



LION BROTHERS BUILDING PROPERTY (BMI# MD1663)

What You Need to Know

Site Location

The Lion Brothers Building property is located at multiple addresses in Baltimore City, Maryland. The six lots are contiguous and located in Ward 18 on Map 08 and in Block 0237. This is a summary of the address, lot, and acreages for each; 1) 886 W. Lombard Street, Lot 012, 0.162 acres; 2) 877 Hollins Street, Lot 027, 0.322 acres; 3) 873 Hollins Street, Lot 035, 0.070 acres; 4) 895 Boyd Street, Lot 072, 0.014 acres; 5) 890 Boyd Street, Lot 073, 0.024 acres; and 6) 892 Boyd Street, Lot 074, 0.016 acres. The combined total acreage of the lots is 0.608 acres.

The properties are situated in a commercial-residential area that is bounded to the north by Hollins Street and Saint Peter's Adult Learning Center, to the east by residential properties and Callender Street, to the south by Boyd Street and residential properties, and to the west by South Poppelton Street and residential properties. Surface water from the property flows into the Baltimore City stormwater management system; the nearest water body is the Inner Harbor, located one-mile east of the property. Public water and sewer service is supplied to the property and the area by Baltimore City.

Site History

The property consists of six lots located in adjacent two city blocks; the northern block has a commercial building with multiple additions and the southern block has asphalt-paved parking lots. The building, which was reportedly constructed in the 1800's, also includes a large boiler and tall chimney. Since the building was built, the use of the property has been commercial. Previous tenants at the property included Lion Brothers (an embroidery company), Marcus & Farber (a clothing manufacturer), and Globe Screen Printing. The current property owner of the lots is Berlee Realty, LLC who acquired the lots in 2004. Prior to then, Globe Screen Printing owned the lots.

Environmental Investigation

The 2014 Phase I Environmental Site Assessment indicated that the only recognized environmental condition at the property was the previous use as a screen-printing operation. Also noted was a closed Oil Control Program case for an abandoned-in-place Underground Storage Tank (UST). Elevated levels (above the non-residential cleanup standard) of Total Petroleum Hydrocarbons (TPH) – Diesel Range Organics (DROs) were noted in the soils adjacent to the tank. A Phase II Environmental Site Investigation work plan was submitted with the application and it was completed in 2015. It included mercury and volatile organic compound soil vapor sampling. The results were below the MDE non-residential cleanup standards.

Current Status

On July 20, 2015, 875 Hollins CSP, LLC submitted an application to the Voluntary Cleanup Program as an inculpable person seeking a No Further Requirements Determination (NFRD) for Tier 2B (Commercial Restricted) future use of the property. On December 6, 2015, an NFRD was issued (and reissued on February 22, 2016) for the property based on restricted commercial future use and prohibition on the use of groundwater for any purpose.