

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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B-2980

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name UPTON
other names/site number Stewart, David, Residence; Dammann Mansion

2. Location

street & number 811 West Lanvale Street N/A not for publication
city, town Baltimore N/A vicinity
state Maryland code MD county Independent City code 510 zip code 21217

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	2	0 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		0 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		0 structures
	<input type="checkbox"/> object		0 objects
		2	0 Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature] STATE HISTORIC PRESERVATION OFFICER Date: 6/17/94
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
Signature of the Keeper: [Signature] Date of Action: 7/27/94

6. Function or Use

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Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

EDUCATION/school

7. DescriptionArchitectural Classification
(enter categories from instructions)

GREEK REVIVAL

Materials (enter categories from instructions)

foundation BRICK

walls BRICK

roof METAL

other WOOD

Describe present and historic physical appearance.

DESCRIPTION SUMMARY:

Upton is a large, brick, Greek Revival mansion constructed c.1838 on the south side of West Lanvale Street, in western Baltimore, Maryland. The house was built as the country residence of David Stewart (1800-1858), a prominent Baltimore attorney and politician. The entrance facade faces north, toward Lanvale Street; the south garden facade is oriented toward views of the river and harbor. The house stands 2½ stories high on a raised basement, three bays wide and two rooms deep, with a center-passage plan. The north entrance features double-leaf doors flanked by sidelights. A one-story portico shelters the entrance. This portico has square columns, a Classical entablature, and a shallow pediment; it is served by a flight of marble steps, and features railings of cast iron with a rose-and-thistle motif derived from the Stewart family crest. The first-floor windows have iron grilles with similar rose-and-thistle decoration. The building is capped by a Classical entablature and a parapet which obscures the low hipped roof. The upper level is lighted by dormers; a balustrade or cupola formerly surmounted the roof. A three-sided projecting bay occupies the southern portion of each of the side walls; a two-story service wing, one bay wide and one room deep, was added to the west elevation in the third quarter of the 19th century. The south facade formerly featured a two-story porch; this was replaced by a brick stair tower in the late 1950s. The new construction respected the proportions of the former porch, and utilized materials compatible with the original building. The interior remains substantially unaltered, with the majority of its original Greek Revival decorative detailing intact, including a paneled ceiling in the entrance hall, a richly-detailed stair, molded plaster cornices, six- and four-panel doors, door and window architrave trim, and baseboards. Also on the property is a brick carriage house which is contemporary with the mansion.

8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1838

Significant Dates

1838

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE SUMMARY:

Constructed in 1838, Upton is significant as an outstanding and unique example of a Greek Revival country house surviving within the city limits of Baltimore. Although the building has been subjected to numerous changes of use in the twentieth century, including a radio station, music school, and currently as a part of the city school system, it has retained substantial integrity. The majority of its highly refined interior and exterior decorative detailing remains intact, and its floor plan has been altered only slightly. The most significant alteration occurred in the late 1950s, when the original two-story south porch was removed and a brick stair tower was constructed in its place; this alteration, carried out in the process of adapting the building to public school use, was sympathetic to the form and proportions of the original porch and utilized materials and detailing which repeated original features of the building.

See continuation sheet

No. 8

For HISTORIC CONTEXT and MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN data.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet No. 12

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acres of property Less than 1 acre
 USGS Quad: Baltimore West, MD

UTM References

A

1	8
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3	5	9	2	5	0
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4	3	5	0	9	0	0
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 Zone Easting Northing

B

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 Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

Boundaries are defined as the current property lines, as recorded in the Land Records of the City of Baltimore. The property lines are formed by Lanvale, Upton, and Webster streets, and the public alley along the south side.

See continuation sheet

Boundary Justification

The nominated property comprises the remnant of the property historically associated with the resource. At the period of its original construction, 1838, the house was located at the outskirts of the city, in the center of a park comprising approximately nine acres; intensive residential development of the surrounding area in the late 19th and early 20th centuries reduced this former acreage to the present parcel.

See continuation sheet

11. Form Prepared By

name/title Peter E. Kurtze, Private Consultant
 organization for the Baltimore Architecture Foundation, Inc date September 10, 1993
 street & number 109 Brandon Road telephone (410)296-7538
 city or town Baltimore state Maryland zip code 21212

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GENERAL DESCRIPTION:

Upton is sited atop one of the highest elevations in Baltimore, approximately 150 feet above sea level. The house originally commanded expansive views of the river and harbor to the south.

The Lanvale Street entrance is flanked by original granite piers; one of these piers was relocated to allow widening the drive in the 1950s remodeling. The present drive may preserve part of the alignment of the original circular drive. An early stone retaining wall is located at the southwest corner of the property.

The building is constructed of brick laid in five-course bond; queen closers appear at the ends of the header courses. It stands 2½ stories high above a raised basement. It has a low hipped roof, covered in standing-seam metal, with four interior brick chimneys. There is a small hatch at the peak, served by a narrow winding stair up from the attic; a 19th-century photograph shows a monitor atop the roof. The attic is lighted by dormers with shallow gable roofs and double four-light casement windows.

The north facade faces West Lanvale Street, and is three bays wide. A portico shelters the central entrance; square columns (encased in grooved plywood) support an entablature and cornice employing Classical molding profiles surmounted by a shallow pediment. Above a granite apron, a flight of five marble steps rises to a marble platform with an iron rail featuring a rose and thistle motif derived from the Stewart family arms. The cheek walls flanking the steps are carved on their outer faces, each with a large stylized flower centered in a stepped recessed panel. The entrance comprises double-leaf doors with three flat fielded panels framed with quirk ogee panel molds (the upper panels have been replaced with glazing). The doors are flanked by four-pane sidelights above a paneled spandrel. The doors and sidelights are defined by four pilasters with stepped plinths and richly carved consoles with acanthus leaves at the capitals. The frontispiece is slightly recessed within a segmental-arched opening. The portico has a paneled ceiling.

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The entrance bay is flanked by large 9/6 windows on the first floor; at the second floor level, the three bays are defined by 6/6 sash. The basement is lighted by paired casement windows; three shallow gabled dormers with paired casements light the attic on the north slope of the roof. The window sash throughout the building was replaced in the 1957-58 rehabilitation, but the original frames were retained. Windows on the first and second stories throughout the building have splayed jack arches and marble sills. The first-floor windows have cast iron grilles with rose-and-thistle decoration. This window configuration and detailing is consistent throughout the building.

On the east elevation, a three-sided projecting bay occupies the southern half of the facade; there are windows in the angled facets of the projecting bay, and a single window centered in the northern portion of the facade, on both the first and second stories.

The south elevation originally was the garden facade; its symmetrical three-bay composition and detailing mirror the north elevation with the exception of a two-story porch which formerly occupied the central bay and which was replaced with a brick stair tower in the 1957-58 rehabilitation. This tower is constructed of concrete block faced in brick laid in running bond, with a two-brick belt course at the level of the entrance. A Classically-detailed portico serves the entrance, which comprises double-leaf, three panel doors. The granite steps and cheek wall bases of the original south porch were reused in the new portico. Original entrance enframements, similar to that described on the north facade, survive in the south wall within the stair tower. The basement on the south side is lighted by 6/6 windows opening into an areaway. In the 1957-58 rehabilitation, the cast iron railing with rose-and-thistle decoration was salvaged from the first level of the south porch and incorporated into a new brick wall protecting this areaway (historic photographs show a simpler geometrical railing in this location).

The west elevation originally mirrored the east, with a three-sided projecting bay on its southern half. A service wing one bay wide by one bay deep and rising the full height of the building was added in the third quarter of the 19th century; it is not mentioned

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in a room-by-room inventory prepared after David Stewart's death in 1858, but appears in a photograph taken before ca. 1880; it was probably constructed shortly after the Dammann family acquired the property in 1868. The wing is centered on the west facade, and engages the north facet of the projecting bay. It originally had an entrance in its west wall, facing the drive and carriage house; this entrance was relocated to the north side of the wing in 1957-58.

The interior is organized in a center-passage, double-pile plan; the main hall runs through the building from north to south, and the stair is located in a secondary passage perpendicular to the main hall on the west. Two rooms open off the passage on either side. David Stewart's inventory indicates that the first-floor spaces originally functioned as "parlours" (the two east rooms), "library" (probably the southwest room), and "dining room" (the northwest room, which now contains two toilet rooms and a short passage), in addition to the "main hall." A small vestibule at the north end of the hall has a closet on either side; these closets are lighted by the sidelights which flank the north entrance.

The second floor is organized similarly, with two rooms on either side of the central passage, and a smaller room at the north end of the hall, corresponding to the space occupied by the vestibule below. Stewart's inventory indicates that the southwest, southeast, northeast, and "small" (i. e., north) rooms on the second story functioned as chambers; curiously, the northwest room is not mentioned. A six-panel door with quirk ogee panel molds framing flat fielded panels survives on a closet in the north room.

There are five rooms in the half-story. The inventory indicates that the "attics" provided living quarters rather than storage; the only item listed which is not consistent with this interpretation was "1 saddle and bridle" valued at \$4.00.

The basement has been extensively remodeled. It originally contained the kitchen and housekeeper's room; it now houses a library, support areas, and mechanical equipment. Two apparently early door frames survive.

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The carriage house is located to the west of the building; this is a rectangular, one-story brick building with a broad segmental arched opening in its north gable end. It was remodeled extensively in 1957-58 to serve as a school assembly room. A 19th-century photograph shows a one-story, hip-roofed building located to the west of the existing carriage house; this presumably was the stable mentioned in David Stewart's inventory, and was demolished in the late 19th century for the construction of the church at the corner of Lanvale and Fremont streets. According to the inventory, the stable and carriage house accommodated two family carriages (one large, one small) and tack, a pair of carriage horses, a red-and-white cow, and a stepladder.

On the interior, Upton retains the vast majority of original door, window, and baseboard trim intact. A clear hierarchy of finish is evident in this decorative detailing. In the most formal, public areas of the first floor--the entrance hall, stair passage, and east parlors--door and window openings are framed by stepped-paneled pilasters with carved capitals incorporating greek key and patera motifs; these support a plain entablature, with architrave and cornice outlined by egg-and-dart and bead-and-reel moldings. Door jambs are paneled, and windows have paneled blinds which fold flush with the openings. The southwest room, presumably the library, is treated similarly, but the greek key and patera elements are absent from the window frames. [Trim in the northwest room was removed in the conversion of this space to toilet facilities.] A complex baseboard with multiple Classical molding profiles is found throughout the first floor and continues the full height of the stair to the attic. On the second-floor openings, the pilasters have a simpler recessed panel without a step, and the architraves are less bold and lack the egg-and-dart and bead-and-reel moldings; baseboards are also less elaborate, with a beaded step and a quirk ovolo cap. On the third floor, openings have beaded casings, plain frames with a single step near the inner edge, and plain corner blocks; baseboards are treated with a single step.

At the north end of the entrance hall, there is a small vestibule, with original closets on either side; these closets are lighted by the sidelights which flank the entrance doors. The entrance hall has a highly decorative ceiling, featuring recessed

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panels edged with egg-and-dart and bead-and-reel molding, with a central foliated medallion. The ceiling is outlined by an elaborate molded plaster cornice. The second-floor passage also has a molded cornice.

The open-string stair has a fluted mahogany newel, turned balusters (two per tread), and scrolled step ends. At the landing between the first and second floors, an opening provides access to the second level of the service wing. The detailing of this opening is consistent with that in the main hall. As described in a newspaper article of 1929, the wing housed a service stair which joined the main stair at this landing. The landing between the second and third floors has an entrance to the upper level of the wing, detailed in a manner similar to the second floor of the main block.

The two east rooms on the first floor originally were separated by pocket doors. A historic photograph shows that the opening in the partition between the two parlors was framed with paired pilasters. The frieze in the northwest parlor was decorated with a pattern of stylized acanthus leaves alternating with anthemions.

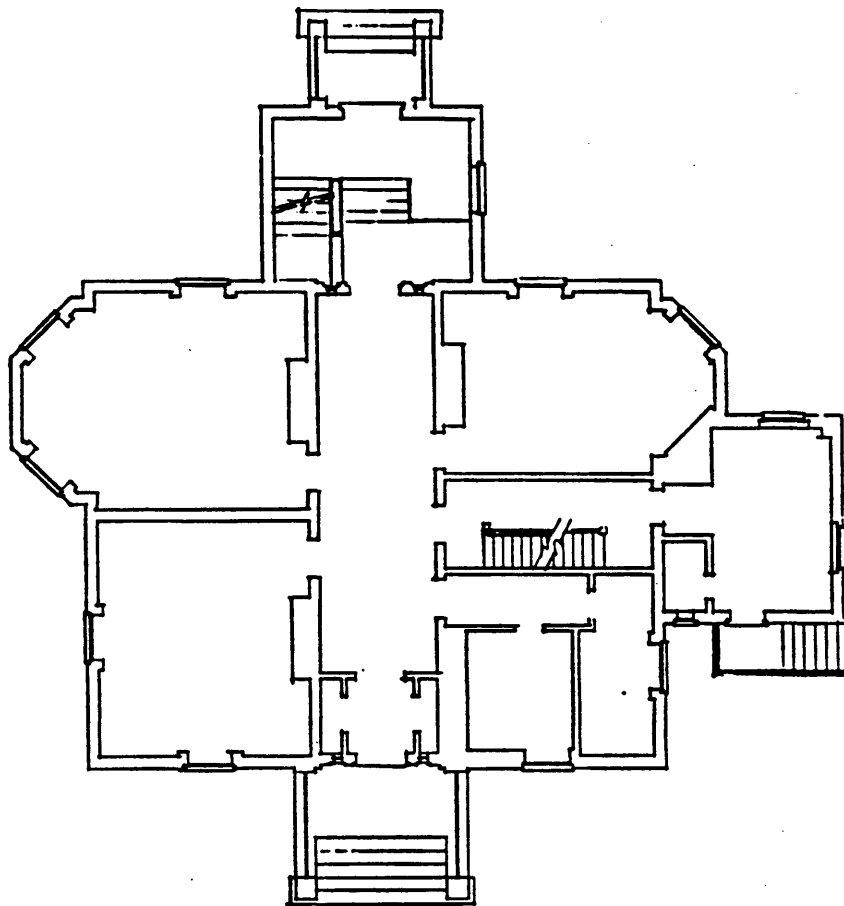
The west service wing has a single room on each of its three levels. As described in a newspaper article of 1929, the first level of the wing housed a service stair which joined the main stair at the landing between the first and second stories. On the second and third stories, the floor levels in the wing occur below the corresponding floors of the main block; these rooms are entered from the landings of the main stair. The room on the second level of the wing communicates with the southwest room on the second story of the main block. Architrave trim throughout the wing consists of a beaded casing with quirk ovolo and bead backband.

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FIRST FLOOR PLAN
0' 10' 20' 30'
UPTON

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←

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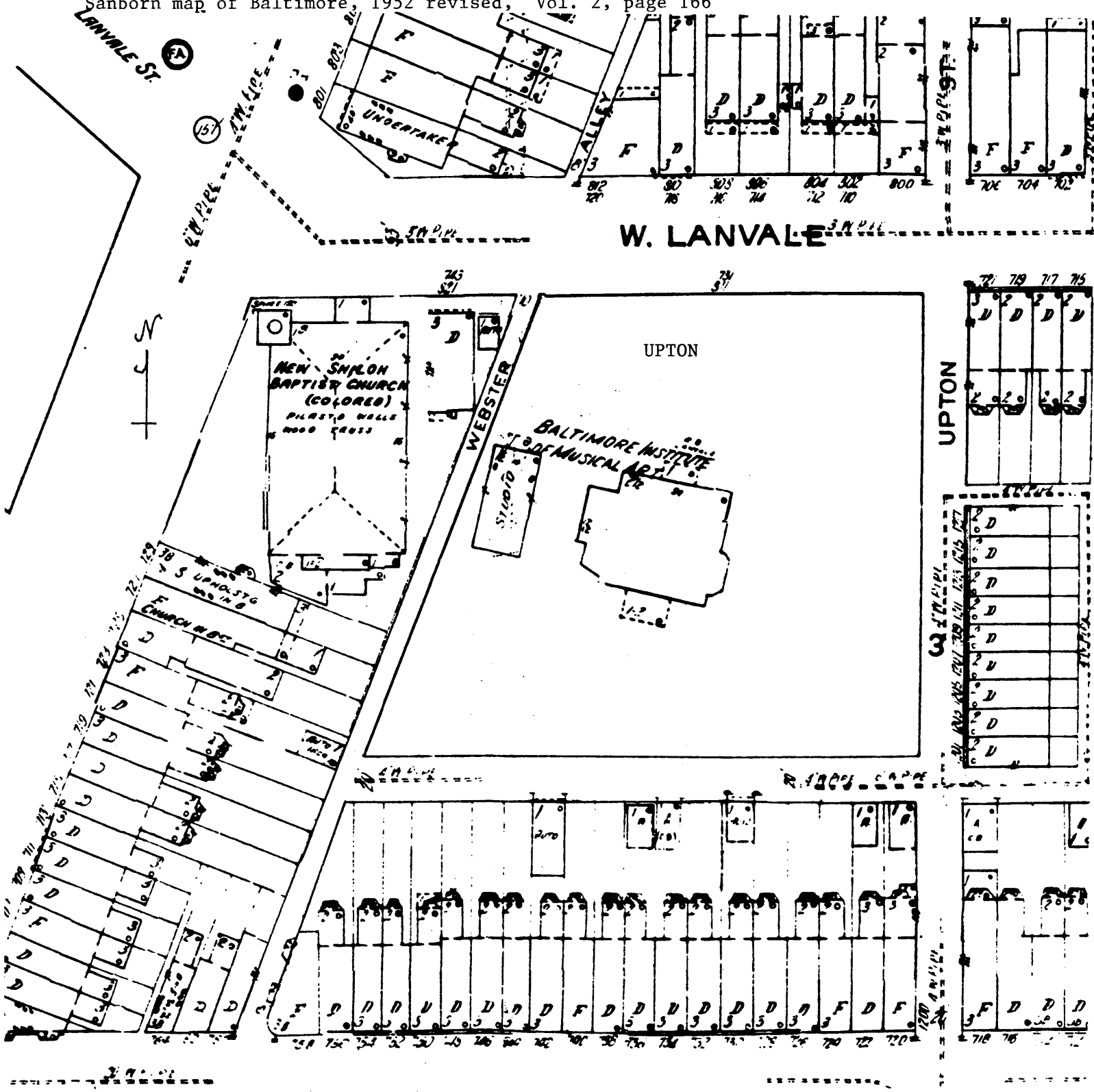
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Sanborn map of Baltimore, 1952 revised, Vol. 2, page 166



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HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s):

Agricultural-Industrial Transition A.D. 1815-1870

Prehistoric/Historic Period Theme(s):

Architecture/Landscape Architecture/Community Planning

Resource Type:

Category: Buildings

Historic Environment: Dense Urban Development

Historic Function(s) and Use(s):

DOMESTIC/single dwelling

Known Design Source: None

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HISTORICAL BACKGROUND:

The land upon which Upton stands was originally the property of Edward Ireland (1738-1816), a prominent Baltimore merchant. Ireland operated a business at 36-38 South Street, with a warehouse on McClure's Wharf. He acquired the property from the Chatsworth estate of the Lux family about 1785 with the intention of constructing a country residence. At that time, Ireland constructed a two-story, Georgian-style brick house measuring 50' by 22', which he named Upton Park.

Upton Park was purchased in 1838 by David Stewart (1800-1858), a Baltimore attorney who served as State Senator in 1838 and U. S. Senator for a short period in 1849-50. Stewart razed the existing house and constructed the present building. The architect of Upton is unknown, but its sophisticated Greek Revival design and certain similarities to other documented buildings suggest that it may be the work of Robert Cary Long, Jr.

The Stewart family sold the property in 1868 to Francis W. Dammann, an importer of woolen goods. The Depression of 1893 prompted the enactment of a high tariff on imported woolens, and Dammann lost his business; in 1901, the Metropolitan Savings Bank acquired the property in a forced sale. During more than two decades of ownership by the bank, Upton stood vacant; it was purchased in 1924 by Robert Young, a musician of African-American descent.

The property was described in a newspaper account in 1929; at that time, it retained approximately 10 acres of ground, and the full measure of its original elegance. The following year, it became the headquarters of radio station WCAO, Maryland's oldest broadcaster (licensed in 1922), which moved its operations to Upton from its location at Charles and Mulberry streets. The radio station constructed two 165-foot-high broadcast towers on the grounds, and converted the carriage house for use as its main control room. Three first-floor rooms were utilized as studios, and soundproofing was added to their walls and ceilings. The second floor held business offices, programming facilities, and a record library; additional control rooms were located on the third story, whose floor framing was reinforced to support the necessary

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equipment. Concrete floors were installed in the basement, which housed the newsroom, power plant, and cafeteria. The radio station also made extensive improvements to the building's electrical and heating systems.

WCAO moved out of this facility in the mid-1940s. Upton next became the home of the Baltimore Institute of Musical Arts, organized in 1943 to provide instruction in all branches of music for black students. The Institute was founded by Dr. J. Leslie Jones, whose vision was to offer black students a musical education equivalent in quality to that provided by the Peabody Institute. Evelyn D. Ebert introduced Jones to Robert D. Iula, director of Baltimore Municipal Bands, and these three individuals are credited with organizing the Institute, with Felix Robert Mendelssohn as the first Dean. The school opened in November 1946 and moved to Upton the following September. During that segregated era, the Baltimore Institute of Musical Arts was the only accredited music school open to blacks south of Juilliard in New York City. Its faculty was fully integrated, and included many musicians from the Baltimore Symphony Orchestra. The school published its own magazine, the B. I. M. A. News, from September 1947 to September 1949. Enrollment at its peak was approximately 300; the first Commencement was held June 6, 1951. From its inception, the school intended to utilize the Upton property to build a \$250,000 complex including an auditorium, classroom building, and administration building; these plans called for demolishing the mansion. Fundraising difficulties delayed the proposed project. From a peak of about 300 students, the Institute suffered from declining enrollment in the 1950s as other opportunities began to become available for black students, and the G. I. Bill of Rights offered financial aid; contributions from supporters also decreased. The Institute closed by 1955, and the property was sold to the City of Baltimore.

The City initiated plans to renovate the mansion and carriage house for use as a public school for trainable exceptional children. In August 1957 the Department of Education issued specifications for alterations and additions to serve this function. The design, by Baltimore architect Charles H. Marshall, involved a thorough campaign of rehabilitation and created seven classrooms and associated support areas in the building. Exterior walls, roof, and spouting were repaired; interior floors were

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refinished and walls repaired, and mechanical and electrical systems were upgraded. Toilet rooms were created by subdividing the northwest room on both the first and second floors. New code-approved doors were installed at stairs and passageways; original doors were retained in locations where regulations permitted. Architrave trim was kept intact throughout the building. New weatherstripped wooden window sash was installed in existing frames; interior blinds and other window trim were retained. A new stair tower replaced the south porch, but elements of the former porch such as the granite steps and cheek wall bases were incorporated into the new entrance; iron railings salvaged from the lower level of the porch were incorporated into new brick walls enclosing areaways at the south facade. The specifications further instructed that significant historic architectural fabric which was removed but not reused, such as two onyx mantels and various hardware, was to be stored on site. The carriage house was remodeled to serve as an Assembly Building, with a single large room and movable seating.

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 carries out a variety of programs for students who, because of illness or disability, are physically unable to attend school. Maintenance has been continuous, and no further alterations have taken place; the mansion retains a good level of integrity.

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MAJOR BIBLIOGRAPHICAL REFERENCES:

Howland, Richard H., and Eleanor P. Spencer, The Architecture of Baltimore: A Pictorial History. Baltimore: The Johns Hopkins University Press, 1953. pp. 60, 83, pl. 55.

Information in the Historic Context section is derived primarily from the extensive research of Wayne Schaumburg, whose contribution is gratefully acknowledged.

Inventory of David Stewart, January 23, 1858. Baltimore City Register of Wills (Inventories), Liber NH 75, pp. 362-67, 1857-58 (Maryland State Archives)

Katherine Scarborough, "Upton Stands Sentinel to the Past," Baltimore Sun, March 11, 1929.

Maryland Inventory of Historic Properties, Baltimore City, Maryland Historical Trust, Crownsville, Maryland.

"Specifications, Proposal, Contract and Bond for the Construction of Alterations to Upton School, 811 West Lanvale Street, Baltimore, Maryland, for the Department of Education of the Mayor and Council of Baltimore, August 19, 1957." (RG 35, S1, Box 124, Baltimore City Archives)

Trostel, Michael F., FAIA, personal communication.