
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: February 7, 2007

SITE PLAN: **AFP-07-002**

TITLE: Watkins Mill Town Center Architecture

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For architectural revisions to the "Fairgate" unit

ADDRESS: Metropolitan Grove Road

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Rodgers Consulting – Gary Unterberg
Architect: Ryan Homes – Pete Robertson
Developer: Classic Community Corporation – Steve Eckert

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Site location map
- Exhibit 2: Application
- Exhibit 3: Letter from Gary Unterberg, dated January 8, 2007
- Exhibit 4: Minutes from November 15, 2006 Planning Commission meeting
- Exhibits 5-15: Fairgate architecture, originally approved on May 3, 2006
- Exhibits 16-26: Revised Fairgate architecture, approved on November 15, 2006
- Exhibits 27-36: Proposed Fairgate architecture
- Exhibit 37: Rendered Fairgate location map in Watkins Mill Town Center

STAFF COMMENTS

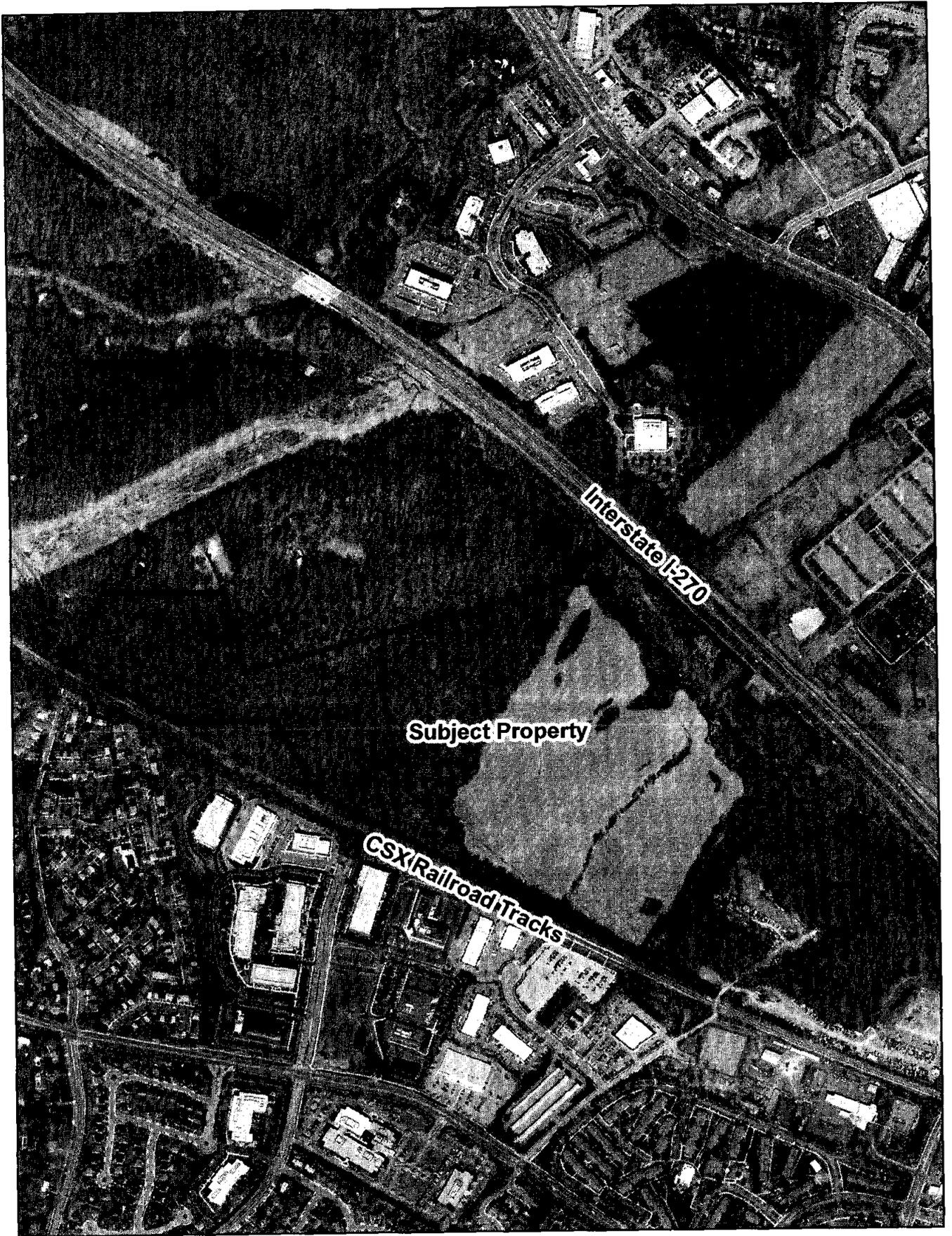
On May 3, 2006, the Planning Commission granted final site plan approval to SP-05-0013 for 436 dwelling units for The Woodlands at Watkins Mill Town Center. The property is located north of CSX Railroad tracks and Metropolitan Grove Road and south of Interstate 270 (Exhibit #1). West of the property is Montgomery County jurisdiction land (known as the McGowan tract) and east is City owned parkland and several privately owned properties. The property is zoned MXD (Mixed Use Development). The plan includes single family detached, single family attached, and two-over-two condominiums.

On November 16, 2006, Pete Robertson of Ryan Homes, presented revised architecture for the Fairgate townhouse unit to the Commission (see minutes, Exhibit #4). The new architecture incorporated an internal loft area and an expanded rooftop deck, facing the rear, which appeared to add a fifth story to the existing four-story building. The Commission gave consent to the modified architecture, but added a condition that the applicant flip the rooftop decks to the front of the houses for Lots 1-16, Block O, which faced onto the stream valley buffer.

As indicated by the letter provided by Rodgers Consulting (Exhibit #3), the applicant has decided to flip the rooftop decks to face the front of the house for all the Fairgates in the development. An exhibit has been provided to demonstrate where the Fairgate units are and their orientation to the streets and open space areas (Exhibit #27). The three versions of the Fairgate architecture are included.

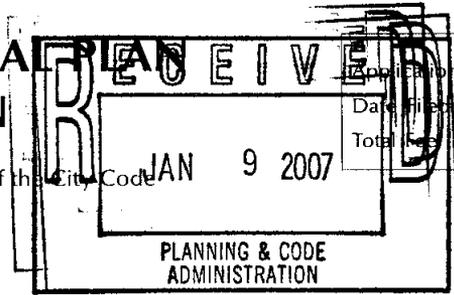
Conclusion. Staff recommends **TO GRANT AFP-07-002, Watkins Mill Town Center Architecture, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-170 and 24-172, WITH THE FOLLOWING CONDITION(S):**

- 1. Applicant must comply with all other remaining conditions of SP-05-0013.**



AFP-07-002
/
PENICAD 800-631-6989

AMENDMENT TO FINAL PLAN APPLICATION



Application # AFP-07-002
Date filed 1-9-07
Total fee 300.00 pd.

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Watkins Mill Town Center
Street Address Metropolitan Grove Rd
Zone MXD Historic area designation Yes No
Lot _____ Block _____ Subdivision _____
Tax Identification Number (MUST BE FILLED IN) 09-03501250 / 2344304

2. APPLICANT

Name Rodgers Consulting, Inc.
Street Address 19847 Century Blvd Suite No. 200
City Germantown State MD Zip Code 20874
Daytime Telephone 301-948-4700

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Ryan Homes - Fairgate Model
Architect's Maryland Registration Number 2835 R Telephone 301-948-6400
Street Address 555 Quince Orchard Rd Suite Number 280
City Gaithersburg State MD Zip Code 20878

Engineer's Name Rodgers Consulting, Inc.
Engineer's Maryland Registration Number _____ Telephone 301-948-4700
Street Address 19847 Cebtury Blvd. Suite Number 200
City Germantown State MD Zip Code 20874

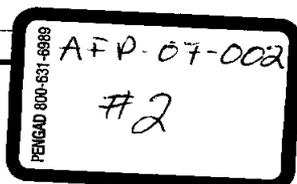
Developer's Name Classic Community Corporation Telephone 301-913-0404
Street Address 8120 Woodmont Ave. Suite Number 300
City Bethesda State MD Zip Code 20814
Contact Person Steve Eckert Telephone _____

4. PROPERTY OWNER

Name BP Realty Investments, LLC
Street Address 10000 Falls Rd Suite No. 100
City Potomac State MD Zip Code 20854
Daytime Telephone 301-299-2099

5. CITY PROJECT NUMBER

Original Site Plan Number SP-05-0013 Date Approved May 17, 2006
Name of previously approved Final Plan Watkins Mill Town Center



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Revise architecture for Fairgate townhouse unit's fourth floor

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number n/a Total number per shift _____

Resident estimate: Total number n/a Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		N/A	N/A
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver		N/A	N/A
16. Other		architecture revision	
17. Total			

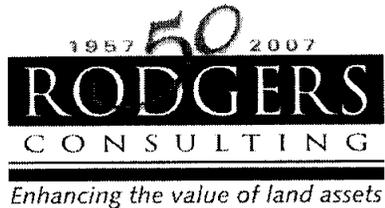
SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Gary F. Unterberg, Agent Rodgers Consulting Inc.

Applicant's Signature *Gary F. Unterberg agent.* Date 1/8/07
 Daytime Telephone 301 948 4700



January 8, 2007

Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Attn: Ms. Jacqueline Marsh, City Planner

Re: Watkins Mill Town Center
Fairgate Architectural Elevation
RCI Job No. 1002AC

Dear Ms. Marsh,

On behalf of Ryan Homes we are submitting a revised elevation of the Fairgate townhouse model for review and approval. The first version of the Fairgate model was approved on May 17, 2006 with the site plan application SP-05-0013. It was later revised and brought in front of the Planning Commission on November 15, 2006 as part of application AFP-06-025. From the conversation and recommendations generated at that meeting the rooftop terrace was switched from the rear of the townhouse to the front for lots 1-16 of block O to take advantage of the views to the stream valley.

This change improved the views from the townhouse and character of the elevation such that we decided to use the revised elevation throughout the site. We concluded that a rooftop terrace in the front would enhance the streetscape and take advantage of prominent views. If the Fairgate elevation was left as it was shown at the November 15, 2006 Planning Commission meeting, the alleys and the rears of homes would be the views seen from the rooftop terrace.

Moving the rooftop terrace to the front of the home provides a view of a park, forest, and/or streetscape versus the alley. The streetscape benefits from a rooftop terrace overlooking it by keeping "eyes" on the street and allowing the residents to interact and engage the streetscape. Furthermore this rooftop terrace will set this site apart from the rest of the County by being unique.

Enclosed are the following:

- Amendment to Final Plan Application
- \$300 Application Fee
- Revised Fairgate Elevation
- Fairgate Elevation from application SP-05-0013
- Fairgate Elevation from application AFP-06-025
- Fairgate Model Exhibit

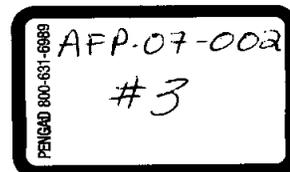
If you have any questions, comments or concerns, please feel free to contact me at 301-948-4700.

cc: Peter Robertson, Ryan Homes
Dwight Hurst, NV Homes
Peter Henry, BR Realty Investments, LLC
William Gerald, Classic Community Corp
Steve Eckert, Classic Community Corp
Dover Hawkins, Classic Community Corp
Kevin Smith, Classic Community Corp
Brad Kline, Kline and Associates

File

Sincerely,
Rodgers Consulting, Inc.


Gary F. Unterberg, RLA
Principal



N:\PROJDOCS\776A\Corresp\2007-01-05 WMTC_Fairgate.doc

3. Upon the cleaning and clearing out of invasive, dead, and nuisance species in the tree save areas, the applicant will add tree plantings within the areas to provide a density equivalent to one hundred trees per acre. The planted trees will be 2-2.5" caliper trees and should be a mix of species chosen from the following list of native shade trees: Ulmus Americana (American Elm), Quercus Coccinea (Scarlet Oak), Quercus falcate (Southern Red Oak), Quercus primus (Chestnut Oak), Plantanus Occidentalis (Sycamore); prior to the release of any bonds by the City of Gaithersburg.

Vote: 5-0

AFP-06-025 -- Watkins Mill Town Center
Metropolitan Grove Road
Architectural Revisions for Fairgate Model
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Planner Marsh located the property and noted the Commission approved with conditions the final site plan (SP-05-0013) for 436 dwelling units in May 2006, adding that the plan amendment under consideration this evening partially addresses Conditions 34 and 35.

Architect for the applicant, Pete Robertson, Ryan Homes, compared the previously-submitted and proposed revised elevations and discussed the revisions for the Fairgate model. He noted the front façade has now an additional fourth story for livable space, and the side elevation shows a partial fourth floor with a deck. He noted the locations of these models on the site plan and discussed how the new height affects those locations, adding that they are visible only from I-270 due to the grade. He discussed massing, showed perspectives and noted that the decks would face the alley. He answered questions relating to the different views from the locations where this model would be situated.

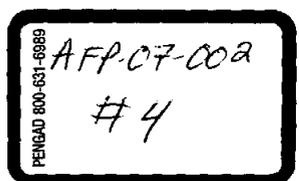
There was no testimony from the public.

Ms. Marsh voiced staff's recommendation for approval, as the plan complies with the approval criteria in the City Code, subject to conditions that she listed.

Chair Bauer commented favorably on the additional story, and noted the revised elevations are an improvement over the previous submittal. Commissioner Hopkins agreed, adding that this proposal is more in keeping with the planned streetscape. However, he voiced a concern with the corner lots that face the park. Chair Bauer agreed and recommended the applicant work with staff to reorient the top floor so that the decks face the park. Commissioner Hopkins added that reorienting the deck would be better in terms of safety.

Chair Bauer inquired as to adding a retaining wall along the frontages facing the stream valley buffer to eliminate the need for entrance steps and improve the streetscape. It was noted, however, this would be a site plan issue which is not under review this evening. Chair Bauer suggested adding this item for consideration when the applicant and staff work on the reorientation of the decks. It was noted, however, that the original scheme could be retained, if there is no other way to solve it. The Commission discussed the language for an additional condition to reflect the discussion about Lots 1-16 in Block O, and moved as follows

Commissioner Winborne moved, seconded by Commissioner Hopkins, to grant AFP-06-025 - Watkins Mill Town Center, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance



with Zoning Ordinance §§ 24-170 and 172, with the following conditions:

1. Applicant must receive final approval for the side elevation of the Vanderbilt model and gateway unit architecture, in accordance with Conditions 34 and 35 of SP-05-0013;
2. Applicant must comply with all other remaining conditions associated with SP-05-0013; and
3. Applicant is to work with staff to reorient the rooftop decks on Lots 1-16/Block O, to face the stream valley buffer.

Vote: 5-0

V. DISCUSSION

Plan #120070270 -- Quince Trace
(Formerly Christian Life Center)
Darnestown Road
45 Townhouses

Co. RT-8

Planner Seiden noted this is a courtesy review of a preliminary development plan for the above-referenced property located outside the City limits. She reported that staff had reviewed this plan for 45 townhouses, which included nine moderately-price dwelling units, and discussed staff's recommendations regarding sidewalk connectivity, handicapped access, parking, and site access at Darnestown Road.

Commissioner Hopkins commented on the lack of connectivity of this development to the community next to it, and was disappointed that traditional neighborhood development (TND) principles had not been applied in the design of the plan. The Commission agreed with staff's recommendations and added that significant landscaping is needed to buffer the integrity of the historic site to the west of this property.

VI. FROM THE COMMISSION

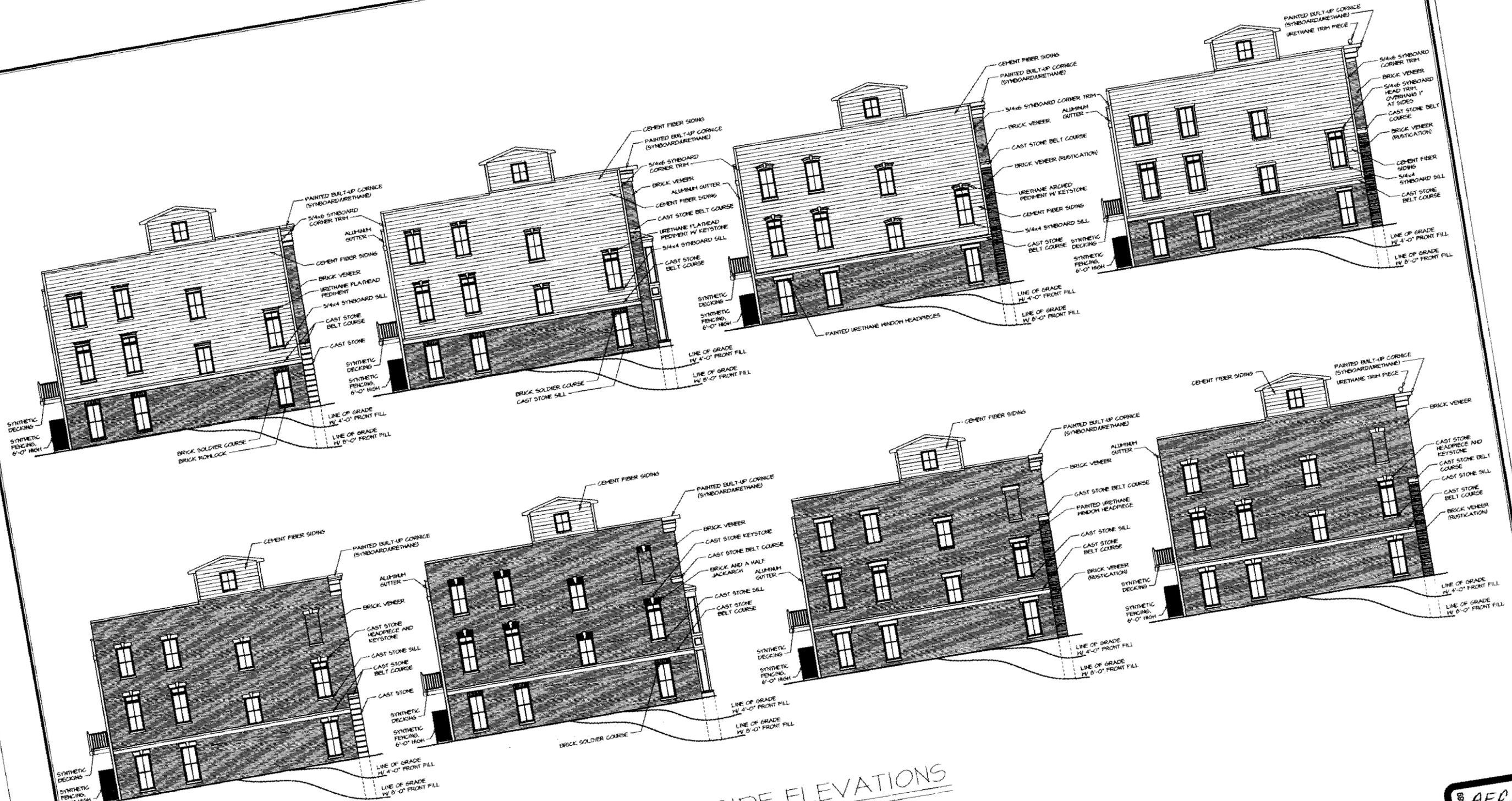
Commissioner Hopkins

Stressed the need for adding public amenities in the Adequate Public Facilities Ordinance.

VII. FROM STAFF

Planning and Code Administration Director Schwarz

Listed upcoming joint meetings with the Council, which included a worksession on December 11 and a public hearing on December 18.



LEFT SIDE ELEVATIONS
FAIRGATE

800-631-8989
AFP-07-002
#6

AP-09-0013



REAR ELEVATIONS
FAIRGATE

AFP-07-002
7

SP-05-0013



ELEVATION "B" ELEVATION "A" ELEVATION "E"
(REVERSE)

3 UNIT BUILDING



ELEVATION "B" ELEVATION "A" ELEVATION "C" ELEVATION "E"
(REVERSE)

4 UNIT BUILDING



ELEVATION "B" ELEVATION "A" ELEVATION "C" ELEVATION "D" ELEVATION "E"
(REVERSE)

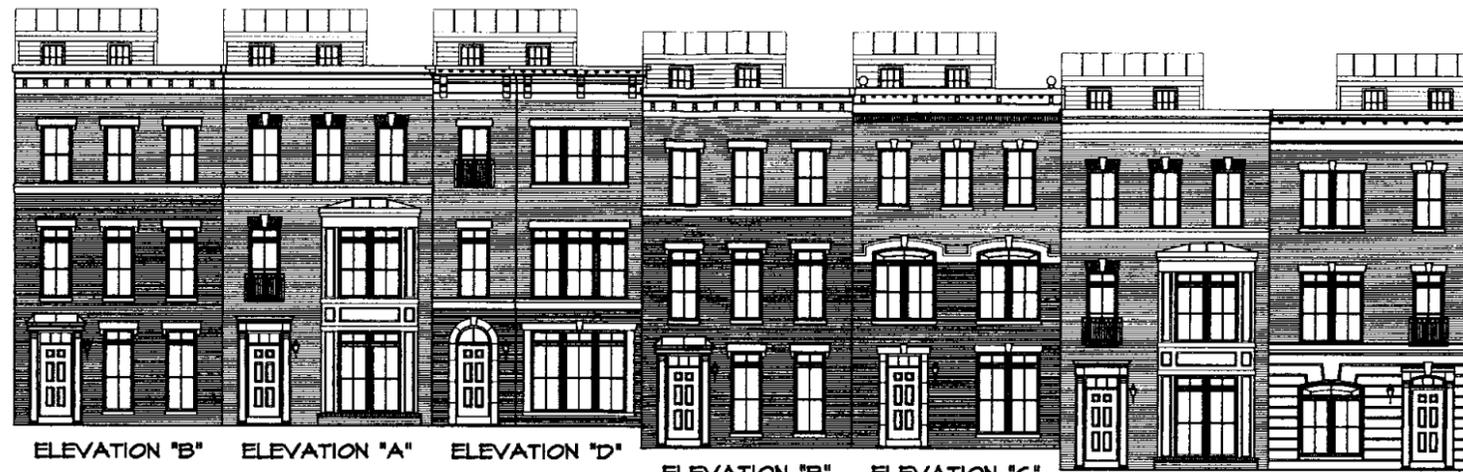
5 UNIT BUILDING



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(REVERSE)

6 UNIT BUILDING
FAIRGATE - BASE

AFP-07-002
#5



ELEVATION "B" ELEVATION "A" ELEVATION "D" ELEVATION "B" ELEVATION "C" ELEVATION "A" ELEVATION "E" (REVERSE)

7 UNIT BUILDING



ELEVATION "E" ELEVATION "B" ELEVATION "A" ELEVATION "D" ELEVATION "B" ELEVATION "C" ELEVATION "A" ELEVATION "E" (REVERSE)

8 UNIT BUILDING



ELEVATION "A" ELEVATION "B" ELEVATION "C" ELEVATION "D" ELEVATION "B" ELEVATION "C" ELEVATION "A" ELEVATION "E" ELEVATION "D" (REVERSE)

9 UNIT BUILDING
FAIRGATE - BASE

APP-07-002
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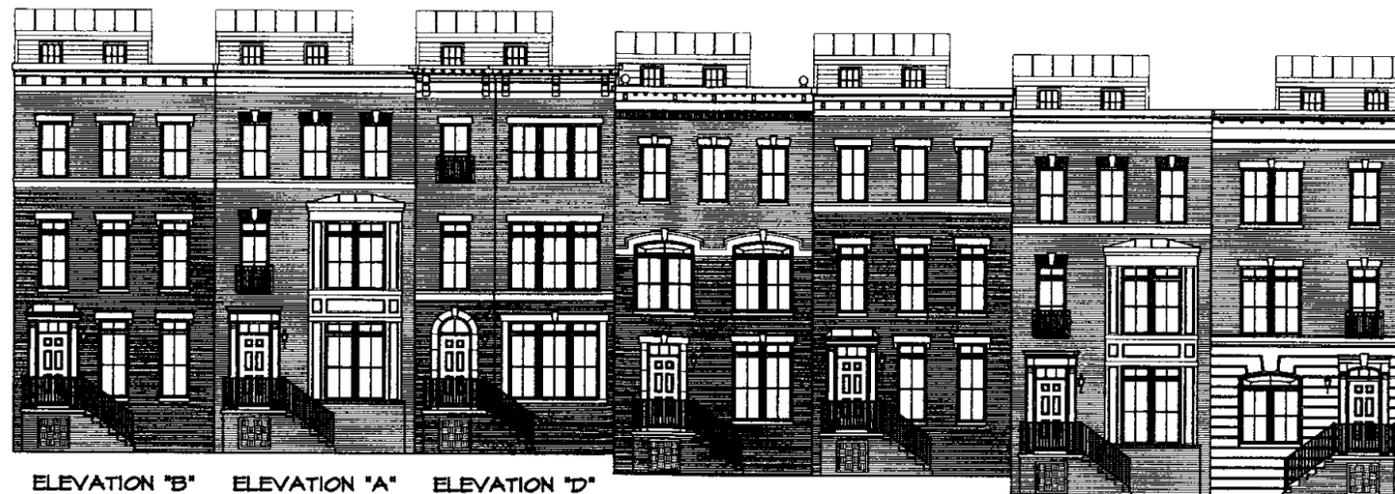
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5 UNIT BUILDING



ELEVATION "C" ELEVATION "E" ELEVATION "D" ELEVATION "B" ELEVATION "A" ELEVATION "C" (REVERSE)

6 UNIT BUILDING

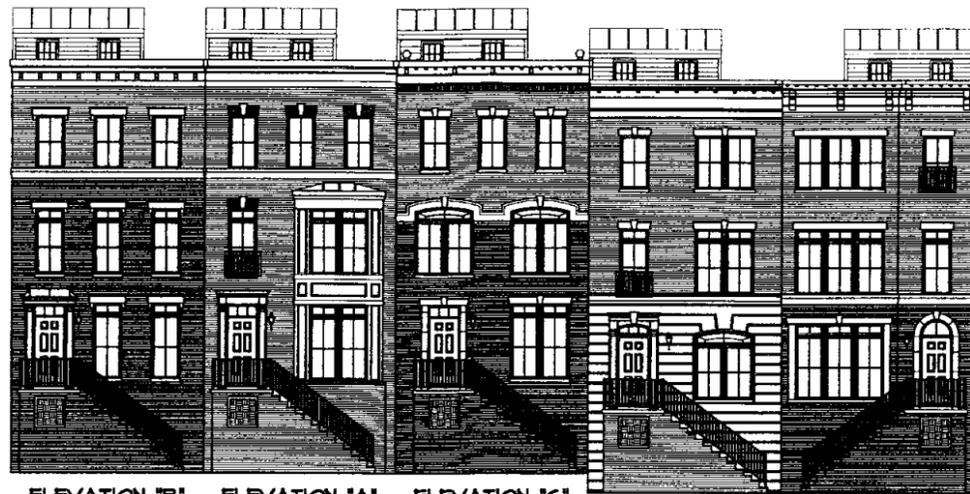


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7 UNIT BUILDING

FAIRGATE W/ 4'-0" FRONT FILL

AFP-07-002
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ELEVATION "B" ELEVATION "A" ELEVATION "C" ELEVATION "E" ELEVATION "D" (REVERSE)

5 UNIT BUILDING



ELEVATION "C" ELEVATION "D" ELEVATION "E" ELEVATION "B" ELEVATION "A" ELEVATION "C" (REVERSE)

6 UNIT BUILDING



ELEVATION "B" ELEVATION "A" ELEVATION "D" ELEVATION "C" ELEVATION "B" ELEVATION "A" ELEVATION "E" (REVERSE)

7 UNIT BUILDING

FAIRGATE W/ 8'-0" FRONT FILL

AFP-07-002
11



3 UNIT BUILDING



4 UNIT BUILDING



5 UNIT BUILDING



6 UNIT BUILDING

FAIRGATE - REAR ELEV. SIDING

PENGAD 800-637-6989
APP-07-002
#12



7 UNIT BUILDING



8 UNIT BUILDING



9 UNIT BUILDING

FAIRGATE - REAR ELEV. SIDING

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AFP 07 002
#13

SP-05-0013



3 UNIT BUILDING



4 UNIT BUILDING



5 UNIT BUILDING



6 UNIT BUILDING

FAIRGATE - REAR ELEV. BRICK

AFP-07-002
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PENGAU 800-631-9889

SP-05-0013



7 UNIT BUILDING



8 UNIT BUILDING

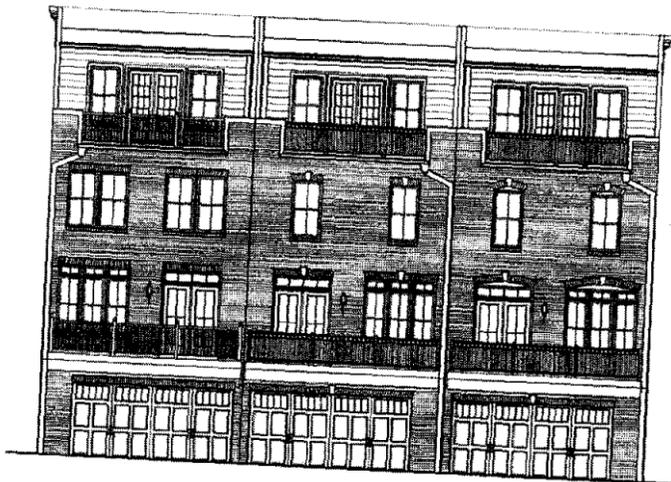


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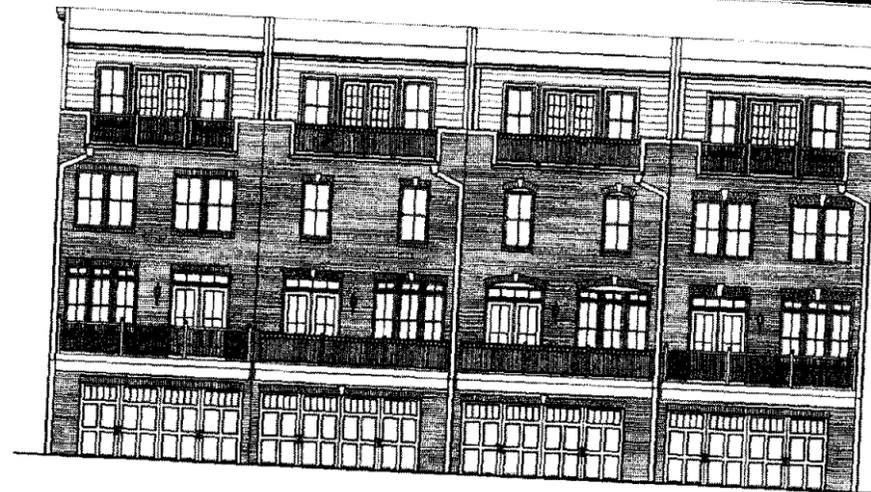
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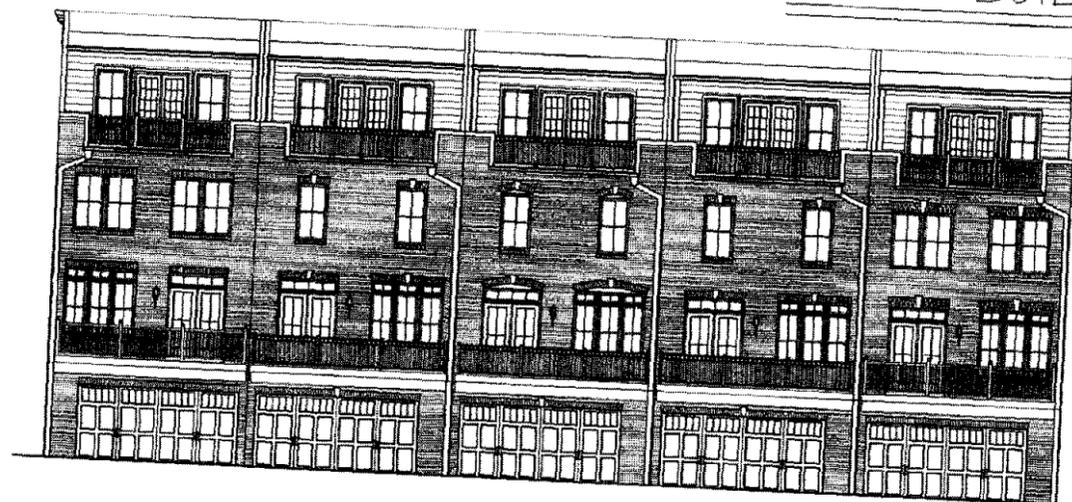
SP-05-0013



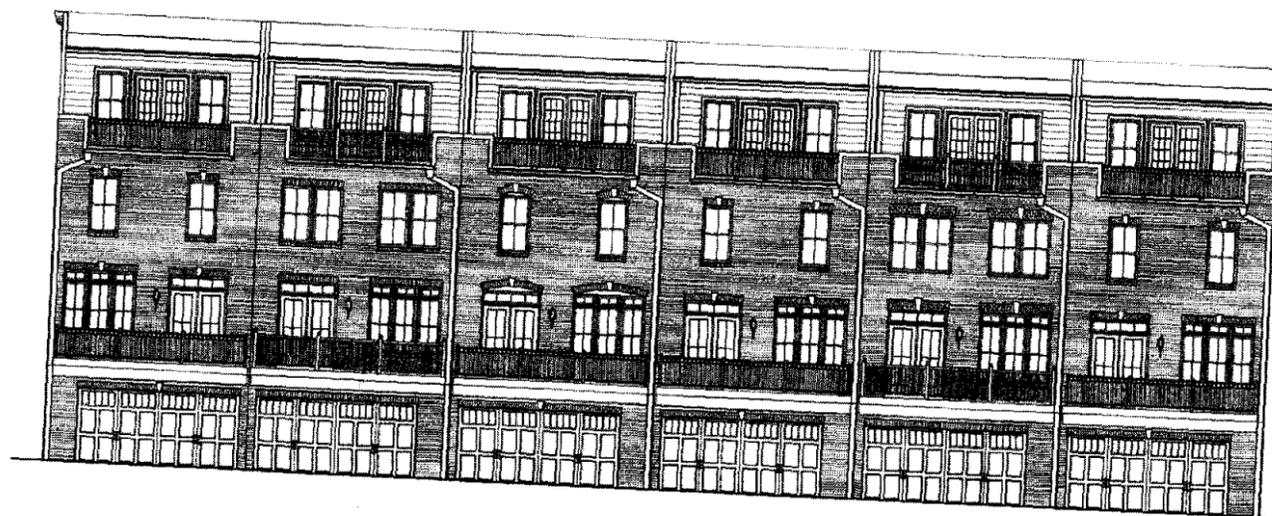
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4 UNIT BUILDING



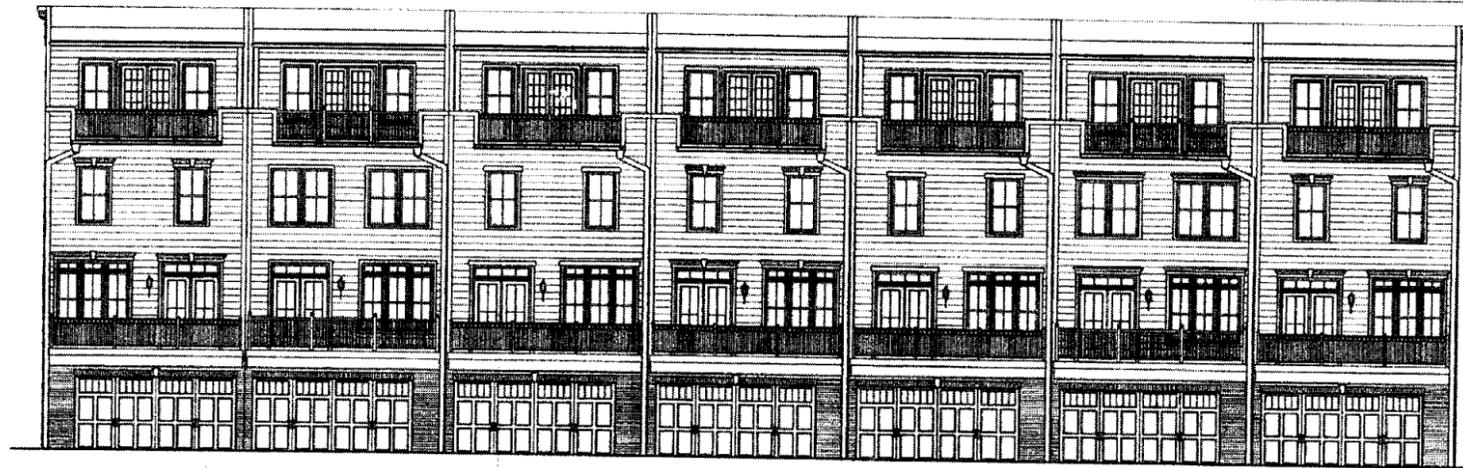
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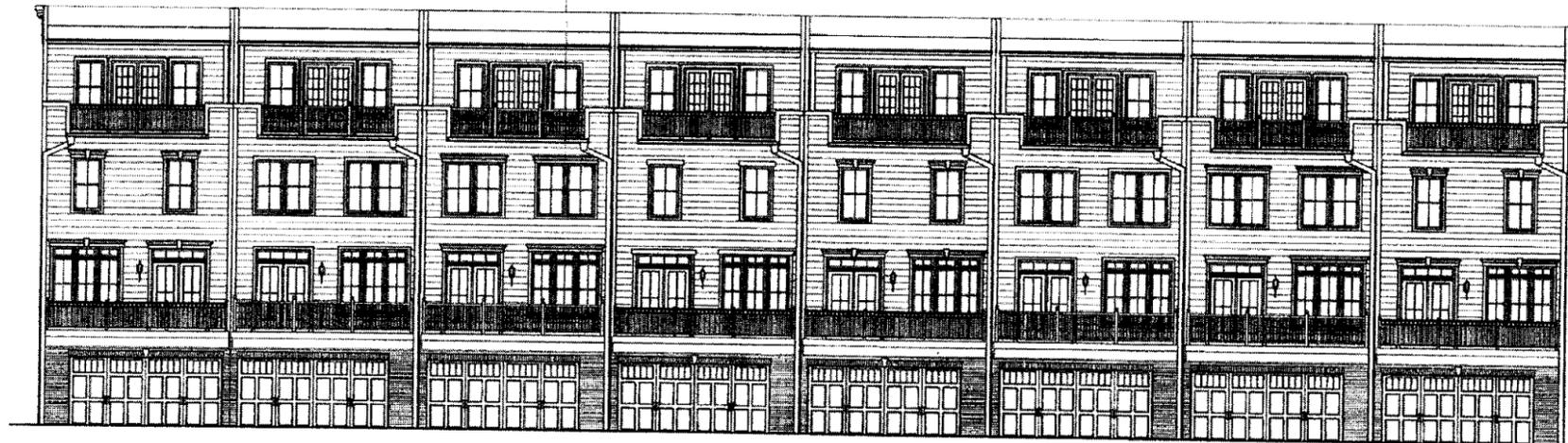
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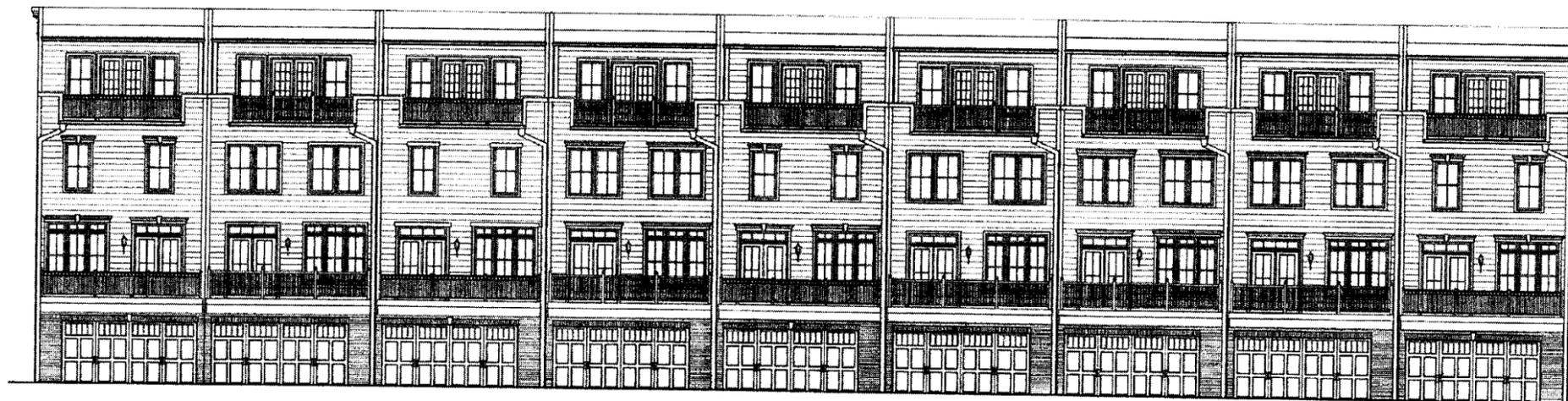
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7 UNIT BUILDING



8 UNIT BUILDING



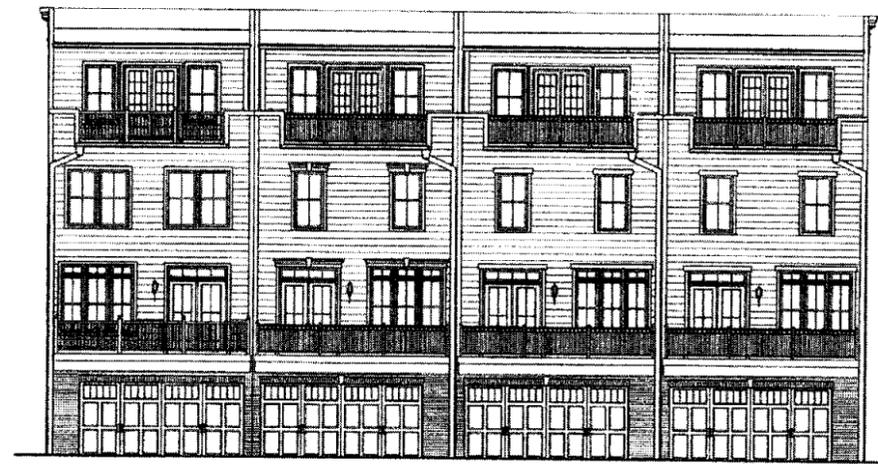
9 UNIT BUILDING

FAIRGATE - REAR ELEV. SIDING

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3 UNIT BUILDING



4 UNIT BUILDING



5 UNIT BUILDING



6 UNIT BUILDING

FAIRGATE - REAR ELEV. SIDING

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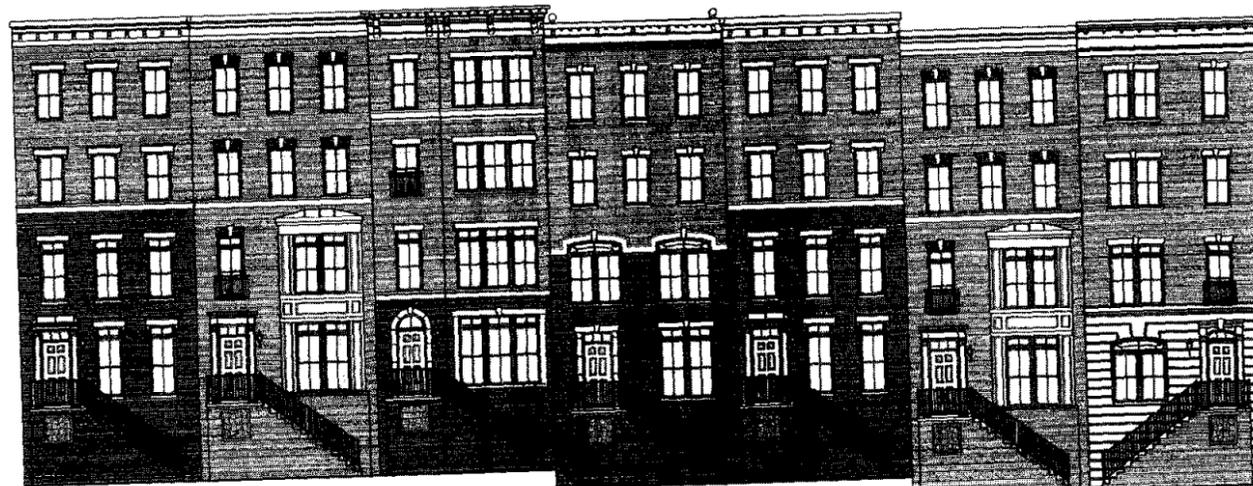
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5 UNIT BUILDING



ELEVATION "C" ELEVATION "D" ELEVATION "E" ELEVATION "B" ELEVATION "A" ELEVATION "C" (REVERSE)

6 UNIT BUILDING



ELEVATION "B" ELEVATION "A" ELEVATION "D" ELEVATION "C" ELEVATION "B" ELEVATION "A" ELEVATION "E" (REVERSE)

7 UNIT BUILDING

FAIRGATE W/ 8'-0" FRONT FILL

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APP-07-002
#20



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5 UNIT BUILDING



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6 UNIT BUILDING



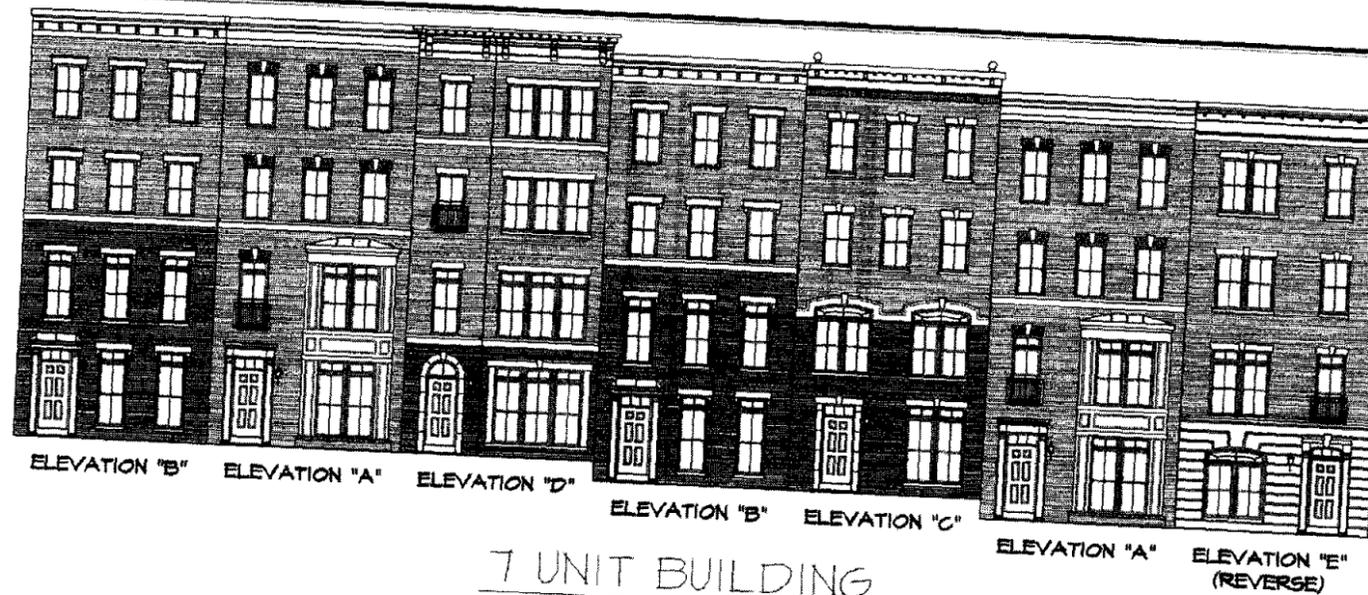
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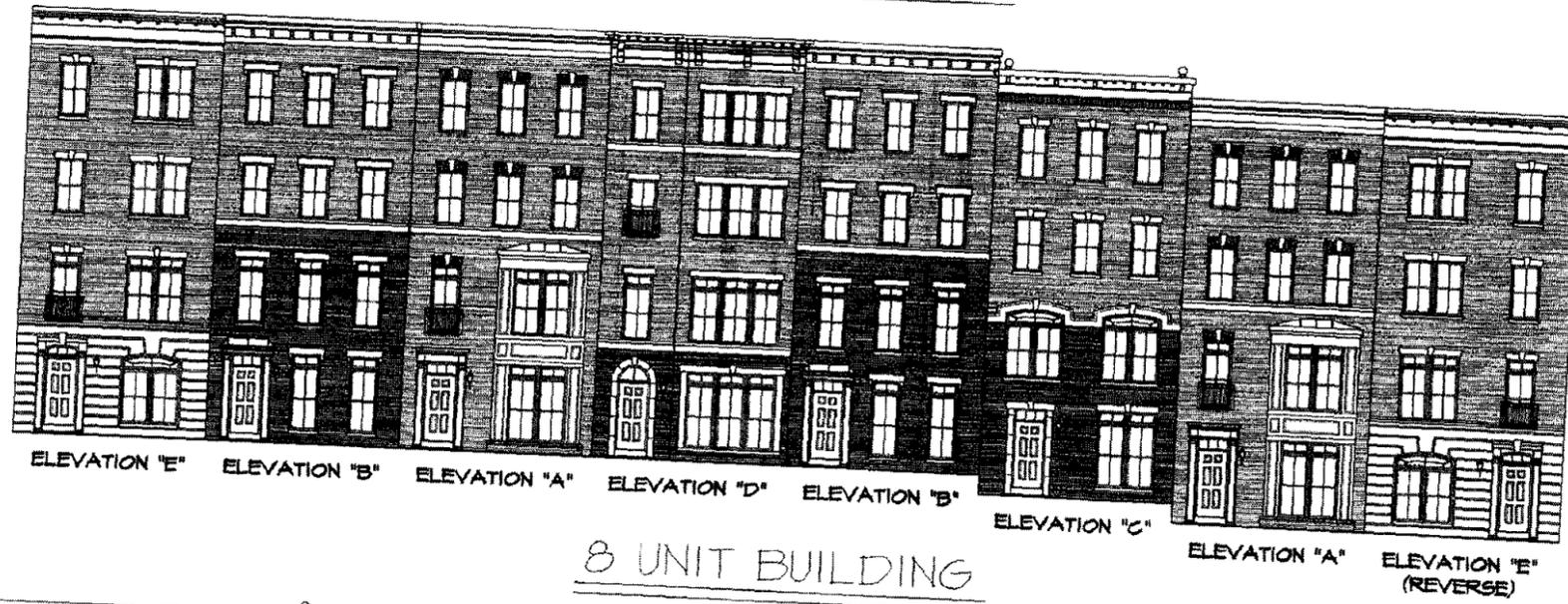
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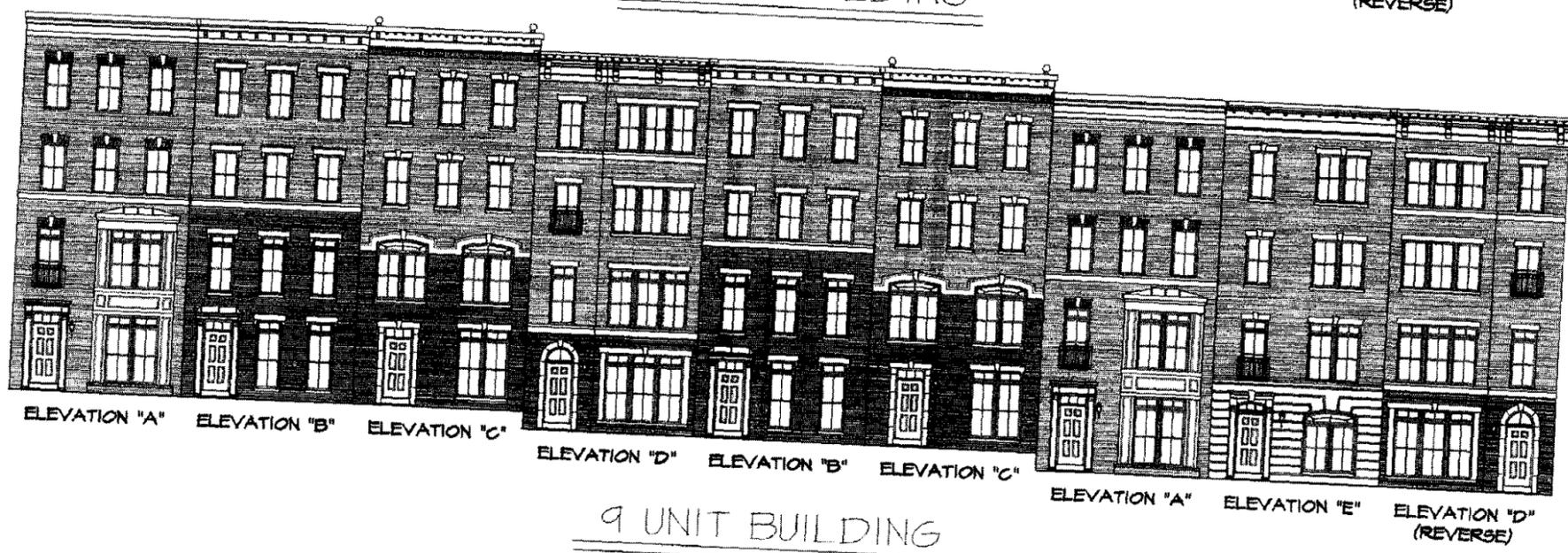
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7 UNIT BUILDING



8 UNIT BUILDING



9 UNIT BUILDING
FAIRGATE - BASE

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ELEVATION "B" ELEVATION "A" ELEVATION "E"
(REVERSE)

3 UNIT BUILDING



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4 UNIT BUILDING



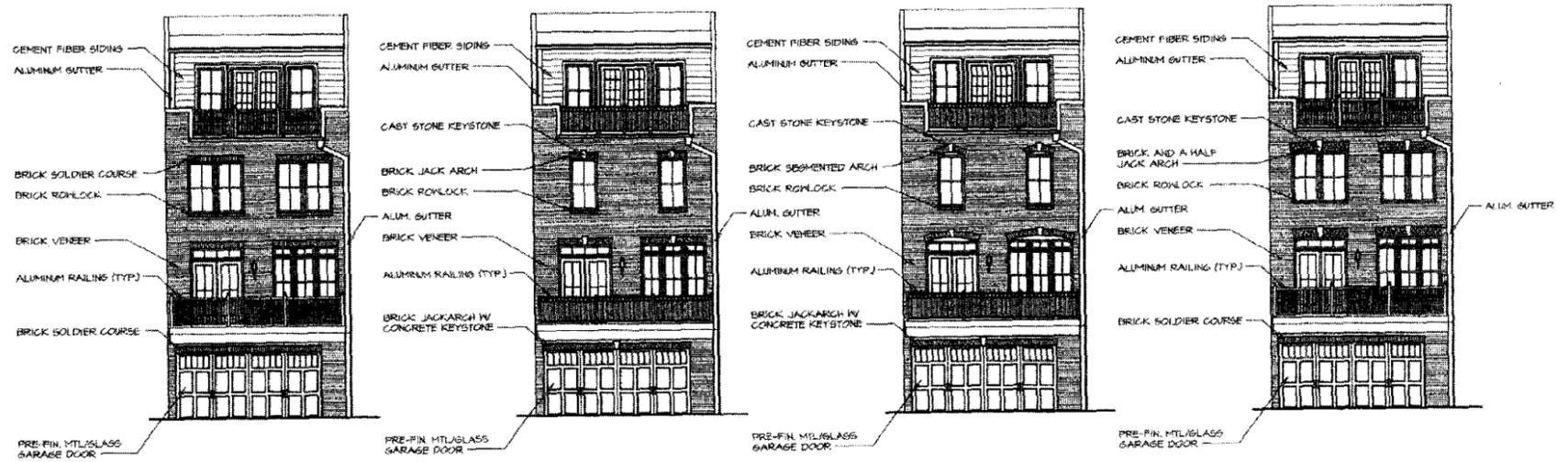
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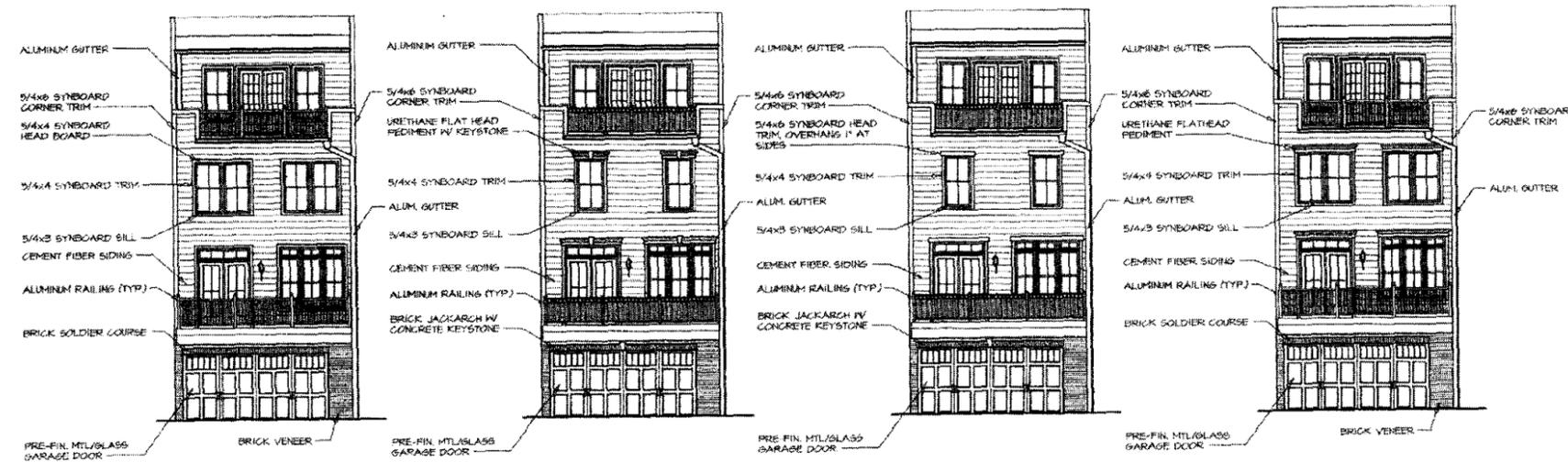


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6 UNIT BUILDING
FAIRGATE - BASE

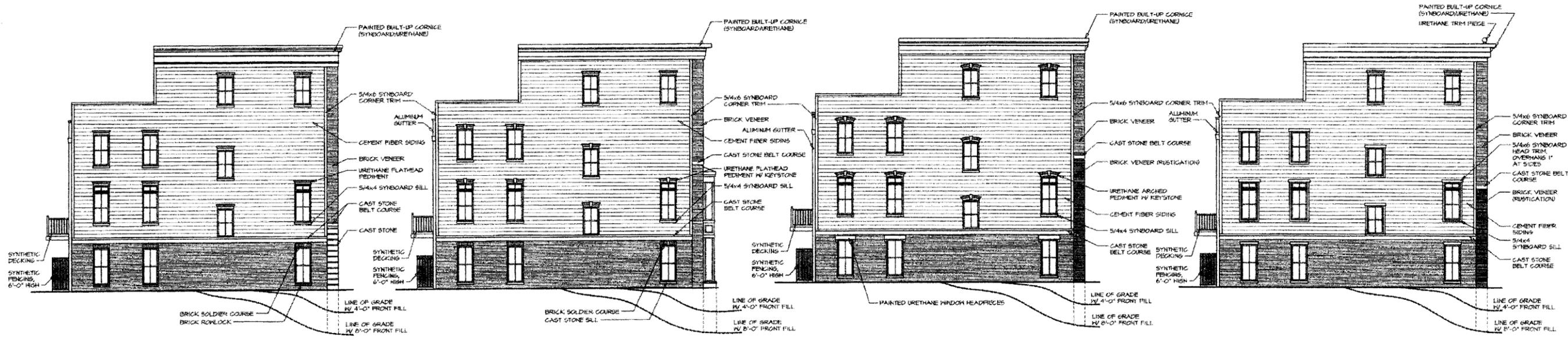


REAR ELEVATIONS W/ BRICK

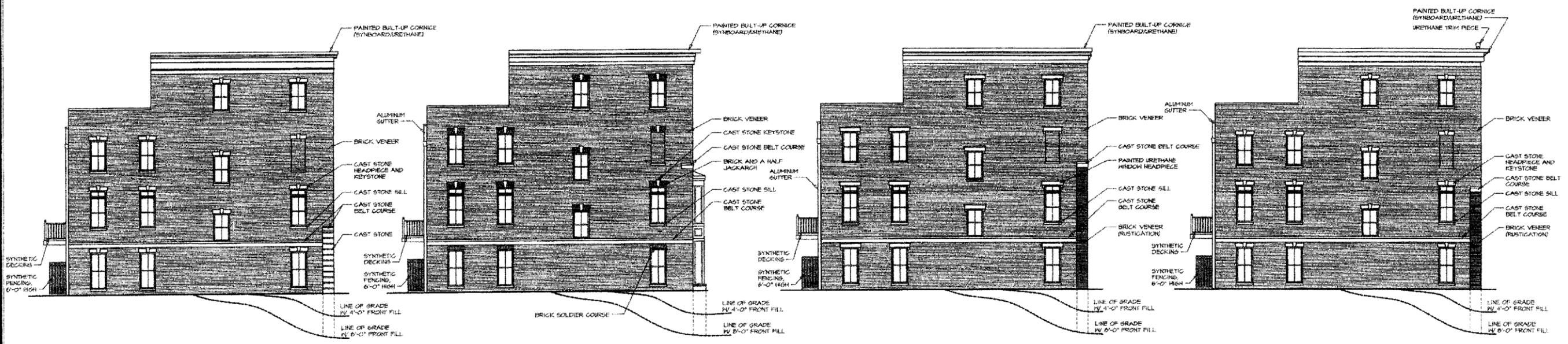


REAR ELEVATIONS W/ SIDING
FAIRGATE

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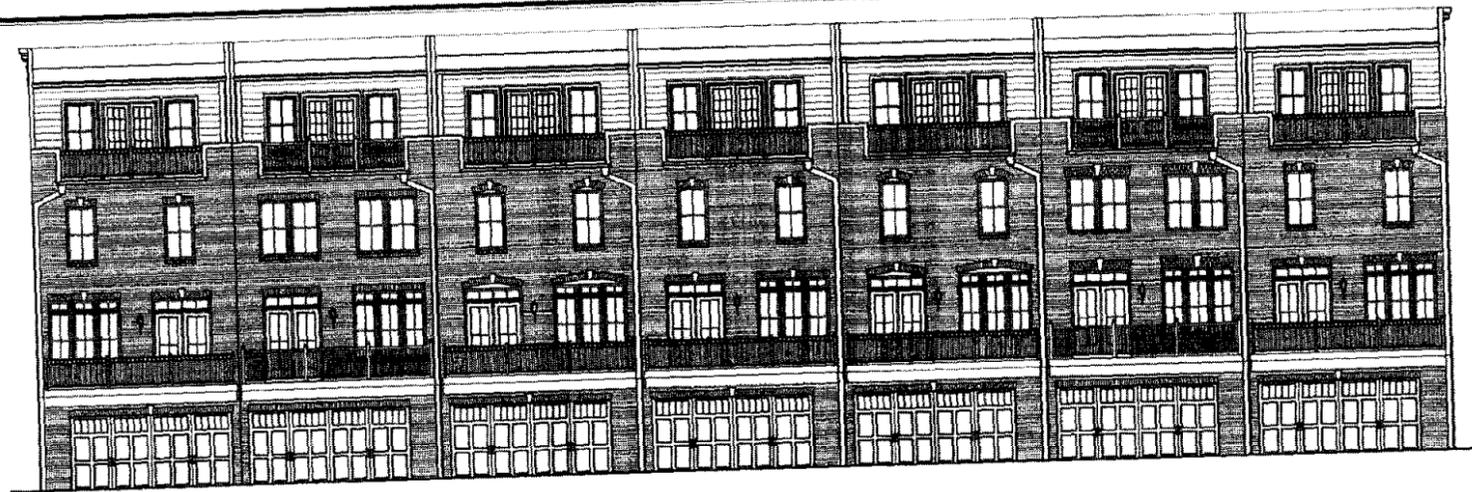


LEFT SIDE ELEVATIONS W/ SIDING SIDES
FAIRGATE

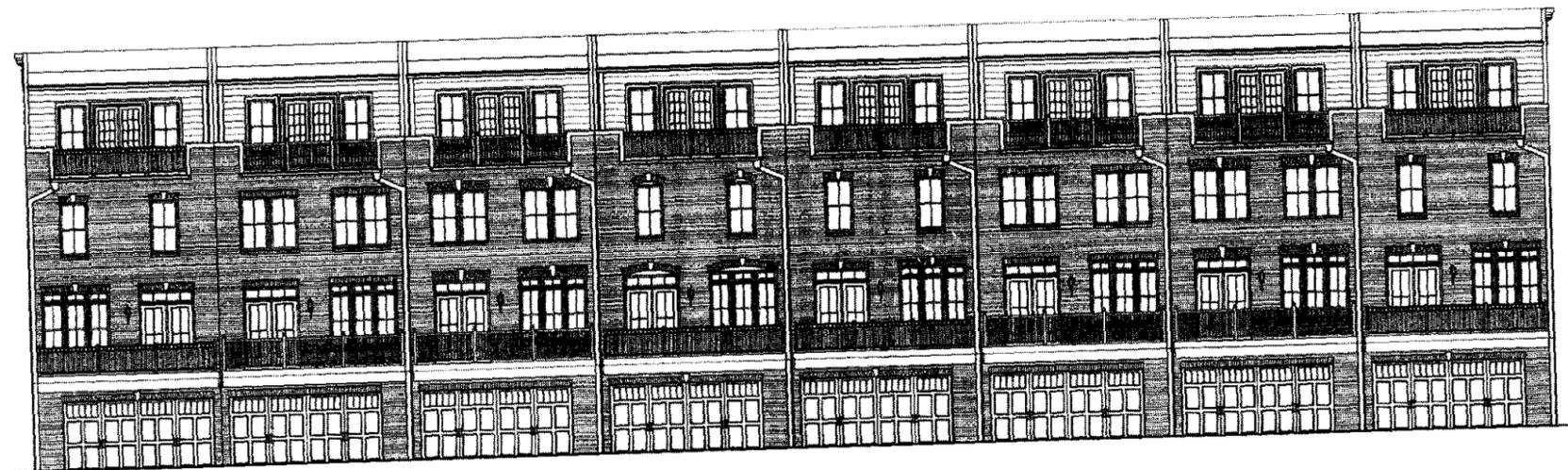


LEFT SIDE ELEVATIONS W/ BRICK SIDES
FAIRGATE

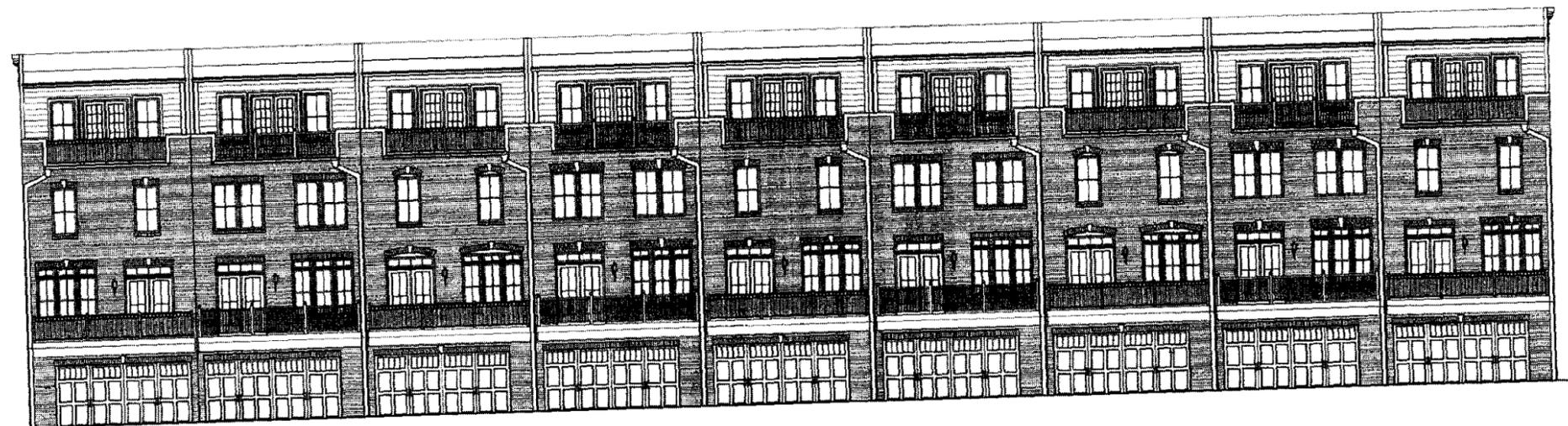
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7 UNIT BUILDING



8 UNIT BUILDING



9 UNIT BUILDING

FAIRGATE - REAR ELEV. BRICK

PENGAD 300-631-6989
AFF-07-002
#26



FRONT ELEVATIONS - BASE

FRONT ELEVATIONS w/ 4' FILL

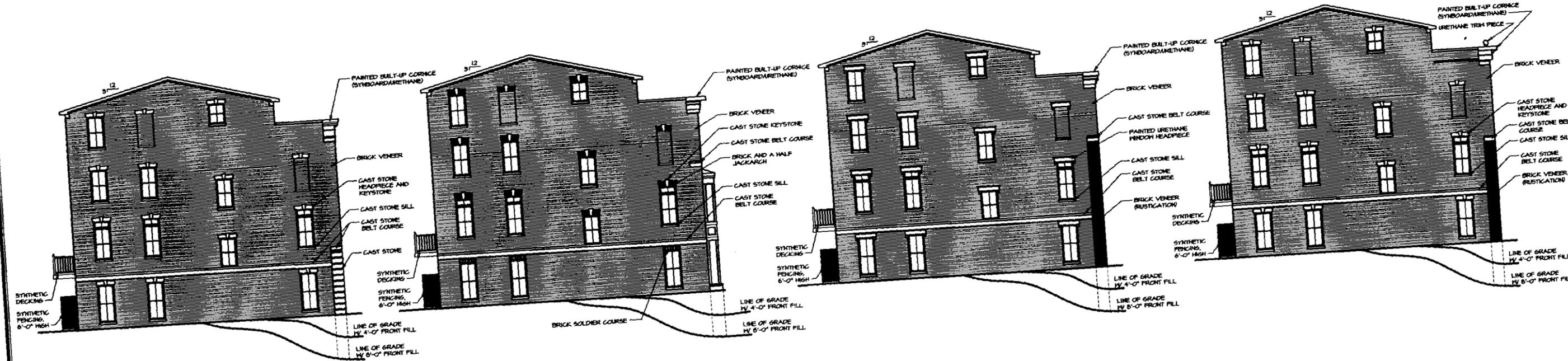
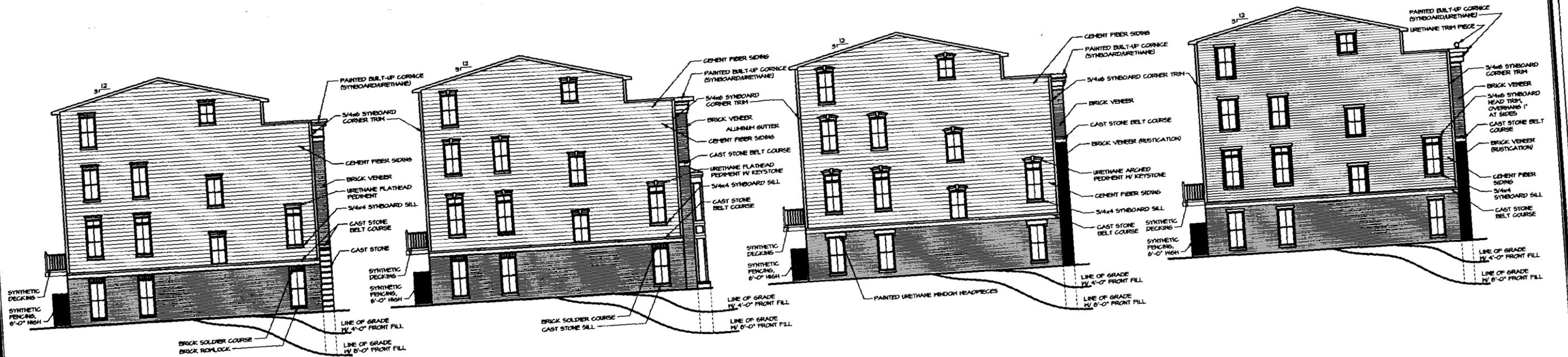
FRONT ELEVATIONS w/ 8' FILL

FAIRGATE

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LEFT SIDE ELEVATIONS
FAIRGATE

FAIRGATE - Bayonne, N.J. AFP-07-002
#28



REAR ELEVATIONS
FAIRGATE

PENGLAD-BAYONNE, N. J.
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ELEVATION 'B' ELEVATION 'A' ELEVATION 'E'
(REVERSE)

3 UNIT BUILDING



ELEVATION 'B' ELEVATION 'A' ELEVATION 'C' ELEVATION 'E'
(REVERSE)

4 UNIT BUILDING



ELEVATION 'B' ELEVATION 'A' ELEVATION 'C' ELEVATION 'D' ELEVATION 'E'
(REVERSE)

5 UNIT BUILDING



ELEVATION 'C' ELEVATION 'E' ELEVATION 'B' ELEVATION 'D' ELEVATION 'A' ELEVATION 'C'
(REVERSE)

6 UNIT BUILDING
FAIRGATE - BASE

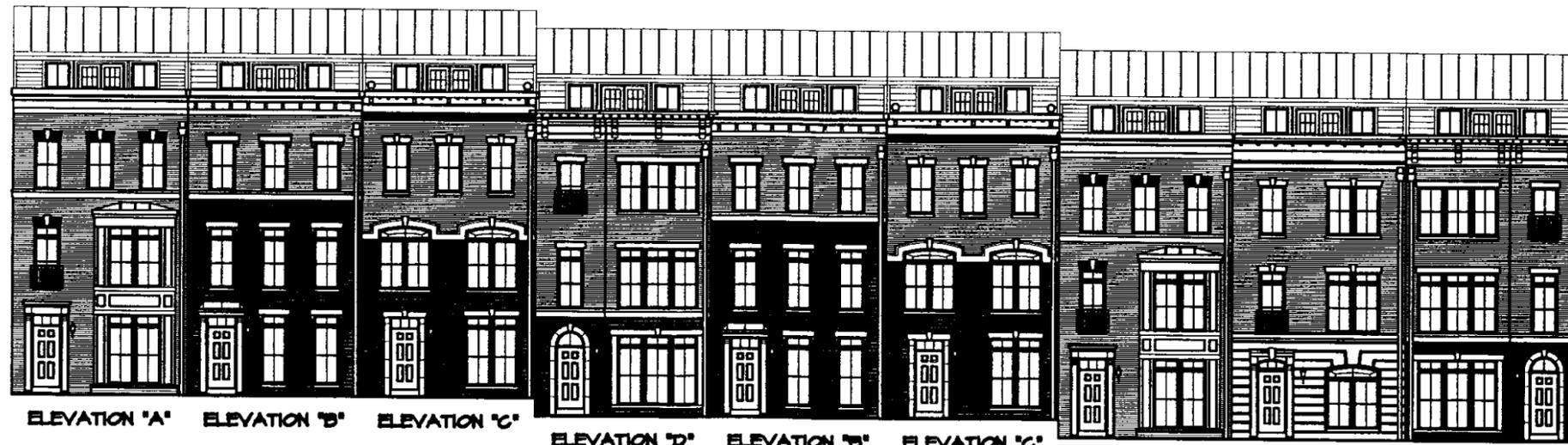
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ELEVATION 'B' ELEVATION 'A' ELEVATION 'D' ELEVATION 'B' ELEVATION 'C' ELEVATION 'A' ELEVATION 'E'
 (REVERSE)
7 UNIT BUILDING



ELEVATION 'E' ELEVATION 'B' ELEVATION 'A' ELEVATION 'D' ELEVATION 'B' ELEVATION 'C' ELEVATION 'A' ELEVATION 'E'
 (REVERSE)
8 UNIT BUILDING



ELEVATION 'A' ELEVATION 'B' ELEVATION 'C' ELEVATION 'D' ELEVATION 'B' ELEVATION 'C' ELEVATION 'A' ELEVATION 'E'
 (REVERSE) ELEVATION 'D'
 (REVERSE)

9 UNIT BUILDING
FAIRGATE - BASE

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 PENGAD-Bayonne, N. J.



3 UNIT BUILDING



4 UNIT BUILDING



5 UNIT BUILDING



6 UNIT BUILDING

FAIRGATE - REAR ELEV. BRICK



7 UNIT BUILDING



8 UNIT BUILDING



9 UNIT BUILDING

FAIRGATE - REAR ELEV. BRICK

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ELEVATION 'B' ELEVATION 'A' ELEVATION 'C' ELEVATION 'E' ELEVATION 'D' (REVERSE)

5 UNIT BUILDING



ELEVATION 'C' ELEVATION 'D' ELEVATION 'E' ELEVATION 'B' ELEVATION 'A' ELEVATION 'C' (REVERSE)

6 UNIT BUILDING



ELEVATION 'B' ELEVATION 'A' ELEVATION 'D' ELEVATION 'C' ELEVATION 'B' ELEVATION 'A' ELEVATION 'E' (REVERSE)

7 UNIT BUILDING

FAIRGATE W/ 8'-0" FRONT FILL

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3 UNIT BUILDING



4 UNIT BUILDING



5 UNIT BUILDING



6 UNIT BUILDING

FAIRGATE - REAR ELEV. SIDING

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7 UNIT BUILDING



8 UNIT BUILDING



9 UNIT BUILDING

FAIRGATE - REAR ELEV. SIDING

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