



Facts About...

424 through 438 East Oliver Street Property
(Voluntary Cleanup Program)

Site Location

The 0.2619-acre 424 through 438 East Oliver Street property is part of the property also known as 1500 Greenmount Avenue and is located in Baltimore City, Maryland. The property is adjacent to and was originally part of the 440 East Oliver Street Voluntary Cleanup Program (VCP) application. The property is currently vacant but was most recently occupied by the Baltimore City Department of Public Welfare. The property is bounded to the north and east by the 440 East Oliver Street property, to the south by East Oliver Street with an office building beyond, and to the west by Brentwood Avenue with vacant rowhouses beyond.

Site History

From at least 1890 to 1902, the site was occupied by a greenhouse and nursery. In 1906, the Lord Baltimore Press, a printing, lithographing and paper box manufacturer occupied the southern portion of the site. The four-story building included an individual electrical plant and two boilers in the basement. An oil house was also located behind the building on the 424 through 438 East Oliver Street property. By 1951, the Lord Baltimore Press had expanded to include a warehouse on the northwest quadrant of the property. By 1969, the Baltimore City Department of Public Welfare continued to occupy the site until at least 1982. The building was razed in 1994.

Environmental Investigations and Actions

In 1994, two 6,000-gallon heating oil underground storage tanks (USTs) were removed from the adjacent 440 East Oliver Street property under the oversight of the Oil Control Program (OCP). The tank removal/abandonment report noted many holes in both tanks, soil contamination and heavy saturation in the bottom of the excavation and required installation of three monitoring wells, one of which is located on the 424 through 438 East Oliver Street property. In September 1996, a report was submitted to the OCP that indicated the wells were sampled for total petroleum hydrocarbons (TPH) and naphthalene in June and November 1995 and June 1996. The maximum concentration of TPH as diesel fuel was 0.8 mg/L in MW#1 in June 1996 and the maximum concentration of naphthalene was 26 ug/L in MW#1 in November 1995.

In January 2008, a Phase I environmental site assessment (ESA) was completed on the property that identified the presence of two boilers, an oil house, and two 6,000-gallon heating oil USTs on the property as recognized environmental conditions (RECs).

In April 2008, a Phase II ESA of the property included the collection of one soil sample and one groundwater sample from the 424 through 438 East Oliver Street property. One surface soil sample identified arsenic above the residential cleanup criteria. One surface soil sample and one subsurface soil sample identified TPH-diesel range organics (DRO) above the residential cleanup criteria. TPH-DRO was also identified in the groundwater above the cleanup criteria.



In May 2009, a Phase I ESA confirmed the results of the previous 2008 Phase I ESA and found the presence of residual diesel contamination and arsenic identified in the April 2008 Phase II ESA as RECs.

In September 2009, two soil borings and one groundwater sample were collected from the 424 through 438 East Oliver Street property. The results indicated the presence of petroleum related compounds, arsenic, chromium, mercury, and polycyclic aromatic hydrocarbons (PAHs) in the soil and petroleum related compounds in the groundwater.

Current Status

On November 10, 2009, TRF DP8, LLC, the prospective purchaser of the property, submitted an application to the VCP seeking a No Further Requirements Determination for future residential use of the property. On November 19, 2009, the VCP issued an expedited inculpable person status letter to TRF DP8, LLC for the property. On December 17, 2009, TRF DP8, LLC requested their application be withdrawn from the VCP and requested Land Restoration Program oversight to stabilize the property during necessary construction activities.

Contact

For additional information, please contact the Land Restoration Program at 410-537-3493.

Last Update: February 2010