

Memo to file

March 18, 2006

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: B-5080
Cherry Hill Homes Historic District

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Cherry Hill Homes Historic District Inventory Number: B-5080
 Address: Cherry Hill Road City: Baltimore Zip Code: 21225
 County: Baltimore City USGS Topographic Map: Baltimore West and Relay
 Owner: Housing Authority Baltimore City Is the property being evaluated a district? X yes
 Tax Parcel Number: _____ Tax Map Number: 25 Tax Account ID Number: _____
 Project: MagLev Agency: MTA
 Site visit by MHT staff: X no _____ yes Name: _____ Date: _____
 Is the property is located within a historic district? _____ yes X no

If the property is within a district District Inventory Number: _____
 NR-listed district _____ yes Eligible district _____ yes Name of District: _____
 Preparer's Recommendation: Contributing resource _____ yes _____ no Non-contributing but eligible in another context _____ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible X yes _____ no

Criteria: X A B X C D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G X None

Documentation on the property/district is presented in: Vertical Files, Enoch Pratt Library, Maryland Department (Central Branch), Cherry Hill Branch; Files of CHAP, Baltimore

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Cherry Hill Homes is a collection of 600 dwelling units roughly bounded by Berea Road to the west, Cherry Hill Road to the north, Denham Circle to the east, and the Light Rail right-of-way to the south.

Public Housing in Baltimore dates to 1937, the same year that the U. S. Housing Act passed in Congress. By 1943, the Baltimore Housing Authority spent 24 million dollars on slum clearance and the construction of eight public housing projects and six war housing projects.

An allocation of eight million dollars by the National Housing Association in February 1943 authorized the construction of 2000 units of publicly funded housing in and near Baltimore City. Cherry Hill, although initially selected as one of the development sites, did not get approval until October of the same year, with construction beginning in 1944. The project did not open to the public until December, 1945, after the war had ended. Soon thereafter, the Federal project was sold to the Housing Authority of Baltimore City, the current owner / operator of the site. More units were added to Cherry Hill in 1951-52. Named Phase I Extension and Phase II Extension, these units continued similar types of housing and similar streetscapes and neighborhood plans. A large portion of Phase I extension was demolished in 1997-98 for a new senior center, currently under construction.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility Recommended: _____ Eligibility Not Recommended: _____
 Criteria: _____ A _____ B _____ C _____ D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G
 MHT Comments: The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places.

 Reviewer, Office of Preservation Services Date

 Reviewer, National Register Program Date

Cherry Hill Homes Historic DistrictPage 2

600 original Cherry Hill dwelling units were built in 101 separate buildings; three types were constructed: Hillside Buildings (30), Level Site Buildings (60), and Apartment Buildings (11).

The Hillside and Level Site buildings are attached single family units with four or more rooms. They are brick walled with wood truss gabled roofs and composite shingle coverings. Both have sash windows in a variety of sizes. Front entrances have a small covered porch, and some of the buildings have a stucco finish on the second floor. Decorative bands of brickwork on many buildings implies a vaguely art moderne style.

The Apartment buildings each have between 21 and 36 units in a variety of room configurations. The buildings are brick walled and have flat roofs. Some units have concrete balconies, all have 1/1 sash windows. A combination of the building's angular block, flat roof, and more obvious decorative brickwork lent it a stronger moderne styling; modern gabled roofs detract from the original styling but only slightly diminish the building type's significance.

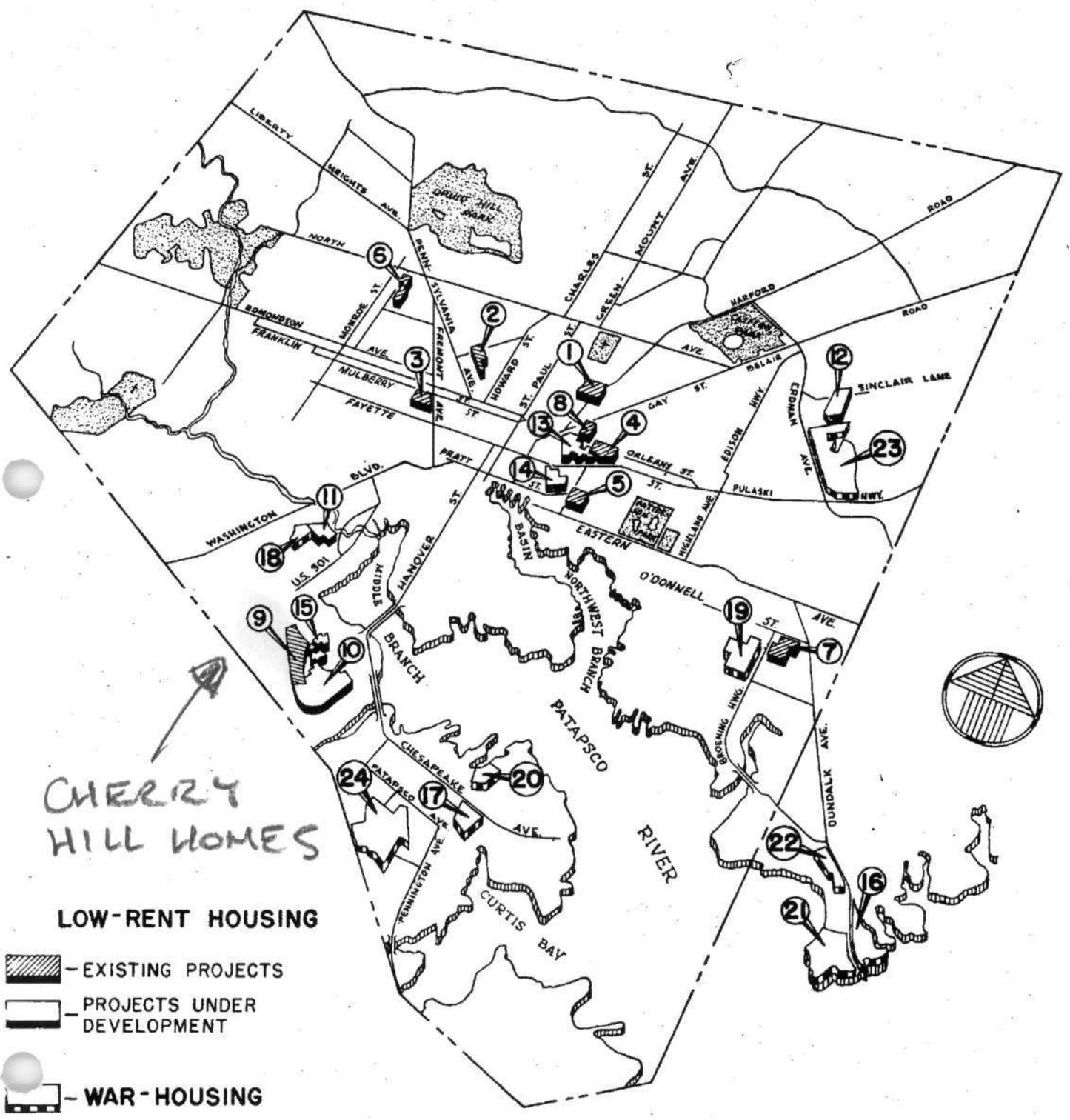
Additionally, a community center and physical plant were constructed in the original Cherry Hill Homes project. The community center is more embellished and stylized than the residences, while the physical plant buildings are much less detailed.

The Cherry Hill Homes project is significant as the first large scale private subdivision built for the African American community in Baltimore, as well as the first African American community based on a suburban style layout (rather than symmetrical rows of block housing, previously constructed in the region). It retains a high level of architectural integrity, with many alterations or new construction made over time finished in a sympathetic manner.

The original 111 residential buildings and associated community buildings and structures of Cherry Hill Homes are eligible for the National Register under criterion A, as the project is an intact example of the evolution of public housing projects in the midst of rapidly expanding suburbs in the Baltimore region. Additionally, the neighborhood is eligible under criterion C, as the styles and types of buildings, coupled with the streetscape and street layout in the project are indicative of a new type of "suburban" style housing projects that embodied a progressive attitude toward public housing in the early- to mid-1940s. Modern alterations to the historic fabric have changed individual buildings but not the comprehensive feeling of the district as a whole.

Prepared by: Brian Michael Lione, EACADate Prepared: 5/22/2002

PUBLIC HOUSING PROGRAM BALTIMORE, 1952



CHERRY HILL HOMES

LOW-RENT HOUSING

-  - EXISTING PROJECTS
-  - PROJECTS UNDER DEVELOPMENT
-  - WAR-HOUSING

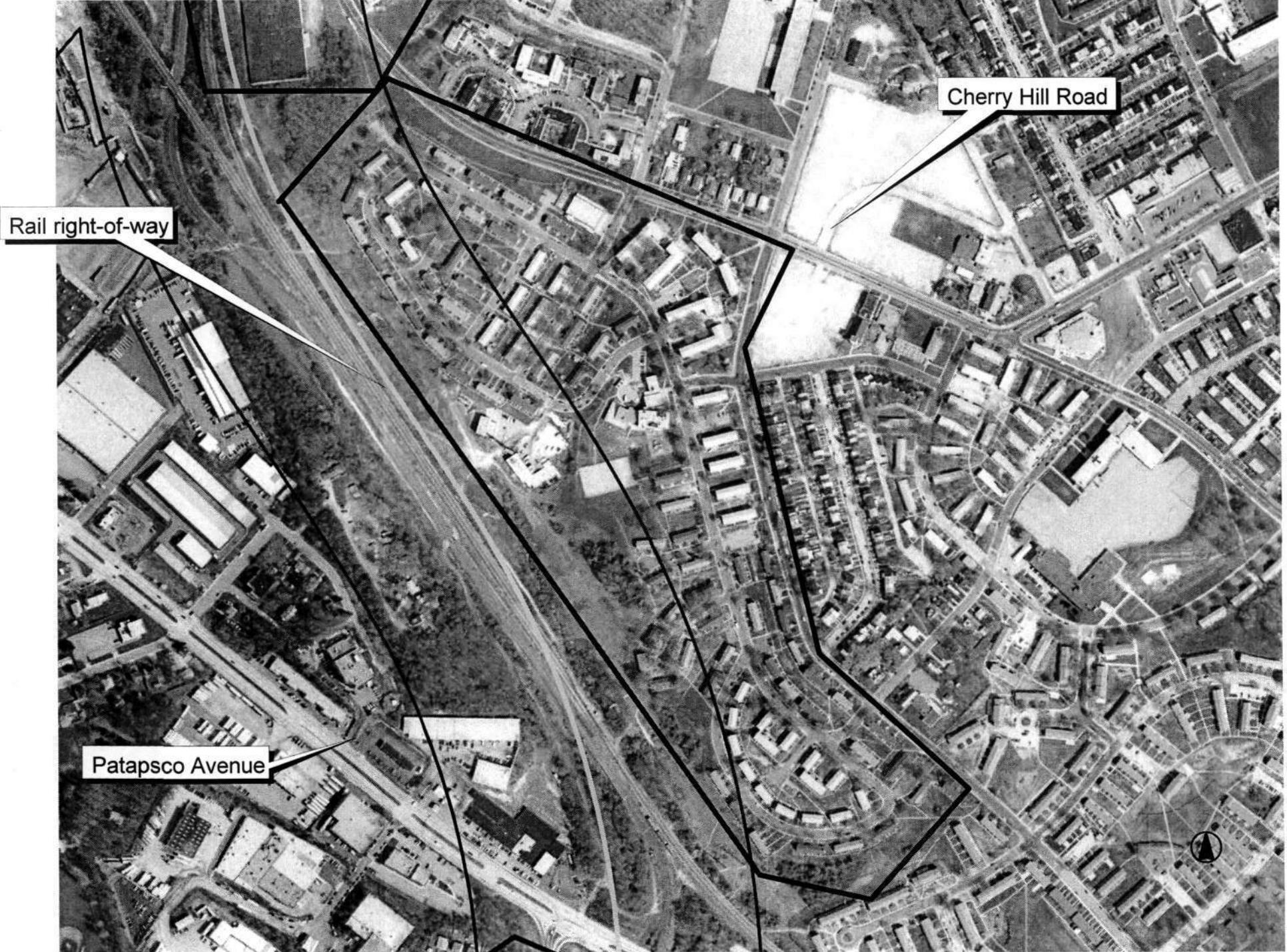
← 2

B-5080

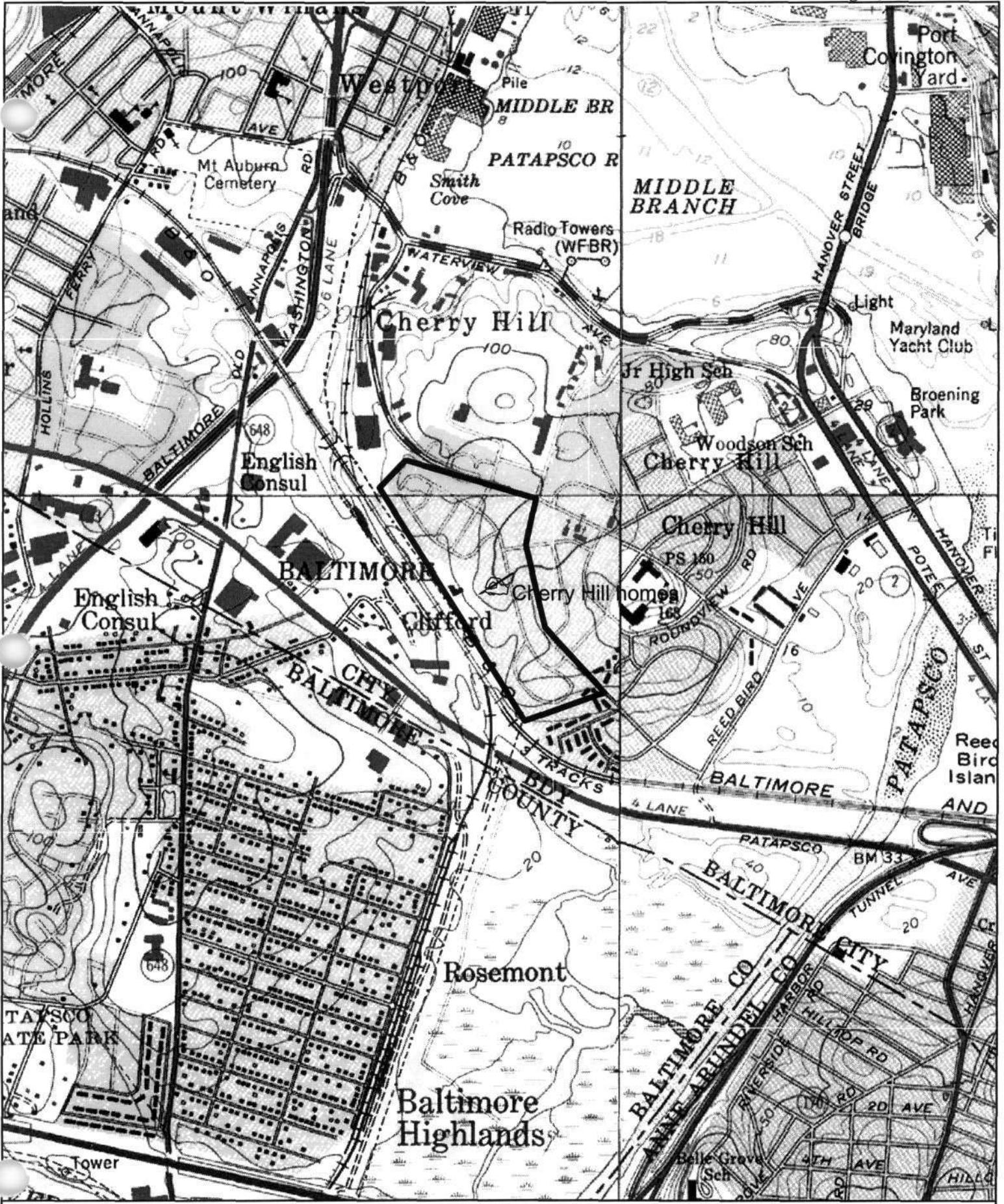


Meritt Hill 1953

Cherry Hill Homes - B-5080



B-5080



Name: RELAY
 Date: 5/22/2002
 Scale: 1 inch equals 1333 feet

Location: 039° 14' 49.0" N 076° 37' 46.4" W
 Caption: Cherry Hill Homes - Original portion, eligible - Located in NE corner of Relay Quad and SW corner of Baltimore West Quad



B-5080

CHERRY HILL HOMES
BALTIMORE CITY, MD

B. LIONE

29 APRIL 2002

MD SUPO

VIEW NW, SHOWING ATTACHED
MULTI-FAMILY UNIT

1/7

05/25/02 003 TECHLAB BNN



B-5080

CHERRY HILL HOMES

BALTIMORE CITY, MD

B. LIONE

29 APRIL 2002

MD SHPO

VIEW SW, CONTEXTUAL VIEW

FROM CHERRY HILL ROADS

2/7

05/29/02 10:02 AM 190



B-5080

CHERRY HILL HOMES

BALTIMORE CITY, MD

B. LIONE

29 APRIL 2002

MD SHPO

VIEW N ALONG SHELLBANKS RD.

3/7

NNNB --- 05/25/02 004 TECHLFB



B-5080

CHERRY HILL HOMES
BALTIMORE CITY, MD

B. LIONE

29 APRIL 2002

MD SHPO

VIEW N SHOWING REAR ENTRANCE,
DEDICATION TABLET, AND ALL-PURPOSE
BUILDING (IN REAR)

4/7



B-5080

CHERRY HILL HOMES

BALTIMORE CITY, MARYLAND

B. LIONE

29 APRIL 2002

MD SHPO

VIEW S SHOWING COMMUNITY
CENTER

67 ANNC --- 05/25/02 005 TECHLAB

5/7



B-5080

CHERRY HILL HOMES
BALTIMORE CITY, MD

B. LIONE

3 JUNE 2002

MD SHPO

VIEW N SHOWING APARTMENT
BUILDING W/ LATER ROOF
MODIFICATION

6/7

JUN 06 09 33 AM '02



B-5080

CHERRY HILL HOMES

BALTIMORE CITY, MD

B. LIONE

3 JUNE 2002

MD SUPO

VIEW NW SHOWING ENTRANCE
TO ALL-PURPOSE BUILDING / GYM
OF COMMUNITY CENTER

7/7