



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

**Former Waterford Caseworks Property  
(Voluntary Cleanup Program)**

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## **Site Location**

This one-acre property is located at 1809 Bayard Street (lots 5A, 10A and 11) in a commercial-industrial area of southwest Baltimore City, Maryland and consists of an asphalt-paved parking lot, a main building and warehouse. A chain-link fence encloses the rear parking lot and the area between the building and the northwest property line.

Surface water flows southwest across the property towards Bayard Street. Municipal water and sanitary sewer services are provided to the site and the vicinity.

## **Site History**

In 1947, C. M. Athey Paint Company ("C.M. Athey") acquired the property from John Masury and Sons. C. M. Athey manufactured paint products from 1942 until January 1992 when they went out of business. In November 1996, Waterford Caseworks, a subsidiary of Jeffries Holding Company, purchased the property from the mortgage company that held an interest in the C. M. Athey property deeds. Waterford Caseworks manufactured specialized cabinetry on site from 1996 until 2001. In 2001, Consumers Insurance Company foreclosed on the property deeds held by the Jeffries Holding Company.

## **Environmental Investigations and Actions**

The Maryland Department of the Environment's (MDE) Hazardous Waste Program (HWP) issued several site complaints to C. M. Athey during their operational years at the property. In 1985, MDE-HWP cited the C. M. Athey for improperly storing hazardous waste in drums. The company complied with the order and removed the drums and cleaned up the site within 30 days.

In May 1986, MDE's Oil Control Program files indicated that eight underground storage tanks (USTs) were abandoned in-place by the C. M. Athey. In 1990, the MDE-HWP issued another citation for 25 drums of mineral spirits stored without containment in the rear of the building. These drums were subsequently removed and no further action was necessary by the Department. In 1994, an MDE-HWP inspection found five 55-gallon drums of resin solution, numerous drums of unknown contents and other potential contaminants at the property. The Department issued a site complaint and C. M. Athey contracted a removal contractor to properly dispose of all remaining wastes and remove all reusable materials. In 1995, MDE noted fifteen 55-gallon drums of wastewater from latex paint and numerous 5-gallon and 1-quart cans of various paints still at the property. By July 1996, all remaining hazardous materials had been removed from the property.

In February 2002, the property owner requested that the MDE Brownfields program conduct an environmental assessment of the property. Subsequent soil sampling detected metals (arsenic, lead, antimony and copper), volatile organic compounds and semi-volatile organic compounds, primarily in areas adjacent to the original main building. Groundwater contaminants were limited to volatile organic compounds (cis-1,2-dichloroethene; vinyl chloride).



## **Current Status**

On May 22, 2002, Consumers Insurance Company and 1809 Bayard Street, LLC submitted Voluntary Cleanup Program (VCP) applications for the property seeking a No Further Requirements Determination (NFRD) as a responsible person and an inculpable person, respectively. After receiving additional information requested on July 17, 2003, the Department issued an NFRD to the applicants on March 6, 2003 contingent upon future use of the property for industrial or commercial purposes, notification of future excavation activities, soil disposal requirements and a groundwater use prohibition. The NFRD was recorded in the land records of Baltimore City on May 6, 2003.

## **Planned or Potential Future Action**

The proposed future use of the property is commercial/industrial.

## **Contact**

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

**Last Update:** 1/12/2010