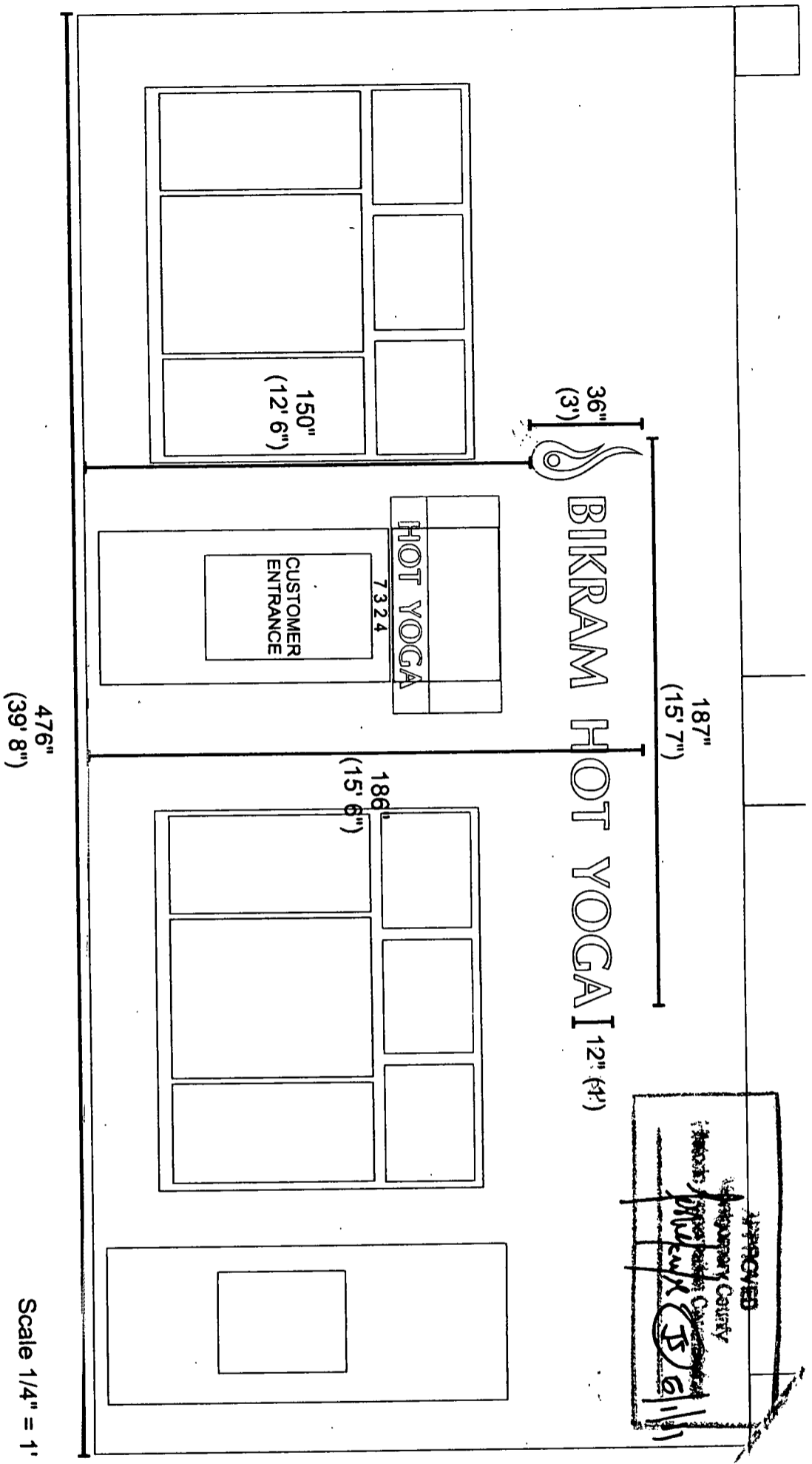


APPROVED  
 Montgomery County  
 Department of Public Safety  
 5/6/11



Bikram Hot Yoga  
 7324 Carroll Avenue  
 Takoma Park, MD 20912

Total Area is 36" x 187", Extreme Dimensions are 36" x 187"  
 Cast Metal Letters, 12", Stud Mounted  
 Logo is Also Cast Metal, 12" x 36", Stud Mounted with 1/2" Stand-Offs

Awning is 3' tall, 6' wide,  
 2' drop, 3' projection.  
 Fabric is Sunbrella, dyed acrylic fabric.  
 Shape is convex, w/ 1" sign band.  
 "Hot Yoga" x 3 across sign band.

HOT YOGA

BIKRAM HOT YOGA

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

<b>Address:</b>	7324 Carroll Avenue, Avenue, Takoma Park	<b>Meeting Date:</b>	5/25/2011
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	5/18/2011
<b>Applicant:</b>	Karl Kessler	<b>Public Notice:</b>	5/11/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-11V	<b>Staff:</b>	Josh Silve
<b>PROPOSAL:</b>	Signage installation		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

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

**PROPOSAL:**

The applicant is proposing to install stud mounted cast metal lettering with accompanying logo on the front brick façade of the building. The total sign areameasures 3' high x 15'7" long and the proposed lettering is 12" high.

A 3' high x 6' wide fabric awning with 12" high applied lettering will be installed over the primary entrance door to the building.

The City of Takoma Park Façade Advisory Board has reviewed this proposal.

**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.

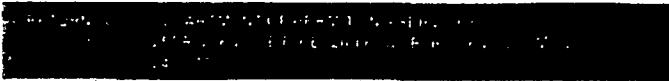
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features 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. 94, § 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@mncppe-mc.org](mailto:joshua.silver@mncppe-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Stephen Pleasant
Daytime Phone No.: 202-365-6135

Tax Account No.:

Name of Property Owner: Karl Kessler
Address: 8704 Eggert Dr. Bethesda, MD 20037

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Stephen Pleasant
Daytime Phone No.: 202-365-6135

LOCATION OF BUILDING/PREMISE

House Number: 7324 Street: Carroll Ave
Town/City: Takoma Park

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$

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.

Signature of Stephen Pleasant

Date: April 4, 2011

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 567349 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:

Existing structure is a storefront property with a brick facade. Installation of a sign with lights and an awning above door. Project will fit into existing architectural features. Current photo of bldg. is attached. Minimal anchor points.

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

Add signage and lights to facade of 7324 Carroll Ave. Takoma Park, MD 20912. Add awning above door entrance.

**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 9 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 features 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 effected 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**

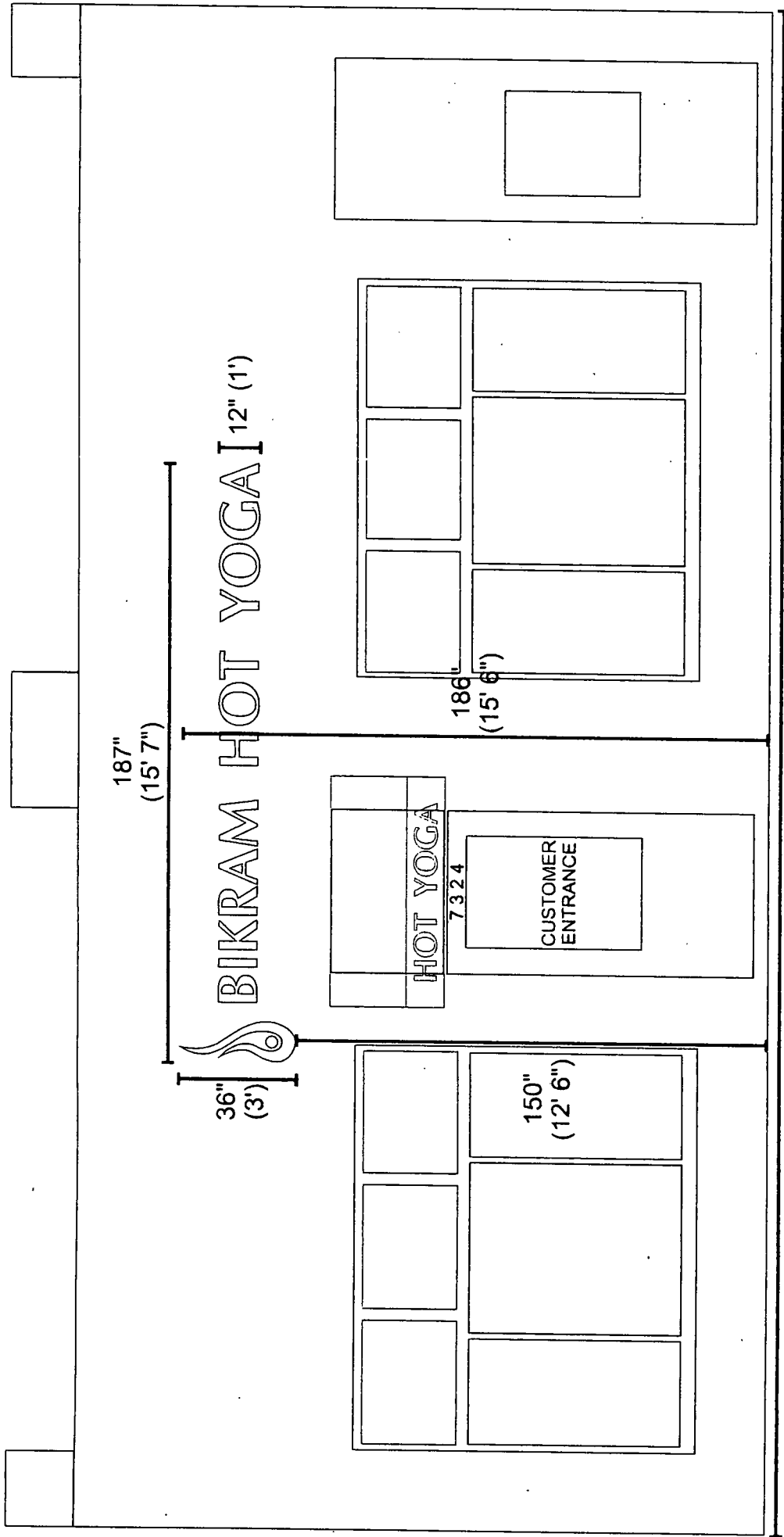
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

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

<p><b>Owner's mailing address</b>                  Gisela Kessler                  8704 Eggert Dr.                  Bethesda, MD 20037</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Adjacent Property: 7322 Carroll Ave.                  Owner: Gisela Kessler                  8704 Eggert Dr.                  Bethesda, MD 20037</p>	
<p>Adjacent Property: 7328 Carroll Ave.                  Owner: Historic Takoma Inc.                  Agent: Lorraine Pearsall                  P.O. Box 5781                  Takoma Park, MD 20912</p>	
<p>Confronting Property:                  203 Manor Circle                  Takoma Park MD 20912                  Owner: Susan Robb                  address of owner</p>	

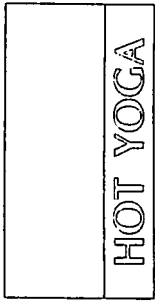


Scale 1/4" = 1'

**Total Area is 36" x 187", Extreme Dimensions are 36" x 187"  
 Cast Metal Letters, 12", Stud Mounted  
 Logo is Also Cast Metal, 12" x 36", Stud Mounted with 1/2" Stand-Offs**

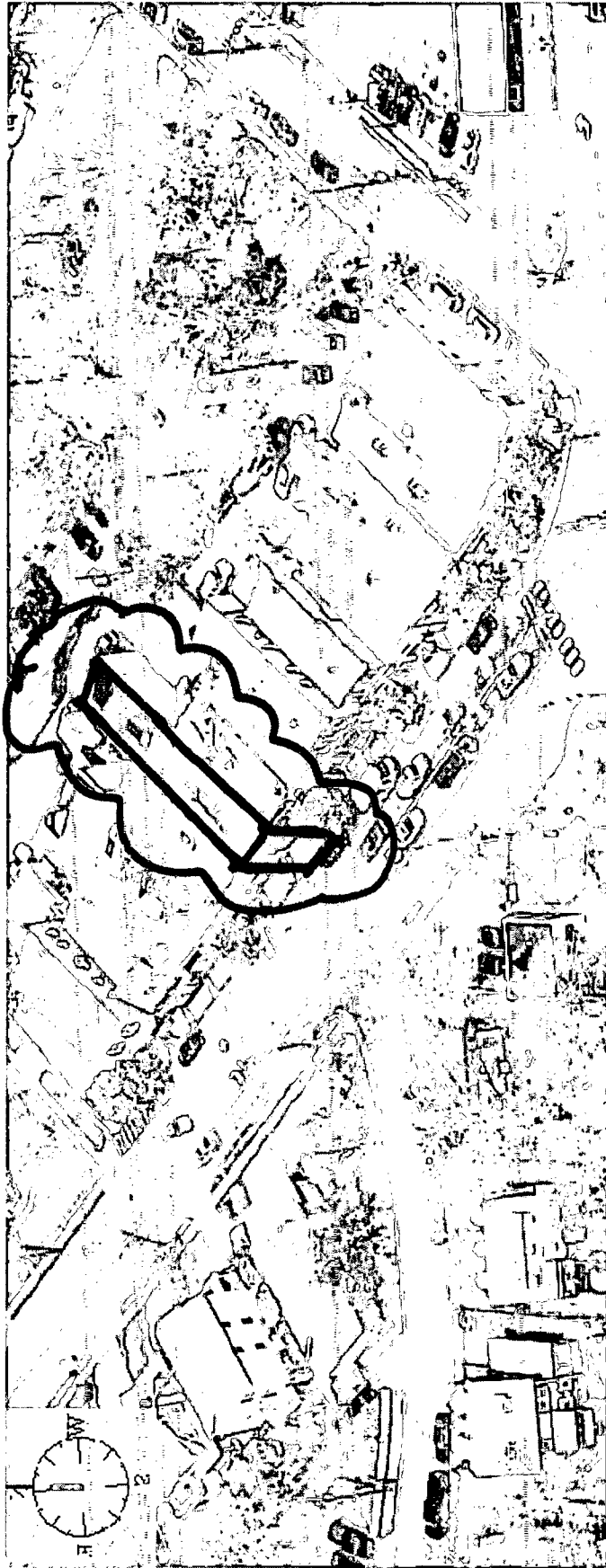
Bikram Hot Yoga  
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 2' drop, 3' projection.  
 Fabric is Sunbrella, dyed acrylic fabric.  
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 "Hot Yoga" x 3 across sign band.



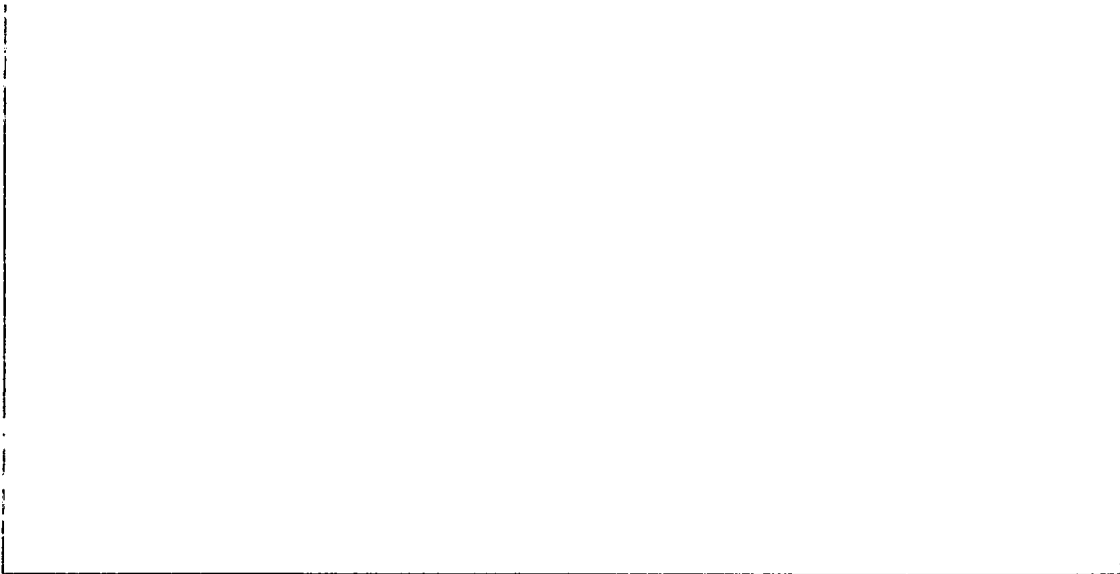
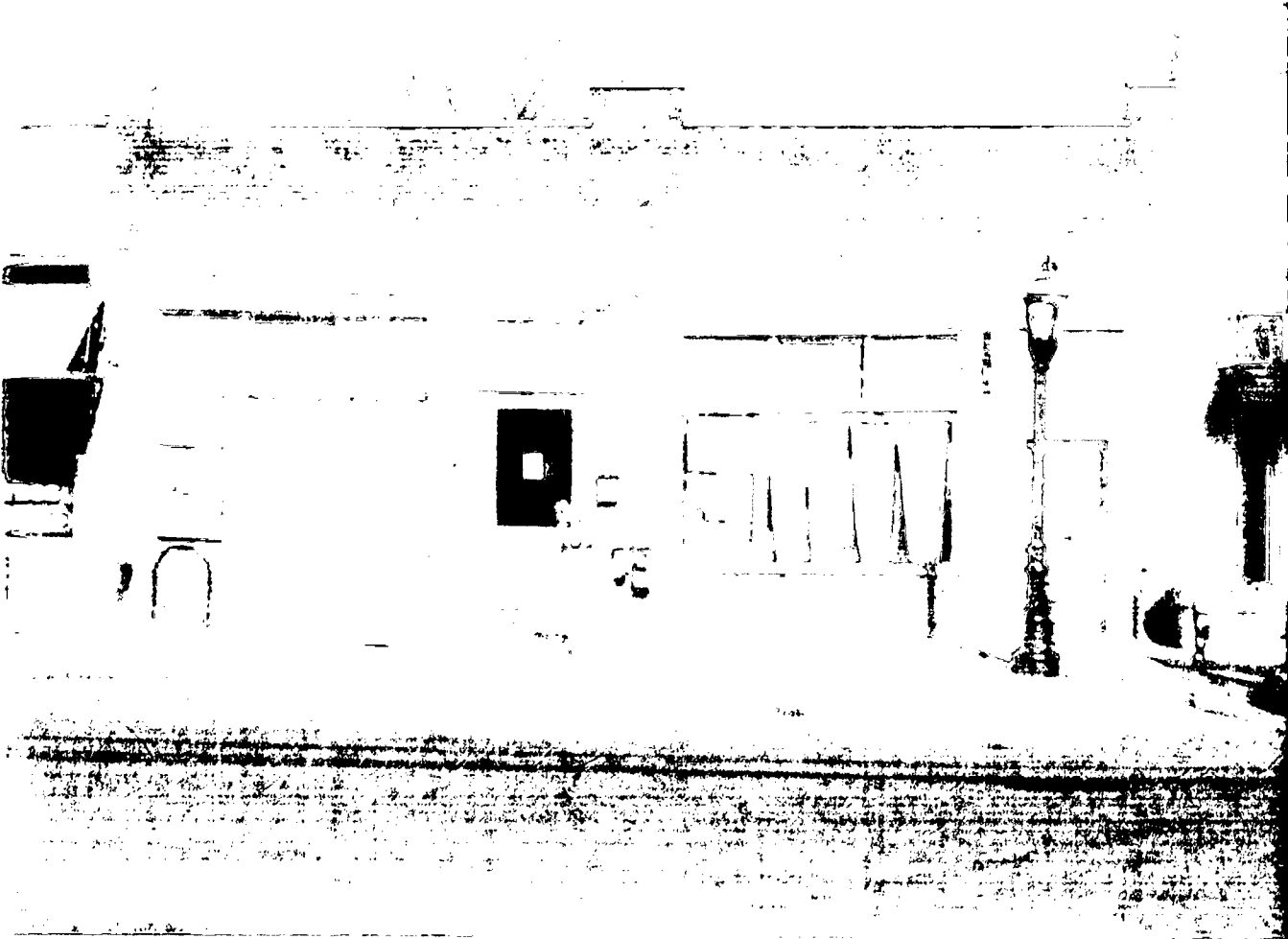
**BIKRAM HOT YOGA**







Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

Applicant: Bikram yoga Takoma Park 7324 Carroll Ave  
Stephen Pleasant

Page: \_\_

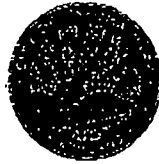
8

# City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568

7500 Maple Avenue  
Takoma Park, MD 20912



April 28, 2011

Ms. Leslie Miles, Chair  
Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7324 Carroll Avenue - sign, lighting, and awning installation CORRECTION

Dear Ms. Miles:

The Takoma Park Facade Advisory Board met on Tuesday, April 12, 2011, to review the design proposal as presented by Mr. Stephen Pleasant of Bikram Yoga, to install a front facade sign, goose-neck lighting above the signage, and an awning above the front entrance door, of the business of Bikram Yoga, located at 7324 Carroll Avenue. The proposal is to be considered by the Historic Preservation Commission this summer.

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 following conditions:

1. That effort be made to locate the sign's mounting studs in the mortar joint rather than the brick;
2. That the awning over the door is a sloping canopy as depicted as canopy No.1 in the proposal,
3. That light fixtures be in bronze to complement with the brick wall, with electrical routing in the interior and electrical components not exposed where possible,
4. That future painting to relate signage color to architecture be considered.

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,

A handwritten signature in black ink, appearing to read 'Carman Lam', is written over a faint, circular stamp or watermark.

Carman Lam  
Associate Planner

# City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568



7600 Maple Avenue  
Takoma Park, MD 20912

April 28, 2011

Ms. Leslie Miles, Chair  
Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 7324 Carroll Avenue - sign, lighting, and awning installation

Dear Ms. Miles:

The Takoma Park Facade Advisory Board met on Tuesday, April 21, 2011, to review the HAWP application submitted by Mr. Stephen Pleasant of Bikram Yoga, to install a front facade sign, goose-neck lighting above the signage, and an awning above the front entrance door, of the business of Bikram Yoga, located at 7324 Carroll Avenue. The application is to be considered by the Historic Preservation Commission this summer.

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 following conditions:

1. That effort be made to locate the sign's mounting studs in the mortar joint rather than the brick;
2. That the awning over the door is a sloping canopy as depicted as canopy No. 1 in the HAWP application's attachment,
3. That light fixtures be in bronze to complement with the brick wall, with electrical routing in the interior and electrical components not exposed where possible,
4. That future painting to relate signage color to architecture be considered.

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