

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Beech Tree Apartments Inventory Number: PG:68-129
 Address: 2400 Queens Chapel Road City: Hyattsville Zip Code: 20782
 County: Prince George's County USGS Topographic Map: Washington East Quadrangle (1965, Rev. 1979)
 Owner: Avondale Overlook, L.P. Is the property being evaluated a district? ___yes
 Tax Parcel Number: 0000 Tax Map Number: 49 Tax Account ID Number: 17-5516046
 Project: MD 500 from Washington, D.C. Line to MD 208 Agency: Maryland State Highway Administration
 Site visit by MHT Staff: ___no ___yes Name: _____ Date: _____
 Is the property located within a historic district? ___yes Xno

If the property is within a district District Inventory Number: _____
 NR-listed district ___yes Eligible district ___yes District Name: _____
 Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ___

If the property is not within a district (or the property is a district)
 Preparer's Recommendation: Eligible ___yes Xno

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G XNone
 Documentation on the property/district is presented in:

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

Summary:

The Beech Tree Apartments property (alternatively known a *Versailles Plaza East* and *Avondale Overlook Apartments*), located at 2400 Queens Chapel Road (Maryland State Route 500), in Hyattsville, Maryland, is a twelve-story, high-rise apartment building constructed in 1966 in the *Modern Movement* style. It is representative of a particular sub-type of apartment building design that manifested in the late 1950s to provide new, high-density, multi-family housing in the increasingly built-out, suburban areas around Washington, D.C.

Location/Site Description:

The Beech Tree Apartments property (presently known as Avondale Overlook Apartments) is located at 2400 Queens Chapel Road (Maryland State Route 500) near the community of Hyattsville in northwest Prince George's County, Maryland. The 3.84-acre parcel is more particularly located along the north side of Queens Chapel Road,

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Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____	
_____ Reviewer, Office of Preservation Services	_____ Date 2/19/16
_____ Reviewer, NR Program	_____ Date 2/22/16

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approximately 100 feet east of Russell Avenue and one-quarter mile east of the District of Columbia's northern boundary.

The surrounding neighborhood is characterized by a mix of residential and commercial properties, including several early- and mid-twentieth century, single-family subdivisions to the west (Avondale Grove and Avondale Terrace) and south (North Woodridge and Queens Manor), two additional 1960s-era apartment complexes to the east (Queens Park Plaza and Kings Park Plaza), and a commercially-zoned tract to the northeast (Chillum Road Shopping Center).

The property is adjoined by wooded parcels to the north and west. The ground slopes modestly northward across the site before dropping off more steeply along the northeast boundary. The parcel's primary built element is a twelve-story apartment building surrounded on each side by paved parking areas framed by concrete curbs and landscaped green spaces of manicured grass, trees, and bushes. An additional paved parking lot extends from the rear (north) side of the building over much of the parcel's northern half. This element is curved along its north and east sides and contains two long, narrow, landscaped medians that extend in a north-south direction. The property is accessed from Queens Chapel Road by two driveway entrances located near the east and west ends of the parking area bordering the building's southern elevation.

The built complex also includes an outdoor swimming pool with a large concrete sundeck near the apartment building's northwest corner. Two low retaining walls of brick and concrete construction run along the north and east sides of the pool, respectively. A set of concrete risers centered on the south side of the pool/sun deck step down to an adjoining concrete, lounge area. A wrought-iron fence surrounds both areas. A concrete path extends southward along the west side of the pool complex to the north end of a paved circular turn-around present on the west side of the apartment building. The latter encircles a round green space containing manicured grass and several large trees.

Architectural Description:

The property's primary built resource is a twelve-story, high-rise apartment building constructed in 1966. Its overall form and stylistic features are reflective of the Modern Movement design tradition popularized during the mid-twentieth century. The building's I-plan configuration is oriented roughly north-south and set back approximately 90 feet from the north side of Queens Chapel Road. The short axes of the facility's "I" plan (the north and south ends) are each seven bays wide and three bays deep. The east and west elevations (the long axis of the "I" plan) are 15 bays in width.

The building's foundation is formed of continuous poured concrete. The northeast corner of the foundation is raised at ground level on steel beam supports. The space beneath is used for covered parking accessible through entry points on the south, east, and north elevations. The foundation supports a steel-reinforced, concrete frame clad in a buff-colored brick veneer set in an all-stretcher bond configuration. The cladding of the flat roof could not be discerned from the ground surface. A small, square accessory structure is situated near the center of the roof plane, and multiple cellular antennae are mounted at various locations.

Exposed steel beam framing members extend up the full height of each façade at regular intervals and along the roof edge. All are painted white, creating a strong visual contrast with the gray-toned appearance of the surrounding wall surfaces. Their juxtaposition also serves to emphasize both the vertical and horizontal dimensions of the building's geometric form. The three central bays on the building's north and south elevations are slightly recessed. On the east elevation, conversely, the three central bays of the second through twelfth floors project outward, creating a cantilevered overhang that tops one of the building's ground-level entrances directly below. The latter is

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marked by a three-bay, metal-framed, glass curtain wall containing a set of glass doors near the north end that open into an entry foyer. The doors are surrounded by large, black metal-framed, glass panels and topped by a four-pane glass fanlight. White, steel beams frame the curtain wall and its individual bays. Another steel beam, extending horizontally along the top of the building, is punctuated by the exposed ends of three vertical, u-shaped beams that project above the curtain wall, forming crude, modern “finials” decorating the roofline. There is a second ground-floor entrance centered the building’s west elevation, marked by a two-bay curtain wall of black metal-framed glass panels. The entrance is topped by a flat, steel, cantilevered overhang that extends out from the wall above. A pair of glass doors with a metal-framed, glass-panel surround in the northern bay provide interior access.

Fenestration consists primarily of metal-framed, horizontal sliding windows grouped in two- and three-pane configurations and sets of three-paned, sliding glass doors. Reportedly, all of the building’s original windows and sliding glass doors were replaced sometime after 2005 as part of an extensive, multi-phase renovation effort initiated by the property’s current owner (Gebhardt 2006; Transwestern Multifamily Group 2011). On the building’s south (primary) and north elevations, even-numbered floors contain a cantilevered balcony framed by black metal railings in bays two, four, and six (as counted from the left), and a pair of two-paned sliding windows in the two alternating bays in between (bays three and five). Each balcony contains set of sliding glass doors. The two outer bays (one and seven) contain a single two-paned window placed at the corners. The odd-numbered floors follow a similar fenestration pattern with the exception of bays two, four and six, which each contain a three-paned sliding window rather than a balcony. The two outer balconies on each floor are positioned off-center, along the interior side of their respective bays. The arrangement gives a strong vertical emphasis to middle section of the façade. This is juxtaposed by the use of corner windows in the outer bays, which help convey a sense of horizontality. The balconies on upper-most floor are topped by a flat, cantilevered concrete overhang. Rectangular panels of stuccoed concrete visible below each of the windows provide a textural and color contrast to the surrounding brick veneer cladding.

On the east elevation, floors two through twelve each contain a balcony in the bays flanking the façade’s central, three-bay projecting section. The latter contains a three-pane sliding window at center flanked by a two-paned unit on either side on each floor. The arrangement, again, conveys a strong vertical emphasis. The rest of the façade is marked by alternating bays of two- and three-pane windows arranged in a manner that also emphasizes the vertical and horizontal dimensions of the building’s Modern Movement-inspired design. On the west side of the building, the façade’s two central bays contain an adjoining pair of balconies on all floors above the ground-level entrance. Additional balconies are also present on each floor of the fifth and eleventh bays.

Summary Statement of Individual Significance:

The Beech Tree Apartments property (presently known as Avondale Overlook Apartments), located at 2400 Queens Chapel Road, in Hyattsville, Maryland, is a twelve-story, high-rise apartment building constructed in 1966 by a development team led by Arnold Heft. The building’s design features aspects reflective of the *Modern Movement* stylistic tradition popularized during the mid-twentieth century. The property is also a representative example of a particular sub-type of new apartment construction that emerged in the late 1950s to provide high-density, multi-family housing in the increasingly built-out areas surrounding Washington, D.C. Such facilities were designed to promote more efficient land use and, as a group, played a significant role in reshaping local, and county level, development patterns and population growth during the mid- to late-twentieth century.

Historic Context:

The Beech Tree Apartments property (presently known as Avondale Overlook Apartments) was originally part of a larger, 4,483-acre tract called “Chillum Castle,” purchased by William Diggs in the 1700s (William 1984; cf.

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Denny 1997). Over the next century, the surrounding area remained a predominantly rural landscape, subdivided into large agricultural tracts. With the end of the Civil War and the abolition of slavery however, the situation changed somewhat as the region's large plantation owners, no longer able to sustain their operations, began selling off portions of their landholdings (KCI Technologies, Inc. 1999). Among these subdivided tracts was a property identified in deed records as the "Ridgely" estate (Prince George's County Deed Book [PGCDB] JWB 9:158), the boundaries of which encompassed the present-day parcel at 2400 Queens Chapel Road (Maryland Route 500).

The post-Civil War era also brought forth the accelerated growth of Washington, D.C.'s population, spurred in large part by an expanding federal government. Over time, city residents, facing increasing congestion and rising land prices, began looking outward at the undeveloped and affordably priced land in the surrounding areas of Maryland and Virginia, for escape (Damron 2015). The extension of the city's railroad and streetcar lines into these areas in the late-nineteenth and early-twentieth centuries made commuting to and from Washington, D.C. a reality and ushered in a protracted, and still ongoing, period of suburbanization (Kuhn et al. 2005:E-15).

Development in the northwestern corner of Prince George's County, along the Washington, D.C. northeast boundary, began in the early-twentieth century along the Baltimore & Ohio Railroad and the streetcar line operated by the City and Suburban Railway Company. It initially centered around communities like Hyattsville, Mount Rainier, and Brentwood but, by the 1930s, thanks to roadway improvements and the growing ubiquity of the automobile, it began expanding into the still mostly rural sectors to west, including an area along Queens Chapel Road known today as the Avondale neighborhood (KCI Technologies, Inc. 1999).

The "automobile suburb" of Avondale is situated just northeast of the District of Columbia boundary line and is generally bounded by Queens Chapel Road on the south, Chillum Road (Maryland Route 501) on the north, Russell Avenue on the east, and LaSalle Road on the west. For most Washington, D.C. suburbs, the first wave of residential development consisted primarily of one- and two-story single-family homes grouped in subdivisions of varying sizes. Avondale's initial settlement followed a similar pattern, commencing in the late 1930s with the Avondale Grove subdivision (1937-1946) (EHT Tracerics, Inc. 2007:1).

New residential development also manifested in the area immediately surrounding Avondale during this period. In 1934, construction had begun on another subdivision of single-family homes just to the south called North Woodridge (1934-1959) (Prince George's County Plat Book [PGCPB] SDH 4:17). Approximately 1,000 feet east of the Avondale Grove tract, on the north side of Queens Chapel Road, a smaller subdivision of three one-and-a-half-story dwellings were erected in the late 1930s on several adjoining parcels belonging to Edward Volland and his son, Louis H.O. Volland (PGCDB 484:456, 533:482; PGCPB 6:6, 4:60). A 1944 map published by the Sanborn Fire Insurance Company shows the three homes, two of which still survive, situated on either side of a short access road called Volland's Terrace (present-day 29th Avenue), which curved in a northeasterly direction from the north side of Queens Chapel Road. The landscape immediately east of the Avondale Grove subdivision, including the Beech Tree Apartments property (presently known as the Avondale Overlook Apartments) and the two adjoining parcels, was still undeveloped and would remain so through the 1950s.

Another wave of residential development manifested during the mid-1940s. This included two additional, single-family subdivisions, Avondale Terrace (1945-1946), and North Avondale (1950), which were erected on the north side of the existing Avondale Grove complex. This second phase of development was not limited to single family homes however. The early 1940s also saw the introduction of a new type of residential property to the Avondale area: the multi-family apartment complex.

In the 1930s, the economic realities of the Great Depression and continued expansion of the Washington, D.C. area's population, created a demand for new, affordable housing to accommodate the region's growing number of low- and moderate-income residents (Doan 1997:43; cf. Trieschmann and Schoenfeld 2011:E-5). At the urging of

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President Franklin D. Roosevelt, the federal government took steps to address the situation, beginning in 1934, with the passage of the National Housing Act and the establishment of the Federal Housing Administration (FHA). To encourage the construction of new single- and multi-family housing (both owner-occupied and rental), the FHA began offering builders and developers mortgage insurance as an incentive. The FHA also developed a set of guidelines to ensure some control over the form and financial viability of the projects it helped finance. The new guidelines “incorporated the thinking of planners, housing reformers, and proponents of the garden city movement of the time and sought to bring the benefits of modern, efficient interior floor plans and attractively planned residential communities to people of moderate means” (Trieschmann and Schoenfeld 2011:E-5).

The relatively cheaper land available in suburban areas made cost-efficient, low-density housing developments possible, which, in many areas, took the form of low-rise and garden-style apartment buildings and complexes. Between 1934 and 1955, roughly half of the new apartment facilities constructed in Prince George’s County received some level of FHA financial assistance, and three-quarters of these were garden-style complexes (Kuhn et al. 2005:E-21–22). Several of these were built in the Hyattsville-Mount Rainier area, including Kaywood Gardens (1941–1944), Bunker Hill Apartments (ca. 1948), and Queenstown Apartments (1947–1949). Another, Queens Manor (1943), was constructed along the south side of Queens Chapel Road, directly southeast of the 1930s Avondale Grove subdivision and present-day Beech Tree Apartments property (Kuhn et al. 2005:E-36–37). Like many of the large-scale, garden-style apartment facilities built during this period, the Queens Manor complex was designed in the Colonial Revival style and included multiple, rectangular-shaped, two- and three-story building units arranged in groups around a landscaped, central courtyard.

The building boom that had transformed the Avondale area’s landscape in the late 1930s and 1940s slowed during the 1950s. This shift stemmed in part from recent changes made in the FHA’s financing policies and the expiration of a key element of the FHA program, Section 608, which ended the agency’s legislative authority to receive and approve project applications (Kuhn et al. 2005:E-42). Another reason for the slow-down was the simple fact that, with the exception of the Beech Tree Apartments property and its two adjoining parcels, most of the acreage in and around the Avondale neighborhood had already been built out.

In the 1960s, three new apartment facilities—a garden-style complex and two high-density, high-rise buildings—were constructed along the north side of Queens Chapel Road on a stretch of land that included the three undeveloped parcels mentioned above and an east-adjointing lot that was subdivided out of the former Volland-family subdivision established in the late-1930s near present-day 29th Avenue (formerly Volland Terrace). The garden-style Queens Park Plaza complex was erected first, in 1962, on the 4.4-acre parcel near the center of the strip (2500 Queens Chapel Road). This was followed in 1964 by the nine-story Kings Park Plaza high-rise building constructed on the 2.2-acre parcel at the strip’s east end (2600 Queens Chapel Road). The last project, a twelve-story high-rise facility, was developed approximately two years later on the eastern half of the two adjoining lots at the west end of the strip.

The latter property had been purchased in 1963 by a group headed by Charles A. Gambrill and Milton Isen, for the purpose of erecting a new, multi-unit, apartment complex identified in land records as the “Beech Tree Apartments” subdivision (PGCDB 2907:205; PGCPB 50:47). The plans apparently fell through, however, for in August of 1964, the two adjoining lots were re-sold by a trustee to another partnership group led by Maryland-based contractor and real estate developer Arnold A. Heft (PGCDB 3023:448). In 1965, the group announced plans for their own new high-rise apartment facility to be called “Versailles Plaza East.” The new complex, completed in 1966, included 248 rental units, “swimming pool and bathhouse facilities,” and a “macadam highway and cul-de-sac driveway... to be used for parking areas by the tenants of the building on Lot One-A” (PGCDB 3433:316–317). Heft and his partners sold the newly developed property in 1969 (PGCDB 3023:448; PGCPB 50:47). The name, “Versailles Plaza East,” persisted until the mid-2000s when new ownership re-branded it as Avondale Overlook Apartments. Interestingly, Heft had also been connected with the

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other two apartment projects mentioned above. He and several partners had served as trustees for the development group (“Queens Park Plaza Joint Venture”) that had overseen the construction of the “Queens Park Plaza” complex in 1962 (PGCDB 2605:118; PGCDB 3000:475; PGCPB 42:53) and been among several partners that had acquired and developed the Kings Park Plaza property (2600 Queens Chapel Road) in the early 1960s (PGCDB 2798:569; PGCDB 3303:1).

Each of the new complexes exhibited elements of the Modern Movement design tradition that had emerged during the mid-twentieth century. The Modern Movement architectural idiom, which diverged significantly from that of the Colonial Revival and other traditional architectural styles typical of earlier garden apartment construction, emphasized form and function over ornate decorative details. Other hallmarks incorporated by the Queens Chapel Road facilities included emphases on geometric forms and massing, the use of modern construction materials (e.g., concrete, steel, and glass), flat roofs, and a restrained exterior ornamentation achieved through the use of exposed structural elements and the juxtapositioning of building materials of varying shape, color, and texture.

The transition between these two stylistic traditions is more clearly reflected in the design of the Queens Park Plaza property, which combined fundamental aspects of earlier garden-style apartment construction (e.g., emphases on low-rise construction, private entrances, and the balancing of a site’s built and natural landscape) with characteristic Modern Movement-style features (e.g., multi-story glass-paneled entry foyers, flat roofs, patterning of forms and materials to emphasize the building’s vertical and horizontal dimensions, etc.). The layout and appearance of the complex also followed the modernist garden apartment design idiom championed by Maryland developer, Carl M. Freeman, and others, during this period. The latter, perhaps best exemplified by the Americana Glenmont apartment complex in Montgomery County (1961, 1965), called for the preservation of a site’s natural landscape features and character (including banking buildings into the landscape to preserve the property’s existing topography), the promotion of indoor-outdoor living (through the use of glass, exterior balconies and patios), and a sense of privacy (by incorporating private exterior entrances that faced away from streets and other apartment buildings) (*House & Home*, April 1958; cf. Kelly 2012:Sec. 8-9).

The two new high-rise apartment buildings reflected similar design influences, but packaged in a decidedly different form. In contrast to the Queens Park Plaza facility, the Kings Park Plaza and Beech Tree/Versailles Plaza East apartment complexes constituted examples of a newly emerging sub-type of apartment housing construction, the “individual high-rise apartment building,” that emerged in the D.C. area during the late 1950s (Trieschmann and Schoenfeld 2011). By definition, such resources stood at least seven stories tall, housed at least twenty self-sufficient dwelling units, and featured a single, public entrance that opened into a common foyer. They were purposefully designed to provide affordable, multi-family, rental housing in an increasingly built-out suburban landscape, and did so by capitalizing on prevailing zoning allowances to achieve maximum residential density on smaller, oddly configured lots (Trieschmann and Schoenfeld 2011:E-26–27). As a consequence, properties in this sub-type often eschewed the Modern Movement’s emphases on landscaping and preserved green space in favor of maximum lot coverage and onsite parking. To help mitigate this reality, they also typically incorporated recreational amenities such as pools, playground areas, and exercise facilities.

Evaluation of Resource’s Integrity:

While the property retains good overall integrity of location, setting, workmanship, feeling, and association, its integrity of materials and design has been negatively impacted to some degree by the wholesale replacement of all windows and doors, which reportedly occurred sometime after 2005 (Gebhardt 2006; Transwestern Mid-Atlantic Multifamily Group 2011). As noted in other survey assessments of apartment housing in the Washington, D.C. area, the replacement of windows and doors is not uncommon in a rental property of this type due to the wear and tear they are subjected to over time (Trieschmann and Schoenfeld 2011:F-31, 3839). Moreover, the new, horizontal

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sliding windows are in-kind with regard to window type and visually appropriate with respect to period and design. The original fenestration patterns and dimensions of individual openings also remain intact, so the resulting impact on the building's architectural design and historic integrity is limited and does not necessarily preclude the resource's potential eligibility for listing on the National Register of Historic Places (Pettis et al. 2012:44). Access to the property's interior was restricted during the most recent site visit, so an evaluation of the building's interior spaces and condition could not be completed.

Evaluation of Resource's National Register of Historic Places (NRHP) Eligibility:

Criterion A

The Beech Tree Apartments property is a representative example of the "individual high-rise apartment building" property sub-type that manifested in the Washington, D.C. area and surrounding suburbs beginning in the late 1950s (Trieschmann and Schoenfeld 2011:F-43). Such facilities evolved as a means of providing affordable, higher-density rental housing in largely built-out areas where lot size restrictions precluded the construction of more traditional garden-style apartment complexes. While properties fitting this particular sub-type played an important role in re-shaping local and regional development patterns during the mid-twentieth century, their impact was generally more profound as a group rather than as individual resources. This building as a stand-alone resource therefore does not have a notable association with an important event. As such, the Beech Tree Apartments facility is recommended not eligible for individual listing on the National Register of Historic Places under Criterion A.

Criterion B

The Beech Tree Apartments property is recommended not eligible under Criterion B as research completed to date has not revealed any clear connections or associations with specific individuals of notable local, state, or national significance.

Criterion C

The property's *Modern Movement*-inspired design is generally reflected in the building's use of geometric forms and massing and in specific features like the flat roof, the exposed structural elements (e.g., the steel beams extending up each elevation), modern structural materials (i.e., concrete, glass and steel), and minimal application of exterior ornamentation. However, many of the high-rise apartment buildings constructed during this period in the Washington, D.C. area featured similar *Modern Movement* design elements. And, even with the mitigated impact of the recent wholesale replacement of the doors and windows (see discussion under *Evaluation of Resource's Integrity* above), the design of 2400 Queens Chapel Road does not constitute a particularly distinctive or unique example of the style. Consequently, the property is recommended not eligible for the NRHP under Criterion C.

Criterion D

The NRHP eligibility of this resource was not evaluated under Criterion D.

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Boundary Description (2400 Queens Chapel Road; MIHP No. PG-68-129):

The historic boundary for 2400 Queens Chapel Road (aka: Beech Tree Apartments/Versailles Plaza East/Avondale Overlook Apartments) is confined to the tax parcel boundary as shown on Prince George's County Tax Map 49-00D1 for Lot 2A containing 3.84 acres.

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Maryland-National Capital Park and Planning Commission [MNCPPC]

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Prepared by: Sean Maroney (Ottery Group)

Date Prepared: 11/4/2015

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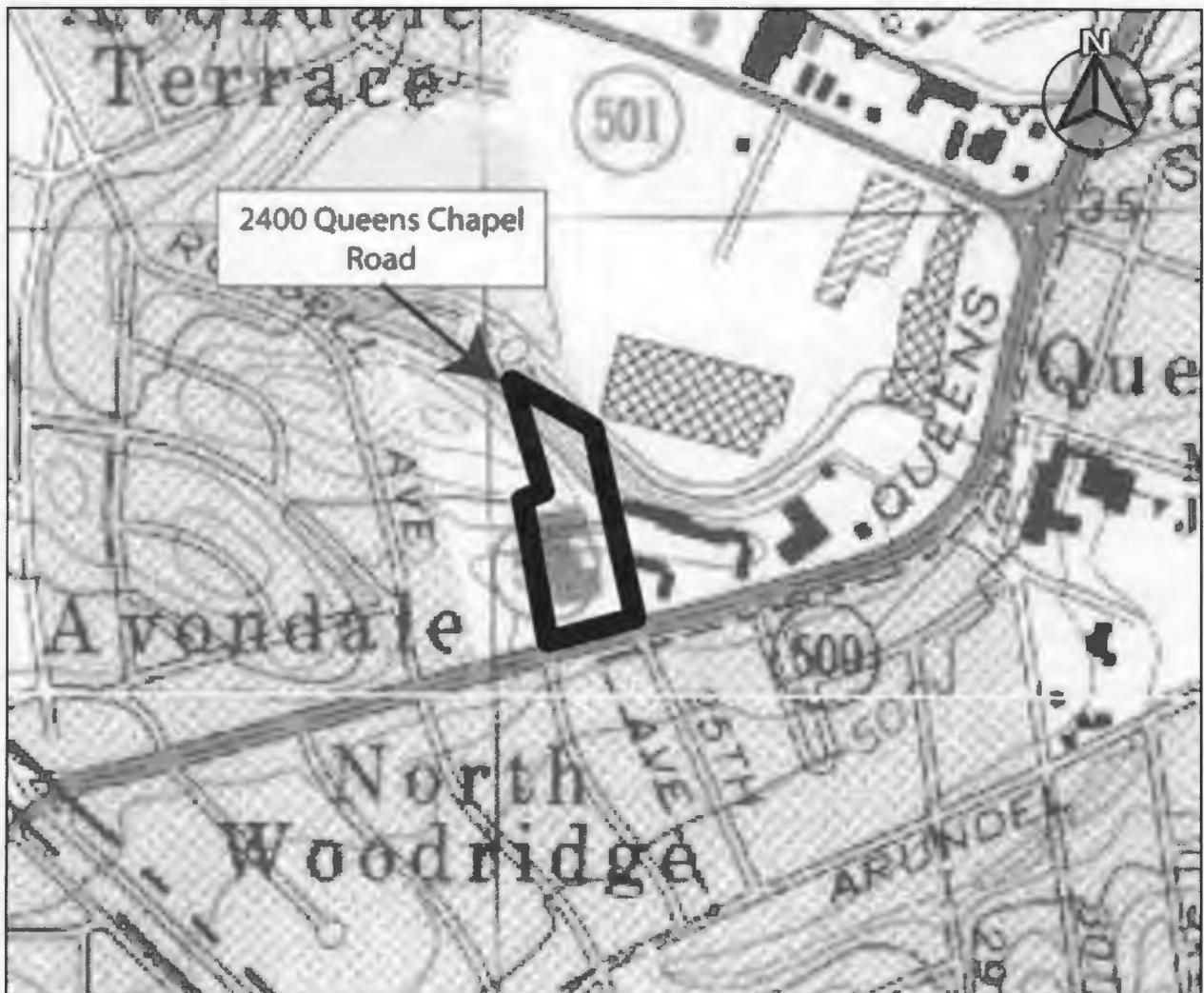
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2400 Queens Chapel Road (MD 500); Hyattsville, Prince George's County, Maryland

Site Boundary Map: 1965 USGS Washington East Quadrangle, 7.5 Minute Series (Photorevised 1979).



Beech Tree Apartments (Alt: Avondale Overlook Apartments)

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2400 Queens Chapel Road (MD 500); Hyattsville, Prince George's County, Maryland

Boundaries of 2400 Queens Chapel Road Shown on 1951 USGS Washington East Quadrangle, 7.5-Minute Series.



Beech Tree Apartments (Alt: Avondale Overlook Apartments)

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2400 Queens Chapel Road (MD 500); Hyattsville, Prince George's County, Maryland

Prince George's County Tax Map 49-00D1 (Parcel 2A):



Beech Tree Apartments (*Alt: Avondale Overlook Apartments*)

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2400 Queens Chapel Road (MD 500); Hyattsville, Prince George's County, Maryland

Prince George's County GIS Aerial Imagery of 2400 Queens Chapel Road (*Finder Online GIS Mapping Website, Maryland Department of Planning 2002*)



Beech Tree Apartments (Alt: Avondale Overlook Apartments)**PG:68-129**

2400 Queens Chapel Road, Hyattsville, Prince George's County, Maryland

Photo Log & Photographs**Photo Log****Photographer:** Sean Maroney, Ottery Group

TIFF Image File Name	Description	Date Taken	Ink	Paper	Brand, Make & Dye Type of CD
PG-68-129_2015-10-09_01	Primary (South) Elevation	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_02	Southeast Oblique View	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_03	Rear (North) Elevation	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_04	Northeast Oblique View	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_05	Northwest Oblique View	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_06	Close-up of Ground Floor Entrance on East Elevation, Looking Southwest	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_07	Outdoor Pool Complex, Looking Northeast	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_08	View of Lounge Area on South Side of Pool/Sun Deck, Looking East	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-129_2015-10-09_09	Landscape North of 2400 Queens Chapel Road, Looking North from North End of Rear Parking Lot	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat



PG: 68-129 2400 Queen's Chapel Rd

Beechtree Apartments

Prince George's Co. MD

By Sean Maroney

Oct 9, 2015

Digital marker at NHT

Photo 1 of 9

Primary (south) elevation



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Beechtree Apartments

2400 Queens Chapel Rd

Prince Georges Co MD.

By Sean Maroney

Oct 9, 2015

Digital master at MHT

Photo 2 of 9

Southeast oblique view



SPEED LIMIT
35

2401-2102

35

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Breedi Tree Apartments

2400 Queen's Chapel Rd.

By Sean Maroney

Oct 9 2015

Digital master at MHT

Photo 3 of 9

Rear (North) Elevation



PG 68-129

2400 Queens Chapel Rd.

Prince Georges Co MD

By Sean Maroney

Oct 9 2015

Digital master at MHT

Photo 4 of 9

Northeast Oblique View



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2400 Queens Chapel Rd.

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Photo 5 of 9

Northwest oblique view



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2400 Queen's Chapel Rd

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Photo 6 of 9

Close-up of ground-floor entrance on
east elevation, looking southwest



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2400 Queens Chapel Rd

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Digital master at MHT

Photo 7 of 9

Outdoor pool complex, looking northeast



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2400 Queen's Chapel Rd
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Photo 8 of 9

View of lounge area on south side of
pool/sun deck, looking east



PG 68-129

2400 Queen's Chapel Rd
Prince Georges Co MD

By Sean Maroney

Oct. 9 2015

Digital Marker at MHT

Photo 9 of 9

Landscape north of 2400 Queen's Chapel Rd
looking north from north end of
rear parking