

**EJ Codd Company Property
700 and 704 South Caroline Street
Baltimore, Maryland
(Voluntary Cleanup Program)**

Site Description

This 0.58-acre property, located within a commercial and industrial area of the City of Baltimore, is bordered to the east by South Caroline Street; to the west by an alley; to north by Aliceanna Street and to the south by a parking lot and outdoor nightclub. Improvements on the property include a 17,460 square foot three-story brick building built in 1851 and a one-story brick addition built in 1910. The building encompasses the entire parcel. The EJ Codd Company, currently an industrial machine shop and steel plate fabrication facility, has occupied the property since 1851. The company also performs lead burning operations that consist of bonding lead on supporting structures to provide corrosion resistance. The lower floor of the building houses the machining and milling equipment and fabrication shop. The two upper floors are used for offices and storage.

Topographically, the property is relatively flat with a general slope south toward the Northwest Harbor of the Patapsco River. The site is underlain by fill material emplaced over the interbedded sand, silts and clays of the lowland deposits. Groundwater is encountered in a shallow (1 to 4 feet below ground surface) unconfined aquifer. The site and vicinity receive public water and sanitary sewer services.

Site History

Prior to the 1820s, the property and surrounding area were part of the Northwest Harbor. During the 1820s, this area of the harbor was filled and the streets established and in 1851, a three-story brick building was constructed on the property. The building was occupied by the EJ Codd Company, which manufactured boilers and parts for barges and boats. In 1910, a one-story addition was built on the adjacent lot at 704 South Caroline. In 1964, a fire at the neighboring lumberyard across Spring Street ignited the rear upper portion of the building causing minor damage.

A 300-gallon gasoline underground storage tank was closed in place in 1986 under the direction of the Baltimore City Fire Department. A soil removal operation was completed in 1998 in the southwest corner of the building where lead burning operations were conducted. During September 2003, the property and surrounding area were flooded during Hurricane Isabel.

Environmental investigations conducted in 2002 and 2003 identified elevated levels of metals (arsenic, antimony, lead, chromium and mercury), and polycyclic aromatic hydrocarbons (PAHs) in the soil. Groundwater sampling detected chromium and hexavalent chromium in the shallow aquifer.

Voluntary Cleanup Program (VCP) Status

On September 15, 2003, 700 South Caroline, LLC submitted a VCP application seeking a No Further Requirements Determination as an inculpable person. The Department is currently evaluating the application package.

Site Contact

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Last updated: October 2003

