



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

## **1300 RACE STREET PROPERTY (VOLUNTARY CLEANUP PROGRAM)**

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### **Site Location**

This 1.86-acre triangular shaped property, located at 1300 Race Street in the City of Baltimore, is bordered to the north by West Ostend Street; to the south by railroad tracks; to the east by residences; and to the west by an undeveloped lot. Improvements on the property include a three-story building (36,000 square feet with a partial basement). This building was constructed in 1900 on the western portion of the property. A separate building constructed on the eastern portion of the property in 1901 was destroyed by fire in 1972. The fire also damaged portions of the existing three-story building.

Topographically, the property is relatively flat with a general slope southwest toward the Middle Branch of the Patapsco River. The site is underlain by interbedded sand, silts and clays of the Quaternary Lowland Deposits. Groundwater is encountered approximately 8 to 15 feet below grade and flows in a northeasterly direction. The site and vicinity receive public water and sanitary sewer services.

### **Site History**

Historically, operations included a tin ware manufacturing company, a drug company, a paper products manufacturing company, and a demolition company, which used the property for offices and heavy equipment storage. From 1901 to 1928, National Enameling and Stamping Company owned the property. In 1928, James R. Crook and Dudley Mason purchased the property for use until 1940. In 1940, Read Drug and Chemical Company purchased the property and, in 1960, the property was acquired by East Coast Enterprises. The property passed to Sidney Poland, Morton Poland, et. al. in 1966 and operated as the Poland Brothers Wholesale Paper Products manufacturing facility. In 1966, the property was sold to East Coast Realty Partnership and, in 1982, the property was purchased by David R. Crispino. In 1997, David L. Crispino acquired the property. The current property owner, Ostend Real Estate, LLC, purchased the property in 2001.

### **Environmental Investigations and Actions:**

Environmental investigations conducted in 2002 and 2003 identified the following soil contaminants: metals (arsenic, cadmium, copper, lead, mercury, zinc) and semi-volatile organic compounds (benzo(a) anthracene and benzo(a)pyrene). Groundwater contaminants included zinc.

### **Current Status:**

On April 17, 2003, 1300 Race Street LLC, the prospective purchaser, submitted a Voluntary Cleanup Program application seeking a No Further Requirements Determination as an inculpable person. Future development plans included the renovation of the existing building into residential condominiums and buildings townhouses with detached garages. A proposed interim removal measures (IRM) work plan was



approved on January 27, 2004 and the IRM activities were completed in March 2004 with the removal of approximately 7,800 tons of soil. On June 19, 2004, the Department confirmed the applicant's status as an inculpable person and issued a No Further Requirements Determination authorizing use of the property for limited residential, commercial or industrial purposes and prohibiting the use of groundwater beneath the property for any purpose. Construction of new townhomes and renovation of the existing building into residential condominiums is proceeding at the site.

**Contact:**

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**Last Update:** August 10, 2006

