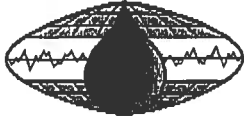


**Earth Data**  
INCORPORATEDGROUNDWATER AND ENVIRONMENTAL CONSULTANTS  
CENTREVILLE, MARYLAND

September 22, 2008

Mr. William S. Ingersoll  
Town Manager  
Town of Chestertown  
118 North Cross Street  
Chestertown, MD 21620

**SUBJECT: Phase II Environmental Assessment Report – Chestertown Armory**

Dear Mr. Ingersoll:

Please accept this letter as an interim report on the status of the above-referenced investigation. Earth Data Incorporated has completed the field investigation portion of the work as detailed in the proposal. In addition, we performed a visual inspection of the armory building with members of the Maryland National Guard.

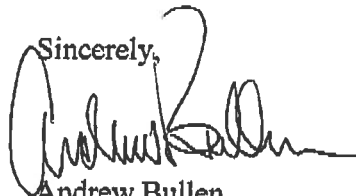
Subsurface soils and groundwater samples were collected from the location of the former underground heating oil tank, which was situated in the same place as the existing above ground heating oil tank. Soil and groundwater samples were also collected in front of and adjacent to the garage and in the gravel area at the southwest corner of the property. According to the Maryland National Guard representatives, the gravel area was the location of another underground storage tank.

No detectable concentrations of any petroleum hydrocarbons or volatile organic compounds were found in the soil or groundwater samples collected from the above locations. After conducting the field investigation and inspecting the armory building, the Maryland National Guard representatives performed a search of available records in their files for the facility. They were able to find an old blueprint which showed the location of a motor fuel underground storage tank located near the small block building south of the armory building. This tank, labeled *1,000 gallon gasoline tank* on the blue print, was apparently removed in the early 1990s according to available records. In any event, soil or groundwater samples were not collected from this location during the investigation. Earth Data recommends collecting soil and groundwater samples from the vicinity of the former underground gasoline tank to ensure that a past release did not occur in this area.

Mr. William S. Ingersoll  
Page 2  
September 22, 2008

The report for the above investigation should be completed within the next week. Please call, if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Bullen". The signature is fluid and cursive, with a large initial "A" and "B".

Andrew Bullen  
Sr. Project Manager

3982

Maryland Military Department  
Environmental Baseline Study for  
SFC John H. Newman Armory (Chestertown Armory)  
509 Cross Street  
Chestertown, Maryland 21620-9510 (Kent County)  
3 August 2004

**1. PURPOSE:** The Maryland Military Department has identified a facility located in Chestertown, Maryland as potentially excess to our needs. The SFC John H. Newman Armory is not required to meet current or projected operational requirements and the Maryland Military Department wishes to dispose of the buildings and real property. This condition is a result of the transformation that includes a consolidation or downsizing of units within the Maryland National Guard (MNG).

## 2. SUMMARY

**Property name:** SFC John H. Newman Armory (Chestertown Armory)

**Location:** Quaker Neck Road (MD 289), Chestertown, Kent County

**Description:** The Chestertown Armory is a 2-story brick structure with a full basement. Emulating a medieval fortification, the front (north) facade is composed of two two-bay-wide sections which flank a central entranceway, itself flanked by simple 2-story towers, which are topped by small square stone panels. The side sections contain basement windows and windows on the first and second floor, all casement windows, separated by single strip buttresses. The main block is three bays deep, with similar window arrangement and buttresses. The entry is composed of double doors recessed 3-4 feet under an unpainted stone segmental arch. At second floor level, 4/4 casement windows under a 4-pane horizontal strip are flanked by 2/4 casement windows under 2-pane horizontal strips. The windows are surmounted by a second segmental arch, also unpainted, projecting 1-2 feet in front of the arch over the door. A band of painted stone molding crosses the center and the center top ends slightly above the roofline of the flanking towers. A small square stone panel is centered just under the roofline of the center section. Attached to the rear of the 2-story main block is a narrower one-story drill hall, 7 bays in length, with a pair of casement windows in each bay. Bays are separated by single strip buttresses. A modern one-story brick garage has been added at the rear of the drill hall. Very nearly the entire building has been coated with white paint; details of original brickwork and trim are thereby largely obliterated. The armory building served as offices, administration and logistics for up to 250 soldiers throughout its history. The site is just 4 acres. The associated surfaced parking area to the structures is lined with a chain link fence and gates.

**3. CONCLUSIONS:** This environmental baseline study will show known existing environmental problems and show any environmental issues that may have been associated with the SFC John H. Newman Armory. The site was inspected by the environmental section of the Maryland Army National Guard on 30 July 2004. It is not a program requirement that this study be conducted however it was determined that for the benefit of future owner(s) and public that this study would prove beneficial.

## 1.0 INTRODUCTION

### 1.1 Location and Property Identification:

SFC John H. Newman Armory  
(Chestertown Armory)  
509 Cross Street  
Chestertown, Maryland 21620-9510  
Kent County, Maryland  
39 degrees, 12 minutes, 32 seconds North  
-76 degrees, 04 minutes, 01 seconds West  
3 Feet above sea level

### 1.2 References

Construction Facilities Management Office, Maryland Army National Guard, Real Property and Environmental files located at the Fifth Regiment Armory, 29<sup>th</sup> Division Street, Baltimore, Maryland 21201-2288, Phone: 410.576.6132

### 1.3 Brief description and methodology

The Environmental Baseline Study (EBS) satisfies the due diligence and disclosure requirements of Army Regulation (AR) 200-1 and 42 CFR 9620 (a) when transferring Federally-owned DOD land. The purpose of this EBS in a disposal action is to document the condition of the land at the time of transfer to 1) ensure that the gaining owner is fully aware of the environmental conditions associated with the property and 2) to ensure that the MDARNG is not held liable for any contamination caused by activities that occur after transfer takes place. Though an EBS is not required for closing State property, this EBS ensures the property is suitable for future use and that there are no questionable environmental issues that have not been addressed before turning in the property.

## 2.0 PROPERTY DESCRIPTION AND ENVIRONMENTAL SETTING

### 2.1 Property Description – See Executive Summary (page 1, Section 2)

### 2.2 Surrounding Land Use

The area around the armory is primarily made up of light industrial and family homes and farms.

### 2.3 Surface Water

A number of surface water conditions exist at the SFC John H. Newman Armory. Some rain is caught on the leaves, stems, and grass throughout the area. This process is called interception. Intercepted water may be returned directly to the atmosphere by evaporation. The majority of the surface water flows down the area of land in broadly distributed sheets. Most of this water is in the form of sheet flow because the armory area is generally smooth (black top, cement, and gravel). Most of this water then interlocks with other tiny rivulets connecting on water-filled hollows where the ground is rough or pitted. The biggest problem with surface water is the close proximity of the Chester River and the potential for flood damage. Run-off from the site now directly flows into the storm water drain for Chestertown versus flowing directly into the Chester River.

### 2.4 Topography

The SFC John H. Newman Armory sits in the western edge of Chestertown area at just above sea level along the Chester River. (See attached US Geological Survey map from <http://teraserver-usa.com> - Copyright © 2003 Microsoft Corporation, One Microsoft Way, Redmond, Washington 98052-6399 U.S.A. All rights reserve).

### 2.5 Geology

The Coastal Plain Province is underlain by a wedge of unconsolidated sediments including gravel, sand, silt, and clay, which overlap rocks of the eastern Piedmont along an irregular line of contact known as the Fall Zone. Eastward, this wedge of sediments thickens to more than 8,000 feet at the Atlantic coastline. Beyond this line is the Atlantic Continental Shelf Province, the submerged continuation of the Coastal Plain, which extends eastward for at least another 75 miles where the sediments attain a maximum thickness of about 40,000 feet. The sediments of the Coastal Plain dip eastward at a low angle, generally less than one degree, and range in age from Triassic to Quaternary. The younger formations crop out successively to the southeast across Southern Maryland and the Eastern Shore.

A thin layer of Quaternary gravel and sand covers the older formations throughout much of the area. Mineral resources of the Coastal Plain are chiefly sand and gravel, and are used as aggregate materials by the construction industry. Clay for brick and other ceramic uses is also important. Small deposits of iron ore are of historical interest. Plentiful supplies of ground water are available from a number of aquifers throughout much of this region. The Atlantic Continental Shelf contains abundant sand deposits, useful for beach restoration.

## 2.6 Hydrogeology

The following statement concerns the area that the SFC John H. Newman Armory is located. Because Chestertown Maryland is located in the interior eastern shore region it is in an area considered a humid subtype of the moist continental climate. **Precipitation runs rather uniformly throughout the year, though there is a slight summer maximum. Total annual precipitation is substantial: about 90cm. The annual cycle of soil-water need peaks strongly in summer, after 1-2 winter months of +20 degrees F value, when soil water is frozen and plants are dormant. A substantial water surplus occurs early spring.**

## 2.7 Sensitive Environmental and Natural/Cultural Resources

The property is currently listed as a National Register of Historical Places:

**Property name:** Chestertown Armory

**Date Listed:** 9/25/1985

**Inventory No.:** K-451 / Building #85002668

**Location:** Quaker Neck Road (MD 289), Chestertown, Kent County

**Description:** The Chestertown Armory is a 2-story brick structure with a full basement. Emulating a medieval fortification, the front (north) facade is composed of two two-bay-wide sections which flank a central entranceway, itself flanked by simple 2-story towers, which are topped by small square stone panels. The side sections contain basement windows and windows on the first and second floor, all casement windows, separated by single strip buttresses. The main block is three bays deep, with similar window arrangement and buttresses. The entry is composed of double doors recessed 3-4 feet under an unpainted stone segmental arch. At second floor level, 4-4 casement windows under a 4-pane horizontal strip are flanked by 2/4 casement windows under 2-pane horizontal strips. The windows are surmounted by a second segmental arch, also unpainted, projecting 1-2 feet in front of the arch over the door. A band of painted stone molding crosses the center and the center top ends slightly above the roofline of the flanking towers. A small square stone panel is centered just under the roofline of the center section. Attached to the rear of the 2-story main block is a narrower one-story drill hall, 7 bays in length, with a pair of casement windows in each bay. Bays are separated by single strip buttresses. A modern one-story brick garage has been added at the rear of the drill hall. Very nearly the entire building has been coated with white paint; details of original brickwork and trim are thereby largely obliterated.

**Significance:** The Chestertown Armory is primarily significant for its association with the reorganization and expansion of the National Guard system in the 20th century. It derives additional significance from its role as a social center for a community, a function it has served continuously since its construction date. Architecturally, the building embodies the distinctive characteristics of its type, including a T-shaped plan with a two-story front "head house" section and a one-story perpendicular "drill hall" extending to the rear; its facade is detailed to recall Medieval fortifications, with towers flanking the central entrance and strip buttresses. The Chestertown Armory was built in 1931 for Company G, 115th Battalion of the 29th Division of the Maryland National Guard. As part of the 29th Division, the 115th shares honors bestowed upon the group at the close of World War II, among them distinguished unit citations and the French Croix de Guerre with Palm. Various community groups rent the Armory hall for dances and cotillions, local hospital benefits, and other social functions, and the Friends of the Library hold annual trade shows there.

### 3.0 PAST AND CURRENT OPERATIONS

#### 3.1 Land Use History and Interview Information and Documentation

The land that the SFC John H. Newman Armory since 1931 only owner has been the Maryland Army National Guard.

#### 3.2 Analysis of Federal and State Regulatory Records Search Results

None found

#### 3.3 Analysis of Aerial Photographs

The only aerial photograph of the area found is attached. The photo shows the area Chestertown, Maryland and was taken 17 April 1988. The image is courtesy of the US Geological Survey and can be seen on the internet at <http://teraserver-usa.com> - Copyright © 2003 Microsoft Corporation, One Microsoft Way, Redmond, Washington 98052-6399 U.S.A. All rights reserve).

#### 3.4 Hazardous Material Use, Handling, and Storage

None noted or found in records check

#### 3.5 Hazardous Waste Generation, Handling and Storage

There currently is a Environmental Protection Agency (EPA) identification number MDD981938236 issued to the Chestertown Armory. The EPA ID number is used to track Hazardous Material/Waste generated from the site that is turned in. No records of any such pick-up have been noted in the MDARNG.

### 3.6 Petroleum Products Use, Handling and Storage

The SFC John H. Newman Armory was built to accommodate heating fuel. The heating fuel underground storage tank 6000 gallon is currently in use. (Photo)

The armory had two underground storage tanks (UST); 1000 gallon and a 4000 gallon tank that dispensed diesel fuel which was removed from the ground.

No spills were reported to the Environmental Section at any time.

### 3.7 Other Environmental Contamination

**LEAD** – USACHPPM conducted lead tests on 4 September 2004. The tests were conducted using both air and wipe technique and all were negative. Air samples are below the laboratory analytical detection limits for lead in air of 0.003mg/m<sup>3</sup>. The air is not believed to be an exposure pathway for lead in this facility. (see attached Industrial Hygiene Baseline Survey dated May 2004). All test report negative for lead in water from the Kitchen Sink.

**ASBESTOS** – Asbestos floor tiles and insulation were abated with the last being removed as part of the cleanup from Hurricane Isabel, except in the Arms Room which was not addressed. (see attached Industrial Hygiene Baseline Survey dated May 2004). The Army regulation 420-70 (Buildings and Structures) states that asbestos should not be removed solely for the purpose of eliminating asbestos.

**RADON** – Test results for Radon at the SFC John H. Newman Armory show levels well below U.S. EPA guidelines and do not indicate a need for follow-up testing or remedial action. Test results from 18 February 1993 were done by Maryland Department of the Environment, Mr. Leon Rachwba, Radon Section Chief.

**PESTICIDES** – There are no records of any contractors applying pesticides found in the State Contracting Office.

**PCBs** – None found at the site or in any recorded history



## 4.0 SITE RECONNAISSANCE

### 4.1 Results of Site RECON

#### Armory

-EXTERIOR – The exterior of the armory indicates peeling paint on the Northeast and Southeast sides of the structure. The picture windows overlooking the Chester River were improperly installed and the blocks are cracking and potentially could result in a catastrophic failure under high wind or impact on the underlying structure. (Photos) The rear main fire exit doors stick, both fail to have panic bars and one- door deadbolts into the other which in-turn pins in the doorframe. (Photo) The rear fire doors hinges are rusted and fail to properly close. (Photo)

-INTERIOR – The interior of the armory is overall in good repair, except several doors, which are degraded through continued water problem in the lower level that has flooded the lower (first) floor over time.

#### Garages

-EXTERIOR – Leaking roof near the doorway.

(see Photographic Log for Site Recon attached).

## 5.0 RESPONSE ACTIONS

### 5.1 Description and Status of Ongoing Response Actions or Regulatory Orders

None

### 5.2 Description and Documentation of Closed Responses

None

## 6.0 FINDINGS AT ADJACENT PROPERTY

### 6.1 Analysis of Federal and State Regulatory Records Search Results

None

### 6.2 Historical Activities and Current Use Information

A research of SFC John H. Newman Armory revealed the following:

## 7.0 CONCLUSION

### 7.1 Environmental Condition of the Property

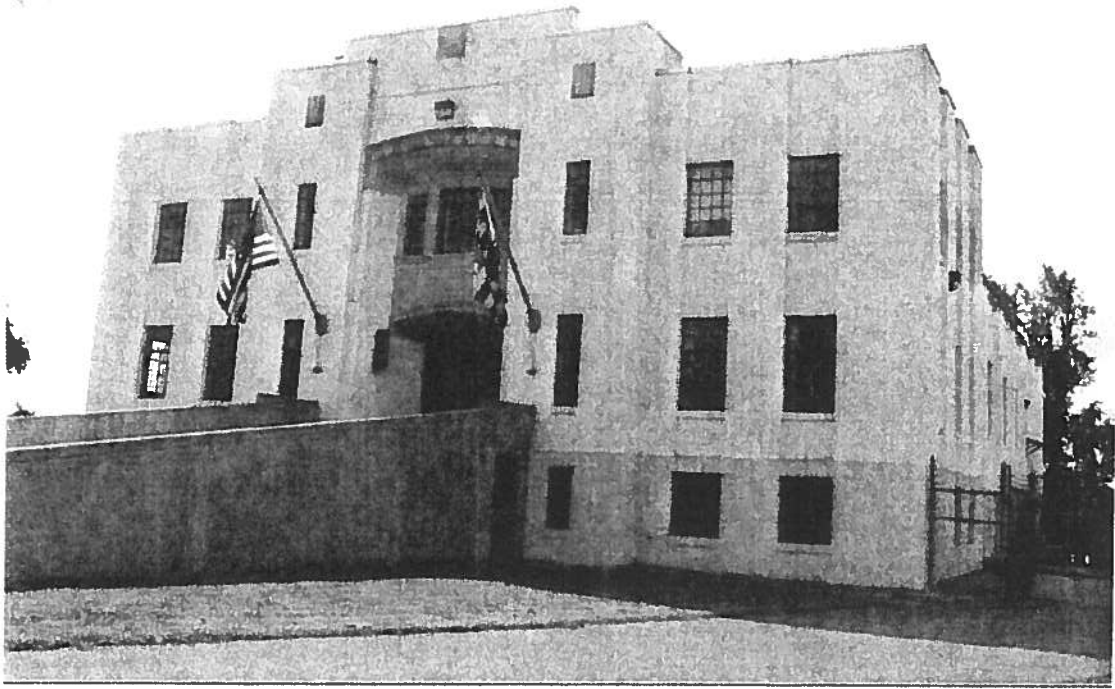
Based on the site recon of the property the environmental condition of the property is fair. It should be noted that there is still asbestos tiles in the armory, if children are to use the armory then the chipping lead paint should be addressed, the military debris in and around the armory/garages should be cleaned up prior to transferring the property,

#### Transfer Restrictions

NRHP listed property restrictive covenants are needed for the conveyance of the property along with restrictions for use as a day care facility based upon lead paint and other environmental hazards.

## APPENDICES

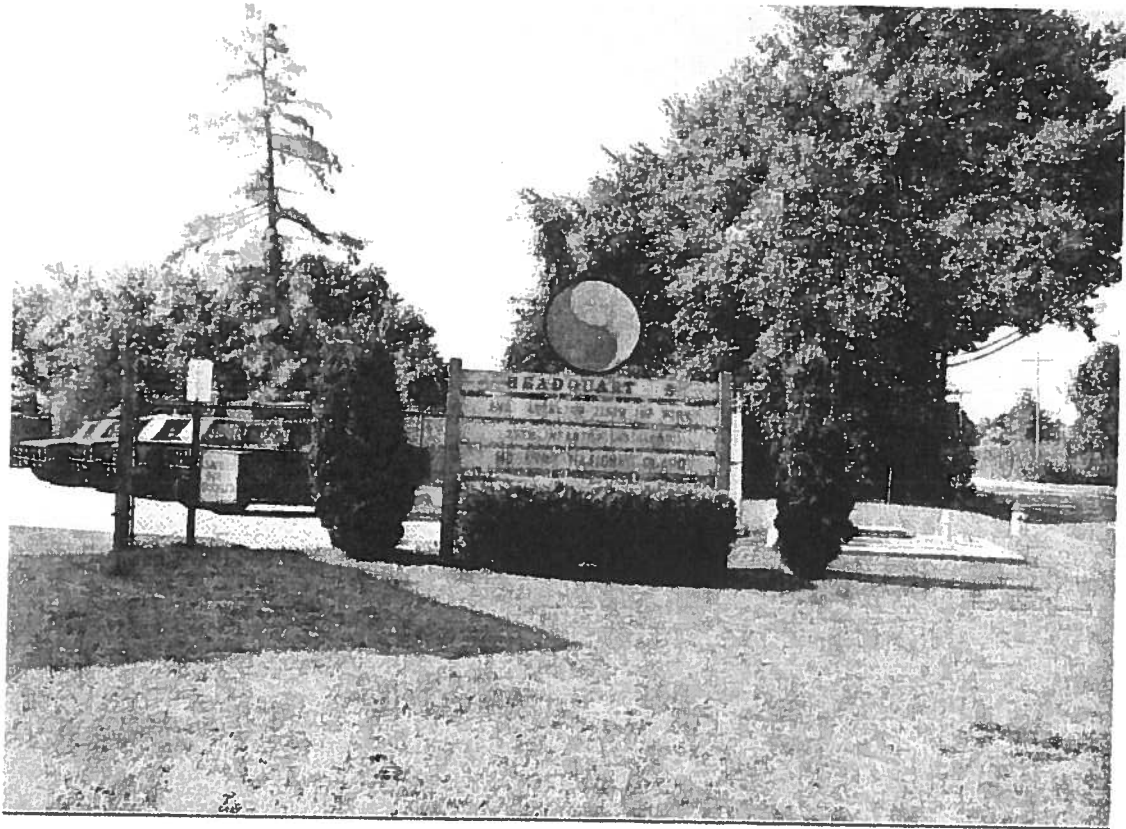
- Aerial Photographs
- Topographic Map
- Floor Plan of Armory
- Memorandum of Front Entry Façade
- Photographic Log for Site Recon
- USACHPPM Baseline Survey May 2004



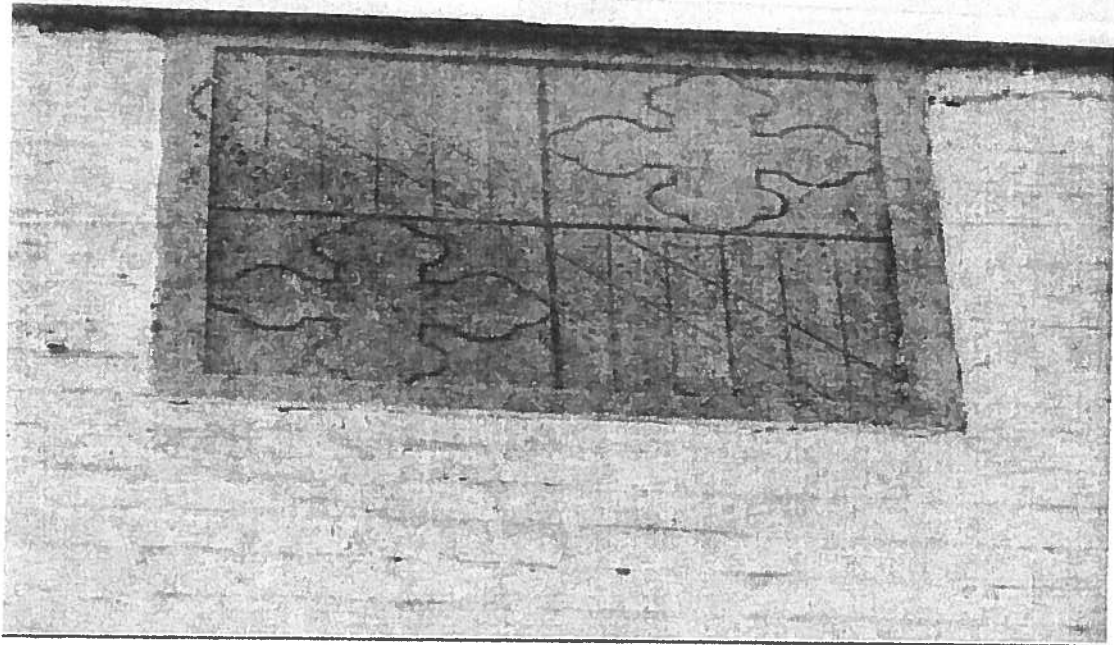
Front Exterior view of the Armory



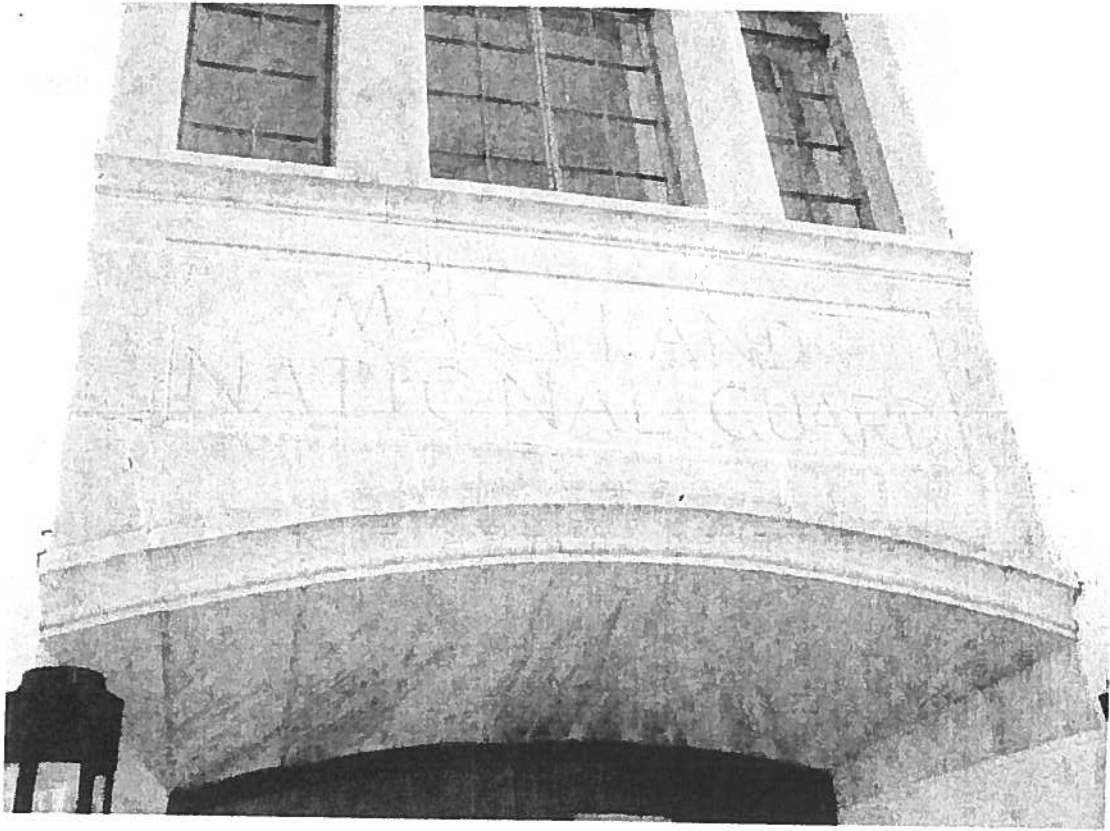
Monument to the soldiers from the Medical Detachment of the 115<sup>th</sup> Infantry Regiment for their sacrifice during WWII.



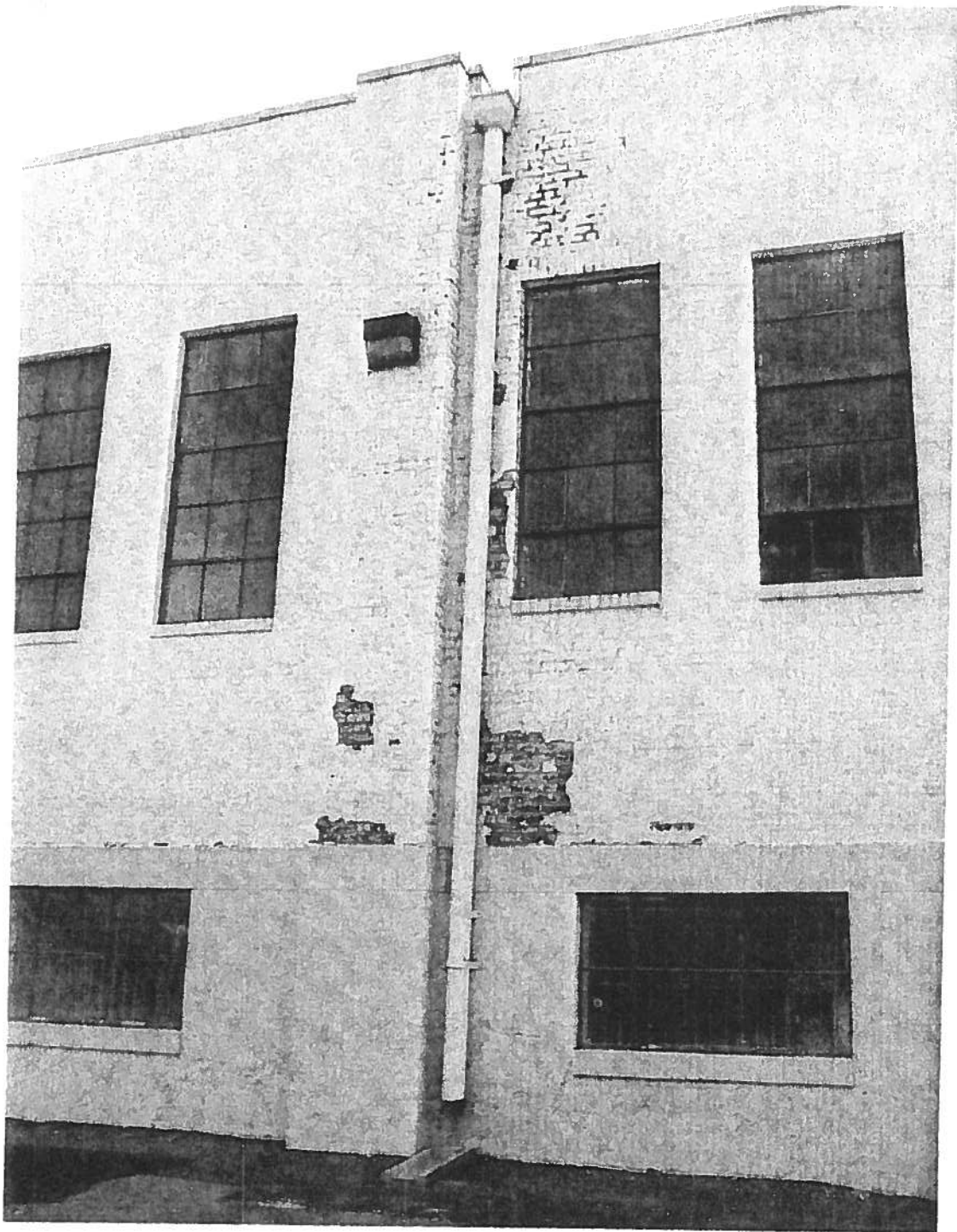
Unit Sign for the Armory and Unit leadership



Maryland Crest on the top front of the Armory.

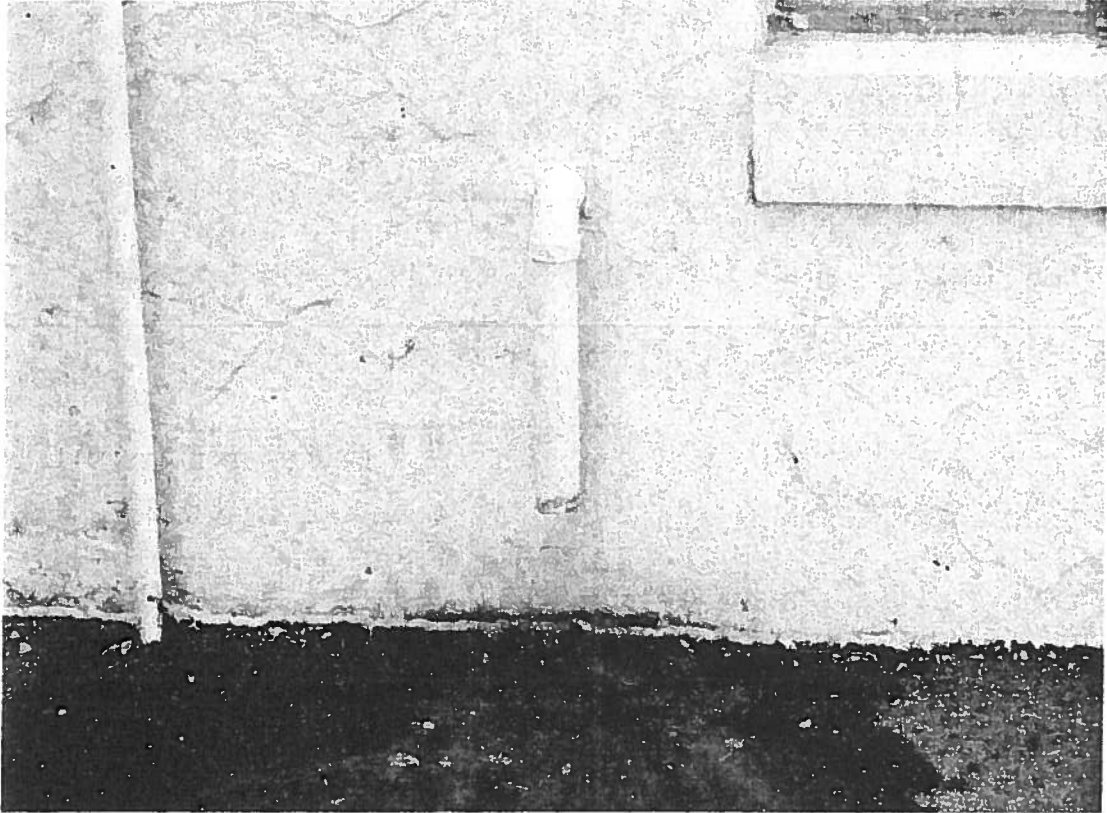


Front arch of the armory

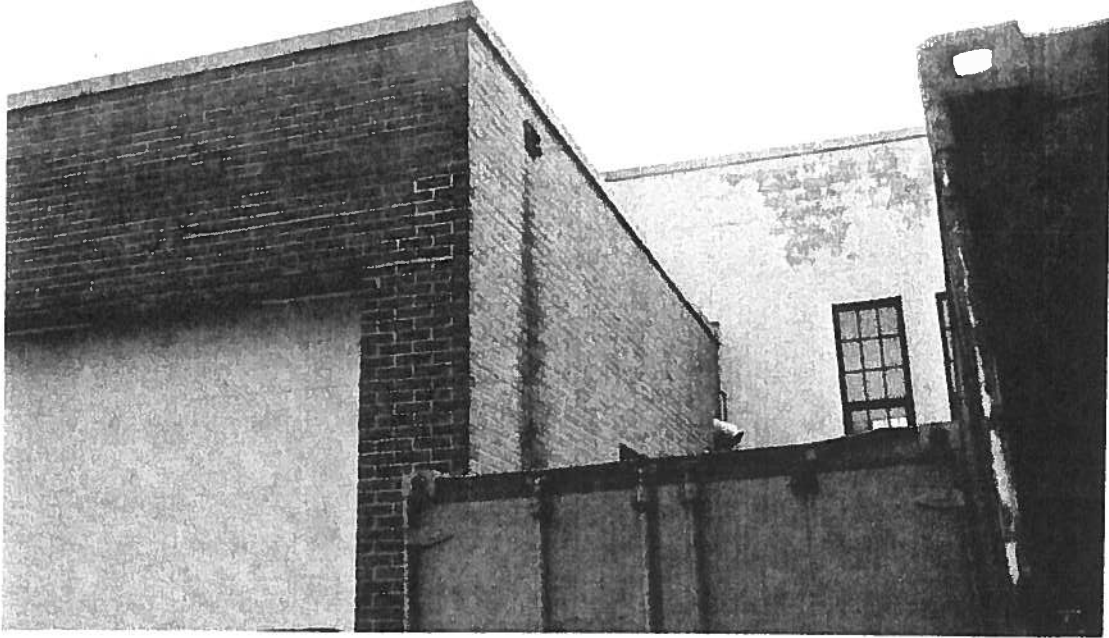


Deteriorated condition of the down spouts on the armory brick painted face.

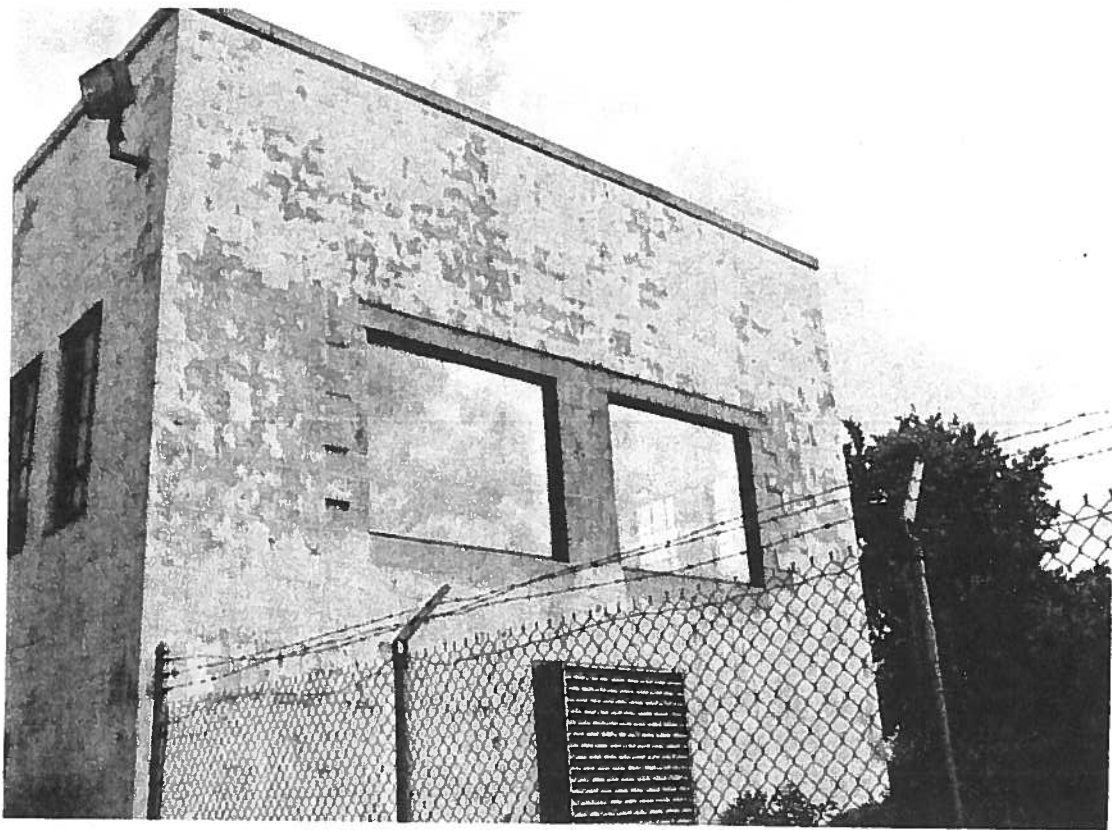




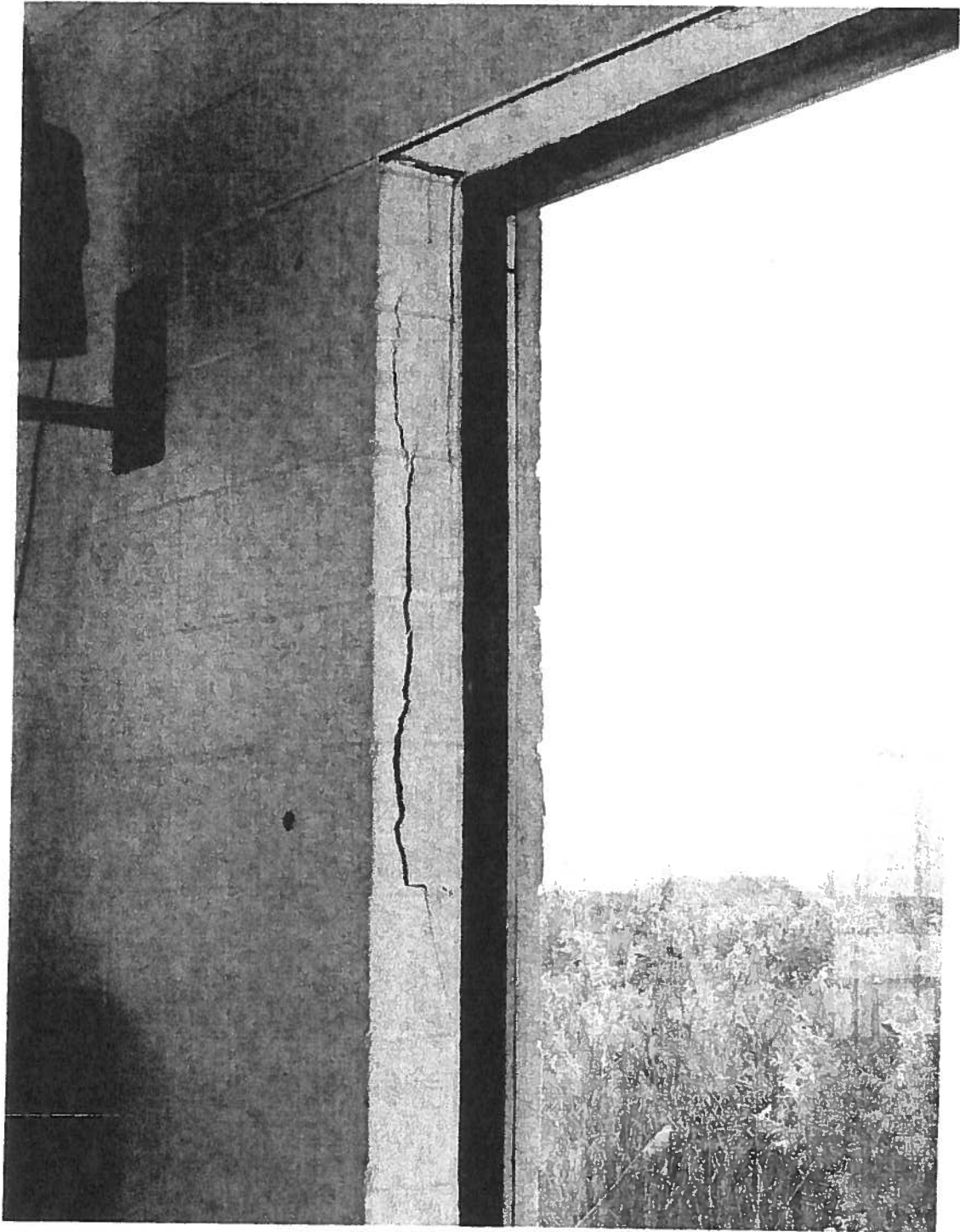
Air-conditioning condensate drain for upper floor units to the compound for



West rear of the armory roof drain direct drain down the face of the brick and deteriorated paint above.



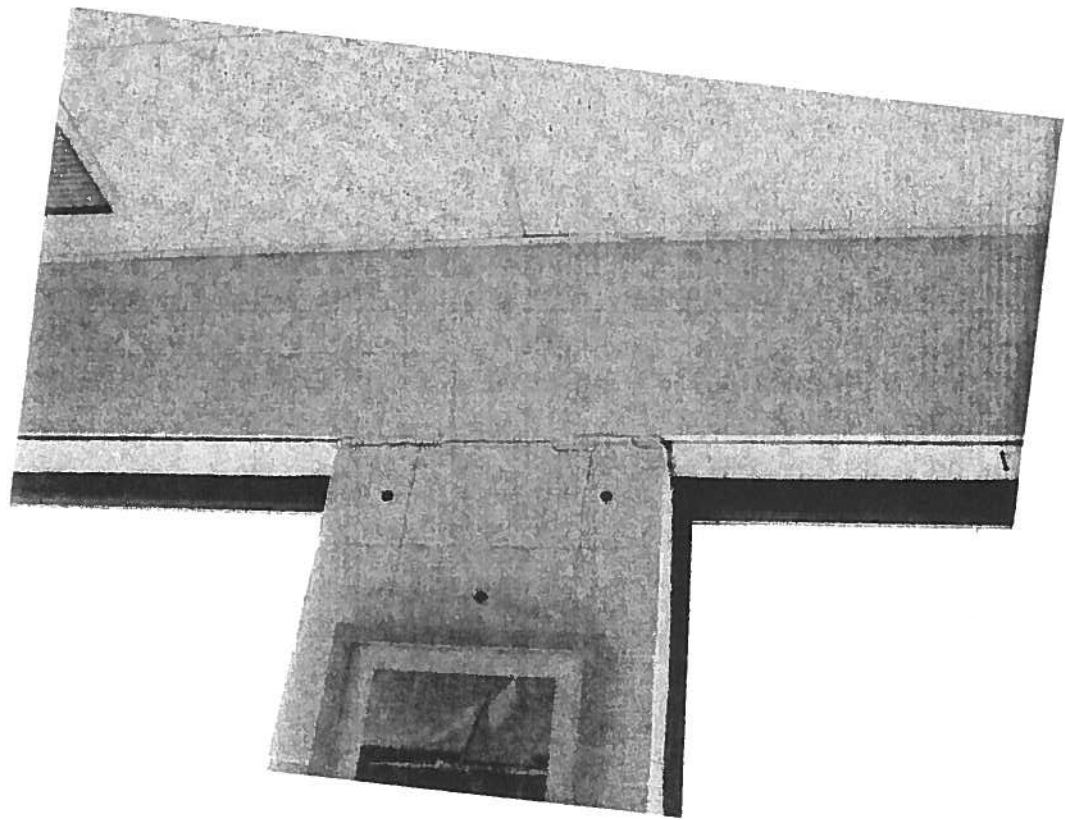
Picture window improperly installed and deteriorating.

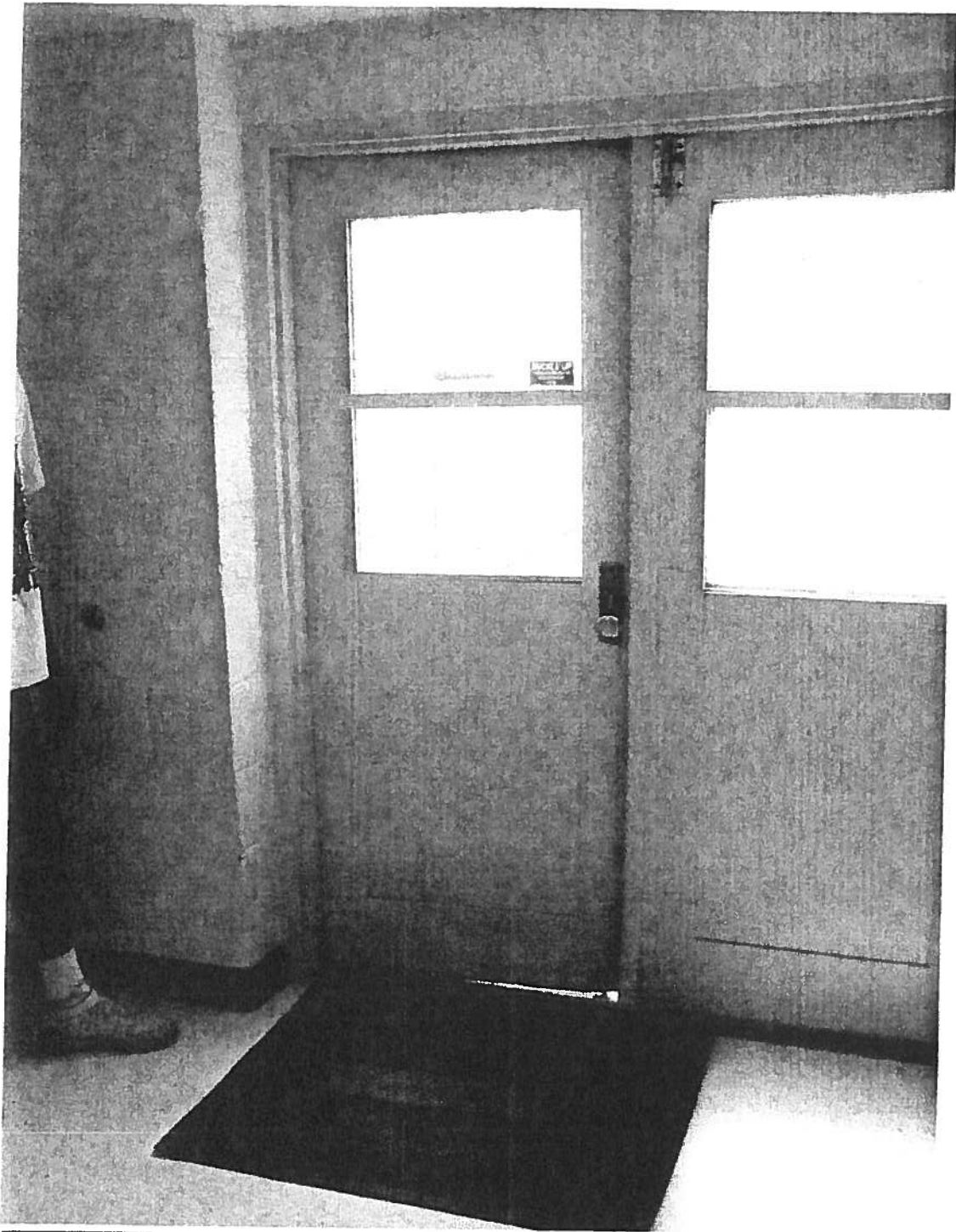


Structural crack in block surrounding the window that includes the middle and sides of the windows



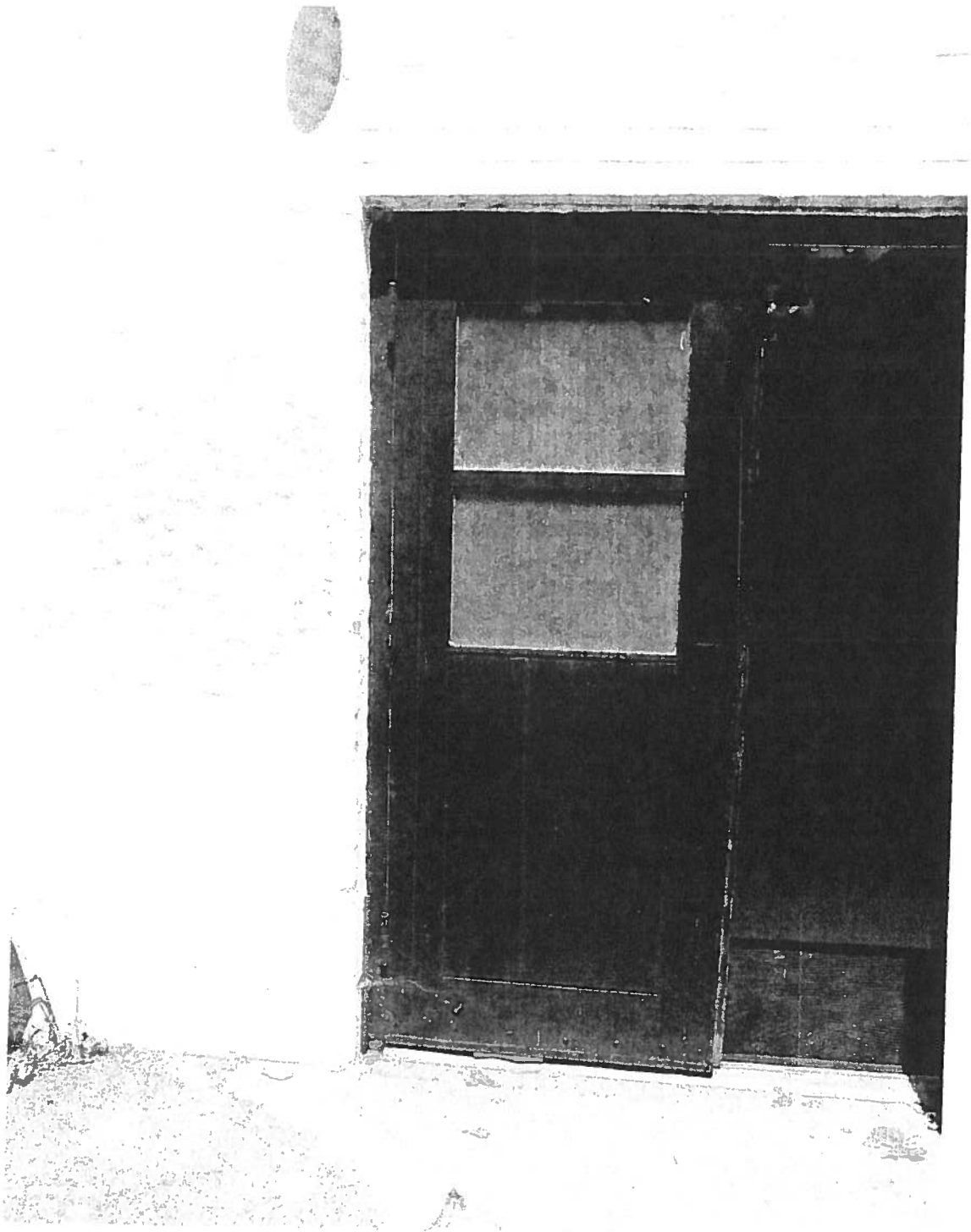


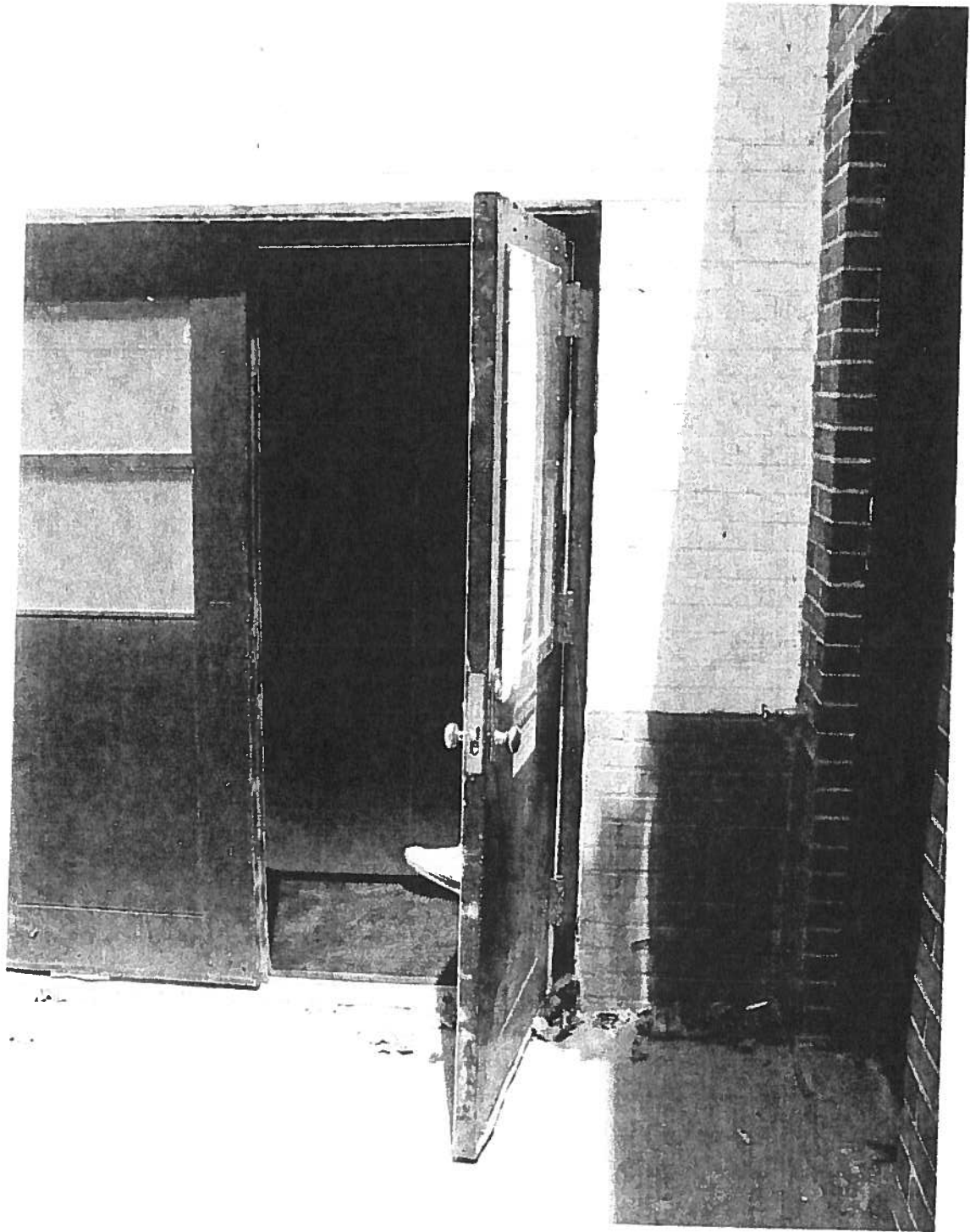


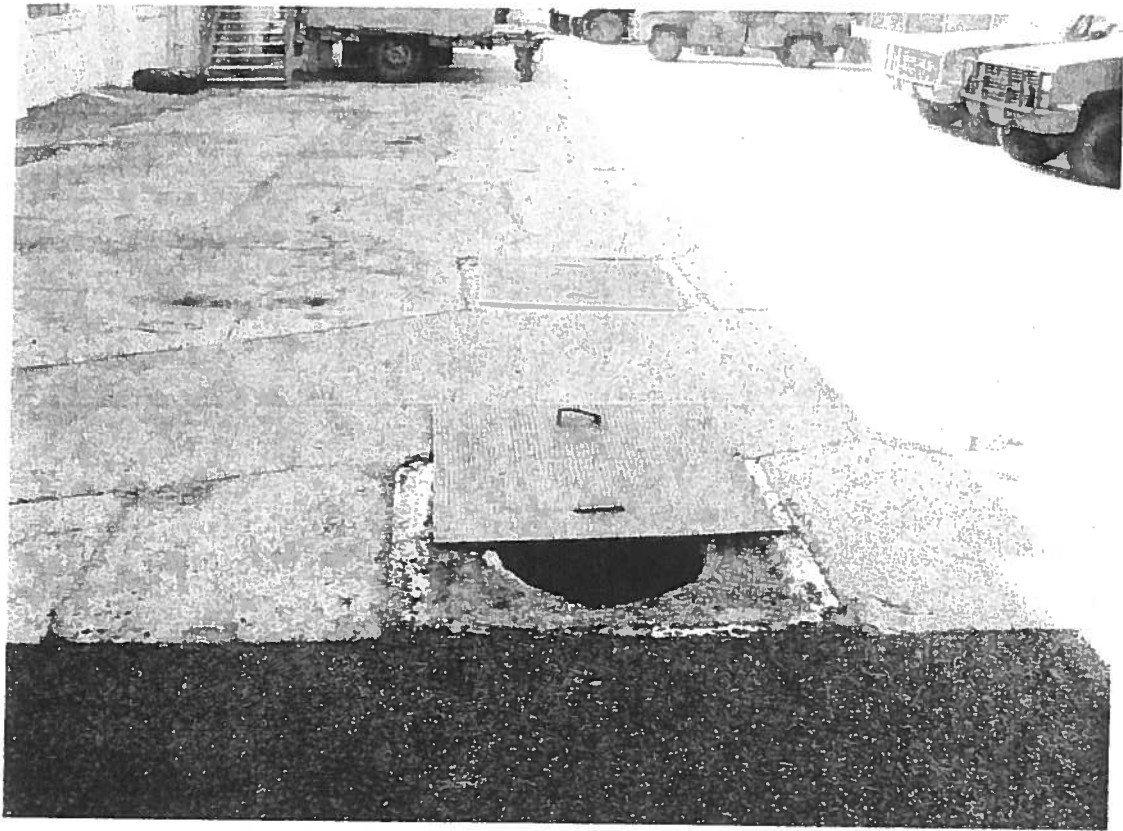


Main fire exit doorway on the first floor, jams and sticks, will not completely close and has no panic bar or way to open both doors quickly.

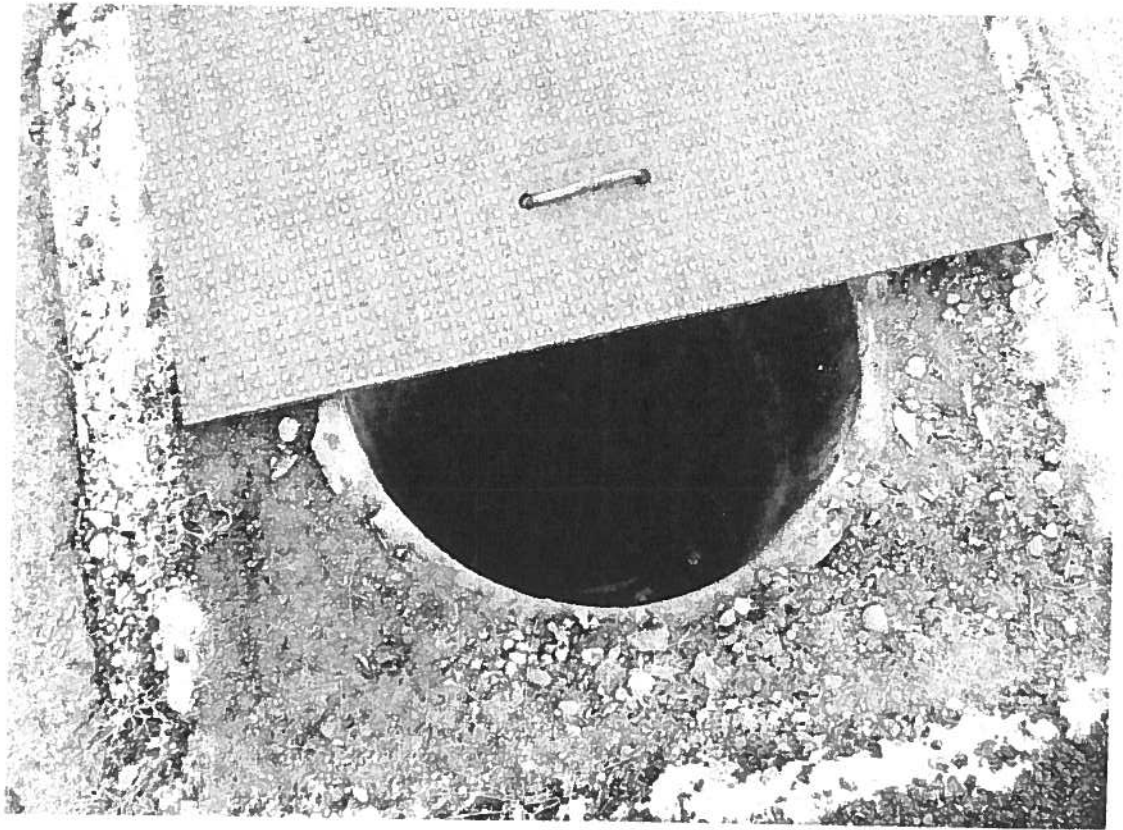


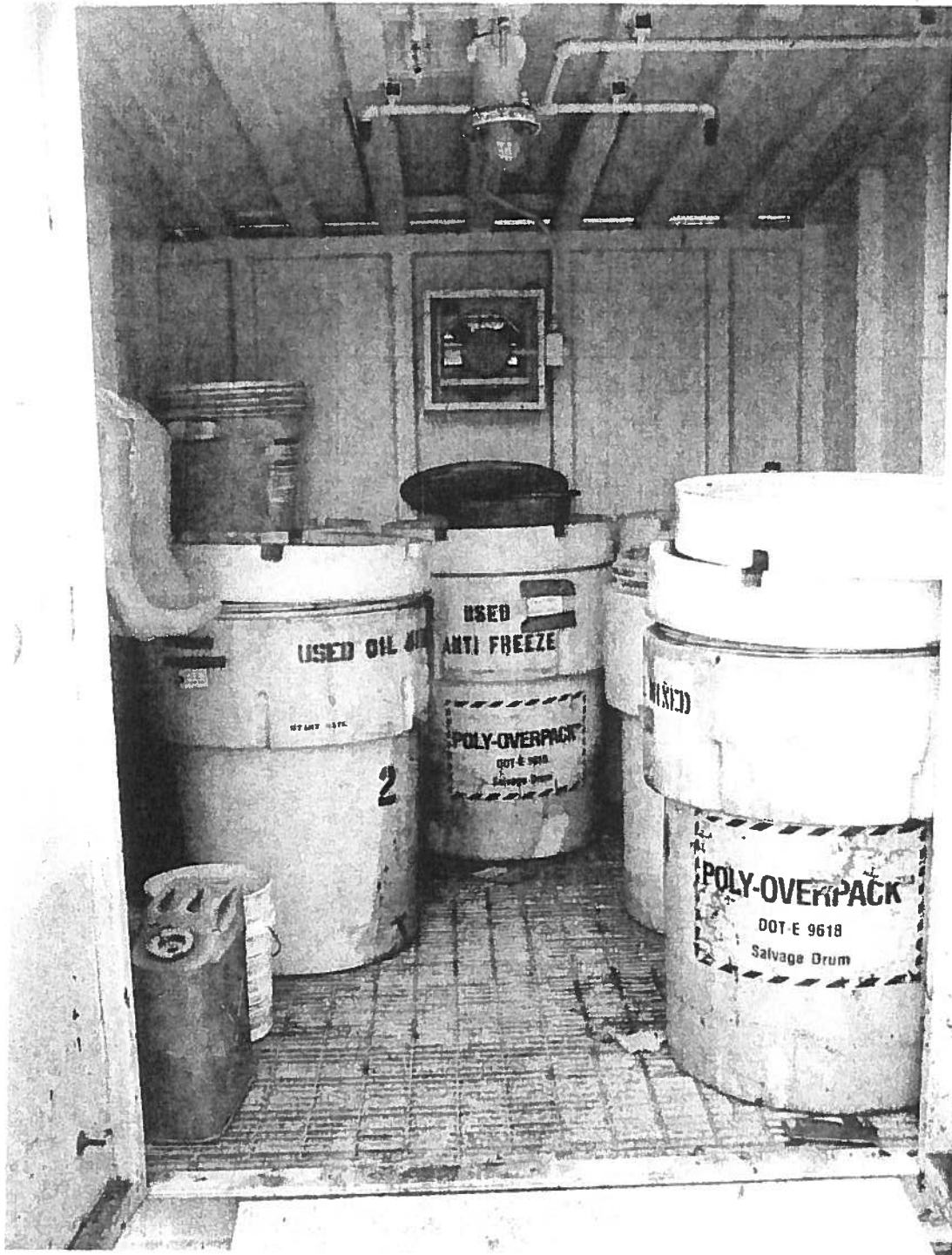






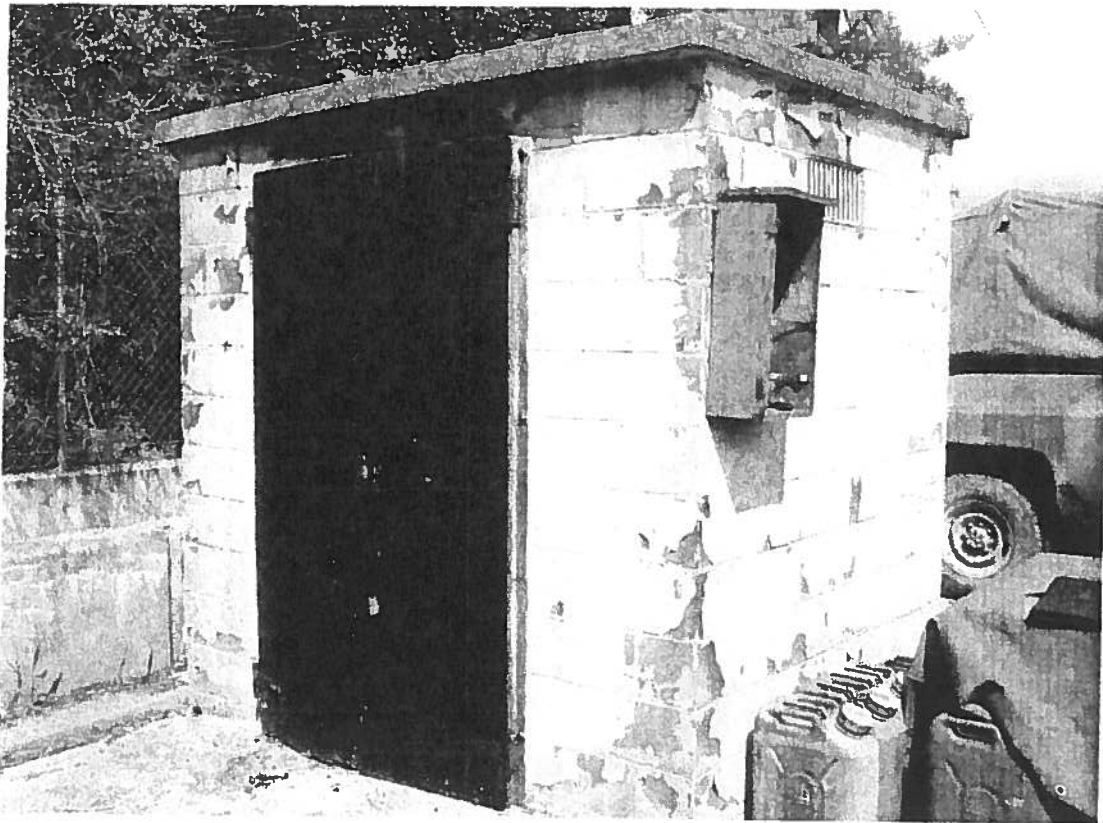
Two Sewage holding tanks with fluid, need to be pumped and cut off and filled in





HAZMAT Building potential spill from Hurricane Isabel. Contents appear to be antifreeze fluid, oil and unknown substance in red can. Needs to be evaluated for T/I and /or clean-up.



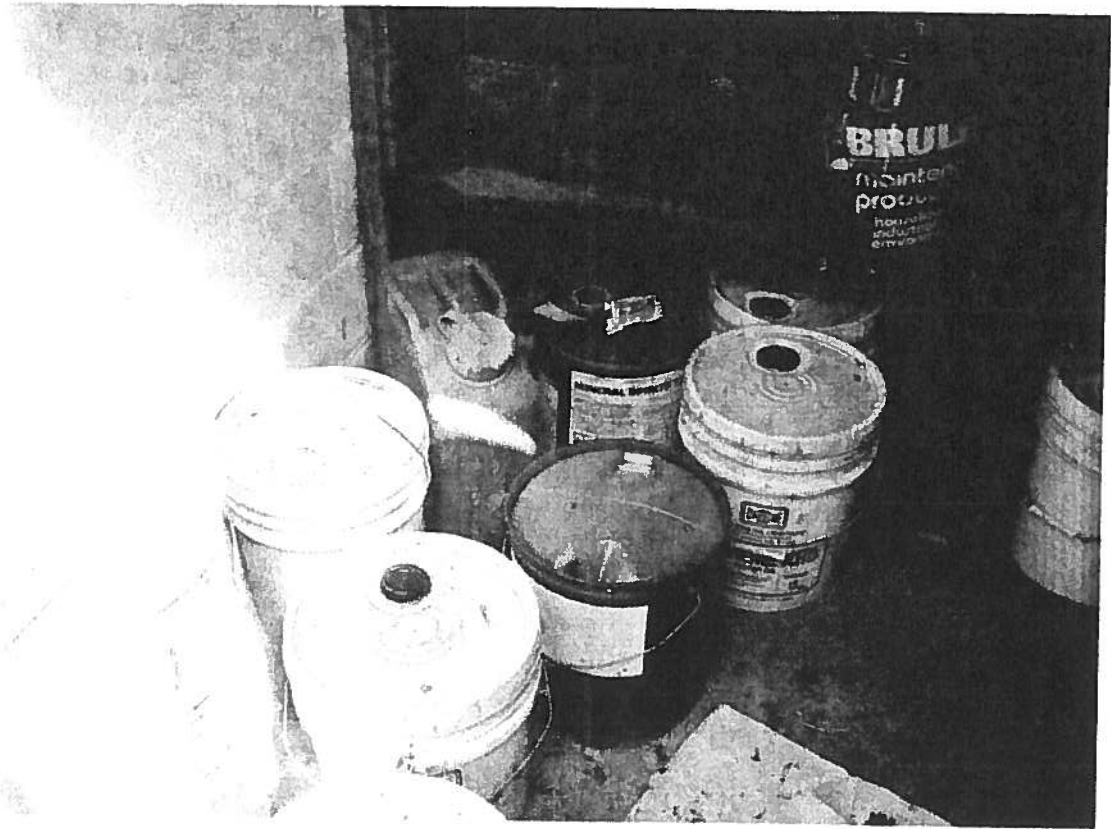


POL building missing fire extinguisher, contents need to be cleaned out and store diesel cans within, out of the weather.

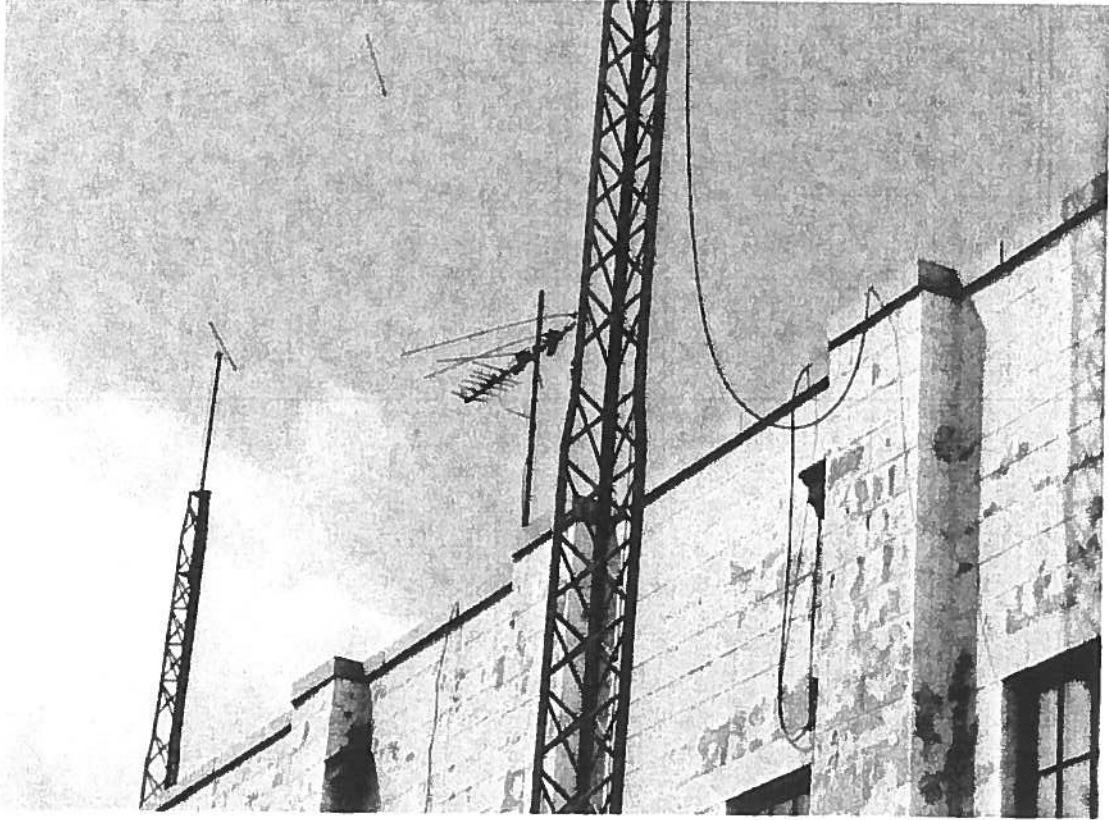




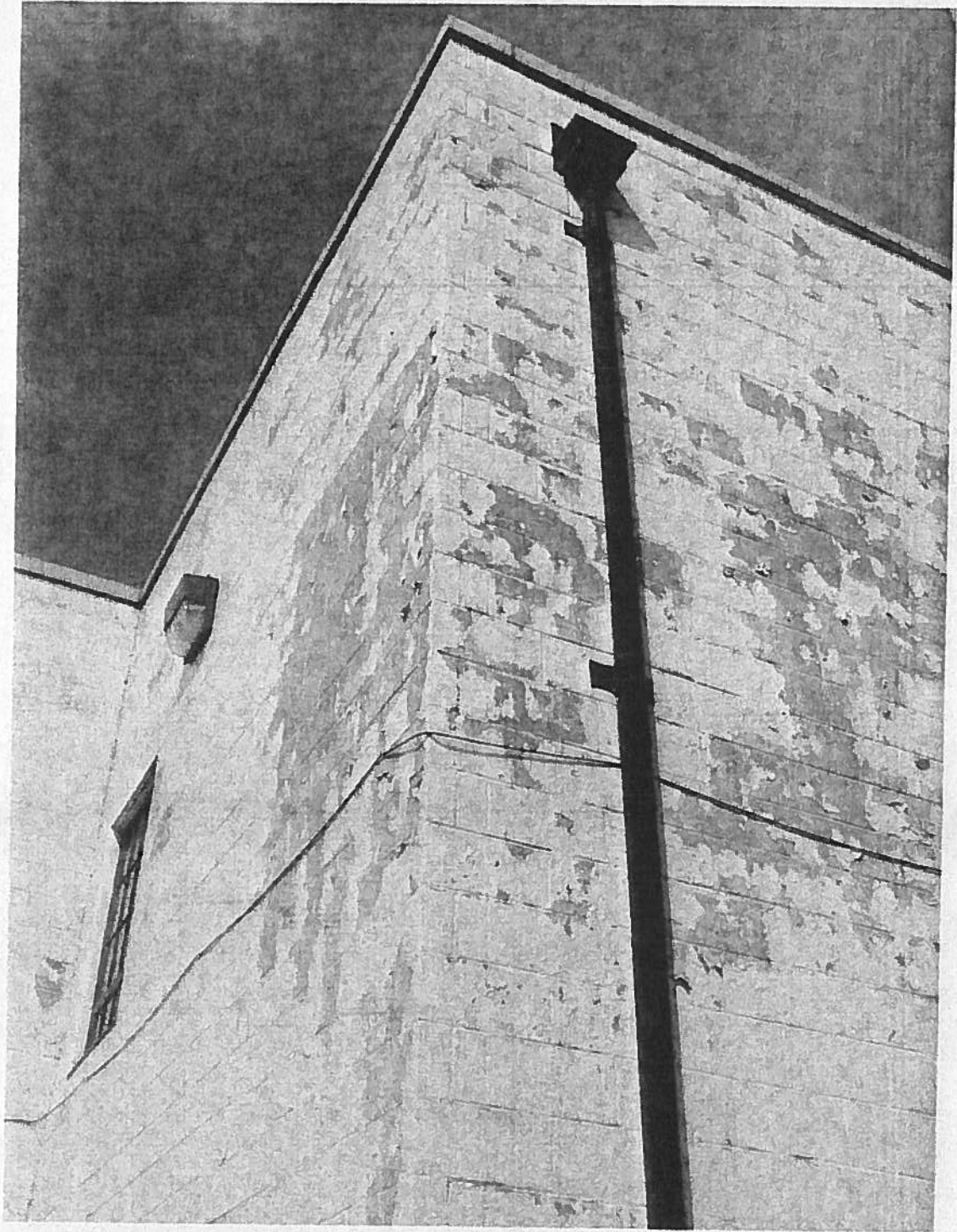


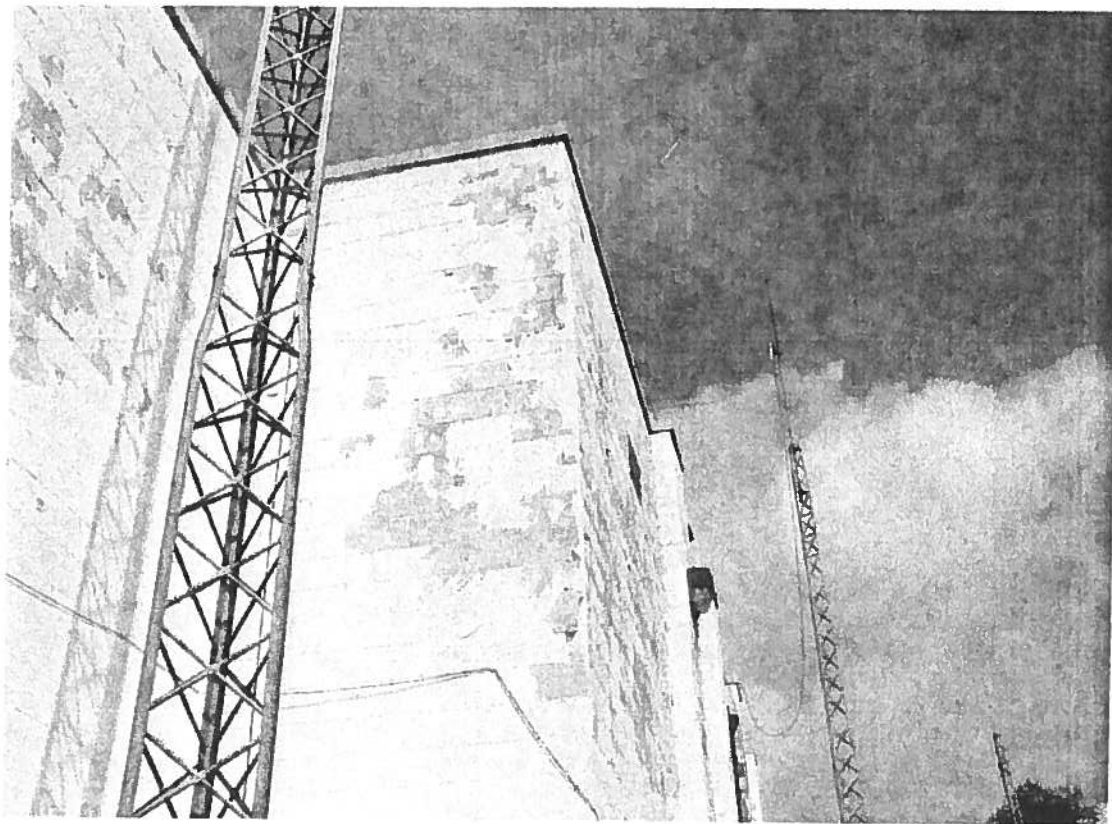


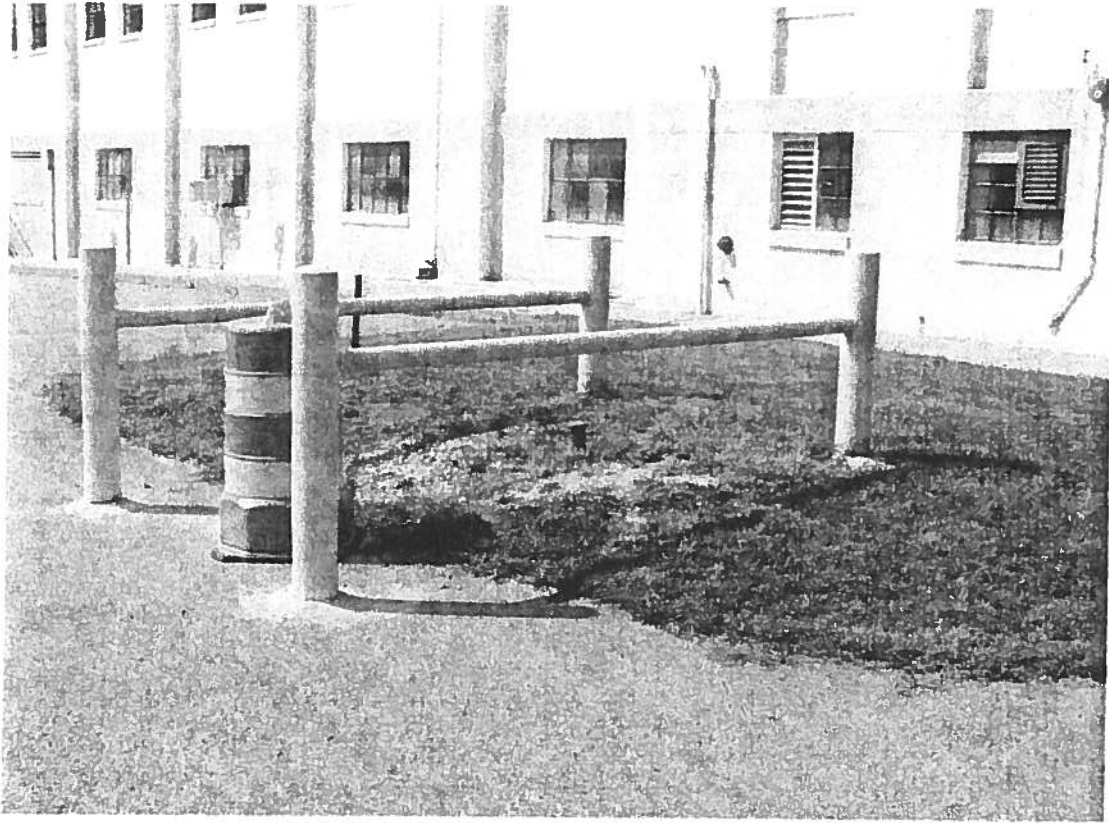




Paint peeling on East side of the armory.







6000gallon under ground storage tank for heating oil that is under contract for replacement by an above ground storage tank this FY.





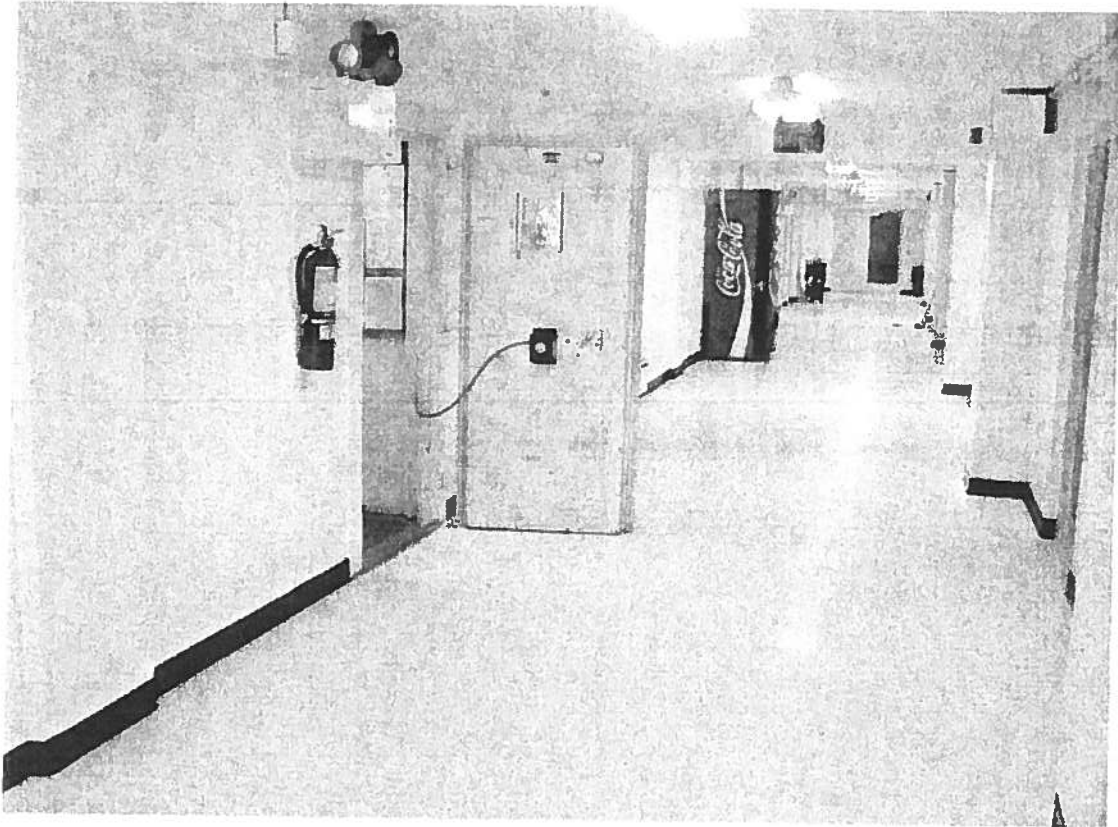
Armory power transformer located on front east side of the building.



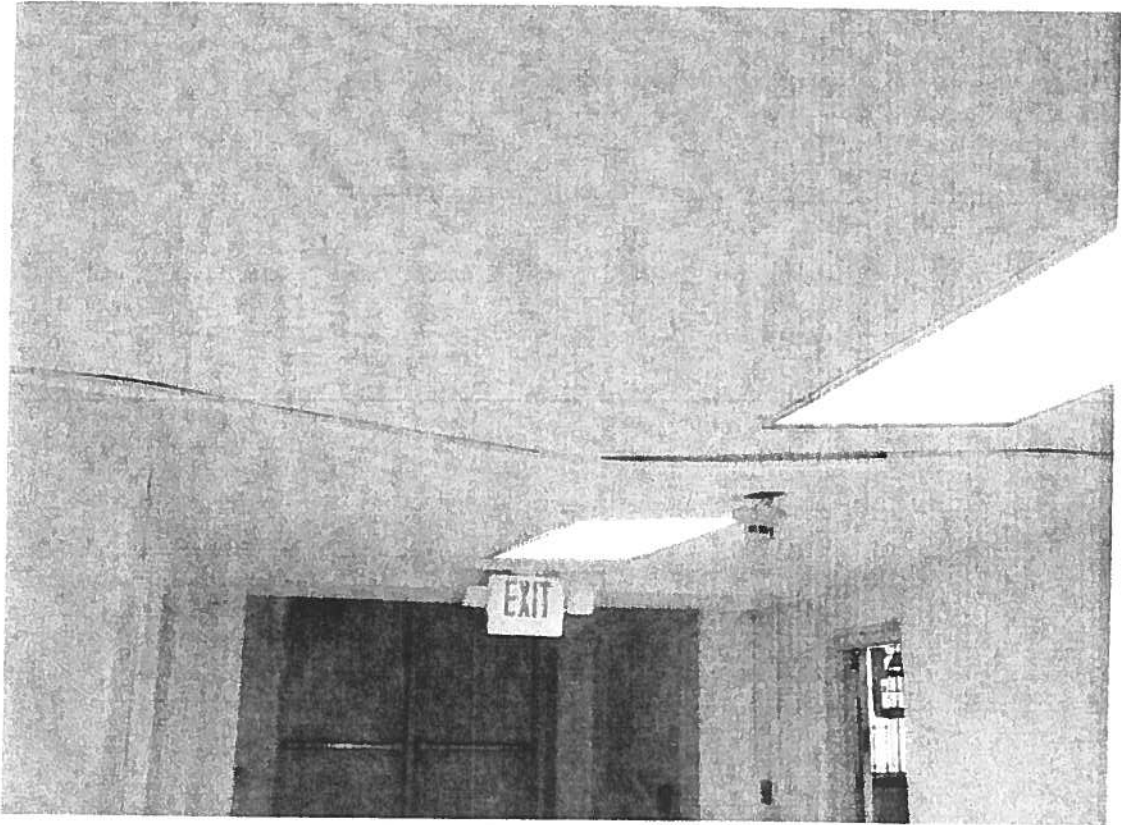
Asbestos tile not replaced as part of Isabel clean-up, note the new tiles in hallway



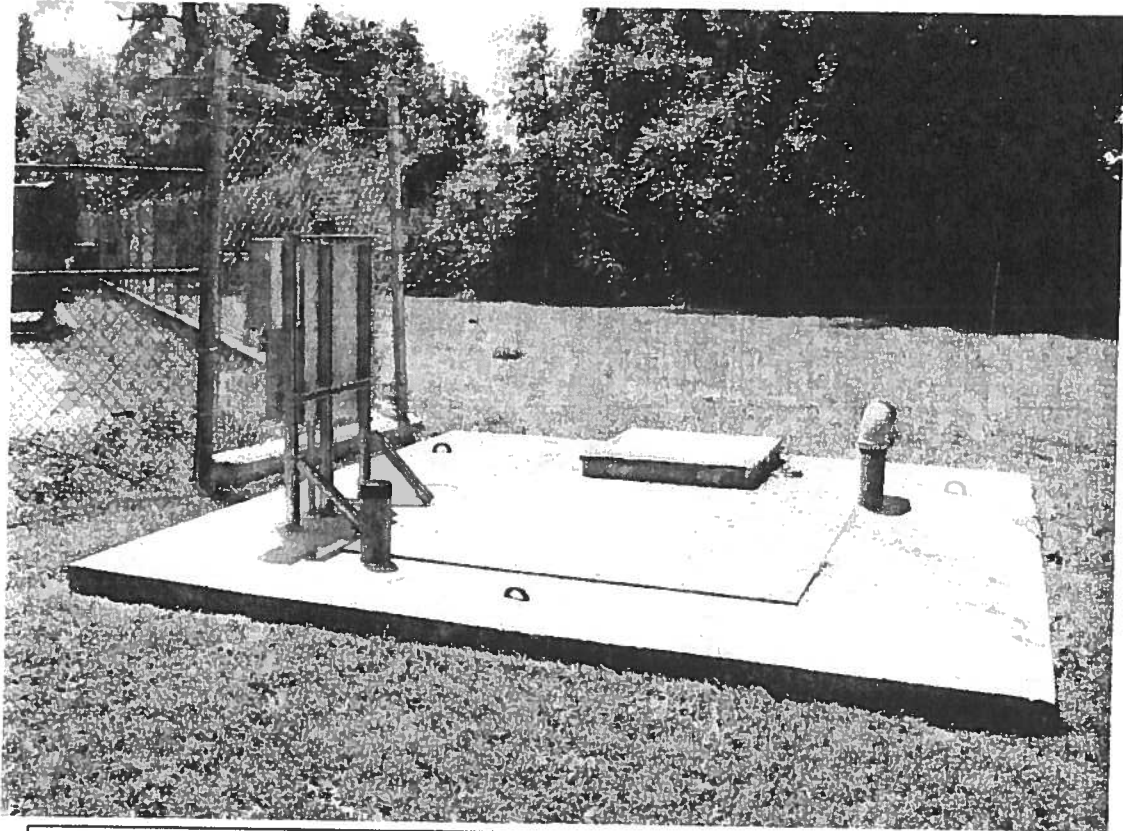




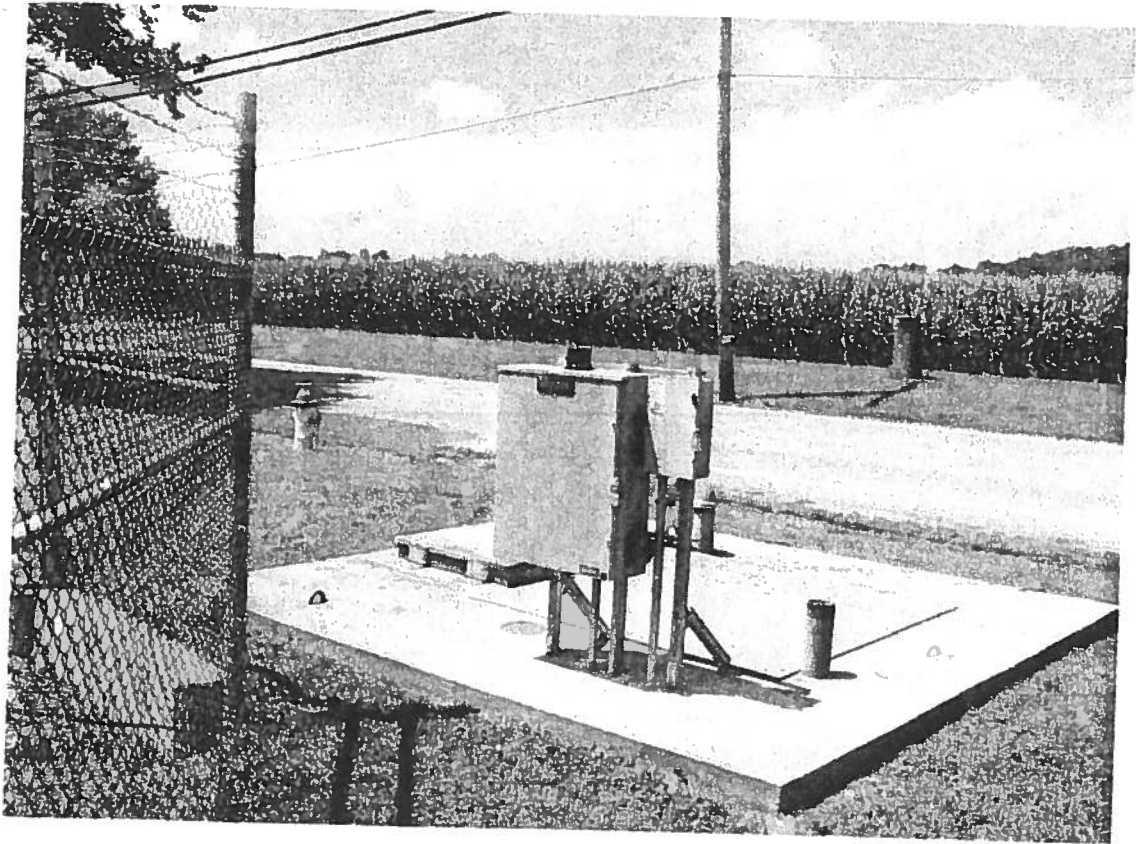
This is the main hallway and it has been retiled and repainted throughout, except as noted above.



Sagging ceiling in 1<sup>st</sup> floor foyer, T! line running in the middle of the sag.



New sewage pump and power control unit located outside the compound and on the street without bollards. Unit needs additional protection and security.





Rut from Hurricane Isabel Unit would like some fill to fix rut as a self- help effort.