



Facts About...

Warner Street Properties
(Voluntary Cleanup Program)

Site Location

The 8.12-acre Warner Street Properties are located at 1501, 1601, 1629, 1633 and 1645 Warner Street, 2119 Haines Street, and 2102 Oler Street in Baltimore City, Maryland. The property consists of eight lots located south of Warner Street in the Carroll-Camden area of Baltimore City. The property is currently a combination of stadium event parking, warehouses for an architectural salvage business, and vacant warehouses. Warehouses exist on the 1501, 1601, 1633 and 1645 Warner Street Properties and 2104 Worcester and 2102 Oler Street properties. All other properties are unimproved. The property is bounded to the north by a self storage facility, to the northwest by Warner Street with the former Maryland Chemical property beyond, to the south and southeast by undeveloped waterfront parcels owned by the City of Baltimore with the Western Branch of the Patapsco River beyond and to the west by green space with the BRESKO incinerator facility beyond. Groundwater is 5 to 7 feet below ground surface (bgs) and groundwater flow is to the southeast towards the Middle Branch of the Patapsco River.

Site History

The entire area has been developed since the 1800s for industrial uses. The specific uses of each property are discussed below. A warehouse had already occupied the 1501 Warner Street property in 1890 and 1901.

In 1890, the 1601 Warner Street property was occupied by Baltimore Cedar Company, a manufacturer of wood items. The facility included a warehouse, wood working machinery and a stem dry kiln/sawing operation. In 1901 and continuing until at least 1952, J.B. McNeal and Company Varnish and Color Works facility operated at the property. The J.B. McNeal facility included two warehouses with an oil storage area located in the southern one.

In 1890, the 1629 Warner Street property housed a stable. In 1901, it was vacant, and in 1914 it housed four shed-like structures. In 1952, the property was occupied by Gordon Carton, Inc., a folding box factory.

From 1890 to 1901, the 1633 Warner Street property was occupied by a stable and office. In 1914, the property was occupied by C.D. Pruden Company, a manufacturer of fire proof doors and windows. In 1952, the property was occupied by paper warehouse #3 for the Gordon Carton, Inc. also located on the neighboring property.

From 1890 to 1901, the 1645 Warner Street property was occupied by a small office. In 1914, the western portion of the property was vacant, while the eastern portion was occupied by a shed and storage for the C.D. Pruden Company facility that was also located on the neighboring property. In 1952, the property was occupied by Gibson & Kirk Company, a brass foundry and machine shop.

From 1890 to 1901, the 2119 Haines Street property was occupied by part of L.T. Ranstead Wharf and was used as a loading platform and storage structure. In 1914, irregular temporary lumber piles were present on the property, and in 1952 it was unoccupied.



In 1890, the 2104 Worcester Street property was a stable, which was converted to a shed by 1901. In 1914, the property was vacant. In 1952, the property was occupied by a building associated with J.B. McNeal Paint, Oil and Varnish Works that contained a stripping room.

The 2102 Oler Street property was occupied by lumber piles in 1890 and was unoccupied in 1901 and 1914. In 1952, the property was occupied by warehouses for Gordon Carton, Inc. that housed a gasoline underground storage tank (UST), a storage area for acetates in drums and a chemical wash tank.

Environmental Investigations and Actions

In January 2006, the Maryland Department of the Environment (MDE) conducted a Phase I environmental site assessment (ESA) of the Warner Street Business Center corridor as part of its Brownfield Site Assessment Initiative. MDE identified the previous use of the property as a brass foundry for paint and varnish manufacturing, and for commercial printing as potential environmental concerns and recommended that a Phase II ESA be completed.

In May 2007, a Phase I ESA update summarized seven recognized environmental concerns (RECs) in the entire Warner Street corridor including the presence of USTs, previously identified contamination by metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) in soil and groundwater, and the presence of approximately 120 drums at 1633 Warner Street. The report also identified green staining at the base of an interior wall at 1645 Warner Street.

In January 2008, a Phase II ESA of the entire Warner Street corridor was completed that did not include access to the interior of the buildings. Soil samples identified elevated levels of metals and SVOCs on the property. Petroleum contamination was identified between 1645 Warner Street and 2102 Oler Street near the location of an abandoned UST. SVOC contamination was identified in one groundwater sample location at the northwest corner of the 1629 Warner Street property.

In October 2008, once access was granted, an additional Phase II ESA investigation was completed at the property that included a geophysical survey, characterization and staging of drums from the 1501 Warner Street warehouse. The geophysical survey identified five possible USTs; a sixth possible UST location was identified by fill and vent pipes. Fifty-nine of the 122 drums on the property contained hazardous liquid, which was removed.

In October 2008, MDE also completed a Preliminary Assessment of the Gordon Carton property, which identified the past uses of the property as a potential environmental concern.

In April 2009, a Phase I of the Warner Street corridor identified the unknown location of the historic USTs of chlorinated solvents at the 1601 Warner Street property as a data gap in the 2007 Phase I and recommended participation in the VCP to address the RECs identified in the 2007 and 2009 assessments.

In April 2009, an additional Phase II ESA investigation was completed on the Warner Street, Inc. owned properties that confirmed the presence of TCE, SVOCs and metals (arsenic, lead and total mercury) in soil and SVOCs, GRO and DRO in groundwater. In May 2009, soil samples confirmed the presence of elemental mercury in soil at the property.

In November 2009, an additional investigation at the property included the collection of soil samples from the 1645 Warner Street and 2119 Haines Street lots and soil gas samples from across the property to meet VCP requirements. The soil samples identified the presence of SVOCs in soil at the 1645 Warner Street property.

Current Status

On June 4, 2009, Baltimore Development Corporation, on behalf of the City of Baltimore, the property owner, submitted an application to the Voluntary Cleanup Program (VCP) seeking a Certificate of Completion for future commercial use of the property. The VCP is currently evaluating the application package including the data from the most recent sampling event in November 2009.

Contact

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

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