

Property Description Data

Map ID # **77**

Environmental Issues: Historic filling station, historic cement block works, historic truck sales, historic railroad

Site Name: Jackson's Auto Parts & Machine Works

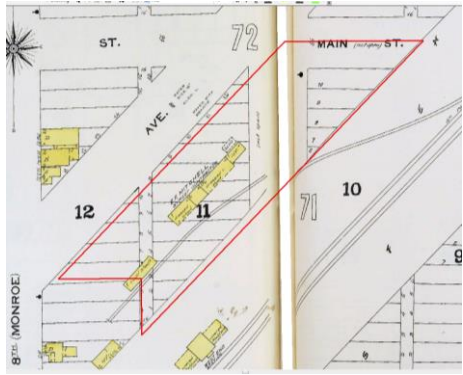
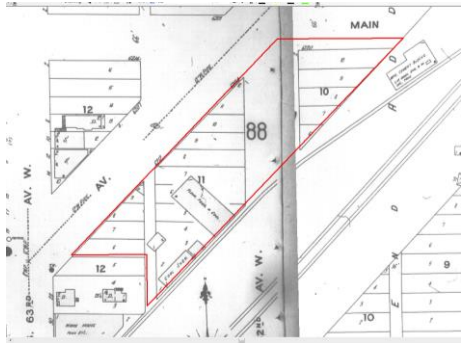
Site Address: 6202–6220 Grand (historic); 6220 Grand Ave (current)

Current Use: Warehouse-type building used for auto parts and outdoor parking areas

Photographs

	
Looking southeast to the southwestern portion of the property	2012 aerial photograph from Bing Maps


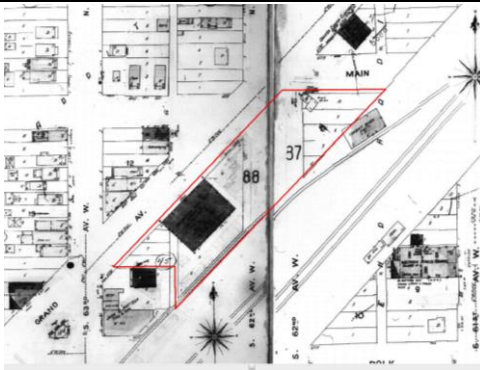
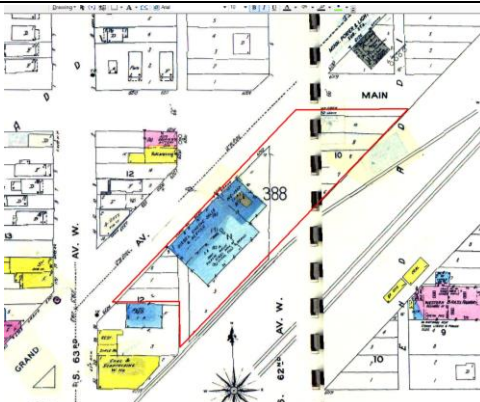
Historical Summary

Year	Use	Source (↑ North)	
1892-1902	The fire insurance map indicates that the property is developed with the E.F. Mitchell Street Contractor, with a scale to the north of the building, and a coal shed to the southwest of the building; a northeast-southwest trending railroad spur of the St. Paul Duluth railroad is depicted in the southern portion of the property which connects to a railroad in the east adjoining property.	Fire insurance maps, historic plat maps	 <p>1892 fire insurance map</p>
1908-1924	Fire insurance maps indicate that the property is developed with four structures: a “Flour, Feed & Coal” in the southern portion of the property, two outbuildings to the southwest of this building, and a coal shed in the southern-most portion of the property.	Fire insurance maps, historic plat maps	 <p>1908 fire insurance map</p>

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Year	Use	Source (↑ North)	
1930-1940	Multiple square-shaped structures are visible throughout the property. City directories indicate that the property is occupied by a filling station and the West Duluth Cement Block Works.	Aerial photographs, city directories	 <p>1939 aerial photograph</p>
1946-1953	A square-shaped building is present in the southern portion of the property, and an office is present in the northern portion of the property. City directories indicate that the filling station is no longer present at the property, although Roshold Equipment Co is listed at the property.	Aerial photographs, city directories, fire insurance maps	 <p>1949 fire insurance map</p>
1956-1963	Land use at the property appears unchanged, although the square-shaped building in the southern portion of the property appears to have expanded in size. Roshold Equipment Co is no longer listed at the property.	Aerial photographs, city directories, fire insurance maps	 <p>1963 Fire insurance map</p>
1966-1971	City directories indicate that the property is occupied by United Parcel Service. No other occupants were listed.	City directories	

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Year	Use	Source (↑ North)	
1972-1991	Aerial photographs indicate that the property remains relatively unchanged from prior aerial photographs and fire insurance maps. City directories indicate that the property is occupied by Duluth White Truck Sales and Trucks of Duluth.	Aerial photographs, city directories	 <p>1980 aerial photograph</p>
1996	Land use appears relatively unchanged on aerial photographs. City directories indicate that the property is occupied by Chesley Freightliner of Duluth.	Aerial photographs, city directories	 <p>2005 aerial photograph</p>
2006-Present	The property appears developed with existing features. City directories indicate that the property is occupied by Jackson's Auto Parts & Machine.	Aerial photographs, city directories	 <p>2010 aerial photograph</p>

Regulatory Review

This property was identified as the Old Chesley Freight Liner Property on the RCRA-NLR, UST, and LUST databases. Information supplied in the regulatory report indicates that the RCRA-NLR listing (MND054496625) is for ignitable waste, lead, benzene, and tetrachloroethylene. Two compliance evaluation inspections conducted in 1992 and 1996 identified four violations regarding general generator and manifest requirements. A Forgivable Administrative Penalty Order and letter of warning were issued in 1992 and 1996, respectively. According to the EPA Enforcement and Compliance History Online (ECHO) website, the facility is not associated with any corrective actions.

Regulatory information identified one 2,000-gallon gasoline UST listed as "removed" and a release (Leak No. 15613) reported in January 2004. A summary of the leak site file information is provided below.

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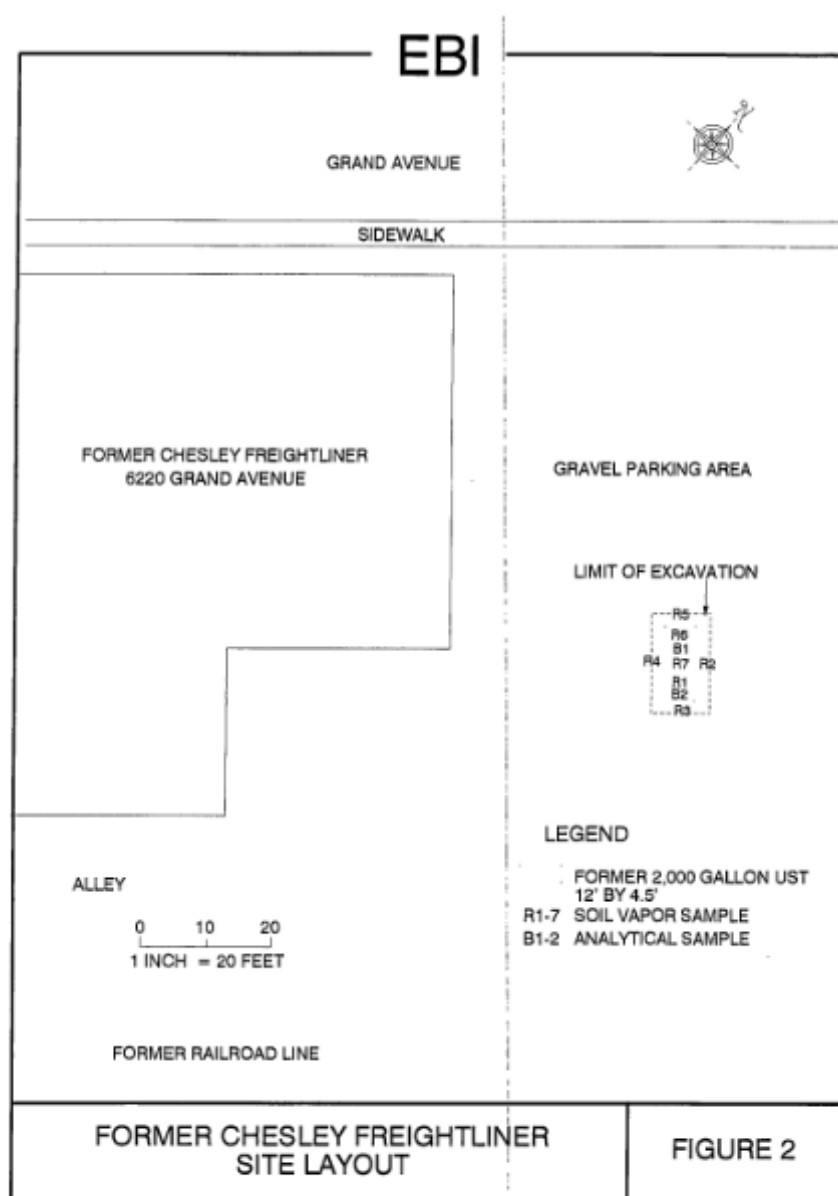
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Leak No. 15613

An Excavation Report prepared by Earth Burners Inc. and dated January 13, 2004, notes that a previously unknown 2,000-gallon UST was uncovered at the property on December 19, 2003. Approval to remove the tank was granted by the MPCA three days later, and an excavation was conducted to remove the UST. Corrosion was observed on the tank, although the report notes that the corrosion may have been from water present in the tank. No field indications of a release were observed, and headspace readings ranged between 0.2 ppm to 1.1 ppm.

Two soil samples were collected and submitted for DRO, GRO, and BETX analysis: B1-7' and B2-7'. BETX was non-detect in both samples. DRO and GRO concentrations were below detection limits in the B2-7'. DRO and GRO were detected in sample B1-7' at concentrations of 52.0 mg/kg and 55 mg/kg, respectively. Groundwater was not encountered during the excavation.

Based on the results of the excavation report, the release was closed on January 29, 2004.



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City directories indicate the Site was historically a filling station; however, the location of the filling station is unclear on aerial photographs and fire insurance maps. Contaminated soil and a previously unknown UST were excavated in 2003, and the associated release was closed in 2004. However, it is unclear if the UST was associated with the historic filling station or other facility operations. If the removed UST does not represent the historically referenced filling station, contaminated soil associated with the former filling station may remain at the property.

Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	3000	Industrial, manufacturing, and waste-related activities
Function	2115	Parts, accessories, or tires
Structural Character	2600	Industrial buildings and structures
Site Development Character	6000	Developed site with buildings
Ownership	1000	No constraints, private ownership

Property Attributes

Category	Comments
PID	010-4540-01590, 010-4540-01590 (two separate parcels with the same number)
Legal Description	Lot 0000, Block 000, West End Addition to Duluth
Acres	1.23
Parking	Parking on property
Topography	Level
FEMA Flood Zone	Zone C, areas of minimal flooding
Census Tract	34
Proximity to Highway Access	Adjacent to Grand Avenue, within 0.17 mile of Interstate 35
Existing Buildings	One industrial building constructed by 1956
Previous Investigation	USTs removed in 2003 resulting in Leak No. 15613, closed in 2004