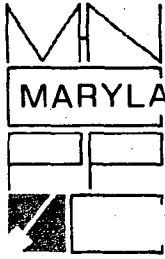


37/03-03D6<sup>901-</sup>  
691<sup>a</sup> Laurel Avenue  
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Feb. 12, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS #  
HAWP # 37/03-03D

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

Approved

Approved with Conditions: \_\_\_\_\_

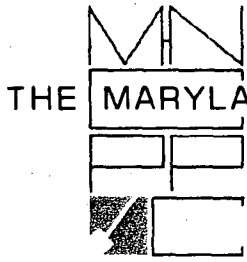
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: City of Takoma Park

Address: 6901-6929 Laurel Ave. Takoma Park Historic District

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Feb. 12, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants *6901-6929 Laurel Ave.  
Takoma Park Historic District*

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *DPS #  
HAWP # 37/03-03D*

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

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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) of your anticipated work schedule.

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

C:\hawpapr.wpd



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20880  
77-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SARA ANNE DAINES

Daytime Phone No.: 301-891-7224

Tax Account No.: N/A

Name of Property Owner: CITY OF TAKOMA PARK Daytime Phone No.: 301-891-7224

Address: 7500 MAPLE AVE, TAKOMA PARK MD 20912  
Street Number City Street Zip Code

Contractor: EBA ENGINEERING, INC Phone No.: 410-358-7171

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

Agent for Owner: STEVEN HALPREN Daytime Phone No.: 410-358-7171

Address: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: \_\_\_\_\_ Street: LAUREL AVENUE R.O.W.

Town/City: \_\_\_\_\_ Nearest Cross Street: LAUREL / CARROLL / EASTERN AVENUES

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Lotter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/renovate
- Move
- Install
- Wreck/tear
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slate
- Nonm Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: STREETSCAPE

ID. Construction cost estimate: \$ 115,500

IC. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A

20. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

JA. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A

JB. 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.

Sara Anne Daines  
Signature of owner or authorized agent

30 DEC 2002  
Date

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

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 2-12-03

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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, Hockville, (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.

*Expedited*

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 6901-6929 Laurel Ave., Takoma Park      **Meeting Date:** 02/12/03  
**Applicant:** City of Takoma Park (Sara Daines, Agent)      **Report Date:** 02/05/03  
**Resource:** Takoma Park Historic District      **Public Notice:** 01/29/03  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 37/03-03D      **Staff:** Anne Fothergill  
**PROPOSAL:** Sidewalk and landscaping improvements      **RECOMMEND:** Approval

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Takoma Park Historic District

The 6900 block of Laurel Avenue is located in the Old Town commercial neighborhood of Takoma Park. The block is comprised of a series of contributing and non-contributing commercial and religious structures with a variety of architectural styles. Most of the buildings date from the 1910s to the 1940s and the church was built in 1953.

**PROPOSAL**

The applicant proposes a variety of public improvements along Laurel Avenue in the Old Town commercial neighborhood of Takoma Park.

The first project is the replacement of the sidewalk in the 6901-6929 block of Laurel. The brick pavers will be replaced with pavers of a similar color and will be laid in a herringbone pattern. The applicant plans to use concrete along the edge of the buildings, at the curb, around the tree wells, and between sections of pavers. In the median strip, the applicant plans to install brick pavers in between the tree wells to accommodate the crowds at the farmers' market (Circle 9).

In addition, the applicant proposes to replace almost all the existing trees with a more appropriate species because they are in poor to fair condition (Circles 10-12). They also need to accommodate the overhead wires. They plan to work with the City arborist to determine what the new species of trees will be (possibly honey locusts), but they intend to use signature shade trees and will expand the tree wells and add more ground cover around the trees to hopefully improve their viability. There will be one less tree on the median and on the sidewalk. One existing tree will not be replaced and the existing trees, where possible, will be relocated to another location.

The final proposal is to replace the existing bollards and to construct raised crosswalks at the Laurel/Carroll Avenue and Laurel/Eastern Avenue intersections.

## STAFF DISCUSSION

The *Takoma Park* Guidelines recommend that “road and sidewalk improvements are done in such a way so as to enhance, rather than detract, from the historic ambiance of Takoma Park.” The alterations to the sidewalk and landscaping do not negatively impact the streetscape, landscape or historic district. Staff agrees with the applicant that the project will create an attractive entrance to the historic district and ideally enhance the appeal of the farmers’ market and the retail block. Staff recommends approval.

## STAFF RECOMMENDATION

Staff recommends that the Commission *approve* 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 general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

## APPLICATION FOR HISTORIC AREA WORK PERMIT

**Applicant:** City of Takoma Park, Maryland  
**Project Name:** Laurel Avenue Streetscape Project

---

### WRITTEN DESCRIPTION OF PROJECT

**a) Description of existing structure(s) and environmental setting, including their historic features and significance.**

The project is located in the Takoma Park Historic District and consists of a one block section of the Old Town commercial neighborhood. The area is comprised of a series of contributing and non-contributing commercial and religious structures which are identified in the *Amendment to the Master Plan for Historic Preservation - Takoma Park Historic District & Carroll Manor/Douglas House (1993)*. As noted below, a range of architectural styles are present in the project area.

| <u>Address</u> | <u>Arch Style</u> | <u>Date</u> | <u>Category</u>           |
|----------------|-------------------|-------------|---------------------------|
| 6856           | Tudor Gothic      | 1953        | Outstanding Resource      |
| 6901           | Amsterdam (?)     | c 1920-30s  | Contributing Resource     |
| 6909           | Art Deco          | c 1920-40s  | Contributing Resource     |
| 6915-29        | Vernacular        | c 1920-30s  | Non Contributing Resource |
| 6931-39        | Spanish Colonial  | c 1910s     | Outstanding Resource      |

A variety of public improvements were made along Laurel Avenue in the early 1990s with brick sidewalks installed and a median constructed. The median features a stylized clock tower and a statue commemorating "Roscoe the Roster," a local folk figure. Trees are located along both the sidewalk and in the median.

The improvements initiated by the City, while attractive, are in need of repair. The brick pavers have deteriorated over time due to unresolved drainage issues and have buckled because of the lack of a solid foundation. The trees are in poor to fair condition due in large part to compacted soil conditions and heavy pedestrian traffic.

The project area is the site of the Takoma Park Farmer's Market.

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

The project as proposed provides for the replacement of brick pavers, expansion of existing tree wells, replacement of existing bollards, and construction of raised crosswalks at the Laurel/Carroll Avenue and Laurel/Eastern Avenue intersections. The City of Takoma Park believes the project will create an attractive gateway to the community and



the historic district and enhance the setting of the popular Farmer's Market.

As noted in the accompanying survey, the existing trees are in poor to fair condition. All of the trees will be removed and replaced with more appropriate species. The expansion of the tree wells along the sidewalk, the addition of ground cover, and the installation of low metal surrounds around the tree wells will improve the viability of future plantings. Said proposal will require a reduction in the number of trees located along the sidewalk. (One tree will not be replaced.) The existing trees will, to the greatest extent possible, be relocated to another location. While specific species have not been identified at this time, discussion has focused upon the use of signature shade trees in the median and the need to accommodate the overhead wires located along the sidewalk

*ground cover*

Brick pavers will be replaced in their entirety with new pavers of a similar color. The pavers will be laid in a herringbone pattern. Concrete will be used along the edge of the buildings, at the curb, around the tree wells, and between sections of pavers.

**ATTACHMENTS:**

- 1) Site Plan - Current Conditions
- 2) Site Plan - Proposed Project
- 3) Tree Survey - Prepared by City of Takoma Park Arborist (October 2002)
- 4) Photographs of Project Area
- 5) Property Owner Addresses / Mailing Labels

*spans of concrete*

*bigger tree wells  
1 fewer tree  
median  
sidewalk*

*honey locusts*

*lariat pine*

CARROLL

6900 Block of  
Laurel Avenue

EASTERN



## Laurel Avenue Street Tree Survey

---

1. Zelkova 7.25" DBH Overall health: GOOD  
Comments: -some heat stress visible at top of canopy
2. Black oak 5.25" DBH Overall health: POOR  
Comments: -very large wound at base (probably mechanical)  
-considerable dieback at top  
-severe scale insect infestation (probably obscure scale)
3. Black oak 6.5" DBH Overall health: POOR  
Comments: -thin canopy  
-wound at base (mechanical)  
-ant nest at 2' from base suggests decay in main stem  
-oozing at wound  
-severe scale insect infestation
4. Black oak 7.25" DBH Overall health: FAIR  
Comments: -weak canopy  
-large dead branches  
-some scale damage
5. Zelkova 7.75" DBH Overall health: FAIR/ GOOD  
Comments: -heat stress  
-slight tip dieback at top of canopy
6. Black oak 6.5" DBH Overall health: POOR  
Comments: -weak canopy  
-considerable dead wood  
-dieback at top of canopy  
-some scale damage

7. Black oak 7.25" DBH Overall health: POOR  
 Comments: -mechanical damage on main stem  
 -probable canker on main stem  
 -borer insect damage  
 -slight scale damage
8. Zelkova 6" DBH Overall health: FAIR/ GOOD  
 Comments: -some heat stress in upper canopy  
 -wilting leaves
9. Black oak 9.5" DBH Overall health: FAIR / GOOD  
 Comments: -slight scale damage
10. Black oak 10.5" DBH Overall health: FAIR  
 Comments: -roots circling in tree box  
 -some necrosis at leaf margins may be drought/heat stress  
 (the leaves look brown at the ends)
11. Black oak 12.5" DBH Overall health: POOR  
 Comments: -large wound at base (mechanical)  
 -decay has set in wound  
 -some borer damage  
 -severe necrosis on leaves  
 -very weak canopy
12. Black oak 10.75" DBH Overall health: POOR  
 Comments: -1/2 of canopy almost gone  
 -several dead branches  
 -roots circling main stem  
 -some scale damage
13. Black oak 8.25" DBH Overall health: FAIR  
 Comments: -root bound in tree box  
 -several torn branches  
 -no canopy on street side

14. Zelkova 6.25" DBH Overall health: GOOD

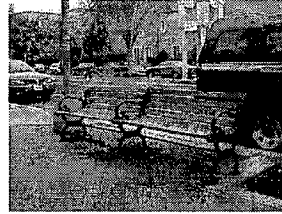
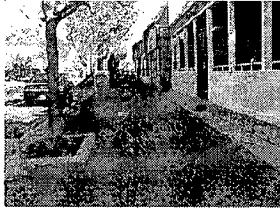
Comments: -roots starting to circle main stem  
-cupping leaves at top of canopy, drought stress

**Overall Comments:**

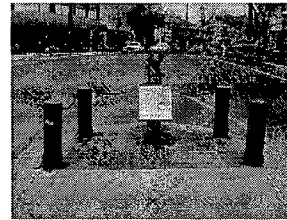
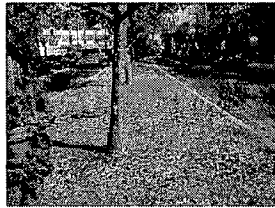
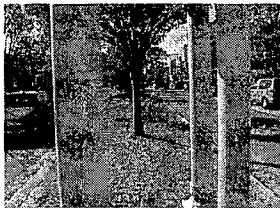
- The black oaks vary in new growth from 2 inches to 4 inches per year. Like red oaks, black oaks when healthy can put on 12 to 18 inches of growth per year.
- The scale damage on the black oaks would be very hard to treat. Spraying would be required annually by using either horticultural oil in the early spring or chemicals in the late spring/early summer.
- The borer damage on the black oaks would be best treated by just trying to maximize the health of the trees. Borers are secondary pests, which means they are going to attack trees already under stress from another source.
- The wounds at the base of the trees are probably due to vehicles or mowers hitting the bases of the trees.
- Some type of heat stress or drought stress was present on every tree. Because of their location and the local weather, this is not surprising.
- The zelkovas vary in new growth from 6 inches to 8 inches per year. Healthy zelkovas can put on at least 2 feet of new growth per year.
- Though no formal bulk density test was taken, the soil seemed very compacted.

Latin names:           Black oak     *Quercus velutina*  
                              Zelkova       *Zelkova serrata*

*Submitted By:*       Brett Linkletter, Certified Arborist



**Laurel Avenue Streetscape Project Area - View(s) of Eastern Side of Street**



**Laurel Avenue Streetscape Project Area - View(s) of Median**



**Laurel Avenue Streetscape Project Area - View of Western Side of Street**

**LAUREL AVENUE STREETScape PROJECT**  
City of Takoma Park, Historic Area Work Permit Application  
December 2002

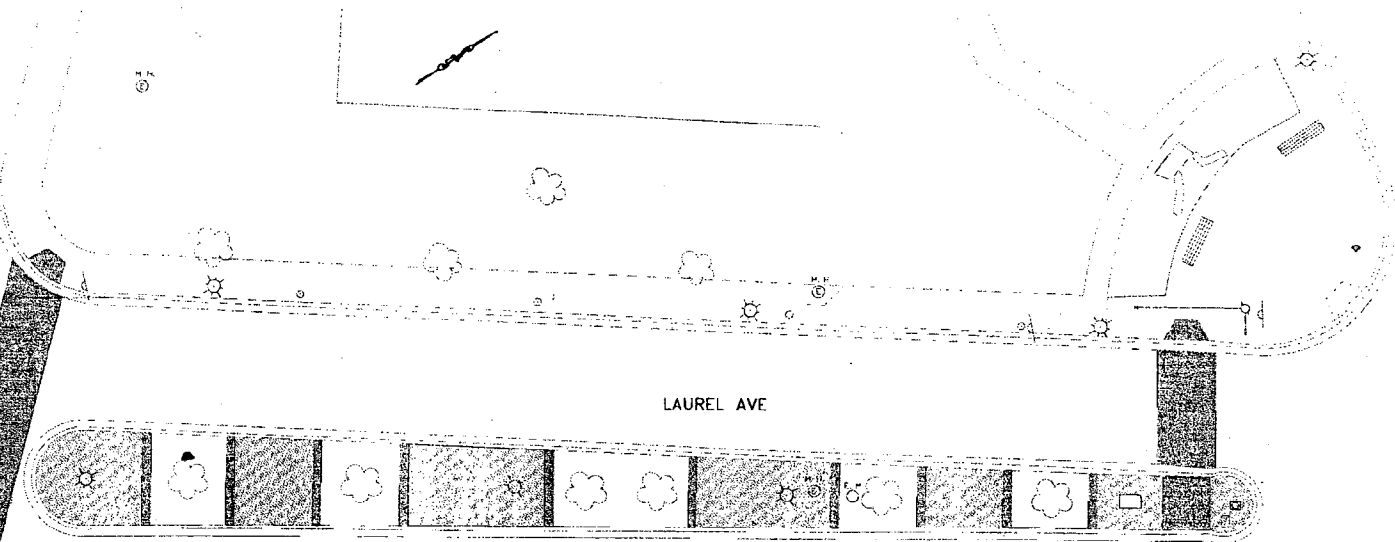




EASTERN AVE

CARROLL AVE

LAUREL AVE



- 6901
- 6901 PIZZA MOVERS
- 6903
- 6905 THE DCK
- 6909 POST OFFICE
- 6915 POLLY SUC'S
- G. M. X G. M.
- 6908
- 6915
- G. M. X G. M.
- 6917
- 6919
- 6917 DRY CLEANER
- 6919 VISION CENTER
- 6921 FLOORST
- 6921
- G. M. X G. M.
- 6923
- 6925
- G. M. X G. M.
- 6927
- 6923 EVERYDAY GOURMET
- 6925 MAGIC CARPET
- 6927 HOW A THER
- 6929 S & A READ
- G. M. X G. M.
- 6929
- 6931
- 6931
- 6931 BANK
- 6935 OFFICES
- 6937 VIDEO AMERICA
- 7001 BOOK STORE
- 6935

LIMIT OF WORK

LIMIT OF WORK



**EBA ENGINEERING, INC.**  
 4813 SETON DRIVE  
 BALTIMORE, MD. 21215  
 PH: (410) 558-7711 FAX: (410) 558-7215

CITY OF TAKOMA PARK  
 DEPARTMENT OF ECONOMIC  
 AND COMMUNITY DEVELOPMENT  
 CONCEPT PLAN FOR LAUREL AVENUE  
 FROM EASTERN AVENUE TO CARROLL AVENUE  
 SCALE 1" = 10'

Current Occupant  
6901 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6903 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6909 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6915 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6917 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6919 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6921 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6923 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6925 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6927 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6929 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6931 Laurel Avenue  
Takoma Park, MD 20912

Current Occupant  
6935 Laurel Avenue, Suite 201  
Takoma Park, MD 20912

Current Occupant  
6935 Laurel Avenue, Suite 202  
Takoma Park, MD 20912

Current Occupant  
6935 Laurel Avenue, Suite 204  
Takoma Park, MD 20912

Current Occupant  
6935 Laurel Avenue, Suite 206  
Takoma Park, MD 20912

Current Occupant  
6935 Laurel Avenue, Suite 207  
Takoma Park, MD 20912

Current Occupant  
6935 Laurel Avenue, Suite 208  
Takoma Park, MD 20912

Urciolo Properties, LLC  
6935 Laurel Avenue, Suite 100  
Takoma Park, MD 20912

Current Occupant  
6937 Laurel Avenue  
Takoma Park, MD 20912

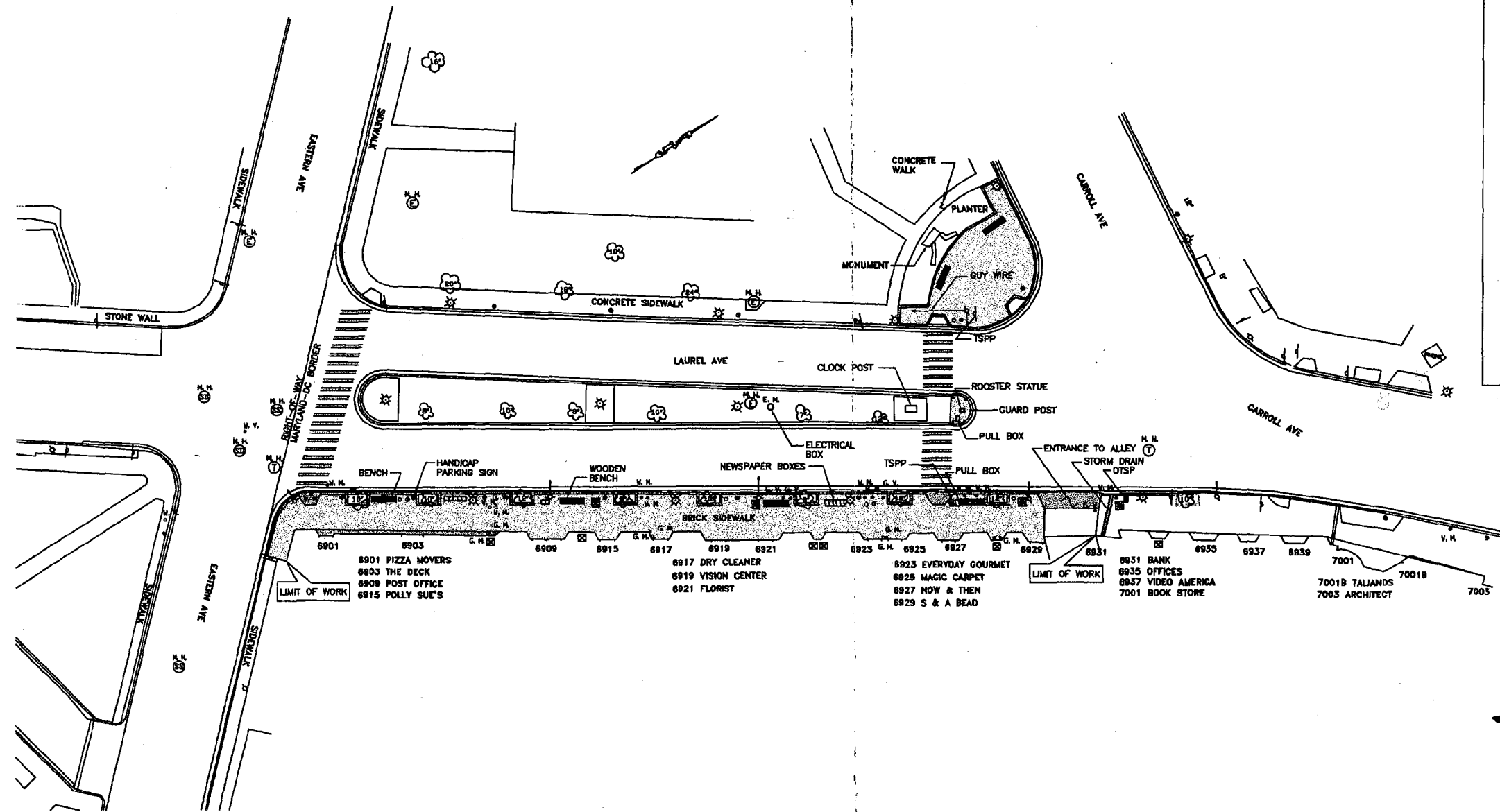
Current Occupant  
6939 Laurel Avenue  
Takoma Park, MD 20912

Potomac Conference Corp  
7<sup>th</sup> Day Adventist Church  
606 Greenville Avenue  
Stauton, VA 24401

Current Occupant  
6951 Carroll Avenue  
Takoma Park, MD 20912

City of Takoma Park  
ATTN: Sara Anne Daines  
7500 Maple Avenue  
Takoma Park, MD 20912

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**LEGEND**

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|---------------------------|-----------|
| BRICK PAVER               | [Pattern] |
| DOWN SPOUT                | [Symbol]  |
| ELECTRIC POLE             | [Symbol]  |
| ELECTRICAL MANHOLE        | [Symbol]  |
| FIRE HYDRANT              | [Symbol]  |
| GARBAGE CAN               | [Symbol]  |
| RECYCLE BIN               | [Symbol]  |
| GAS METER                 | [Symbol]  |
| GAS VALVE                 | [Symbol]  |
| LAMP POLE                 | [Symbol]  |
| NEWSPAPER BOXES           | [Symbol]  |
| PARKING METER             | [Symbol]  |
| PLANTERS                  | [Symbol]  |
| MAIL BOX                  | [Symbol]  |
| PULL BOX                  | [Symbol]  |
| SEWER MANHOLE             | [Symbol]  |
| STORM DRAIN MANHOLE       | [Symbol]  |
| TRAFFIC SIGN              | [Symbol]  |
| TRAFFIC SIGNAL PEDESTRIAN | [Symbol]  |
| VEHICULAR TRAFFIC SIGN    | [Symbol]  |
| WATER VALVE               | [Symbol]  |
| WATER METER               | [Symbol]  |
| WOODEN BENCH              | [Symbol]  |

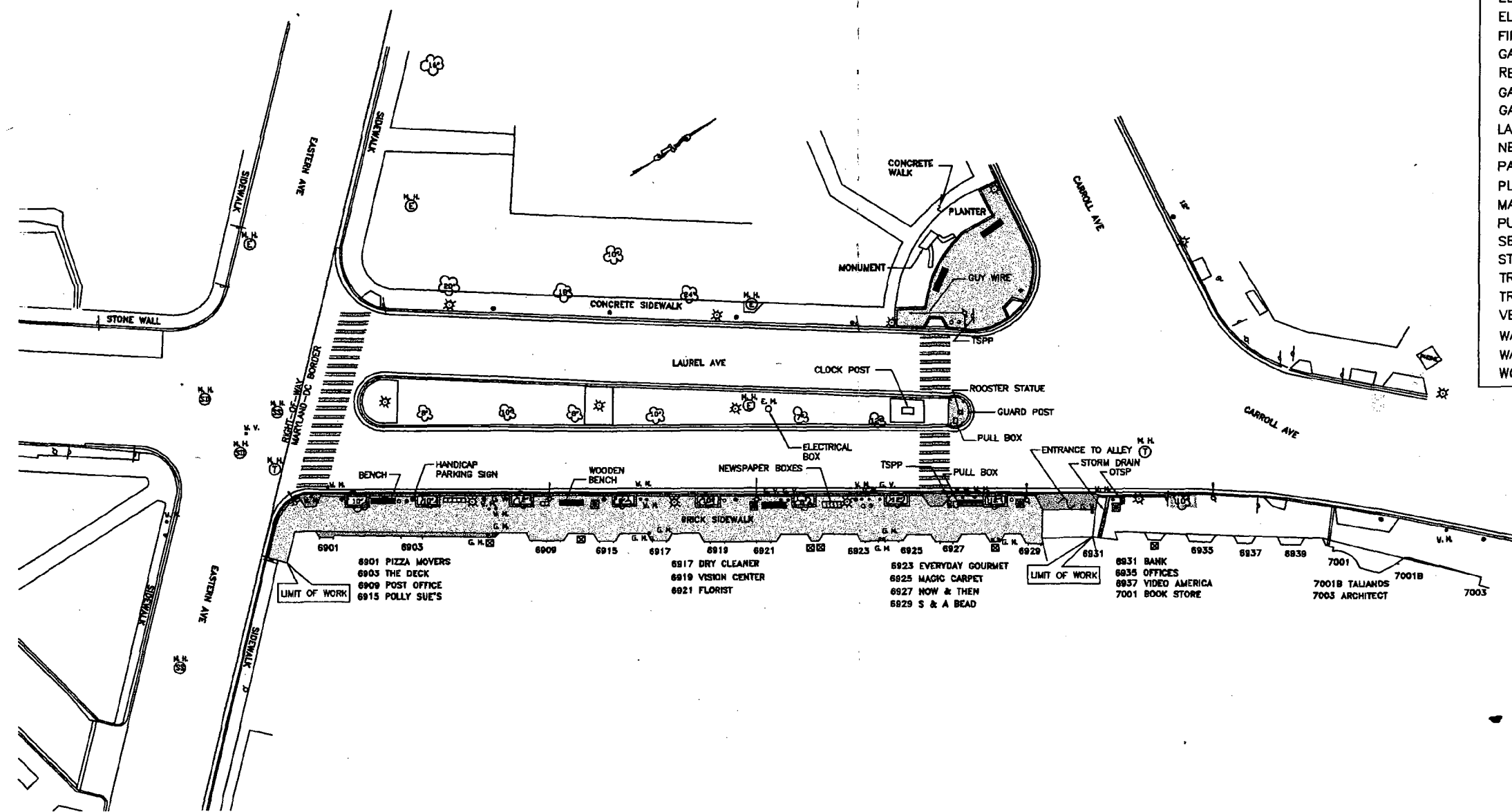
6901  
 6903 THE DECK  
 6909 POST OFFICE  
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 6917 DRY CLEANER  
 6919 VISION CENTER  
 6921 FLORIST  
 6923 EVERYDAY GOURMET  
 6925 MAGIC CARPET  
 6927 HOW & THEN  
 6929 S & A BEAD  
 6931 BANK  
 6935 OFFICES  
 6937 VIDEO AMERICA  
 7001 BOOK STORE  
 7001B TALJANDS  
 7003 ARCHITECT



**EBA ENGINEERING, INC.**  
 4813 SETON DRIVE  
 BALTIMORE, MD. 21215  
 ph: (410) 358 7171 fax: (410) 358-7213

**CITY OF TAKOMA PARK**  
**DEPARTMENT OF ECONOMIC**  
**AND COMMUNITY DEVELOPMENT**  
 EXISTING CONDITION AT LAUREL AVENUE  
 FROM EASTERN AVENUE TO CARROLL AVENUE  
 SCALE : AS SHOWN DATE: DECEMBER 13, 2002

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**LEGEND**

|                           |          |
|---------------------------|----------|
| BRICK PAVER               | [Symbol] |
| DOWN SPOUT                | [Symbol] |
| ELECTRIC POLE             | [Symbol] |
| ELECTRICAL MANHOLE        | [Symbol] |
| FIRE HYDRANT              | [Symbol] |
| GARBAGE CAN               | [Symbol] |
| RECYCLE BIN               | [Symbol] |
| GAS METER                 | [Symbol] |
| GAS VALVE                 | [Symbol] |
| LAMP POLE                 | [Symbol] |
| NEWSPAPER BOXES           | [Symbol] |
| PARKING METER             | [Symbol] |
| PLANTERS                  | [Symbol] |
| MAIL BOX                  | [Symbol] |
| PULL BOX                  | [Symbol] |
| SEWER MANHOLE             | [Symbol] |
| STORM DRAIN MANHOLE       | [Symbol] |
| TRAFFIC SIGN              | [Symbol] |
| TRAFFIC SIGNAL PEDESTRIAN | [Symbol] |
| VEHICULAR TRAFFIC SIGN    | [Symbol] |
| WATER VALVE               | [Symbol] |
| WATER METER               | [Symbol] |
| WOODEN BENCH              | [Symbol] |



**EBA ENGINEERING, INC.**  
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**CITY OF TAKOMA PARK**  
 DEPARTMENT OF ECONOMIC  
 AND COMMUNITY DEVELOPMENT  
 EXISTING CONDITION AT LAUREL AVENUE  
 FROM EASTERN AVENUE TO CARROLL AVENUE  
 SCALE : AS SHOWN DATE: DECEMBER 13, 2002

EASTERN AVE

CARROLL AVE

LAUREL AVE

V.M.

V.M.

6901

6903

G.M.

G.M.

6909

6915

G.M.

G.M.

6917

6919

6921

6923

G.M.

6925

G.M.

6927

G.M.

G.M.

6929

6931

6935

6901 PIZZA MOVERS  
6903 THE DECK  
6909 POST OFFICE  
6915 POLLY SUE'S

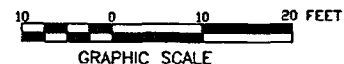
6917 DRY CLEANER  
6919 VISION CENTER  
6921 FLORIST

6923 EVERYDAY GOURMET  
6925 MAGIC CARPET  
6927 NOW & THEN  
6929 S & A BEAD

6931 BANK  
6935 OFFICES  
6937 VIDEO AMERICA  
7001 BOOK STORE

LIMIT OF WORK

LIMIT OF WORK



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CITY OF TAKOMA PARK  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT  
CONCEPT PLAN FOR LAUREL AVENUE  
FROM EASTERN AVENUE TO CARROLL AVENUE

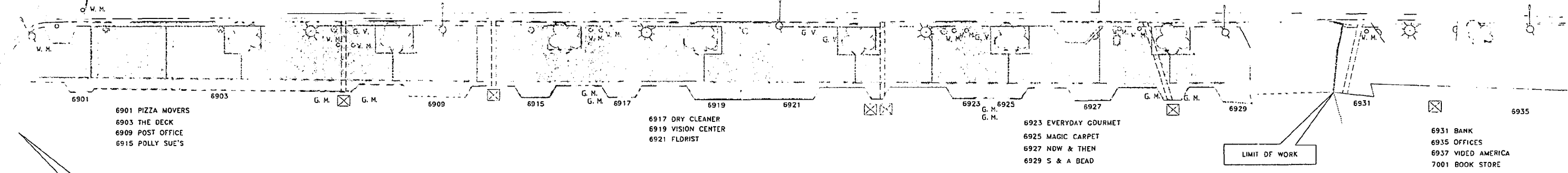
SCALE 1" = 10'

DATE: DECEMBER 12, 2002

EASTERN AVE

CARROLL AVE

LAUREL AVE



6901 PIZZA MOVERS  
 6903 THE DECK  
 6909 POST OFFICE  
 6915 POLLY SUE'S

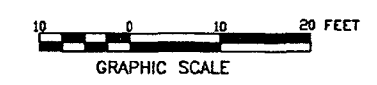
6917 DRY CLEANER  
 6919 VISION CENTER  
 6921 FLDRIST

6923 EVERYDAY GOURMET  
 6925 MAGIC CARPET  
 6927 NDW & THEN  
 6929 S & A BEAD

6931 BANK  
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 CONCEPT PLAN FOR LAUREL AVENUE  
 FROM EASTERN AVENUE TO CARROLL AVENUE

SCALE 1" = 10'

DATE: DECEMBER 12, 2002