

**5635 Furnace Avenue Property
Elkridge, Howard County, Maryland Department
(Voluntary Cleanup Program)**

Site Description

This 3.1-acre property is located in the town of Elkridge. The property is bordered to the east by the Patapsco River and undeveloped land; to the south by offices, a storage facility, and residences; and, to the north by a metal recycling facility and other business entities.

Topographically, the site is flat and slopes easterly towards the Patapsco River. The property is improved with a single building and a paved parking lot. The property is serviced by public water and sanitary services.

Site History

From 1927 to circa 1943, the property was privately owned and part of a larger tract of agricultural land. In 1952, the property was developed with the construction of a building that housed the Elkridge Laundry-Dry Cleaning Company. Between 1952 and 1973, several laundry and linen supply companies owned and operated at the site. They included A. B. & W. Linen Services, Inc., and Columbia Laundry and Linen Supply Company, Inc. General Steel Construction, Inc. purchased the property in 1973 and sold it to the Helm Coal Company in 1978. Between 1973 and 1982, operations on the property included a steel construction company, a roofing contractor, an auto body parts supplier, and a guardrail assembly business. In 1982, Arthur W. Gessert, Sr. acquired the property and operated a shipping business. In 1988, the existing large metal warehouse was constructed as an addition to the original building, and utilized as a storage facility for the shipping business. Between 1998 and 2002, a manufacturer of wooden storage sheds occupied a portion of the original building. In December 2001, Volleyball House, LLC signed a lease agreement, and in early 2002, the warehouse and a portion of the original building were renovated for use as a recreational facility.

In January 2002, the Maryland Department of the Environment – Oil Control Program oversaw the abandonment of three underground storage tanks (USTs), an 8,000-gallon heating oil, a 3,000-gallon tank used for storing tetrachloroethene, and a 3,000-gallon UST used to store waste solvent.

Environmental site assessments conducted in 2002 identified petroleum hydrocarbons in soils and low levels of tetrachloroethene, a common dry cleaning solvent, in the groundwater.

Voluntary Cleanup Program (VCP) Status

On March 26, 2002, VBH, LLC submitted an application to the VCP seeking a No Further Requirements Determination (NFRD) as an inculpable person. On May 28, 2002, the Department requested additional information, including subsurface sampling, to complete the application package. The Department reviewed the additional information, and on November 21, 2002, determined that it had no further requirements related to the investigation or remediation of controlled hazardous substances at the property, and confirmed the status of VBH, LLC as an inculpable person. The NFRD, issued for future use of the property for limited residential purposes, included a groundwater use prohibition.

Site Contact

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