An administrative order was issued to Dico in 1986 requiring response actions at the site. These response actions consist of:

- (1) Isolating the northernmost portion of the North Gallery from the remainder of the gallery system with a physical barrier to restrict groundwater flow into the North Gallery.
- (2) Groundwater collection and removal systems to collect the contaminated groundwater and to control groundwater movement.
- (3) Treatment and discharge of the extracted groundwater.

Groundwater is to be collected, treated, and released to the Raccoon River until the water in the aquifer is cleaned to below drinking water standards.

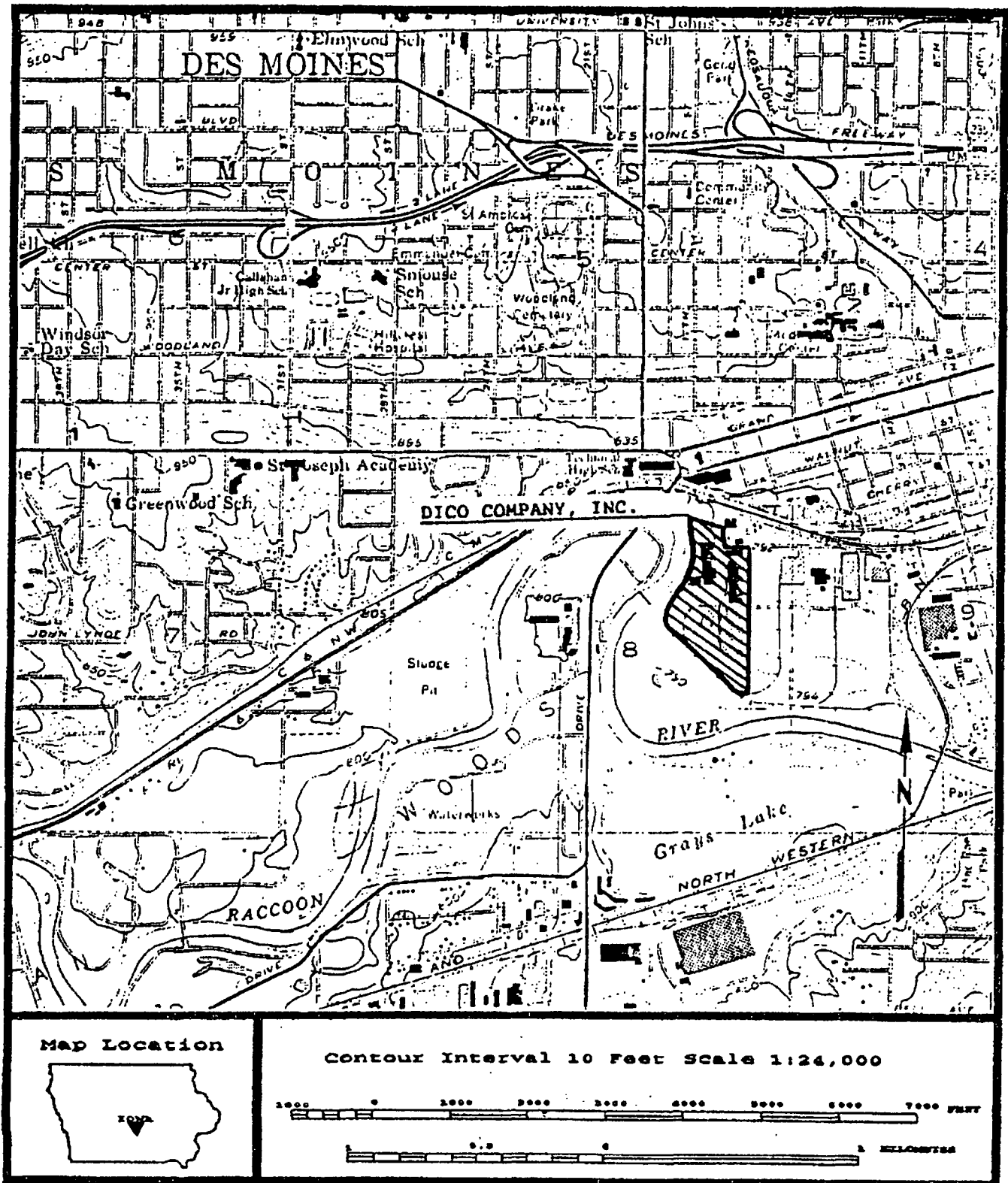
In December 1987 a groundwater recovery and treatment system was put into operation by the Dico Company. This system consists of seven recovery wells which pump to an air stripper for treatment prior to discharge to the Raccoon River. The system continues to effectively control the contaminant plume and prevent contaminants from entering the Des Moines Water Works Infiltration gallery.

In November 1989 the Dico Company began additional remedial investigations in an attempt to better define the contaminant source. That investigation has been expanded and is still underway. A Record of Decision for source control is anticipated in 1992.

In the summer of 1990 the company began on-site, land-farming treatment of the pesticide-contaminated soils.



(Dico Company, Inc.)



## REGULATORY REVIEW (CONT'D)

### DES MOINES

#### Traffic and transportation

Phil Chirmonte checked their records for area permits and we find none for underground tanks, etc. in the 1300 block of Locust and Grand Avenue.

#### Engineering Department

Mike Klapp, Head of Engineering reports no problems of an environmental nature at this location or nearby.

We checked the records and find the city has a combined 18 inch storm and sanitary sewer located in the center of Locust which flows eastward. The street is concrete and asphalt, originally laid in 1921.

The alley to the rear is concrete and was laid in 1913.

We secured a 1963 aerial photograph of the area which is enclosed.

#### Office of Economic Development

We contacted Bruce Fountain, Project Manager regarding the proposed development of Grand between Locust and Grand, 12th to 18th. He indicated at this point the project is only in the "talking stage". There has been no specific plans drawn by the city.

He indicated that the only development he is aware of at this time is the Meredith Corporation which has designs for an office complex across from their headquarters on the Betts Cadillac-Lexus properties. This is a private project, not involving the city. In his opinion, if the park development does come to fruition it is 5-10 years away.

## 7. EVALUATIONS AND RECOMMENDATIONS

There are some items of minimal concern at the subject site which may require some attention in the future

Tests were not conducted for the presence of lead paint on the site, however, with the buildings present usage this should not pose a problem. As there was some radiator repair done on this site by previous occupants there is the possibility of some lead residue in the structure. Some of the water lines in the lounge area are newer copper and there is a likelihood that the solder in these lines contains lead.

There was no evidence of urea formaldehyde foam on the site. It is possible that a very few of the floor tile may contain asbestos type material. These can be covered over. Special procedures would need to be utilized if they are removed and disposed of.

At some time past some fluorescent lighting fixtures had ballasts which contained PCB's. These fixtures should be observed for leaking and their ballasts properly disposed of when faulty or replaced. The old stored ballasts at the rear of the building should also be properly disposed of. There is a possibility that the power pole mounted electrical transformers may contain PCB's. These should be observed for any possible leakage and reported to Iowa Power if this occurs as they are responsible for any clean-up costs related to these units.

The rather heavily traveled artery, Locust to the immediate south of this site, could cause some noise pollution and the remote possibility of a toxic spill.

The old tires behind the building to the west should be disposed of properly so as not to present a fire hazard in their present location.

It would be recommended that the small basement at the rear of the building be filled in with sand and abandoned.

As there is a past history of filling stations and car dealers in the immediate area there is a possibility that the ground under this structure could contain some petroleum products from old leaks and spills. The waste oil tank in the basement of the building to the west should not pose a problem as it does have a containment vessel around it and is sited on a concrete floor with a floor drain in it.

Generally, other than those areas mentioned, future operations at this property should be conducted with careful optimism

as there does not appear to be any current environmental concerns with the subject site or the immediate surrounding areas.

If you or any of the concerned parties have any questions please give us a call.

A handwritten signature in cursive script, appearing to read "Dennis P. McHughes".

Dennis P. McHughes  
Project Coordinator  
EnviroAudit LTD.

December 1, 1992