



Facts About...

1200 North Charles Street
(Voluntary Cleanup Program)

Site Location

The 1200 North Charles Street property, totaling approximately 1.18 acres, is located at 1201-1229 North Charles Street in Baltimore, Maryland 21201. The property is located in a mixed commercial/residential area and is bounded to the north by East Preston Street, to the south by East Biddle Street and a mixed commercial/residential area beyond, to the east by Lovegrove Street and a three-story building beyond and to the west by North Charles Street. The topography slopes moderately to the north. Ground water is approximately 10 feet below grade. The nearest surface water is the Northwest Harbor basin approximately 8,000 feet to the south.

Site History

The 1200 North Charles Street property has been mixed commercial/residential since 1890. Previous tenants of the property include: Lyceum Theatre, antique shop, tailor, Anneslie apartments, parking garage with gasoline filling station, two dry cleaners (same tenant space) and multiple restaurants. The dry cleaning facilities operated at the property between 1942 and 1987. Currently, there are three buildings and an on-grade parking lot on the property. All of the tenant spaces and apartments are vacant with the exception of the Thai Landing Restaurant at 1207 North Charles Street.

Environmental Investigations and Actions

In May 1991, an underground storage tank (UST) was abandoned in place at the property. In 1993, a UST was removed from the location of the former filling station associated with the previous parking garage located at 1227 North Charles Street. Environmental investigations identified slightly elevated levels of total petroleum hydrocarbons (TPH) in the groundwater and soil. In 1997, Phase I and II assessments were conducted for 1203 North Charles Street. The investigations identified a heating oil UST located behind the former Anneslie apartments. In 1998, the Anneslie apartment's UST was abandoned in place. In 1998, a Phase I and II assessment were conducted for 1201 North Charles Street, formerly known as Danny's Restaurant. In 2001, a Phase I assessment was conducted at 1207 North Charles Street. In 2001, a limited subsurface investigation to sample for volatile organic compounds (VOCs) was conducted at 1207 North Charles Street, due to the former dry cleaning activities performed on-site. In 2004, a Phase I assessment was conducted for the entire property (1201-1229). In May 2005, a Phase II assessment was conducted for the entire property, which indicated slightly elevated levels of metals in the soil.



Current Status

On February 24, 2005, a Voluntary Cleanup Program application was submitted by 1200 North Charles, LLC seeking a No Further Requirements Determination as an inculpable person with future commercial use of the property. The Department issued a No Further Requirements Determination (NFRD) on June 22, 2005, conditioned on use of the property for restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes and a prohibition on the use of ground water located beneath the property.

Contact

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