

7071 Carroll Avenue, Takoma Park  
HPC Case No. 37/03-10AA  
Takoma Park Historic District

10' - 0"

3' - 0"  
8-3/8"  
8-3/8"  
8-3/8"

City  
Cheesecake



Hand  
Made  
Perfection

SIGN ELEVATION

1/2" = 1' - 0"

QTY: 1

1/2" THK. ALUM. FACED PANEL  
W/ WHITE CAPPED EDGES

VINYL GRAPHICS APPLIED

EXTERIOR FASCIA

MOUNTING HARDWARE  
AS REQUIRED

TYPICAL SECTION THRU

N.T.S.

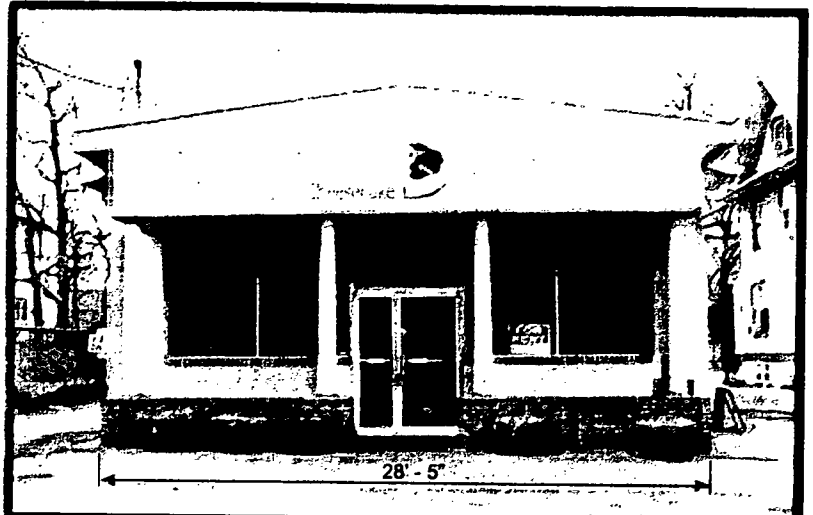


PHOTO RENDERING

N.T.S.

APPROVED

McHenry County

Health Department

*[Signature]* 5/13/10

**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.

The existing structure is a sign made out of individual letters that says "The Sassy Cafe".

The new sign is one piece that contains the logo of capital city chesapeake. It is made out of vinyl graphics with a 1/2" thick aluminum faced pannel with white capped edges.

**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 as 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 CONTIGUOUS PROPERTY OWNERS**

For All projects, provide an accurate list of adjacent and contiguous 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 owners of lot(s) or parcel(s) which be 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Meaghan Murphy  
Daytime Phone No.: 202-821-8251

Tax Account No.: 30-0560940

Name of Property Owner: Capital City Cheesecake Daytime Phone No.: 301-270-7260

Address: 7071 Carroll Ave Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Murray Signs Phone No.: 240-676-8779

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

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PERMITS**

House Number: 7071 Street: Carroll Ave

Town/City: Takoma Park Nearest Cross Street: Columbia Ave

Lot: 2 Block: 16 Subdivision: Gilbert's Addition

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

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

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

1B. Construction cost estimator: \$ \_\_\_\_\_

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 \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

Meaghan Murphy  
Signature of owner or authorized agent  
04/21/2010  
Date

Approved: [Signature]  
Disapproved: \_\_\_\_\_ Signature: Thomas Jaster FOR THOMAS JASTER, CHAIRPERSON Date: 5/13/10  
Application/Permit No.: 1005027 Date Filed: 4/21/2010 Date Issued: \_\_\_\_\_



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: May 13, 2010

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #535825, signage installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 12, 2010 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Capital City Cheesecake (Meaghan Murphy, Agent)

Address: 7071 Carroll Avenue, Takoma Park

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

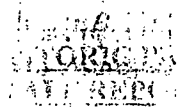


**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7071 Carroll Avenue, Avenue, Takoma Park	<b>Meeting Date:</b>	5/12/2010
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	5/5/2010
<b>Applicant:</b>	Capital City Cheesecake (Meaghan Murphy, Agent)	<b>Public Notice:</b>	4/28/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-10AA	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Signage installation		

**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions



**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c1920-40s

**PROPOSAL:**

The applicant is proposing to mount a 10' x 3', aluminum faced panel sign with applied flush mounted vinyl graphics on the front façade of the subject building. The existing gooseneck lights will retained and used to light the sign.

**APPLICABLE GUIDELINES:**

**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

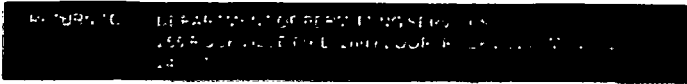
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic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

**STAFF RECOMMENDATION:**

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

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

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



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Lot: 2 Block: 16 Subdivision: Gilbert's Addition

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Revision, Repair, Revocable, AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Sign

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

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

Signature of owner or authorized agent: [Signature] Date: 04/21/2010

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date:
Application/Permit No.: 535825 Date Filed: 4/21/2010 Date Issued:



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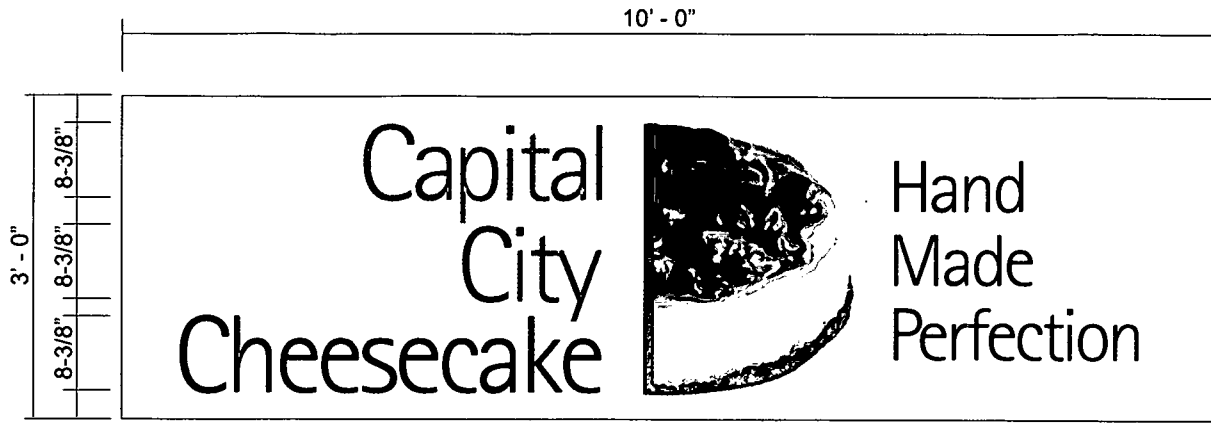
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

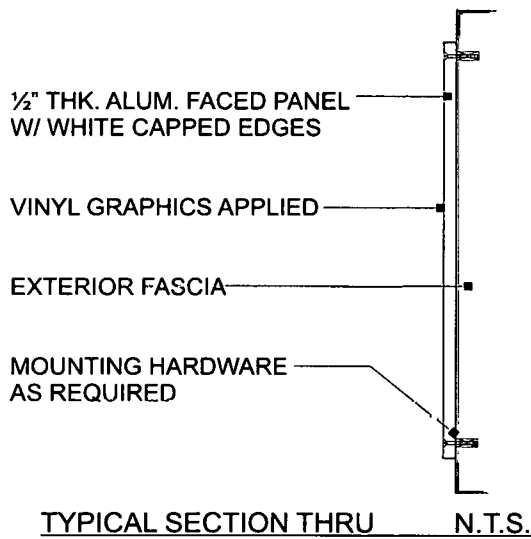
Owner's mailing address	Owner's Agent's mailing address
7071 Carroll Ave Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
7063 Carroll Ave Takoma Park, MD 20912	
1 Pine Ave Takoma Park, MD 20912	
102 Park Ave Takoma Park, MD 20912	

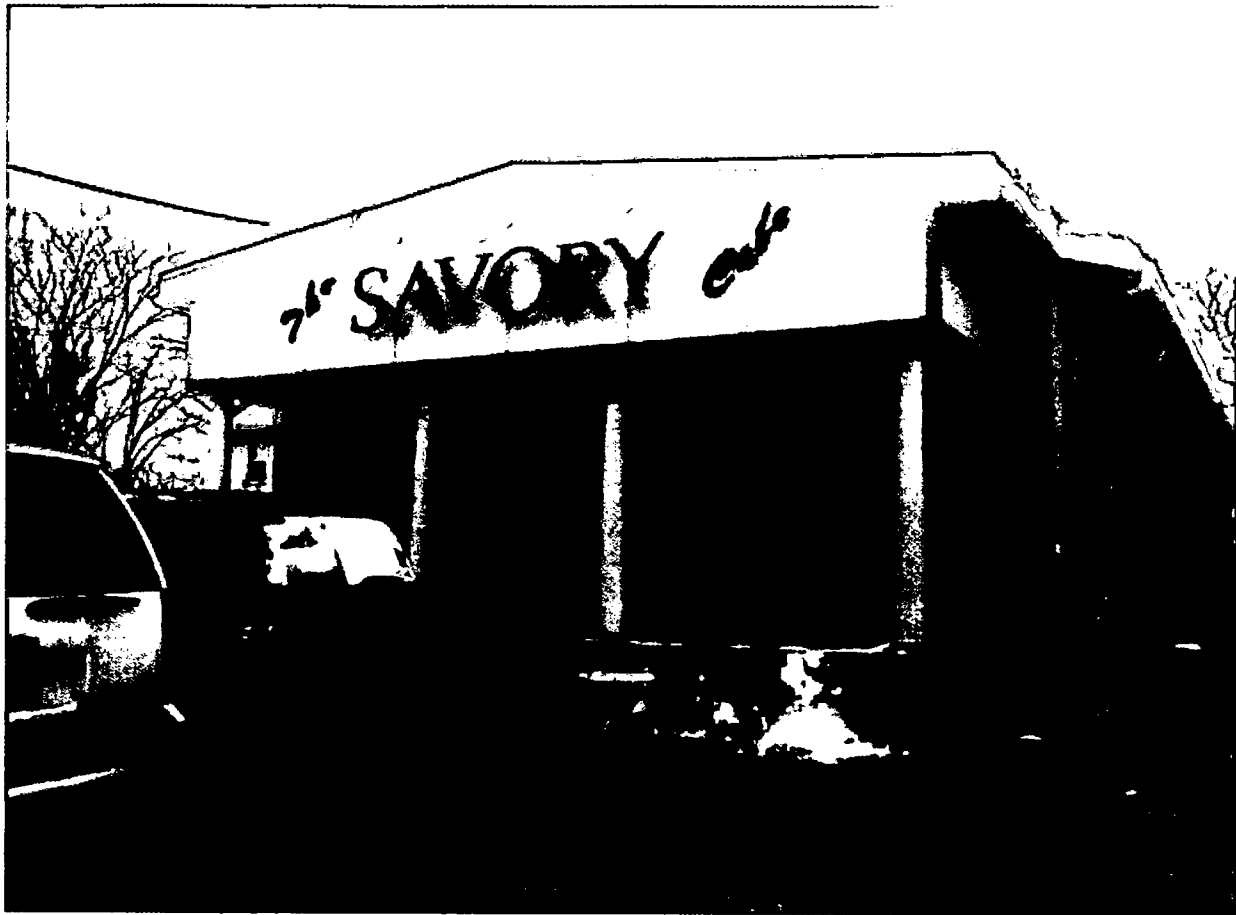


SIGN ELEVATION

1/2" = 1' - 0"

QTY: 1





7

# City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119  
Fax: (301) 270-4588



7500 Maple Avenue  
Takoma Park, MD 20912

April 14, 2010

Mr. David Rotenstein, Chair  
Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7071 Carroll Avenue - Sign Installation

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, April 14, 2010, to review a proposal submitted by Ms. Meaghan Murphy, representing Capital City Cheesecake, for a front facade sign installation at 7071 Carroll Avenue. The application is to be considered by the Historic Preservation Commission this spring.

The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented, with the suggestion that applicant consider creative lighting and simple accent details in the sign corners to enhance and highlight the sign.

If you have any questions regarding the Board's action, please call (301) 891 7219.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,

Carman Lam  
Associate Planner