

MARYLAND DEPARTMENT OF THE ENVIRONMENT

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Waste Management Administration • Environmental Restoration & Redevelopment Program

**LENMAR, INC. PROPERTY
150 South Calverton Road
Baltimore City, Maryland
(Voluntary Cleanup Program)**

Site Description

This 2.8-acre property, located within a commercial and residential area of the City of Baltimore, is comprised of 19 separate tax parcels. Lenmar, Inc., which manufactured lacquers and coatings at this facility, ceased operations in 2000. The main plant, which is accessed from South Calverton Road, is comprised of an office building and three manufacturing/warehouse buildings. On the southwestern corner of the property is an open area referred to as the work yard. A stone retaining wall borders the work yard on the west and south. The work yard is approximately 18 feet above the street level. West of the main facility, across McPhail Street, is a fenced open lot formerly used as a drum storage facility. The property is bordered to the east by South Calverton Road, to the north by residential properties and a metal recycling facility, to the west by residential properties, and to the south by an alley and commercial operations, including a dry cleaner.

Topographically, the property slopes southwest toward the Gwynns Falls, a tributary of the Patapsco River. The site is underlain by fill material emplaced over interbedded sands and silts of the Patuxent Formation. The Patuxent Formation overlies the Carroll Gneiss Member of the James Run Formation. Groundwater is encountered 10 to 26 feet below the ground surface in the unconfined aquifer. The site and vicinity receive public water and sanitary sewer services.

Site History

The subject property had been substantially developed by 1890 with the J. Sommerfield Brewery occupying the southern warehouse building and the northern warehouse building housing icehouses, a wagon house and office space. The drum storage yard was previously occupied by a series of row homes. Baltimore Paint and Color Works operated at the property from 1929 to the mid 1950s, when Lenmar, Inc. began operations. Samuel Dell & Company, a brush manufacturer, occupied the building located adjacent to the northern boundary of the Lenmar property until December 1984, when Lenmar, Inc. purchased the building for use as office space.

On September 28, 1989, approximately 700 gallons of a mixture of acetone and methyl ethyl ketone was released from an aboveground mixing tank. The spill reached the Gwynns Falls through the storm drain system. The solvent mixture was also observed seeping through the stone retaining wall on the south side of the facility. The Baltimore City Fire Department and the Maryland Department of the Environment's (MDE) Emergency Response Team responded to the spill. On February 12, 1990, the MDE's Hazardous Waste Program issued Complaint and Order C-O-90-155, which required an environmental assessment and groundwater remediation plan. On September 5, 1991, a fire in the second floor mixing room resulted in the release of solvent contaminated water from the fire suppression activities. On April 5, 1993, MDE's Oil Control Program personnel responded to a report of acetone leaching through the retaining wall. A section of piping was found to be leaking and replaced on an underground storage tank located in the work yard that contained a mixture of acetone and 4-methyl-2-pentanone. Thirteen underground storage tanks formerly containing solvents and raw materials were abandoned in place in 1998. In May 2001, contaminated groundwater (4-methyl-2-pentanone) was found seeping into a former lagging tunnel under the main building. An abandoned tank that previously contained 4-methyl-2-pentanone located in the vicinity of the tunnel area was removed in June 2001.

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Following the April 13, 2004 recording of a prohibition on the use of groundwater on the property deed, the Hazardous Waste Program terminated the outstanding Complaint and Order.

Environmental investigations conducted between 1989 and 2004 identified elevated levels of volatile organic compounds, consisting of ketones, aromatic hydrocarbons and mineral spirits, in the soil and in the groundwater in the unconfined aquifer. During the spring of 1993, eight monitoring wells were installed and these wells were sampled on a quarterly basis until June 2003. Additional soil and ground water samples were obtained during August 2004, as part of the Voluntary Cleanup Program (VCP) application process.

Voluntary Cleanup Program (VCP) Status

On April 22, 2004, Lenmar, Inc. submitted a VCP application seeking a No Further Requirements Determination (NFRD). Although the applicant indicated they were seeking inculpable person status, they will not qualify for that status because Lenmar, Inc. is the current owner of the property. On December 10, 2004, the Department confirmed the applicant's status as a responsible person and issued a NFRD contingent upon future commercial/industrial use, a groundwater use prohibition and notification requirements for all future site activities involving soil excavation and disposal, disturbing the existing paving, additional building construction and occupation of the existing structures.

Contact

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