



Facts About...

H.F. Miller & Son Building
(Voluntary Cleanup Program)

Site Location

The 1.125-acre H.F. Miller & Son Building property is located at 2601 North Howard Street, 2643 Mace Street, and 2640-2658 Mace Street in Baltimore City, Maryland. The property currently consists of two lots containing a vacant warehouse, garage, and vacant parking areas. The property is bounded to the north by residential development, to the east and south by residential development and automotive sales and repair facilities, and to the west by North Howard Street.

Site History

The majority of the 2601 North Howard Street property was developed by the American Can Company from approximately 1890-1910 and contained manufacturing facilities for tin box and can production. Other uses of the property included office space, garages, stables, storage sheds, coal-fueled boilers, and an elevated water tank. American Can Company occupied the majority of the subject property until approximately 1953. Between 1954 and 1985, various businesses occupied the building, including clothing manufacturers. In the 1990s, the United States Census Bureau occupied the facility. The remainder of the subject property historically contained automobile garages, residences, and associated outbuildings, which have been vacant since 1971.

The 2643 Mace Street property previously contained a building associated with the Sumwalt Ice Company in 1901. From 1915 through approximately 1971, several residences were located on the property. Since 1971, the property has remained as a vacant parking lot. Small Point, LLC obtained both properties in 2007.

Environmental Investigations and Actions

In May 2005, an updated Phase I environmental site assessment identified several recognized environmental conditions (RECs) at the site. A 1,000-gallon gasoline underground storage tank (UST) was currently in use at the site and a 10,000-gallon aboveground storage tank (AST) partially surrounded by soil was located in the structure between the boiler room and the garage. The basement floor contained an open drainage line that followed the perimeter of the entire room and connected to a sump.

In July 2007, a Phase II environmental site assessment was conducted that included the collection of subsurface soil, groundwater, and sediment samples from the sump in the basement. The soil and groundwater samples were analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH) – diesel range organics (DRO) and for TPH – gasoline range organics (GRO). The sump sample was analyzed for VOCs, semi-volatile organic compounds (SVOCs), TPH-DRO, and TPH-GRO and priority pollutant (PP) metals. Results of the analysis identified elevated soil and groundwater results near the UST. Elevated metals and SVOCs contamination was noted in the sump sample.



In December 2007, an updated Phase I environmental site assessment identified RECs associated with the historical use of the property that included the UST and the AST that were removed from the site, known soil and groundwater contamination, and elevated metals and SVOC contamination in the sump pit. A Phase II work plan was requested for further site characterization.

In March 2008, a limited Phase II environmental site assessment was conducted. Surface and subsurface soil samples identified elevated levels of SVOCs and metals contamination, one groundwater sample identified elevated levels of VOCs.

In April 2008, a limited sampling event was completed in the areas of the former AST and UST locations. Elevated levels of DRO and SVOCs were identified in the soil beneath the concrete slab of the former AST. Elevated levels of SVOCs, DRO, and GRO were identified in the backfilled soils of the former UST.

Current Status

On October 10, 2007, Small Point LLC, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for future residential use for the property. On May 20, 2008, the Department accepted the property into the program and notified the applicant that the property was not eligible for a No Further Requirements Determination and must pursue a Certificate of Completion. The public information meeting was held on June 11, 2008. The RAP was approved on April 3, 2009. Small Point LLC withdrew from the program on July 6, 2009.

Contact

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

Last Update: July 2009

