

5700 Surrey St. Hwy 35/6-07P
Somerset Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 12/21/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #471025 - Fencing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the December 19, 2007 meeting. The conditions of approval are:

1. The new fencing on the left (south) side will connect to the house behind the rear plane of the historic section of the house.
2. The new fencing forward of the rear plane of the historic section of the house on the left (south) side will not be taller than four feet.
3. The picket fencing adjacent to the left (south) side of the house will not be taller than four feet.
4. The fencing and gate across the driveway on the right (north) side will not be taller than four feet.

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: Anne and Anthony Mazlish
Address: 5706 Surrey Street, Chevy Chase

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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-777-6376

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Anne Conlee Mazlish
Daytime Phone No.: 301-657-5542

Tax Account No.: _____
Name of Property Owner: Anne & Anthony Mazlish Daytime Phone No.: 301-657-5542/703-598-0756
Address: 5706 Surrey Street Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: JRH Contractors Phone No.: 301-325-3777
Contractor Registration No.: 123163
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5706 Street: Surrey Street
Town/City: Somerset / Chevy Chase Nearest Cross Street: Dorset
Lot: 22 & 24 Block: 4 Subdivision: Somerset
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/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 5,450.
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 6 feet 3" inches a white Picket to be 60 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line ^{Partially} ~~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 of owner or authorized agent: _____ Date: 11/14/07

Approved: with 4 conditions for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12/21/07
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

471025

**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:

Existing Cedar stockade fence is in place all along the North Side of the property and along parts of the South side. This type of fence is prevalent in the neighborhood and is used around many of the neighborhood's historic Victorian style houses. This house is Victorian. Most of the proposed fence addition is designed to match the existing Cedar stockade fence. The design of the white picket fence on the South side of the house is meant to reflect the historic design of the front porch of the house. The house has mature plantings all around. Most of the proposed fence will blend in with or be hidden by the planting. The proposed fencing will be hidden from view from the street curb by plantings on the South side of the house and by trees and parked cars on the North side of the house.

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

2. SITE PLAN - Attached

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 - Attached

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 - Attached

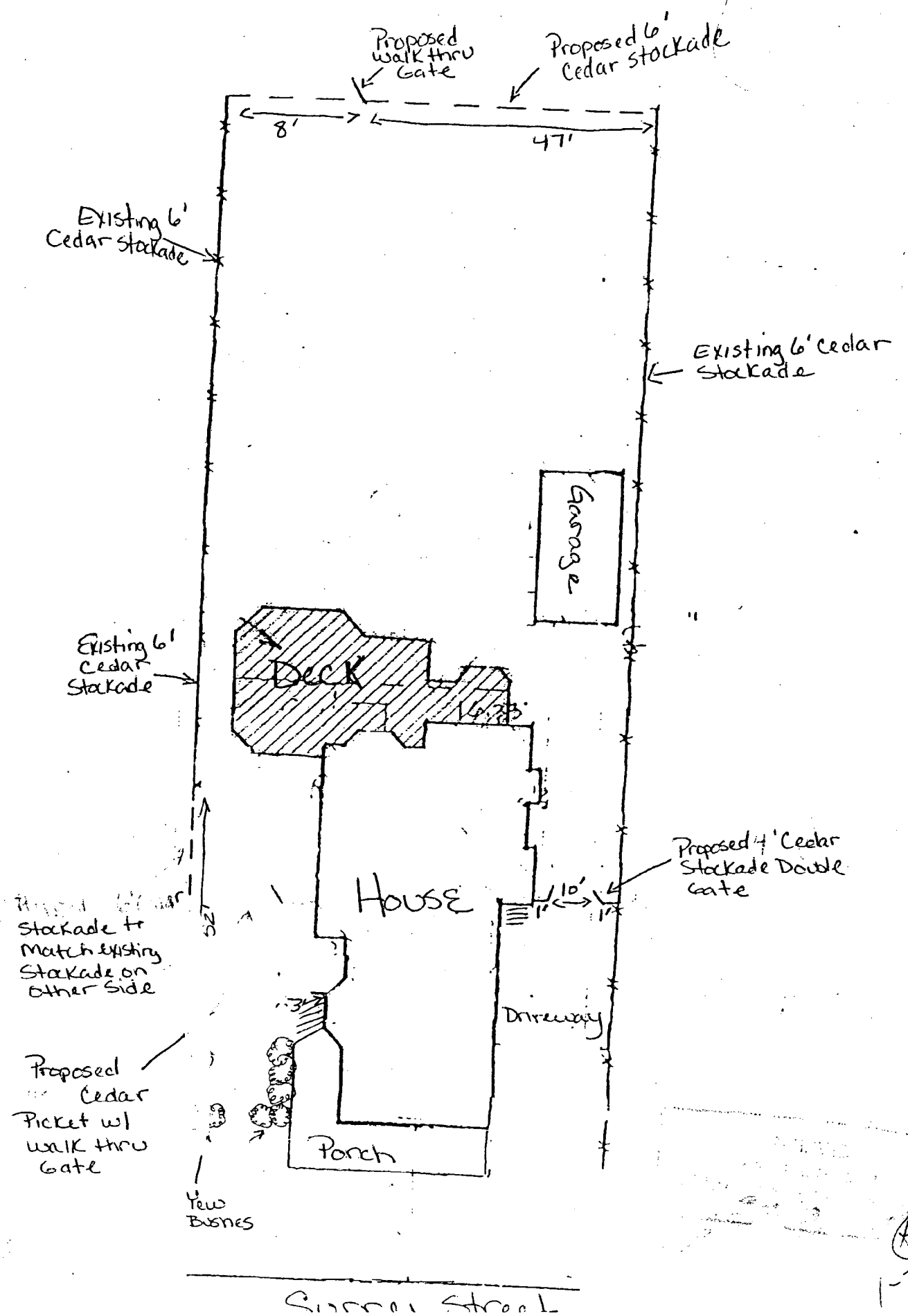
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

6. TREE SURVEY - N/A

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 - Attached

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).



AP
 1-7-08

1 MS. FOTHERGILL: Thank you for accommodating this
2 change in the agenda. This is an application for 5706
3 Surrey Street, which is in the Somerset historic district,
4 and the applicants are proposing some additional fencing on
5 this property.

6 They have existing fencing, and they have recently
7 gotten a puppy and then need to enclose the yard completely.

8 And what they have proposed is taller than what the
9 Commission generally supports. These are aerial shots, but
10 the fencing that they are proposing is on both sides of the
11 house and is taller than four feet.

12 So staff had recommended, if you look in circle
13 seven, you can get a sense. They have existing stockade
14 fencing, and they are proposing some at the back. All of
15 that staff has supported. But then as you get up towards
16 the front of the house where it remains six feet tall, staff
17 has recommended that it be lowered. And also, on those
18 sections that cross from the side property lines to the
19 house, that those be lowered, and that on the left side, the
20 south side, that that be open. It is picket fencing, but
21 that it may not be taller than four feet.

22 One -- well, I'll show you the visuals. So as
23 you're driving, this is -- it's not a corner property, but
24 the existing fencing that they have on the right side of the
25 house is visible, as you can see here. And if the car
26 wasn't there, you would see it as you are driving.

1 And what they are proposing is essentially to
2 match that on the other side. And the Commission generally
3 doesn't support that, as we heard earlier tonight, you know,
4 generally towards the rear plane of the house, the
5 Commission supports four foot fencing, and then it can sort
6 of step up to six feet as you get to the back of the
7 property.

8 And one possible solution would be, if you are
9 looking, again, at circle seven, where on the left side of
10 the house where that fencing comes in to meet the house at
11 that bay, maybe, perhaps, taller fencing could be allowed to
12 that point, and then it be lowered at that point; some sort
13 of compromise. They are concerned that the dog could jump
14 the fence if it's too low.

15 So the applicant can explain that to you, but
16 basically, staff's concerns were that this was so tall and
17 so visible.

18 MR. FULLER: Are there questions for staff?

19 (No audible response.)

20 MR. FULLER: Would the applicant like to come
21 forward, please?

22 MS. ALDERSON: Just one question for staff. I
23 understand the layout of the house. That portion of the
24 house where the fence is now, midway along the side or not
25 quite midway, maybe two-thirds of the way back, is that all
26 the original footprint of the house? Or was part of that an

1 addition, just out of curiosity?

2 MS. FOTHERGILL: I believe the house has had an
3 addition, but I think that --

4 MS. ALDERSON: It would be nice to get
5 clarification on where the original house ends, since we
6 usually do not permit tall fencing forward of the original.

7 MR. MAZLISH: It is designed to all be rear of the
8 original. So if you look at the, circle --

9 MS. FOTHERGILL: Seven is probably the most
10 helpful.

11 MR. MAZLISH: -- seven. The one thing that's odd
12 about seven that we drew slightly incorrectly, if you see
13 the stairs on the side of the porch, and it looks like the
14 fence goes past the stairs. And our intention is actually
15 for the fence to dead end into the stairs, and essentially
16 continue the -- if you look at the way that fence comes -- I
17 don't know what you call it, not a fence, but the railing
18 comes down, it comes down the same way on the back side, and
19 so to just continue that across.

20 MS. ALDERSON: The entire rear block of the house
21 is an addition?

22 MR. MAZLISH: Correct.

23 MS. ALDERSON: So the part that, once you get a
24 little more than halfway back, it's all later construction.

25 MR. MAZLISH: Correct.

26 MS. ALDERSON: And how old was that, that addition

1 was post 1930's, '40's?

2 MR. MAZLISH: That addition is circa 2000.

3 MS. ALDERSON: Then it's recent. Okay, but the
4 fence is drawn on the left side. That is intersecting the
5 original house.

6 MR. MAZLISH: That bay, so there is a picture here
7 that I think is good. If you look at circle 11, and you can
8 see where the stairs come down at an angle, and so the idea
9 is for the fence to come to the edge of the stairs.

10 The new house, the addition is about four feet
11 behind that where it begins, and the reason we put it up
12 getting into the stairs is because if it went right at the
13 end of the new piece, you essentially have the stairs
14 running into, or emptying out into a fence. So that seems
15 kind of awkward. Does that make sense? But yes, there is
16 that one little bay that is still old house that would be
17 behind the fence.

18 MR. FULLER: Are there other questions for the
19 applicant?

20 MS. MILES: What kind of dog is it?

21 MR. MAZLISH: She is a labradoodle.

22 MS. MILES: And how large is she expected to grow?

23 MR. MAZLISH: She's expected to be, our concern is
24 that she will jump, and already does. She's expected to be
25 about 65-70 pounds.

26 MS. MILES: How long will her legs be, is what I'm

1 asking you?

2 MR. MAZLISH: She is shaped more like a poodle
3 than a lab. But she is a female, so she won't be
4 extraordinarily tall.

5 MS. MILES: Okay. Thank you.

6 MR. MAZLISH: And if I can, just to clarify a
7 little, going back to circle seven, by the way, sorry I was
8 late. The fence that would extend beyond the fence on that
9 left hand side of the house, is not something that I have
10 particularly strong feelings about.

11 MS. FOTHERGILL: What he's referring to is the
12 forward extension that sort of mimics the one on the right
13 side on the left side, this piece here, he's saying they're
14 not wedded to that. And that is, in staff's looking at it,
15 one of the problematic pieces, because it's six feet tall,
16 you know, as you are coming up the block, visible, similar
17 to the one they have on the other side.

18 MR. MAZLISH: That's probably the most visible.

19 MS. FOTHERGILL: Yes.

20 MR. MAZLISH: And then the fence going across, I
21 think our proposal, the way we wrote it is a little
22 confusing, but it's about 52 inches tall, so just over four
23 feet. The fence on the other side of the house in the
24 driveway, because that is always blocked by two cars, and
25 because it is fully at the back part of the house, it seemed
26 like it was, to us it seems aesthetically, to make more

1 sense, to really make that kind of an enclosure gate, that
2 is a six-foot stockade that matches the side fence that's
3 already there.

4 MR. FULLER: Any additional questions for the
5 applicant? Thank you very much. Are there some
6 deliberations or discussions you want to have?

7 MS. MILES: I think the invisible electric fence
8 is a good idea when one has a dog. And I also think that a
9 labradoodle could not fit through a picket fence. So my
10 inclination would not be to support a six-foot stockade
11 fence to that plane, and I would urge you not to put
12 impermeable fence along the sides of your house blocking
13 views of your yard, either. So I would not want to see us
14 violate our usual rule for this purpose.

15 MR. ROTENSTEIN: Since Commission Miles raised the
16 invisible fence, I'll echo in on that. We have three basset
17 hounds that walk by invisible fences with labradoodles,
18 retrievers, all sorts of large, active dogs, and the
19 invisible fences work very well.

20 MR. FULLER: Well, if we're going to have dog
21 stories, my three Dobermans love their invisible fence. It
22 lets the ground hogs in, and they don't go out.

23 MR. MAZLISH: May I ask a question, as I can sort
24 of tell where we are headed. If we are happy with staff's
25 recommendation, are we okay with that? We would much prefer
26 a fence to an invisible fence, and have had a long very

1 personal conversation about it in our family. We have to
2 live with a four-foot fence, if the dog grows to the point
3 where she could jump over it, we'll deal with that. But
4 that would be far preferable to us.

5 MR. FULLER: From my personal perspective, I think
6 the tall fence needs to stop behind the plane of the house.
7 I wouldn't mind seeing the entire fence turn at the back
8 plane of the house and not enclose the side yard. And from
9 my perspective, we could leave it as the staff
10 recommendation, or even leave it a little bit open as it
11 relates to how the fence terminates. But I just don't want
12 to see a high fence coming up past the side of the house.

13 MS. ALDERSON: I concur, and I would not like the
14 fence at any height to be intersecting the side of the house
15 right in the middle of the bay. That's awkward. So it
16 needs to come, get pulled back further into the yard, back
17 yard.

18 MR. FULLER: Could we have a motion please?

19 MR. MAZLISH: I'm very confused. So the staff
20 recommended that if we stick with the four-foot height -- we
21 have a fence, if you see how far that fence comes up, it
22 already comes up into the plane of the house, the six foot
23 stockade on the left side. We're only recommending, I mean,
24 if you look at the picture, it is totally invisible from the
25 road. We have ewes that grow up by the -- and what we're
26 recommending is a picket fence that mirrors the actual

1 treatment that's already on the porch. If we were to push
2 back to the back yard --

3 MR. FULLER: We're not talking about going
4 backwards anywhere. We're not talking about taking out
5 something you've already built.

6 MS. ALDERSON: What I was referring to is the bay.
7 It's very awkward having the fence return to the house in
8 the middle of the bay window.

9 MR. MAZLISH: It's not the bay window. It comes
10 to the stairs. It dead ends at the stairs, which you can't
11 see behind that tree. The stairs -- so again, if you look
12 at 11, you can see where this, you can see behind these tall
13 hydrangea that the stairs come down at an angle from the
14 house. And we're talking about the fence dead ending into
15 where the stairs finish.

16 MS. ALDERSON: We'd rather see it behind all that,
17 toward the back of the house. It's too far forward.

18 MR. MAZLISH: It's behind the original house.

19 MS. ALDERSON: Yes. It shouldn't be, it shouldn't
20 be running into the historic block. So pull it back to the
21 rear.

22 MR. MAZLISH: Move to where the new part starts.

23 MS. ALDERSON: Yes, as it does on the other side.

24 MR. MAZLISH: That would work. That would be
25 good.

26 MR. FULLER: Could we have a motion?

1 MR. DUFFY: Would you like to, Commissioner
2 Alderson? Some of us are not perfectly clear on it.

3 MS. ALDERSON: I think what we've settled on, and
4 I'm going to have to ask someone to correct me so that I'll
5 restate it if necessary. It's that we would approve the
6 application with the staff's conditions adding an additional
7 condition that the fencing should return to the house behind
8 the original house. And I think that covers it, doesn't it.

9 MR. FULLER: Do we have a second?

10 MR. DUFFY: I second.

11 MR. FULLER: Any further discussion? All in
12 favor?

13 (A chorus of ayes was heard.)

14 MR. FULLER: It passes unanimously. Thank you.

15

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5706 Surrey Street, Chevy Chase	Meeting Date:	12/19/2007
Resource:	Contributing Resource Somerset Historic District	Report Date:	12/12/2007
Applicant:	Anne and Anthony Mazlish	Public Notice:	12/05/2007
Review:	HAWP	Tax Credit:	None
Case Number:	35/06-07K	Staff:	Anne Fothergill
Proposal:	Fencing installation		

STAFF RECOMMENDATION

Staff is recommending that the Commission approve this HAWP application with the following conditions:

1. The new fencing forward of the rear plane of the house on the left (south) side will not be taller than four feet.
2. The picket fencing adjacent to the left (south) side of the house will not be taller than four feet.
3. The fencing and gate across the driveway on the right (north) side will not be taller than four feet.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Queen Anne, Four Square
DATE: c. 1908

HISTORIC CONTEXT

Somerset Heights, established in 1890, was one of Montgomery County's earliest streetcar suburbs. Five U.S. Department of Agriculture scientists formed the Somerset Heights Land Company, together purchasing 50 acres of the Williams Farm just outside of Washington D.C. Founders platted a community with a grid system of streets named after counties in England. Large lots with 30-foot setbacks sold for prices lower than those in the District of Columbia, were promoted as healthful and free of malaria. Three electric trolley lines and a steam railway (the present Georgetown Branch) were nearby for an easy commute to the District, while low taxes and the ability to vote in Maryland were also attractive selling points.

The Somerset Heights Land Company provided only minimal amenities to early residents. The company installed rudimentary water and sewer service. Though it promised improved roads, thoroughfares were muddy streets for many years. In addition, sewer problems, roaming farm animals, frozen water pipes, and lack of local schools and fire rescue were conditions plaguing early residents. In 1905, there were 35 families living in Somerset. Citizens successfully petitioned for a State Charter to incorporate as a town government and elected a mayor on May 7, 1906. The town council greatly improved the community's

quality of life, upgrading roads, repairing pipes, providing adequate water service, and contracting for fire service.

Most of the houses in Somerset were not architect-designed showplaces but builder's versions of plan-book designs. Residents were solidly middle class, many of who worked for the USDA. Resident community founders did not construct high-style architectural gems, as in Chevy Chase's Section 2 or Otterbourne. If their houses, the first built in the community, set a tone for subsequent residences it was one of unassuming comfort.

Today, the mature trees, landscaping, and original grid system of streets complement the visual streetscape established a century ago. Other important features enhancing the historic character of the Somerset community include: the spacing and rhythm of the buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood.

PROPOSAL

The applicants are proposing to install 119 feet of additional fencing to connect to their existing 6' wood stockade fencing that is on both sides of the house. The proposed fencing along the rear property line is 6' tall wood stockade fencing with a gate. Across the driveway on the right (north) side will be a 10' span of 6' tall wood stockade fencing and a double gate. Along the left (south) side will be 52' of 6' tall wood stockade fencing extending from the existing fencing to the front line of the front porch. From this new left side fencing to the house will be a 15' section of 60" tall (or 52" as stated elsewhere in application) wood open picket fencing with a gate.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The Commission generally approves 6' tall privacy fencing behind the rear plane of the house. Forward of the rear plane, the Commission generally supports 4' tall fencing and in front of the house the Commission supports a more open style of fencing like pickets. In this case, there is an existing condition with privacy fencing on the right side of the house up to the front porch of the house. The applicants want to match that height on the left side. However, as can be seen in the photo, this tall fence will be visible as you approach the house and therefore staff would recommend that any new fencing should be lowered to be in keeping with the general policies of the Commission. One possible solution would be to allow the 6' tall fencing along the left side up until the bay where the fencing will connect to the house and from that point forward it would be reduced to no taller than 4 feet. On the right side, the new fencing and gate across the driveway should also be lowered.

Staff recommends approval with three conditions.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 applicable Montgomery County Department of Permitting Services (DPS) building permits.

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office **if any alterations** to the approve plans are made prior to the implementation of such changes to the project.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

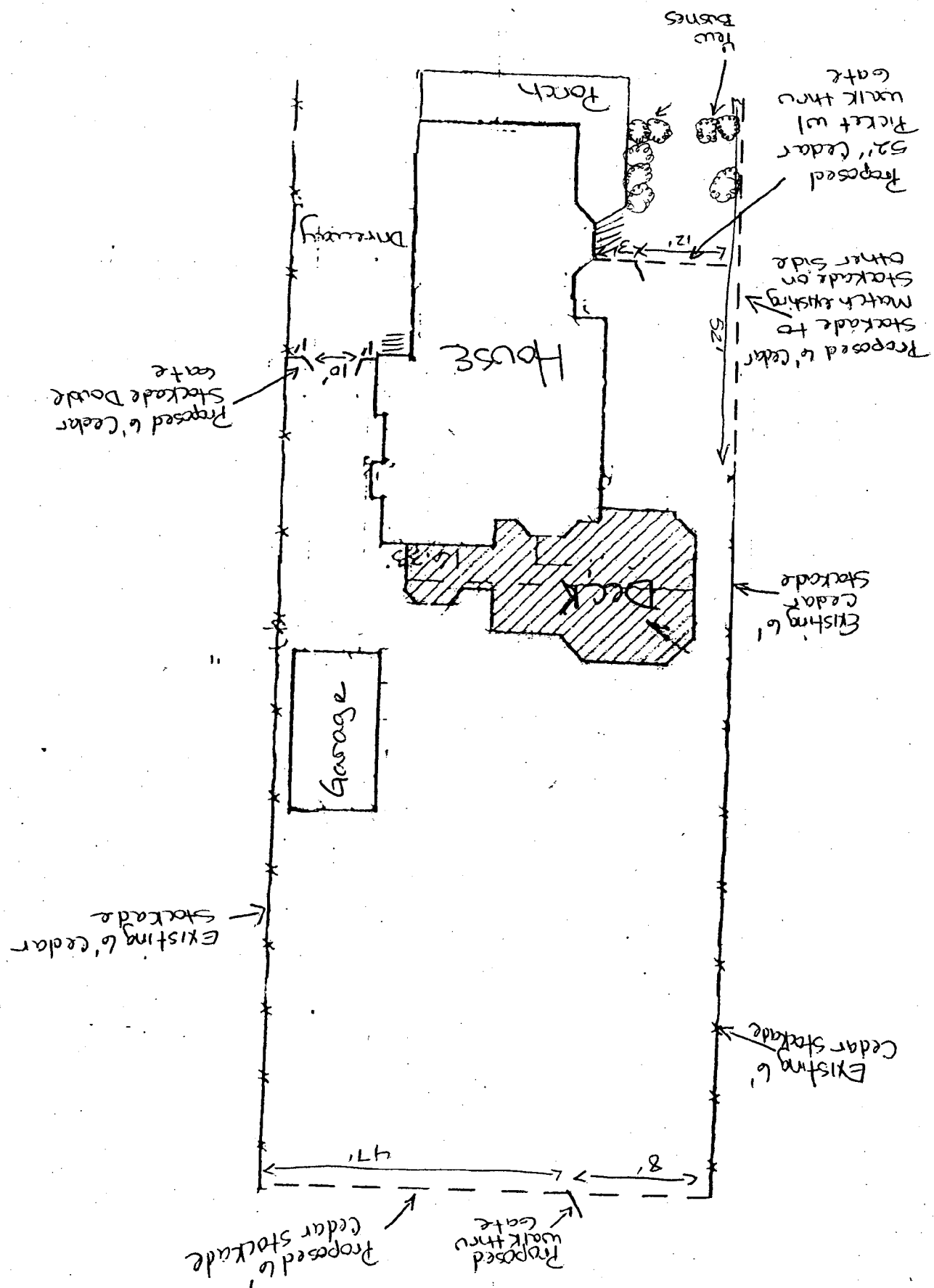
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
5706 Surrey St Cherry Chase MD 20815	
Adjacent and confronting Property Owners mailing addresses	
John C. + Dorothy Rose 5710 Surrey St Cherry Chase, MD 20815 301-656-0149	Jeremy + Deborah Katin 4815 Essex Ave Cherry Chase, MD 20815 301-654-5437
Earl + Pat Silbert 4807 Essex Ave Cherry Chase, MD 20815 301-652-6794	Colleen Carson-Merkl 5707 Surrey St. Cherry Chase, MD 20815 301-215-6695
T. Robert + Rita Verkouteren 4801 Essex Ave Cherry Chase, MD 20815 301-652-4492	

7

Sunny Street



4. Materials and Specifications

Rear, south side and across the driveway of home will have 6 foot cedar stockade fencing to match existing fence and will total approximately 119 feet.

The south side going across the property attaching to the 6 foot cedar stockade will be approximately 15 feet of 60 inch high Williamsburg Picket w/ one – 4 foot wide single gate. Caps for this fence will be cedar ball cap type. Vertical pickets are pointed 2"x 2".



View of house
from Sorey St.

South
side



North Side

View from just north of SW 1st St.

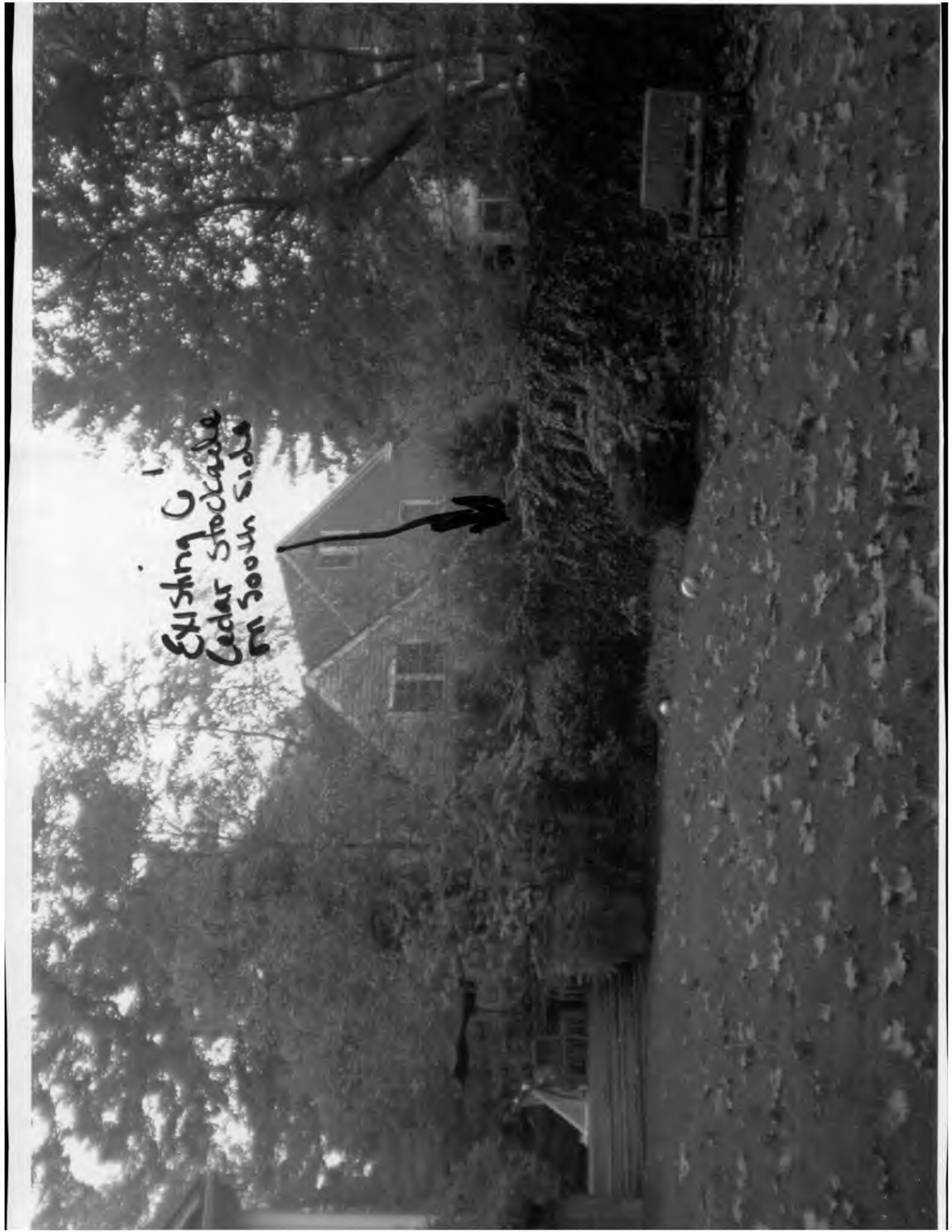


View from back
of house

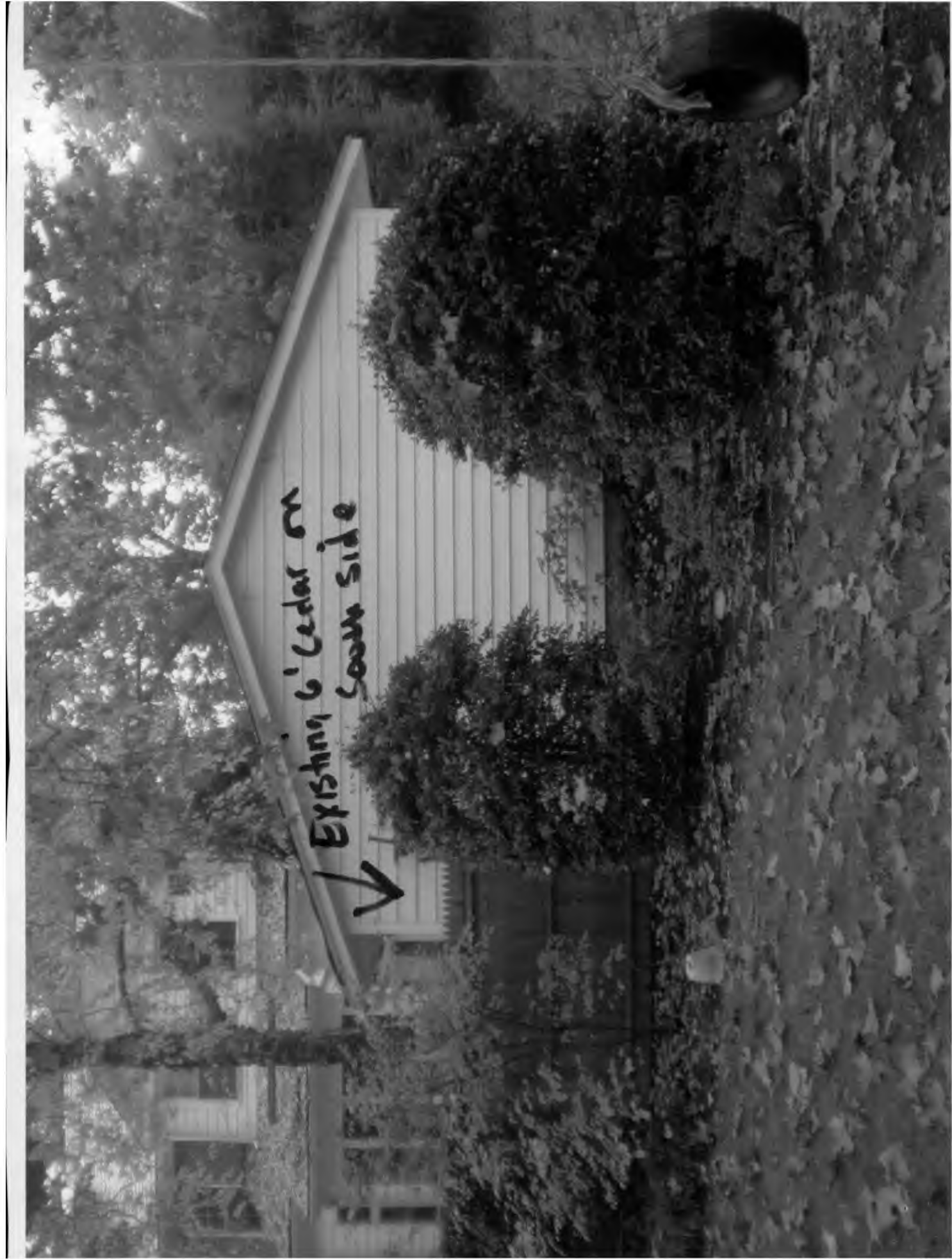
Propped
some

Landing
area

Existing Cedar Stockade on South Side



Existing 6' Cedar on
South Side





View of house from Surrus St.

North side



Proposed
White Picket



View of back
of house





note ex.
6' fencing