



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

Gunther Brewery – Parcel 7 – “Toone Street”  
(Voluntary Cleanup Program)

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## **Site Location**

The 0.909-acre Gunther Brewery, Parcel 7 – “Toone Street” property is located east of the intersection of South Conkling Street and Toone 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 north, west and east by other properties participating in the Voluntary Cleanup Program (VCP). To the north is the Gunther Brewery, Parcel 5 – “Ale, Pilsner, Stout” property, to the east is the Gunther Brewery, Parcel 10 – “Former Railroad Right-of-Way” – Northeast Portion property and to the south is the 1301 South Conkling Street property. To the west, the property is bounded by Conkling Street.

## **Site History**

The property was a public road beginning in at least 1902. A rail spur was active on the property from at least 1914 to 1975. In 1970, the road was condemned by the City of Baltimore and was granted to the F&M Schaefer Brewing Company in 1970. In 1979, the property was purchased by the Fastener Research Corporation. In 1980, Tulkoff Food Products purchased the property and began using it as an access road to the adjacent production building.

## **Environmental Investigations and Actions**

In September 2005, one composite soil sample, comprised of soil from two locations on the property, was collected and analyzed for polyaromatic hydrocarbons (PAHs) and priority pollutant list (PPL) metals. The results showed elevated levels of benzo(a)pyrene, arsenic and mercury.

In October 2005, an additional composite soil sample, comprised of soil from two locations on the property, was collected and analyzed for PAHs and PPL metals. The sample confirmed the results of the previous sample.

In January 2006, a Phase I environmental site assessment was conducted that found no recognized environmental concerns.

In May 2006, additional surface and subsurface soil samples were collected at the property. The soil samples were analyzed for volatile organic compounds, semi-volatile organic compounds and PPL metals. No additional contaminants of concern were identified from the samples collected.

## **Current Status**

On January 17, 2006, Gunther Toone, LLC, a prospective purchaser, submitted an application to the VCP as an inculpable person seeking a No Further Requirements Determination (NFRD) for future restricted



residential (Tier 1B) use for the property. On March 21, 2006, the VCP issued an NFRD to Gunther Toone, 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**

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

**Last Update:** June 2008

