

1992 Hyattstown Mill Rd.
Hyattstown Mill complex

2012 HAWP
16/76



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 6/28/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill *AP*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #601413—signage installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on June 27, 2012.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: M-NCPPC Department of Parks
Address: 14920 Hyattstown Mill Road, Hyattstown

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Jamie.Kuhns@montgomeryparks.org Contact Person: Jamie Kuhns
Daytime Phone No.: 301.650.4362

Tax Account No.: _____
Name of Property Owner: M-NCPPC Daytime Phone No.: 301.495.2595
Address: 9500 Brunett Avenue, Silver Spring MD 20901
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Jamie Kuhns Daytime Phone No.: 301.650.4362

House Number: 14920 Street: Hyattstown Mill Rd.
Town/City: Hyattstown Nearest Cross Street: Hyattstown Mill + Frederick roads
Lot: N/A Block: _____ Subdivision: _____
Liber: 4751 Folio: 696 Parcel: _____

PART ONE TYPE OF PERMIT ACTION/ARRIVAL

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Reversible | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>Signage</u> | | | |
- 1B. Construction cost estimate: \$ _____
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO EXISTING UTILITIES (WATER, SEWER, GAS, ETC.)

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE EXISTING OR PROPOSED FENCE OR RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jamie Kuhns Signature of owner or authorized agent
June 5, 2012 Date

Approved: _____
Disapproved: _____ Signature: _____ Date: 6/28/12
Application/Permit No.: 601413 Date Filed: 6/8/12 Date Issued: _____
Enc

Location of Building/Premise

Hyattstown Mill

Tax Account Number: 00018037

Address: 14920 Hyattstown Mill Road

Nearest Cross Street: Hyattstown Mill and Frederick Roads

Lot: n/a

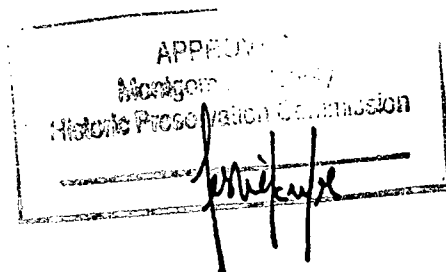
Liber 4751 Folio 696

Part One:

Install sign

Part Two: N/A

Part Three: N/A



A. Description of existing structural and environmental setting, including historic features and significance.

The first mill on the site was probably built by 1794 by Jesse Hyatt, founder of Hyattstown, and was probably a saw and gristmill. After a fire destroyed the mill, community residents helped to reconstruct the mill in 1918. The new facility included updated features such as a metal water wheel, an Anglo-American roller mill, and alternative steam and gasoline power. During the 1920s larger mills located near the railroad totally overpowered the Hyattstown Mill. The larger mills had the capacity to produce bleached flour, the most popular type, which the smaller mills didn't handle. Although the property passed through many hands during the ensuing decades of the twentieth century the mill continued operating. The Maryland-National Capital Park and Planning Commission acquired the mill for use as a park about 1970.

The Mill is a three bay by three bay, three story wood post and beam rectangular building set upon a fieldstone foundation, on the south side of Hyattstown Mill Road. While most of the original mill equipment is missing, there is significant evidence of the prior mill operation included a heavy timber frame for the mill stone, a stone crane, and numerous holes and chutes cut into the floors. This business was one of several mills located along Little Bennett Creek, and is the last surviving structural evidence of these enterprises. It is a rare survivor of an industry which was an integral part of the County's rural heritage.

The historic complex (MC: 10-76), adjacent to the Hyattstown Historic District, includes the Hyattstown Mill (and mill race), the Miller's House, and ruins of the stables on a 12.74 acre property. This resource is situated on a 3.3 acre environmental setting which is maintained to preserve the operational integrity of the site.

B. General Description of Project and its effect on the historic resource(s).

As part of the stated mission of the Cultural Resources Stewardship Section of M-NCPPC, Montgomery County Department of Parks, interpretive signage functions as an outreach tool to convey new research to patrons about our various heritage sites. Because the majority of our sites are unstaffed, we rely on such signage to identify a property and educate the public as to its intrinsic value and legitimize our commitment to stewardship of said building and/or archaeological site.

This particular panel will complement a bronze marker already on the premise. The focus of the new sign will examine Hyattstown Mill as it functioned in the early 20th century, in a new facility with innovative technology that replaced the reliance on water power and the eventual demise of this business by the time of the Great Depression. Guests will view a variety of photographic images and illustrations that supplement the historic text. It is hoped in the future more interpretive signage will be produced for this site.

Effect: No historic or archaeological resources will be touched during this project. The sign planned will not be attached to any standing structures nor will they obscure any views to or from them. It will be placed several feet from the actual milling structure. The improvement is easily reversible. The project will have no adverse effect on the historic character defining features of the property. They will not alter or diminish the integrity of location, design, setting, materials, workmanship, feeling or association. It will have a positive impact by providing historic information to Park visitors.

2. Site Plan: See attached

3. Plans and Elevations: See attached

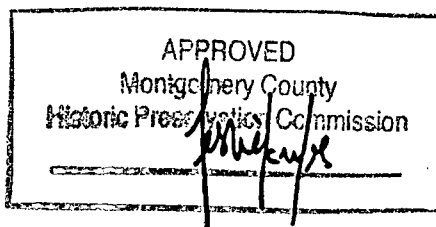
4. Material Specifications: The sign is composed of a 24" X 36" durable Digital High Pressure Laminate (dHPL) panel mounted on an aluminum pedestal at a 45-degree angle. The cantilevered exhibit base is set into the ground at an ADA compliant waist height of 28"-32". Cement will be used to anchor the sign posts in the ground to prevent easy removal by vandals and heaving in the winter. The sign will be fabricated by Fossil Industries, a National Park Service approved vendor. The design of the interpretive material follows a standard design for all historic markers being placed within the county's Parks system.

5. Photographs: See attached

6. Tree Survey: No trees will be adversely affected by this installation.

7. Addresses of Adjacent and Confronting Property Owners:

The environmental setting of the Hyattstown Mill Complex sits deep within the 3600-acre Little Bennett Regional Park and has no adjacent property owners.



EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14920 Hyattstown Mill Road, Hyattstown	Meeting Date:	6/27/12
Resource:	<i>Master Plan</i> Site #10/76 Hyattstown Mill Complex	Report Date:	6/20/12
Applicant:	M-NCPPC Department of Parks (Jamie Kuhns, Agent)	Public Notice:	6/13/12
Review:	HAWP	Tax Credit:	No
Case Numbers:	10/76-12A	Staff:	Anne Fothergill
Proposal:	Signage installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #10/76 Hyattstown Mill Complex

STYLE: Miller's House and Mill

DATE: House Early 1800s; Mill 1918

Excerpt from Places in the Past:

The Hyattstown Mill Complex, established before Hyattstown was platted in 1798, is a rare survivor of an industry once integral to the County's rural population. The first mill on the site was probably built by 1794 by Jesse Hyatt, founder of Hyattstown, and was probably a saw and gristmill. After a fire destroyed the mill and over 1500 bushels of wheat, Hyattstown residents helped to reconstruct the mill in 1918, using timbers from a dismantled distillery, Prices Distillery, located upstream. By the early 1900s, the evolving mill operation included a metal water wheel, a Kentucky Roller Mill, and alternative steam and gasoline power. The mill operations ceased in the 1930s. The oldest structure in the complex is the miller's house. The oldest part of the miller's house is the main front block, which likely dates from the early 1800s, judging by its cornice returns and timberframe construction. The one-room deep section has a two-room plan with the front door opening directly into the larger room. The millrace is clearly visible along Hyattstown Mill Road.

PROPOSAL

The applicants propose to install a 24" x 36" sign mounted on a metal pedestal and located in front of the mill—sign details are in Circles 8-10.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Jamie.Kuhns@montgomeryparkes.org Contact Person: Jamie Kuhns
Daytime Phone No.: 301.650.4362
Tax Account No.: _____
Name of Property Owner: M-NCPPC Daytime Phone No.: 301.495.2595
Address: 9500 Brunett Avenue, Silver Spring MD 20901
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Jamie Kuhns Daytime Phone No.: 301.650.4362

LOCATION OF PROPOSED WORK:
House Number: 14920 Street: Hyattstown Mill Rd.
Town/City: Hyattstown Nearest Cross Street: Hyattstown Mill + Frederick roads
Lot: N/A Block: _____ Subdivision: _____
Liber: 4751 Folio: 696 Parcel: _____

PART ONE: TYPE OF PROPOSED WORK:

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reoculate Fence/Wall (complete Section 4) Other: Signage

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE ONLY FOR SEWER/SEPTIC/WATER/WALL:

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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PART THREE: COMPLETE ONLY FOR FENCE/WALL/WALL:

3A. Height _____ feet _____ inches
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jamie Kuhns Signature of owner or authorized agent
June 5, 2012 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 601413 Date Filed: _____ Date Issued: _____

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
M-NCPPC 9500 Brunnett Ave. Silver Spring, MD 20901	Jamie Kuhn S 9500 Brunnett Ave. Silver Spring, MD 20901
Adjacent and confronting Property Owners mailing addresses	
N/A	

Location of Building/Premise

Hyattstown Mill

Tax Account Number: 00018037

Address: 14920 Hyattstown Mill Road

Nearest Cross Street: Hyattstown Mill and Frederick Roads

Lot: n/a

Liber 4751 Folio 696

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EXP. 5/21/60

SITE 1150

↑ M

COLLEGE

NEILSON NEI249

JIM

MIF 04:2

6031.M.H. ASPH
NEILSON NEI249 - JIM WUBSTZITAYH

CULTURAL RESOURCES STEWARDSHIP - Wayside Interpretive Signage

Web Address - 100% WHITE
 - 30 pt. Adobe Garamond Pro
 - Do not use "www." in address.
 - Capitalize the individual words in the address

Parks Logo
 - Foreground = 100% WHITE
 - Background color matches the swoop color

Logo Height = 1.75"

Minimum Frame Clearance = 1"

Background Title Swoop
 - 3/8" bleed
 - 100% fill = C 80 / M 90 / Y 100 / K 30

Headline image font style coordinates with sign topic and theme



MontgomeryParks.org

Bleed = 3/8"
 Bleed refers to the edge of an image that extends beyond the final trim size by a specified amount to ensure that background images and colors extend to the edge of the finished panel. When using Adobe Illustrator or Adobe InDesign, please set your bleed size to be 3/8" (.375") larger than the final trimmed dimension. Adobe Illustrator allows you to do this using the "Print" dialog box. In Adobe InDesign, this can be set using the Document Setup dialog box.

Document Size = Trim Size (14" x 24")
 The trim size is the actual size the panel will be when it is cut and delivered. Please set the document size to be the same as the final trim size; this ensures that we know the exact dimensions of the artwork by looking at the size of the document.

Visual Area = 12" frame around the perimeter of the panel
 The visual area is the region inside the margins of the trimmed panel where text and graphics can be placed with the best results. Montgomery Parks uses the Old Style boxes, which has a 1/2" frame around the perimeter of the panel, securing it on all four sides.

Color Specifications for interpretive signs

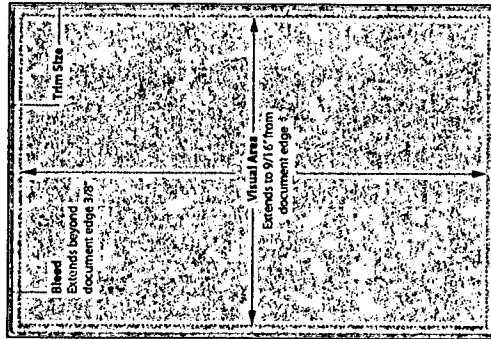


Cultural Resources Brown
 C 80 / M 90 / Y 100 / K 30



Parks & Nature Green
 C 100 / M 0 / Y 91 / K 42
 [CYMK match to Pantone PMS 349]

Panel Layout for NPS 'Old Style' Base



Sign Specs/Plan



MontgomeryParks.org

Our Daily Bread The Hyattstown Mill

In operation since 1798, Hyattstown Mill was known for its "fine stone-ground white and yellow cornmeal." Destroyed by fire in 1918, the new mill was quickly rebuilt on the old foundation and remained a crucial local business until the mid-1930s.

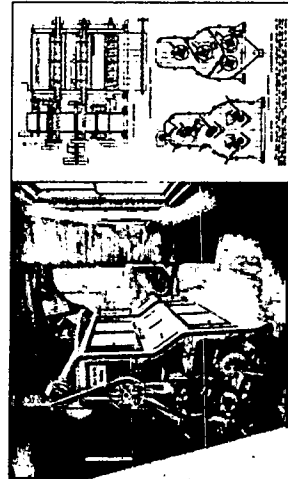
The New Patented Marvel Process

While continuing to utilize water propelled stone buhrs to grind corn, proprietors Frank Mortimer and Charles Luhn also outfitted their new facility with the Midget Marvel, a self-contained gasoline operated roller mill distributed by the Anglo-American Mill Company. This new machinery allowed for more efficient processing of wheat flour. Using this equipment also resulted in a more sanitary operation, as "no hands but yours" - that of the consumer - touched the final product. Due to the public health movement, the quality of flour had to achieve "perfect cleanliness" in manufacturing and packaging.

The Mark of Quality

By 1922, over a quarter of all flour mills in the United States used the Midget Marvel. Hyattstown Roller Mills became one of more than 1,300 American facilities to advertise and sell "FLAVO FLOUR." Known for its distinctive nut-like flavor, FLAVO was

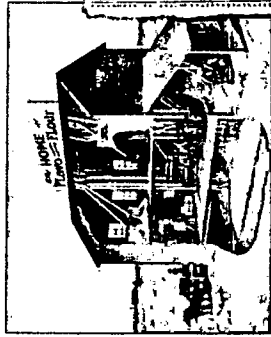
"often buttered, never bettered."



Marketed as "modern scientific," the Midget Marvel Roller was the only short process mill that was affiliated with the production of FLAVO FLOUR.
Courtesy: The Society for the Preservation of Old Mills (SPOOM)



The original Hyattstown Mill went up in flames in a matter of minutes. With community assistance and limited funds, the owners rebuilt the mill using recycled sheet metal siding from a local warehouse at Price's Distillery as seen in this 1974 photo.



This 1917 illustration of a mill building clearly shows that dependence on water-powered machinery was a thing of the past. Instead, turbine operations relied on either steam or gas.
Courtesy: SPOOM

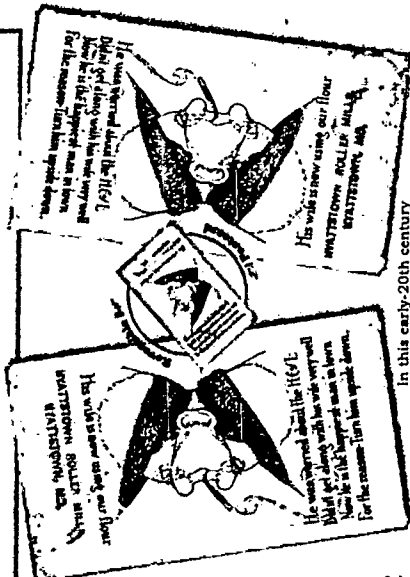


White or Whole Wheat?

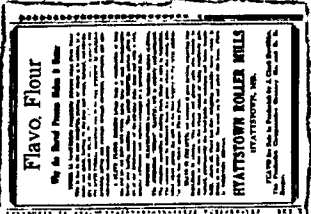
In the 1913 national publication, *Economy Administration Cookbook*, Montgomery County resident Mrs. Townsend supplied a recipe for 5½-cup Brown Bread that utilized 5 cups of "graham" flour. The coarse-textured whole-wheat she suggested was a healthier option to white flour, because it aided in better digestion and overall vitality. Nutritionists believed the milling process stripped white flour of essential vitamins necessary for a balanced diet. Hyattstown Mill sold "graham whole-wheat," identifying this commodity as "the health giving flour." All three components of the wheat kernel - bran, germ, and endosperm - are ground separately and then mixed back together to make this product.



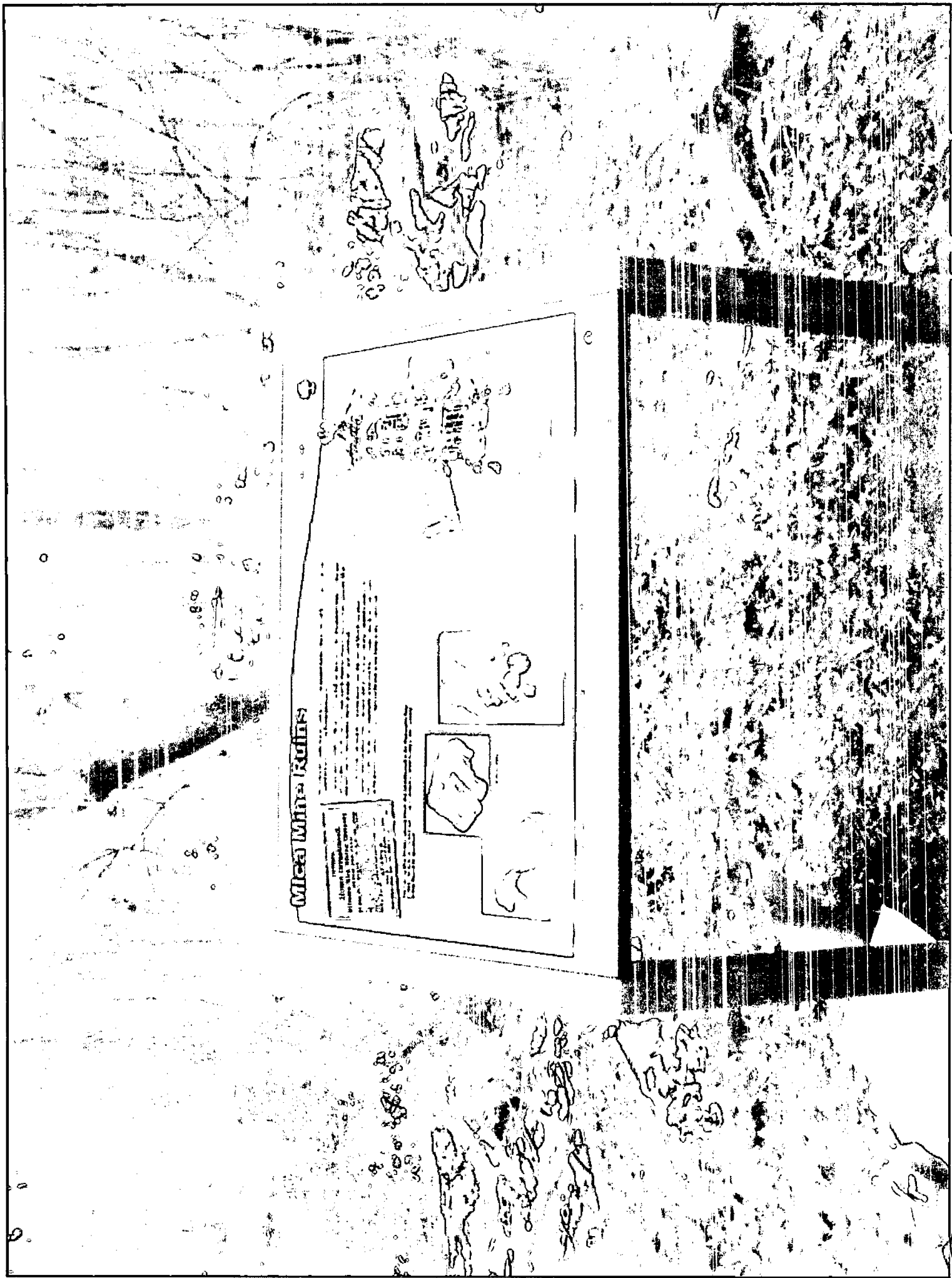
Prominent politically connected women like Mrs. J. W. Townsend of Kensington submitted recipes for this cookbook in honor of First Lady Helen Wilson.



In this early-20th century reverse image postcard, the male "breadwinner" is less concerned with his budget than pleasing his wife through the purchase of top quality flour from Hyattstown Roller Mills. Courtesy: John McGrain



In addition to producing the equipment, the Anglo-American Company also generated stock FLAVO ads that members of the Community Marvel Millers' Association, such as the Hyattstown Mill, could use in local newspapers, replacing the older traditional ads (seen left).

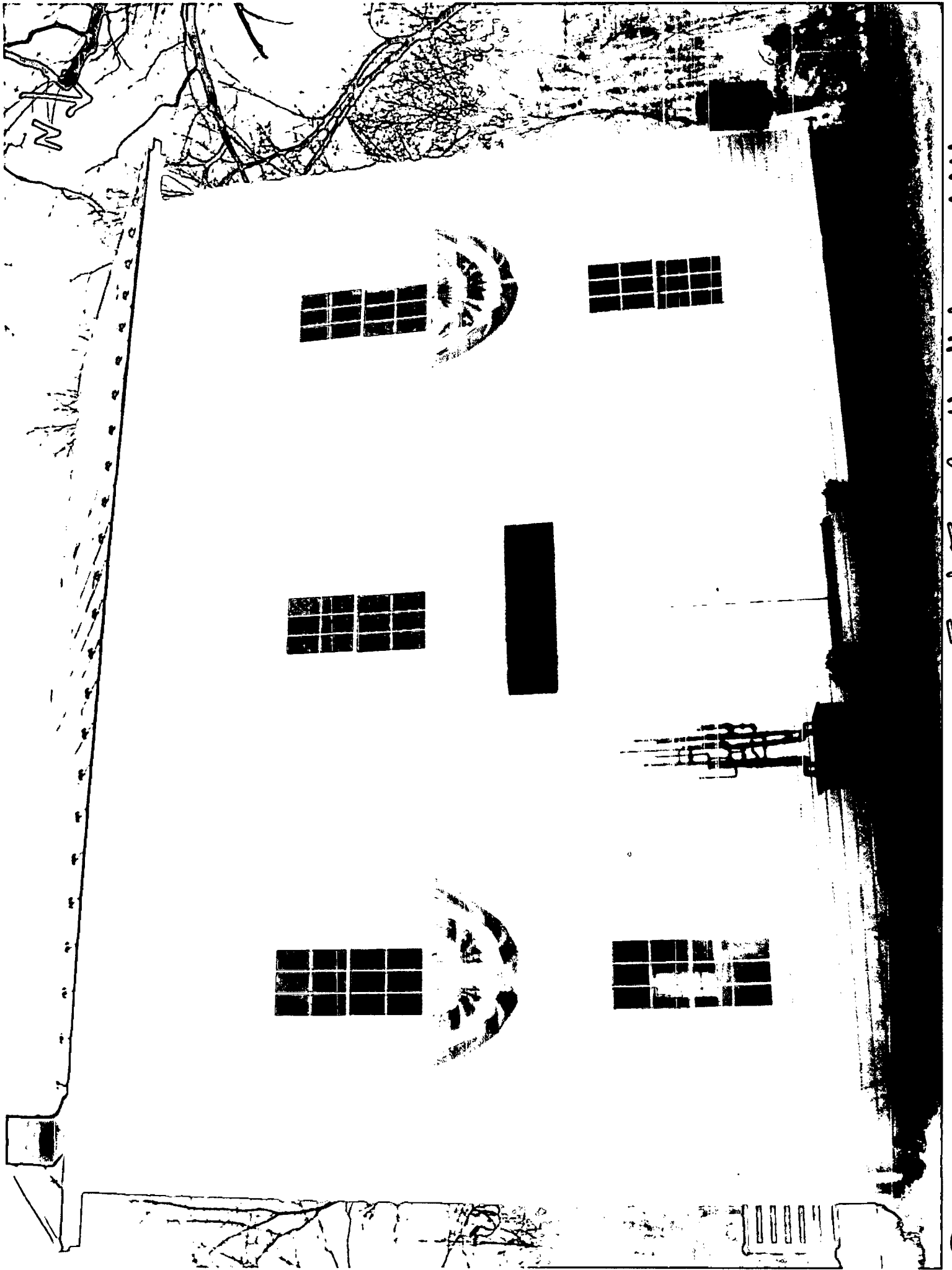


Mica Mine Ruins

Area of Mica Mine Ruins
Approximate location of
mine entrance
Approximate location of
mine shaft



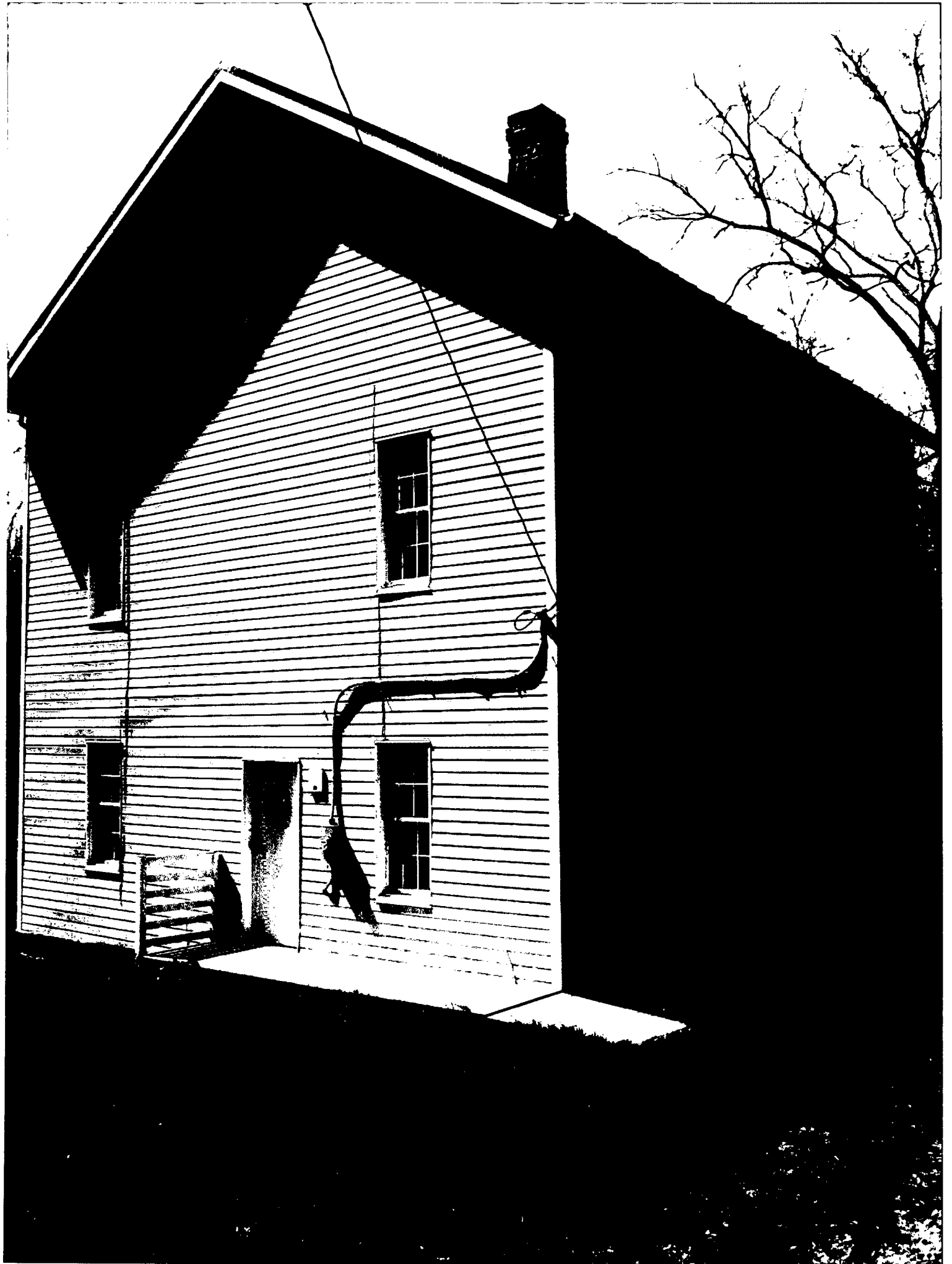
Sample of Park's Signage



Front Facade, Hyattstown Mill



Front Facade, Miller's Cottage



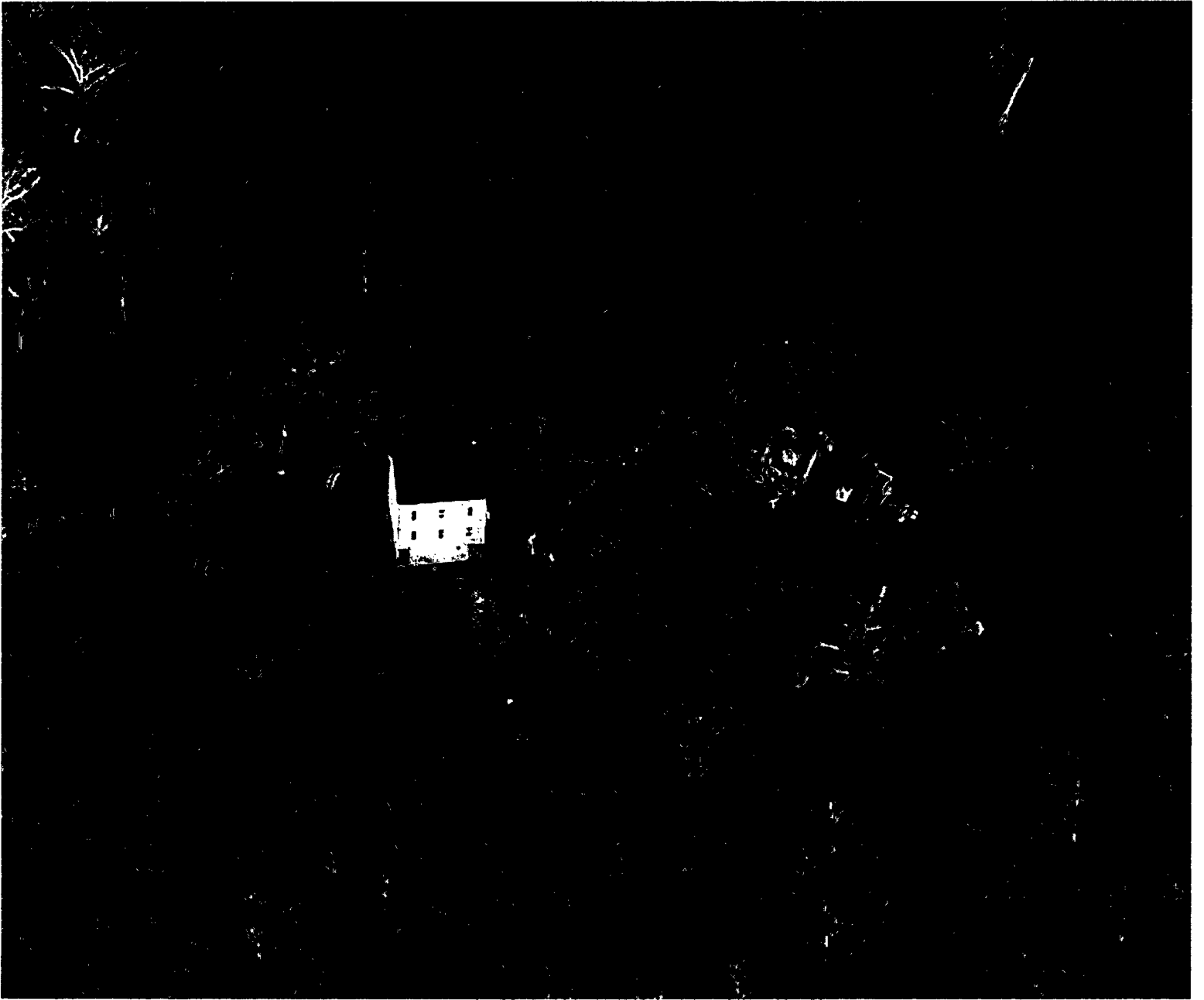
Preferred Sign Location



Preformed Sign Location



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