

# The AFRO Archives at the Upton Mansion

Baltimore, Maryland

## PROJECT DESCRIPTION

Located in West Baltimore's Upton community, the Upton Mansion is a nationally registered historic structure originally built in 1838 as the primary residence of a prominent Baltimore family. The campus will serve as the headquarters for the 132 year old AFRO American Newspapers, its affiliated non-profit, Afro Charities, and most importantly, will become the new permanent home for the AFRO American Newspapers Archives.

As owner's rep and development consultant, Cross Street Partners worked with Afro Charities to build a design and engineering team, navigate real estate due diligence and entitlements, hire a general contractor, and assemble the project capital stack which includes historic and New Markets Tax Credits, over 15 public and private grants, as well as individual contributions. Currently under construction, the redevelopment includes the renovation of the historic mansion and the construction of a new annex at the rear of the building.

The Upton Mansion, which will be certified LEED Gold, will also feature a gallery and exhibit space, recording studio, research and digitization space, leasable offices for similarly aligned organizations, community events space, and green space. The redevelopment will transform the Upton Mansion into an international destination for study and celebrating African American history and culture.

The redevelopment of the Upton Mansion will help the community actualize its community vision, which commits to "reclaim[ing] the vestiges of its distinct African American heritage and be[ing] the hub of a cultural revitalization where the memory of the great entertainers, artists, and civic leaders who proudly proclaimed Upton as their neighborhood will serve as a beacon by drawing investments back into the community."

Upon the expiration of the 7-year tax credit compliance period, Afro Charities will own the building debt free.

**AFRO**  
CHARITIES

**cross**  
street  
PARTNERS



### CLIENT / DEVELOPER

Afro Charities and  
AFRO American Newspapers

### ARCHITECT

Ziger Snead Architects

### GENERAL CONTRACTOR

Commercial Group Construction

### CSP ROLE

Development Consultant  
Financial Advisory  
Owner's Representative

### PROJECT TYPE / USES

Adaptive Reuse, Archival Storage and  
research, art and cultural exhibition,  
education and community programming,  
journalism

### PROJECT SIZE

17,000 square feet  
(11K SF historic mansion & 6K SF new annex)

### PROJECT COST

\$14MM

### START / COMPLETION

Q1 2025 / Q2 2026

2101 E. Biddle Street, Suite 1201  
Baltimore, MD 21224

[www.CrossStPartners.com](http://www.CrossStPartners.com)

[www.afrocharities.org/upton-mansion](http://www.afrocharities.org/upton-mansion)