



# Facts About...

Gunther Brewery. Parcel 5, “Ale, Pilsner, Stout Buildings”  
(Voluntary Cleanup Program)

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## Site Location

The 3.11-acre Gunther Brewery, Parcel 5, “Ale, Pilsner, Stout Buildings” property is located at 1211 South Conkling Street in Baltimore, Maryland. The property currently includes eight connected buildings surrounding a fenced courtyard. The property is currently owned by the Tulkoff Family Partnership and is used for cold storage of food products. The property is currently zoned for heavy industrial use. The property is bounded to the north by offices (the 3601-3607 Conkling Street property), to the west by South Conkling Street and a warehouse (the Gunther Brewery, Parcel 4, “Hops Building” property); to the south by a privately owned portion of Toone Street (the Gunther Brewery, Parcel 7, “Toone Street” property) and the Gunther Brewery Parcel 4 property beyond, and to the east by another building used by Tulkoff.

## Site History

The property was used as part of brewery operations from the 1850s through 1970s by several different companies including Gunther Brewing Company, Theo Hamm Brewing Company, and F&M Schaeffer Brewing Company. In 1902, offices, a coopery, and brewing operations of Gunther Brewing Company occupied the northern portion of the property. In 1914, Gunther Brewing Company had expanded operations into the southern portion of the property. In 1936, all of the current buildings had been constructed and racking and washroom, beer tanks, ice plant, boiler, pump house, and ice plant activities had been added. In the 1950s, minor changes to the use of individual buildings had been implemented but operations remained the same. In 1975, F&M Schaeffer Brewing Company had taken over operations with minor changes in the building uses.

In 1980, Tulkoff purchased the property and used portion of the buildings for offices, production and warehousing of food products, specifically horseradish. Five active transformers remain on the property. Approximately twenty 55-gallon drums of glycol remain in the basement of one building. Additional drums of grease, glycols, oils and minerals spirits remain in another building.

## Environmental Investigations and Actions

In 2002, the Maryland Department of the Environment (MDE) completed a Brownfields Assessment of a 15.5-acre area that included the collection of one soil sample on the Gunther Brewery, Parcel 5, “Ale, Pilsner, Stout Building” property.

In October 2005, additional composite samples were collected from the Dean Street portion of the property. The sample was analyzed for polyaromatic hydrocarbons (PAHs) and priority pollutant list (PPL) metals. The results identified elevated levels of PAHs, arsenic, lead, and mercury in the soil.

A Phase II environmental assessment was completed in 2005 that included the collection of eight soil samples, which were analyzed for volatile organic compounds (VOCs), PAHs, PPL metals, hexavalent chromium, elemental mercury, ethylene glycol and propylene glycol. One groundwater sample was



collected and analyzed for VOCs, ethylene glycol and propylene glycol. Chromium and mercury were detected in one sample at levels slightly above the residential clean-up standard. Arsenic was detected in several samples at concentrations above the clean up standard of residential use. No contaminants were detected in the groundwater sample.

### **Current Status**

On December 16, 2005, Gunther Main South, LLC, the prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for future restricted residential (Tier 1B) use for the property. On March 21, 2006, a No Further Requirements Determination was issued for the property with a groundwater use prohibition, certain requirements for soil excavation and disposal, maintenance of paved and landscaped areas, and over excavation of utility trenches.

### **Contact**

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

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