



Day Village Historic District (BA-3340)  
Name of Property

Baltimore County, MD  
County and State

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>71</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>1</u>	structures
<u>          </u>	<u>          </u>	objects
<u>71</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, ASPHALT, WOOD

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Day Village is a planned garden-apartment community which opened in 1944 located at 511 Avondale Road in Dundalk, Maryland. It sits on a thirty-seven-acre peninsula fronting both Peach Orchard Cove and Clement Cove off Bear Creek, a branch of the Patapsco River. Avondale Road forms a loop within the development leading to the development and serving as its main thoroughfare. The garden-apartment community consists of 68 low blocks of brick apartment buildings divided into two-story townhouse units, and one freestanding caretaker's house, all reflecting the influence of the Colonial Revival style. Two commercial buildings located at the entrance to the community were originally a shopping center for the residents. Like many garden apartment complexes designed based on Garden City principles, the majority of the land is devoted to paths and open lawns with a smaller portion occupied by the residential buildings. The buildings are surrounded by extensive landscaping, including a man-made lake, views of the coves off Bear Creek, large expanses of lawns and mature trees that creates a verdant enclave sheltered from the industrial and urban environs.

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## Narrative Description

### *Site*

Day Village is a self-contained community with a park-like setting sited on a thirty-seven-acre peninsula surrounded by the Patapsco River. Of the thirty-seven acres, approximately fifteen percent of the land is occupied by buildings. The rest of the development is dedicated to landscape, a 1.8-acre lake that dominates the eastern portion of the site, recreational areas, and circulation and drainage improvements.

The complex is made up of seventy-two buildings, including sixty-eight two-story masonry building blocks divided into individual townhouse units. Additional buildings on the site include a brick caretaker's house (now a stand-alone rental unit) and two commercial buildings, one of which contains the leasing office, and the other a daycare, convenience store, and laundromat. There is also a single non-contributing structure, a small pumping station owned and operated by the Baltimore County Department of Public Works.

Avondale Road forms a loop within the site, providing access to a system of secondary service drives that provide access to parking and rear unit entrances. Shared, exposed aggregate concrete sidewalks connect to the main sidewalk along Avondale Road and branch off to lead to each unit entrance.

The rectangular-massed apartment blocks are arranged in response to their setting, taking advantage of expansive landscape and waterfront views. Inland building blocks are grouped together to form U-shaped garden courtyards, while blocks located along the edge of the peninsula are oriented towards the water. The apartment building blocks are organized into eleven groups, or courts. These courts are named either for their location or for past prominent residents of Day Village. Unit addresses are based on their courts rather than on street names.

The landscape is made up of turf lawn, a lake, and mature specimen trees, some of which pre-date the development. Foundation plantings, including box hedges, are common adjacent to apartment blocks. Because of the site's low elevation, the green spaces are traversed by a stormwater system of concrete channels that direct runoff into the coves. Where they intersect with sidewalks, the channels are crossed by concrete bridges. The site features three playgrounds: one north of North Avondale Road, one north of South Avondale Road, and one at the south end of Robert L. Curbeam, Jr. Court (see sketch map on section 9, page 37). At the far east end of the site, an unimproved spit of land called Cattail Point stretches into Bear Creek.

### *Exterior*

The building blocks at Day Village all share the Colonial Revival-style architectural vocabulary and design details but are of varying sizes and roof forms. Originally, each block had between

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four and twelve units, which still is evidenced on the building exteriors. Buildings have either hipped, gable, or cross gable roofs. The Colonial Revival-style buildings are clad in red brick laid in a common bond with Flemish headers every seventh course. Windows are one-over-one double-hung vinyl and are either single or paired. Window headers on the first floor are arched brick, while the flat-headed windows on the second floor abut the wood soffit, which is painted white. Both window types have brick headers and sills. Each building contains the same basic components; however, these components differ slightly on each building providing visual variation. Each unit commonly has three or four windows on the front elevation. On the first story, end units commonly have a single window to the left or right of the entrance, while interior units have a pair of windows. On the second story, each unit typically has two single windows or a pair of windows. On the rear elevation, each unit typically has two windows at the second story, one shorter and narrower than the other. Some units also have one or two windows flanking the door on the first story. End units typically have four windows on the side elevation, two on each floor.

There are four roof types: hipped, end-gabled, gabled with cross gables at each end, or hipped with two cross gables. All four types are clad in gray asphalt shingle, while the end gables, where they exist, are filled by white vinyl siding that replaced the original wood siding and have central, rectangular vents or semi-circular vents. The roofs are pierced in regular intervals by small metal dormer vents. Aluminum downspouts are connected to gutters at the roofline.

Each unit features a front entrance off a courtyard or main street and a rear entrance off a service drive. Front entrances are reached via concrete stoops with three concrete steps and contemporary wrought-iron railings. In some cases, these stoops have been covered by cement board porches or by a larger cement board deck with vinyl railings. Entrance doors are typically paired with that of the adjacent unit, though some end units have individual unit entrances. Wood Colonial Revival-style entry surrounds are painted white and feature Doric fluted pilasters topped by either flat or triangular pediments. Though not original, these surrounds are similar to the historic design and pattern which also alternated between flat and pedimented surrounds. Six-panel doors, which are not original, are painted black with brass hardware. Many entrances also have screen or storm doors. Above each door is the address number. To the left or right of the pilasters, most units have a mailbox and a lantern sconce mounted to the brick.

The rear elevations of the units face onto the service drives. In most cases, adjacent units share asphalt parking pads with two spaces. Some units have rear lawns instead of parking pads, in which case street parking is available along the service road. Facing the service roads, buildings have one-story brick projections paired between units and topped by a shed roof. These brick projections were designed to house mechanical equipment. A brick chimney extends from these projections to above the roofline. Small storage sheds covered in vinyl siding extend off each brick mechanical projection providing additional storage space. Address numbers are affixed to the rear wall of the shed. The shed roofs are clad in gray asphalt like the building roofs. The shed access doors are located on either side and vary in their height and material. An internal concrete block wall allocates half of a shed for each unit.

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To the left or right of the projections are the rear entrances, which are reached via a flight of three concrete stairs with a wrought-iron side railing. The type of rear entrance door varies but is most commonly is a half-glass replacement door with six simulated divided lights. Some rear entrances are covered by an extension of the projection's shed roof, while others are uncovered. Additionally, some end units feature partially-enclosed brick alcoves formed by a continuation of the block's exterior wall.

Two building blocks located along North Avondale Road (shown as building NA03 in the sketch map) have been combined and altered to create accessible units for the elderly. Originally made up of twenty (20) two-level, two-bedroom units, the building now contains twenty (20) one-bedroom, single-level units. The alterations have minimally affected the appearance of the buildings from Avondale Road, with the exception of a new two-story porch that connects the two buildings. The porch has white wood railings and is topped by a gable roof filled with white wood paneling and a round louvered vent. The porch is reached by either a short flight of concrete stairs on the front of the building or a wood ramp on the rear. An elevator housed within with a brick shaft provides access from the first-floor porch to the second floor. The rear of the building has a two-story covered wood porch that extends the entire length of the two building blocks with white wood railings. The first story of the rear porch projects further outward than the second story. Both stories are covered by shed roofs with gray asphalt cladding.

The brick caretaker's house is located adjacent to the lake where North and South Avondale Roads intersect. The house is a two-story red brick building designed in the same colonial revival style as the rest of the development. The house has a T-shape plan with a combination hipped and gabled roof clad in gray asphalt. Windows are one-over-one double hung vinyl. Like other buildings on the site, window openings on the first story have an arched brick header, while window openings at the second story have no header and abut the white soffit. The front elevation is four structural bays wide. In the first bay from the left, there is a single window at the first story. In the second bay, a brick stair leads to the front entrance, which is covered by an asphalt-clad, shed-roof overhang with white vinyl siding on the side. The overhang is supported by a single post. There are two main entrance doors at an angle to each other, both of which have wood surrounds that are painted white. In the third and fourth bays, there is a single window with louvered shutters at each story. The south elevation is two bays wide and has a single window with louvered shutter at each story. The north elevation is two bays with a single window at each story in the first bay and no windows in the second bay. On the back of the building is a one-story shed-roofed addition with a second addition, also with a shed roof, extending back from the first. Both additions are red brick, though neither matches the original structure. A portion of the original concrete coal shed is extant and visible at the base of the first addition. A rear deck overlooks the lake.

Two buildings located at the entrance to Day Village on Avondale Road were originally built as a shopping center for the development. Both buildings are one-story high, clad in red brick laid in a running bond, and topped by side-gabled roofs with rear flat-roof extensions. In front of each

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building is a concrete sidewalk, asphalt parking area, and planted area surrounded by a low metal fence.

The west side commercial building is the larger of the two and is divided into three retail spaces occupied by two retail tenants (a daycare and convenience store) as well as laundry facilities for the development. The east side commercial building is divided into two spaces connected by a single interior door and is occupied by property management as a leasing office and a maintenance workshop.

Both commercial buildings retain their overall form and brick cladding; however, the front elevations of both buildings have been altered significantly over time and now display a mix of window and door types and infill materials. Major alterations include replacement of storefront systems, infill of openings with brick or siding, removal of four dormer windows on the west commercial building, a small addition on the east commercial building, and replacement of interior finishes. Originally, these buildings featured multi-light storefronts with recessed entrances and simple signboards above the windows.

East of the leasing office is a one-story brick structure raised on a cement platform, which houses a wastewater pumping station. Though located in the same tax parcel as Day Village, this structure is owned by Baltimore County, is associated with a separate tax account, and appears to be recent construction; therefore, it is non-contributing.

### *Interior*

Originally, individual townhouse units at Day Village were planned with one of two layouts: either two bedrooms, or two bedrooms plus a dining room. Each block of apartments was devoted to one floorplan type. Today, units at Day Village range from studios to one-, two-, three-, or four-bedroom units. Only the two-bedroom units maintain the original layouts; the remainder of the unit types have been created by removing demising walls between the townhouses and adding or removing doors and openings.

The first and most common two-bedroom unit type has a combined kitchen and dining area. There are 256 units of this type, each with approximately 705 square feet. The front entry opens into the living room. Diagonally across the room from the entrance is a raised landing reached by a single stair. A single stair on the opposite side of the landing leads down to the kitchen. From the left or right of the landing is the staircase leading to the second floor. At the front of the unit on the second floor is the master bedroom, while at the rear are the bathroom and second bedroom.

The second and larger two-bedroom unit type has a separate kitchen and dining area. There are 96 units of this type, each with approximately 730 square feet. The entrance to the dining area is directly across the living room from the entrance via a rectangular wall opening. The galley kitchen is reached via a second opening in the rear right or left corner of the dining area. The

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stair to the second floor is diagonally across the living room from the entrance. On the second floor are the typical two bedrooms plus bathroom.

Additionally, there are sixty-one (61) four-bedroom units created by combining two of the original duplexes (1,450 or 1,470 square feet); two studios (380 square feet); twenty (20) one-bedroom units (680 square feet), and four (4) three-bedroom units (870 or 890 square feet). The one-bedroom units are found exclusively in the senior living building. Finally, there is the former caretaker's house, a freestanding single-family house with four-bedrooms (1,100 square feet).

Typical finishes across all unit types include plaster walls (original); oak flooring (original) or beige wall-to-wall carpet (non-original); wood bannisters, both unpainted (original) and painted (non-original); vinyl plank or linoleum tile floors in the kitchens (non-original, though the original was also linoleum); linoleum, vinyl, or ceramic tile floors in the bathrooms (non-original, though the original was also tile); and painted wood trim around the door and window openings (mix of original and non-original). Doors and hardware are mixed, but original one-panel wood doors remain in many locations, though the hardware has been replaced.

### *Integrity*

Day Village retains an overall high level of integrity in regard to the site and building exteriors. No buildings have been added or demolished since the development opened in 1944. Of the apartment blocks, only the two blocks devoted to elderly residents have been significantly altered on the exterior, while the majority of apartment buildings still appear largely as they did at the time of construction. Changes to the residential building exteriors include: replacement of original six-over-six double-hung wood windows with vinyl windows and external storm windows; replacement of original wood and glazed doors with metal paneled doors; addition of cement board stoops and decks to the front of some units; replacement of original concrete coal sheds with wood storage sheds and infill of windows at brick projections; addition of concrete steps at rear entrances; replacement of original light fixtures and mailboxes; and addition of wrought iron railings. On the rear, the existing vinyl-clad sheds are not original but have similar shape and form to sheds that originally stood in their locations. Wood elements including all wood siding have been replaced with or covered by new vinyl siding.

Changes to the exterior of the commercial buildings are more extensive. Though these buildings retain their historic forms, the original multi-light storefront windows have been replaced with single-light fixed windows or have been infilled with brick or concrete. The original recessed entrances have also been replaced with entrances flush with the building façades. Dormer windows on the roof of the shopping center building have been removed. No original materials remain on the interiors. Nonetheless, because these buildings constitute only a small part of the development, their alterations do not significantly impact overall integrity.

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The devotion of a large portion of the site to landscaping, one of the development's most essential character-defining features, remains in place. Few alterations have been made to the exterior landscape. Alterations include the removal of original wood railings at some of the concrete bridges and replacement with new metal railings; the addition of new playgrounds within two courtyards; and the addition of chain-link fencing surrounding the lake, the single-family house, and a few individual unit yards.

Building interiors display more moderate integrity. On the interior, the two-bedroom units maintain integrity of layout. Other unit types do not, but in many cases, vestiges of the original layout are evident. For example, the four-bedroom units generally have two staircases and two separate kitchen areas. Finishes have largely been replaced; however, some original features remain in place, including the wood bannisters and, in many units, the oak flooring. Original interior doors remain in many locations, though many have also been replaced. Overall, Day Village continues to convey the feeling of a 1940s FHA-backed garden apartment community.

### *Building Inventory*

The following inventory lists all of the buildings associated with Day Village. This list is organized by the building number which is determined by the court or location and the unit numbers within.

<b>Building # (see sketch map)</b>	<b>Address</b>	<b>Type</b>	<b>Date</b>	<b>Style</b>	<b>Status</b>
<i>Avondale Road</i>					
1 ZZ02	501-505 Avondale Road	Commercial	1944	Colonial Revival	Contributing
2 ZZ01	511 Avondale Road	Commercial	1944	Colonial Revival	Contributing
3 Not Applicable	521 Avondale Road	Baltimore County wastewater pumping station	2006	No style	Noncontributing
<i>Anjeu Reuss Court (AR)</i>					
4 AR01	AR100-110	Multi-family garden apartment	1944	Colonial Revival	Contributing
5 AR02	AR101-111	Multi-family garden apartment	1944	Colonial Revival	Contributing
6 AR03	AR112-130	Multi-family garden apartment	1944	Colonial Revival	Contributing
7 AR04	AR113-123	Multi-family garden apartment	1944	Colonial Revival	Contributing
<i>Calvin Hill Court (CH)</i>					
8 CH01	CH100-112	Multi-family garden apartment	1944	Colonial Revival	Contributing
9 CH02	CH101-107	Multi-family garden apartment	1944	Colonial Revival	Contributing
10 CH03	CH109-121	Multi-family garden apartment	1944	Colonial Revival	Contributing
11 CH04	CH116-122	Multi-family garden apartment	1944	Colonial Revival	Contributing
12 CH05	CH124-132	Multi-family garden apartment	1944	Colonial Revival	Contributing

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13	CH06	CH125-131	Multi-family garden apartment	1944	Colonial Revival	Contributing
<i>Glenard Middleton Court (GM)</i>						
14	GM01	GM100-110	Multi-family garden apartment	1944	Colonial Revival	Contributing
15	GM02	GM101-111	Multi-family garden apartment	1944	Colonial Revival	Contributing
16	GM03	GM112-118	Multi-family garden apartment	1944	Colonial Revival	Contributing
17	GM04	GM113-119	Multi-family garden apartment	1944	Colonial Revival	Contributing
18	GM05	GM121-129	Multi-family garden apartment	1944	Colonial Revival	Contributing
<i>Juniper Lane (JL)</i>						
19	JL01	JL100-110	Multi-family garden apartment	1944	Colonial Revival	Contributing
20	JL02	JL112-126	Multi-family garden apartment	1944	Colonial Revival	Contributing
<i>Kweisi Mfume Court (KM)</i>						
21	KM01	KM100-110	Multi-family garden apartment	1944	Colonial Revival	Contributing
22	KM02	KM101-117	Multi-family garden apartment	1944	Colonial Revival	Contributing
23	KM03	KM112-128	Multi-family garden apartment	1944	Colonial Revival	Contributing
24	KM04	KM121-127	Multi-family garden apartment	1944	Colonial Revival	Contributing
25	KM05	KM129-137	Multi-family garden apartment	1944	Colonial Revival	Contributing
<i>Lee Lawrence Court (LL)</i>						
26	LL01	LL100-112	Multi-family garden apartment	1944	Colonial Revival	Contributing
27	LL02	LL101-111	Multi-family garden apartment	1944	Colonial Revival	Contributing
28	LL03	LL113-125	Multi-family garden apartment	1944	Colonial Revival	Contributing
29	LL04	LL116-132	Multi-family garden apartment	1944	Colonial Revival	Contributing
30	LL05	LL136-144	Multi-family garden apartment	1944	Colonial Revival	Contributing
<i>North Avondale Road (NA)</i>						
31	NA01	NA600-606	Multi-family garden apartment	1944	Colonial Revival	Contributing
32	NA02	NA601-619	Multi-family garden apartment	1944	Colonial Revival	Contributing
33	NA03	NA608-646	Multi-family garden apartment	1944	Colonial Revival	Contributing
34	NA04	NA621-641	Multi-family garden apartment	1944	Colonial Revival	Contributing
35	NA05	NA645-655	Multi-family garden apartment	1944	Colonial Revival	Contributing
36	NA06	NA657-675	Multi-family garden apartment	1944	Colonial Revival	Contributing
37	NA07	NA700-714	Multi-family garden apartment	1944	Colonial Revival	Contributing
38	NA08	NA701-719	Multi-family garden apartment	1944	Colonial Revival	Contributing
39	NA09	NA716-734	Multi-family garden apartment	1944	Colonial Revival	Contributing
40	NA10	NA721-731	Multi-family garden apartment	1944	Colonial Revival	Contributing
41	NA11	NA733-743	Multi-family garden apartment	1944	Colonial Revival	Contributing
42	NA12	NA745-753	Multi-family garden apartment	1944	Colonial Revival	Contributing
43	NA13	NA800	Single-family house	1944	Colonial Revival	Contributing
44	NA14	NA801-819	Multi-family garden apartment	1944	Colonial Revival	Contributing
45	NA15	NA821-839	Multi-family garden apartment	1944	Colonial Revival	Contributing

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46 NA16 NA841-859 Multi-family garden apartment 1944 Colonial Revival Contributing

47 NA17 NA861-879 Multi-family garden apartment 1944 Colonial Revival Contributing

*Peach Orchard Lane (PO)*

48 PO01 PO600-610 Multi-family garden apartment 1944 Colonial Revival Contributing

49 PO02 PO612-618 Multi-family garden apartment 1944 Colonial Revival Contributing

50 PO03 PO620-630 Multi-family garden apartment 1944 Colonial Revival Contributing

51 PO04 PO632-648 Multi-family garden apartment 1944 Colonial Revival Contributing

52 PO05 PO700-710 Multi-family garden apartment 1944 Colonial Revival Contributing

53 PO06 PO712-722 Multi-family garden apartment 1944 Colonial Revival Contributing

54 PO07 PO724-742 Multi-family garden apartment 1944 Colonial Revival Contributing

55 PO08 PO800-808 Multi-family garden apartment 1944 Colonial Revival Contributing

56 PO09 PO812-826 Multi-family garden apartment 1944 Colonial Revival Contributing

57 PO10 PO828-842 Multi-family garden apartment 1944 Colonial Revival Contributing

58 PO11 PO844-854 Multi-family garden apartment 1944 Colonial Revival Contributing

*Rogers Cockrell Lane (RC)*

59 RC01 RC100-110 Multi-family garden apartment 1944 Colonial Revival Contributing

60 RC02 RC112-122 Multi-family garden apartment 1944 Colonial Revival Contributing

*Robert L. Curbeam Jr. Lane (RL)*

61 RL01 RL101-111 Multi-family garden apartment 1944 Colonial Revival Contributing

62 RL02 RL113-123 Multi-family garden apartment 1944 Colonial Revival Contributing

*South Avondale Road (SA)*

63 SA01 SA601-623 Multi-family garden apartment 1944 Colonial Revival Contributing

64 SA02 SA625-637 Multi-family garden apartment 1944 Colonial Revival Contributing

65 SA03 SA641-651 Multi-family garden apartment 1944 Colonial Revival Contributing

66 SA04 SA653-675 Multi-family garden apartment 1944 Colonial Revival Contributing

67 SA05 SA677-687 Multi-family garden apartment 1944 Colonial Revival Contributing

68 SA06 SA689-703 Multi-family garden apartment 1944 Colonial Revival Contributing

69 SA07 SA705-713 Multi-family garden apartment 1944 Colonial Revival Contributing

70 SA08 SA717-725 Multi-family garden apartment 1944 Colonial Revival Contributing

71 SA09 SA729-741 Multi-family garden apartment 1944 Colonial Revival Contributing

72 SA10 SA745-751 Multi-family garden apartment 1944 Colonial Revival Contributing

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ETHNIC HERITAGE/Black  
SOCIAL HISTORY  
COMMUNITY PLANNING AND DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1944  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1944 (Opening)  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Gustave W. Iser (Architect)  
Joseph P. Day Construction Corporation (Builder)  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Day Village is significant under Criterion A as one of the first privately-developed garden apartment communities for African-American residents with Federal Housing Administration (FHA) funds during a time when housing for African Americans was in critically low supply and substantially inferior to housing developments for white residents. It was designed to provide housing for African-American war-workers at nearby industrial plants and army facilities in the Dundalk area such as Bethlehem Steel, Edgewood Arsenal, and the Holabird Signal Depot. The project responded to an acute demand for worker housing during World War II, when military production ramped up in the factories around Dundalk, and Baltimore County experienced a population surge. In contrast to publicly financed temporary housing developments in the region, Day Village was privately planned and developed to alleviate the housing crisis and to provide permanent and superior quality housing for African American workers in war-related industries.

Day Village is also significant under Criterion C as an outstanding example of a Colonial Revival style garden apartment development built to the standards of the FHA. Day Village offered a housing option for African Americans equal to many of the garden apartments complexes developed for white residents across the country during the 1930s and 1940s that utilized FHA underwriting. The success of Day Village showed government agencies and other interests that a privately-financed development for African American residents could successfully support and meet FHA underwriting criteria and standards, opening the door to make FHA housing available to minorities nationwide.

Day Village's period of significance is 1944, the year that the development opened for residency.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Day Village is the first known privately developed, multi-family housing project for African Americans to be insured by the Federal Housing Administration (FHA). Though the National Register of Historic Places Registration Form for Mayfair Mansions Apartments in Northeast Washington, D.C. also makes this claim, in fact Mayfair Mansions opened two years after the completion of Day Village.<sup>1</sup> Constructed at a time when housing for African Americans was far inferior to housing available for whites—a gap exacerbated by the Great Depression and the World War II housing shortage—Day Village represents a major turning point towards more equitable private housing for black tenancy in the United States. The success of Day Village led the FHA to insure more mortgages for black developments, vastly improving the quality of housing available to black tenants nationwide.

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<sup>1</sup> National Register of Historic Places, Mayfair Mansions Apartments, Washington, District of Columbia, National Register #89001735, Section 8, Page 1.

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*The Rise of the Garden Apartment and the Colonial Revival*

The American garden apartment originated with the Garden City movement attributed to Englishman Sir Ebenezer Howard, who in 1898 published his monograph *To-morrow: A Peaceful Path to Real Reform*, later retitled *Garden Cities of To-morrow*. Howard was concerned about overcrowding in urban centers. As an antidote, he proposed the establishment of new, self-sufficient developments with schools, retail, and recreation areas set in park-like settings and surrounded by rural greenbelts. His theories were manifested in the United Kingdom at Letchworth (1903) and Welwyn (1919-1920).<sup>2</sup> After World War I, Howard's theories were imported to the United States by planners like Clarence Stein. Stein founded the Regional Planning Association of America (RPAA), which met from 1923 to 1931 to discuss solutions to slums and overcrowding in American cities. Stein and Henry Wright also designed the landmark Sunnyside Gardens in Queens, New York (1924-1928), the first attempt to physically import Howard's ideas to the United States.<sup>3</sup>

Inspired by the RPAA and Sunnyside Gardens, garden apartments became a predominant housing type of the 1930s and 1940s, when a nationwide housing crisis made construction of new housing particularly critical. Garden apartment developments came to consist of three or more two- to three-story buildings arranged together in a landscaped setting. Buildings typically fronted onto landscaped courtyards rather than the street. Standardization of features for each building and unit kept costs low. Because of their low height, the buildings did not require expensive elevators. The economic construction costs of garden apartments allowed developers to supply attractive yet affordable housing to address the housing crisis of the 1930s and 1940s. Their substantial landscaping and low, domestically-scaled buildings also made them an appealing alternative to prohibitively expensive single-family homes, which by 1936 were largely out of reach of all but the top ten percent income bracket.<sup>4</sup> The success of the garden apartment type also owed to its promotion by the Federal Housing Administration (FHA) (see following section).<sup>5</sup>

At the same time that garden apartments were increasing in popularity, Colonial Revival rose to become the predominant style for new construction. Although Colonial-inspired architecture had become popular as early as 1876, following the Philadelphia Centennial, its popularity resurged following the opening of Colonial Williamsburg in 1927. Harkening back to the earliest days of the United States, the style was widely considered by both architects and the public to be timeless and to represent American values and achievement. The Colonial Revival of the 1930s

<sup>2</sup> National Register of Historic Places Multiple Property Documentation Form, Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia 1934-1935, Arlington County, Virginia, National Register #64500845, Section E, Pages 6.

<sup>3</sup> New York City Landmarks Preservation Commission, *Sunnyside Gardens Designation Report*, June 26, 2007, <http://s-media.nyc.gov/agencies/lpc/lp/2258.pdf> (accessed June 21, 2018), 7.

<sup>4</sup> Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia 1934-1935, Section E, Page 10.

<sup>5</sup> National Register of Historic Places, Buckingham Historic District (Boundary Increase), Arlington County, Virginia, National Register #04000048, Section 8, Page 13.

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and 1940s was more modest than in preceding decades, with buildings reduced in size and simpler in form and detail. Common elements included rectangular plans, red brick, wood accents, and gabled or hipped roofs. Nods to high Colonial design were made through careful and minimal application of accents such as pediments and pilasters. Simplification was not only a reaction to the budgetary limitations of the Depression period, but, when used in residential architecture, became symbolic of a return to domestic values and American nuclear family life.<sup>6</sup> Because of their concurrent rise to prominence, many garden apartment complexes utilized the Colonial Revival, an association again promoted by the FHA.

### *The Federal Housing Administration and Rental Housing*

The National Housing Act of 1934 created the Federal Housing Administration (FHA). The Act was a response to the housing crisis brought on by the Great Depression in the early 1930s and was intended to stimulate new residential construction. The primary activity of the FHA was the mortgage insurance program, which guaranteed financial institutions against default provided that they followed certain architectural and construction guidelines when issuing loans. The intent of the program was to attract private sector funds to the housing industry. The effects were immediate, as housing construction began to climb in 1934 and continued to do so until World War II.<sup>7</sup> Initially, the efforts of the FHA focused solely on single-family dwellings meant for individual ownership. However, the rate of construction was not sufficient to meet the agency's goals for new residences for moderate-income families. In 1935, the FHA established the Rental Housing Division (RHD) under Section 207 of the National Housing Act to fill the housing gap more quickly. Between 1934 and 1944, the RHD supported the construction of around eleven thousand multi-family housing projects.<sup>8</sup>

The FHA's manual *Architectural Planning and Procedure for Rental Housing* communicated the agency's specific preferences for the physical attributes of multi-family rental housing making use of FHA mortgage insurance. These guidelines were intended to increase the value of the project as a mortgage security. It also outlined preferences for each room type in an apartment as well as for the community spaces and amenities. The FHA preferred that even the smallest apartments were planned with separation between the kitchen, living and dining spaces and the bedroom and bathroom. They also specified that each unit must have access to a storage facility for items not in daily use. Some suggestions were less critical, such as the preference for a separate entrance foyer rather than an entrance into the living room.<sup>9</sup>

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<sup>6</sup> David Gebhard, "The American Colonial Revival in the 1930s," *Wintarthur Portfolio*, Vol. 22, No 2/3 (Summer-Autumn, 1987): 109-110, 117-119.

<sup>7</sup> John F. Bauman et al., *From Tenements to the Taylor Homes: In Search of an Urban Housing Policy in Twentieth-Century America* (University Park, Pennsylvania: The Pennsylvania State University Press, 2000), 107-108.

<sup>8</sup> Laura Bobeczko and Richard Longstreth, "Housing Reform Meets the Marketplace," in *Housing Washington*, ed. Richard Longstreth, p. 159-180 (Chicago: Center for American Places at Columbia College, 2010), 159-161.

<sup>9</sup> U.S. Federal Housing Administration, *Architectural Planning and Procedure for Rental Housing* (Washington, DC: United States Government Printing Office, 1939), 5-6, 13-15.

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The FHA was equally concerned with site planning and advocated for a low percentage of lot coverage with buildings grouped together rather than centered on individual lots. The FHA's preferences followed the principles of the Garden City movement and fine-tuned the concept of the garden apartment. It favored buildings of two to three stories in height, both because they were preferred by residents and to avoid the necessity of installing expensive elevators. It advocated that buildings should be sited to take advantage of natural features such as views and sunlight. It also preferred developments with carefully planned landscaping "to furnish an attractive setting for the dwellings, to offer shade where it is needed, to enhance privacy, to emphasize what should be seen, and to screen what should not."<sup>10</sup> The FHA also encouraged the inclusion of community amenities such as playgrounds, laundry centers, community buildings, and shopping centers with essential stores and services, such as groceries. The importance of the creation of not just housing, but educational facilities, shopping centers and recreation areas, were imperative to the success of the Garden City ideals. The hope was to avoid problems associated with past haphazard planning that had occurred in numerous cities. The Garden City movement came to be representative of the thought that, by taking a unified approach to the array of problems that have affected urban areas, significant improvements could begin to be made in rectifying or improving both the major and minor manifestations of such problems.<sup>11</sup> These amenities fulfilled basic needs of the residents in communities that, because of the large amount of space required, were often geographically removed from existing development, shopping, and services. They also provided a focus of community life.

Though the FHA did not officially advocate for any particular architectural style, it favored "simple, direct designs which rely for their effect upon mass, scale, and proportion" and advocated that "the property should be designed to retain continued acceptance and not be so faddish that it is soon outmoded. The design should be appropriate to the section of the country in which the property is located, to climate and topography, and to the mode of common living in the area."<sup>12</sup> Because of the Colonial Revival style's popularity during the same time period, and the belief that it represented timeless American style, these loose parameters often led to Colonial Revival developments. The first FHA-backed apartment development—Colonial Village in Arlington, Virginia (constructed 1935-1940)—employed Colonial Revival with great success.<sup>13</sup> Many later FHA projects accordingly followed its paradigm. The simplified Colonial Revival of the 1930s was a good match for the FHA's preference for simple design. It was also an appropriately traditional choice in areas along the Atlantic coast that were settled in the seventeenth and eighteenth centuries. Finally, it was enormously popular with the public and thus appealed to potential tenants.

The increased likelihood of securing insurance for developments that met these guidelines meant that FHA-backed developments came to have a specific look and feel. They were most typically garden apartment developments consisting of low blocks of buildings grouped within substantial

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<sup>10</sup> *Architectural Planning and Procedure for Rental Housing*, 21-25.

<sup>11</sup> Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia 1934-1935, Section E, Page 7.

<sup>12</sup> *Architectural Planning and Procedure for Rental Housing*, 6.

<sup>13</sup> Bobczeko and Longstreth, 170.

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green space. They were simply designed but of quality construction. They were often Colonial Revival in style. They offered units with modern conveniences and well-planned layouts. They included community amenities. Though individual developments varied on their details, these attributes were widespread.

### *Housing for African-Americans*

Part of the FHA's process for mortgage approvals involved an evaluation of a proposed project by an FHA underwriter, who provided a rating of the property, the mortgager, and the neighborhood with the aim of ensuring that the market value of the dwelling would exceed the outstanding debt. The criteria for evaluation were outlined in an underwriting manual produced by the FHA. Two of the criteria given the most weight were "relative economic stability" and "protection from adverse influences." Though vague in wording, in practice these criteria were routinely interpreted racially.<sup>14</sup> The FHA disapproved of neighborhood heterogeneity and instructed its underwriters that "the Valuator should investigate areas surrounding the location to determine whether or not incompatible racial and social groups are present, to the end that an intelligent prediction may be made regarding the possibility or probability of the location being invaded by such groups."<sup>15</sup> With the excuse of risk, the FHA refused to insure projects for integrated occupancy, going so far as to deny insurance for all-white or all-black projects located too near an existing neighborhood or development occupied by those of another race. It also gave the lowest ratings to existing neighborhoods with a predominantly black population, even when nearby white neighborhoods had objectively poorer housing (a practice referred to as redlining that originated with the FHA's predecessor, the Home Owner's Loan Corporation [HOLC]).<sup>16</sup> Finally, it encouraged the use of racially restrictive deed covenants. The effect was that FHA benefits went almost exclusively to projects intended for white residents and which could only ever be occupied by white residents. Private capital for African-American housing was scarce.

The result of an inability to access private funding for housing for African-American residency was that African Americans were much more likely to live in substandard housing than whites immediately prior to World War II. According to a 1946 study analyzing data collected during the 1940 census on over seven million housing units across the country (both owned and rented), 58.2 percent of minority families sampled lived in substandard housing compared to 19.3 percent of white families. Moreover, non-white families who rented were proportionately more likely to receive substandard housing than white families for the same amount of rent, regardless of the value of the rental.<sup>17</sup> The greatest divergence between the housing of white and minority groups

<sup>14</sup> Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York and Oxford: Oxford University Press, 1985), 207.

<sup>15</sup> U.S. Federal Housing Administration, *Underwriting Manual* (Washington, DC: Federal Housing Administration, 1936), Part II, Sec. 233.

<sup>16</sup> John Kimble, "Insuring Inequality: The Role of the Federal Housing Administration in the Urban Ghettoization of African-Americans," *Law and Social Inquiry* Vol. 32, No. 2 (Spring 2007): 403, 411.

<sup>17</sup> Corienne K. Robinson, "Relationship between Condition of Dwellings and Rentals, by Race," *The Journal of Land & Public Utility Economics*, Vol. 22, No. 3 (Aug. 1946): 298.

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was found to be in the higher rental value brackets, where racially restrictive practices were most often in effect, and in the northern and western states of the country, where the migration of non-whites from the south resulted in more prolific racially restrictive practices. Finally, the study found that non-white homeowners paid higher interest rates on first mortgages in nearly every instance, and that very few non-white owner-occupants had first mortgages held by life insurance companies, savings banks, or commercial banks—the three types of institutions that provided almost all FHA-insured mortgages.<sup>18</sup>

Housing inequality was particularly pervasive in the Baltimore area, which had a history of strict racial segregation. In 1910, Baltimore City passed the first zoning ordinance prohibiting any person to move to a block with a majority occupancy of another race. Though the sentiment behind the law was not unique to Baltimore, the use of legislation to achieve block-by-block segregation made Baltimore a prototype for residential segregation elsewhere. When the 1917 Supreme Court decision *Buchanan v. Warley* struck down a similar ordinance, Baltimore property owners turned instead to restrictive covenants that banned ownership or occupancy by African Americans. The mayor cooperated by directing building and housing inspectors to cite for code violations property owners who rented to African Americans in predominantly white neighborhoods. The federal government also contributed to segregation through the redlining maps created first by the Home Owners' Loan Corporation (HOLC), later utilized by the FHA. Like within the city borders, Baltimore's suburbs utilized racial covenants to keep out black residents. Only five suburban developments were constructed around Baltimore for African-Americans between 1900 and World War II.<sup>19</sup> Meanwhile, Baltimore's black population continued to increase, fueled by migration from southern states. The result was that Baltimore's black residents were increasingly squeezed into substandard housing in neighborhoods too small to hold the area's burgeoning African-American population, a problem that was only exacerbated by the arrival of World War II.

### *The Wartime Housing Crisis and Response*

As the United States entered World War II, thousands of workers across the country relocated to be nearer to employment with critical wartime industries and at military bases. The National Housing Agency—formed in 1942 as an umbrella organization for the FHA, the Federal Home Loan Bank Administration, and the Federal Public Housing Authority—estimated that at least nine million people relocated for the war effort, a figure that included both war workers and their families. In general, these workers came from the nation's interior and rural areas and relocated to coastal and urban areas. Initially, war workers occupied existing housing and participated in home-sharing programs with local residents; however, the number of workers needing accommodation soon far outstripped the available space.<sup>20</sup>

<sup>18</sup> Robinson, 302.

<sup>19</sup> Antero Pietila, *Not in My Neighborhood: How Bigotry Shaped a Great American City* (Chicago: Ivan R. Dee, 2010), 22, 31-35, 53, 57.

<sup>20</sup> U.S. National Housing Agency, "War Housing in the United States," prepared for the Conference of the United Nations in San Francisco, California, April 1945 (Washington, DC: National Housing Agency, 1945), 5-9.

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In response, Congress provided funding for construction of vast amounts of temporary public housing through the Lanham Act of 1940. It also increased incentivization for private investment in housing to alleviate the crisis. One of the means by which private investment was increased during the war was Title VI of the National Housing Act, added in March 1941. Title VI liberalized the conditions under which the FHA could insure mortgages. Section 608 was added to Title VI in May 1942 specifically to address mortgages for war worker rental housing. It authorized the FHA Administrator to insure mortgages on property designed for rental residential use up to ninety percent of the projects' assessed value to a limit of \$5 million. The program was amended in 1946 to give priority to World War II veteran residents and their immediate families before expiring in 1949.<sup>21</sup> Because of the construction standards applied by the FHA, privately-funded housing under this program was permanent and generally of superior construction to the accommodations erected under public housing programs, both during the war and in the postwar urban renewal era.

Initially, housing for African-American workers was excluded from both public and private programs because few African-Americans were employed by critical war industries at the war's outset—the result of discriminatory hiring practices. In 1941, black leader A. Philip Randolph proposed a march on Washington to protest the lack of jobs for African-Americans in defense industries. In response, President Franklin Delano Roosevelt issued Executive Order 8802 on June 25, 1941, which prohibited discrimination in these industries and established the Fair Employment Practice Committee to enforce this prohibition. Accordingly, more war housing had to be programmed for black workers. In 1944, about thirty-six percent of war housing was built for black occupants. An increasing amount of this housing came from private financing, which was now more widely available for African-American developments. By January 1945, 24,900 units of privately financed war housing were scheduled for black residents. These developments advanced in spite of the difficulties associated with finding suitable sites, as African-American housing developments often faced local opposition.<sup>22</sup>

In greater Baltimore, World War II led to a marked increase in the number of factory workers, with particular growth among African-American workers. At the beginning of the war, only one in twelve Baltimore factory workers was black. Wartime labor demand led to more factory positions open to black workers, many at Bethlehem Steel, whose total wartime workforce expanded to thirty-seven thousand.<sup>23</sup> Other employers included the Glenn L. Martin Company, aircraft manufacturers; the Bartlett Hayward Koppers Division, manufacturers of gun carriages; and the General Electric plant, each of which went from zero African-American employees pre-

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<sup>21</sup> U.S. Congress, Senate, Committee on Banking and Currency, *FHA Investigation: Report of the Senate Committee on Banking and Currency*, 84th Cong., 1st Session, 1955, S. Res. 229 (Washington, DC: U.S. Government Printing Office, 1955), 8-10.

<sup>22</sup> U.S. National Housing Agency, 30-31.

<sup>23</sup> Sherry H. Olson, *Baltimore: The Building of an American City* (Baltimore, MD: The Johns Hopkins University Press, 1997), 348, 363-364.

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war to over a thousand by 1944. Overall, about 20,000 African-American workers became employed by 110 war industries in Baltimore between 1940 and 1944.<sup>24</sup>

### *Baltimore Industry and Turner Station*

The site chosen for Day Village was a mostly unimproved peninsula located in Turner Station, an African-American residential neighborhood in Dundalk, Maryland.

Originally known as Steelton, Turner Station was developed during the early 20th century as a concentric African-American neighborhood. This enclave developed in the area due to its proximity to several industrial plants along the coves and rivers of the Chesapeake Bay. The steel industry in particular, represented primarily by Bethlehem Steel, provided thousands of jobs to African American workers. The large influx of black workers to the area during the war era made Turner's Station the largest African American enclave within Baltimore County.<sup>25</sup>

Sparrows Point became a locus for steel production in 1887, when the Pennsylvania Steel Company began construction of a steel mill and company housing there. In 1916, the rival Bethlehem Steel Corporation—a steel and shipbuilding company—purchased the Pennsylvania Steel Company's facilities at Sparrows Point, including the factory and the company town. The steel mill at Sparrows Point was purportedly the most racially diverse in the country and offered segregated housing to its workers based on their position within the company. African-American workers were relegated to the least desirable dwellings at the furthest remove from the mills.<sup>26</sup> However, this housing was insufficient for the large number of workers. In 1916, Bethlehem Steel purchased the 1,000 acres of farmland in the community of Dundalk across Bear Creek to develop housing for its white shipyard workers. This move sparked the growth of both Dundalk and the adjacent African-American community of Steelton. By the late 1940s, Steelton was renamed Turner (or sometimes Turner's) Station after the area's stop on the Baltimore and Sparrows point Railroad. Earlier dwellings in Turner Station were primarily wood single-family dwellings located along narrow streets.<sup>27</sup>

The community at Turner Station remained relatively small and isolated until World War II.<sup>28</sup> Nevertheless, the growing population led to a demand for services. The Balnew Improvement Association advocated for infrastructure improvements and the development of black businesses. In 1900, the first church, St. Matthews Methodist, was founded. The first elementary school, Turner Elementary School, opened in 1925 in temporary facilities and received a permanent brick facility in 1925. Following a World War II population surge, it was joined by the Fleming

<sup>24</sup> Edward S. Lewis, "Profiles: Baltimore," in *The Journal of Educational Sociology*, Vol. 17, No. 5 (Jan. 1944): 290-291.

<sup>25</sup> <sup>25</sup> Maryland Historical Trust, Turner's Station African American Survey District, Dundalk, Baltimore County, Maryland Inventory of Historic Properties No. BA-3056, Section 8, Pages 1-2.

<sup>26</sup> Deborah Rudacille, *Roots of Steel: Boom and Bust in an American Mill Town* (New York: Anchor Books, 2010), 5, 17, 26.

<sup>27</sup> Brooks and Rockel, 330.

<sup>28</sup> Brooks and Rockel.

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Elementary School in 1944 and the Sollers Point Junior-Senior High School in 1948. The community's first movie theater, the Anthony Theater, opened in 1946.<sup>29</sup>

With the onset of World War II (1940-1945) the Federal Government contracted Bethlehem Steel to produce only defense products. Due to the high production requirements many more workers were needed at the steel plants.<sup>30</sup> With the large increase in population came a demand for new housing. The lack of adequate housing for the African-American workforce in the region was deemed a threat to the war effort because it hindered recruiting efforts for the necessary manpower in Baltimore's war industries.<sup>31</sup> In response, new segregated housing was constructed for these workers through various public and private programs, including several developments in and around the Baltimore County community of Turner Station.

The federal government responded with the quick and inexpensive construction of one thousand temporary public housing units for black workers at three developments: the Sollers Homes, Turner Homes, and Holabird Homes.<sup>32</sup> Unlike Day Village, these housing developments were publicly financed, owned, and intended to be temporary. The Federal Works Agency of the Public Buildings Administration also sponsored the permanent Ernest Lyon Homes, designed by architect Hilyard R. Robinson of Washington, D.C. and constructed by Samuel Plato, an "all-colored firm" in 1942. The Lyon Homes offered accommodation for 304 black families.<sup>33</sup> But government housing was not sufficient for the large number of workers, and Day Village was privately constructed under Section 608 to fill the gap.<sup>34</sup> 5,610 total housing units in Baltimore County were constructed under the Section 608 program before it was ended in 1949. Of these, only the five hundred units at Day Village provided Section 608 residential rental housing for African Americans.<sup>35</sup>

Despite Turner Station's reputation as an historically African-American enclave, Day Village was also met with resistance. The Dundalk Home Owners' Association, an organization of white Dundalk residents "against the establishment of housing projects for blacks in the Baltimore region," threatened to protest the development until an agreement was made in July 1943 following discussions between the Association, the FHA, County officials, and local African American leaders.<sup>36</sup> The agreement between the groups stipulated that: "1) Any Negro housing project approved would be of permanent construction; 2) all necessary services, including stores,

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<sup>29</sup> Jerome Watson, *Turner Station* (Charleston, SC: Arcadia Publishing, 2008), 1-2.

<sup>30</sup> Maryland Historical Trust, Turner Station African American Survey District, Dundalk, Baltimore County, Maryland Inventory of Historic Properties No. BA-3056, Section 8, Pages 1-2.

<sup>31</sup> "FHPA Approves 4 Sites Recommended by HAB in Housing of Negroes," *The Baltimore Sun*, October 26, 1943, 28.

<sup>32</sup> "Day Village to Open Today," *Baltimore Sun*, November 15, 1944.

<sup>33</sup> "Ernest Lyon Homes Ready in Next Ten Days," *Baltimore Afro-American*, May 30, 1942; "Ernest Lyon Homes at Sparrows Point is Unique Housing Project," *Baltimore Afro-American*, June 7, 1942.

<sup>34</sup> U.S. Federal Housing Administration, "Another Successful Negro Project," *Insured Mortgage Portfolio* Vol. 12, No. 1 (Third Quarter 1947): 11.

<sup>35</sup> Morton Hoffman, "The Role of Government in Influencing Changes in Housing in Baltimore: 1940 to 1950," *Land Economics* Vol. 30, No. 2 (May 1954): 129, 137.

<sup>36</sup> "Negro Housing Foes Cancel Protest."

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recreation sites and transportation, would be provided; 3) dwellings would be provided for such population as can normally be supported by business and industry in the locality; and 4) projects approved for the area would be confined to Turners Station.”

*Day Village: An African-American Model Community*

Joseph P. Day Realty Corporation of New York City sponsored the Day Village project and executive vice president Milton L. Ehrlich oversaw it.<sup>37</sup> Joseph P. Day was a real estate auctioneer who in the early twentieth century was instrumental in dividing the defunct estates of New York City’s grand families into new residential plots, sparking development along the city’s expanding subway lines.<sup>38</sup> The company he founded, the Joseph P. Day Realty Corporation, continues to offer commercial real estate services, primarily in the New York City area. W. Louis Davis of Chicago, president of the American Negro Festival and public relations expert, served as a technical advisor to the Day Village project.<sup>39</sup>

Gustave W. Iser, also of New York, was the architect of Day Village. Iser was born in Austria and graduated from the Pratt Institute in New York. He also did postgraduate work at Columbia University’s School of Architecture. From 1925 to 1931, he was chief draftsman with the firm of Robert D. Kohn, Clarence Stein and Charles Butler; during this period, he participated in the development of Sunnyside Gardens in Queens, New York, the first American development based on the principles of the Garden City movement. In 1931, Iser established his own architectural practice, which became known for designing apartment projects.<sup>40</sup> In addition to Day Village, Iser designed a number of similar garden apartment complexes backed by FHA mortgage insurance, including the nearby Dundalk, Liberty, and Cornwall Gardens development (1937-1942).<sup>41</sup> Other projects, primarily located in the greater New York City area, include Linden Gardens in Linden, New Jersey (1938), Baldwin Gardens on Long Island, New York (1940), Auburndale Gardens in Queens, New York (1949), and Cedar Hill in Irvington-on-Hudson, New York (1951).<sup>42</sup> Iser retired in 1972 and died in 1979.<sup>43</sup>

Prior to construction of Day Village, the thirty-seven-acre site was home to “a few dilapidated houses” and a large garbage dump.<sup>44</sup> The expansive Day Village project consisted of five hundred two-bedroom duplex units set within ample landscaping, including a man-made lake created out of the former garbage dump. Joseph P. Day, the developer whom the Village is

<sup>37</sup> *New York Times*, “N.Y. Group Plans Maryland Homes,” July 18, 1943.

<sup>38</sup> *New York Times*, “Joseph P. Day,” April 12, 1944.

<sup>39</sup> *Chicago Defender*, “W. Louis Davis Ends Baltimore Assignment,” December 30, 1944.

<sup>40</sup> *New York Times*, “Gustave W. Iser, 83; Architect Was Noted for Housing Projects,” October 20, 1979.

<sup>41</sup> National Register of Historic Places. Dundalk-Liberty-Cornwall Gardens, Dundalk, Baltimore County, Maryland, National Register #11000700, Section 8, Pages 25-27.

<sup>42</sup> “Ceremony Starts Housing at Linden,” *New York Times*, July 10, 1938; Lee E. Cooper, “\$600,000 Apartment Buildings for Baldwin, L.I.,” *New York Times*, March 29, 1940; “Auburndale Housing Opens First 85 Units,” *New York Times*, June 26, 1949; “Garden Apartments Ready in Westchester,” *New York Times*, February 25, 1951.

<sup>43</sup> “Gustave W. Iser, 83; Architect Was Noted for Housing Projects,”

<sup>44</sup> “Another Successful Negro Project,” 12.

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named for, made his goals for the project clear remarking that “he intended to make the project a successful example of the way in which private capital can cooperate in filling the demand for modern housing in the busy war centers on an investment basis.” Day also stated that the project provided “a proper environment for many who have been forced to live in crowded, unsatisfactory conditions.”<sup>45</sup> An advertisement that ran in the *Baltimore Afro-American* in May 1945 proclaimed “People have flocked to see Day Village. They were amazed to see what we said was true. For the first time real homes in a fine setting are available—no more slums and poor environment.”<sup>46</sup> Rents ranged from \$47.50 to \$49.50 per month.<sup>47</sup>

The duplex arrangement of the units specifically targeted factory workers to avoid upstairs residents disturbing those on lower floors who might work different shifts.<sup>48</sup> Each unit had a living room and a kitchenette/dinette or separate kitchen and dinette on the first floor, and two bedrooms and a bathroom on the second floor, demonstrating the separation of living/dining and sleeping areas preferred by the FHA. Among the conveniences offered in each unit were a coal-fired furnace, concrete coal shelter (the rear wood shed), hot water heater, factory-finished kitchen cabinets, electric kitchen appliances, built-in bathtub with shower, and sunken garbage and trash receptacles. The storage space required by the FHA was provided in attics reached by ladders.<sup>49</sup>

The blocks of duplexes arranged within substantial green space and inclusive of playgrounds, a community center, and a shopping center conformed to the Garden City principles favored by the FHA, while the Colonial Revival architectural style represented a quality and style of construction that came to symbolize traditional American values and domestic tranquility. Buildings covered only 5.6 of the total 37 acres, while 18.4 acres were devoted to open space and landscaping.<sup>50</sup> Many units were designed to look out over the adjacent coves or the artificial lake, while the remainder looked out over shared landscaped courtyards. Site amenities included five playgrounds, tennis and handball courts, and a bathing beach. Swimming and boating were also permitted at the lake.<sup>51</sup> Responding to both Garden City principles and stipulations made by the Dundalk Home Owners’ Association in 1943, a shopping center at the entrance to the development provided all necessary services, including a grocery store, drug store, dry cleaner, and shoe repair.<sup>52</sup>

Day Village opened on November 15, 1944. Twenty-five families moved in on the first day.<sup>53</sup> Among the earliest residents were R.M. Jones, a civilian instructor at the Holabird Signal Depot (an army post later renamed Fort Holabird); George Payne, another civilian employee of the

<sup>45</sup> “N.Y. Group Plans Maryland Homes.”

<sup>46</sup> *Baltimore Afro-American*, Display Ad, May 5, 1945.

<sup>47</sup> *Baltimore Afro-American*, “Faith in Our Race Behind Erection of Day Village,” January 27, 1945.

<sup>48</sup> “N.Y. Group Plans Maryland Homes.”

<sup>49</sup> “Faith in Our Race Behind Erection of Day Village.”

<sup>50</sup> “Another Successful Negro Project,” 12.

<sup>51</sup> “Faith in Our Race Behind Erection of Day Village.”

<sup>52</sup> Milton L. Ehrlich, “A Modern Garden-Type Housing Development in a Semi-Southern Community,” *The Opportunity Journal of Negro Life* (Summer 1946): 134.

<sup>53</sup> “Day Village to Open Today.”

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Holabird Signal Depot; Mr. and Mrs. Wilbur Butler, respectively a chemical plant employee and a social security clerk; and Mrs. John T. Spencer, also a social security clerk. The remaining units were rented more slowly than anticipated by manager Franklin Thorne, who attributed the lag to the timing of the opening just before the winter season. Nonetheless, he was confident that Day Village would be successful and that its waterfront location and high standards of building and equipment made it unique among African-American housing developments in the United States.<sup>54</sup>

Thorne's observations were in tune with the intent behind Day Village, which was planned not only to provide housing for war-industry workers, but also to demonstrate to the FHA and other interests that housing for African-Americans was a solid investment. A headline in the *Baltimore Afro-American* declared "Faith in Our Race Behind Erection of Day Village."<sup>55</sup> Writing for the *Opportunity Journal of Negro Life*, Milton L. Ehrlich said,

It was in the earnest hope that with the greatest desire to alleviate [substandard housing] conditions that we made our contribution to show that many of the issues can be solved on a co-operative and economically sound basis through the medium of private enterprise always employed in America; that we can without difficulty and expeditiously help in the solution which must be obtained; and that it might be used as a pilot study in some similar form for the rehabilitation of all the housing for Negroes in America.<sup>56</sup>

Though the project had encountered some opposition initially, Ehrlich noted that the developers were able to overcome this opposition by presenting the development as an asset to the community, and that he believed the same tactics would be effective for other developments.

Importantly, Day Village not only served as a model for investors, but the quality of its construction and picturesque setting imparted to its residents a sense of pride and community. Ehrlich noted the care with which residents maintained their residences and utilized the common spaces, which he identified as "deep feeling for good living accommodations." Residents organized a civic association and numerous clubs, including a Boy and Girl Scout troops, a drama club, a swimming club, and a gardening club. They also began a local newspaper. Day Village offered residents access to recreational facilities that were not commonplace to other housing developments for African Americans. Recreational features included swimming and boating areas and a branch of the local public library, which further increased community pride and engagement.<sup>57</sup>

By 1947, the FHA was holding up Day Village as a model project, deeming it "one of the outstanding rental housing projects developed for Negroes under the FHA program" in their

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<sup>54</sup> *Baltimore Sun*, "Negro Housing Development Near Turner Station 'Unique,'" January 4, 1945.

<sup>55</sup> "Faith in Our Race Behind Erection of Day Village."

<sup>56</sup> Ehrlich, 132.

<sup>57</sup> Erlich, 133, 143.

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1947 *Insured Mortgage Portfolio*.<sup>58</sup> The article noted that there had been only two evictions in the history of the project and that the early tenants included a doctor, a teacher, and other professionals. Around the same time, the FHA began the appointment of Racial Relations Advisors “to obtain greater participation of racial minority groups in the various programs of the Federal Housing Administration.”<sup>59</sup> Though housing discrimination against African-Americans was by no means eliminated, Day Village’s model had proved a success.

Lester Granger, a prominent African American civic leader who organized and headed the Los Angeles chapter of the National Urban League (formerly known as the National League on Urban Conditions Among Negroes) visited Turner Station and Day Village in October 1950 about six years after its opening. In his account, Granger praised the quality of the Day Village development and recognized some of the nearby development it stimulated. Granger observed:

On this trip I found Day Village had neighbors. On one side was a public low-cost housing project; on another side was a group of FHA-financed privately-owned homes. With a fresh breeze rocking the small yacht and rowboats in the lagoon nearby, with the smell of freshly-cut lawns sweet in the nostrils, with the sight of small children running and falling and scuffling in the protected play areas, the whole community made a pleasant impression on a warm Friday morning...

Turner Station represents a break-through by a number of fortunate families from the near-slum conditions of the central part of [Baltimore], but it is only a limited break-through. Housing conditions are superior in the newly-developed part of the community; a pleasant community atmosphere is maintained.<sup>60</sup>

### *Conclusion*

Day Village, constructed in 1944, is the first known privately developed multi-family rental housing project in Baltimore County constructed for African-American war workers. Developed under Section 608 of the National Housing Act, which was passed in response to the World War II housing crisis, Day Village provided superior rental housing to accommodate the large influx of black workers to the Dundalk area during the war. The decision by the FHA to insure the mortgage for this community represented a departure from the previous practices of that organization, which were highly discriminatory against African-Americans. The result was that, both prior and subsequent to World War II, African-Americans were much more likely than whites to live in substandard housing. Day Village was remarkable because it provided housing of far greater quality than otherwise commonly available to African-Americans in the Baltimore area or nationwide. It was predicated on a model established by the FHA, which preferred to insure the mortgages on rental residential communities with low buildings of quality construction

<sup>58</sup> “Another Successful Negro Project,” 11.

<sup>59</sup> “Another Successful Negro Project,” 11.

<sup>60</sup> Lester B. Granger, “About Turner Station,” *New York Amsterdam News*, October 7, 1950, 6.

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grouped in substantial green space and accompanied by community amenities. Previously, this model had been applied almost exclusively to developments for white residents. Developers the Joseph P. Day Construction Corporation intended for Day Village to serve as a model community that would hopefully inspire further private investment in housing for African Americans. Their efforts were fruitful. The success of Day Village and other similar projects encouraged and emboldened private investment in housing for racial minorities and also influenced the FHA to support and insure mortgages on others like it.

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County and State

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 35.075 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 39.240892 | Longitude: -76.496251 |
| 2. Latitude: 39.239895 | Longitude: -76.498665 |
| 3. Latitude: 39.237344 | Longitude: -76.504791 |
| 4. Latitude: 39.238366 | Longitude: -76.507098 |

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**Or**  
**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the nominated property coincides with the boundary of Baltimore County tax parcel 0110 0052.

**Boundary Justification** (Explain why the boundaries were selected.)

The tax lot encompasses all buildings and land historically associated with the Day Village development.

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**11. Form Prepared By**

name/title: Kendra Parzen, Historic Preservation Specialist  
organization: EHT Traceries, Inc.  
street & number: 440 Massachusetts Ave., N.W.  
city or town: Washington state: DC zip code: 20001  
e-mail kendra.parzen@traceries.com  
telephone: (202)393-1199  
date: September 10, 2018

Day Village Historic District (BA-3340)  
Name of Property

Baltimore County, MD  
County and State

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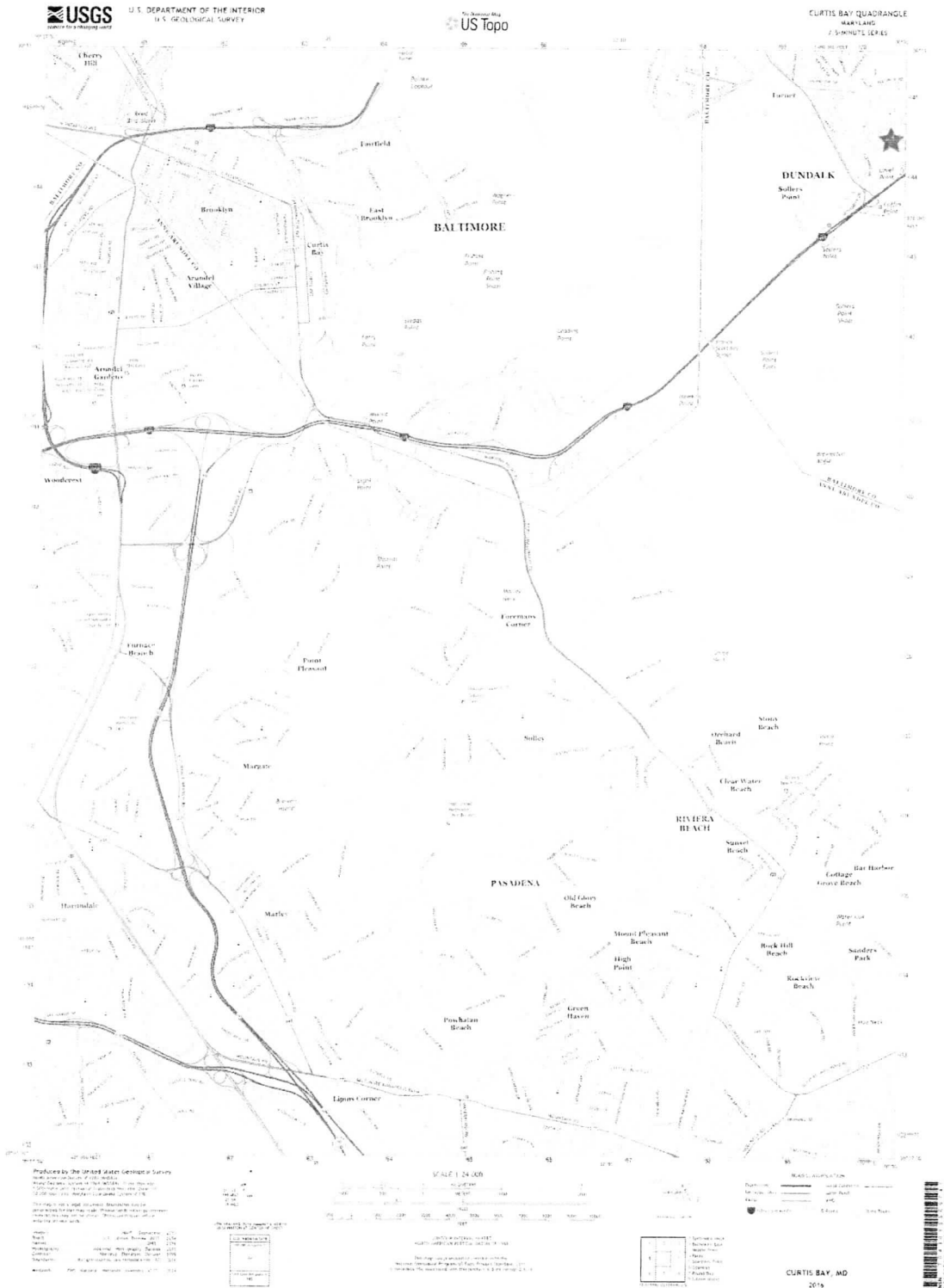
### **Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Day Village Historic District (BA-3340)  
Name of Property

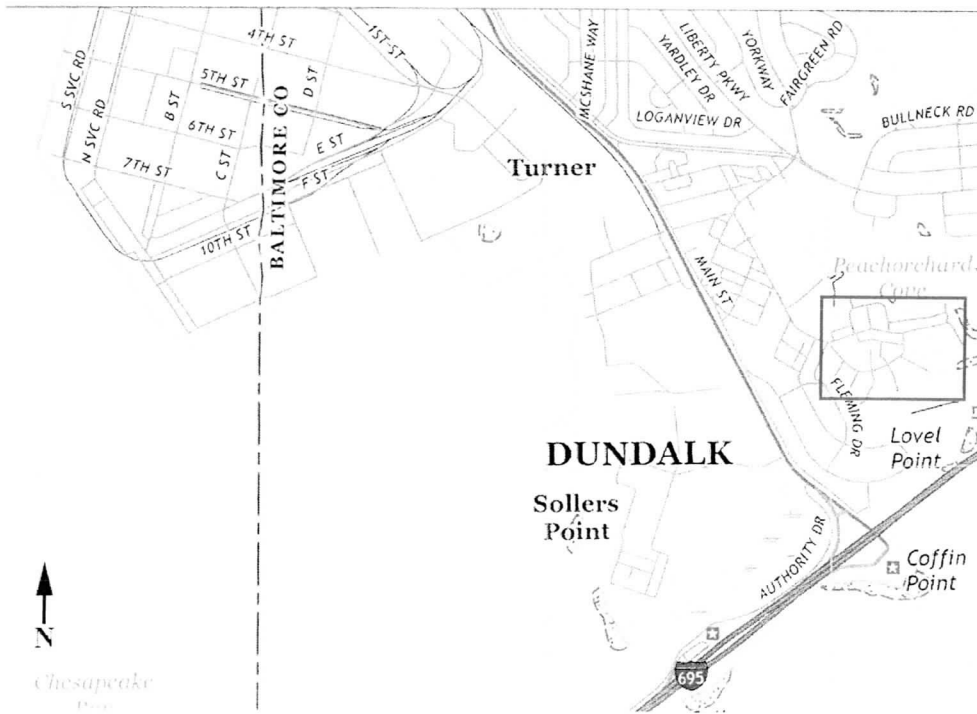
Baltimore County, MD  
County and State



2016 USGS 7.5-Minute Topo – Curtis Bay Quadrangle (Scale 1:24,000). Location of Day Village Indicated by Red Star.

Day Village Historic District (BA-3340)  
Name of Property

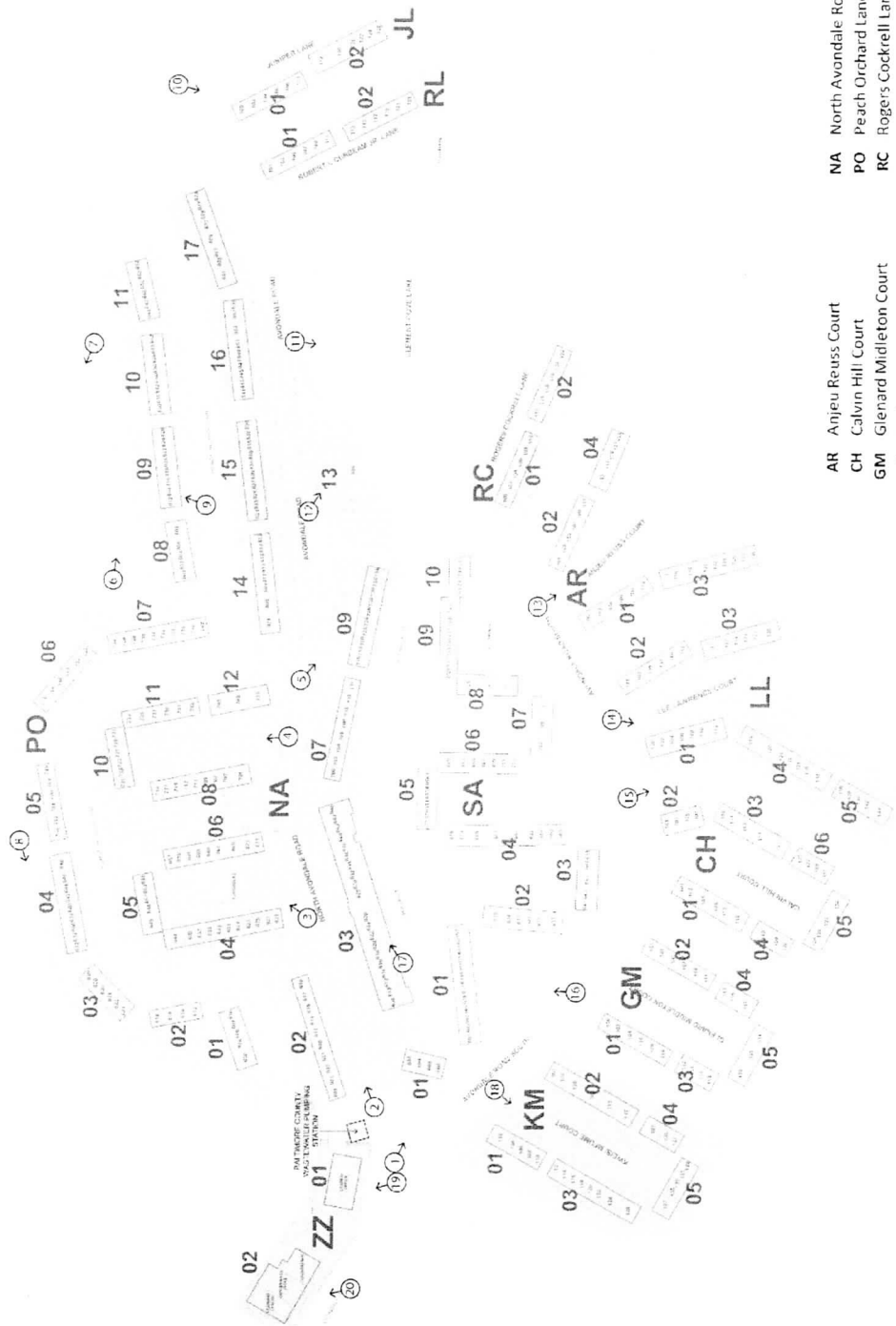
Baltimore County, MD  
County and State



Portion of 2016 USGS 7.5-Minute Topo – Curtis Bay Quadrangle (Scale 1:24,000).  
Location of Day Village Indicated by Red Rectangle.

Day Village Historic District (BA-3340)  
 Name of Property

Baltimore County, MD  
 County and State



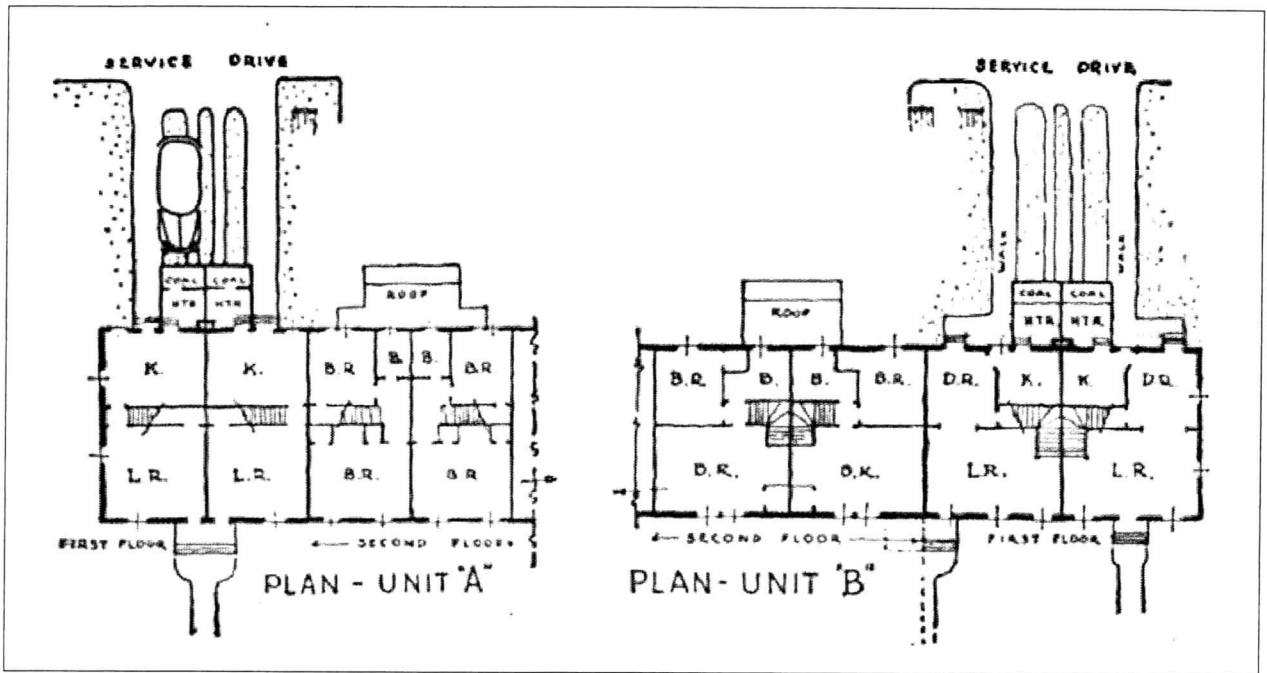
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- PO Peach Orchard Lane
- RC Rogers Cockrell Lane
- RL Robert L. Curbeam Jr. Lane
- SA South Avondale Road
- AR Anjeu Reuss Court
- CH Calvin Hill Court
- GM Glenard Middleton Court
- JL Juniper Lane
- KM Kweisi Mfume Court
- LL Lee Lawrence Court

All resources contribute except Pumping Station

Sketch Map and Photo Key

Day Village Historic District (BA-3340)  
Name of Property

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Original Floor Plan Types ("Neighborhoods Built for Rental Housing," p.21)



Circa 1947 Photograph ("Neighborhoods Built for Rental Housing," p.21)

Day Village Historic District (BA-3340)  
Name of Property

Baltimore County, MD  
County and State



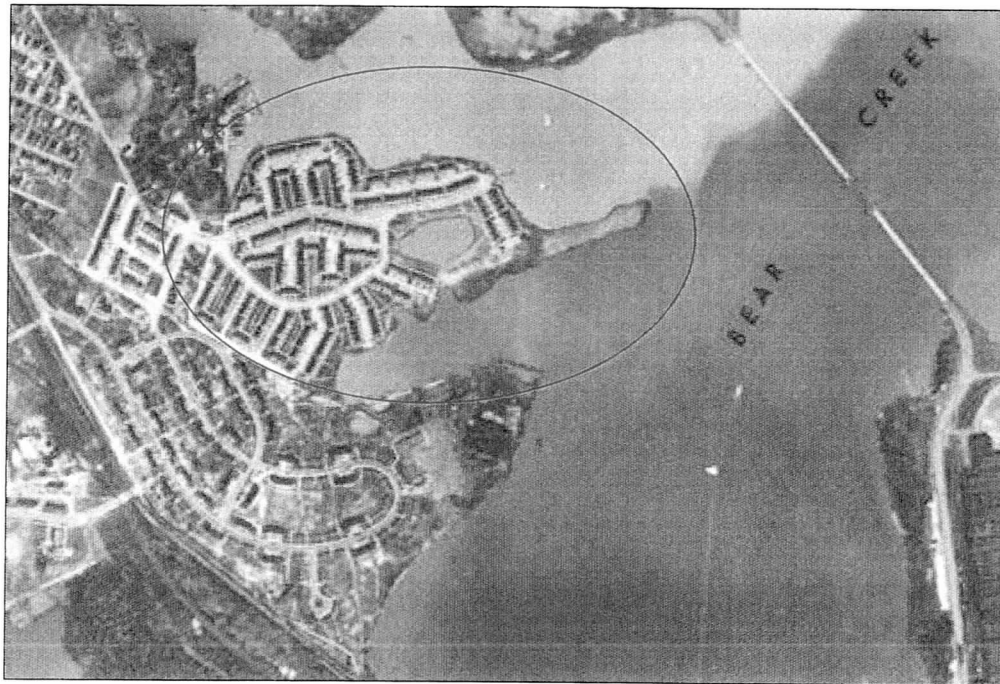
Circa 1947 Photograph (“Neighborhoods Built for Rental Housing,” p.22)



1950 Photograph of Commercial Buildings (Prints and Photographs Division, Library of Congress)

Day Village Historic District (BA-3340)  
Name of Property

Baltimore County, MD  
County and State



Aerial Photo of Baltimore Harbor and Surrounds. Aero Services Corp., 1948. Day Village Peninsula Circled in Red.

Day Village Historic District (BA-3340)

Name of Property

Baltimore County, MD

County and State

## Photographs

### Photo Log

Name of Property: Day Village Historic District

City or Vicinity: Dundalk, MD

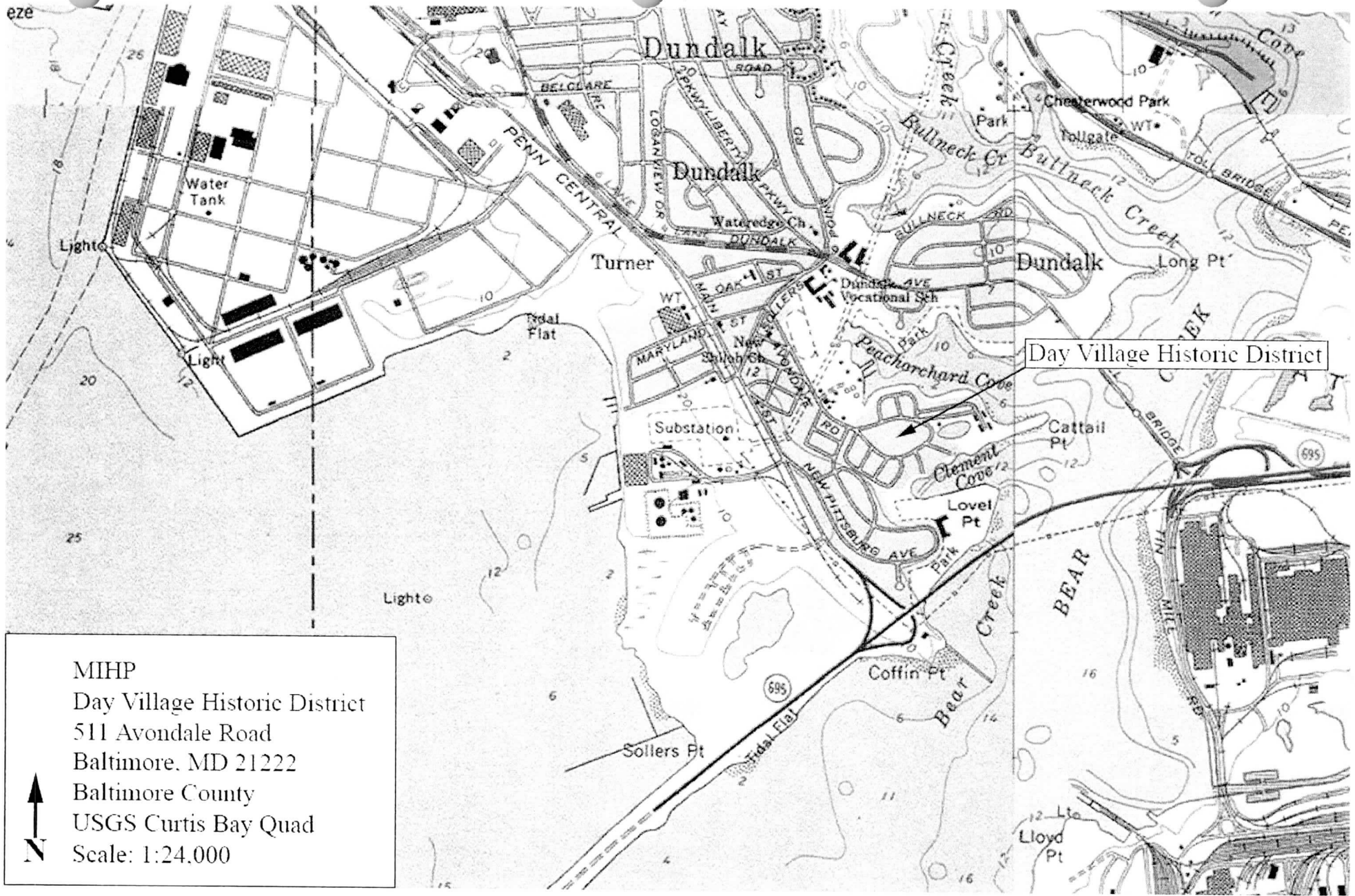
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State: Maryland

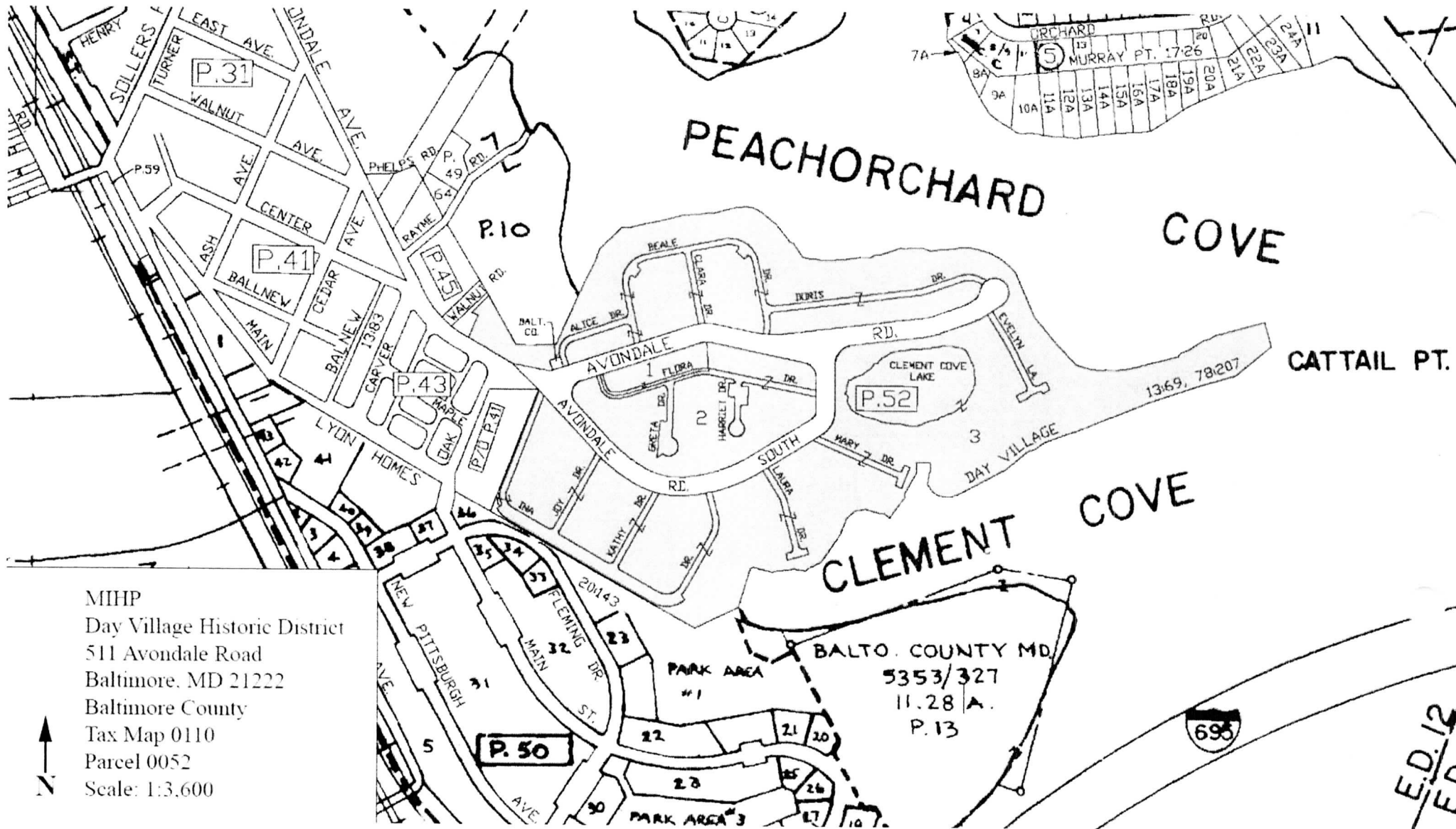
Photographer: Kendra Parzen

Date Photographed: May 10, 2018

- 1 of 25: Entrance to Day Village, facing East.
- 2 of 25: North Avondale Road, facing East.
- 3 of 25: Playground and Court on North Avondale Road, facing Northeast.
- 4 of 25: Court on North Avondale Road, facing North.
- 5 of 25: Block on North Avondale Road, facing Southeast.
- 6 of 25: Peach Orchard Cove, facing East.
- 7 of 25: View across Peach Orchard Cove, facing West.
- 8 of 25: End Unit with Atypical Deck on Peach Orchard Cove, facing West.
- 9 of 25: Rear of Peach Orchard Cove Unit with Brick Overhang, facing Northeast.
- 10 of 25: Juniper Lane, facing Southwest.
- 11 of 25: View across Artificial Lake, facing South.
- 12 of 25: Former Caretaker's Residence, facing Southeast.
- 13 of 25: Anjeu Reuss Court, facing Southeast.
- 14 of 25: Lee Lawrence Court, facing Southwest.
- 15 of 25: Service Road between Lee Lawrence Court and Calvin Hill Court, facing South.
- 16 of 25: Two Blocks on South Avondale Road, facing North.
- 17 of 25: Rear of Senior Living Block, facing Northeast.
- 18 of 25: Kweisi Mfume Court, facing South.
- 19 of 25: Leasing Office, facing Northwest.
- 20 of 25: Shopping Center, facing Northwest.
- 21 of 25: Living Room of Model Unit NA600.
- 22 of 25: Kitchen of Model Unit NA600. Door to Coal Shed at Right.
- 23 of 25: Stair of Model Unit NA600.
- 24 of 25: Master Bedroom of Model Unit NA600.
- 25 of 25: Original Closet Door in Unit PO634.



*Handwritten notes:*  
 PH  
 mhd



MIHP  
 Day Village Historic District  
 511 Avondale Road  
 Baltimore, MD 21222  
 Baltimore County  
 Tax Map 0110  
 Parcel 0052  
 Scale: 1:3,600



BALTO. COUNTY MD  
 5353/327  
 11.28 | A.  
 P. 13

E.D. 12  
 E.P.

*Handwritten signature or initials*



DAY VILLAGE  
TOWNHOMES

BA-3340

Entrance, Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0001

1/25

Order ID B982007 F#0024 I#24 @2018 BW  
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BA-3340

N. Avondale Road, Day Village HD  
Baltimore County, MD

MD - Baltimore County - Day Village HD - 002

Order ID B982007 F#0023 I#23 @2018 BW  
R FN 002\_23.jpg

2/25



BA-3340

Playground + Court on N. Avondale Rd.,  
Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0003

Order ID B982007 F#0022 I#22 @2018 BW  
R FN 003\_22.jpg

3/25



BA-3340

Court on N. Avondale Road,  
Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0004

Order ID B982007 F#0021 I#21 @2018 BW  
R FN 004\_21.jpg

4/25



BA-3340

N. Arundale Rd., Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0005

Order ID B982007 F#0020 I#20 @2018 BW  
R FN 005\_20.jpg

5/25



BA-3340

Peach Orchard Cove, Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0006

Order ID B982007 F#0019 T#19 @2018 BW  
R FN 006\_19.jpg

6/25



BA-3340

View across Peach Orchard Cove,  
Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0007

Order ID B982007 F#0018 I#18 Q2018 BW  
R FN 007\_18.jpg

7/25



BA-3340

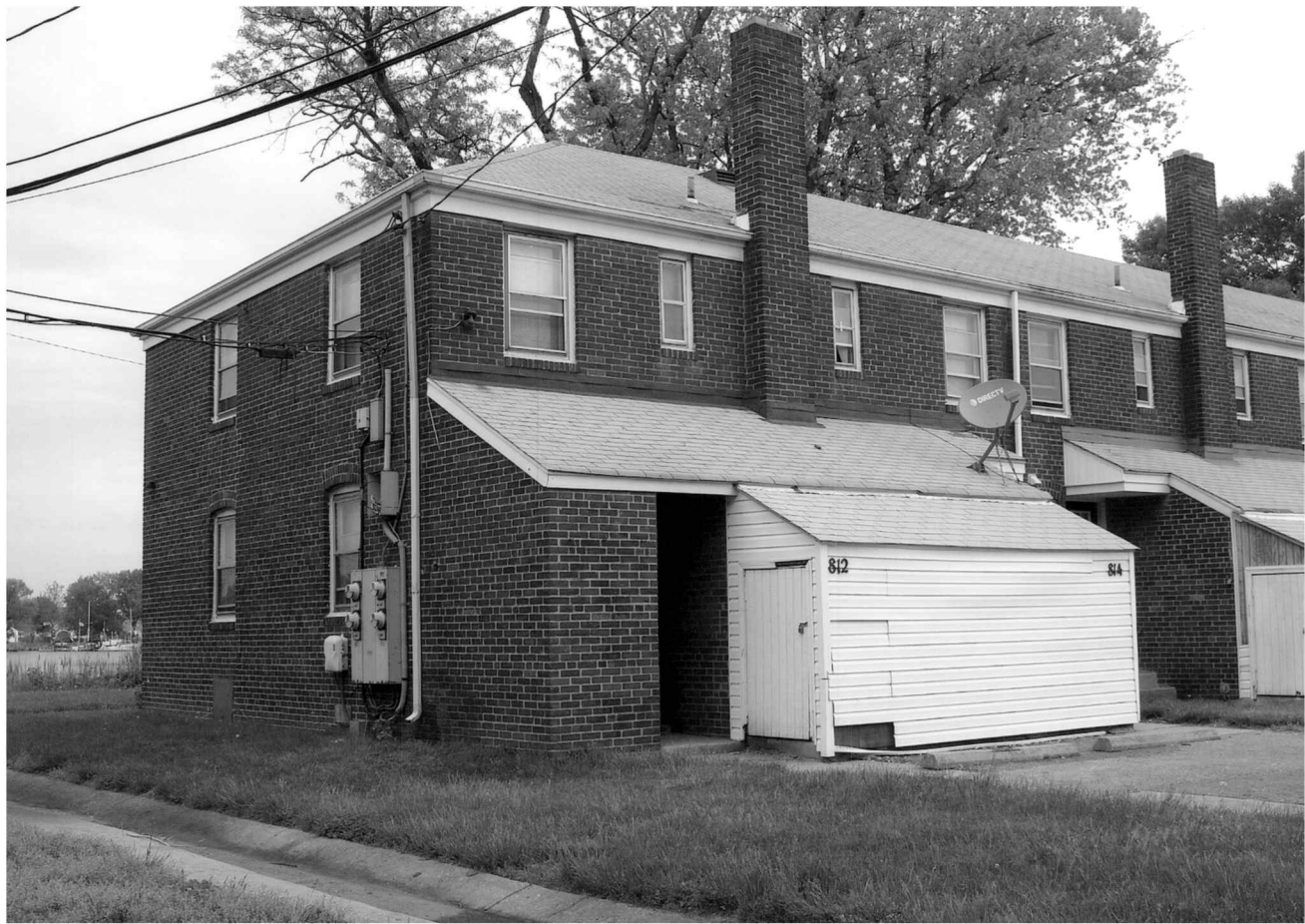
End unit on Peach Orchard Cove,  
Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0008

Order ID B982007 F#0017 I#17 @2018 BW  
R FN 008\_17 jpg

8/25



BA-3340

Rear of Peach Orchard Cove unit,  
Day Village HD

Baltimore County, MD

MD-Baltimore County-Day Village HD - 0009

Order ID B982007 F#0025 I#25 @2018 BW  
R FN 009\_25.jpg

9/25



BA-3340

Juniper Lane, Day Village HD

Baltimore County, MD

MD-Baltimore County - Day Village HD-0010

Order ID B982007 F#0016 I#16 @2018 BW  
R FN 010\_15 jpg

10/25







BA-3340

Former Caretaker's house, Day Village HD  
Baltimore County, MD

MD - Baltimore County - Day Village HD - 0012  
12/25

Order ID B982007 F#0014 I#14 @2018 BW  
R FN 012\_14.jpg



PA-3340

Anjen Reuss Court, Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0013

Order ID B982007 F#0013 I#13 @2018 BW  
R FN 013\_13.jpg

13/25



BA-3340

Lee Lawrence Ct., Day Village HD  
Baltimore County, MD

MD - Baltimore County - Day Village HD - 0014

Order ID 8982007 F#0012 I#12 @2018 BW  
R FN 014\_12.jpg

14/25



BA-3340

Service Road between Lee Lawrence +  
Calvin Hill Cts., Day Village HD  
Baltimore County, MD

Order ID 8982007 F#0011 I#11 @2018 BW  
R FN 015\_11.jpg

MD - Baltimore County - Day Village HD - 0015  
15/25



BA-3340

S. Avondale Road, Day Village HD  
Baltimore County, MD

MD-Baltimore County-Day Village HD-0016

Order ID B982067 F#0010 I#10 @2018 BW  
R FN 016\_10.jpg

16/25



BA-3340

Rear of Senior Living Block, Day  
Village HD

Baltimore County, MD

Order ID B982607 F#0009 1#9 @2018 BW  
RP FN 017\_9.jpg

MD - Baltimore County - Day Village HD - 0017

17/25



BA-3340

Kweisi Mfume Court, Day Village HD  
Baltimore County, MD  
MD - Baltimore County - Day Village HD - 0018

Order ID B982007 F#0008 I#8 @2018 BW  
RP FN 018\_8.jpg

18/25



BA-3340

Leasing office, Day Village HD

Baltimore County, MD

MD-Baltimore County-Day Village HD-0019

Order ID 8982007 F#0007 1#7 @2018 BW  
RP FN 019\_7.jpg

19/25

LEARNING CENTER

CONVENIENCE STORE

LAUNDROMAT

NOW OPEN  
SUNDAYS



BA-3340

Shopping Center, Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0020

Order ID B982007 F#00006 I#6 @2018 BW  
RP FN 020\_6.jpg

20/25



BA-3340

Living room of model unit, Day Village HD  
Baltimore County, MD  
MD - Baltimore County - Day Village HD - 0021

Order ID B982007 F#0005 I#5 @2018 BW  
RP FN 021\_5.jpg

21/25



BA-3340

Kitchen of model unit, Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0022

Order ID 8982007 F#0004 I#4 @2018 BW  
RP FN 022\_4.jpg

22/25



BA-3340

Stair in Model unit, Day Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0023

Order ID B982007 F#0003 I#3 @2018 BW  
RP FN 023\_3.jpg

23/25



BA-3340

Master bedroom of Model unit, Day  
Village HD

Baltimore County, MD

MD - Baltimore County - Day Village HD - 0024

Order ID B982007 F#0002 I#2 @2018 BW  
RP FN 024\_2.jpg

24/25



BA - 3340

Original closet door, unit P0634,  
Day Village HD

Baltimore County, MD

Order ID 8982007 F#0001 I#1 @2018 BM  
RP FN 025\_1.jpg

MD - Baltimore County - Day Village HD - 0025

25/25