

**MD-245
Baltimore City**

5/16/1881	Equitable Gas Light Company purchased property.
1888	Merger with Chesapeake Gas Company to form Consolidated Gas Company of Baltimore City.
1906	Merger to form Consolidated Gas Electric Light and Power Company of Baltimore.
1883-1914	Property used for MGP operations.
1914-1915	Southwestern parcel used for iron works.
1914-1991	Property used for paint manufacturing.
8/24/1914	H.B. Davis Company purchased 1.106 acres of northwestern parcel.
1915	Chesapeake iron works purchased southwestern parcel.
10/26/1916	H.B. Davis Company purchased 0.132 acres of southwestern parcel.
10/16/1924	H.B. Davis Company purchased 1.543 acres of southwestern parcel.
6/20/1979	The Valspar Corporation assumed ownership.
1991-Present	Property used for paint tinting and warehousing.
3/26/1999	Jotun Paints leased a portion of the property.
5/22/2000	The Valspar Corporation submitted a VCP application as a responsible person.

**VALSPAR BALTIMORE PLANT PROPERTY
1401 Severn Street
Baltimore, Maryland
(Voluntary Cleanup Program)**

Site Description

This 2.781-acre Valspar Baltimore Plant property is located in an industrialized area of Baltimore City. The property, once known as the Severn Street Station Manufacturing Gas Plant (MGP) is bounded to the northeast by Bayard Street, to the southeast by CSX railroad tracks, to the southwest by Bush Street, and to the northwest by Severn Street. Improvements on the property include several one- and two-story buildings, tank fields, and parking lots. Approximately 121 aboveground storage tanks (ASTs), 3 gas-holders, and 3 underground storage tanks (USTs) have been historically located on the property over various periods of time.

Built on industrialized fill material, the southwestern portion of the property lies within the 100-year flood plain. Overland flow enters several storm drains on the property that discharge to the Middle Branch Patapsco River, the nearest surface water body within a one-mile radius. Groundwater beneath the property in the shallow aquifer occurs under perched and unconfined conditions while the deeper aquifer is semi-confined. Groundwater in the shallow aquifer flows southerly while the deeper aquifer flows easterly. Municipal water and sanitary sewer services are provided to the property and vicinity.

Site History

Historical operations on the property have included an MGP facility, iron works, and paint manufacturing. Between 1883 and 1914, MGP operations involved the production of coal gas from the coal carbonization process. From 1914 to 1991, paint manufacturing activities were conducted on the property, with a portion of the property briefly used for iron works between 1914 and 1915. Since 1991, the facility has been used principally for paint tinting and warehousing.

The property was privately owned prior to 1881 with indeterminate land use. Equitable Gas Light Company purchased the property on May 16, 1881, and constructed the Severn Street Station MGP. In 1888 Equitable Gas Light Company merged with Chesapeake Gas Company to form Consolidated Gas Company of Baltimore City. In

1906 the Consolidated Gas Company of Baltimore City was further consolidated to form Consolidated Gas Electric Light and Power Company of Baltimore.

In 1914 the property was subdivided into northeastern (1.106 acres) and southwestern (1.675 acres) parcels. On August 26, 1914, the northwestern parcel was purchased by the H.B. Davis Company, which began operations as a marine, industrial, and household paint manufacturing facility. In 1915, Chesapeake Iron Works acquired the southwestern parcel, a portion of which was subsequently leased to the H.B. Davis Company. On October 26, 1916, approximately 0.132 acres of the southwestern parcel was sold to the H.B. Davis Company. On October 16, 1924, the remaining 1.543 acres were sold to the H.B. Davis Company. By 1950 the entire property was occupied by the H.B. Davis Company and John W. Masury & Son Inc.

On June 20, 1979, The Valspar Corporation purchased the entire property. On May 12, 1986, all of the USTs were removed. Paint manufacturing continued until 1991 at which time the majority of exterior tanks and indoor manufacturing equipment were removed. Several ASTs including two hazardous waste tanks were removed in 1999. Since March 26, 1999, a portion of the property has been leased to Jotun Paints for paint tinting and warehousing.

Environmental Concerns

In October 1986, the Maryland Department of the Environment, Waste Management Administration completed a Preliminary Assessment (PA) which focused on potential environmental impacts from the MGP operations. The PA recommended a low priority site investigation with sampling. The property was subsequently designated "No Further Remedial Action Planned" by the U.S. Environmental Protection Agency (EPA), Region III.

Subsurface investigations conducted in November 1999 revealed soil and groundwater contamination. Soil contaminants included volatile organic compounds (benzene, 1,1,2,2-tetrachloroethene), metals (antimony, arsenic, cadmium, chromium, lead), polycyclic aromatic hydrocarbons (benzo[a]pyrene, benz[a]anthracene, benzo[b]fluoranthene, fluoranthene indeno[1,2,3-c,d]pyrene, 2-methylnaphthalene, naphthalene, dibenz[a,h]anthracene). Groundwater contaminants included volatile organic compounds (benzene, cis-1,2 dichloroethene, styrene, toluene, ethylbenzene, trichloroethene), metals (cyanide, antimony, arsenic, lead, nickel), and polycyclic aromatic hydrocarbons (anthracene, benzo[g,h,i]perylene, chrysene, fluorene, phenanthrene, pyrene) in addition to those detected in soils.

Voluntary Cleanup Program (VCP) Status

On May 22, 2000, The Valspar Corporation submitted a VCP application as a responsible person seeking a Certificate of Completion. The property is currently for sale but future use will remain commercial/industrial. The Department is currently reviewing the application.

Facility Contact

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