

Property Description Data

Map ID #

216

Environmental Issues: Historic truck repair, historic machine shops, warehouses, UST, closed LUST

Site Name: Warehouse Building

Site Address: 209–231 S Central Ave, 5501 Redruth Ave (historic); 215 S Central Ave (current)

Current Use: Warehouse building; specific occupancy not identified

Photographs




Looking northwest across the property



2013 aerial photograph from Bing Maps


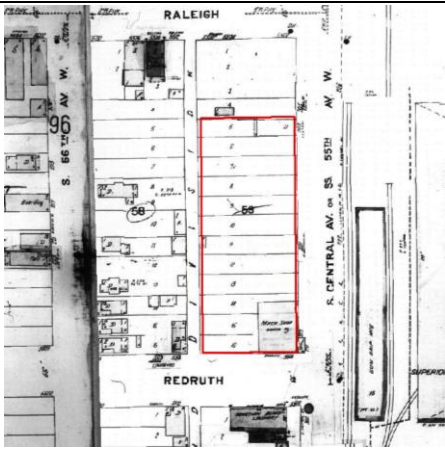
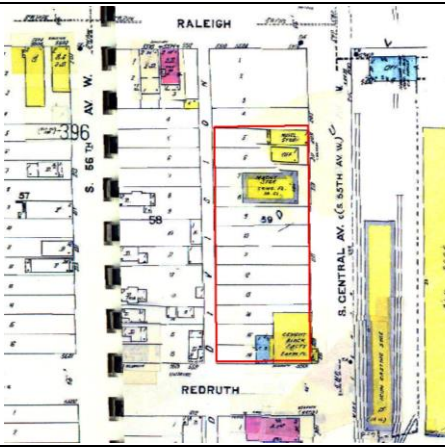
Historical Summary

Year	Use	Source (↑ North)
1892-1930	The northern portion of the property is developed with a store and detached garage. A boarding house and a detached garage are present in the central portion of the property.	<div> <p>Fire insurance map, historic plat map, city directory</p>  </div> <p>1892 fire insurance map</p>

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Year	Use	Source (↑ North)
1935-1946	A square-shaped structure is present in the southeast portion of the property. City directories indicate the property is occupied by a residence and Duluth Ornamental Iron & Steel.	<p>Aerial photographs, city directories</p>  <p>1948 aerial photograph</p>
1949-1956	The southeast portion of the property is occupied by a machine shop. City directories indicate the property is occupied by Norman Block & Tile (1951–1956).	<p>Aerial photographs, city directories, fire insurance map</p>  <p>1949 fire insurance map</p>
1961	City directories indicate the property is occupied by Waldholm Excavating, and Unit Step of Duluth (manufacturing).	<p>City directory</p>
1963	The fire insurance map notes the presence of four structures at the property: a miscellaneous storage building, an office, and a machinery building in the northern portion of the property, and a cement block facility in the southeast portion of the property.	<p>Fire insurance map</p>  <p>1963 fire insurance map</p>

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Year	Use	Source (↑ North)	
1966-1971	Land use at the property appears unchanged. City directories indicate that the property is occupied by Earth Movers of Duluth (1966) and American Manufacturing Sales concrete production (1966–1971).	Aerial photographs, city directories	 <p>1966 aerial photograph</p>
1976	City directories indicate that the property is occupied by the Zenith Systems warehouse.	City directories	
1980-2006	The property is developed with two irregular-shaped structures. City directories identified the following occupants: Trio Trucking (1981), EG Pearson Warehouse (1981), Larry's Truck Repair Center (1986–2009), TM Services warehouse (1986–2001), Twin Ports Mufflers & Welding (1986 and 1996), Castle Parts Supply (2006), Northstar Heating and Cooling (2006).	Aerial photographs, city directories	 <p>1992 aerial photograph</p>
2009-2010	No significant changes are visible to the on-site structures. City directories indicate that the property is occupied by Larry's Truck Repair Center and George WA Appliance Parts.	Aerial photographs, city directories	 <p>2010 aerial photograph</p>

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Regulatory Review

This property was identified as Larry's Truck Repair and Former Northstar Heating and Cooling on the RCRA-CESQG, UST, and LUST databases.

Information supplied in the regulatory report indicates the RCRA-CESQG listing (MND981774847) is for ignitable waste. A compliance evaluation conducted in 2004 identified one violation regarding general generator requirements for which a 10-day letter was issued. According to the EPA Environmental Compliance and History Online (ECHO) website, the facility is considered to be in compliance. Corrective actions were not listed for the facility.

One 1,000-gallon used oil UST, listed as "removed" was identified for the property. Regulatory information indicates that a release (Leak No. 18301) was reported for the property in January 2011. A summary of the leak site file is provided below.

Leak No. 18301

Two areas of petroleum contamination were discovered at the property. One area, identified as the area near the geotechnical boring 11-06, was impacted with what is believed to be fuel oil associated with a former heating AST. Simultaneously with the building construction, the majority of fuel oil impacts were excavated and disposed of at an off-property composting facility. The excavation limits were bound by the footings on the south and east, with clean sidewall samples designating the west and north boundaries. The excavation extended vertically to a depth of nine feet except near the footing where it extended to six feet. Limited impacts remaining at the base and eastern sidewalls of the excavation appear to dissipate vertically at a depth of 11.5 feet below ground surface. To limit future human health risk of the limited residual fuel oil contamination remaining below the building, a sub-slab depressurization system was installed in the building's northeast corner to alleviate the potential for petroleum vapor migration into the building. Additionally, a synthetic geomembrane was installed as part of the building slab support system and is reported to act as a vapor migration barrier.

The second area of petroleum impacts were identified while excavating grades for the construction of a new loading dock ramp near the southeast corner of the building. A 1,000-gallon steel UST was discovered during grading and was removed on September 28, 2011. Removal of the UST also included the removal of approximately 10 cubic yards of impacted material that was thinspread on the Moline Machinery property located northwest of the intersection of Raleigh Street and S Central Ave.

A General Excavation Worksheet, prepared by American Engineering Testing (AET) dated December 29, 2011 indicates the following:

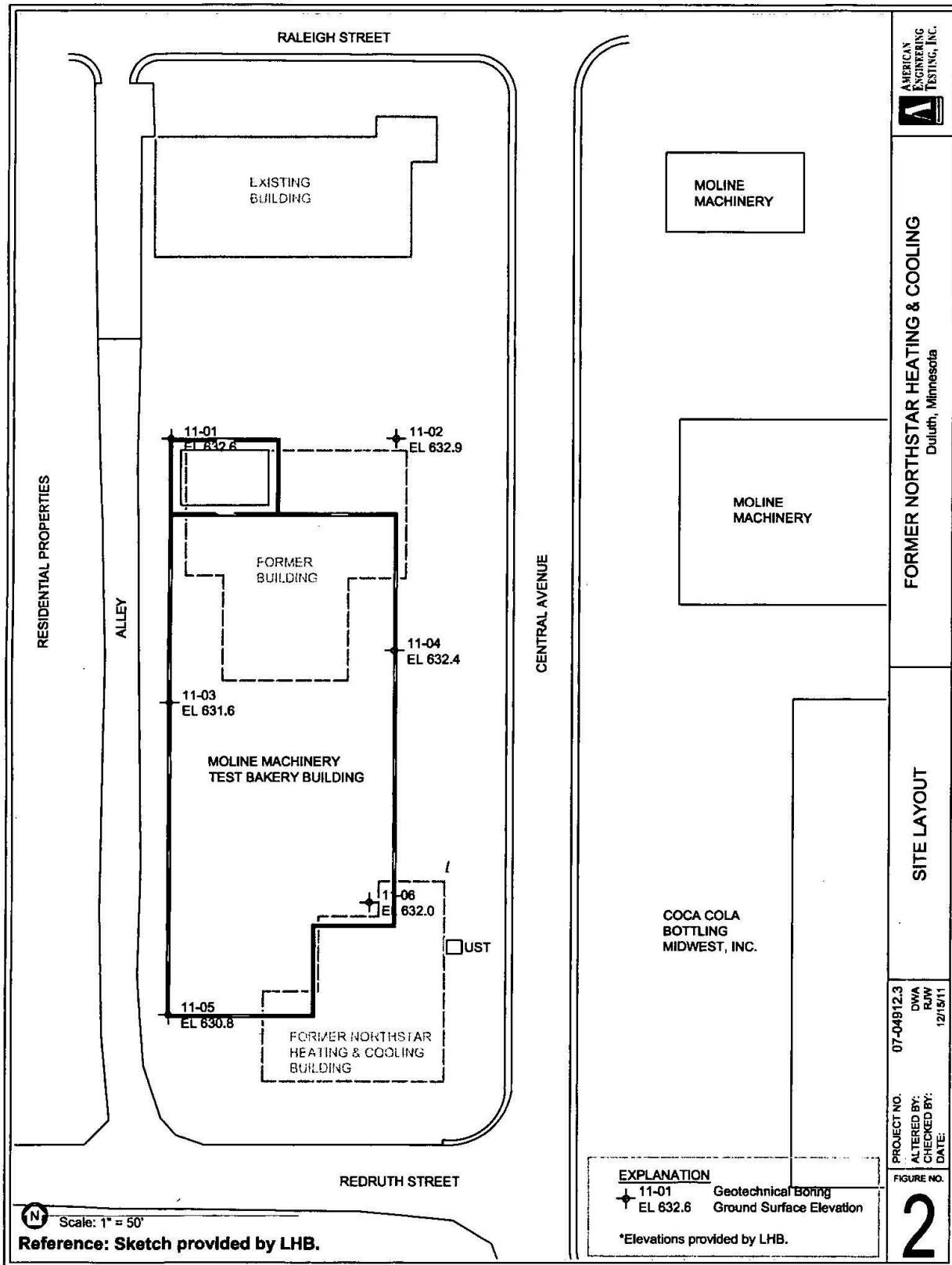
"Soil Analytical results indicate that essentially all contaminated soil was removed from the bottom of the UST excavation, which was about eight feet deep. However, soil screening data indicates that some residual soil contamination occurs in the southwest corner of the excavation. This area of the excavation is currently in the area of the ramp that slopes down to the loading dock of the new building. However, soil screening data indicates some residual soil contamination occurs in the southwest corner of the excavation, in the area of a loading dock ramp of the new building." Approximately 200 cubic yards of soil were removed and disposed of off-property during this excavation.

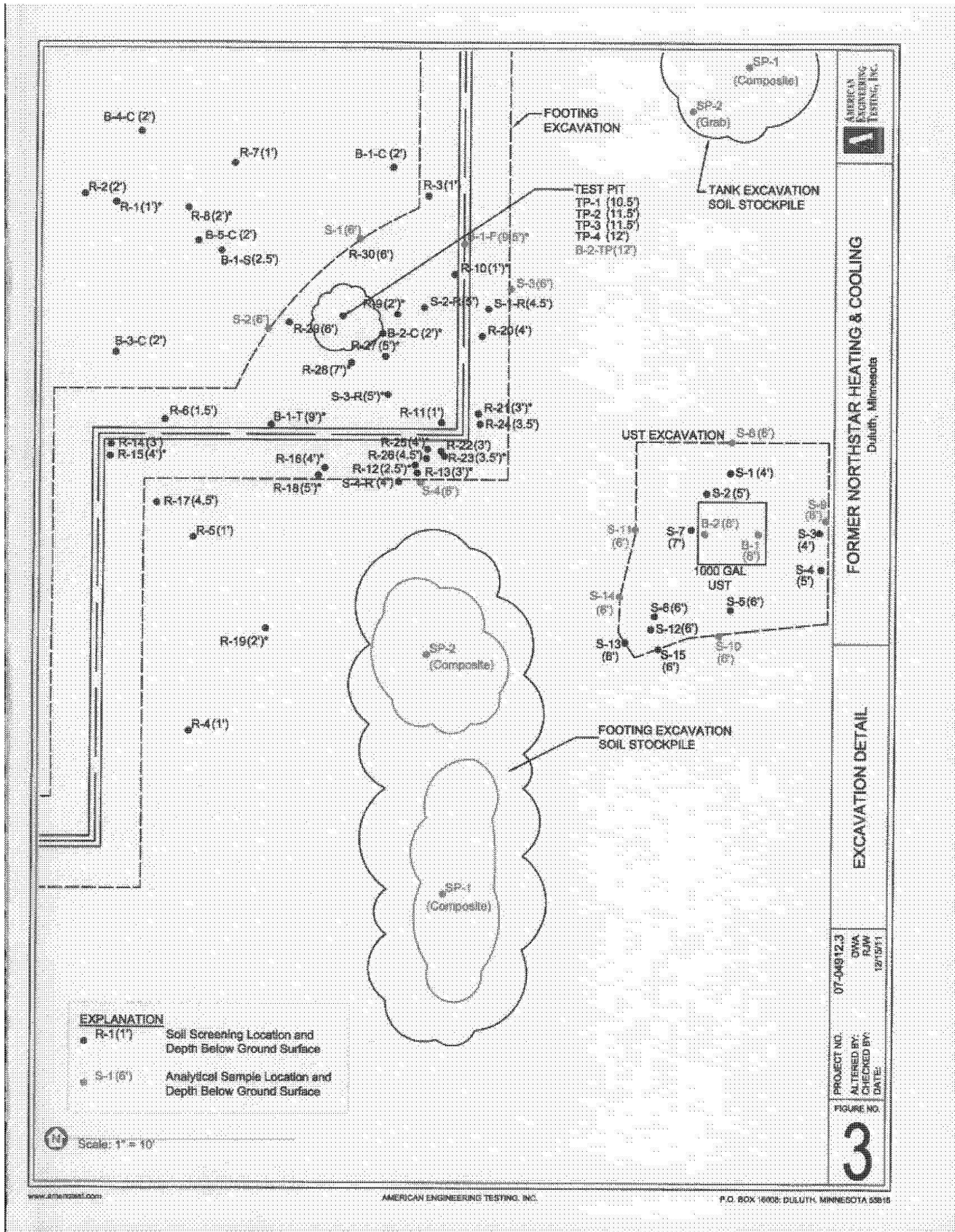
Based on the remedial actions performed, closure was recommended and the release was closed on January 9, 2012 by the MPCA.

The provided information and the closure of the case file for these documented releases suggest the petroleum contamination remaining at the site is limited and not likely to further impact human health or the environment. Indications of environmental concern were not identified for other portions of the property other than historic industrial/commercial use.

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Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	3000	Industrial, manufacturing, and waste-related activities
Function	2000	General sales or services
Structural Character	2610	Light industrial structures and facilities
Site Development Character	6000	Developed site with buildings
Ownership	1000	No constraints, private ownership

Property Attributes

Category	Comments
PID	010-4480-00750, 010-4480-00760 and 010-4480-00830
Legal Description	Lots 00, 05, Block 59, West Duluth 2nd Division
Acres	0.86
Parking	Parking on property
Topography	Level
FEMA Flood Zone	Zone C, areas of minimal flooding
Census Tract	34
Proximity to Highway Access	Within 0.34 mile of Interstate 35
Existing Buildings	One warehouse building constructed in 2011
Previous Investigation	UST removed in 2011 resulting in Leak 18301; release was closed in 2012