

# MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Suite 625 • Baltimore, Maryland 21230-1719

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Waste Management Administration • Environmental Restoration & Redevelopment Program

## FREDERICK PARCEL G Frederick, Frederick County, Maryland

### Site Location

Frederick parcel G is a 4.3-acre parcel located in southeastern Frederick just outside the City's Historic District on the south side of Commerce Street, between Carroll and East Streets. Several entities occupy space on Parcel G including: National Parks Service (NPS) Historic Preservation Training Center, Non-Profit Building Products, Alpha Design Signs, and the Community Action Agency (a food bank). The vacant historically significant Lippart's Cabinet Shop anchors the parcel at the corner of East and Commerce Streets. The center of Parcel G is a grass and gravel covered area surrounded on three sides by buildings. Parcel G is part of a number of parcels taken by the City for the Carroll Creek Linear Park and East Street Expansion Projects.

### Site History

As early as the 1890s, commercial establishments occupied the area. Sanborn Fire Insurance Maps from 1892 detail portions of the Parcel G property as being occupied by the Frederick City Packing Company, the Frederick Elevator Company, Tyson and Zimmerman Shutter Fastener Corporation, the Frederick City Spoke Company, and a small bonded warehouse.

Parcel G was the site of the Frederick City Packing Company and the Monocacy Valley Canning Company from 1904 through 1947. By 1972, the date of the last Sanborn update, the Frederick City Packing Company property was occupied by the Jenkins Brothers Cannery and the Monocacy Valley Canning Company property was managed by Harbaugh & Lewis. By 1979 Jenkins had acquired the Harbaugh & Lewis property and converted most of Parcel G to their ownership.

A feed mill and farmers supply company occupied the Carroll Street boundary from 1911 through 1972. The farmers supply company at 126 S. Carroll Street property was replaced by Grimm's Automotive at an unspecified time after 1972. Grimm held the property until its sale to the City in March 1999. This portion of Parcel G is currently a grassy vacant lot.

The portion of Parcel G known as Lippart Cabinet is located at 20 Commerce Street. Before its incarnation as a cabinet shop, the building had housed a warehouse for Monocacy Valley Cannery and a spoke manufacturing shop.

### Environmental Investigations and Actions

In 1995, Schnabel Engineering performed a Phase I Assessment on the properties known as Parcel G. With the exception of the construction of East Street Extended on the eastern edge of the property and the razing of 11 Commerce Street, which was an extension on 5 Commerce Street, there has been little physical change to the property since that time. The Parcel G corridor is in the midst of revitalization; portions of Parcel G itself exhibits signs of stress and the property is a good candidate for revitalization and rehabilitation.

The history of the site, particularly the more recent uses by Grimm's Automotive, Alpha Design Signs, and Lippart's Cabinet Shop, dictates that further study be performed to document potential volatile organic compound contamination from said operations. The nineteenth century use of the property likely contributed polyaromatic hydrocarbons (PAH), heavy metals and pesticide contamination to the area. A Phase II study should target the historic source areas and their individual and corporate constituents of contamination. Groundwater in the area should be assessed and surface and subsurface soils collected and

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analyzed for contaminants of concern. MDE decided to conduct the Brownfields Assessment for Parcel G in two phases. The two-phased approach was based on the historic property lines between the Monocacy Canning Company and Frederick City Packing Company.

### **Current Status**

MDE has completed its Brownfields Assessment of the Parcel G properties. The Brownfields Assessment report is currently under review by the U.S. Environmental Protection Agency.

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

MDE conducted the site assessment at the request of the City of Frederick, Maryland in preparation for future commercial redevelopment. The information contained in the fact sheet presents a summary of past investigations and site conditions currently known to MDE.

### **Facility Contacts**

Contact Name	Contact Organization	Contact Telephone #
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