



Facts About...

Denese Mann Property (Formerly Samuel Berg Property)
(Voluntary Cleanup Program)

Site Location

The 1.19-acre Denese Mann property (formerly Samuel Berg property) is located at 4301 46th Street in Bladensburg, Prince George's County, Maryland. The property currently acts as a storage yard for concrete block products, which are stored on an elevated area with well-maintained asphalt. The property also includes a rundown sheet metal building surrounded by asphalt paving, which is in poor condition. The property is bounded to the east by railroad tracks and is surrounded on the west, north and south by Stephen's Pipe and Steel. Groundwater level is 3 to 5 feet below ground surface and groundwater flow is to the south towards to the Anacostia River.

Site History

The property was purchased by Samuel J. Berg and Jeannette F. Berg in 1946 from two private owners. In 1982, the property was transferred to Jeannette Berg as a life estate and Denese M. Mann as a remainderman.

The Denese Mann property was the middle portion of a larger property that was leased by National Fence Manufacturing Co. from approximately 1939 through 1968 when the business was sold to P&F Industries who operated as National Fence Manufacturing Co., Inc until it declared bankruptcy in 1981. In 1981, Merchants Metals purchased the business and closed down the manufacturing. The property was then subdivided and part of it was leased to Security Fence Company, which is owned and operated by Jack Long, one of the original owners of National Fence Co. The elevation of the central portion property was created in the 1960s by Mr. Long. While the Maryland Department of the Environment ("Department") has had an interest in the National Fence Co., Merchants Metals, and Security Fence Supply Co., the interest was not related to the Denese Mann property. Only actions specific to the Denese Mann property will be discussed.

Although the ownership of the business has changed over time, the property use has not. The property was used for galvanizing fence materials. The galvanizing process consisted of immersing chain link fencing in a tank of sulfuric acid and then into a heated zinc bath. Both the galvanizing process and sulfuric acid storage occurred in the southwest corner of the property. The sulfuric acid was stored in two aboveground storage tanks (ASTs) that were 2000 gallons and 2800 gallons in capacity. Scrap metal cuttings were placed in roll-off bins for disposal and spent sulfuric acid was removed from the property for proper disposal.

The Hazardous Waste Program (HWP) of the Department issued a site complaint in 1992, which included the following violations: insufficient drainage of the secondary containment area, no personnel training, an incomplete contingency plan and incorrect information on the 1991 annual report. Follow up by the HWP indicated that the drainage system was installed in the secondary containment area, corrections to the annual report were made, the contingency plan was revised, and employee training had been completed.

In 1995, a site inspection by the HWP was initiated due to a complaint regarding the management of the waste sulfuric acid and burning of polyvinyl chloride. The complaint was determined to be unfounded.



Environmental Investigations and Actions

Two pages dated 1992 from an unknown report indicate that soil samples were collected near the AST. Zinc, lead and chromium were present in the soil samples collected at the property below cleanup standards for a non-residential property.

Sample data sheets from July 1998 indicate that groundwater samples were collected and analyzed for glycols, total petroleum hydrocarbons – gasoline range organics (TPH-GRO), TPH – diesel range organics (TPH-DRO), benzene, toluene, ethylbenzene, xylenes (BTEX), and volatile organic compounds (VOCs). The sample locations are not known. Results indicated no compounds were present above the cleanup standards for non-residential properties.

In 1998, a Phase II environmental assessment included the collection of three composite soil samples near the former AST location and analysis for the RCRA metals and zinc. Results indicated metals were below the cleanup standards for non-residential properties.

In February 2006, a limited Phase II subsurface investigation was completed on the group of properties. As a follow up to a Phase I that identified an area of concern on the Denese Mann property related to the acid ASTs formerly located in the southwest corner of the property, two soil samples and one groundwater sample were collected and analyzed for the RCRA metals. Elevated concentrations of metals were identified in groundwater sample but were attributed to high turbidity. Analysis did not include zinc. Soil results indicated that metals were below the cleanup standards for non-residential properties.

In May 2008, an environmental assessment of the Denese Mann property included the collection of four groundwater samples with analysis for priority pollutant metals, and VOCs. One sample, collected near the former AST, contained zinc at a concentration greater than the cleanup standard for Type I and II aquifers.

In August 2008, a Phase I environmental site assessment that included the subject property was completed that previous sampling identified the presence of zinc in the soil and groundwater.

In February 2009, five additional soil samples were collected from the property to meet the requirements of the Voluntary Cleanup Program (VCP). Three soil samples were collected from the vicinity of the former acid storage area and within the galvanizing building and were analyzed for metals only. A surface soil and subsurface soil sample were collected from beneath the elevated portion of the property and analyzed for VOCs, semivolatile organic compounds, pesticides, polychlorinated biphenyls and priority pollutant metals.

Current Status

On September 2, 2008, 4301 46th Street, LLC, a prospective purchaser of the property, and Denese Berg Mann, the property owner, submitted applications to the VCP seeking No Further Requirements Determinations for future industrial use for the property. Expedited inculpable person status was issued to 4301 46th Street, LLC on September 4, 2008 and on October 1, 2008, they took title to the property.

On April 1, 2009, the VCP requested mercury vapor sampling and additional groundwater sampling for total and dissolved metals. On June 5, 2009, the results of the mercury vapor samples were submitted that demonstrated there was no further investigation of mercury needed. On July 21, 2009, 4301 46th Street, LLC withdrew from the VCP.

On July 24, 2009, the VCP notified Denese Berg Mann that 4301 46th Street, LLC had withdrawn from the VCP and that there were additional sampling requirements. On January 30, 2010, Denese Berg Mann withdrew from the VCP.

Contact

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

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