

Property Description Data

Map ID #

183

Environmental Issues: Historic blacksmith, UST, closed LUST

Site Name: Irving School Apartments

Site Address: 101 N 56th Ave W

Current Use: Apartment building

Photographs

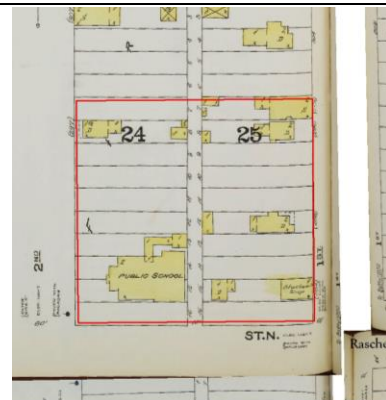
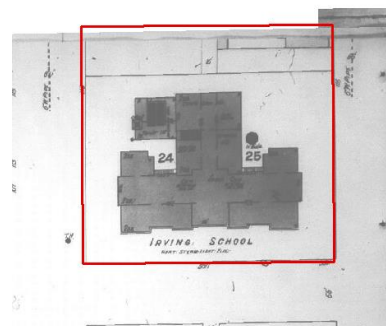


Looking west across the property



2012 aerial photograph from Bing Maps

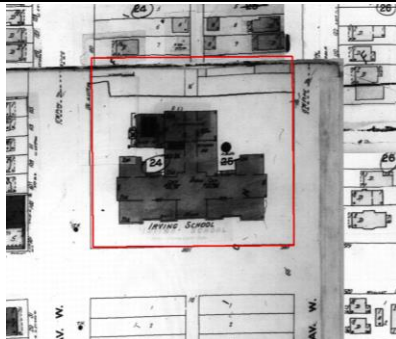
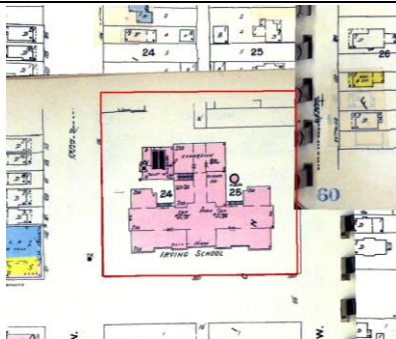

Historical Summary

Year	Use	Source (↑ North)
1892-1902	Four dwellings are depicted in the northwest, northeast, and southeast portions of the property. Additionally, a store is depicted in the northeast portion of the property, a blacksmith shop is depicted in the southeast portion of the property, and a public school is depicted in the southwest portion of the property.	<p>Fire insurance map, historic plat map</p>  <p>1892 fire insurance map</p>
1908-1939	The property is developed with an irregular-shaped building labeled as the Irving School. The property address was not identified on city directory listings.	<p>Aerial photographs, city directories, fire insurance maps</p>  <p>1908 fire insurance map</p>

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Year	Use	Source (↑ North)
1948-1955	Land use at the property appears relatively unchanged. No city directory listings were identified for the property.	<p>Aerial photographs, city directories, fire insurance maps</p>  <p>1949 fire insurance map</p>
1961-1981	Land use of the property appears relatively unchanged. City directories indicate the property is occupied by the Irving School.	<p>Aerial photographs, city directories, fire insurance map</p>  <p>1963 fire insurance map</p>
1986-present	Aerial photographs indicate the original building remains on-site; however, city directories list the property as the Irving School Apartments.	<p>Aerial photographs, city directories</p>  <p>2010 aerial photograph</p>

Regulatory Review

This property was identified as Irving School and Irving School Apartments on the RCRA-NLR, UST, and LUST databases.

Regulatory information indicates that the RCRA-NLR listing (MNR000009019) is for ignitable waste and mercury. Violation or enforcement actions were not listed for the facility.

One 2,000-gallon fuel oil is listed as "removed." The property is listed as Leak No. 8124, which was reported in April 1992 and closed in July 1994. A summary of the leak site file information is provided below.

Leak No. 8124

A Petroleum Storage Tank Release Investigation Letter, prepared by Minnesota Power and dated January 23, 1995, was provided to the MPCA. The letter indicates that a prior Phase I conducted by Minnesota Power in connection with the restoration and renovation of the Irving School into affordable house identified a 2,000-gallon fuel oil UST on the northwest corner of the property. Three soil borings were advanced near the UST on April 27, 1992. Each of the borings were advanced beyond the water

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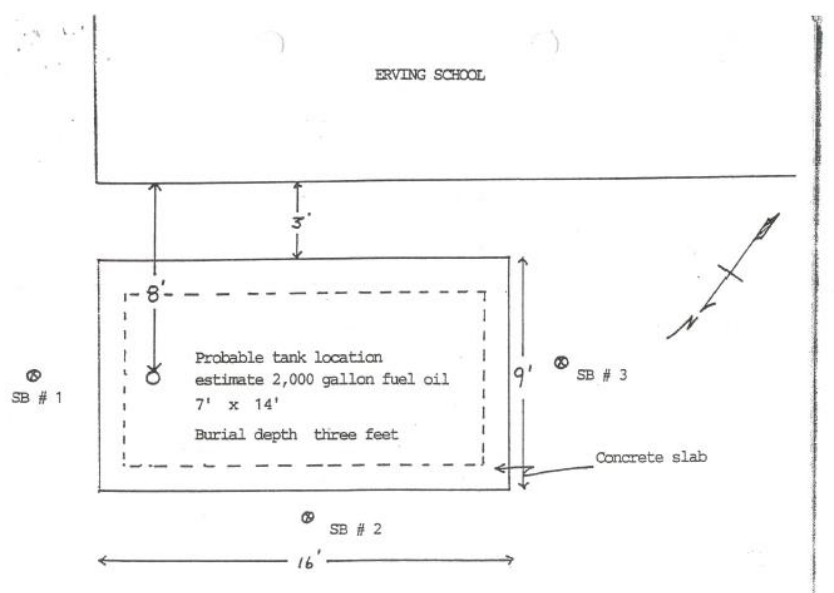
table (approximately 12–14 feet deep) with soil samples collected for field screening and laboratory analysis for the presence of petroleum contamination.

Field screening revealed 83 ppm of organic vapors in the near surface soil sample SB-1a, collected near the fill pipe. A corresponding soil sample, SB-1, indicated 183 ppm total petroleum hydrocarbons as fuel oil with moderate concentrations of ethylbenzene and xylene. Soil samples SB-2 and SB-3, collected from depths corresponding to the water table, indicated a minor concentration of xylene in SB-2.

The 2,000-gallon UST was removed by J&D Enterprises on October 5, 1993. A soil sample taken from the bottom of the tank basin was analyzed for diesel range organics and found to be below detection limits. Following the UST removal, the excavation was backfilled, with the site landscaped and surfaced in asphalt as parking for the building.

A follow-up inspection and record review performed by Twin Ports assessment (June 1994) noted that a formal site assessment was not conducted during the UST removal and that formal documentation (soil sampling location, chain-of-custody forms, sample identification) were not available. The report stated that information from J&D regarding the UST excavation implied that no field indications of subsurface petroleum contamination were apparent during the tank removal. As a certified tank remover, J&D Enterprises would have been obligated to disclose any contamination found during the UST removal.

Based on the information provided to the MPCA, the incident was closed on July 11, 1995.



Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	1000	Residential activities
Function	1000	Residence or accommodation functions
Structural Character	1200	Multifamily structures
Site Development Character	6000	Developed site with buildings
Ownership	4110	City, village, township, etc.

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Property Attributes

Category	Comments
PID	010-4470-03750, 010-4470-03760, 010-4470-03751, 010-4470-03770, 010-4470-03930, 010-4470-03761, and 010-4470-03955
Legal Description	Lot 007, Blocks 024, 025, West Duluth 1st Division; Lot 00, Blocks 00 and 024, West Duluth 1st Division; Lot 09, Block 025, West Duluth 1st Division
Acres	1.46
Parking	Parking on property
Topography	Level
FEMA Flood Zone	Zone C, areas of minimal flooding
Census Tract	34
Proximity to Highway Access	Adjacent to Interstate 35
Existing Buildings	One apartment building constructed by 1908
Previous Investigation	UST removed in 1993 resulting in Leak No. 8124, closed July 1995