



Maryland Department of the  
Environment

## **FACTS ABOUT:** **Louis Charlie/Merrimac Cleaners**

---

### **Site Location and Description**

The Louis Charlie/Merrimac Cleaners (LC/MC) site consists of 0.18 acre and is located at 106 - 108 N. Washington Street, in Easton, Talbot County, Maryland. The site is situated in a residential/commercial area in the center of Easton at an elevation of roughly 38 feet above mean sea level. It is located on Tax Map 0103 as parcel 0624. The center of the site is at 38.7748450° north latitude and 076.0760346° west longitude. The Maryland Grid coordinates for the center of the site are 344,050 north by 1,063,100 east.

### **Site History**

The property was developed before the early 1900s. Beginning in the 1950s and up until about 1972 the site had operated as a laundry and dry cleaner. SDAT records indicate that the original structure was replaced in 1973. At the present time, the site is being used as commercial condominium space. There is currently no documented residential use of the building. The earliest property records on file show the property being a store and hotel that was transferred in 1881 to Luther W. Covey. The former hotel was transferred in 1905 from Michael B. and Kate P. Nichols to Alvin A. Miller. Ong Shee and John Louie acquired the property in 1940. The 1941 Sanborn map shows the structure being a laundry. In 1972 the property was transferred to John C North II and Ethel T. North. In 2003, the North's transferred the property to the Grieves Family LLLP who in turn transferred it to Kaufmann Enterprises, the current owner of record.

### **Environmental Investigation and Action**

LC/MC was flagged as a Priority Site in the June 2008, MDE Dry Cleaners Initiative Report. The site is a Level I Priority Dry Cleaner Initiative site (operated greater than 15 years in a designated wellhead protection area) as documented in the Initiative Report. LC/MC is not listed in the current Air and Radiation Management Administration Database nor listed as an air facility in the Federal Registry.

On July 25, 2012, MDE personnel conducted sampling according to procedures outlined in EPA's CLP Routine Analytical Services. The analysis of samples collected around the site does not indicate residual soil or groundwater contamination in the vicinity of LC/MC. Access to the property that housed LC/MC was denied by the current property owner. Due to the access issue all samples were collected from outside the LC/MC property boundaries. Levels of VOCs and SVOCs identified in samples were generally



Maryland Department of the Environment  
1800 Washington Boulevard | Baltimore, MD 21230-1718 | [www.mde.state.md.us](http://www.mde.state.md.us)  
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Cox/LRP/March/2013

below their individual residential clean-up standards. The results of this Tier 1 Vapor Intrusion Site Inspection did not identify VOCs in levels that would engender health and safety concerns beyond the perimeter of the monitoring wells; however due to the access issues nothing can be concluded about levels of contamination under the LC/MC building and any adjacent buildings.

### **Current Status**

Kaufmann Enterprises is listed as the current owner of the site. The building that once housed LC/MC was replaced in the 1970s with a modern structure on the same footprint. The building is currently commercial space that is partitioned and sold/leased to various tenants. MDE recommends that sub slab vapor samples be collected from the LC/MC building.



Maryland Department of the Environment  
1800 Washington Boulevard | Baltimore, MD 21230-1718 | [www.mde.state.md.us](http://www.mde.state.md.us)  
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Cox/LRP/March/2013