



Simpson & Doeller Site

What You Need to Know

The former Simpson and Doeller site operated as a label maker from the 1880s through 1954. Levinson and Klein Furniture used the property as a warehouse for an undetermined time after. The site is currently abandoned.

Site Location

The Simpson & Doeller Site (S&D) is a 70,560 square foot parcel located at 2827 East Preston Street in the Collington Square section of Baltimore City, Maryland. The site is bounded by Biddle Street to the south, East Preston Street to the north, Linwood Avenue to the east and Kenwood Avenue to the west. The site is surrounded by residential property. There are occupied row homes on the northwestern portion of the block which share a property boundary with S&D. The geographic coordinates for the site are 39.305934° North latitude by 076.577582° West longitude. The Maryland Grid coordinates for the center of the site are 919,500 east by 536,300 north.

Site History

The red brick building occupying the block defined by East Preston Street, North Linwood Avenue, East Biddle Street and North Kenwood Avenue was the site of the Simpson & Doeller Label Company from the 1880s through 1954. The 2827 East Preston Street parcels are referenced by Baltimore City as Block 1541/Ward 08/Lot 009 & 010.

The property was acquired in October 1908 by the Simpson and Doeller Company in two parcels; one granted by George Gebelein and wife and the other by William M. Plant and wife.

According to Maryland Department of Assessment and Taxation the property, identified as 2827 E. Preston Street, belongs to Joseph Klein Sr. ETAL. Klein acquired the property from East Preston Company in January 1955. East Preston Company was a successor corporation to the Simpson and Doeller Company. Levinson & Klein Furniture used the property as a warehouse prior to the corporation's demise.

Environmental Investigations

The property was the center of an Oil Control Program underground storage tank removal in 1994. Two 6,000 gallon steel gasoline tanks were removed from the site and contaminated soil excavated and recycled.

MDE conducted a Preliminary Assessment/Site Inspection (PA/SI) on April 7, 2015. The property owners have denied the State access to the property so soil samples were collected along the site perimeter in the city right of way. A potential discharge plume in a swale emanating from the back of the building, as evidenced by approximately 0.1-acre of distressed vegetation, could not be sampled. Groundwater was not encountered prior to boring refusal at depths of 16 to 24 feet below ground surface. Analyses of soil samples identified inorganic and semi-volatile



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organic compound contamination. The toxicological evaluation conducted by MDE in conjunction with the PA/SI identified slightly elevated health risks to the child and youth populations from ingestion and dermal contact with soil collected from the perimeter of the site.

Current Status

The building is boarded-up and appears abandoned though it may currently be used as leased storage.