

J. Historic Preservation

In recent years, our society has become increasingly concerned with the preservation of our historical and cultural resources such as farmsteads, parks, early residential settlements and significant commercial districts. These land uses represent the development and character of a community. Neighborhoods, commercial areas and parks provide a sense of identity as well as a sense of place. Therefore, it is not only important to understand the history of where we live, but also to be aware of our historical resources and plan for their preservation.

The purpose of this Historic Preservation Element is to identify and describe the locations and significance of historic properties, sites, districts, and associated open spaces in Cherry Hill. These sites will serve as the focus for preservation efforts and public education of the Township's historic resources.



Hillman Schoolhouse

Cherry Hill Township has long been aware of its heritage and remains aware of the importance of protecting its historic resources. Despite this awareness, the community has lost the majority of its historic resources as the Township developed over the years. However, there are several 18th and 19th century farmhouses, historic lands, and other significant structures still intact that should be preserved. Accordingly, the Historic Element is advancing the following goals and objectives:

Goals

- Promote historic preservation to retain buildings and other important features that have been identified in the Cherry Hill Township Historic Resource Survey (Prepared by Remington & Vernick, 1998; hereafter cited as CHRS, 1998).
- Preserve, protect and enhance areas of special interest or value that represent or reflect significant elements of Cherry Hill's cultural, social, economic, and architectural history and prehistory.
- Promote the preservation of the Township's historic archaeological and cultural sites.
- Promote the understanding and appreciation of the Township's history and historic resources.
- Discourage unnecessary demolition of historic structures.
- Promote the revision of Cherry Hill's Land Use Ordinance to include a "Historic, Archeological and Cultural Resource" development ordinance consistent with the goals of historic preservation as expressed in this Historic Preservation Element.
- Promote the adoption of an ordinance establishing a Township Historic Preservation Commission in full compliance with the requirements of the New Jersey Municipal Land Use Law.

Objectives

- Encourage development patterns adjacent to existing historic structures that complement the character of said structures.
- Establish priority for renovations of existing structures.
- Encourage preservation and rehabilitation of any historic structures or properties to be developed.
- Provide a reasonable amount of land around a structure to maintain a sense of the former place.

Historical Background

European settlement in this region began with Dutch and Swedish traders along the Delaware River. By 1664, however, the English had asserted their claims of sovereignty and New Jersey became a colony of the crown. Cherry Hill Township is located in what was then known as the third tenth of West Jersey, between the Pennsauken and Timber Creeks, extending from the Delaware to the Atlantic Ocean. Most of the early settlers were Quakers who bought land from the Proprietors of West Jersey. Many of these early

settlers had names familiar to us today, such as Coles, Cooper, Kay, Matlack, and Hinchman.

In 1686, the population of the third and fourth tenths, encompassing modern day Camden, Gloucester and Atlantic Counties, had reached approximately 1,400, which encouraged settlers to petition the West Jersey General Assembly, meeting in Burlington City, for their own county. The result was the creation of Gloucester County, named after the shire in England. Gloucestertown (Gloucester City) was the county seat. In 1786, fire destroyed the county courthouse and prison in Gloucestertown and, as a result, the county seat was moved to Woodbury, where it has remained.

Throughout the 18th and early 19th centuries, the most prominent town in the region was Haddonfield, which grew on trade from Kings Highway and the Cooper River, to the ports of Camden and Philadelphia. Trade in this region was further bolstered by the coming of the Camden and Amboy railroad line in 1835, which directly targeted Camden City as the transfer point from rail to ferry for goods moving from New York to Philadelphia.



Holly Ravine Farm

By 1843, the growing population in and around Camden prompted a number of prominent businessmen to press for the creation of a new county. After a great deal of political controversy, the New Jersey Legislature passed a bill establishing Camden County in 1844, which encompassed the townships of Waterford, Stockton, Newton, Union, Delaware, Gloucester, and Washington, although Washington Township was later returned to Gloucester County in 1871.

Cherry Hill was originally part of Delaware Township (a name it retained until 1961), which also included part of Camden City north of the Cooper River, Pennsauken, and Merchantville. Delaware Township was largely a quiet farming community for nearly three centuries after the area was first settled. The area of Cherry Hill slowly developed, at first, around several key villages or communities. The largest concentration of settlement occurred at Ellisburg, near the intersection of Marlton Pike (Route 70), laid out in 1796, and the "great road" or Kings Highway, built in the 1680's. The road bisected the land of Isaac Ellis who consequently built a tavern at the intersection. Several houses and an inn were later constructed. This was also the location of Cherry Hill's first schoolhouse, a log cabin built in the 1750's.

Colestown, named after Samuel Coles, who had settled in the area in 1685, was another early village in Delaware Township. The Colestown Cemetery was originally established as the graveyard for St. Mary's Episcopal Church. Built in 1751, St. Mary's was the oldest Episcopal Church in West Jersey. The church was destroyed by fire in 1899, though it had not been used extensively since 1837. The distinctive stone Gatehouse Chapel at Colestown Cemetery, which is listed on both the New Jersey and National Registers of Historic Places, was built in 1858, shortly after the cemetery was incorporated.



Coles Cemetery Building

A third hamlet was Batesville, located on the Haddonfield border, near the intersection of Long-a-Coming (Haddonfield-Berlin) and Kresson (a.k.a. Burlington) Roads. Early settlement in this area developed around the Cooper River and Blazing Rag Tavern, where the Kress Liquor Store now stands, though a majority of the land in Batesville was settled in the 1870's.

The modern boundaries of Cherry Hill were established by the breakaway of both Stockton Township (now Pennsauken and eastern Camden City) in the 1850's and Merchantville in 1874.

At the turn of the last century, Delaware Township's population was not much more than existed at the previous turn, in 1800, having 1,679 people in the 1900 Census.

Cherry Hill was fairly insulated from the rapid growth of late 19th-century suburbs developing along railroad and trolley lines, such as Merchantville, Haddon Heights, and Magnolia. It was, however, the subject of a great deal of land speculation in the 1920s, as was happening all throughout South Jersey. This was largely attributed to the rise in automobile ownership, the opening of the Ben Franklin Bridge, and the boom in the stock market. On Cherry Hill's western borders, the Hinchman, Erlton, and Locustwood neighborhoods all had their beginnings in the 1920's land speculation boom. However, the stock market crash and the subsequent tightening of money that led to the Great Depression had its effect both on



Land speculation in the 1920s sparked housing growth

continued development and the Township's finances. The subdivided land under speculation was considered "improved" and subject to a higher taxation rate. With the bankruptcy of many land improvement companies, the owners of the land refused to pay the increased rate on vast tracts of land. Tax collections plummeted and led, in 1933, to state receivership for the municipality.

By 1935, in fact, only four municipalities in the county were able to certify adequate funds to meet their financial obligations. It was only in 1942 that the Township was able to regain control of its finances from state oversight.

During the Great Depression, however, Roosevelt's New Deal brought a number of positive developments to the Township. The Works Progress Administration built the Township a municipal building. The WPA also created, in cooperation with the Camden County Park Commission, the Cooper River and Pennypacker Parks along the Cooper River. When the New Deal was transformed into the war effort, construction activity rose to house workers for Camden's numerous factories and shipyards. In fact, Cooper River Village, adjacent to Erlton, was built in 1942 to provide housing for workers. The added real estate activity was directly responsible for the reversal of the Township's financial future. That year was momentous for another reason, when Garden State Racetrack opened for the first time. In just 49 days of racing, over 400,000 people visited this Cherry Hill landmark.

The population of Cherry Hill grew slowly until the mid-1940's when the post-war development boom started. For instance, the population in 1930 was 5,734 and had only increased by 77 people to 5,811 in 1940. By 1950, however, the population had doubled to 10,358 and by 1960, it was 31,522 and now, nearly 70,000.

In Cherry Hill, the history of development has left relatively few examples of historic sites. However, as time moves on, the early post- WWII suburban development of the Township will become eligible for preservation. Since historic preservation districts permit greater architectural control and maintenance of structures than afforded by the typical zoning ordinance, it may be a method of ensuring the continued desirability of Cherry Hill's neighborhoods as they age.

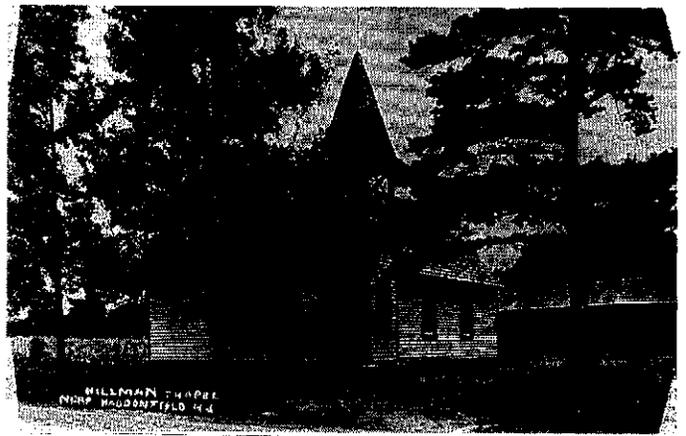


A post-war development boom began in the 1940s

Cherry Hill's Historic Places

In 1997, the Township received a Community Development Block Grant to document existing structures constructed before 1931 that are still standing and identify which of those structures and districts are deemed historic and worthy of preservation. *Remington & Vernick* of Haddonfield, NJ conducted the survey, which identifies over six hundred existing Township properties

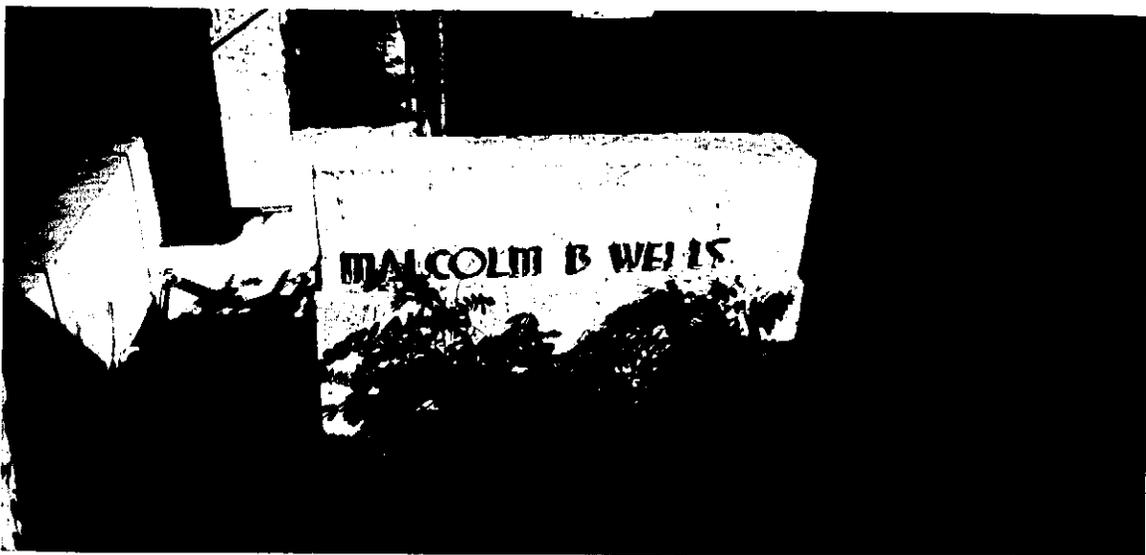
constructed before 1931. Among these, the survey identifies 38 pre-1900 and 13 post-1900 properties potentially eligible for the State and National Register of Historic Places, a number of historically significant industrial structures and sites, five historic cemeteries and grave sites and several transportation structures and sites of historical or archeological significance. The survey also identifies six potential historic districts based on significant groupings of historic homes. A copy of the survey is available for review at the Cherry Hill Public Library. Following is a listing of the 51 buildings that are potentially eligible for listing on the State and National Registers of Historic Places. These properties have also been depicted on the Historic Resource Inventory Map (map H-1).



Hillman Chapel-1908

Many of these structures herald the early age of the Township and represent wealthy farmer's houses. It was only the well-to-do farmer that could afford to build with brick, stone, or other durable material, which has permitted the building to survive to this age. Several buildings have been thoroughly modernized, such as the Hillman Baptist Church, which has been converted to a private residence. More research is recommended as to whether or not all of the listed sites are worthy of inclusion on an historic preservation list.

Two properties not represented on the list should be given special consideration. The Sweeton House, for instance, offers a distinct example of Frank Lloyd Wright's Usonian movement. A second property is the Wells' house, designed by architect Malcolm Wells. A philosophical student of Wright's, Wells made important contributions in the design of partially buried and subterranean structures. Since both architects are important to several periods of architecture, it is recommended that these two houses be included even though they are less than 50 years old.



Entrance to Malcolm Wells' Architecture Office

**Table J1
Cherry Hill Historic Inventory**

No.	Historic Name	Location	Date
1	Thorn-Cooper-Barclay House	209 Barclay Lane	Circa 1816
2	Isaac Kay House	100 Borton Mill Road	Circa 1748/1816
3	Inskeep Farmhouse	1000 Brick Road	Circa 1729
4	Henszey Mansion	202 Ashland Avenue	Circa 1870
5	-----	802 Berlin Road	Circa 1850
6	Fowler House	817 Berlin Road	Circa 1790
7	Kay House	1526 Berlin Road	Circa 1790
8	Coffin House	1951 Berlin Road	Circa 1795
9	Browning-Stafford Tenant Farmhouse	333 Browning Lane	Circa 1795
10	Goldy House	512 Burnt Mill Road	Circa 1790
11	Hurff House	19 Carolina Avenue	Circa 1750
12	-----	1179 Chapel Avenue	Circa 1890
13	Robert's House	32 Crooked Lane	Circa 1765
14	Lippincott-Griscom House	880 Cropwell Road	Circa 1812
15	Wilkins-Baird House	482 Evesham Road	Circa 1860
16	-----	1995 Greentree Road	Circa 1750
17	Kay-Fortiner House	470 Hidden Lane	Circa 1822
18	Ellis Farmhouse	514 Kings Drive	Circa 1825
19	Colestown Cemetery Gatehouse	100 Kings Highway North	Circa 1858
20	Kendall Coles House	401 Kings Highway North	Circa 1750
21	Murrell Farm	909 Kings Highway North	Circa 1720
22	Burroughs-Graff House	500 Kings Highway South	Circa 1855
23	Claggett House	704 Kings Highway South	Circa 1850
24	Tomlinson House	830 Kings Highway South	Circa 1750
25	Dr. Willard House	312 Kresson Road	Circa 1859
26	Stokely House	332 Kresson Road	Circa 1828
27	Hillmantown Chapel	1229 Kresson Road	Circa 1891
28	Lippincott House	1981 Locust Grove Road	Mid 19 th century
29	Kay House	403 Marlton Pike East	Circa 1840
30	-----	210 Munn Lane	Circa 1810
31	John Kay House	225 Munn Lane	Circa 1727
32	Shivers House	827 Northwood Avenue	Circa 1720
33	-----	305 Oak Avenue	Circa 1880
34	Deer Park Farm	1828 Old Cuthbert Road	Circa 1869
35	Coles House	1881 Old Cuthbert Road	Circa 1743
36	Coles Tenant House	1940 Old Cuthbert Road	Circa 1762
37	Springhouse Farm	1611 Springdale Road	Circa 1734
38	Lippincott House	20 Willits Lane	Circa 1750
39	-----	22 Ambler Road	Circa 1925
40	-----	28 Ambler Road	Circa 1925
41	-----	109 Bala Road	Circa 1925
42	-----	829 Cooper Landing Road	Circa 1900
43	-----	166 Evesham Road	Circa 1925

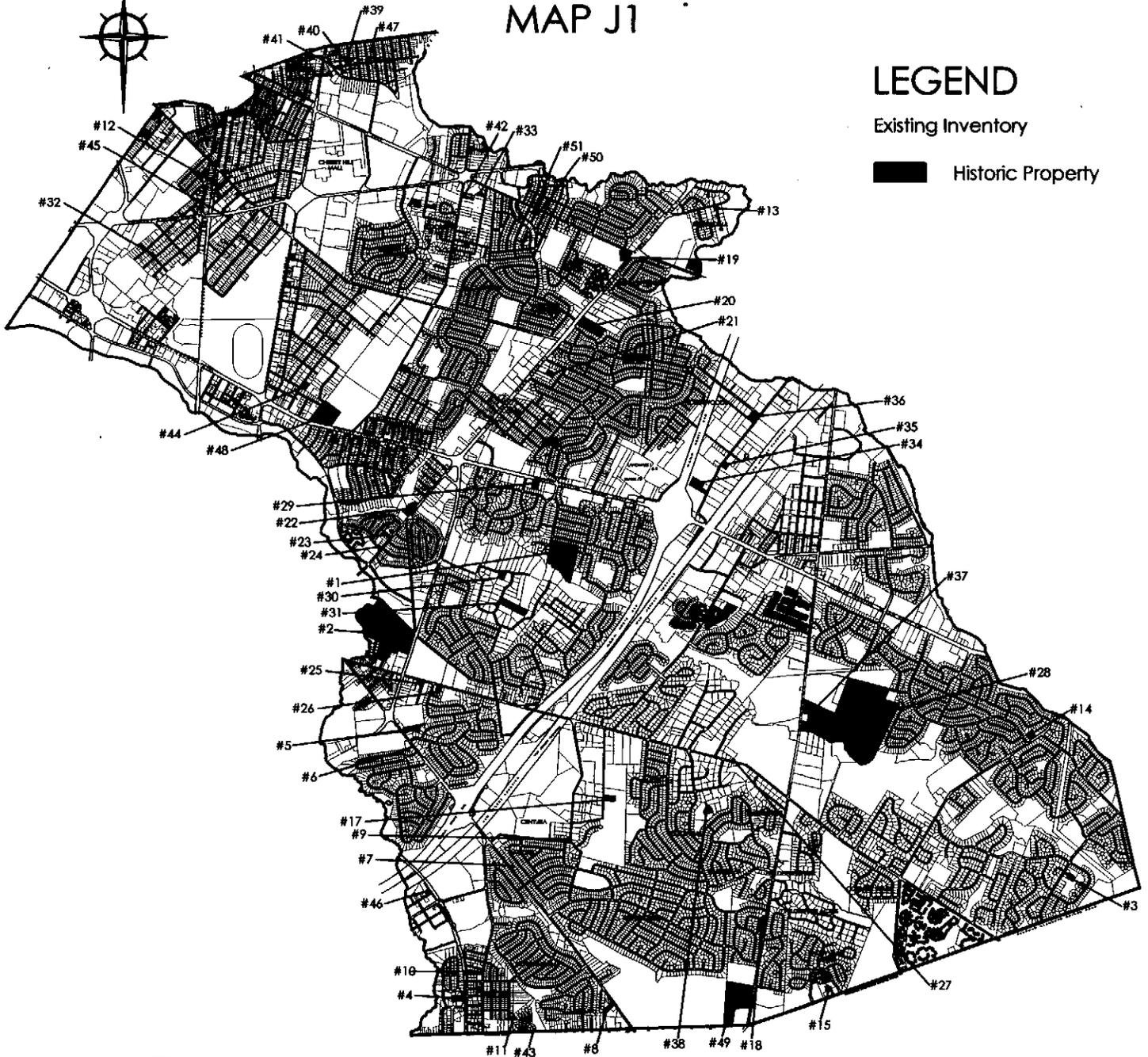
No.	Historic Name	Location	Date
44	-----	1014 Fulton Street	Circa 1910
45	-----	602 Hollywood Avenue	Circa 1920
46	-----	2 Lakeside Avenue	Circa 1909
47	-----	14 Lenape Road	Circa 1915
48	Locustwood Cemetery	1500 Marlton Pike West	Circa 1915
49	Gilmour House	110 Springdale Road	Circa 1928
50	-----	301 Wilson Road	Circa 1925
51	-----	304 Wilson Road	Circa 1925



John Kay House

CHERRY HILL TOWNSHIP

HISTORIC INVENTORY RESOURCE MAP MAP J1



LEGEND

Existing Inventory

Historic Property

INVENTORY

#	HISTORIC NAME	LOCATION	CONST. DATE	#	HISTORIC NAME	LOCATION	CONST. DATE
1	HICKMAN HOUSE	219 BIRCH LANE	C1918	27	HUMANITARIAN CHURCH	122 BIRCHWOOD ROAD	C1918
2	WALKER HOUSE	1011 WALKER ROAD	C1918	28	WALKER HOUSE	1251 WALKER ROAD	C1918
3	WALKER HOUSE	201 WALKER ROAD	C1918	29	WALKER HOUSE	28 WALKER ROAD EAST	C1918
4	WALKER HOUSE	201 WALKER ROAD	C1918	30	WALKER HOUSE	201 WALKER ROAD	C1918
5	WALKER HOUSE	201 WALKER ROAD	C1918	31	WALKER HOUSE	201 WALKER ROAD	C1918
6	WALKER HOUSE	201 WALKER ROAD	C1918	32	WALKER HOUSE	201 WALKER ROAD	C1918
7	WALKER HOUSE	201 WALKER ROAD	C1918	33	WALKER HOUSE	201 WALKER ROAD	C1918
8	WALKER HOUSE	201 WALKER ROAD	C1918	34	WALKER HOUSE	201 WALKER ROAD	C1918
9	WALKER HOUSE	201 WALKER ROAD	C1918	35	WALKER HOUSE	201 WALKER ROAD	C1918
10	WALKER HOUSE	201 WALKER ROAD	C1918	36	WALKER HOUSE	201 WALKER ROAD	C1918
11	WALKER HOUSE	201 WALKER ROAD	C1918	37	WALKER HOUSE	201 WALKER ROAD	C1918
12	WALKER HOUSE	201 WALKER ROAD	C1918	38	WALKER HOUSE	201 WALKER ROAD	C1918
13	WALKER HOUSE	201 WALKER ROAD	C1918	39	WALKER HOUSE	201 WALKER ROAD	C1918
14	WALKER HOUSE	201 WALKER ROAD	C1918	40	WALKER HOUSE	201 WALKER ROAD	C1918
15	WALKER HOUSE	201 WALKER ROAD	C1918	41	WALKER HOUSE	201 WALKER ROAD	C1918
16	WALKER HOUSE	201 WALKER ROAD	C1918	42	WALKER HOUSE	201 WALKER ROAD	C1918
17	WALKER HOUSE	201 WALKER ROAD	C1918	43	WALKER HOUSE	201 WALKER ROAD	C1918
18	WALKER HOUSE	201 WALKER ROAD	C1918	44	WALKER HOUSE	201 WALKER ROAD	C1918
19	WALKER HOUSE	201 WALKER ROAD	C1918	45	WALKER HOUSE	201 WALKER ROAD	C1918
20	WALKER HOUSE	201 WALKER ROAD	C1918	46	WALKER HOUSE	201 WALKER ROAD	C1918
21	WALKER HOUSE	201 WALKER ROAD	C1918	47	WALKER HOUSE	201 WALKER ROAD	C1918
22	WALKER HOUSE	201 WALKER ROAD	C1918	48	WALKER HOUSE	201 WALKER ROAD	C1918
23	WALKER HOUSE	201 WALKER ROAD	C1918	49	WALKER HOUSE	201 WALKER ROAD	C1918
24	WALKER HOUSE	201 WALKER ROAD	C1918	50	WALKER HOUSE	201 WALKER ROAD	C1918
25	WALKER HOUSE	201 WALKER ROAD	C1918	51	WALKER HOUSE	201 WALKER ROAD	C1918
26	WALKER HOUSE	201 WALKER ROAD	C1918				
27	WALKER HOUSE	201 WALKER ROAD	C1918				
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51	WALKER HOUSE	201 WALKER ROAD	C1918				

Scale : 1" = 1200'

INSPIRED SOURCE : JCA ASSOCIATES, INC.
1944 North Church St., Suite 3
Morristown, NJ 08857
SOURCE : NJDEP GIS Resource Data
Also : Bay Public Engineering Associates, Inc.
201 Westmore Avenue
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Historic Registers

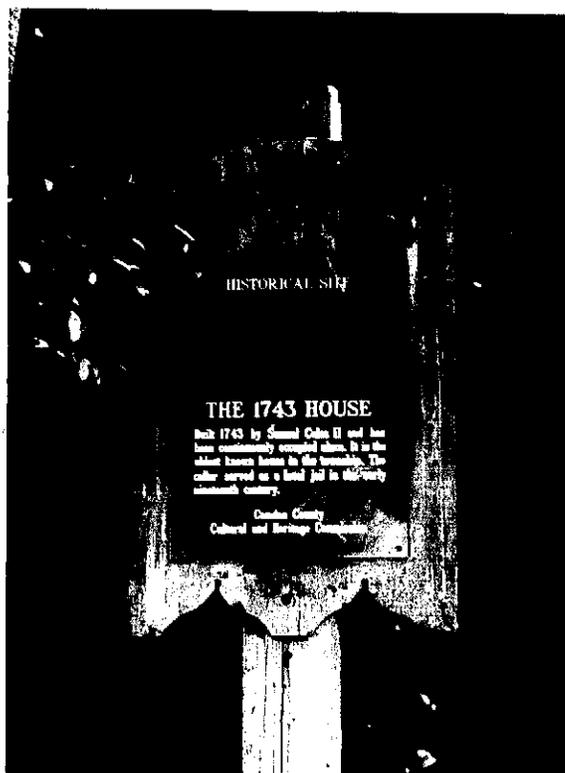
The National Historic Preservation Act of 1966 established a federal policy of safekeeping the country's cultural heritage. For the first time, funding on a national basis was made available to identify, map, and preserve historic properties, including not only buildings, but also important sites and pre-Columbian finds. Much of the identification and organizing work was delegated to the state level through the establishment of State Historic Preservation Officers who are the liaisons between local officials or groups and the Federal Department of the Interior, which administers the federal historic preservation efforts. The federal program became the impetus for state efforts in historic preservation. The state passed its own similar legislation in 1970.

The federal and state legislation established the National and State Registers of Historic Places, respectively. In New Jersey, the Historic Preservation Office, where the State Register is maintained, is part of the Department of Environmental Protection, under the Division of Parks & Forestry. Sites listed on the Registers are afforded a comprehensive level of review and protection whenever a project or development is proposed that may have an impact on the historic property. These sites are also the first in line if any money for maintaining or restoring buildings is appropriated.

Under the New Jersey act, political subdivisions of the state, i.e. counties and municipalities, must review their actions if it will encroach on a listed property. This is typically done through a Historic Preservation Commission's (HPC) review of the capital improvement program. These commissions are set up to administer the due process and approval requirements for a local historic district. Cherry Hill has an established Historical

Commission but not one that operates the same as an HPC. Cherry Hill's Historical Commission acts in an advisory role to the Planning Board.

In Cherry Hill, the Barclay Farmstead, Bonnie's Bridge, Samuel Coles House (a.k.a. Wright House), Colestown Cemetery Gatehouse and Croft Farm are the only sites listed on the National and State Registers of Historic Places. One other property that is considered eligible for inclusion, in the opinion of the state historic preservation officer, but has not been further pursued for actual registry is the Inskip Farmstead. Lastly, a pre-European



Marker at the Samuel Coles II house

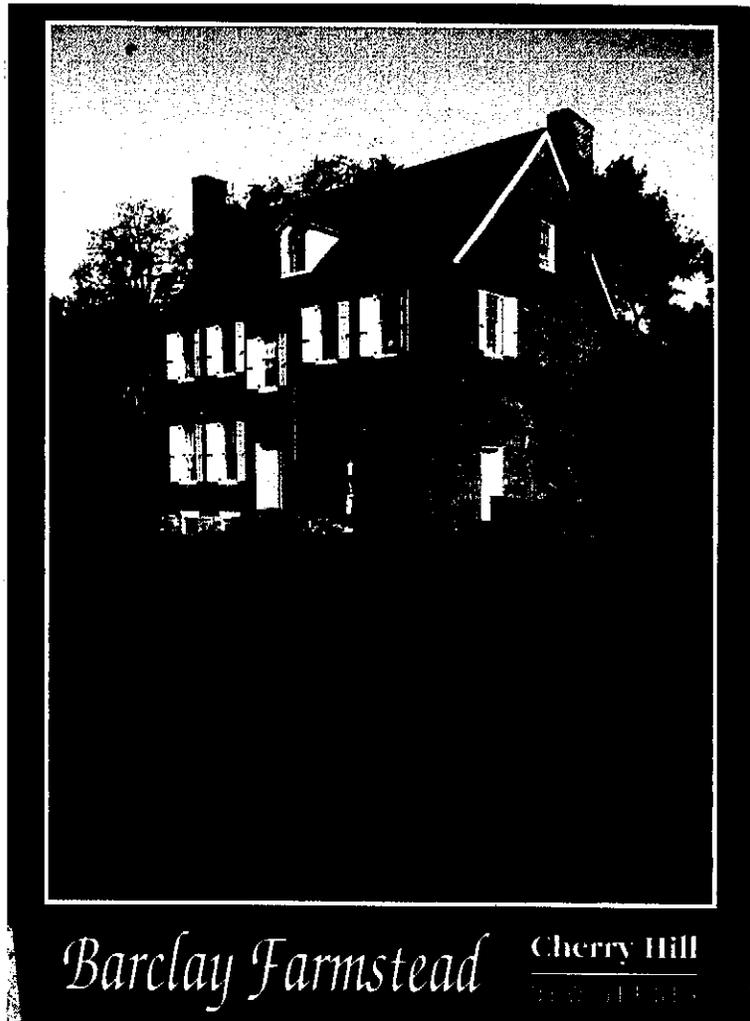
settlement site (from the Archaic period) has been noted but not publicly identified to prevent unauthorized excavation of artifacts.

The only protection of historic resources that occurs with registration is from the actions of government. Nothing prevents owners from altering or demolishing these structures. It is only at the local regulatory level that buildings may be prevented from being altered or demolished through private actions. Traditionally, the municipal government has taken two courses of action. One, as with the purchases of the Barclay and Croft Farmsteads, is to preserve through public purchase. The second has traditionally been to leave such decisions in private hands.

Historic Preservation Process

In order to preserve the Township's historic resources, it is necessary for the Township to be aware when improvements, changes, or demolition to historic properties, or structures within historic districts, are proposed. It is recommended that the following procedures be considered:

1. All applications that are submitted for Planning Board approval, Zoning Board approval, Building permits, or Demolition permits, where improvements, changes, or demolition are proposed to the designated historic properties or properties within historic districts (as defined in the Historic Resource Survey) should be reviewed by the Cherry Hill Historical Commission in the early stages of the municipal approval process. Comments and recommendations from the Cherry Hill Historical Commission will then be presented for consideration by the applicant and to the appropriate municipal agency.
2. The Cherry Hill Historical Commission will consider the following during its review of applicants affecting historic properties or districts:
 - A. The effect of the proposed work upon the current use and long term goal of the property or district.
 - B. The extent of the alteration, addition, removal or demolition of the distinctive character or architectural features as it relates to preserving the historic character and use of the property or district.



- C. The relationship of the designated site to the surrounding land and natural features.
- D. The degree to which the proposed work would isolate the designated structure or area from its historical or architectural surroundings.
- E. The degree to which the proposed work is compatible with the original design concept of the structure or the general design characteristics of that era.
- F. The degree to which the proposed work is compatible with the aesthetic appearance of the designated structure or area, including the type, style, colors, and combination of the proposed materials.
- G. For archaeological sites, the degree to which the proposed work disturbs the designated site, or complies with the rules of the Department of the Interior governing the recovery of archaeological data, 43 CFR 3, et. seq.
- H. If the proposed work involves demolition of a designated structure, the degree to which the applicant has explored options for preservation, including sale or relocation of the structure.
- I. The degree to which the proposed work is in conformance with the Department of the Interior's Standards for Historic Preservation Projects, 36 CFR 1207, et. seq.

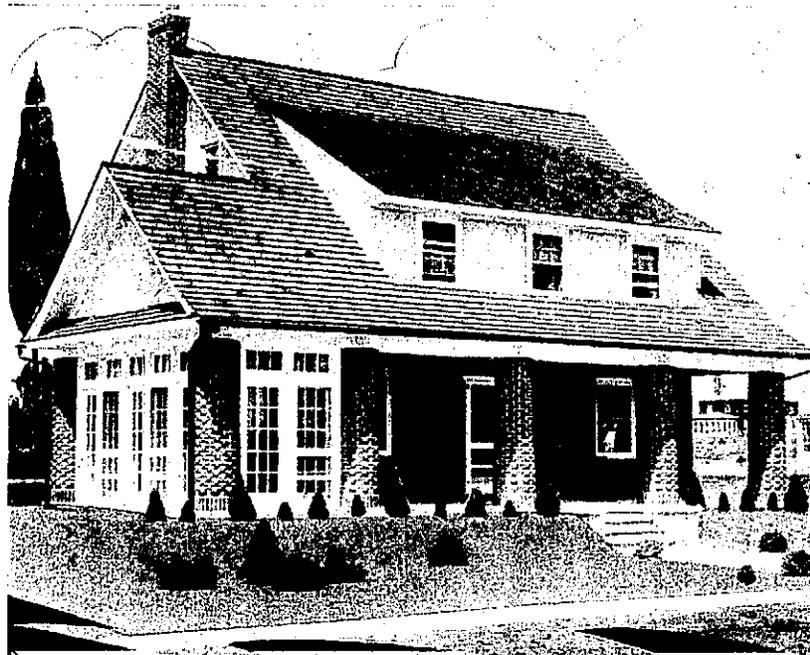
Long Term Historical Preservation Goals for Cherry Hill Township

It is recommended that the Township take an active role in historical preservation and work toward the development of an ordinance enacting the proposed historic preservation process. In order to take advantage of various funding opportunities, the Township should consider the advantages of establishing a Certified Local Government for historical preservation projects and issues. In order to become certified, the Township Council must promulgate local controls on historic sites in accordance with state guidelines and the municipal land use law.

In order to save historic properties for future generations, it is recommended that the Township consider purchasing (if necessary) threatened historic properties or obtaining easements ensuring preservation projects and issues. In order to preserve the history of the Township, as expressed in its historic structures, architectural guidelines should be implemented and used as a guide for new construction or alterations to existing historic structures. To promote community pride in the Township's historic past, it is recommended that additional opportunities for public education relating to the historic structures and their cultural and social context be provided

Conclusion

The Township of Cherry Hill has taken positive steps in protecting its rich history by purchasing historic properties such as the Barclay Farmstead, the Croft Farm, and through the work of the Cherry Hill Historical Commission. Projects that the Commission has undertaken include: preparing an Auto Tour Map of Historic Sites in the Township, commissioning a cultural resource survey, presenting several speakers each year on various aspects of regional history, rehabilitation of historic outbuildings at Croft Farm, collection and maintenance of archival documents, and assisting with historical tours of Cherry Hill for the elementary schools. With a strong emphasis on preserving the remaining historic structures, complemented by information and education programs, the lives of the Township's residents are enriched by the knowledge and pride of Cherry Hill's historic past.



The COLWICK Model Home
Completely Furnished by

John Wanamaker

PHILADELPHIA

Colwick, New Jersey, is just beyond Merchantville on Maple Avenue, 5½ miles from the Bridge Plaza. Come straight out Federal Street from Camden by trolley, bus or motor.