



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

1919 West Street, Annapolis  
(VOLUNTARY CLEANUP PROGRAM)

---

## **Site Description:**

This 1.858-acre property, consisting of eight separate parcels located at 1919, 1923 & 1925 West Street, 9 Lee Street, and Dorsey Street, is in a zoned commercial area of Annapolis, Anne Arundel County, Maryland. The property is bordered to the south and east by commercial office buildings and a produce warehouse. Bordering the property to the west is Lee Street, and to the north is West Street, beyond which is a single-story strip mall.

There are no surface water bodies located on the property, and groundwater beneath the property flows to the north. The site and vicinity are served by municipal water and sewer.

## **Site History:**

As indicated in the environmental reports, the property was developed in 1940 with the construction of a small storage building on the western portion of the property and two additional buildings were on the property in 1964. By 1965, the property was utilized for various commercial businesses, including a dry cleaning facility. Dry cleaning operations ceased at the property in 2003.

Louis Hyatt, Inc., Hyatt Family, LLP, and several private individuals currently own the property, which consists of a three buildings surrounded by an asphalt-paved parking lot.

## **Environmental Investigations and Actions:**

A 1,000-gallon heating oil underground storage tank (UST) was removed from the property in 1997. During removal of the UST, petroleum impacted soil was identified and removed from the property to an appropriate facility. The case has been closed by the Maryland Department of the Environment's Oil Control Program. Between 1964 and 2003, dry cleaning operations were conducted at the property, specifically 1925 West Street. The Air and Radiation Management Administration file contained information on the closed dry cleaner, Cleaning by Riley, Inc. There were no nuisance, odor, or emissions violations associated with Cleaning by Riley, Inc. Environmental investigations conducted at the property during 2004 and November 2006 identified tetrachloroethene (PCE), a solvent used in the dry cleaning industry; trichloroethene (TCE) and cis-1,2-dichloroethene, degradation products of PCE, in the soil and groundwater beneath the property. In December 2006, an additional environmental investigation was performed at the property, which included the collection of subslab soil gas samples and one indoor air sample that identified elevated levels of PCE at the property. In March 2007, three additional indoor air samples were collected from the interior of the Hyatt office building on the property. The indoor air samples confirmed the presence of elevated concentrations of PCE within the building.



## **Current Status:**

Six entities, Louis Hyatt, Inc.; 1919 West Street Ventures, LLC; Hyatt Family LLLP; Louis Hyatt; and Karen and Maria Samaras, submitted Voluntary Cleanup Program (VCP) applications for the property on February 5, 2007 seeking a No Further Requirement Determination. During the review of the application packages, the Department determined that the property required the submittal of a Response Action Plan (RAP).

On May 3, 2007, the Department accepted the 1919 West Street, Annapolis property into the VCP and requested the development of a proposed RAP in order to address potential risks associated with the property. The proposed RAP was submitted to the Department on August 13, 2007. A public informational meeting to discuss the proposed RAP was held on August 27, 2007, at the Mills-Parole Elementary School in Annapolis, Anne Arundel County, Maryland. On October 19, 2007, the Department accepted the revised proposed RAP for the 1919 West Street, Annapolis property.

On April 18, 2008, the Department issued a Certificate of Completion (COC) to all six entities listed above for the 1919 West Street, Annapolis property for restricted commercial or industrial use of the property with the following restrictions: a restriction regarding groundwater encountered during future excavations on the property, inspection requirements for the building slab, a vapor barrier requirement for new building constructed on the property and a prohibition on the use of ground water beneath the property for any purpose.

## **Contact:**

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

**Last Update:** May 16, 2008