

ISSUE: Certificate of Appropriateness for alterations (signage)

APPLICANT: Old Presbyterian Meeting House

LOCATION: Old and Historic Alexandria District
321 & 323 S. Fairfax Street and 316 S. Royal Street

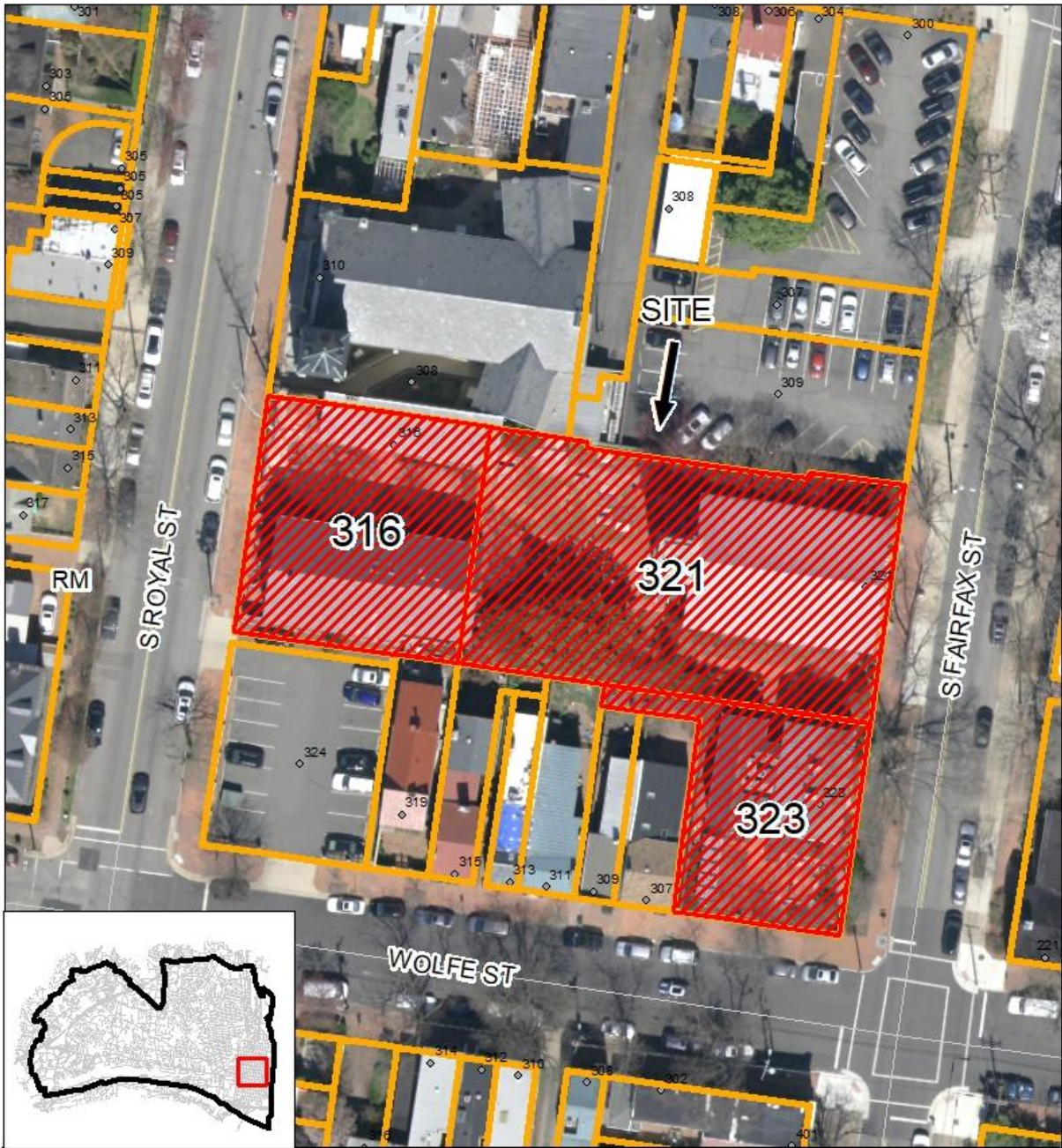
ZONE: RM/Residential Townhouse Zone


STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR #2022-00229**
321 and 323 South Fairfax Street
and 316 South Royal Street

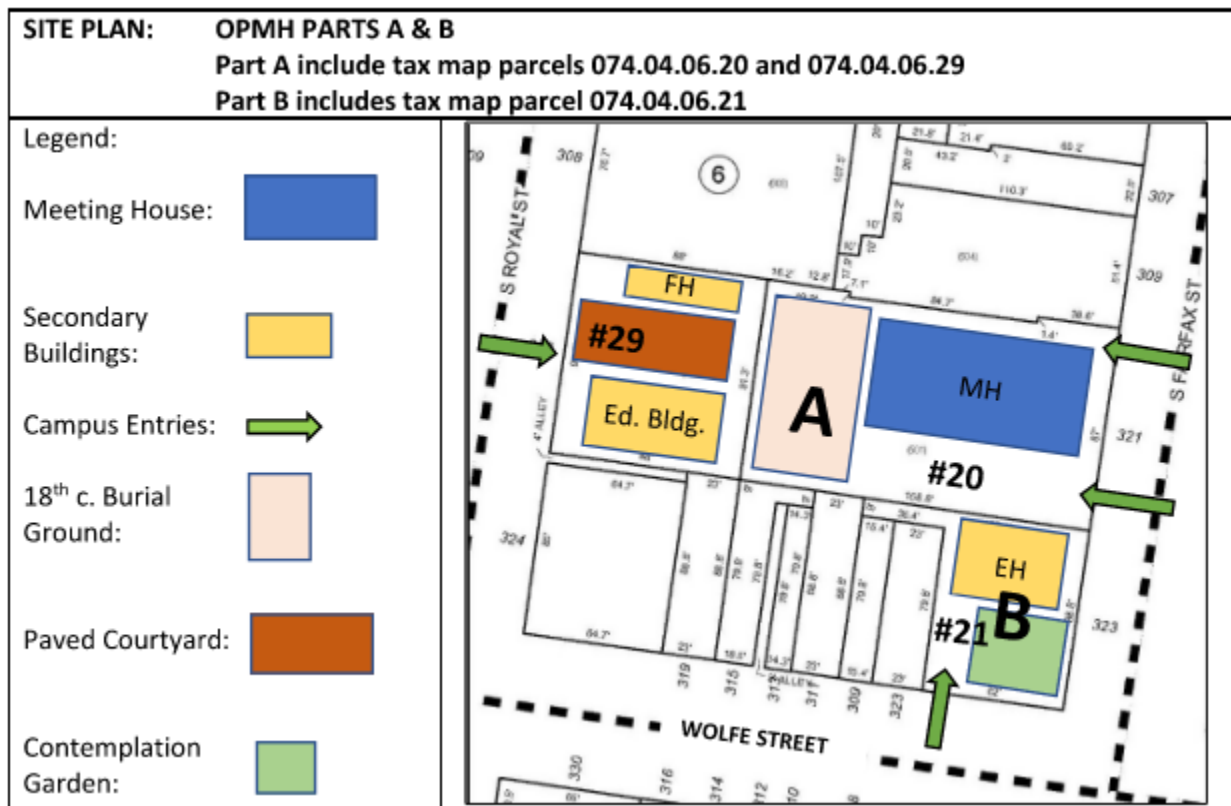
0 25 50 100 Feet

N

I. APPLICANT’S PROPOSAL

The applicant requests a Certificate of Appropriateness for signs at the Old Presbyterian Meeting House (OPMH) site at 321 and 323 S. Fairfax Street, and 316 S. Royal Street.

A total of 23 signs are proposed in and around the OPMH campus, although not all of the signs are visible from the public right-of-way. Some signs replace existing signs while others are new and intended to provide wayfinding for visitors to the site. The applicant has indicated that the site, with three different street frontages, can be confusing for visitors and there is a desire for consistent signage across the campus. The site map below shows the property layout:



The signs include mounted signs on walls or fences and signs on existing poles. The materials are resin panel with applied graphics and use consistent fonts and layout to relate to the other signs on the site. A new bronze plaque will also be installed to honor enslaved people used to construct the buildings on site.

Site context

The subject property is three lots of record with frontage on S. Fairfax, Wolfe and S. Royal Streets. The site includes the church rectory, sanctuary, cemetery, and education building.

II. HISTORY

The centerpiece of the campus of the Old Presbyterian Meeting House is the sanctuary fronting on South Fairfax Street. Originally constructed ca. 1775, the church was struck by lightning and burned on July 26, 1835. The two story, Federal style brick sanctuary at the site was reconstructed over the original foundations in 1836-1837. It is four bays wide and five bays deep with a pedimented gable and a five-stage bell tower of brick and wood centered on the rear elevation. The building was “colonialized” and re-established to operating condition in 1950 by Walter Macomber, then the resident architect at Mt. Vernon and formerly the resident architect for the Colonial Williamsburg Foundation. The meeting house had been largely unused, except for ceremonial functions, from approximately 1886 until 1949 when it was re-opened by congregants from the Second Presbyterian Church which had become extremely overcrowded following the influx of new families into Alexandria after World War II.

Other buildings on the site include a two-story masonry flounder house (originally constructed circa 1786 as the church manse), the education building (a three-story church education building was constructed facing South Royal Street circa 1953). The Elliot House, located at the corner of Wolfe and S. Fairfax streets was constructed circa 1844. In 2002, the BAR approved an additions and alterations to the Elliot House (BAR Case #2002-0275, November 6, 2002). The cemetery in the center of the site includes an 18th century cemetery that contains the Tomb of the Unknown Soldier of the Revolutionary War.

III. ANALYSIS

The proposed signs for the OPMH campus are too numerous to be approved administratively. However, staff supports this thoughtful coordinated signage package and it will create a much more cohesive campus feel and help visitors more easily navigate the large site. The signs are consistent with the recommendations contained in the *Design Guidelines*, such as: “signs should be designed to be compatible with the historic building or structure” and “signs should not detract from the architectural characterizes of historic structures.” The proposed signs will be constructed of high quality and durable materials and the applicant has ensured that the signs being installed into masonry will have a minimal impact on the historic masonry. These signs will be attached through the mortar joints and not the bricks, as recommended in the guidelines. Staff recommends approval of the application, as submitted.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Many of the proposed signs are 1) in areas that are not directly visible from public rights-of-way, 2) address signs, 3) signs for handicapped entrances, and/or 4) are not used to attract attention to the church, therefore zoning does not regulate these signs.

- F-2 Many of the proposed signs are direct replacements of existing signs.
- F-3 The proposed new wall signs located at the exterior of the subject properties comply with zoning.

Code Administration

No comment.

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)

CITY CODE REQUIREMENTS

- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 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-3 If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-4 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:
City of Alexandria
T&ES
Attn: Danyell Jones
301 King Street, Room 4130
Alexandria, VA 22314**

- C-5 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-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 321 & 323 S Fairfax St; 316 S Royal St

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 074.04-06-21, 074.04-06-20, 074.04-06-29 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: Old Presbyterian Meeting House

Address: 323 S Fairfax St

City: Alexandria State: VA Zip: 22314

Phone: 703.549.6670 x111 E-mail: asiirila@opmh.org

Authorized Agent *(if applicable)*: Attorney Architect Administrator

Name: Aaron Siirila

Phone: 703.549.6670 x111

E-mail: asiirila@opmh.org

Legal Property Owner:

Name: Old Presbyterian Meeting House

Address: 323 S Fairfax St

City: Alexandria State: VA Zip: 22314

Phone: 703.549.6670 x111 E-mail: asiirila@opmh.org

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner’s association for this property?
- Yes No If yes, has the homeowner’s association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Multiple informational and way-finding signs are proposed throughout our campus or four buildings. OPMH owns three joined tax parcels which include four buildings. As an aid to review, we have separated the application and data into Parts A and B as follows. Part A combines signage for two tax parcels, see 074.04.06.20, 074.04.06.29 and covers three buildings: the Meeting House, Education Building and Flounder House. Part B is for tax parcel 074.04.06.21 where there is one building - the Elliot House. A 16-page memorandum of 23 May 2022 is attached providing complete signage data and illustrations. 23 signs in total for review.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- Linear feet of building: Front: 138 ft. 4 bldgs. Secondary front (if corner lot): 50 ft.
- Square feet of existing signs to remain: Zero (0)
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Aaron Siirila, Business Administrator

Date: May 2, 2022



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. Street Address RM Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text" value="0.00"/>	B2. <u>Total Exclusions</u> <input type="text" value="0.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text" value="0.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text" value="0.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. <u>Total Gross</u> <input type="text" value="0.00"/>	C2. <u>Total Exclusions</u> <input type="text" value="0.00"/>	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Sam J. [Signature]

Date: May 2, 2022

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Old Presbyterian Meeting H		100%
2. Non-profit / No owners		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 323 & 321 S Fairfax St; 316 S Royal St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Old Presbyterian Meeting H		100%
2. Non-profit / No owners		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

May 2, 2022
Date

Aaron Siirila, Business Administrator
Printed Name


Signature

MEMORANDUM

TO: Alexandria Historic Preservation Office/BAR

FROM: Old Presbyterian Meeting House (OPMH campus)

Business address: 323 South Fairfax Street
Office Administration – Mr. Aaron Siirila, 703 – 549-6670, asiirila@opmh.org

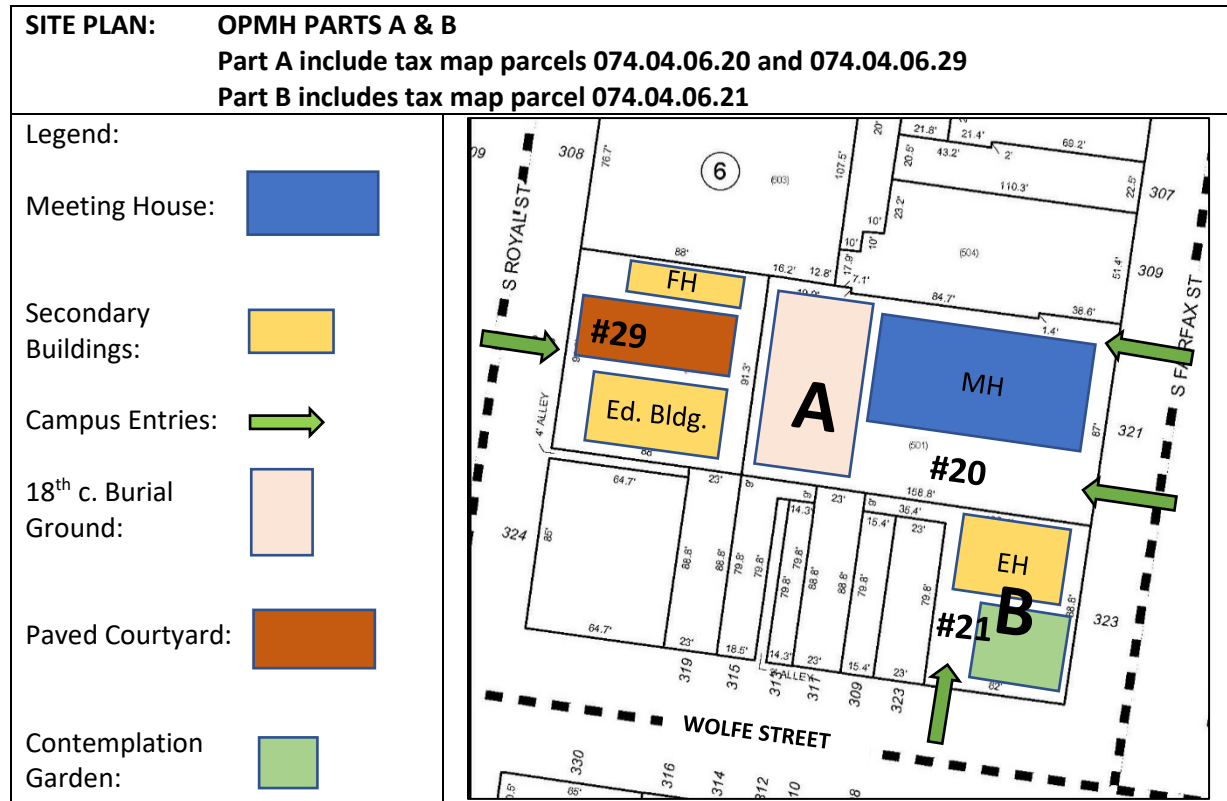
DATE: ~~1 May 2022, Rev. #1 6 May 2022 (add sign MH.08),~~ Rev. #2 of 23 May 2022 (Add parcel 074.04.06.29)



RE: **Certification of Appropriateness
Campus Signage – ~~22~~ 23 Signs to be evaluated**




Overview: We are herein submitting a campus-wide signage package, separated into two parts. **Part A** is the original church yard (tax map parcels 074.04.06.20 and 074.04.06.29) which now includes three buildings. Lot #20 has frontage on both South Fairfax and lot #29 has frontage on Royal Streets. **Part B** is an adjoining corner lot (tax map 074.04.06.21) acquired about 2006 which includes the Elliot House and it has two frontages: South Fairfax and Wolfe Streets. All the following data is separated into those two ~~parcels~~ parts.

All proposed signs are either informational about OPMH or they are “way-finding” signs to our campus, the four buildings. Signage for our private parking lot is addressed under a separate cover. This package of signs has been developed over many months and with lots of discussion. We are trying to address the following factors:

- In addition to traditional Sunday services, we have many programs during weekdays which bring visitors to the OPMH campus. Each building could potentially have differing visitors in any given week. We have had many instances where visitors cannot find their destination building or room.
- With the disparate utilization of our buildings, there are not necessarily persons in each building during each workday hour. Signage becomes even more important.
- With a much greater utilization of the US Postal Service, FEDEX and GPS mapping, we have found that placing an individual address on each campus building is an increasingly important necessity.
- As this is a recognized historic site and there are many tourists which visit during the day. Also, our 18th century Burial Ground is a stop on most of the Ghost Tours.
- We have made it a very high priority to make our facilities accessible to the disabled. This is only possible with clear, direct signage.
- Although we have iron gates to the core property, the gates are always open and public access is permitted at all times.



Part A buildings and features	
<p>Meeting House (MH) and Sanctuary, ca. 1843, address assumed to be 321 So. Fairfax. Tax map 074.04.06.20.</p> <p>Primarily used for Sunday worship, the church also provides for funerals, weddings and public events.</p>	
<p>To the left (south) and the right (north) of the Meeting House are two of the four entry points into the campus. The iron fencing there was probably installed in the late 19th century.</p>	

<p>Rev. #1 6 May 2022</p> <p>Meeting House existing façade plaques.</p> <p>Plaque about George Washington installed in the 1930s. Plaque for National Register status in the late 1990s.</p>	
<p>Flounder House (FH) ca. 1786, assumed address is 316 So. Royal Street. Building is set back about 30 ft. from Royal Street and faces inward to a courtyard. Tax map 074.04.06.29.</p> <p>The west façade, with two window bays, faces Royal Str.</p> <p>St. Mary’s Church is at the left.</p>	
<p>Flounder House entry. The 5-bay portion at left was built in 1786. Two extensions to the east have occurred since that time. The entry façade faces south to the inner courtyard.</p> <p>There are offices and meeting rooms which are often used for Alcoholics Anonymous (AA) meetings at various times through the week.</p>	

Education Building (EB) at right, ca. 1953. The entry facing Royal Str., at the top of the curving stairs, is not used. The main entry is on the north façade, facing the courtyard. Assumed address is 318 So. Royal Str. Tax map 074.04.06.29.

In addition to about 10 classrooms, on the lowest level is Fellowship Hall, the largest meeting room. The Meeting House Cooperative Preschool uses this building during the week.

The third campus entry gate, facing west and Royal Str., is pictured here in the center of a perimeter brick wall.





Education Building, front façade, is shown at left. This entry faces the inner courtyard. The Flounder House at right. Pictured in the foreground is the 18th century Burial Ground.



Brick garden walls, as pictured here at left, encircle the entire core campus. The garden walls are on the property lines.

The Elliot House is not within this enclosure, but the primary access point to the offices there is from inside the brick enclosure, using a north-facing entry.



<p>Part B building and features</p>	
<p>Elliot House (EH) ca. 1853, address is 323 So. Fairfax Str. There are two facades, one facing South Fairfax Str. and one facing Wolfe Str. Tax map 074.04.06.21.</p> <p>The Elliot House contains mostly staff offices, but there is a large meeting room, Heritage Hall, two stories below grade under the corner contemplation garden.</p>	
<p>The fourth of four entry gates into the OPMH campus is pictured at right. This entry faces Wolfe Str. and is the most direct route into Heritage Hall.</p>	

SIGNAGE DATA

Because this package includes numerous signs, spread among three ~~two~~ adjoining parcels and among four buildings, we have tried to group the signs into three categories: visible, not visible and small (below the 144 sq. inch measure). We look to the City-staff to confirm these determinations. The data is provided in Appendices A & B. Each sign has a unique number, based on the building name or feature as follows:

- Meeting House: MH.01 thru ~~MH.07~~ MH.08
 - Elliot House: EH.01 thru EH.07, EH.02 deleted
 - Heritage Hall: HH.01
 - Flounder House: FH.01 thru FH.04
 - Education Bldg.: EB.01 thru EB.05
 - Royal Street Wall: RS.01 thru RS.04
- (Note: includes all signs, visible, not visible and small)

Appendix A: Street Views. In the pages noted, we provide illustrations of the several signs proposed along each of the frontages (~~or behind~~) for each part. We feel these are the signs **visible** to the public. The three frontage sections are:

- Part A: So. Fairfax Street Frontage (074.04.06.20) – ~~6 signs~~, 7 signs, page A1
So. Royal Street Frontage (074.04.06.29) – 6 signs, page A2
- Part B: So. Fairfax and Wolfe Street Frontages (074.04.06.21) – 4 signs,
page A3

Hence, we feel a total of ~~16~~ 17 **signs are visible** from the public right of way among our ~~two~~ three parcels.

Appendix B: Individual Sign Data, 5 pages: This is a formatted spread sheet providing detailed data on each of the ~~twenty-seven (27)~~ twenty-eight (28) signs in this package, regardless of whether visible from a public way or not. This data is separated into the following categories, following the format of appendix A.

PART A – VISIBLE FROM PUBLIC VIEW

- SOUTH FAIRFAX STREET FRONTAGE (074.04.06.20) – ~~6 SIGNS~~ 7 signs
- SOUTH ROYAL STREET FRONTAGE (074.04.06.29) – 6 SIGNS

PART A – SIGNS NOT VISIBLE TO THE PUBLIC VIEW (Lots #20 and #29) – 6 SIGNS

PART A -- SIGNS 144 SQ. IN. OR SMALLER (Lots #20 and #29) – 4 SIGNS

PART B – VISIBLE FROM THE PUBLIC VIEW (074.04.06.21)

- SO. FAIRFAX AND WOLFE STREETS COMBINED – 4 SIGNS.

PART B – Lot 21, SMALL SIGN – 1 SIGN

TOTAL SIGNS: ~~27~~ 28, Eliminating the 5 small signs leaves, ~~22~~ 23 signs to be evaluated.

Specifications for the typical signage and anchorage:

1. 0.236" LUMICOR® "GLACIER RESIN PLATE. LAMINATED WITH LUMISHIELD EX WITH "BRUSHED" FRONT FINISH AND "BRUSHED" WHITE OPAQUE.
2. 1/4" THICK X 1/2" DEEP ALUMINUM FRAME WITH MITRED CORNERS. SPRAY SATIN ACRYLIC POLYURETHANE TO MATCH MATTHEWS® MP59647 "BLACK IS BLACK".
3. GRAPHICS - APPLY SCREENPRINT OR DIRECT DIGITALLY PRINTED LETTERING AND GRAPHICS IN SATIN FINISH BLACK OR WHITE AS NOTED.
4. MOUNTING, BRICK WALL OR COLUMN - DRILL AND TAP (4X) #8-32 X 1" LONG STAINLESS STEEL THREADED PINS INTO BACK OF SIGN. SLEEVE THE PINS WITH 1/4" DEEP ALUMINUM SPACERS. DRILL HOLES IN MORTAR JOINTS ONLY AND SET THE PINS WITH RTV SILICONE ADHESIVE.

Specifications for the letter bar sign RS.03:**FABRICATION**

1

1/2" THICK TOP AND BOTTOM LETTERS INTEGRATED INTO A 1/2" X 1" RAIL WITH 1/4" HIGH TABS. ALL WITH EASED EDGES. SECURED TO A 1.25" X 1" MOUNTING RAIL USING C/S SCREWS AND COVERED WITH A 1" X 1/4" FLATBAR THAT IS PIN-MOUNTED ON THE FRONT. NO VISIBLE FASTENERS. FONT - TIMES ROMAN.

SPRAY LETTERS SATIN ACRYLIC POLYURETHANE TO MATCH MATTHEWS®MP59647 "BLACK IS BLACK".

SPRAY 1/4" HIGH INTEGRAL TABS, MOUNTING RAIL, AND FLAT BAR IN SATIN ACRYLIC POLYURETHANE TO MATCH A COLOR CHOSEN TO BLEND WITH THE BRICK WALL.

MOUNTING

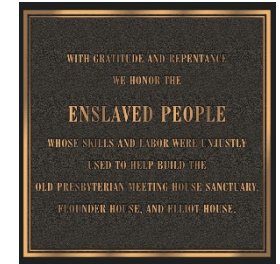
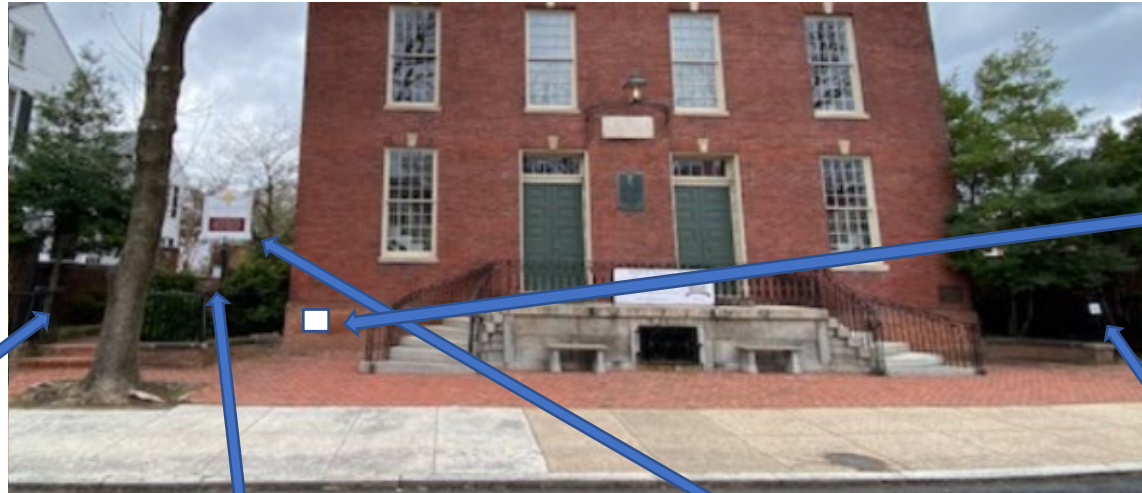
DRILL AND TAP #3/8-16 THREADED STAINLESS STEEL THREADED RODS INTO BACK SIDE OF THE MOUNTING RAIL. DRILL HOLES IN BRICK MORTAR JOINTS. INSERT THE THREADED RODS AND SECURE WITH ChemSet®, A 2-COMPONENT PVC ADHESIVE.

Specifications for anchorage of the bronze plaque, MH.08 (Rev. #1)

1. Four pin anchors will be mounted to the rear of the plaque. The vertical spacing corresponds with the mortar joints, in this case 21 ¼ apart."
2. Anchorage holes will be drilled into two mortar joints and filled with 2-component PVC adhesive.
3. Bronze plaque is then pressed into the anchorage holes for permanent anchorage.

END

**Part A -- South Fairfax
Street Frontage
(074.04.06.20) --6-- 7
signs**



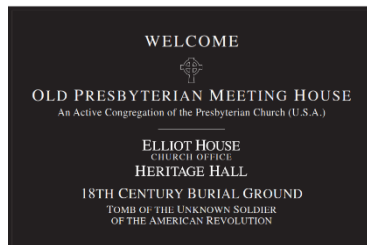
**MH.08 Plaque
(wall mounted)**

**Welcome South Gate
(mounted to iron fence)**

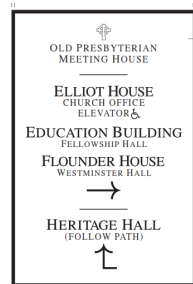
**Replacement
(mounted to brick wall beyond)**

**Replacement
(mounted to light pole)**

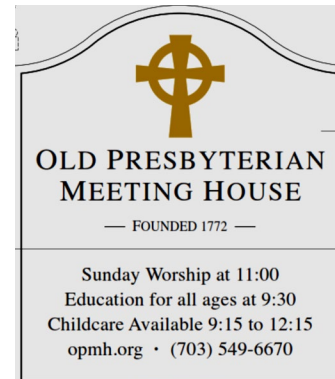
**Welcome North Gate
(mounted to iron fence)**



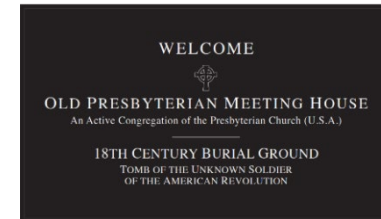
MH.03



EH.01

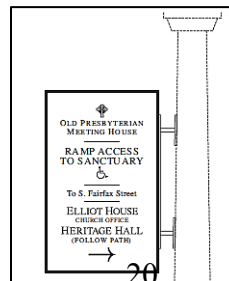


MH.01



MH.04

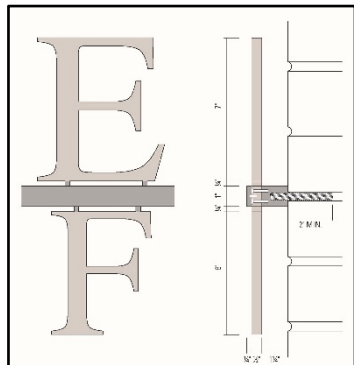
NOTE: TWO ADDITIONAL SIGNS SHOULD BE ADDED TO THIS ILLUSTRATION, MH.05 AND MH.06 (IMAGE AT RIGHT). THESE ARE NEW SIGNS ATTACHED TO EXISTING LIGHT POLES NEAR THE BURIAL GROUND, OR ABOUT 125 FT. WEST OF THE MEETING HOUSE FRONT FAÇADE.



Part A – South Royal Street Frontage (074.04.06.29) – 6 signs

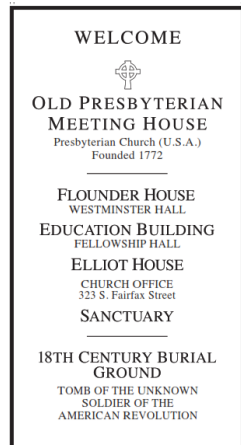


Wall Letters – OPMH
(mounted to garden wall)



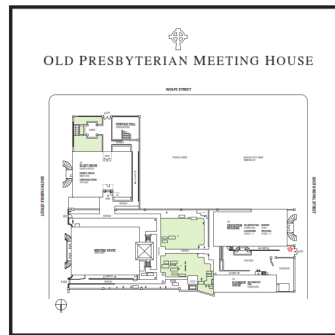
RS.03 – Detail

Replacement
(mounted to brick post)



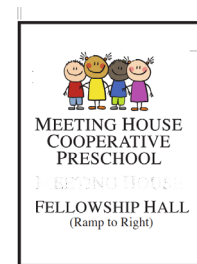
RS.01

Wayfinding Map
(mounted on inner wall)



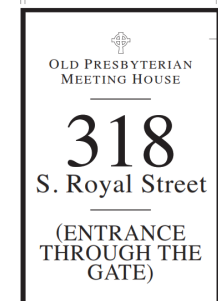
RS.04

New Preschool
(mounted to brick post)



RS.02

New Address
Wall Sign



EB.05

NOTE: MISSING IN THIS ILLUSTRATION IS EB.04 (IMAGE AT RIGHT) - WHICH CAN BE SEEN FROM ROYAL STREET



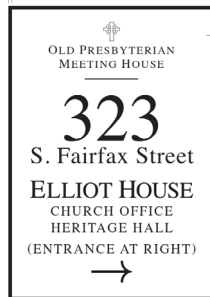
Part B – South Fairfax and Wolfe Street Frontages (074.04.06.21) – 4 signs



South Fairfax Street

Replacement Address

Wall Sign



EH.07



Wolfe Street

**Wayfinding and ADA
(mounted to low brick curbing)**



EH.05

Replacement

(mounted to brick post)



EH.06







NOTE: NOT INCLUDED IN THIS ILLUSTRATION IS SIGN HH.01 (IMAGE AT RIGHT). IT WILL BE SUSPENDED FROM THE WOODEN ROOFING FRAMEWORK WHICH COVERS THE EXTERIOR STAIRS DOWN TO HERITAGE HALL.

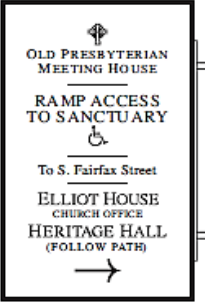
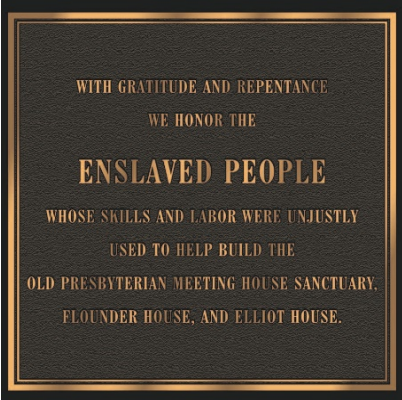


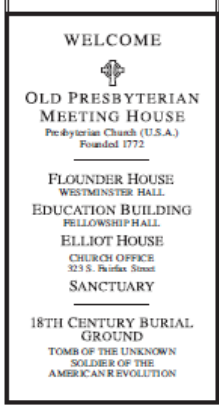


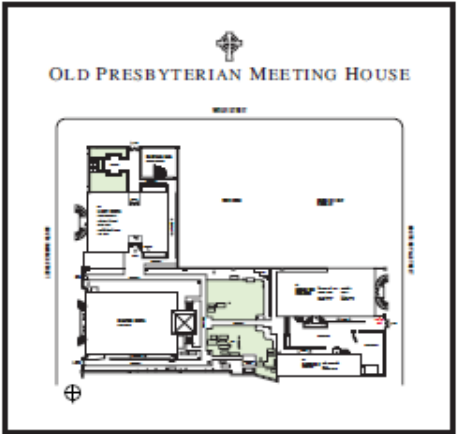



**OPMH SIGNAGE: PART A & B -- Visible, not visible, small -1 May 2022 Rev. #1 6 May 2022
Rev. #2 23 May 2022**









PART A (TWO PARCELS) -- VISIBLE FROM THE PUBLIC VIEW






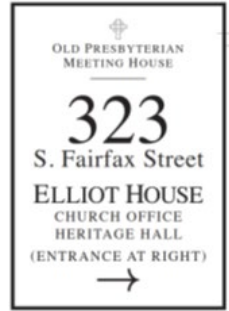

SOUTH FAIRFAX STREET FRONTAGE (074.04.06.20) - 6 SIGNS 7 SIGNS

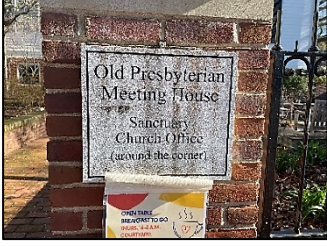


	MH.03	Fairfax Street. South gate	Iron Fence, facing east		24" x 16" 2.6 sq. ft. 
	EH.01	Elliot House Office/Heritage Hall (brick wall along south gate walkway)	Sidewalk entrance - facing east	Existing 14" x 16" 	New 15" x 22" 2.3 sq. ft. 
	MH.01	Monument sign with cross and separate lower REPLACEABLE panel	Inside south iron fence on existing iron pole	Existing 36" x 48" 	New 36" x 48" 12 sq. ft. 
	MH.04	Fairfax Str., north gate	Iron fence, facing east		New 24" x 14" 2.5 sq. ft. 

	MH.05	Handicapped Directional (South lamp post in Burial Ground). Two sided sign.	Burial ground light pole		<p>New 15" x 24" 2.5 sq. ft.</p> 
	MH.06	Handicapped Directional (North lamp post in Burial Ground). Two sided sign	Burial ground light pole		<p>New 15" x 24" 2.5 sq. ft. Similar to MH.05</p>
	MH.08	Bronze plaque	Wall sign, anchored into mortar joints		<p>New plaque 24" x 24" 4 sq. ft.</p> 
<p>SOUTH ROYAL STREET FRONTAGE (074.04.06.29) - 6 SIGNS</p>					
	RS.03	Royal Street brick wall	Royal Street brick wall, facing west		<p>New 18'-9" x about 20" Individual letters mounted on a single horizontal bar</p> 
	RS.01	Royal Street brick gate	Royal Street Brick wall, facing west.	<p>Existing 18" x 31"</p> 	<p>New 18" x 34" 4.3 sq. ft.</p> 

	RS.04	Campus Map	Royal Street brick wall, inside gate, facing north		New 30" x 30" 6.25 sq. ft.	
	RS.02	Royal Street Gate PRESCHOOL SIGN.	Royal Street brick wall, facing east		New 18" x 24" 3 sq. ft.	
	EB.05	Education Building Address.	Side facadewall, facing west		New 12" x 18" 1.5 sq. ft.	
	EB.04	Education Bldg	Projecting from wall over down ramp, facing west.		New 20" x 9" 1.25 sq. ft.	

PART A (TWO PARCELS - 074.04.06.20 and .29) - SIGNS NOT VISIBLE TO THE PUBLIC VIEW					
	EB.01	Education building, wall sign facing courtyard	Suspended over porch, facing north. Hanging at an angle of 90 degrees to Royal Street.	Existing 42" x 7" 	New 42" x 15" 4.4 sq. ft. 
	EB.02	Education Building address	Front wall, facing courtyard and north at an angle of 90 degrees to Royal Street.		New 10" x 15" 1.1 sq. ft. 
	EB.03	Education Bldg.	Projecting over stairs down to basement meeting room, facing east..		New 20" x 9" 1.25 sq. ft. 
	EH.04	Elliot House Main Office Entrance	Suspended over door at north entrance facing south, suspended at a 90 degree angle to Royal Street...		New 42" x 15" 4.7 sq. ft. 
	FH.01	Flounder House, address wall sign facing inner court	Suspended from front porch, facing south.	Existing 36" x 7" 	New 42" x 15" 4.4 sq. ft. 
	FH.04	Flounder House address sign	Front wall, facing courtyard and south attached to the wall of the Flounder House.		New 10" x 15" 1.1 sq. ft. 

PART A (TWO PARCELS - 074.04.06.20 and .29) - SIGNS 144 SQ, IN. OR SMALLER - 4 signs					
	FH.02	Near Flounder House (bottom of ramp)	Courtyard ramp wall, facing south	8" x 8"	
	FH.03	Near Flounder House, top of ramp	Coutyard ramp wall.	8" x 8"	
	MH.02	250th Anniversary Sign, South gate	Fairfax St. iron fence, facing east	16" diameter	
	MH.07	Fairfax Street North gate	Iron fence, north, facing east.		New 8" x 8" 
PART B (074.04.06.21) -- VISIBLE FROM THE PUBLIC VIEW					
SOUTH FAIRFAX AND WOLFE STREET FRONTAGES COMBINED - 4 signs					
	EH.07	Elliot House, address wall sign	Front (east) wall, Fairfax Str.	Existing Wall Sign 22" x 24" 	New Wall Sign 15" x 22" 
	EH.05	Directional sign for ADA access to Elliot House & Heritage Hall from Wolfe St. gate	Elliot House, south garden pathway, top of low brick curbing.		24" x 10" 1.7 sq. ft. 

	EH.06	Wolfe Street brick gate	Sidewalk entrance, right side - facing south	Existing 16" x 14" 	New 15" x 22" 2.3 sq. ft. 
	HH.01	Heritage Hall (above outside stairwell; two-sided sign visible from Wolfe St sidewalk and Elliot House garden walkway)	Heritage Hall suspended from overhead stair enclosure		New 13" x 42" 3.8 sq. ft. 
PART B (074.04.06.21) - SMALL SIGNS - 1 SIGN					
	EH.03	Elliot House ADA access door	Elevator entrance		New 6" x 8" 