



# ***Facts About...***

Cockey's Enterprises Property  
(Voluntary Cleanup Program)

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## **Site Location**

The 6.51-acre Cockey's Enterprises Property is located at 2001 Kloman Street in Baltimore City, Maryland. The property is bounded to the north by a small stream and undeveloped land, to the south by the former Westport Generating Station Property and vacant MTA property, to the east by the Middle Branch of the Patapsco River, and to the west by Kloman Street and an electric substation.

The property is located in a mixed-use industrial commercial and residential area in the Westport neighborhood of Baltimore City and is currently improved with three single-story warehouse type structures. In addition to the three main structures there are also several small auxiliary buildings such as storage sheds, a small office building, and two office trailers on the site. The remainder of the site consists of gravel and asphalt paved parking and storage areas and vegetation. Building 1 (located on the Western portion of the site) was formerly occupied by Cockey's Enterprises and utilized for empty dumpster storage, maintenance and truck repair. Building 2 (located on the northern portion of the site) was occupied by Cockey's Enterprises, Inc. and Waste Equipment Sales and utilized for truck service and empty dumpster storage. Building 3 (located on the southern portion of the site) was occupied by Morris Ginsberg and used for storage of roofing supplies.

## **Site History**

The site was originally developed in 1901 and served as the Baltimore Glass Manufacturing Company. As early as 1914, the site was owned and occupied by Lauer and Harford Company, Inc. and operated as a steelmaking facility. In 1915, the Lauer and Harford Company sold the property to Chesapeake Iron Works of Baltimore City. In 1926 the site was sold to the Novelty Steam Boiler Works Company. By 1946, two large warehouse structures had been constructed on the property. By 1955, the facility was operating as the Ellicott Machine Corporation. The northern portion of the property appears to have been significantly filled in the early 1950's; prior to that time the area was under water and identified as Ridgely Cove.

The Real Estate and Improvement Company of Baltimore City owned the easternmost parcel of land, which became part of the site in 1955. In 1961, the site was sold to the Sirls Realty Corporation. In 1979 the site was sold to the estate of J. Edgar Steigerwald, Jr. and Charles W. Thomas, Jr. The site was sold to the Kloman Street Joint Venture in 1980 and operated by McNamara Reginald Fabricators until 1999. In 1999 the site was purchased by Kloman, LLC and occupied by Cockey's Enterprises and other tenants. The current owner, Inner Harbor West II, LLC purchased the property in 2007. The property was vacated by the former occupants in August 2008.

## **Environmental Investigations and Actions**

In 2007, a Phase I environmental site assessment identified several recognized environmental conditions (RECs). Staining was observed on the floor and along the fill port of two 1000-gallon above ground storage tanks (ASTs) containing waste oil in Building 2 and in the gravel paved surfaces nearby. A total of 17 ASTs were observed on the property that contained kerosene, wash-waster, heavy-duty lube oil,



waste oil, hydraulic oil, heating oil, diesel fuel, and propane. In 1992, a 6000-gallon underground storage tank (UST) was installed at the site and removed in 1999.

In 2007, a Phase II environmental site assessment included the collection of surface soil, subsurface soil and ground water samples at the property for selective analysis of priority pollutant metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH) – diesel range organics (DRO), and TPH – gasoline range organics (GRO). Results of the analysis identified the presence of several metals, several SVOCs and TPH-DRO above the MDE Cleanup Standards in the soil. Naphthalene was noted above the MDE Cleanup Standards in the groundwater. A measurable thickness of liquid phase hydrocarbons (LPH) was observed on the groundwater in monitoring well MW-13, located just south of Building 1. In April 2007, a corrective action plan (CAP) detailing the monthly gauging and enhanced fluid recovery plan was submitted to the Department. Enhanced fluid recovery events have been performed monthly since May 2007.

### **Current Status**

On May 2, 2007, Inner Harbor West II, LLC, a prospective purchaser, submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements for future residential use for the property. On December 28, 2007, the Department accepted the property into the program and notified the applicant that the property was not eligible for a No Further Requirements Determination and must pursue a Certificate of Completion. The proposed response action plan (RAP) was submitted on April 8, 2008. The public information meeting was held on May 15, 2008. The Department approved the RAP on September 10, 2008.

### **Contact**

For additional information, please contact the Land Restoration Program at 410-537-3493.

**Last Update:** September 30, 2008