



Maryland Department of the  
Environment

## FACTS ABOUT: 10 EAST NORTH AVENUE

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### **Site Description**

This vacant 1.59-acre property is located at 10 East North Avenue in a commercial area of Baltimore City, Maryland. The property is bounded to the west by two vacant buildings and a parking lot, to the north by East 20<sup>th</sup> Street, to the east by two churches, and to the south by East North Avenue.

The property is currently a vacant multi-story building with basement. The property is served by public water and sewer.

### **Site History**

The property was developed in 1913 as a single-story masonry structure. Through the 1920s and 1930s the property was occupied by the Colonial Motor Company and then Backus Motor as an auto sales and service location. By 1946, the building was expanded to include the second and third floors and was occupied by the WFBR radio station, the Centre Theater and other commercial/retails stores uses including a bank. While it is known that the building was renovated in 1959 and the bank continued to operate at the location until 1982, it is not known when the building became vacant.

### **Environmental Investigations**

In 1990, three underground storage tanks (USTs) were registered with Equitable Bank at the property address. The registration form indicated all three tanks were installed in 1960 with two as being in use for heating oil and one as permanently out of use and filled with inert material.

In October 2011, Urban Green Environmental conducted a Phase I environmental site assessment (ESA) on the property that identified the historic use as an auto sale and service facility, potential historic and current USTs as recognized environmental conditions.

In October 2012, Urban Green conducted a limited Phase II ESA that included two soil borings and five soil gas points at the property. The ESA identified the presence of diesel range organics in the soil in the rear alleyway at the property and trichloroethene (TCE) in the soil gas in the rear of the building.



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In March 2013, Urban Green Environmental conducted a supplemental investigation that included the collection of four additional soil gas samples to determine the extent of any TCE impact beneath the building. The results confirmed that the TCE was limited in concentration and extent.

### **Current Status**

On April 13, 2012, Jubilee Baltimore Inc. submitted an application for participation in the Voluntary Cleanup Program (VCP) as an inculpable person requesting a no further requirements determination (NFRD). After additional data was collected, the VCP accepted the property and issued a NFRD on April 10, 2013 conditioned on the restricted commercial (Tier 2B) or restricted industrial (Tier 3B) use of the property and compliance with a prohibition on the use of groundwater beneath the property, certain requirements for excavation and disposal of soil, and certain requirements for maintenance of the building slab and asphalt covered areas. The NFRD has been recorded in the Land Records at Liber 15240, Folio 322. The property is been moved to the archived list.



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