

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: Berkshire Subdivision Inventory Number: PG:75A-70  
 Address: Upland Avenue at Marlboro Pike Historic district:  yes  no  
 City: District Heights Zip Code: 20747 County: Prince Georges  
 USGS Quadrangle(s): Anacostia  
 Property Owner: Multiple Tax Account ID Number: Multiple  
 Tax Map Parcel Number(s): Multiple Tax Map Number: 0081  
 Project: MD 4: MD 458 to Forestville Road, PG758B21 Agency: Maryland State Highway Administration  
 Agency Prepared By: Maryland State Highway Administration  
 Preparer's Name: Consultant Architectural Historian Matt Manning Date Prepared: 01/10/2014  
 Documentation is presented in: Project review and compliance files

Preparer's Eligibility Recommendation:  Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

*Complete if the property is a contributing or non-contributing resource to a NR district/property:*

Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible:  yes  no Listed:  yes  no

Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Description of Property and Justification:** *(Please attach map and photo)*

The Berkshire Subdivision is a residential planned suburban development located between Marlboro Pike and Pennsylvania Avenue (MD 4) west of the Capital Beltway (I-495) in Prince George's County, Maryland. The 76-acre subdivision comprises 319 single-family houses constructed between 1949 and 1961. Houses in the development are organized on irregular blocks with a mix of linear and curvilinear streets and comprise a mix of Cape Cod, Ranch, and Split Level forms. They are placed on rectangular lots ranging in size from one-tenth to one-quarter of an acre and include front and rear yards.

Access to the subdivision is provided from the Marlboro Pike via Sydney, Upland, and Viceroy Avenues. Upland Avenue is the primary entrance to the community, and is divided with a grassy median north of Insey Street. A wider median divides Viceroy Avenue along its entire length.

The first houses constructed in the Berkshire Subdivision are located along Hansford Street west of Upland Avenue. These one-and-one-half-story Cape Cod houses are three bays wide and double-pile; each three-bay facade includes a central entrance with flanking tripartite picture windows. These houses have minimal decorative details and feature unadorned windows and entrances and high-pitched roofs with close-set rakes and eaves. They are almost exclusively brick clad; the houses at 6516 and 6517 Hansford Street are clad in vinyl or aluminum siding but appear to have been modified. Entrances are approached via brick stoops

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended   
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**MHT Comments:**

*Jim J. [Signature]* 3/24/2014  
 Reviewer, Office of Preservation Services Date  
*[Signature]* 3/24/14  
 Reviewer, National Register Program Date

with poured concrete steps and painted metal handrails. Windows are vinyl clad replacements; none of the houses retains its original units. Doors have been replaced in a similar manner, and the original material and appearance is unknown. Additional Cape Cod examples are found on the south side of Grafton Street, also west of Upton Avenue.

The majority of houses constructed north of Insey Street are one-story Ranch-type dwellings with brick veneers and asphalt-shingle roofs. These houses have side-gabled main blocks with one of two front-gable configurations: a central entrance porch or an ell. Most gables are finished with vinyl or aluminum siding, but the original finish appears to have been vertical wood siding with a scalloped bottom edge. Entrances have been modified and encompass paneled or flush wood or metal doors with a variety of glazing. The original door appears to be paneled wood with two square upper lights. Windows are most commonly vinyl-clad double-hung sash units, although steel casement windows were original.

The central porch plan incorporates a larger main block than the gabled ell plan. This house is four bays wide, and the entrance porch encompasses a central entrance and adjacent window. An exterior brick chimney stands to one side of the porch on the facade. The porch is raised on a brick foundation and has a poured concrete floor. At most examples, square brick piers support the porch roof at its corners. However, houses on Insey Street east of Upland Avenue include porches supported by four decorative metal columns.

The gabled ell plan features a three-bay facade with a central entrance. The entrance is located on the main block, and the ell's roof extends over the center bay and incorporates an open entrance porch. The porch has a concrete slab floor with brick steps and an open metal or solid brick railing. A square brick column supports the roof at the corner. The main block includes a single window opposite the ell, and a smaller window occupies the ell's front gable adjacent to the porch. An exterior brick chimney is located on the main block's gable end opposite the ell.

East of Upton Avenue, Insey Street includes two variations of a four-bay Ranch-type house. These houses have identical L-shaped plans but feature different roof lines. Each house's facade includes an entrance and picture window in a main block that is parallel to the street and two double-hung sash windows in a projecting ell. One version features a main block with a cross-gabled ell that fully expresses the L-shaped plan. The second version has a side-gabled roof that extends to the front of the ell and continues unbroken across the facade, suggesting a recessed main entrance. These houses are brick-clad with asphalt-shingle roofs. The off-center entrances are approached via concrete slab stoops with concrete steps and metal railings. Doors demonstrate a variety of designs and materials. Windows are vinyl-clad replacement units.

Six Split Level houses are located along Viceroy Avenue at Insey Street. These houses demonstrate a side-to-side split with a two-bay, two-story section paired with a two-bay, one story wing featuring the main entrance. The houses are side-gabled and have brick veneers with asphalt-shingle roofs. No doors are identical; they include paneled or flush wood or metal, and some have glazing. Most houses have vinyl-clad replacement windows, but the house at 2909 Viceroy Avenue has aluminum-framed windows that may be original. Each house's off-center entrance is located adjacent to the two-story section. The entrance is approached via a small front-gabled porch with a concrete floor and concrete steps. A metal railing surrounds the porch, and two decorative metal columns with open scrollwork support the roof. A tripartite picture window is located opposite the entrance, and double-hung sash windows occupy each level of the two-story section; the ground-floor units are shorter than those on the upper level. Half the houses include louvered false shutters. An exterior brick chimney stands at the gable end of each one-story section.

A second type of Split Level house is located along Kenova Street. These houses are configured similarly to the Viceroy Avenue examples but feature either a front-gabled or hipped-roof two-story section and lack entrance porches. They are clad in brick but feature an imitation fieldstone cast concrete accent along the base of either the two-story or one-story section. Entrances feature a variety of door configurations, and windows are vinyl-clad replacements of the originals. Windows include false shutters; the

<b>MARYLAND HISTORICAL TRUST REVIEW</b>													
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house at 6505 Kenova features a three-square geometric pattern, and the house at 2912 Troy Place has board and batten shutters ornamented with bronze eagles.

The majority of houses south of Insey Street are four-bay Ranch-type residences. These houses share the same rectangular footprint and feature an off-center entrance with adjacent end-bay picture window; two double hung sash windows occupy the opposite bays. There are multiple roofline variations encompassing side-gabled, cross-gabled, and hipped-roof versions. The side-gabled version includes a straight eave across the entire facade or an extended eave that projects over only the entrance and picture window. The cross-gable may be located over the entrance and picture window or over the sash windows. All the houses are clad in brick but are further differentiated through the placement of cast concrete fieldstone accents at the facades. Uncovered brick stoops with concrete steps lead to the houses' main entrances. Aluminum awnings shelter some stoops. Entrances are unornamented and a variety of door types are represented. False wood shutters frame the windows; the houses at 3003 Viceroy Avenue and 6615 Merritt Street feature a three-square geometric pattern that may be original. Chimneys are brick and include both interior and exterior examples.

Houses are surrounded by grass lawns on two-way asphalt streets with parallel parking along concrete curbs. Sidewalks with tree lawns are present along most streets but are missing from Hansford and Grafton streets west of Upland Avenue. Other gaps are present along Upland Avenue, Viceroy Avenue, and Troy Place. Front lawns contain mature shade trees and wood utility poles, some with streetlights. A utility right-of-way follows Viceroy Avenue, and metal poles and electrical wires occupy the median. The Upland and Viceroy Avenue medians are sparsely planted with flowering trees or shrubs, and the development does not appear to have a unifying landscaping plan. Two brick piers in the Upland Avenue median at Marlboro Pike may have once held a neighborhood sign. The houses' lawns include concrete walkways leading from the street or sidewalk to the front door. Most backyards are enclosed; common materials include wood or chain link fencing. Foundation walls are planted with small bushes and flowers. A majority of houses have driveways, including all those south of Insey Street. One- and two-car driveways are paved in concrete or asphalt and are entered from the front; some terminate at building facades and others extend into the houses' rear yards. Some garages and carports are present as later additions. The Hartman Berkshire Neighborhood Playground is located along the Berkshire Subdivision's southeast boundary at the intersection of Viceroy Avenue and Lacona Street. The small public park, added after the development and maintained by the Maryland-National Capital Park and Planning Commission, includes playground equipment, a picnic shelter, and exercise equipment.

History/Context

Following World War II, suburban growth in the Washington, D.C., area expanded rapidly. During the 1940s, Washington was third only to San Francisco and Houston in regional development. The federal government played a large role in area growth, not only through housing programs administered by the Federal Housing Administration, but also through government expansion and the planned decentralization of federal offices from the District of Columbia into surrounding areas. As the nation's postwar economy stabilized and expanded, housing construction in Maryland increased exponentially. In the four counties bordering Washington, D.C., houses constructed between 1947 and 1952 outnumbered all previously existing housing stock.

The Berkshire Subdivision was platted in September 1947 by Julius Goldstein and Herman Miller of GEMCE, Inc. Goldstein was listed as president and Miller as secretary. Julius Goldstein was a real estate agent for Capital View Realty, based in Washington, D.C., and GEMCE was a joint project involving several of the firm's partners. Miller was a D.C. attorney specializing in landlord/tenant relationships. GEMCE was responsible for all aspects of the Berkshire development. The company purchased the property, subdivided it, and constructed houses to sell to individual homebuyers. During the planning stages, a large parcel northeast of the subdivision along the Marlboro Pike was reserved for commercial development. This high level of developer involvement is characteristic of a planned suburban development.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

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The planned suburban development was the dominant form of mid-twentieth-century residential growth in Maryland and throughout the United States. These developments involved comprehensive planning by a developer from the design stage to construction completion, resulting in a cohesive appearance with houses similar in form and style. The developer provided streets and utilities and typically offered individual buyers a few standard house plans with material or stylistic variations. Subdivisions with curvilinear streets, sidewalks, parks, and public utilities were common.

The first phase of the Berkshire Subdivision extended south from Marlboro Pike to the south side of Hansford Street, encompassing Grafton Street and the northern portion of what would become Sydney, Upland, and Viceroy Avenues. Section Two, platted in 1950, added Insey Street. Between 1949 and 1956, GEMCE constructed the subdivision's Cape Cod houses and the central gable and gable-ell Ranch houses along and north of Insey Street.

The Cape Cod was a common house type in the 1930s and into the early 1950s. These houses are characterized by their rectangular plans and symmetrical facades with high-pitched side-gabled roofs. The Cape Cod exterior generally has little detail but most frequently incorporates elements of the Colonial Revival or Minimal Traditional styles. The interior often includes zoned spaces with open living, dining, and kitchen areas. Because of its small size, the Cape Cod house is frequently altered or enlarged.

The 1950s witnessed the increased popularity of Ranch houses, commonly termed 'ramblers' by Washington-area developers. A 1954 Montgomery County/Prince George's County market study revealed a favorable public sentiment for the Rambler, with 63.4 percent of those polled expressing a preference for the type. These one-story, asymmetrical, houses are characterized by low-pitched, hipped, side-gabled, or L-shaped roofs with moderate to wide eaves. They emphasize outdoor living through picture windows in the living room and rear patios or porches. Driveways with carports or garages were frequently included in the original plans. The Ranch house's open floor plan is generally based on a zoned interior that separates group common areas such as kitchens and living rooms from more private bedrooms and bathrooms.

After 1955, prior to completing construction on the remaining Insey Street parcels, GEMCE, Inc., sold the lots to other building firms. The company does not appear in newspaper articles before or after construction of the Berkshire Subdivision, and the development may have been its only venture. The outside firms constructed the Split Level houses on Viceroy Avenue and the L-shaped Ranch-type houses on Insey Street. Split Level houses were an attempt to combine the best features of the Ranch house and traditional two-story house. The resulting three-level house has a one-story main floor and adjacent two-story section with bedrooms a half-flight upstairs and recreation or utility space a half-flight downstairs. Like the Ranch house, the Split Level has a zoned interior and includes picture windows and outdoor living spaces in the backyard. Split Level houses typically have brick lower stories, frame upper stories, and demonstrate Colonial Revival or Modern Movement stylistic elements.

In 1954, Daniel Tessitore and Paul Interdonato platted an expansion of the Berkshire Subdivision south of Insey Street to the proposed new route of MD 4. Tessitore was a builder and developer working in the Washington, D.C., suburbs; Interdonato, a D.C. attorney, was involved in several real estate development projects in Washington and Maryland. Beginning in 1955, Tessitore constructed the remaining houses and sold them to individual homeowners, completing the final houses along Lacona Street in 1961.

When construction of the Berkshire Subdivision began in 1949, the surrounding area primarily comprised open farmland and small single-family housing developments. A Safeway grocery store was constructed in 1956 along Marlboro Pike at the northeast corner of the subdivision; commercial development continued along the Pike throughout the 1950s, including large shopping centers east and west of the community. MD 4 was constructed south of the Berkshire Subdivision in 1960 to connect to the planned Capital Beltway, completed in August 1964. New road construction spurred rapid growth in Maryland southeast of Washington, D.C. In the Forestville area, development shifted from the Marlboro Pike to the new MD 4, as new shopping centers, subdivisions, and

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Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria:    A    B    C    D Considerations:    A    B    C    D    E    F    G

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apartment complexes were constructed along the highway. At its completion in 1961, the Berkshire Subdivision was located along a busy suburban residential and commercial corridor.

Today, the layout and immediate surroundings of the Berkshire Subdivision largely remain the same as when the development was completed. The neighborhood does not connect to MD 4, but a noise wall was constructed along the highway south of the Lacona Street houses in 2006. Most houses in the subdivision have undergone some type of alteration. Common changes to the original designs and materials include porch enclosures, new additions including garages and carports, driveway construction, the addition of aluminum window awnings, and window and door replacement. Cladding has also been obscured or replaced with non-historic materials including vinyl and aluminum.

Significance Evaluation

The Berkshire Subdivision was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C.

The Berkshire Subdivision is representative of the type and style of suburban expansion surrounding Washington, D.C., in the decades following World War II. The neighborhood is typical of the ubiquitous planned suburban developments in Maryland, and is a basic example of the type commonly built in Prince George's County during the mid-twentieth century. The community is not an early example nor did it introduce any design innovations influential to later developments. Furthermore, the property is not known to be associated with any other events that have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion A.

The Berkshire Subdivision was created by a mix of local builders, developers, and realtors, and the people involved in its formation had no significant influence on suburbanization in Maryland. Research has not shown that the property is associated with the lives of other persons significant in the past. Therefore, the property is not eligible under Criterion B.

The Berkshire Subdivision is a modest, basic, and altered example of a planned suburban development, created by a developer with a limited selection of house models. The subdivision involved two different developers, and some houses were constructed by individual builders. As such, it is not a good example of a mid-twentieth-century planned suburban development. Furthermore, the development's Cape Cod, Ranch, and Split Level housing types include standard features typical of the period and demonstrate no distinctive stylistic details. The houses are not the work of master architects and exhibit common materials and forms which have been altered over time; windows, doors, and exterior cladding have been replaced and new additions have been added to the houses. Collectively, these alterations obscure the development's historic appearance and diminish its integrity of design, materials, feeling, and association. Because the Berkshire Subdivision is not a good example of a planned suburban development, does not convey any distinctive characteristics or artistic values, and has been altered, the property is not eligible under Criterion C.

The Berkshire Subdivision was not evaluated for eligibility under Criterion D as part of this assessment. Based on the evaluated criteria, The Berkshire Subdivision is not eligible for listing in the NRHP.

The boundary for the property encompasses 76 acres and is roughly defined by MD 4, Sydney Avenue, Viceroy Avenue, and the Marlboro Pike. It includes multiple parcels found on Prince George's County Tax Map 0081 (2014).

Works Consulted

Hendricks, Theodore W. "Builder Testifies to Favor." The Baltimore Sun, October 9, 1971: B18.

<b>MARYLAND HISTORICAL TRUST REVIEW</b>													
Eligibility recommended _____				Eligibility not recommended _____									
Criteria:	<u>  </u> A	<u>  </u> B	<u>  </u> C	<u>  </u> D	Considerations:	<u>  </u> A	<u>  </u> B	<u>  </u> C	<u>  </u> D	<u>  </u> E	<u>  </u> F	<u>  </u> G	
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Reviewer, Office of Preservation Services							Date						
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Reviewer, National Register Program							Date						

KCI Technologies. Suburbanization Historic Context and Survey Methodology. Hunt Valley, Maryland: Maryland DOT and Maryland SHA, November 1999.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2005.

The Washington Post. "15 Homes in Berkshire Planned by Builder." March 12, 1950: R7.

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The Washington Post and Times Herald. "Maryland SRC to Spend \$37 Million on Primary System." 15 1955, January: 17.

The Washington Post. "Prince Georges County." April 16, 1950: R9.

The Washington Post. "Senate Unit Votes, 9-1, for Dispersal." April 12, 1951: B1.

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The Washington Post, Times Herald. "New Wilson Bridge to Open in April." May 28, 1961: D23.

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The Washington Post, Times Herald. "Waterfront Development Planned." September 3, 1966: E3.

Well, Martin. "Herman Miller, Attorney for City Landlords." The Washington Post, November 29, 1976: C10.

Willmann, John B. "Beltway Attracts New Apartments." The Washington Post, Times Herald, September 5, 1964: E1.

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**Berkshire Subdivision (PG:75A-70)**

Marlboro Pike and Upland Avenue - Prince George's Co.



USGS 7.5' Quadrangle - Anacostia  
1:24,000



**Maryland State Highway Administration  
Cultural Resources Section  
Photo Log**

**Project No.:** PG758B21

**Project Name:** MD 4: MD 458 to Forestville Road

**MIHP No.:** PG:75A-70

**MIHP Name:** Berkshire Subdivision

**County:** Prince George's

**Photographer:** M. Manning

**Date:** November 21, 2013

**Ink and Paper Combination:** Epson UltraChrome pigmented ink/Epson Premium Luster Photo Paper

**CD/DVD:** Kodak DVD-R, Archival Gold

<b>Image File Name</b>	<b>Description of View</b>
PG;75A-70_2013-11-21_01.tif	View south at Upland Avenue entrance from Marlboro Pike
PG;75A-70_2013-11-21_02.tif	View west along Hansford Street from Upland Avenue
PG;75A-70_2013-11-21_03.tif	6517 Hansford Street; north facade
PG;75A-70_2013-11-21_04.tif	6506 Hansford Street; south facade
PG;75A-70_2013-11-21_05.tif	6611 Hansford Street; north facade
PG;75A-70_2013-11-21_06.tif	6614 Hansford Street; south facade
PG;75A-70_2013-11-21_07.tif	Insey Street; view east to Viceroy Avenue
PG;75A-70_2013-11-21_08.tif	6613 Insey Street; north facade
PG;75A-70_2013-11-21_09.tif	6608 Insey Street; south facade
PG;75A-70_2013-11-21_10.tif	6615 Insey Street; north facade
PG;75A-70_2013-11-21_11.tif	6607 Grafton Street; north facade
PG;75A-70_2013-11-21_12.tif	Viceroy Avenue; view north from Lacona Street
PG;75A-70_2013-11-21_13.tif	2906 Viceroy Avenue; west facade
PG;75A-70_2013-11-21_14.tif	3001 Viceroy Avenue; east facade
PG;75A-70_2013-11-21_15.tif	3003 Viceroy Avenue; view northwest
PG;75A-70_2013-11-21_16.tif	Upland Avenue; view south from Insey Street
PG;75A-70_2013-11-21_17.tif	6612 Juneau Street; south facade
PG;75A-70_2013-11-21_18.tif	6614 Merritt Street; south facade
PG;75A-70_2013-11-21_19.tif	6615 Merritt Street; north facade
PG;75A-70_2013-11-21_20.tif	6507 Kenova Street; north facade
PG;75A-70_2013-11-21_21.tif	2912 Troy Place; view east
PG;75A-70_2013-11-21_22.tif	Kenova Street; view east to Troy Place
PG;75A-70_2013-11-21_23.tif	Lacona Street; view east from Sydney Avenue
PG;75A-70_2013-11-21_24.tif	6511 Lacona Street; north facade
PG;75A-70_2013-11-21_25.tif	6504 Lacona Street; railing detail
PG;75A-70_2013-11-21_26.tif	Playground at Lacona Street and Viceroy Avenue



Adopt A  
Median

City of [illegible]

PG: 75A-10

Berkshire Subdivision

Prince Georges Co. MD

M. Manning

11/21/2013

MD SHPO

View south from Marlboro Pike at Upland Avenue  
entrance.

1/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co MD

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11/21/13

MD SHPO

View west along Hansford St. from Upland Ave.

2/26



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Berkshire Subdivision

Prince Georges Co. MD

M. Manning

11/21/13

MD SHPO

6517 Hansford St; north facade

3/26



PB: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

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MD sup

6506 Hansford St.; south facade

4/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

11/21/13

MD SHPo

6611 Hansford St.; north facade

5/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co. MD

M. Manning

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MD STAPs

6614 Hansford St.; south facade

6/26



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Berkshire Subdivision

Prince Georges Co. MD

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MD SHPO

Insey Street; view east to Vicary Ave.

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PG: 75A-70

Berkshire Subdivision

Prince Georges Co. MD

M. Manning

11/21/13

MD SHPO

6613 Insay St. ; north facade

8/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co. MD

Mr. Manning

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MD SUP.

6608 Insey St.; south facade

9/26



PG: 75A-70

Berkshire Subdivision

Prime Georges Co MD

M. Manning

11/21/13

MD SHPO

6615 Insey St., north facade

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PG: 75A-70

Berkshire Subdivision

Prince Georges Co. MD

M. Manning

11/21/13

MD SHPO

6607 Grafton St.; north facade

11/26



PB: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

4/21/13

MD SHP=

Viceroy Avenue; view north from Lacona St.

12/26



PB: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

11/21/13

MD SHPO

2906 Viernoy Avenue; west facade

13/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

11/21/13

MD SHPS

3001 Victory Avenue; east facade

14/26



PG:75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

4/21/13

MD steps

3003 Viceroy Avenue; view northwest

15/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

11/21/13

MD SHPO

Upland Avenue; view south from Insey Street

16/26



PB: 75A-70

Berkshire Subdivision

Prince Georges Co. MD

M. Manning

11/21/13

MD SAPO

6612 Juneau Street; south facade

17/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

11/21/13

MD SHP=

6614 Merritt Street; south facade

18/26



PL: 75A -70

Berkshire Subdivision

Prince Georges Co MD

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MD SHPO

6615 Merritt Street; north facade

19/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co MD

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MD SHPO

6507 Kenova Street; north facade

20/26



TROY PL  
MAY ST

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Berkshire Subdivision

Prince Georges Co. MD

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11/21/13

MD SHPO

2912 Troy Place; view east

2/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co. MD

M. Manning

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MD SUP

Kemora Street; view east to Troy Place

22/26



PG: 75A-70

Berkshire Subdivision

Prince Georges Co. MD

M. Manning

4/21/13

MD Sttpo

Lacona Street; view east from Sydney Avenue

23/26.



PG: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

4/21/13

MDSHPo

6511 Lacona St.; north facade

24/26



PB: 75A-70

Berkshire Subdivision

Prince Georges Co MD

M. Manning

4/21/13

MSHP

6504 Laguna Street; railing detail

25/26

MNCPPC  
PARK RULES

- 1. Alcoholic Beverages
- 2. Profanity
- 3. Glass/Low Entered
- 4. No Smoking
- 5. No Hunting
- 6. No Hunting
- 7. Park Closed at Dark
- 8. 201-446-1232

NO  
SMOKING  
OR  
ALCOHOLIC  
BEVERAGES

HARTMAN BERKSHIRE  
NEIGHBORHOOD PLAYGROUND

 MNCPPC

PG: 75A-70

Berkshire Submission

Prince Georges Co MD

M. Manning

11/21/13

MD steps

Playground at Lacons Street and Viceroy Avenue

26/26