

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: Yes ___
No ___

Property Name: **Powder Mill Village** Inventory Number: **PG:61-85**
 Address: North of I-95, South of Powder Mill Road, West of Evans Trail Historic District: No
 City: Beltsville Zip Code: 20705 County: Prince George's
 USGS Quadrangle(s): Beltsville
 Property Owner: Powder Mill Apartments LLC Tax Account ID: 01-0035873
 Tax Map Parcel(s): 00C4 Tax Map: 0012
 Project: I-495 & I-270 Managed Lanes Study Agency: MDOT SHA
 Agency Prepared By: Dovetail CRG
 Preparer's Name: Melissa Butler Date Prepared: Mar 28, 2019
 Documentation is presented in: Project review and compliance files

Preparer's Eligibility Recommendation: Not Recommended

Criteria: A B C D

Considerations: A B C D E F G

<i>Complete if the property is a contributing or non-contributing resource to a NR district/property:</i>		
Name of the District/Property:		
Inventory Number:	Eligible:	Listed:

Site visit by MHT Staff ___ yes ___ no Name: Date:

Description of Property and Justification:

Setting:

Powder Mill Village is a garden apartment complex in Beltsville. It is bounded by Interstate 95 (I-95) to the south and east, Evans Trail to the northeast, Powder Mill Road to the northwest, and Highpoint High School to the west. The 34.2-acre Powder Mill Village consists of 23 irregularly shaped apartment buildings, asphalt parking lots, a pool with changing area and bathrooms, and recreation areas with playgrounds. One curvilinear street, Evans Trail, loops through the complex and provides access to the parking lots. Buildings form landscaped courtyards with meandering concrete sidewalks. Moderate tree coverage surrounds the buildings and bushes are scattered throughout the complex.

Description:

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended:	Eligibility not recommended:
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G
MHT Comments:	
Reviewer, Office of Preservation Services:	Date:
Reviewer, National Register Program:	Date:

Powder Mill Village is a garden apartment complex, consisting of one, two, and three-bedroom units, built from 1963 to 1965 during the Suburban Diversification Period (1961-1980). The complex was constructed in two phases. The first phase, built between 1963 and 1964, consists of 35 multi-family buildings, attached in groups of two, three, or four buildings. The second section of garden apartments, constructed in 1964 and 1965, looks similar to the earlier phase, and the buildings vary in stylistic application of siding on the exterior. All apartment buildings are two and three stories tall and between six and eight bays wide. The continuous foundation supports a structural system clad in stretcher-bond brick veneer, vinyl siding, and concrete block. Flat roofs cover all the residential buildings.

The primary entrance to each building is typically centered on the façade that faces the parking lot, and contains a single-leaf, glazed, metal and glass door. These entryways are recessed, lined with concrete-block walls, and sheltered by an awning between the first and second stories. Entrances to individual apartment units are located on the interior of the building. Windows include fixed aluminum units divided into four or six lights. Apartments with projecting balconies lined with metal railing also have metal and glass, single-leaf doors that provide access to the balcony.

A circa-1963 changing facility is located at the entrance to the pool. The continuous foundation supports a concrete block structure. It has a flat roof with exposed rafter ends. An Olympic-sized swimming pool, built circa-1963, is centrally located in the apartment complex. It is surrounded by a poured-concrete pool deck.

Historic Context:

The apartment complex was platted in 1962 by Metro Investment and Development Corporation, run by local developers Louis Meltzer and Louis A. Zuckerman. (Prince George's County Plats [PGCP] A-4656). Two different construction phases occurred on the property. The northern section of apartments was constructed between 1963 and 1964, and the southern section was complete by 1965 (Nationwide Environmental Title Research (NETR) 1963, 1964, 1970). The first section consisted of 369 units and the second phase included 388 units, creating a total of 757 housing units. Research did not reveal the architect or builder of the earliest section of Powder Mill Village. Advertisements in 1963 highlighted the apartment's modernity, with monthly rental prices for a one-bedroom unit from \$119, two-bedroom units from \$137.50, and three-bedroom units from \$169.50 (The Evening Star 1963, C-12). Features of the community included a recreational clubhouse, playground, swimming pool, basketball and tennis courts, and a cooperative nursery (The Evening Star 1963, C-12).

Shortly after the completion of the first section, plans were made for expanding the complex. Buildings in the second phase were designed by Cohen and Haft, and share features of scale, material, and form of the earlier portion of the community (The Washington Post, Times Herald 1964, E7). It is probable that Cohen and Haft were also the architects for the first phase. Cohen and Haft were prolific designers of mid-century residential developments during the Suburban Diversification period. Their other developments in Prince George's County include Marlborough House in Hillcrest Heights (PG: 75A-068), Springhill Lake Apartment Complex in Greenbelt (PG: 67-040), and non-residential projects include the Executive Building, College Park (PG: 66-074), and the Paint Branch Unitarian Church in Adelphi.

In 1966, the entire complex was sold by Louis A. Zuckerman to the Life Insurance Company of Virginia for about \$8,000,000, one of the largest real estate transactions in Prince George's County at the time (The Washington Post, Times Herald 1966, C3). After the property transfer, the apartment complex had a series of problems, including several fires in the early 1970s that required apartment renovations, mass air conditioner failure, and contaminated water, all of which were widely reported in newspapers (The Sun 1973, B 13; The Washington Post, Times Herald 1974, B2).

In 1978, the YMCA was contracted to manage the recreational facilities in Powder Mill Village (The Washington Star 1978, E-7). It is unclear how long this relationship was maintained. By 1988, Powder Mill Village was operated by Southern Management Corporation, who manages the property today (The Washington Post, Times Herald 1988, D20).

Evaluation:

Powder Mill Village was evaluated as a garden apartment complex constructed during the Suburban Diversification Period (1961-1980) in accordance with the Suburbanization Historic Context Addendum and National Register of Historic Places Criteria A, B, and C.

Powder Mill Village is a modest and basic example of a garden apartment complex from the 1960s. The complex did not introduce design innovations influential to later developments and does not demonstrate significant associations with important suburban trends. Furthermore, the complex is not known to be associated with any other events that have made a significant contribution to the broad patterns of history. Therefore, Powder Mill Village is not eligible under Criterion A.

Developers Louis Meltzer and Louis A. Zuckerman were longtime developers in the D.C. area, but their contributions have not been shown to have a significant influence on suburbanization in Maryland. Research has not shown this subdivision to be associated with the lives of other persons significant in the past. In addition, research has not shown that the complex is associated with the lives of people significant in the past. Therefore, the resource is not eligible under Criterion B.

Powder Mill Village represents a common apartment type in Prince George's County. It contains standard features typical of the period and demonstrates common stylistic details. Cohen and Haft, architects of Powder Mill Village, were responsible for many mid-century residential developments in Maryland during the Suburban Diversification period. However, there are better examples of their work elsewhere in Prince George's County, such as Springhill Lake Apartment Complex (PG:67-40) in Greenbelt. Powder Mill Village is not the work of master architects and exhibits common materials and forms. In addition, it does not convey any distinctive characteristics or artistic value; therefore, the resource is not eligible under Criterion C. This resource was not evaluated under Criterion D.

The complex encompasses 34.2 acres and is confined to parcels 00C4 and Lots A and B. The apartment is north of I-95, west of Evans Trail, and south of Powder Mill Road. It can also be found on Prince George's County Tax Maps 0012 and seen in Prince George's County plat record A-4656.

References:

The Evening Star. 1963. "Powder Mill Village." October 18, 1963, C-12.

Manning, Matt, Danae Peckler, Kerri Barile, Christeen Taniguchi, and Matthew Bray. RK+K. 2018. Suburbanization Historic Context Addendum (1961-1980), Montgomery and Prince George's Counties, Maryland, Maryland, Suburban Diversification Period (1961-1980). Draft. Prepared for the Maryland Department of Transportation State Highway Administration.

Nationwide Environmental Title Research (NETR). Misc. years. Historic Aerial Mosaic, Montgomery County, Maryland. <https://www.historicaerials.com/viewer>.

Prince George's County Plats (PGCP). Misc. years. Prince George's County Land Survey, Subdivision and Condominium Plats, Archives of Maryland Online. Accessed March 13, 2019. <http://www.msa.md.gov/>.

The Sun. 1973. Happiness is a New Transformer to a Powder Mill Village Couple. June 23, 1973, B 13.

The Washington Post, Times Herald. 1964. Powder Mill Village to Grow. August 1, 1964, E7.

--- 1966. Powder Mill Village Sold for \$8 Million. December 24, 1966, C3.

--- 1974. Apartment's Water Found to be Unsafe. March 30, 1974, B2.

--- 1988. Classified Ad 149. July 20, 1988, D20.

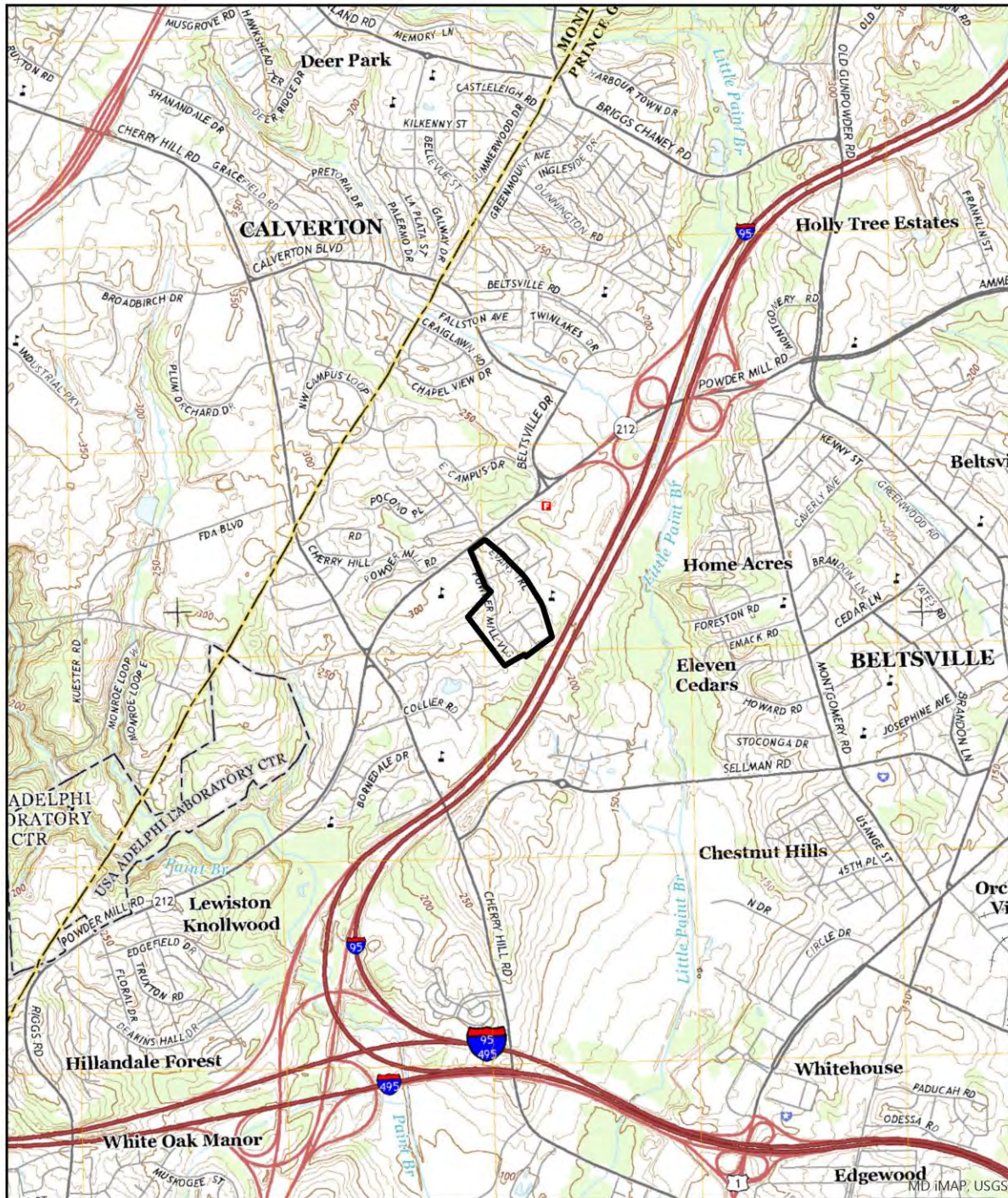
The Washington Star. 1978. 'Y' Operates Apartment Rec Facilities. October 20, 1978, E-4.

Powder Mill Village

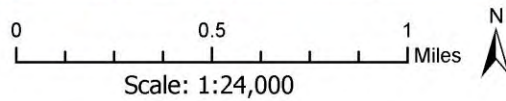
Prince George's County

Location: North of I-95, South of Powder Mill Road, West of Evans Trail

City: Beltsville



USGS 7.5' Quadrangle - Beltsville



Powder Mill Village

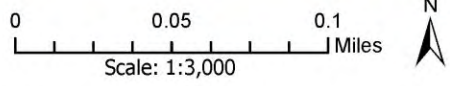
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Prince George's County

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Parcel Boundaries





View of Powder Mill Village entrance sign, looking southwest.



View of 11234 Evans Trail, looking west.



View of play area, looking east.



View of apartment unit in north section of Powder Mill Village, facing north.



View of 11348, 11358, and 11350 Evans Trail facing southeast.



View of pool changing facility, facing northeast.