



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

## **SOUTH HAVEN PROPERTIES (Voluntary Cleanup Program)**

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### **Site Location:**

The South Haven Properties Site is a 3.75-acre property located at 601 and 715 South Haven Street in Baltimore, Maryland 21224. The properties each consist of a two-story building with office, warehouse, and industrial sections. Both properties have paved parking areas. Overland flow from the property discharges to the south/southwest. Baltimore City Public Works supplies water and sanitary sewer services to the property and the vicinity. The property is zoned industrial. Other commercial properties surround the property, the nearest residences are located one block west at South Grundy Street.

### **Site History:**

In 1914, the property was vacant land with a railroad spur coming onto the property from the south. In 1927, 601 South Haven Street was developed by the Edward Katzinger Company, which manufactured metal baking pans. In 1951, the Lord Baltimore Press took over at the property. In 1979, Bruning Paint was first identified at the site and conducted manufacturing and distribution activities. From 2002-2006, Insl-X Products Corporation continued the processes of Bruning Paint. 601 South Haven Street was emptied of equipment and has remained vacant since 2006.

In 1928, 715 South Haven Street was developed by the C. Hoffberger Company Ice Plant, which produced and stored commercial ice. In 1982, Case Mason Filling Company began operations at the site performing custom order packaging. These activities were later taken over by A&L Packaging who is currently operating at the property. Westwood Chemical was noted to have operated at the 715 South Haven Property, though dates and activities are unknown.

### **Environmental Investigations and Actions:**

The facility (under Bruning Paint) operated under the following permits: a Controlled Hazardous Substance Storage Permit (from 01/27/81 through 01/27/84), a NPDES/State Discharge Permit, an Air Emissions Permit, and a Solvent Storage Permit.

The facility received several Site Complaints while operated by Bruning Paint. In February 1981, a site complaint was filed for the improper storage of 55-gallon drums and 5-gallon cans of paint residue. There were also reports of spillage in the yard at this time. In December 1981, another site complaint was filed for the same reasons. In February 1985, a site complaint was filed for the improper storage of empty drums (storing drums with >1" of residue in a manner that allowed rain water to enter and overflow).

The Air and Radiation Management Administration (ARMA) of the Maryland Department of the Environment (MDE) filed a Notice of Violation (NOV) to Bruning Paint in March 1997 for processing paint in open vessels and operating a lithographic press solution with greater than 8.5% isopropyl alcohol. A second NOV was issued in December 2001. ARMA filed a consent order in March 2002 that resulted in a



financial penalty for the poor housekeeping activities and for failure to register with the state under a permit to operate when Insl-X purchased the property.

An Oil Control Program case was opened for each property. At 715 South Haven Street, a 1,000-gallon #2 fuel oil tank was removed and the case was closed. At 601 South Haven Street, a 12,000-gallon #2 fuel oil tank was abandoned in place and the case was closed.

In 1985, Bruning Paint began a Source Reduction and Recycling Program, which reached its peak in 1987. This program was developed to store wash water and sludge in 55-gallon drums to wait for recycling.

In 2005, Penniman and Browne completed a Phase I Environmental Site Assessment (ESA) for the property located at 601 South Haven Street, which concluded that several recognized environmental conditions (RECs) existed at the property and subsurface contamination may be present. In 2006, Advantage Environmental Consultants (AEC) completed a Phase II ESA during which they collected 11 soil samples from 17 borings and 3 groundwater samples from the 601 South Haven Street property. In 2007, Environmental Resources Management (ERM) conducted a Phase I and Phase II ESA for the entire site. In the Phase I, ERM recognized that impacted soil and groundwater were a REC for the site. In the follow-up Phase II, ERM installed and sampled seven groundwater wells at the site.

### **Current Status:**

On May 11, 2007, Scott Paint Company, Inc. submitted a Voluntary Cleanup Program (VCP) application for the property seeking a restricted no further requirements determination (NFRD) for commercial/industrial future uses of the property. A NFRD was issued for the property on October 31, 2007 based on restricted commercial or industrial future use of the property, a maintenance and inspection restriction, an excavation and disposal restriction, and a ground water use restriction. On March 12, 2008, the VCP withdrew the NFRD issued to Scott Paint Company due to a discovery that a portion of the property was not previously disclosed.

### **Planned or Potential Future Action**

The proposed future use of the property will be commercial/industrial.

### **Contact**

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

**Last Update:** July 9, 2008