



Maryland Department of the
Environment

FACTS ABOUT:

1100 JAMES STREET PROPERTY (VOLUNTARY CLEANUP PROGRAM)

Site Location

The 1100 James Street Parcel property, totaling approximately 2.90-acres, is located at 1100 James Street in Baltimore City, Maryland 21223. The property, situated in a mixed commercial/residential area, is bounded to the north by a B & O Railroad right of way and the Mount Claire shopping center beyond, to the south by James Street, an auto repair facility and residential row homes, to the east by a paved roadway and the B & O Railroad Museum and to the west by West Ostend Street, a vacant lot and residential row homes beyond. Currently, the property is completely covered with asphalt pavement. The area surrounding the property receives public water and sewer services. The property slopes to the south and ground water is encountered approximately eight (8) to fourteen (14) feet below grade. The nearest surface water body is the Middle Branch of the Patapsco River, located approximately 0.8-mile southeast of the property.

Site History

The property was first developed in 1827, and used as a horse stable for the railway (the Baltimore and Ohio Railroad Company previously used horses to draw the railcars through the city). In the early 1900s, the property was utilized as a storage facility. Historical on-site structures noted on the property included a blacksmith shop, wagon shed, gashouse, tin shop, machine shop and caretaker's house. The identified structures were razed in 1976. In 1987, the B & O Railroad Company merged into the Chesapeake and Ohio Railway Company, which then merged into CSX Transportation, Inc. In 1992, the property was transferred to the B & O Railroad Museum, Inc., and the property has remained an asphalt-paved parking lot.

Environmental Investigations And Actions

In December 2007, a Phase I Environmental Site Assessments (ESA) was conducted on the property that identified recognized environmental conditions associated with historic property use. In December 2007, a geophysical survey was conducted that identified two areas of magnetic anomalies (potential historic underground storage tanks). In January 2008, a Phase II ESA was conducted that identified elevated levels of metals and slightly elevated levels of semi-volatile organic compounds (SVOCs) in the soil beneath the property. In June 2008, four test pits were excavated at the previously identified



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

Harp/Land Restoration Program/October 2012

magnetic anomalies, which revealed the presence of an unknown capacity underground storage tank in the eastern portion of the property. In September 2008, a supplemental Phase II ESA was conducted that confirmed elevated levels of metals and SVOCs in the soil beneath the property.

Current Status

On January 29, 2008, a Voluntary Cleanup Program application was submitted by 1100 James, LLC seeking a No Further Requirements Determination as an inculpable party. Future property use was indicated as Tier 1B, restricted residential use. The Department accepted the property into the VCP on January 15, 2009, for a Certificate of Completion and confirmed the inculpable person status of the applicant. On June 22, 2010, prior to receipt of a response action plan, the applicant voluntarily withdrew from the program.



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

Harp/Land Restoration Program/October 2012