

<u>Baltimore City</u>	
1800s -early1900s	Privately owned. Property occupied by missionary, chapel, granite and porcelain decorator, and rag shop.
early-1950s – 1980s	Steel fabricators operated and/ or owned at the property.
09/28/1987 – Present	Property privately owned.
07/21/2000	Fells Point North LLC submitted a VCP application seeking a no further requirements determination as an inculcable person.
08/18/2000	MDE notified Fells Point North LLC that it qualified for inculcable person status.

1400 Eastern Avenue Property
1400 Eastern Avenue
Baltimore, Maryland
(Voluntary Cleanup Program)

Site Description

This 0.596-acre property is located in a mixed-use area of southern Baltimore City. The property is bounded by residential properties to the north and, thoroughfares to the south (Eastern Avenue), east (Spring Street), and west (Eden Avenue). Property improvements include a masonry and wood-framed two-story building constructed in the late-1800s,

which is connected to a steel-framed one-story warehouse building constructed in the mid-1900s. Building footprints (19,350 sq. ft) cover the entire property.

The property and vicinity receive public water and sanitary sewer services from the City of Baltimore. Overland flow from the property is directed westerly towards storm drains. The Northwest Harbor of the Patapsco River is the nearest surface water body to the property located 0.75 miles to the south. Groundwater beneath the property flows southerly and southwesterly, under perched and unconfined shallow conditions.

Site History

Between the 1800s and early-1900s, the property was privately owned and occupied by a missionary, a church, a decorative granite and porcelain shop, and a rag shop. For over 30 years (early 1950s – 1980s), a series of steel fabricators operated and owned the property (Baltimore Steel Company, Durrett Sheppard Steel Company, and Ray Russell Steel Company). Steel fabrication involved the use of materials such as paints, hydraulic fluids, cutting oils, and other lubricants. Since September 28, 1987, the property has been privately owned.

Environmental Concerns

Environmental investigations of the property in 2000 identified surficial stains in several areas of the property. Sampling throughout the building revealed soil and groundwater contamination, with the principle contaminant being lead (4500 parts per million) in soils. Other, soil contaminants such as polycyclic aromatic hydrocarbons (benzo[a]pyrene), metals (arsenic, cadmium, chromium, thallium, zinc), pesticide (chlordan), and petroleum hydrocarbons were detected at lower levels. Groundwater contaminants such as volatile organic compounds (tetrachloroethene, trichloroethene) and metals (cadmium, nickel) were also detected at low levels.

Voluntary Cleanup Program (VCP) Status

On July 21, 2000, Fells Point LLC submitted a VCP application for the property seeking a no further requirements determination as an inculpable person. On August 18, 2000, the Department notified the prospective purchaser, Fells Point LLC that it qualified for inculpable person status. The Department is awaiting the additional information requested on January 29, 2001.

Currently the property is utilized as a storage facility for scaffolding, ceramic tiles, manufacturing equipment, and construction material. If Fells Point LLC acquires the property it will be renovated into office space.

Facility Contact

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