

Baltimore City

1890s	Property use included rail and shipping enterprises, fertilizer manufacturing, machine shops, plaster manufacturing, coal and storage, furniture manufacturing.
1930	Soap manufacturing commenced.
1938	Procter & Gamble assumed ownership.
09/95	Facility closed.
12/96	A&E International purchased property.
04/23/99	Hull Point L.L.C., a prospective purchaser, submitted a VCP application.
04/27/99	Maryland Department of the Environment (MDE) granted inculcable person status to Hull Point L.L.C.
04/28/99	Hull Point L.L.C. assumed ownership.
12/20/99	MDE issued a No Further Requirements Determination for the property.

## **PROCTER AND GAMBLE FORMER SOAP MANUFACTURING PROPERTY**

**(Parcels 1, 2-A, 3 and 5)**

**1422 Nicholson Street**

**Baltimore, Maryland**

**(Voluntary Cleanup Program)**

### **Site Description**

The 13-acre Procter and Gamble Soap Manufacturing property is located in the mixed residential-industrial area of Locust Point in Baltimore's Inner Harbor district. The site is surrounded by industrial facilities and is bordered to the north by the Northwest Branch of the Patapsco River and to the south by residents. A CSX rail-line bisects the property into northern and southern parcels. Surface runoff from the property drains to the north, through a system of outfalls and storm drains that discharge to the Northwest Branch of the Patapsco River. Built on industrialized fill material, groundwater beneath the property flows northerly. Municipal sewer and water service are provided to the site and vicinity.

### **Site History**

In the eighteenth century, portions of the property were mined for iron for use in the manufacture of bricks and terra cotta work. From at least the 1890s, residents and various industries related to rail and shipping enterprises occupied the northern parcel. These industries included a fertilizer (phosphate) manufacturing operation, machine shops, garages, plaster manufacturing, coal storage and furniture manufacturing. In 1930, soap manufacturing operations began in the northern parcel, and in 1938 it was purchased by Procter & Gamble. Between 1962 and 1984, southern parcels were acquired for warehouse and packaging purposes to accommodate the facility's expanded operations. The facility closed in September 1995, and remained inactive after it was purchased by A&E International in December 1996 for use as a manufacturing and distribution center.

For over 65 years, the facility produced detergents (e.g. soap, dishwashing liquid, laundry detergents) for household and industrial purposes. A variety of chemicals (e.g. glycerine, alcohols, acids, alkalis, petroleum hydrocarbons) were received from railroad cars and truck tanks, and stored in numerous aboveground storage tanks and underground storage tanks. The facility generated large quantities of non-hazardous solid wastes such as, spent carbon filters and fat which were recycled, and sludge that was incinerated off-site. Permits for air, oil, waste water discharge, hazardous waste, and storm water discharge were issued during the facility's latter years of operations.

### **Environmental Concerns**

Numerous releases (e.g. fuel, acids, alcohol) occurred to the Northwest Branch of the Patapsco River during the facility's operative years. In January 1978, 5200 pounds of sulfur trioxide were released primarily to air, but acidic groundwater seepage corroded several building structures. Limited environmental investigations conducted between May 1990 and April 1999 revealed low levels of metals (chromium, copper, selenium, zinc) and petroleum hydrocarbons in the groundwater. Similar compounds were also detected in soils, but metals were restricted to arsenic and lead.

### **Voluntary Cleanup Program (VCP) Status**

On April 23, 1999, Hull Point L.L.C., the prospective purchaser at that time, submitted an application to the VCP seeking inculpable person status and a No Further Requirements Determination. The Department approved the inculpable person status on April 27, 1999, and ownership of the property was transferred to Hull Point L.L.C. on April 28, 1999. On December 20, 1999, the Department notified the applicant that it had no further requirements relating to the investigation or remediation of controlled hazardous substances at the property on condition that the property's future use is commercial or industrial and the groundwater beneath the property is not used for any purpose.

The property is improved with five major buildings (Ivory, Tide, Joy, Cascade, Dawn) and three parking lots. A real estate developer currently occupies a portion of the Tide building. A perimeter chain link fence and security guard restricts access to the property. Future redevelopment plans involve the property's conversion to an office-retail complex.

### **Facility Contact**

Jim Metz

Maryland Department of the Environment (410) 631-3493  
Voluntary Cleanup/Brownfields Division