

Facts About...

649 Water Street Lots 1 & 3 (Voluntary Cleanup Program)

Site Location

This 2.37-acre property consisting of Lots 1 & 3, is located at 649 Water Street in Havre de Grace, Harford County, Maryland. Lot 1 is located east of Water Street along the Susquehanna River and is parcel 463. The property is mostly undeveloped land with a wharf and pipeline along the northern property boundary. Lot 3 is located on the west side of Water Street and includes Parcels 460 and 461. Parcel 460 comprises the northern portion of Lot 1 and includes a weigh scale and utility access manhole. Parcel 461 comprises the southern portion of Lot 1 and includes an unused building. The land use surrounding the site is mixed industrial, commercial and residential.

Site History

The first known developed use of Lot 1 was in 1885 as a salt warehouse. In 1894, the northern wharf portion of Lot 1 was the James Hopper Coal Wharf that included a building materials warehouse. In 1899, the wharf was the Havre de Grace Steamboat Company Wharf that was also occupied by the Silver Spencer and Co. warehouse used for fish packing. In 1904, Silver Spencer had taken over ownership of the wharf and continued ownership until at least 1910. In 1917, Mary Alice, Joseph and Lillian Abbott purchased the Lot 1 property from the Philadelphia, Baltimore and Washington Railroad Company.

By 1921, the southern portion of Lot 1 had been created and was a part of the Standard Oil Company. The wharf portion was the Tolchester Company and included a warehouse and freight house. In 1930, all of Lot 1 became part of the Gulf Oil Refining Company and included six aboveground storage tanks (ASTs) for gasoline surrounded by six foot concrete walls.

In 1947, Gulf Oil purchased the property from the Abbott family. In 1956, Havre de Grace Marina, Inc. purchased the northern wharf portion of Lot 1 from the Diamond Ice and Coal Company. In 1962, the Gulf Oil bulk plant had expanded operations so that Lot 1 included 6 ASTs. From 1962 through 1987, Part of Lot 3 (Parcel 460) was leased to Allied Chemical for use as a truck transfer station. Pesticides were loaded via an overhead pipeline. In 1973, Gulf Oil sold the southern portion of Lot 1 to J. Lawson Distributor, Inc.

In 1920, Mary and Catherine Abbott purchased the northern portion of Lot 3 (Parcel 460) from the American Ice Company. In 1930, the property was transferred to the Abbott Brothers, Inc. and in 1950, the property was purchased by the Diamond Ice and Coal Company. In 1962, J. Lawson Gilbert Distributor, Inc. purchased the property. In 1866, the Philadelphia, Baltimore and Washington Railroad purchased the southern portion of Lot 3 (Parcel 461) from Thomas Donaldson. In 1955, J. Lawson Gilbert and Stella M. Gilbert purchased the property. In 1956, Gilbert changed the deed to reflect the corporate name of J. Lawson Gilbert Distributor, Inc. The first known developed use of Lot 3 is in 1962 when Parcel 461 was a machinery warehouse.

In December 1972, J. Larson Gilbert Distributor, Inc. (later Gilbert Enterprises, Inc.) applied for an oil handler's permit for operations at their facility which included the Lot 1 and 3 properties, located



at 649 Water Street. The property was subject to numerous inspections, several site complaints or violations, and two petroleum spills during operations. The bulk plant closed in 1993 and by 1999 all aboveground storage tanks had been removed from the property.

Environmental Investigations and Actions

In 1997, the Maryland Department of the Environment, Brownfields Site Assessment Division, collected seven soil samples from Lot 1 that were analyzed for total metals, semi-volatile organic compounds, volatile organic compounds, and pesticides. Based on sample concentrations, the assessment indicated that the property was suitable for residential development.

In 2005, a limited environmental site assessment included the collection of two soil samples and one groundwater sample from the property. Samples were analyzed for total petroleum hydrocarbons, metals, volatile organic compounds and semi-volatile organic compounds. Petroleum hydrocarbons were identified in the soil at the property.

Current Status

On August 12, 2005, MTBR Yacht Club, LLC, as the prospective purchaser of the property, submitted a request for expedited inculpable person approval and filed a Voluntary Cleanup Program (VCP) application seeking a Certificate of Completion for future residential use for the property. MTBR Yacht Club was granted expedited inculpable person approval for the property on August 15, 2005 and took title to the property the same day. On November 16, 2005, the property was accepted into the VCP and MTBR Yacht Club, LLC was informed that a response action plan (RAP) must be developed for the property. A proposed RAP was submitted to the Department on June 23, 2006 and the public informational meeting held on August 2, 2006 at 6:30 p.m. at the Harford County Public Library. The proposed RAP was approved on November 15, 2007. On April 8, 2010, MTBR Yacht Club, LLC withdrew from the VCP.

Contact

For more information, please contact the Land Restoration Program at (410) 537-3493.

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