



# ***Facts About...***

## American Brewery-Brewhouse Parcel (Voluntary Cleanup Program)

---

### **Site Location**

The American Brewery property, totaling 0.79-acre, is located at 1701 North Gay Street, Baltimore City, Maryland 21213. The property is located in a mixed commercial/residential area and is bounded to the north by North Gay Street, the Colonel Grant Higgs Senior Center and residential homes beyond, to the south by the former American Brewery bottling building, a commercial retail building and residential homes, to the west by residential row homes and to the east by Lanvale Street and residential row homes. The nearest surface water is Lake Montebello, which is located approximately 1.3-miles north of the site. The topography of the area is flat. Groundwater is located approximately 25 feet below ground surface (bgs) and groundwater flow direction is assumed to be north. Municipal water and sewer service the property.

### **Site History**

The site operated as the John F. Wiessner & Sons Brewing Co. between 1873 and 1931. Between 1919 and 1933, the facility began production of non-alcoholic beer due to prohibition. In 1931, the facility was purchased by the American Malt Company and in 1933 after prohibition was repealed, the American Brewery Company purchased the property and began producing beer on the premises. In 1967, the Allegheny Beverage Corporation purchased the property and produced non-alcoholic beverages. In 1977, the Mayor and City Council took ownership of the property and leased portions of the property to the East Baltimore Community Corporation, Bedco and Cebo Development Corporations. Four buildings were situated on the former brewery property: a five-story Brew house, three-story Bottling/warehouse, one-story office and the one-story transformer building. The initial building construction began in the late 1800s and additions to the property were constructed in the early 1900s. In 1986, the refrigeration, machine shop and boiler buildings were damaged due to arson and the buildings were subsequently demolished by 1994. The site is listed on the National Register of Historic Places.

### **Environmental Investigations and Actions**

In November 2001, a Phase I Environmental Site Assessment (ESA) was conducted on the property that identified potential concerns related to two 55-gallon drums and the previous use of transformers on-site. In April 2002, the Maryland Department of the Environment (MDE) completed a Phase II ESA that identified slightly elevated levels of arsenic in the soil. In April 2007, another Phase I ESA and a geophysical survey were conducted on the property that identified evidence of a suspect underground storage tank (UST). In July 2007, another Phase II ESA was conducted that confirmed slightly elevated levels of arsenic in the soil, and the trenching in the suspect UST area verified that a tank did not exist; however, dark staining was observed in the shallow subsurface soil at 4-5 feet bgs. Sampling of the stained soil revealed elevated levels of arsenic, lead and mercury. Subsequent delineation of the stained soil was conducted between December 2007 and February 2008, which identified elevated levels of polycyclic aromatic hydrocarbons.



## **Current Status**

On April 30, 2007, American Brewery, LLC submitted a Voluntary Cleanup Program (VCP) application seeking a No Further Requirements Determination (NFRD) as an inculpable person for the future use of the property as restricted commercial (tier 2B). The VCP application originally covered the entire brewery property; however, on October 1, 2007, American Brewery, LLC amended the application and withdrew approximately half the property including the former bottling/warehouse and office buildings. On May 13, 2008, the Department accepted the American Brewery, LLC application into the program, confirmed the inculpable person status of the applicant; however, the site did not qualify for a NFRD and the Department requested a Response Action Plan (RAP) be submitted. On October 13, 2008, an amended application was submitted that changed the name of the site to the American Brewery-Brewhouse parcel, in order to accurately identify the property configuration. On January 9, 2009, Humanim Inc., submitted a 2<sup>nd</sup> VCP application package seeking a Certificate of Completion as an inculpable party. On September 24, 2009, the Department accepted the Humanim Inc., application and confirmed the inculpable person status of the 2<sup>nd</sup> applicant. On October 16, 2008, a response action plan was submitted to the Department. Implementation of the proposed RAP began in May 2008; however the proposed plan was not approved. The Department is currently awaiting response to comments on a revised proposed RAP.

## **Contact**

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

**Last Update:** November 2009