

Takoma Park Facade Advisory Board
2008-2009 Annual Report
Design Review Activity
April 7, 2009

Summary

The Board reviewed fourteen projects over the past year. Thirteen projects were initiated by application to the Board for review and the Board opened one project in response to installation of signage and equipment without prior approval of the Board and/or the Montgomery County Historic Preservation Commission (MCHPC). Three projects opened during the year are pending at the time of this writing. All projects approved by the Board during this term that were later submitted to the MCHPC were approved by the MCHPC.

In addition to project reviews, the Board completed revisions to the Takoma Park Design Guidelines for Commercial Buildings. The Board anticipates presenting the Design Guidelines to City Council in 2009.

Over the past year, the Board periodically initiated contact with property owners deemed to be in violation of the Commercial District Façade Ordinance. Excluding one recently opened project that is still under review, all such contacts were resolved amicably.

The Board is concerned about the proliferation of flashing, intermittent, and moving light(s) signs in the City of Takoma Park and in our neighboring communities. The Board strongly recommends that such lighting be prohibited in all instances excepting those signs that provide public service information (to be defined by law) in order to maintain the aesthetic qualities of the City and to reduce the potential hazard to pedestrians and automobiles due to driver distraction. Such lighting clearly is prohibited by the Commercial District Façade Ordinance (Section 8.40.130(4)(e)) but the ordinance is not clear on whether such lights installed inside of a structure within a window frame are similarly prohibited. The Board recommends amendment of Section 8.40.130 to prohibit such light installations within structures that are visible from the street.

The Board also notes that the use of temporary signs and banners has escalated over the past year and that such signage is often posted for periods of time in excess of the 30 days permitted by the Montgomery County Zoning Ordinance. In some cases, these temporary signs appear to be serving as permanent signs. It is the Board's opinion that such signage be closely regulated. The Board is researching whether the Montgomery County Zoning Ordinance requires clarification to permit enforcement of the existing law and whether it should recommend that the City of Takoma Park adopt legislation to permit enforcement of the Montgomery County Zoning Ordinance by the City.

The Board is available for further comment to City Council at its request.

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Projects: March 2008 through March 2009

7320 Carroll Ave	Pajama Squid, LLC Installation of new signage Approved by Board Approved by MCHPC
7007-7009 Carroll Ave	Carroll West LLC Installation of new signage Approved with modifications by Board Approved by MCHPC
7034 Carroll Ave	Carroll Avenue Properties Window replacement & installation Approved with modifications by Board Application to MCHPC pending
Takoma Junction	City of Takoma Park Installation of banner arms & banners Not approved by Board
B.Y. Morrison Park Pavilion	City of Takoma Park Tile replacement Approved by Board Approved by MCHPC
Takoma Junction	City of Takoma Park Lamp replacement Approved by Board Approved by MCHPC
7008-7014 Westmoreland Ave & 7003 Carroll Ave	Keystar Real Estate Installation of a replacement sign, a new sign and landscaping Approved by Board Approved by MCHPC
6951 Carroll Ave	Takoma Park SDA Church Installation of replacement HVAC & associated containment structure Approved with modifications by Board Approved by MCHPC
6931 Laurel Ave	Sun Trust Banks, Inc. Installation of ATM Open project

7001 Carroll Ave	Avenue Oven, LLC Installation of HVAC on roof Approved by Board No MCHPC approval required
7040 Carroll Ave	Roscoe's Neapolitan Pizzeria Installation of new signage & lighting Approved with modifications by Board Application to MCHPC pending
7001 Carroll Ave	Westmoreland LLC Installation of new signage Approved with modifications by Board Application to MCHPC pending
7222 / 7224 Carroll Ave	R S Automotive, Inc. Building Addition Approved with modifications by Board Application to MCHPC pending
7009 B Carroll Ave	Still Point Window replacement Open project

Respectfully submitted,

The Takoma Park Façade Advisory Board

By: Ali Barrionuevo, Chairperson

City of Takoma Park Maryland
FACADE ADVISORY BOARD
Membership Listing

Board Member	Mailing Address	Telephone	Email	Representing	Term Expiration
Baron, Sabrina				Historic Takoma	March 31, 2009
Barrionuevo, Alexandra	Ward 5			At-Large	March 31, 2009
Hume, John				Business Owner	March 31, 2011
O'Brien, H. James				Architect	March 31, 2011
DiLuigi, James				Historic Takoma ALTERNATE	March 31, 2012
Urciolo, John				Building Owner	March 31, 2010
Weiss, Richard	Ward 3			At-Large	March 31, 2009
Vacant				At-Large	March 31, 2010

Staff Contact: Carman Lam, Associate Planner
7500 Maple Avenue, Takoma Park MD 20912
301.891.7219
CarmanL@takomagov.org

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