

Memo to file

March 4, 2015

From: Casey Pecoraro
Inventory Registrar

Re: **BA-3285**
Aero Acres Shopping Center

The property documented in the following MIHP form has been demolished, per Teri Rising, Baltimore County Department of Planning Preservation Services Division (see 1/26/15 e-mail and report on file in Registrar's office).

CAPSULE SUMMARY

BA-3285

**Aero Acres Shopping Center Site
Intersection Orem Road and Fuselage Avenue
Middle River, Baltimore County, Maryland
(Demolished)**

The Aero Acres Shopping Center was constructed in 1941 to serve the Aero Acres neighborhood and surrounding residential developments in Middle River. Aero Acres was constructed between 1940 and 1941 to serve the housing needs of defense workers at the nearby Glenn L. Martin Company airplane plant, and in addition to the construction of several hundred Pierce-Cemesto houses (BA-3286), provided for the commercial and social needs of its residents. At the time of its construction, the shopping center included a supermarket, movie theater, recreation hall, six stores, several restaurants, and offices. The shopping center continued to serve Middle River residents through the end of the twentieth century, although it experienced changes in plan, material, and occupancy. By 1997, the offices and one bay of the connecting block had been demolished. The remainder of the center was demolished by 1998, its former site currently occupied by an asphalt-paved parking lot and late twentieth century commercial buildings.

The Aero Acres Shopping Center was constructed to serve as social and commercial space for residents of Middle River's Aero Acres and surrounding housing developments. Aero Acres was one of several housing developments constructed in Middle River in the early 1940s as a result of the rapid expansion of the nearby Glenn L. Martin Company headquarters and airplane factory. The housing developments in Middle River reflected the evolving community planning principles of the period, which incorporated both earlier Garden City planning ideals, and guidelines published in the 1930s and 1940s by the Federal Housing Administration (FHA) and the United States Housing Authority (USHA). The resulting developments planned for not only residential growth, but provided for full community needs, including social, recreational, educational, and commercial amenities. The Aero Acres Shopping Center was an early example of a neighborhood shopping center, a new building type that rose to prominence in the mid-twentieth century, and that was well-suited to the needs of newly created suburban housing created around World War II defense operations.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3285

1. Name of Property (indicate preferred name)

historic Aero Acres Shopping Center (Site)

other

2. Location

street and number Orems Road and Fuselage Avenue __ not for publication

city, town Middle River __ vicinity

county Baltimore

3. Owner of Property (give names and mailing addresses of all owners)

name John Q. Kluttz, Food Lion LLC #1405

street and number P.O. Box 1330

telephone

city, town Salisbury state NC zip code 28145-1330

4. Location of Legal Description

courthouse, registry of deeds, etc. liber 07686 folio 00763

city, town tax map 0090 tax parcel 0433 tax ID number 1900012049

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	_____ buildings
<input checked="" type="checkbox"/> site		<input type="checkbox"/> domestic	_____ 1 _____ sites
<input type="checkbox"/> object		<input type="checkbox"/> education	_____ structures
		<input type="checkbox"/> funerary	_____ objects
		<input type="checkbox"/> government	_____ 1 _____ Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

**Number of Contributing Resources
previously listed in the Inventory**

7. Description

Inventory No. BA-3285

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Aero Acres Shopping Center, recorded on Tax Map 90, Parcel 433, was documented in 1996 by Professor John R. Breihan, and recorded within a draft Multiple Property Document, "Historical and Architectural Resources of Middle River, Maryland," and a draft National Register of Historic Places individual form, both of which are on file at the Maryland Historical Trust (MHT). The draft forms were completed with a description and historic context. EHT Tracerics, as subcontractor to TRC Environmental Corporation, was tasked in November 2013 to revisit the site and prepare a Maryland Inventory of Historic Properties (MIHP) form, as part of a mitigation project for the adverse impacts SHA incurred as a result of its Project No. BA855B21, Deck Replacement of SHA Bridge No. 0309500, MD 150 over MD 700, in Middle River. As part of that project, EHT Tracerics was tasked with providing MHT with a MIHP form for the Aero Acres Shopping Center. On November 12, 2013, EHT Tracerics visited the property at the intersection of Orems Road and Fuselage Avenue, the historic location of the Aero Acres Shopping Center. The on-site survey, together with historic and recent aerial views and descriptions from the draft National Register forms, determined the Aero Acres Shopping Center was no longer extant. The property is currently the location of a Food Lion grocery store and a parking lot. Several color digital images of the lot were taken at the time of the on-site visit.

Located at the intersection of Orems Road with Fuselage Avenue immediately to the south of Martin Boulevard, the Aero Acres Shopping Center was constructed in 1941 to serve the Aero Acres neighborhood and surrounding residential developments in Middle River. Aero Acres was constructed between 1940 and 1941 to serve the housing needs of defense workers at the nearby Glenn L. Martin Company airplane plant, and in addition to the construction of several hundred Pierce-Cemesto houses (BA-3286), provided for the commercial and social needs of its residents. At the time of its construction, the shopping center included a supermarket, movie theater, recreation hall, six stores, several restaurants, and offices. The shopping center continued to serve Middle River residents through the end of the twentieth century, although it experienced changes in plan, material, and occupancy. By 1997, the offices and one bay of the connecting block had been demolished. The remainder of the center was demolished by 1998, its former site currently occupied by an asphalt-paved parking lot, a Food Lion grocery store, and several chain restaurants.

Aero Acres Shopping Center Historic Description:

The following description is quoted from historian John R. Breihan's documentation of the building for a draft National Register form (on file with the Maryland Historic Trust), completed in 1997:

The most prominent feature of the center is the former Aero Theater, two stories tall, on the west end of the complex. Its original front end faced south towards Fuselage Avenue across which was the USO community building. This facade was slightly convex. It originally had a one-story projecting structure on the southwest and a flat canopy around the rest of the south and east facade, linking with that over the shops. The west and east walls are not parallel, but converge towards the north or screen end of the building. Eight buttresses line each of these walls, culminating on the east side in a tall rectangular

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-3285

Name Aero Acres Shopping Center (Site)
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smokestack rising from the buttress at its northeastern corner. The material here as in the rest of the center is cinderblock.

Stretching east from where it abuts the last two bays of the theater is a low range of five one-story shops. Their south fronts, facing the parking lot, are covered with vertical tongue and groove wood paneling, into which are cut large display windows and shop doors. A sidewalk between the shopfronts and the parking lot is covered by a flat-roofed canopy supported by 12 square wooden piers. The canopy rises in several steps to match the slight rise of the ground uphill from the theater. Presumably on account of deterioration, brick bases now extend nearly half way up each pier. Nevertheless the canopy roof still sags noticeably in several places. The back or north side of the range of shops appears as a series of steps in plan, meaning that each shop is slightly larger than the one to its west. This also made it easier for deliveries to be made to the right shop.

East of the current end of the shop range was originally one more shop, plus the complex two-story structure that housed a small bowling alley, a cafeteria, and professional offices on the second floor. This was a building in the modern style, with flat roof and almost completely glazed on the exterior. The date or cause of demolition is unknown. Projecting south from the shops, it completed a three sided courtyard around the parking lot. The lot itself was separated from Fuselage Avenue by a small landscaped area, traces of which remain.

Only two of the shopfronts appear to be in current use, and the theater building now houses a repair shop for trailers and recreational vehicles. Many of these are stored in the parking lot, obscuring the view of the building from Fuselage Avenue. Maintenance standards do not appear to be high. Perhaps because of this low level of current use, the complex retains a considerable amount of its integrity. It has not been obscured by any sort of siding, leaving the original surface materials and massing clearly visible.

As noted, the remaining portions of the Aero Acres Shopping Center were demolished by 1998. Its former location currently contains a parking lot and late-twentieth century commercial buildings.

8. Significance

Inventory No. BA-3285

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1941-1998

Architect/Builder

Construction dates 1941, demolished by 1998

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Aero Acres Shopping Center, formerly located at the intersection of Orems Road and Fuselage Avenue in Middle River, Baltimore County, Maryland, was constructed in 1941 to serve as social and commercial space for residents of Middle River's Aero Acres and surrounding housing developments. Aero Acres was one of several housing developments constructed in Middle River in the early 1940s as a result of the rapid expansion of the nearby Glenn L. Martin Company headquarters and airplane factory. The housing developments in Middle River reflected the evolving community planning principles of the period, which incorporated both earlier Garden City planning ideals, and guidelines published in the 1930s and 1940s by the Federal Housing Administration (FHA) and the United States Housing Authority (USHA), which set forth standards addressing the current pressing need for quickly-built, affordable housing. The resulting developments, including Aero Acres (BA-3286), planned for not only residential growth, but provided for full community needs, including social, recreational, educational, and commercial amenities. Aero Acres development was completed between 1940 and 1941, and the shopping center was provided for their daily commercial needs and social enjoyment. In addition, the building was an early example of a neighborhood shopping center, a new building type that rose to prominence in the mid-twentieth century, and that was well-suited to the needs of newly created suburban housing created around World War II defense operations.

As with the other residential neighborhoods of Stansbury Estates and Victory Villa, Aero Acres was designed to incorporate considerations for open space, recreational space, and social and cultural needs. Elements of Garden City planning built in Aero Acres included a small center park and playground, a larger park adjacent to the residential streets, and a planned shopping center on the far east side of the larger park.¹ Influenced by Garden City principles and built based on the idea of the "park and shop" model first popularized in the 1930s, the Aero Acres Shopping Center was the first modern commercial district in Middle River.

Neighborhood shopping centers first "emerged as an important phenomenon in the development of facilities in the United States" in the 1930s.² At this time, the shopping center was seen as both a convenient way to meet the needs

¹ John R. Breihan, Draft Multiple Property Document, "Historical and Architectural Resources of Middle River, Maryland," 1996, Section E, pg. 42.

² Richard Longstreth, "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," *Journal of the Society of Architectural Historians*, Vol. 51, No. 1 (Mar. 1992), 5.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-8235

Name Aero Acres Shopping Center (Site)
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of suburban shoppers, and also “became one of the first common building forms to experience a basic configuration to accommodate patterns of widespread automobile usage.”³ The greater Washington, D.C. area was among the first to embrace the form, which went on to become a familiar feature in suburbs across the country. The prototype for all the neighborhood shopping centers that followed was D.C.’s Cleveland Park *Park and Shop*, constructed in 1930. Automobile use played a significant role in planning for the center, with parking as a “primary determination of the entire layout and spatial order.”⁴ Cleveland Park’s *Park and Shop* was so successful that it inspired similar successors across the country in the mid-twentieth century.

In addition to its incorporation of the automobile, the new shopping center type introduced several other new concepts. Although the centers incorporated a variety of business types, each was designed to a master plan, resulting in a visually unified center that could still be built in stages.⁵ The centers contained a number of different tenants, but were run by centralized management. They were generally anchored by at least one major store, which helped draw customers to the variety of other smaller businesses. Movie theaters also quickly became standard anchors, able to significantly increase patronage for all. By the mid-1930s, the park and shop model was embraced by the Federal Housing Administration (FHA). Beyond setting standards for housing designs the agency actively sought to advance comprehensive community planning principles, including providing for communities poorly served by commercial amenities. At the end of 1936, FHA put forth a generic scheme for neighborhood shopping centers clearly influenced by the *Park and Shop* model.⁶

The planning and design standards popularized by the *Park and Shop* model promoted by the FHA were clearly incorporated by the Aero Acres Shopping Center. By facing onto Fuselage Avenue, the main residential road through the subdivision, the shopping center was deliberately oriented to its community, and was easily accessible both by pedestrian walkways and was separated from the adjacent high-speed dual highway. As with all of the shopping centers of this model, it provided a large parking area. The shops faced into the lot, and a pedestrian sidewalk separated the lot from the shops. The walkway was covered by a simple canopy, shading the large storefront windows of the shops. Smaller shops of a similar scale to one another formed a row, with the center anchored by a large movie theater to one end and a “professional building” to the other.⁷ The professional building included offices, but also a cafeteria, and bowling alley.

The supermarket, movie theater, recreation hall, six stores, restaurants, and offices included in the Aero Acres Shopping Center were designed to serve the growing population of diverse workers brought to Middle River to work at the airplane plant. In 1943, the Baltimore Sun published a piece on “Middle River War Industry,” noting that “Included in the Aero Acres is a large and modern shopping center which serves a big percentage of the war workers.” The article further quoted James E. Cody, housing representative at Middle River for the Federal Public

³ Longstreth, 5.

⁴ Longstreth, 11.

⁵ Longstreth, pg. 5.

⁶ Longstreth, pg. 18.

⁷ Breihan, Draft Multiple Property Document, “Historical and Architectural Resources of Middle River, Maryland,” Section E, pg. 42.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name Aero Acres Shopping Center (Site)
Continuation Sheet

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Housing Authority, stating “the war worker, as you must realize, is our second line of offense. Much depends on his ability to produce. It is up to us to see that his home life is happy, that his family is well taken care of.”⁸ To this end, Middle River included a variety of amenities that included two shopping centers: the one at Aero Acres and another at Victory Villa across Martin Boulevard. Both centers remained in use for local residents through the 1990s. In 1996, although visibly deteriorated, the Aero Acres Shopping Center was still in use, with the former “Aero Theater” converted to a repair shop, and the former professional building was demolished. By 1998, the remaining portions of the Aero Acres Shopping Center were demolished, now replaced by a large grocery store and chain restaurants.

⁸ “Middle River War Industry,” *The Baltimore Sun*, May 27, 1943, pg. 7.

9. Major Bibliographical References

Inventory No. BA-3285

See Continuation Sheet 9.1

10. Geographical Data

Acreage of surveyed property approximately 3.8 acres
Acreage of historical setting approximately 3.8 acres
Quadrangle name Middle River

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Aero Acres Shopping Center was formerly located at the intersection of Orem's Road and Martin Boulevard, south of Martin Boulevard as shown on Baltimore County Tax Map 90, Parcel 433 (2013). Its location was recorded on the Plat of Aero Acres, Section 1, dated August 12, 1946 (Baltimore County Land Records, Plat Book CHK 13, pg. 139). The building was demolished by 1998.

11. Form Prepared by

name/title	EHT Tracerics, Inc.		
organization		date	December 19, 2013
street & number	1121 5 th Street, NW	telephone	
city or town	Washington, D.C.	state	

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Name Aero Acres Shopping Center (Site)
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Ames, David L., and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs*. U.S. Department of the Interior: National Park Service, September 2002.

Breihan, John R. Draft Multiple Property Document. "Historical and Architectural Resources of Middle River, Maryland," 1996. On file at Maryland Historical Trust.

Breihan, John R. Draft National Register of Historic Places Form. "Aero Acres Shopping Center," 1996. On file at Maryland Historical Trust.

Longstreth, Richard. "The Neighborhood Shopping Center in Washington, D.C., 1930-1941." *Journal of the Society of Architectural Historians*, Vol. 51, No. 1 (Mar. 1992).

"Middle River War Industry," *The Baltimore Sun*, May 27, 1943, pg. 7.

National Register of Historic Places. Multiple Property Document. "Public Housing in the United States 1933-1949."

Archives Consulted

Collections of the Glenn L. Martin Maryland Aviation Museum, Middle River, Baltimore County, MD.

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Continuation Sheet

Historic Photos Page 1



Aero Theater at Aero Acres Shopping Center, ca. 1945. Courtesy the Collection of the Glenn L. Martin Maryland Aviation Museum.

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Continuation Sheet

Historic Photos Page 2



Aero Acres Shopping Center, ca. 1945. Courtesy the Collection of the Glenn L. Martin Maryland Aviation Museum.

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Continuation Sheet

Historic Photos Page 3

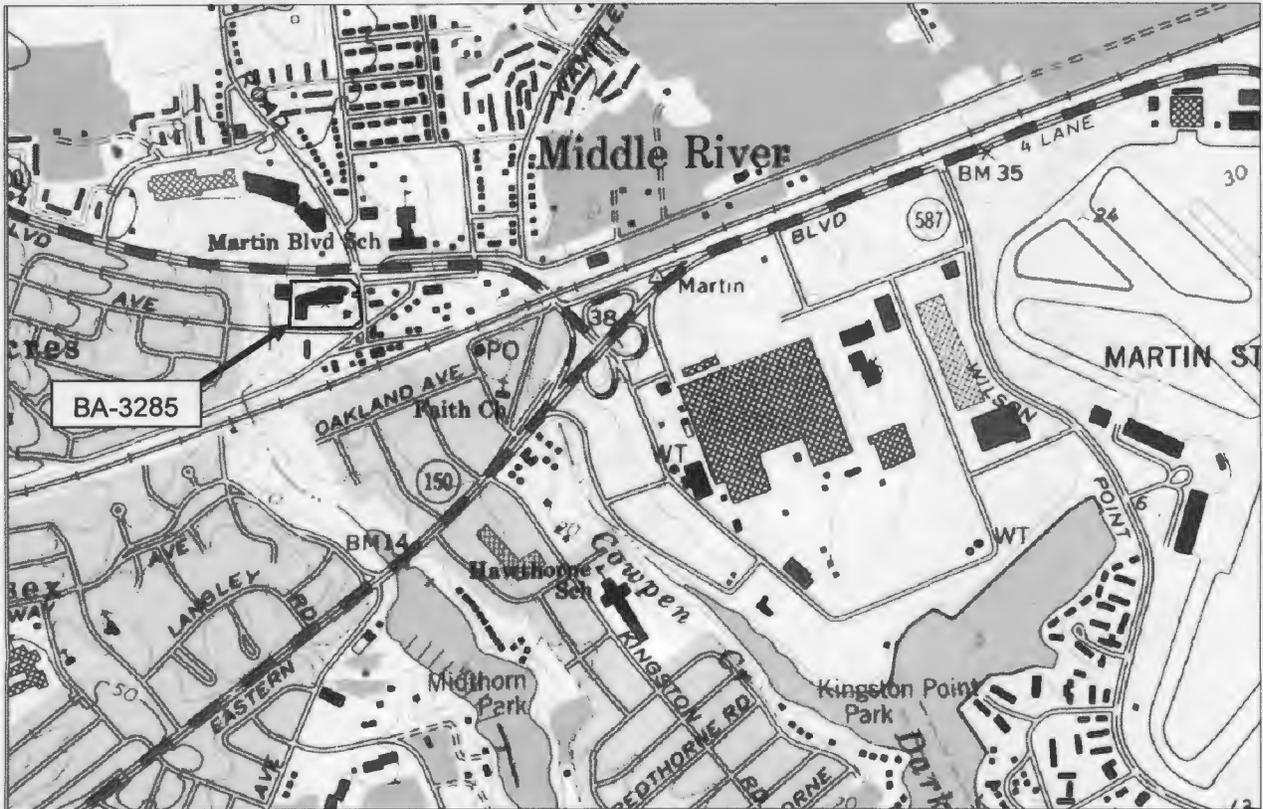


Aero Acres Shopping Center, ca. 1945. Courtesy the Collection of the Glenn L. Martin Maryland Aviation Museum.

BA-3285

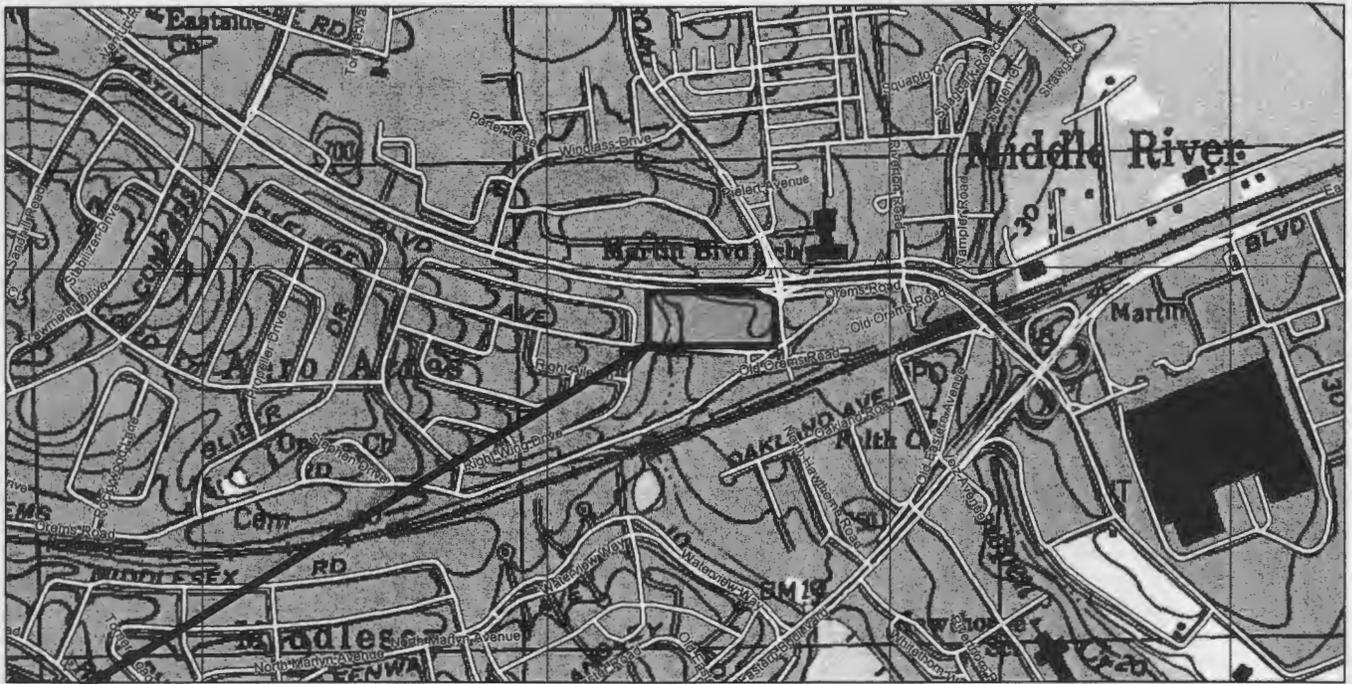
DEMOLISHED

Aero Acres Shopping Center Site
Intersection of Oreams Road and Fuselage Avenue, Middle River
Middle River Quadrangle 1969, Photorevised 1985



1990s Infrared Orthophoto Quarter Quad, Middle River Northwest





Aero Acres Shopping Center Site (BA-3285)
Baltimore County, Maryland
Middle River Quadrangle, USGS Topographic Map, 1965, Revised 1979
EHT Tracerics, 2013

incorrect - JKC 1/8/15

PROJECT NO. BA855B21 DIGITAL PHOTOLOG* BALTIMORE COUNTY, MARYLAND	BA-3285, Aero Acres Shopping Center Site Photographer: EHT Tracerics Date: November 12, 2013
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1. BA-3285_2013-11-12_01	View of Intersection Orems Road and Fuselage Avenue (former location Aero Acres Shopping Center Site), Looking NW
2. BA-3285_2013-11-12_02	View of Intersection Orems Road and Fuselage Avenue (former location Aero Acres Shopping Center Site), Looking NE

*All photographs printed on Epson Ultra Premium Photo Paper with Epson Ultra Chrome K3 Ink.



BA-3285

AERO ACRES SHOPPING CENTER SITE

DREMS ROAD AND FUSELAGE AVENUE

BALTIMORE COUNTY, MD

EHT TRACERIES

11/2013

MDSHPO

VIEW OF INTERSECTION OF DREMS ROAD AND FUSELAGE
AVENUE (FORMER LOCATION AERO ACRES SHOPPING
CENTER SITE), LOOKING NW

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AERO ACRES SHOPPING CENTER SITE
DREMS ROAD AND FUSELAGE AVENUE

BALTIMORE COUNTY, MD

EHT TRACERIES

11/2013

MDSHTFO

VIEW OF INTERSECTION OF DREMS ROAD AND FUSELAGE AVENUE
(FORMER LOCATION AERO ACRES SHOPPING CENTER SITE, LOOKING NE

* 2 OF 2