

35/54-98A 8813 Hawkins Lane  
(Hawkins Lane Historic District)

Douglas will  
support staff regard  
neighborly concerns  
that it be

not justness like -  
Oh for fence but  
matter; possibly stand

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 2-11-98

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *gdw*

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

X Approved with Conditions:

- 1) Front fence line to be set back to front facade of house (not of porch)
- 2) with permission of neighbors, fence on side to be built on property line.
- 3) posts for driveway to be no more than 4' high with 6x6 dimensions
- 4) fence to be 3 1/2' high

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Jonathan Forsberg agent for Hal Kass

Address: 8813 Hawkins Lane Chevy Chase

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: JONATHAN FORSBERG  
Daytime Phone No.: (301) 951-1866

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JONATHAN FORSBERG HAL KASS Daytime Phone No.: 301-951-1866  
Address: 8813 HAWKINS LN CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: JONATHAN FORSBERG Daytime Phone No.: (301) 951-1866

LOCATION OF BUILDING/PREMISE

House Number: 8813 Street: HAWKINS  
Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE  
Lot: 5 Block: \_\_\_\_\_ Subdivision: HAWKINS SUBDIVISION  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Reze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 600  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 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.

[Signature] Signature of owner or authorized agent 20 JAN 98 Date

Approved: w/condition For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 2-11-98  
Application/Permit No.: 9801210067 Date Filed: 1-21-98 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

29/24-000

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;  
b. dimensions of all existing and proposed structures; and  
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.  
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.  
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 2-11-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

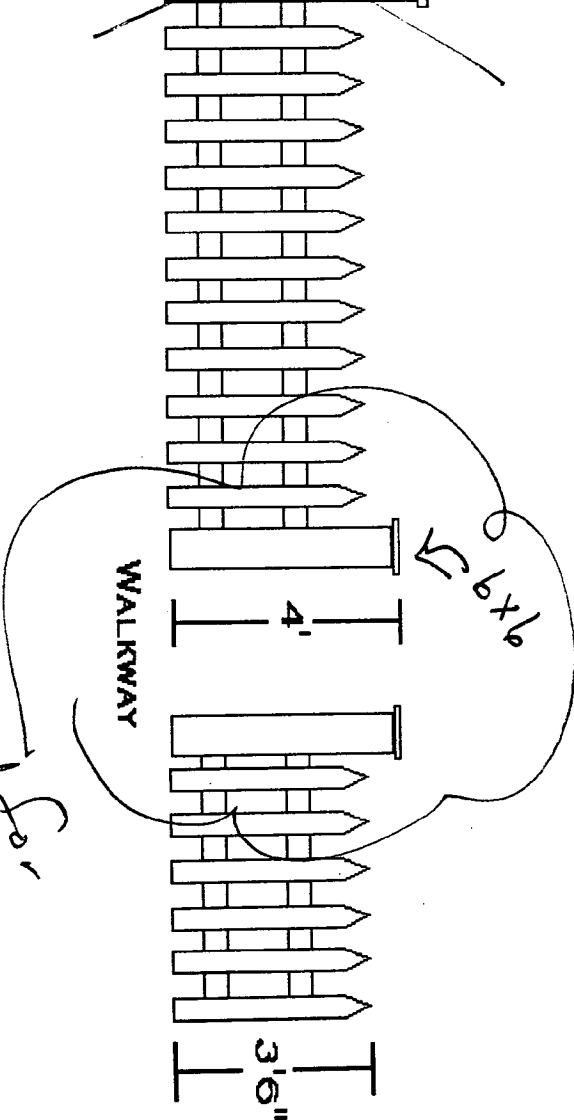
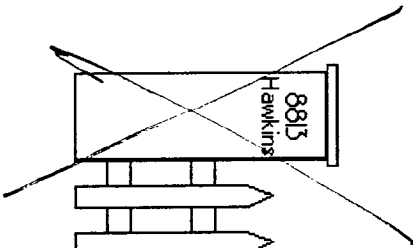
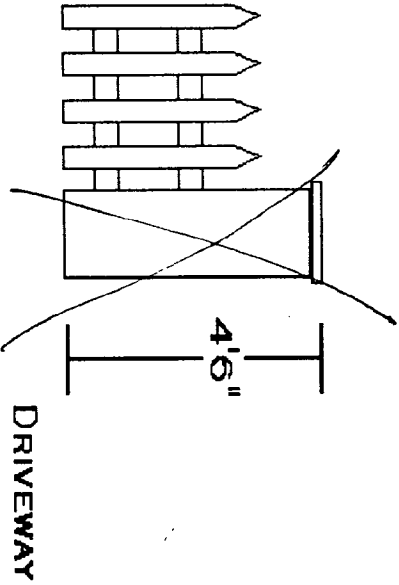
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



to be used for  
 - driveway opening  
 - no walkway opening

APPROVED  
 Multnomah County  
 Hispanic Preservation Commission  
*George G. Gentry*  
 2/11/98

3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 FEET.

Flood Zone "C" per H.U.D. Flood Panel No. 01720

DAWN C. KASS

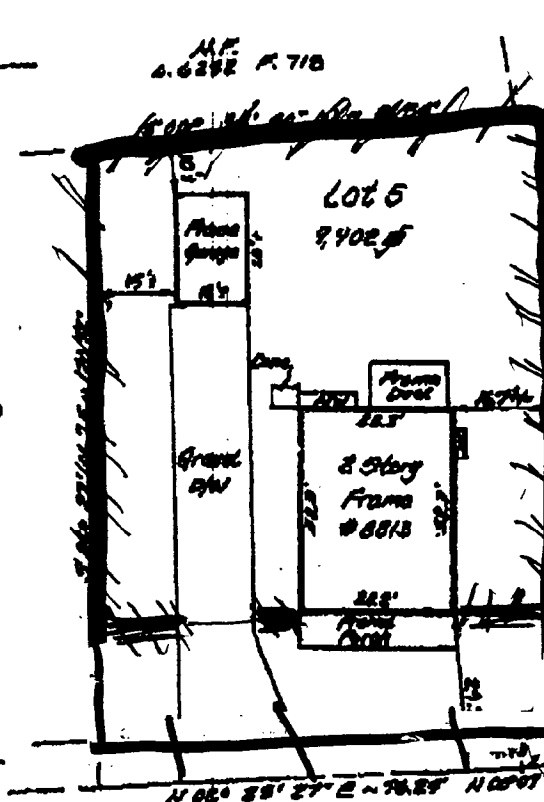
HAL A. KASS

GULLAN KASS  
July 30, 1997

N.R.  
L. 5209  
P. 473

N.R.  
L. 6292  
P. 710

N.R.  
L. 5754  
P. 110



**PROPOSED FENCE LINE**

N.R.  
L. 6747  
P. 543

14' fence line  
10' R.U.C.  
no gate

HAWKINS LANE

LOCATION DRAWING  
LOT 5  
HAWKINS SUBDIVISION  
MONTGOMERY COUNTY, MARYLAND

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 7/11/98

<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 551	<b>REFERENCES</b> PLAT BK. 169 PLAT NO. 10470		<b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 3 Professional Drive, Suite 210 Gaithersburg, Maryland 20878 301/948-6100, Fax 301/948-1888	
	<b>LIBER</b> <b>FOLIO</b>		<b>DATE OF LOCATIONS</b> WALL CHECK: M.S.E. LDC: 7-25-97	<b>SCALE:</b> 1"=20' <b>DRAWN BY:</b> PCE <b>JOB NO.:</b> 97-021



Property Owner's Addresses

Peter H. Morris et al.  
4111 Jones Bridge Rd  
Chevy Chase, MD 20815

Joseph J. & K. M. Oconnor  
8807 Hawkins Ln  
Chevy Chase, MD 20815

Ronald S. Y. & A. C. G. HSU  
8805 Twin Creek Court  
Potomac, MD 20854

Elease Fowler  
8810 Hawkins Ln  
Chevy Chase, MD 20815

Douglas S. & D. E. Weil  
8816 Hawkins Ln  
Chevy Chase, MD 20815

H - D

**HISTORIC PRESERVATION COMMISSION  
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 2/11/98

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: \_\_\_\_\_

D 8813 Hawkins Lane Fence

NAME: Kimberly O'Connor

COMPLETE MAILING ADDRESS: 8807 Hawkins Ln  
Chevy Chase MD 20815

REPRESENTING (INDIVIDUAL/ORGANIZATION):  
Affected Property Owner / Pres Ad Hoc Comm.

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

Property Owner's Addresses

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Douglas S. & D. E. Weil  
8816 Hawkins Ln  
Chevy Chase, MD 20815

**Material Specifications: Pressure treated fence grade lumber will be used.**

Pickets: 1x3

Corner Posts: 4x4

Walking Gate Posts: 6x6

Driveway Gate Posts: 10x10

Horizontals: 2x4

**Dimensions:**

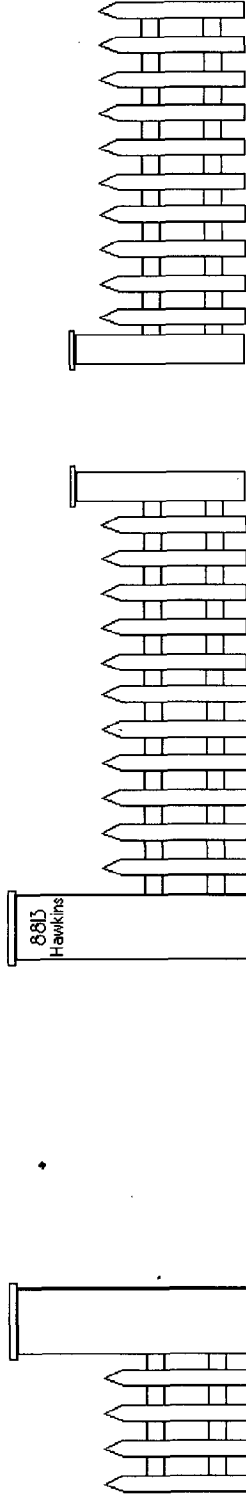
Height of pickets: 4'

Height of Walking Gate Posts: 5'

Height of Driveway Gate Posts: 6'

**Color:**

White









8813



VIEW FROM HAWKINS LANE.



Dear Perry:

It appears to me that within the Hawkins Lane Historic District there are few properties with fences, and small ones at that. A picket fence would be an appropriate structure suitable to the bungalow architecture found in this district; however, the height of the fence at 4' is too high for the scale of the building, and would occlude the front view of the house.

In addition, the desired posts would be of a much more massive scale, at 5' and 6' (for driveway) and I feel that they would dwarf the house, and would not be compatible with the existing streetscape

. There is an existing metal fence in front of the property at this time. A picket fence would be more appropriate, but I would attempt to persuade the owner to merely replace what is there now, but not surround the entire property.

In fact, a fence surrounding the entire property appears to be out of character with the existing properties, as far as I can tell from photos and sketches in other Hawkins Lane files, *and could set a very undesirable precedent.*

In the event that the owner cannot be dissuaded by arguments that would not hold up at the commission level, then, my recommendation would be to speak with the owner to recommend a 3' high fence with 4' posts overall.

A 211e.

2/4/98

To: Perry Kephart  
From: Joyce DeLaurentis

Re: HAWP application for 35/54 98-A

I spoke with Mr. Forsberg regarding our concerns about the height of the fence.

He stated that the purpose of the fence was two-fold, 1 - to protect his old lab retriever who has been injured by a vehicle, and 2- cosmetic. He also advised that the house was constructed in 1995.

He was very amenable to reducing the picket height to 3' and feels that the posts will not exceed 3 1/2 feet high, possibly 3'4".

He does however prefer 5' high posts at the driveway, which I advised him that we could not recommend due to Hawkins Lane Historic District guidelines. I advised that our recommendation will be "not to exceed 4 feet".

*cond*  
~~1) set fence back to front facade~~  
~~2) on property line on the right~~  
~~3) posts to be walkway design~~  
~~(4) scaled down to 6x6~~

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 8813 Hawkins Lane Meeting Date: 2/11/98  
Resource: Hawkins Lane Historic District Review: HAWP  
Case Number: 35/54-98A Tax Credit: No  
Public Notice: 1/28/98 Report Date: 2/04/98  
Applicant: Jonathan Forsberg/Hal Kass Staff: Perry Kephart

**PROPOSAL:** Erect fence

**RECOMMEND:** Approval with conditions

**DATE OF CONSTRUCTION:** 1995

**SIGNIFICANCE:** Non-contributing/Out-of-Period Resource in a Historic District.

**ARCHITECTURAL DESCRIPTION:** Two-story wood frame Bungalow type residence built in 1995.

**PROPOSAL**

The applicant proposes to install a four-foot high wooden painted picket fence around the perimeter of the property with 5' walking gate posts (6 x 6) on either side of the front walk and 6' driveway posts (10 x 10) on the left side of the property.

No gates are included in the application.

7-1 (Hondo wig)

**STAFF DISCUSSION**

Hawkins Lane is a narrow, partially unpaved road with houses set fairly close to the road. There are no sidewalks. It has come to the attention of the HPC, at previous HAWP application discussions, that the district is notable for the amount of social interaction among the residents from the front yards and front porches along the lane. Guidelines for the district state that:

1. Every effort would be made to preserve existing open spaces since they contribute to the rural quality of the district.
2. Property owners should be encouraged to use shrubs and trees to mark boundary lines, where such marking is desired.
3. Where fences are erected, they should be low and inconspicuous, and preferably wood picket or rail.

The fence proposed by the applicant is higher and grander than those suggested by the guidelines. If a fence, in fact, required for animal control, staff would recommend that it be of a lower, more moderate scale. As there are no gates included in the application, staff would suggest that the walkway and driveway posts do not need to be of heavier construction than the corner posts, and would be more in keeping with the district guidelines if they were of a smaller, less formal design.

No opinion on the fence has been forthcoming from the Local Advisory Panel to date.

Staff would also suggest that subterranean electric pet fencing might be a more inconspicuous and effective alternative for animal control as, without gates, staff is concerned that the fence would not be sufficient deterrent.

**STAFF RECOMMENDATION**

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

and with the Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired,

and with the conditions:

1. Fence to be 3' in height.
2. Fence posts are not to exceed 3 1/2' in height, and to be scaled down in circumference accordingly.
3. Gate posts at driveway are not to exceed 4' in height, and to be scaled down in circumference accordingly.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of the work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JONATHAN FORSBERG

Daytime Phone No.: (301) 951-1866

Tax Account No.: \_\_\_\_\_

Name of Property Owner: JONATHAN FORSBERG HAL KASS Daytime Phone No.: 301-951-1866

Address: 8813 HAWKINS LN CHEVY CHASE MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: JONATHAN FORSBERG Daytime Phone No.: (301) 951-1866

### LOCATION OF BUILDING/PREMISE

House Number: 8813 Street: HAWKINS 18 JAN 27 1998

Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE

Lot: 5 Block: \_\_\_\_\_ Subdivision: HAWKINS SUBDIVISION

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Move
- Revision
- Extend
- Install
- Repair
- Alter/Renovate
- Wreck/Raze
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 600

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 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.

[Signature]  
 Signature of owner or authorized agent

20 JAN 98  
18 AUG 1998  
 Date

3

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

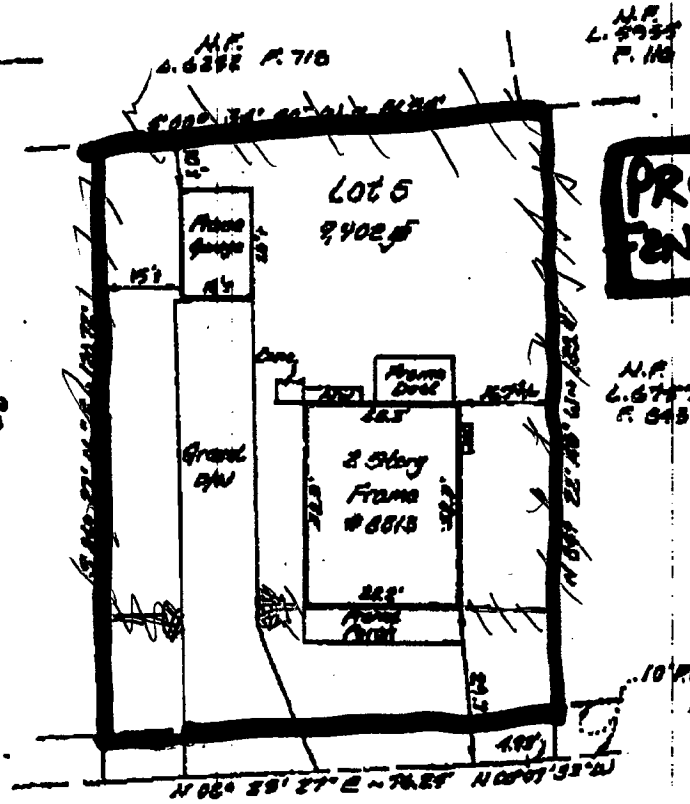
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building Use and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus **1.5 FEET**.  
 Flood Zone "C" per H.U.D. Flood Panel No. 1732

DAWN G., KASS

HAL A. KASS

GULLAN KASS  
 July 30, 1997




**PROPOSED FENCE LINE**



HAWKINS LANE

LOCATION DRAWING  
 LOT 5  
 HAWKINS SUBDIVISION  
 MONTGOMERY COUNTY, MARYLAND

<b>SURVEYOR'S CERTIFICATE</b> *THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE NEED OR PLAN OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	<b>REFERENCES</b> PLAT BK. 149 PLAT No. 10470	 <b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 5 Professional Drive, Suite 210 Gaithersburg, Maryland 20878 301/240-6100, Fax 301/240-1000		
	<b>LIBER</b> FOLIO		<b>RATE OF LOCATIONS</b> WALL CHECKS USE. LOC. 7-25-97	SCALE: 1"=40' DRAWN BY: JCB JOB NO. 97-0201



**Material Specifications: Pressure treated fence grade lumber will be used.**

Pickets: 1x3

Corner Posts: 4x4

Walking Gate Posts: 6x6

Driveway Gate Posts: 10x10

Horizontals: 2x4

**Dimensions:**

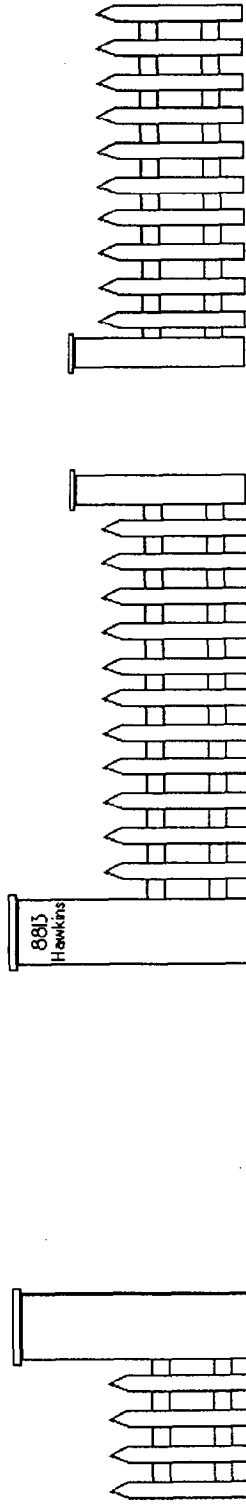
Height of pickets: 4'

Height of Walking Gate Posts: 5'

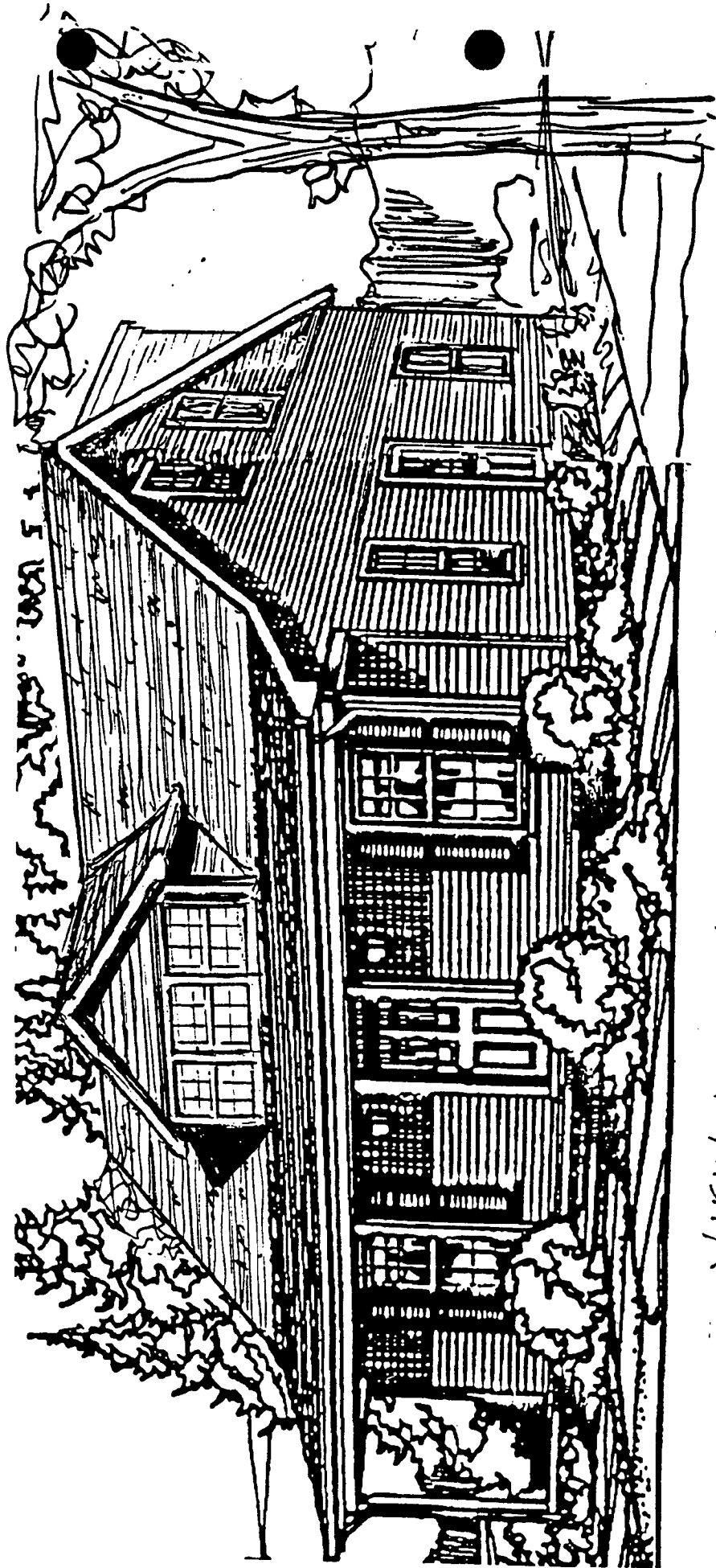
Height of Driveway Gate Posts: 6'

**Color:**

White



8813



VIEW FROM HAWKINS LANE







Adjacent



Adjacent

8



Adjacent



Adjacent

9



House on Hawkins lane  
showing picket fence

10