



State of Ohio Environmental Protection Agency

STREET ADDRESS:

Lazarus Government Center  
122 S. Front Street  
Columbus, OH 43215-1099

TELE: (614) 644-3020 FAX: (614) 644-2329

MAILING ADDRESS:

P. O. BOX 1049  
Columbus, OH 43216-1049

September 15, 2003

Ms. Laura Ripley  
U.S. EPA, Office of Superfund  
Response Section 3, SE-4J  
77 West Jackson Boulevard  
Chicago, Illinois 60604-3590

**RE: Rickenbacker House  
Columbus, Ohio  
39° 54' 56" N  
82° 55' 21" W**

Dear Ms. Ripley:

The Ohio Environmental Protection Agency (Ohio EPA) Division of Emergency and Remedial Response (DERR) completed a Targeted Brownfield Assessment (TBA) of Rickenbacker House. The site is located in Columbus, Franklin County, Ohio and is currently owned by the City of Columbus.

Attached is a copy of the TBA report, site map, sample location map, and lab data. Also attached is the brownfield technical assistance request from the City of Columbus, received on December 30, 2002.

Rickenbacker House meets the federal definition of a brownfield as it is a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. None of the exclusions listed in Title II, Section 211(a)(39)(B) of the H.R. 2869 Small Business Liability Relief and Brownfield Revitalization Act apply to this property. Specifically, the property is not subject to RCRA permitting or closure orders, nor is the City of Columbus liable under CERCLA Section 107.

Please direct any comments or questions to either myself at (614)836-8759 or Sam Yebaile at (614) 728-3833.

Sincerely,

Wendy Vorwerk  
Site Investigator  
Division of Emergency & Remedial Response

Attachments

Bob Taft, Governor  
Jennette Bradley, Lieutenant Governor  
Christopher Jones, Director

OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA)  
DIVISION OF EMERGENCY & REMEDIAL RESPONSE (DERR)

Targeted Brownfield Assessment Review

for

Rickenbacker House

Prepared by: Wendy Vorwerk  
Wendy Vorwerk, Ohio EPA

9/15/03  
Date

Reviewed by: Jeff Wampler  
Jeff Wampler, Ohio EPA

9/15/03  
Date

Received by: Laura J. Ripley  
Laura Ripley, USEPA Region V

9/24/2003  
Date

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Upon review of this assessment report, please sign and fax this sheet to:  
(614) 836-8795, Attention: Wendy Vorwerk

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**OHIO ENVIRONMENTAL PROTECTION AGENCY (OHIO EPA)  
DIVISION OF EMERGENCY RESPONSE (DERR)**

**Targeted Brownsfield Assessment (TBA) Review  
for  
Rickenbacker House  
Columbus, Franklin County, Ohio**

**OHIO ENVIRONMENTAL PROTECTION AGENCY  
Division of Emergency & Remedial Response  
Lazarus Government Center  
122 South Front Street  
Columbus, Ohio 43216**

**September, 2003**

### **Site Description and History:**

Rickenbacker House is located at 1334 Livingston Avenue in the middle of the City of Columbus (Figure 1). This historic house is currently sealed and in need of major renovation. Behind the house is cinder block building that has been used as a commercial automotive repair garage. Several areas of oily soil were seen along the fence line off the east side of the driveway. The City of Columbus was concerned other contaminants may be present and requested the assistance of the Ohio EPA. The assistance request letter is attached.

From 1895 to 1922, the house located at 1334 Livingston Avenue was the childhood home of Edward V. Rickenbacker. Rickenbacker was an aviator during World War I. He became a national hero by shooting down 26 enemy aircraft in 6 months. He received the title "American Ace of Aces" and was an idol to American youth. Rickenbacker also received a Congressional Medal of Honor, a Distinguished Service Cross, and a French Croix de Guerre.

On May 11, 1976, Rickenbacker House was designated a National Historic Landmark and listed on the National Historic Register, number 76001426. In 2000, the City of Columbus bought the property and neighboring parcels. They are planning on restoring the structure and developing a museum and park.

### **Field Activities:**

In May, 2003 the Ohio EPA conducted the initial site visit. The only suspicious area noted was the oily area on the east side of the auto garage. Because the occupant was still using the garage at the time, the Ohio EPA was unable to inspect the inside the building. The sample workplan for the site was written by the Ohio EPA's Site Investigation Field Unit and reviewed by Ohio EPA's Central District Office. The workplan is attached.

On May 22, 2003, the Ohio EPA conducted the site investigation. A total of 6 surficial soil samples were collected, as shown on Figure 2. Sample SO-1 through SO-4 were collected in the area between the auto garage and the Rickenbacker House. Samples SO-5 and the duplicate SO-6 were collected in the oily area along the fence line of the auto garage.

All the samples were collected at a depth of 0 to 6 inches. The samples were analyzed by Kemron Environmental Services for volatile and semi-volatile organic compounds, pesticides, polychlorinated biphenyls (PCBs) and Target Analyte List (TAL) metals and cyanide. The data package can be found as an attachment to this document.

A summary of the lab results can be seen in Table 1. Analysis of samples SO-1 through SO-4 detected various Polyaromatic Hydrocarbon (PAH) compounds and PCBs. Samples SO-5 and SO-6 showed elevated levels of lead.

**Table 1: Summary of Soil Sample Results**

Sample Number :	S0-1	S0-2	S0-3	S0-4	S0-5	S0-6
Matrix :	Soil	Soil	Soil	Soil	Soil	Soil
Date Sampled :	5/22/2003	5/22/2003	5/22/2003	5/22/2003	5/22/2003	5/22/2003
Compound	Result ug/kg					
Acenaphthene				1430		
Fluorene				1110		
Phenanthrene	1610	671	5820	12000		
Anthracene	346		1370	3040		
Carbazole						
Di-n-butylphthalate						
Fluoranthene	1920	1100	7690	14000		
Pyrene	2070	1180	6850	12500		
Benzo(a)anthracene	904	535	3380	6150		
Chrysene	821	501	3280	6070		
bis(2-Ethylhexyl)phthalate	283	130				
Benzo(b)fluoranthene	1140	800	2980	5040		
Benzo(k)fluoranthene	450	253	2310	4210		
Benzo(a)pyrene	811	522	3050	5430		
Indeno(1,2,3-cd)pyrene	249	148	1230	2170		
Benzo(g,h,i)perylene	238		1240	2310		
4,4'-DDE		21.3 J				
4,4'-DDT	7.53 J	37.4				
Aroclor-1248			349			
Aroclor-1254	56.9	316		37.3		
Aroclor-1260			109			
Analyte	Result mg/kg					
Lead	328	149	358	203	776	485

J= estimated value

The results were compared to USEPA Region 9 Preliminary Remediation Goals (PRGs). The PRGs are generic risk-based concentrations used for initial screening-level evaluations and possible cleanup goals. All of the results were below the PRG levels except for lead. The PRG for lead in residential soil is 400 mg/kg.

On August 13, 2003, the Ohio EPA conducted a third site visit to inspect the inside of the auto garage. There were two full drums of used oil. Oil and auto fluids covered the floor. There was one floor drain in the bathroom that appeared clean. There was also a metal encased circular hole in the concrete floor. The hole was about 12 inches in diameter and 12 inches deep and filled with dirt and grime. The operator of the garage said it was used by a welder that once occupied the space.

### Conclusions:

This report along with the sample results will be provided to the City of Columbus. The City and their Certified Professional (CP) will be responsible for reviewing the data and deciding if further assessments are necessary or any other action is warranted.

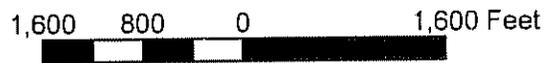
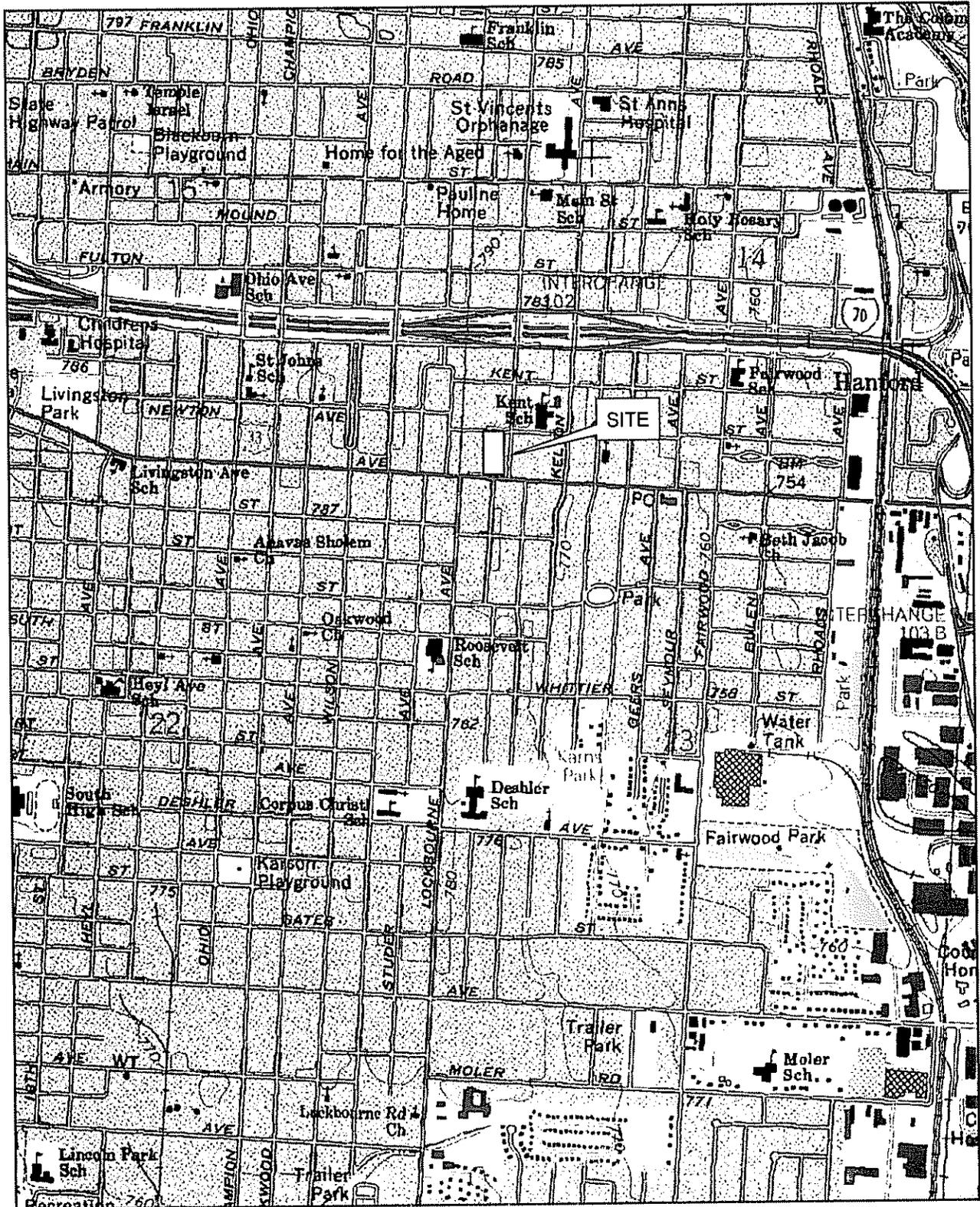


FIGURE 1  
 Rickenbacker House Site Location Map  
 Columbus, Ohio



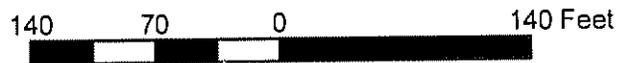
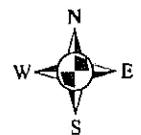


FIGURE 2  
Rickenbacker House  
2000 Aerial Photograph

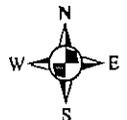




75 37.5 0 75 Feet



FIGURE 3  
Rickenbaker House  
Soil Sample Locations  
2000 Aerial Photograph



# Rickenbacker House Assistance Request Letter



City of Columbus  
Mayor Michael B. Colern

Department of Development  
Mark Barbash, Director

December 23, 2002

Ms. Amy Yersavich, Manager  
DERR, Voluntary Action Program  
Ohio Environmental Protection Agency  
122 South Front Street  
P.O. Box 1049  
Columbus, Ohio 43215

Re: Technical Assistance  
Grant Request

Office of the Director  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645-8591  
(614) 645-6285 FAX  
(614) 645-8802 TDD

Building Services Division  
757 Carolyn Avenue  
Columbus, OH 43224-3218  
(614) 645-7433  
(614) 645-7840 FAX  
(614) 645-3293 TDD

Economic Development Division  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-8172  
(614) 645-1790 FAX  
(614) 645-6407 TDD

Housing Division  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645-7795  
(614) 645-5575 FAX  
(614) 645-6802 TDD

Neighborhood Services Division  
757 Carolyn Avenue  
Columbus, OH 43224-3218  
(614) 645-6767  
(614) 645-6981 FAX  
(614) 645-3293 TDD

Planning Division  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-8502  
(614) 645-1483 FAX  
(614) 645-6407 TDD

Downtown Development Office  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-0861  
(614) 645-2486 FAX  
(614) 645-6407 TDD

Office of Land Management  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-6263  
(614) 645-3022 FAX  
(614) 645-6407 TDD

www.cityofcolumbus.org

Dear Ms. Yersavich:

This letter is a request for grant subsidized brownfield technical assistance for the city of Columbus' property at 1324 East Livingston Avenue, immediately west of the Eddie Rickenbacker homestead at 1334 East Livingston Avenue. The city of Columbus owns or maintains control (including access rights) to the 1324 East Livingston Avenue property on which a release or suspected release of hazardous substances has occurred. Therefore, it is the understanding that the city of Columbus qualifies for grant subsidized brownfield technical assistance, which will be provided by Ohio EPA for the 1324 East Livingston Avenue property.

The technical assistance requested for this site includes Phase II on-site field screening including sampling of soils and, if necessary, groundwater sampling on the site.

I understand that once it is determined that this project qualifies for grant subsidized technical assistance, a lead reviewer will be assigned to this project who will contact me regarding details about conducting technical assistance, including any project "kick-off" meetings that may need to be held in order to facilitate this technical assistance request.

The city of Columbus' contact for this project will be Todd Singer. You may reach him at (614) 645-7565 or [tasinge@columbus.gov](mailto:tasinge@columbus.gov).

Sincerely,

Mark Barbash  
Director

cc: Donna Hunter, Administrator, Land Management Office  
Stephen R. McClary, Administrator, Planning Division

RECEIVED

02 DEC 30 AM 10:30

OFFICE OF EMERGENCY & TECHNICAL ASSISTANCE

# Rickenbacker House Workplan

**OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA)  
DIVISION OF EMERGENCY & REMEDIAL RESPONSE (DERR)**

**TARGETED BROWNFIELD ASSESSMENT (TBA)**

**STATEMENT OF PURPOSE:** The purpose of this Targeted Brownfield Assessment (TBA) is to perform initial site sampling to see if a Phase II investigation is necessary. Rickenbacker House is a designated National Historic Landmark. The City of Columbus currently owns the property, with plans to restore the house turn it into a museum and park.

**I. GENERAL INFORMATION:**

Date of Work Plan: May 6, 2003

Expected Date of Sampling: May 27, 2002

Site Name: Rickenbacker House

County: Franklin

USEPA ID: NA

Site Location: 1334 Livingston Ave

Latitude: 39° 53' 50.80" North                      Longitude: 82° 46' 27.30" West

Ohio EPA Site Investigator: Wendy Vorwerk

Ohio EPA District Site Coordinator: Sam Yebaile

USEPA On Site Coordinator:

U.S.G.S. Map Info (Quadrant):                      Map(s) Attached: Yes

Access Permitted: Yes

Utility Clearance:      Underground Utilities will be contacted 48 hours prior to visit.

**Sample Summary:**

- ▶ Total number of soil samples: 6 samples, plus 1 duplicate.

**Directions To Site From Ohio EPA Field Office, Groveport:**

Take Hamilton Road North to 33 west. Continue on Route 33 to Livingston Ave. Turn left. The site is at 1334 Livingston Ave.

**II. SITE DESCRIPTION**

Rickenbacker House is located at 1334 Livingston Avenue in the middle of the City of Columbus (Figure 1 and 2). This historic house is currently sealed and in need of major renovation. Behind the house is cinder block building that has been used as a commercial automotive repair garage. Several areas of oily soil were seen along the fence line off the side of the driveway. The City of Columbus was concerned other contaminants may be present and requested the assistance of the Ohio EPA.

**III. SITE HISTORY**

From 1895 to 1922, the house located at 1334 Livingston Avenue was the childhood home of Edward V. Rickenbacker. Rickenbacker was an aviator during World War I. He became a national hero by shooting down 26 enemy aircraft in 6 months. He received the title "American Ace of Aces" and was an idol to American youth. Rickenbacker also received a Congressional Medal of Honor, a Distinguished Service Cross, and a French Croix de Guerre.

On May 11, 1976, Rickenbacker House was designated a National Historic Landmark and listed on the National Historic Register, number 76001426. In 2000, the City of Columbus bought the property and neighboring parcels. They are planning on restoring the structure and developing a museum and park.

**IV. FIELD WORK SUMMARY:**

The samples will be submitted Ohio EPA's contract lab for analysis of volatile and semi-volatile organic compounds, pesticides/PCB's and Target Analyte List (TAL) metals and cyanide. Sample locations can be found on Figure 3.

**Soil:** Approximately six soil samples and one duplicate will be collected. Three shallow (less than two feet) and three deep samples (greater than two feet) will be collected.

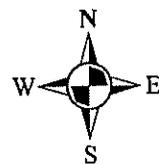
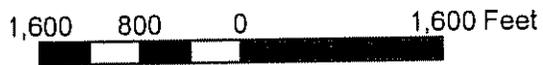
**V. INVESTIGATION-DERIVED WASTE PLAN:**

If, in the best professional judgement of the site coordinator, investigation-derived wastes can be rendered non-hazardous, the wastes will be double-bagged and deposited in an industrial dumpster on site or transported back to the OEPA Field Office in Columbus for disposal as directed in the Investigation-Derived Waste Management Guidance Manual (USEPA/540/G-91/009, May 1991).

Investigation-derived wastes will generally consist of disposable vinyl and nitrile gloves, latex boot covers, and detergent water. These items are used primarily for prevention of cross-contamination and for sanitary considerations during sampling activities. Should contact with concentrated wastes occur, disposable gear and waste water will be secured in a steel drum, on site if possible, until sample analysis results are received. If analytical data reveals significant contamination, as determined by the site coordinator, these wastes will be disposed of properly by a contracted, licensed hauling and disposal facility.



FIGURE 1  
 Rickenbacker House Site Location Map  
 Columbus, Ohio



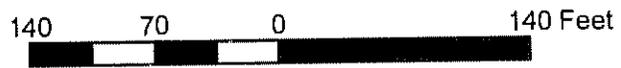
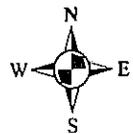
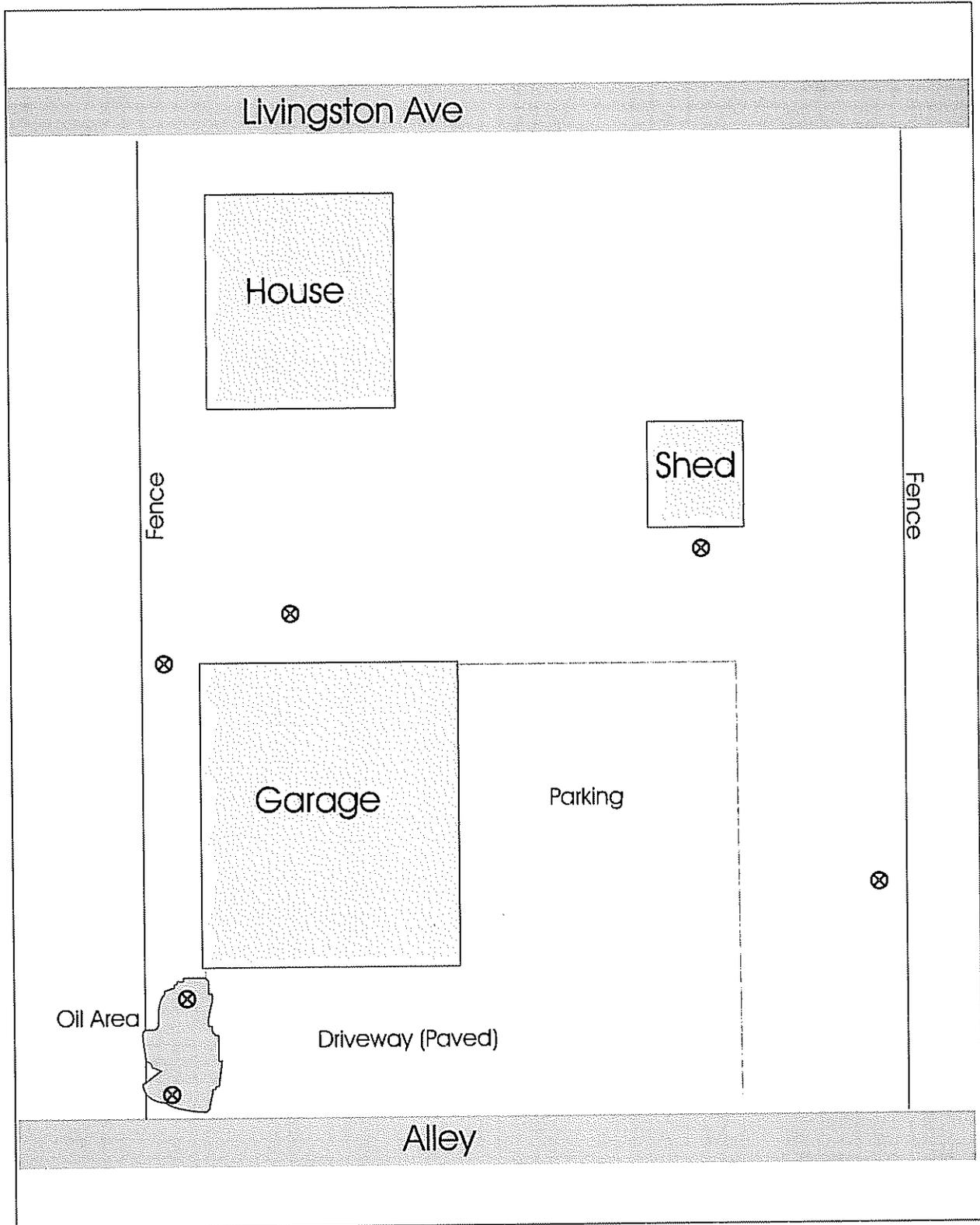


FIGURE 2  
Rickenbacker House  
2000 Aerial Photograph





Map Not To Scale

FIGURE 3  
Rickenbacker House  
Sample Location Map

KEY	
⊗	Soil Sample Location