



Former Excelsior Cleaners

What You Need to Know

The former Excelsior Cleaners (MD 1795) facility was identified by the Land Restoration Program in the 2008 Dry Cleaning Initiative Report. The site was a Level II drycleaner. Level II indicates it operated in this location for over 50 years. Dry cleaning operations occurred from the 1940's until 2000.

Site History

Limited documentation exists on the historical use of the property. According to the Department's Air and Radiation Management Administration (ARMA), dry cleaning operations occurred from 1956 to 2000. Dry cleaning operations occurred under the business names Excelsior Cleaners and God's Supreme Dry Cleaning. ARMA's files were destroyed in 2007 per their record retention schedule. The dry cleaning business ceased operation in 2000; the building was sold and renovated as a medical clinic. In 2004 the site was again sold and renovated as a Church.

Excelsior Cleaners operated under RCRA permit MDD022435960 and Air Facility System permit number 510-1488. The EPA file identifies tetrachloroethylene (PCE), methylene chloride and other volatile organic compounds (VOCs) being used and stored at the facility.

Site Location

The former Excelsior Cleaners is located at 4216 Edmondson Avenue in Baltimore City, Maryland 21229. The property is 8,227 square feet and is identified on Baltimore City Tax Map 0028 parcel 000 in Congressional District 3. The former cleaners building is 2,726 square feet. The site has been renovated and now is occupied by the Full Joy Christian Ministries church. There is a small grass yard in front of the brick building and an alley behind. A liquor store is attached to the former Excelsior Cleaners building.

An in home daycare facility is located to the northwest within 160 feet, and a medical building containing offices and an adult special needs daycare facility is located to the east within 120 feet of the site. Edmondson-Westside High School is located 0.15 miles to the south of the site. The closest residential property is approximately 70 feet northwest of the site.

Environmental Investigation and Action

The former Excelsior Cleaners facility was identified in the 2008 Dry Cleaning Initiative Report. The site was a Level II drycleaner which indicates it operated in this location for over 50 years. From 2008 until approximately 2013, the Department evaluated the Level I dry cleaners identified in the Dry Cleaner Initiative Report. Currently, Level II dry cleaners, which operated



Former Excelsior Cleaners

What You Need to Know

for over 50 years, are being studied. A Pre-CERCIS Report was submitted to EPA in May 2013, and the site was listed in CERCLIS.

In June 1994 the Department's Oil Control Program (OCP) opened case number 94-2562BC. On June 1, 1994 a 6,000-gallon steel underground storage tank (UST) containing Stoddard Solvent was removed. Two 750-gallon steel USTs containing Stoddard Solvent were abandoned in place.

The records from ARMA and EPA indicate the use of chlorinated solvents during dry cleaning operations. ARMA's files were destroyed in 2007 per their record retention schedule. The dry cleaning business ceased operation in 2000; EPA Air Program inspected the facility and updated its status in March 2008. The Department's ARMA completed an out of business inspection on May 28, 2002.

There are no records of Phase I or II environmental assessments being performed on the property.

Current Status

The Department will submit a Preliminary Assessment report to the EPA for review and comment in 2017.