



Maryland
Department of
the Environment

508 E. PRESTON ST. AND 1322 GREENMOUNT AVE. PROPERTY (BMI# MD2168)

What You Need to Know

Site Location

The 508 East Preston Street and 1322 Greenmount Avenue property (the “Property”), including the adjacent unnamed alley, is located at these addresses in Baltimore City, Maryland. Located in a mixed commercial-residential area, this combined 1.45-acre property is bounded to the north by railroad tracks, to the east by row homes and apartments, to the south by apartments, and to the west by a parole and probation office. The property consists of two parcels with a former industrial building on one and the other is a vacant lot along with an unnamed alley.

Approximately 90 percent of the property is covered by parking lots or buildings. Surface water at the property drains to the Baltimore City stormwater management system and water and sanitary sewer are provided to the property by Baltimore City.

Site History

From the 2022 Phase I Environmental Site Assessment (ESA): “The 508 East Preston Street parcel appears to have been developed in phases. Circa 1890, the southern portion of the parcel was improved with a multi-structure machining facility while the northern portion was improved with a multi-structure refrigeration manufacturing facility which extended eastward into the 1322 Greenmount Avenue parcel. By 1914, the machining facility expanded northward into the northern portion of the 508 East Preston Street parcel, and most of the present-day Site structures had been constructed.”

Additionally, from the 2022 Phase I ESA: “During this time, the 1322 Greenmount Avenue parcel was improved with a trunk manufacturing facility. From circa 1930 to the early 1980s, the Site was occupied by a taxicab company with onsite storage, repair, and fueling operations. During this time, the 1322 Greenmount Avenue parcel was used as a filling station for taxis.” From the early 1980s until its recent vacancy, the Site was utilized as a window wiper recycling and manufacturing facility along with an auto repair shop.

The current owner of the two properties is a private individual who has owned the property since 1980. The property owner had violations from the Oil Control Program that have been satisfactorily addressed and the cases have been closed.

Environmental Investigation

The 2022 Phase I ESA noted “historic site use” as a recognized environmental condition (REC) and listed the following former uses: “a machine works, a trunk manufacturing facility, an auto

repair shop, a filling station, and a window wiper recycling and manufacturing facility”. Other RECs include; “historic underground storage tanks” in addition to “unknown conduits” and the presence of “hydraulic lifts”.

A Phase II ESA was completed in April 2023, which indicated the presence of petroleum products in the soil and groundwater at the property. Sampling also indicated that surface and sub-surface soil at the property had been impacted by elevated levels of polycyclic aromatic hydrocarbons (PAHs) and heavy metals. Soil gas is impacted by tetrachloroethene and possibly other volatile organic compounds.

An additional Phase II ESA was completed in September of 2023, investigating the potential for soil vapor intrusion at the Property. From the ESA report; “No VOCs were detected at concentrations above their respective MDE Tier 1 Commercial Target Soil Gas concentrations. However, one VOC was detected at a concentration above its MDE Tier 1 Residential Target Soil Gas concentration.”

Current Status

On June 16, 2023, Machine Works LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a Certificate of Completion. The requested future use of the property is Tier 1B Residential Restricted. On August 3, 2023, the VCP issued comments on the application package requesting additional information and supplemental sampling.

On February 20, 2024, the VCP accepted the Property for participation in the VCP for future residential restricted (Tier 1B) purposes, and the VCP indicated that “...a proposed response action plan (“RAP”) must be developed, approved by the Department, and implemented to address risks to human health and the environment resulting from the 1) identified volatile organic compound contamination in the soil gas and the potential for vapor intrusion, 2) the identified mercury and the potential for mercury vapor intrusion, and 3) the heavy metals and polycyclic aromatic hydrocarbons in the surface and sub-surface soils at the Property.”

The proposed RAP was submitted to the VCP on September 13, 2024 that includes plans to hold a public meeting on October 1, 2024 in Baltimore City. The submitted RAP has now changed the future use of the Property to restricted commercial (Tier 2B) uses.