

Docket Item # 2  
BAR CASE # 2011-0213

BAR Meeting  
September 7, 2011

**ISSUE:** Signage  
**APPLICANT:** Christ Church  
**LOCATION:** 118 North Washington Street  
**ZONE:** CD/ Commercial Downtown Zone

---

**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness application, with the following conditions:

1. That the fasteners for all wall mounted signs will be mounted in the mortar joints;
2. That the statements in the archaeology conditions below appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

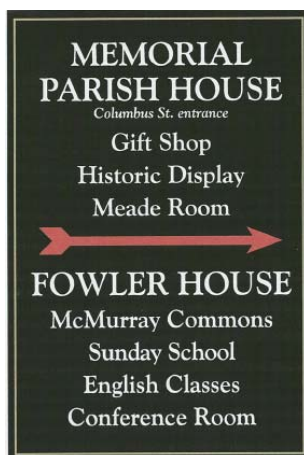
**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for signage and lighting on the existing Christ Church campus at 118 North Washington Street. The applicant is proposing to install:

1. A double-sided hanging painted wood sign (24" X 36") mounted on the light post along the main walkway hanging from a standard scroll bracket. Sign will be installed towards the walkway to enhance visibility. (Sign E2)

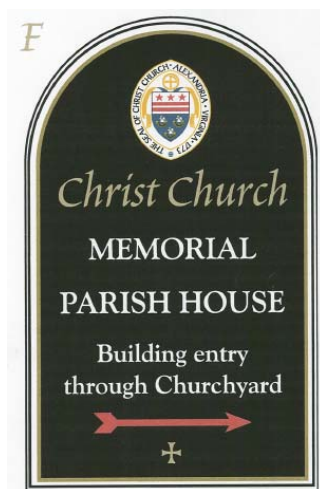


Sign E2



Light Post

2. A painted wood (27" x 44") sign to the right of the Memorial Parish Hall doors at the Washington Street entrance to match the existing arch shaped signs currently located adjacent to the Memorial Parish Hall garden entrance and Gift Shop entrance. (Sign F)



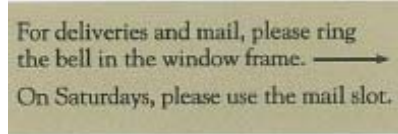
Sign F



Parish Hall Door

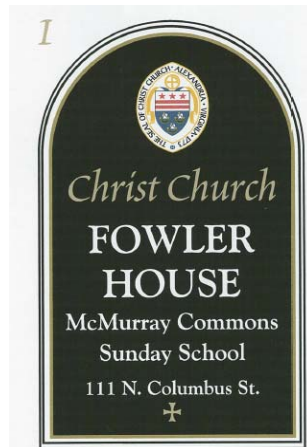


3. A brass sign on the Washington Street Memorial Parish Hall door. The sign is to read "For deliveries and mail, please ring the bell in the window frame. On Saturdays, please use the mail slot." (Sign J)

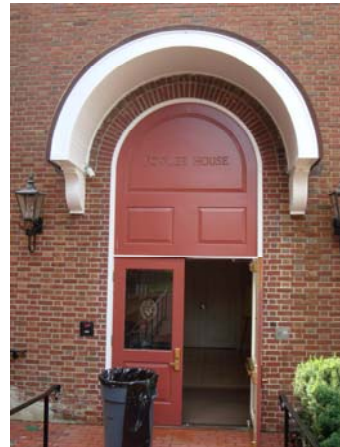


Sign J

4. A painted, wood (27" x 44") sign to the right of the Fowler House at the Columbus Street entrance to match the arch shaped signs adjacent to the Memorial Parish Hall garden entrance and Gift Shop entrance. (Sign I)



Sign I



Fowler House Door

5. Two, 24 x 24' wrought iron free-standing directional and informational signs adjacent to the walkway at each entry gate. (Sign M)

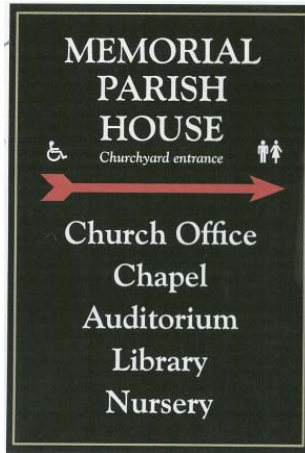


24 x 24 Sign Top (Sign M)

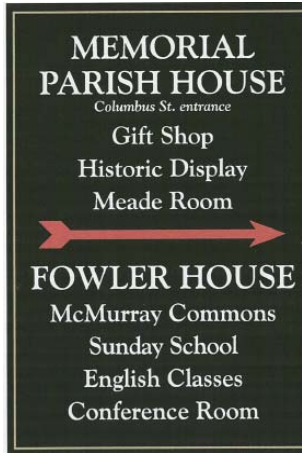


Sign Base Detail

6. Install a new light at the corner of the churchyard, similar to the other churchyard lights and metal posts. The lights will be fabricated from antique parts. The post will be installed with painted, wood signs E1 and E2. (Light N)



Sign E1



Sign E2



Light N (example)

## II. HISTORY:

Christ Church is an Episcopal church built from 1767 to 1773 by John Carlyle. The church, designed by James Wren in the Georgian style, is a two-story, hip-roofed brick structure with stone quoins, multi-light arched windows with keystone jack arches and a prominent bell-tower. The interior includes a six-sided high pulpit, centered before a Palladian window under a canopy suspended from the ceiling. Among the burials in the church cemetery is the mass grave of thirty-four Confederate prisoners of war who died in local prison camps during the American Civil War. A memorial stone marks their final resting place in the churchyard.

The campus is made up of three main buildings, the original church, the Memorial Parish Hall and the Fowler house (with rooms below Ross Dress for Less). These buildings, in conjunction with the gates, walls, and cemetery, combine to make a unified complex which compliments the colonial church.

### *Previous Approvals:*

BAR staff administratively approved repair and replacement of several existing signs currently located on the subject property on July 25, 2011 (BAR# 2011-0205). The design of these administratively approved signs matches the proposed signs which are part of this staff report.

## III. ANALYSIS:

The proposed project complies with Zoning Ordinance requirements.

BAR Staff has been working closely with the architect on the overall wayfinding and building identification sign program for this very sacred site. The designs have taken into consideration the size, scale and design of the historic buildings and site. The architect utilized the arched form of the windows on the historic church building as the shape for new directional and building identity signs.

Although there are a number of existing and proposed signs, the program needs of this active and multi-building site are complex and placement of the signs have been carefully selected to not obscure significant historic features. Staff finds that the proposed materials will be compatible with the historic buildings and the Design Guidelines.

Finally, staff has discussed the mounting of the wall mounted signs to the building faces to prevent damage to historic fabric. Since details were not provided in the application, Staff recommends that the Board require that the hardware utilized for mounting the signage should penetrate mortar joints rather than brick.

**STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

C-1 Building construction permits are required prior to sign attachment

C-2 All signs shall conform to VCC Appendix "H" as amended

C-3 All sign applications shall include;

- Size and type of sign
- Method of attachment including number and type of fasteners
- Maximum projection, minimum height above grade, and whether the sign is illuminated or non-illuminated

C-4 Electrical permits are required for lighting

Transportation and Environmental Services:

**RECOMMENDATIONS**

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)

R3. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

**FINDINGS:**

F1. Improvements are to parcel address 121 N. Columbus Street. (T&ES)

**CODE REQUIREMENTS**

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Alexandria Archaeology

- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**V. NATIONAL PARK SERVICE COMMENTS**

**BAR 2011-0213, 118 North Washington Street**

We reviewed the project and has no comment. These signs seem to keep with the dignity and character of the Washington Street corridor.



VI. IMAGES

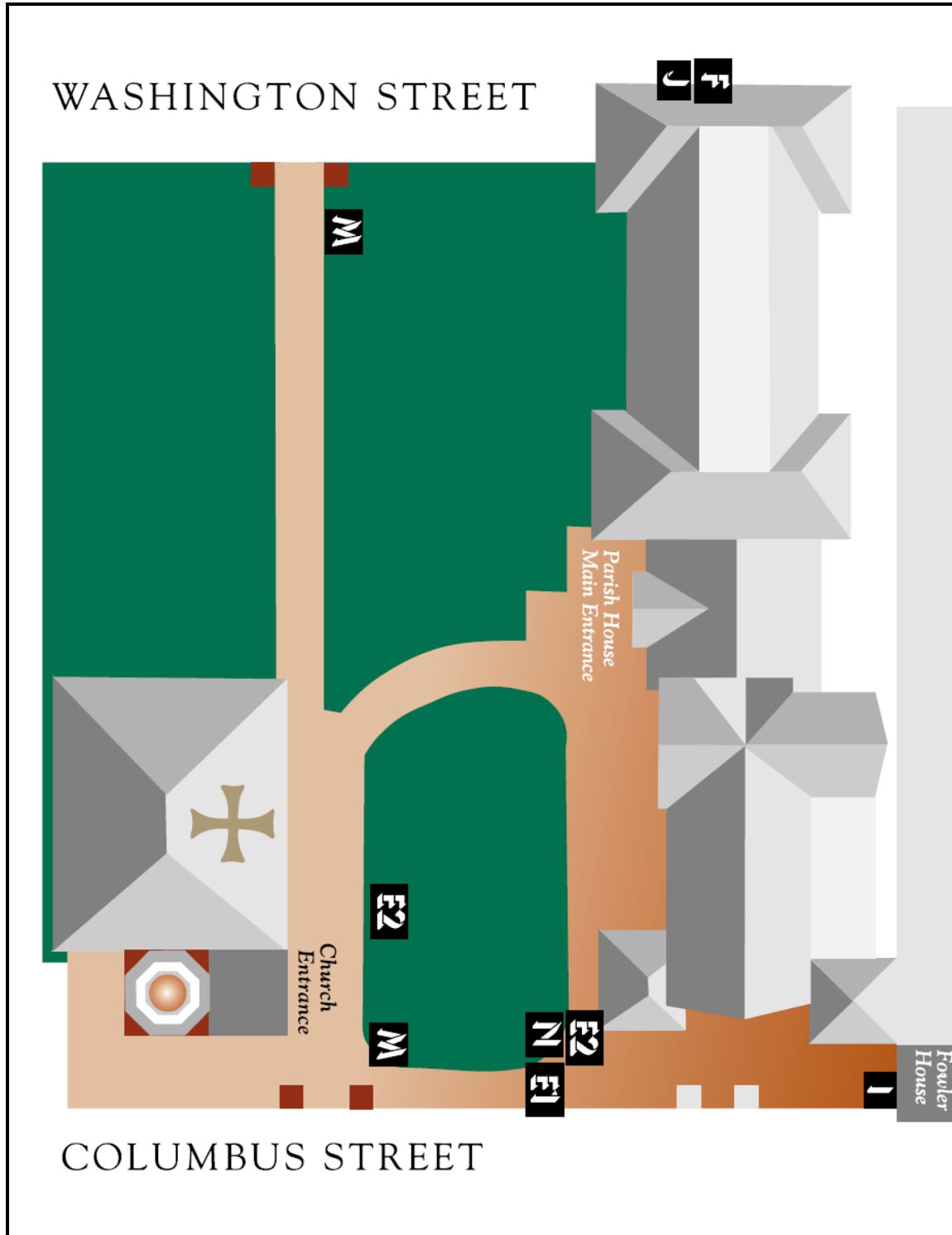
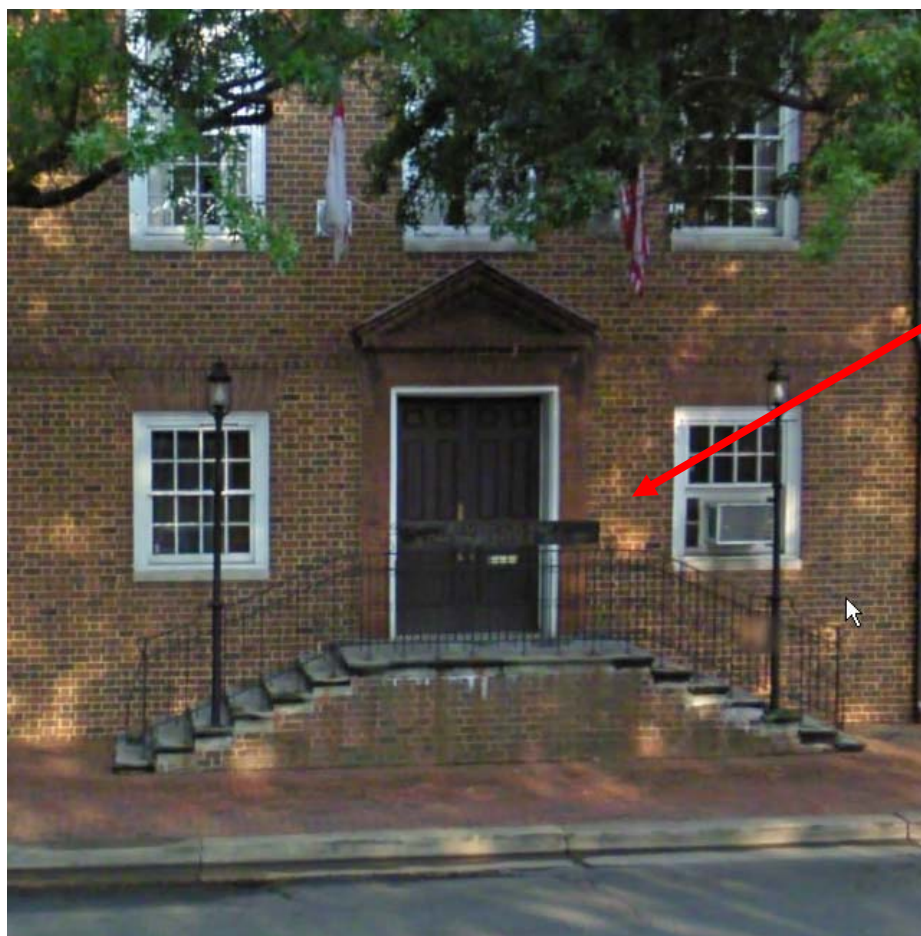


Figure 1: Locational Map of Proposed Signs on Property



**Figure 2: Location of Sign E2 – to be mounted on light post**



Approx. location  
of Sign F

Figure 3: Location of Sign F – to be mounted to the right of the Parish Hall entrance doors

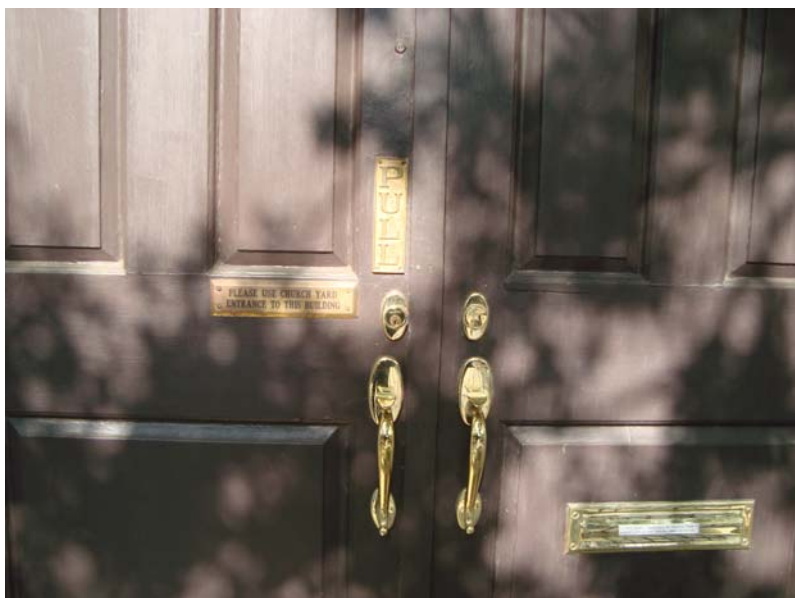


Figure 4: Location of Sign J – to be mounted to the right of the Parish Hall door, above mail slot





**Figure 5: Location of Sign I – to be mounted to the right of the Fowler House door**



**Approx. location  
of Sign M at  
Each Entry Gate  
(Columbus and  
Washington Sts)**

**Figure 6: Locations of Sign M**



Approx.  
location of  
Light N and  
Signs E2/E1



Figure 7: Location of Light N and Signs E2/E1