



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

Gunther Brewery – Parcel 4 – “Hops Building”  
(Voluntary Cleanup Program)

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## **Site Location**

The 1.4-acre Gunther Brewery, Parcel 4 – “Hops Building” property is located at 1200 South Conkling Street in a mixed use area of Baltimore City, Maryland. The property is part of the Brewer’s Hill area of Baltimore. The property consists of asphalt paving with an inactive rail spur. The property is bounded to the east by South Conkling Street with the Gunther Brewery, Parcel 5 – “Ale, Pilsner, Stout” property, also in the Voluntary Cleanup Program (VCP), beyond. The property is bounded to the west by Baylis Street with residences and a small plating shop beyond, to the south by Toone Street with a multi-tenant office building beyond and to the north by Elliot Street with residences beyond.

## **Site History**

Prior to the late 1950s, the block was comprised of several properties including residences, the original offices of the Canton Railroad and a church. From approximately 1957 through 1972, the building housed the case storage and shipping portions of the Gunther Brewery. The property was later used by the Theo. Hamms Brewing Company and the F. & M. Schaeffer Brewing Company. In 1972 the property was transferred to the International Fastener Company for an unknown use. In 1980, the property was transferred to the Tulkoff Family Partnership.

## **Environmental Investigations and Actions**

In April 2002, MDE conducted a Brownfields Assessment which included the collection of three soil and two groundwater samples from peizometers on the property. The assessment identified elevated levels of mercury in soils and thallium in groundwater.

In October 2005, a Phase I environmental site assessment was conducted that concluded there were no recognized environmental conditions at the property.

In June 2006, soil gas samples were collected from the property to determine whether the mercury vapors were present beneath the building slab. Results adequately demonstrated that a vapor barrier was not needed for the property.

## **Current Status**

On December 16, 2005, Gunther Hops, LLC, a prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination (NFRD) for future restricted residential (Tier 1B) use for the property. On July 13, 2006, the VCP issued an NFRD to Gunther Hops, LLC for use of the property for restricted residential (Tier 1B), restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes. Land use controls included in the NFRD include requirements for restricting use of the ground water beneath the property for any purpose; certain soil excavation and disposal requirements; maintenance of the integrity of the paved and landscaped areas, and over-excavation of all future utility trenches on the property. The NFRD was reissued on September 6, 2006 for recording purposes.



On October 16, 2006, 1200 Conkling, LLC, a prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination (NFRD) for future restricted residential (Tier 1B) use for the property. On October 27, 2006, 2006, the VCP issued an NFRD to 1200 Conkling, LLC for use of the property for restricted residential (Tier 1B), restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes. Land use controls included in the NFRD include requirements for restricting use of the ground water beneath the property for any purpose; certain soil excavation and disposal requirements; maintenance of the integrity of the paved and landscaped areas, and over-excavation of all future utility trenches on the property.

## Contact

Jim Carroll

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Land Restoration Program

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