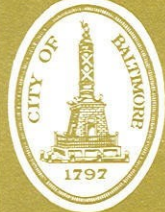


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III, DIRECTOR <i>DBM</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0010/BALTIMORE CITY LANDMARK LIST - UPTON MANSION		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 N. Holliday Street

February 22, 2008

At its regular meeting of February 21, 2008, the Planning Commission considered City Council Bill #08-0010, for the purpose of designating the Upton Mansion, 811 West Lanvale Street, as a Historical Landmark.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary, and previous staff report which recommended approval of City Council Bill #08-0010 and adopted the following resolution, eight members being present (eight in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0010 be passed by the City Council.

If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

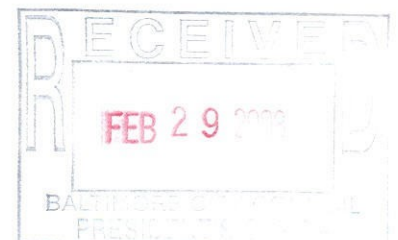
DBM/GWC/jrm

Attachments

cc:

Mr. Andrew Frank, Deputy Mayor
Ms. Angela Gibson, Mayor's Office
Mr. Demuane Milliard, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
Mr. David Tanner, BMZA
Mr. Paul Graziano, Commissioner, DHCD
Mr. Donald Small, DHCD
Ms. Nikol Nabors-Jackson, DHCD
Ms. Jennifer Coates, Councilmanic Services
Ms. Linda Barclay, Law Department
Ms. Kathleen Kotarba, Chair, CHAP
Mr. Tyler Gearhart, Chairman, CHAP

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PLANNING COMMISSION

STAFF REPORT

December 7, 2006

REQUEST: Historic Landmark Designation – Upton Mansion (811 W. Lanvale Street)

RECOMMENDATION: Approval

STAFF: Fred B. Shoken

PETITIONER(S): City of Baltimore – Department of Planning/CHAP

OWNER: City of Baltimore – Baltimore Housing

SITE/ GENERAL AREA

Site Conditions: 811 W. Lanvale Street is a 1-acre tract of land on which is built an 1838 Greek Revival Mansion recently vacated by the Baltimore City Public School System. The site is within the Upton Urban Renewal Plan Area.

HISTORY

There have been no previous Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The designation of the Upton Mansion as a Baltimore City Landmark is consistent with the Comprehensive Master Plan: Play Section, Goal 1, Object 4 “Strengthen Stewardship of Historical and Cultural Resources [The Baltimore City Landmark Program is administered by CHAP and provides legally-binding protection for the preservation of a historic resource. Landmark designation reports provide ‘authentic’ well-documented history of historic properties. These reports may serve as the basis for the historical information needed in the Authentic Baltimore application.]”

ANALYSIS

The Upton Mansion property was purchased by the City of Baltimore in 1955, and the building renovated as a school for trainable and exceptional children. Upton housed the trainable program until about 1977, when the building was occupied by the Home and Hospital Services branch of the Department of Education. This agency carried out programs for students who, because of illness or disability, were physically unable to attend school. The Department of Education vacated the building in 2006 and it is now under the auspices of Baltimore Housing. This agency is seeking a compatible new use for the building.

The Upton Mansion is primarily significant as a rare surviving, nineteenth century Greek Revival country house, representing an early stage of development within Baltimore City

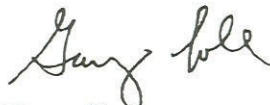
(Standard #1). The building is architecturally significant for retaining representative details of Greek Revival architecture despite some alterations (Standard #4). The building also contributes to the heritage and history of Baltimore City since it served over the years as the home of a prominent attorney; headquarters of one of Baltimore's earliest radio stations; the home the Baltimore Institute of Musical Arts, Inc., a pioneering African-American musical conservatory; and a special educational school (Standard #5).

The Upton Mansion qualifies for landmark designation meeting the following standards:

- #1 dates from a particular period having a significant character, interest, or value as part of the development, heritage, or culture of the City of Baltimore; and
- #4 is significant of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method or construction, or engineering, or is the notable work of a master builder, designer, engineer, artist, or architect whose individual genius influenced his age; and
- #5 contributes information or historical, cultural, or social importance relating to the heritage of the community.

Landmark designation will ensure the future preservation of the building.

Staff notified the following community groups of the requested action: Upton Planning Committee, Inc., Upton West Community Association, Upton's Marble Hill ARC, and Baltimore Heritage Inc.



Gary Cole,
Acting Director