

Docket Item #6
BAR #2018-00420

BAR Meeting
June 5, 2019

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Michael C. Maibach

LOCATION: Old and Historic Alexandria District
325 Queen Street

ZONE: RM/Residential Townhouse Zone

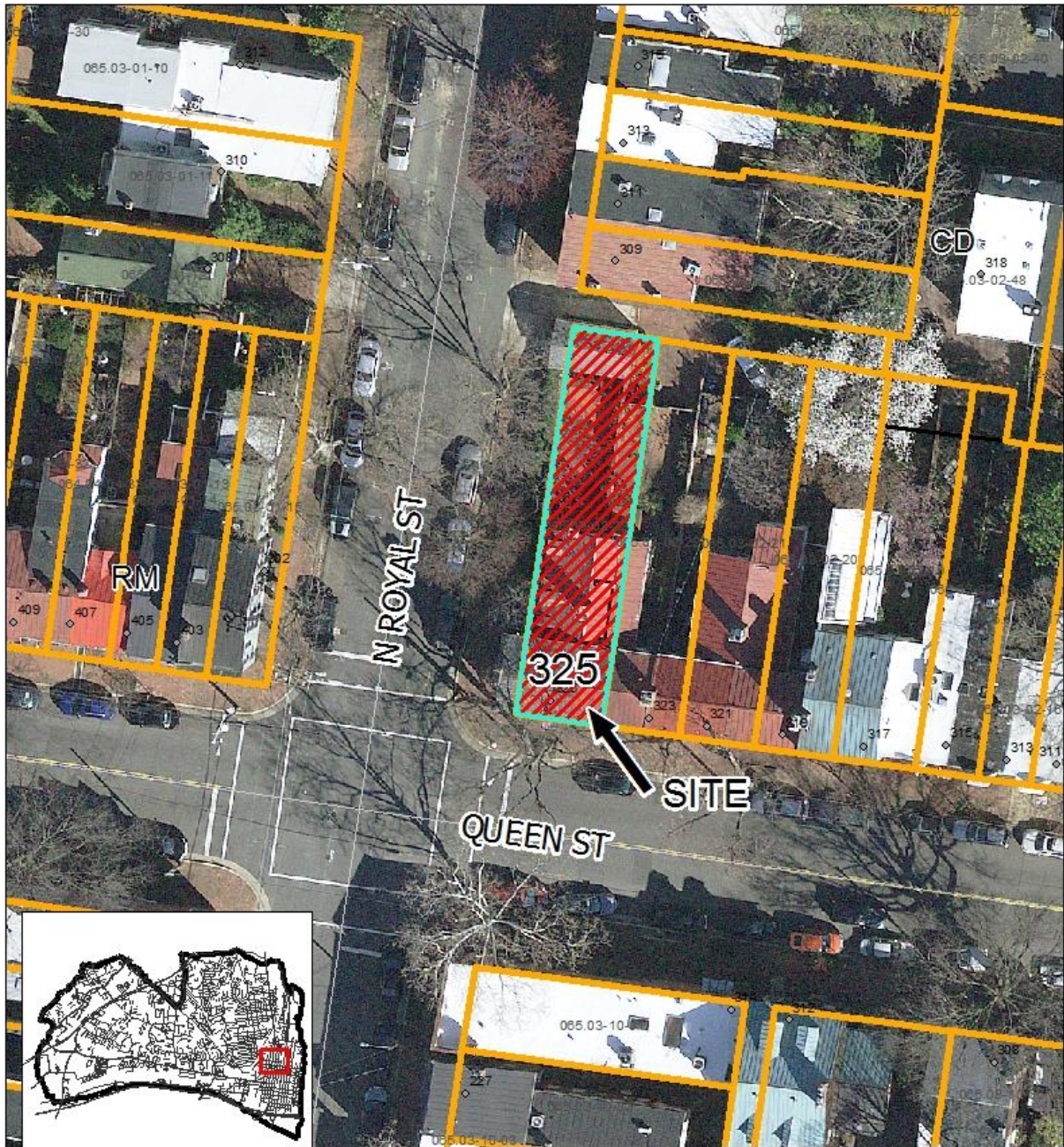
STAFF RECOMMENDATION

Approval of the application for a Certificate of Appropriateness for awnings with the following conditions:

1. The awnings above the windows must be mounted to the wood window frames; and,
2. The awnings on the wall above the doors must be anchored through the mortar joints.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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 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 #2018-00420
325 Queen Street



0 15 30 60 Feet

I. UPDATE

At the hearing on October 17, 2018, the BAR deferred this case with the following comments.

1. The BAR noted that shutters were more historically appropriate than awnings for a building constructed in 1818, but most agreed that awnings could have been added at a later time.
2. Some felt that the design of the previous rigid frame awnings with solid sides were commercial in character but noted that awnings were common for sun control prior to air conditioning and that perhaps a visually lighter, retractable awning would not be so visually heavy.
3. One member was concerned about precedent and would not want awnings repeated on dwellings throughout Old Town. Another member felt that this was an acceptable request since it was an alteration that would be easily reversible in the future.
4. The majority of the BAR members found that having both shutters and an awning on a window, as previously proposed, to be a visually redundant “belt and suspenders” design and several said they would support the proposed awnings if the shutters were removed or, perhaps, if the awning were retractable.
5. The BAR asked the applicant to work with staff to find a visually lighter, easier way to control the sun, using solar shades, Low-E glass, etc.

At the previous hearing, the BAR asked the applicant to work with staff to find an alternate solution for sun control, such as window film or interior shades. The applicant already has both features and still finds the west sun to be too intense at this location. The applicant, therefore, has returned to request a reduced number of awnings on the secondary, recessed façade on the ell of the dwelling. Awnings are no longer proposed on the main body of the structure and would only be mounted on the ell wall which is set back from the North Royal Street façade of the main body of the house. As previously requested by the BAR, no awnings are proposed where shutters exist or could be installed in the future. Staff notes that it is not possible to install shutters on the wall-dormer windows because of conflicts with the cornice and gutters but the applicant has stated that these second-floor windows receive significant west sun.

II. APPLICANT'S PROPOSAL

The applicant is requesting approval of a Certificate of Appropriateness to install new shed-form canvas awnings on rigid frames on the dwelling at 325 Queen Street. Awnings are proposed on the four, second floor wall-dormer windows on the west side of the ell and above the two doors on this same side of the ell, set back from the sidewalk but visible above the six foot tall brick garden wall. The existing bullnose-form black canvas awning over the ell door will be removed.

III. HISTORY

325 Queen Street is located at the northeast corner of Queen and North Royal streets. According to *Historic Alexandria Virginia, Street by Street*, it is part of row of four two story brick rowhouses built by James McGuire (1772-1850) and Presley Barker in **1818** as part of a speculative venture. McGuire worked as a house joiner in the early 19th century and as a lumber merchant. He was the first commander of the Friendship Fire Company and a prominent Masonic lodge member. He became Superintendent of Police in the early 19th century and was subsequently appointed Surveyor for the District of Columbia and Inspector of Revenue for the Port of Alexandria by President Jackson. According to Penny Morrill in *Who Built Alexandria* he was “one of Alexandria’s prominent citizens.” (p.30)

Previous Approvals

BAR1997-00205: Denial of a request for French doors and three ganged windows on the west elevation of the rear ell (11/5/97)

IV. ANALYSIS

The BAR's *Design Guidelines* chapter on Awnings states that: "From the mid-19th century until the mid-20th century, awnings were a common feature on commercial buildings in Alexandria and were used to a lesser extent on residential structures ... Today, while awnings on residential structures may still have functional value, they are rarely used because of the widespread use of air-conditioning"

"Historically, awnings in the commercial districts of Alexandria were the retractable sloped or shed type usually with valances. The ability to change the configuration of the awning allowed regulation of the amount of sunlight entering a building interior. Awnings on residential structures were also generally of the shed type and retractable for the same reason."

"Awnings should be appropriate and sympathetic to the historical style of the building to which they are attached. For example, rigid frame bullnose awnings are not appropriate on buildings which pre-date the mid-20th century." "Shed or sloped awnings are more appropriate than other awning forms in the historic districts." "Awnings should be made of a canvas type fabric. Awnings made from plastic fabric are strongly discouraged." "Awnings on residential structures should be no wider than the window opening itself." Finally, "Awnings should not overwhelm or obscure the architecture and the decorative features of historic buildings." (Awnings – Page 1-4)

The NPS Preservation Brief #44 on The Use of Awnings on Historic Buildings, Repair, Replacement and New Design is also very useful as a reference. <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm> Additional articles on the historic use of awnings was provided by the applicant in the previous BAR staff report which is linked in the Attachments section of this report. A small sample of the historic photographs of the awnings on dwellings and commercial structures are shown in Figures 1-8 below.



Figure 1: 315 S Saint Asaph, ca.1920

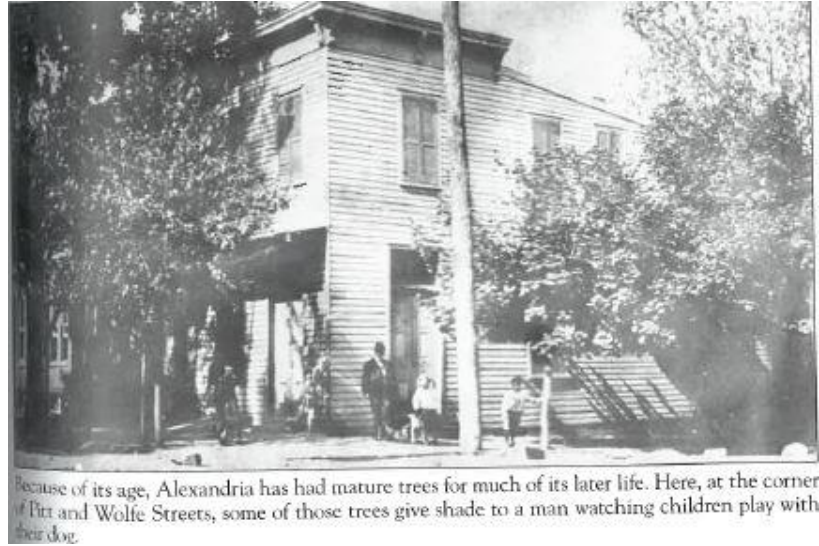


Figure 2: dwelling at Pitt and Wolfe streets, 19th c.



Figure 3: 400 block King, ca.1926



Figure 4: Post Office & Customs House, ca.1900

Built before 1788, the Ramsay House is thought to be the oldest home in Alexandria. Once used to manufacture cigars, it was later a tavern called M's Place. Today it is the Alexandria Tourist Council and Visitors Center. (1970)



Figure 5: Ramsay House, ca.1926



King Street has been the main commercial strip in Alexandria since the 19th century, with many small businesses catering to residents. Lipp's Café, at 721 King Street, was one such neighborhood institution. Only a block away from the USO club, it became popular with soldiers, sailors, and marines who came through Alexandria during World War II.

Figure 6: 721 King, Lipp's Cafe



Alexandria Auto Supply Company at 104 S. Washington Street (ca. 1924).

Figure 7: 104 S Washington, Alexandria Auto Supply, ca.1924



Mr. Myers was a savvy businessman who followed the transportation trends of his time. In 1898, he was proprietor of Chatham's Stables. In 1915, he sold automobiles, carriages, and was an implements dealer. By 1917, he had made the complete transition to auto dealer. In 1925, he worked an imbroglio between the city manager, the mayor, and police court when he complained that his vehicles being parked in front of his home.

Figure 8: Meyers Brothers Wagon Shops

All the proposed awnings will be solid black Sunbrella brand canvas fabric mounted on rigid, shed-form, black powder-coated aluminum frames. The frames for the dormer windows will be attached to the existing wood window frames. The manufacturer's information showing the awning frames bolted to the brick above the doors is incorrect. The applicant confirmed the shed awnings above the two doorways will be mounted to the masonry wall through the mortar joints and not the brick. The shed form of the proposed awnings is historically correct and the width of the awnings is the same as the width of the window openings, as recommended by the *Design Guidelines*. The proposed awnings all have fixed frames, as it would be extremely difficult to reach out through the existing storm windows on the second floor to raise a retractable awning.

Although the BAR previously approved a bullnose-shaped awning over the door of the rear ell, the *Design Guidelines* note that a rounded awning form is not appropriate for the period of this historic dwelling. The *Guidelines* generally recommend a bullnose awning form only over arched openings and these openings are all flat jack-arches. The applicant has, therefore, agreed to remove the existing bullnose awnings and use the shed-form throughout.

Based on the BAR's comments at the October 17, 2018 hearing, the Board's primary concern seemed to be the previous "belt and suspenders" proposal to have awnings and shutters on the same openings. The applicant has agreed with the BAR and removed the request for awnings on the three windows on the south elevation, leaving the existing shutters in place. Staff finds the material and form of the proposed awnings to be historically appropriate and supports the installation of awnings on this townhouse, as submitted, believing that they will recall the typical appearance of Alexandria streetscapes prior to the advent of air conditioning.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Zoning

No comments received.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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 the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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 Archaeology oversight required for this project.

VI. ATTACHMENTS

- 1 – Application for BAR 2018-0420: 325 Queen Street
- 2 – Supplemental Materials
- 3 – Staff report and minutes BAR 2018-0420, October 17, 2018

BAR Case # _____

ADDRESS OF PROJECT: 325 Queen Street

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

TAX MAP AND PARCEL: 065.03 02 23 ZONING: Residential

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: Michael C. Maibach

Address: 325 Queen Street

City: Alexandria State: VA Zip: 22314

Phone: 703-838-6886 E-mail: mcm@maibach.us

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Michael C. Maibach

Address: (same as above)

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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.*
- | | | | |
|--|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Placement of 6 solid black canvas awnings on West / Royal Street side of my home. Two awnings over two side doorways. Four Matching awnings on four dormer windows.

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.

Electronic copies of submission materials should be submitted whenever possible.

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.*

- N/A
- ☐ ☐ 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. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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: _____ Secondary front (if corner lot): _____
- ☐ ☐ Square feet of existing signs to remain: _____
- ☐ ☐ 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 3 sets of 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: Michael C. MaibachDate: 5/8/19

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.	Michael C. Maibach	325 Queen St.	100%
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.	Michael C. Maibach	325 Queen St.	100%
2.			
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.	Not Applicable		
2.	(Private home)		
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.

5/8/19 Michael C. Maibach M. C. Maibach
Date Printed Name Signature

Michael C. Maibach

325 Queen Street
Alexandria VA 22314
703-838-6886

April 28, 2019

Mr. Al Cox, Architect
Historic Preservation Manger
City of Alexandria

Dear Al,

Under your careful guidance, 100% of the re-pointing of my home's bricks was completed in 2018. Thank you for your sound advice on the materials used. Prior to this three-year project, all the slate tiles were removed from my house and garage, a new underlining material was added, and the traditional slate returned to their original placement. Many of the gutters have also been replaced, meaning that in the past four years the entire outside of my home has been restored to the best condition it has been in for perhaps 100 years or more. My workman has done well!

My home is on the corner of Queen and Royal. No trees block the exceptionally bright sun and heat coming straight down Queen Street, hitting the south and west sides of my home directly each day. Given the house's position on the corner, bright year-round sunlight and summer heat are significant. My cooling bills reflect this. Most of my neighbors have townhomes on either side to protect them from the harsh sunlight. My exposure is unique.

Now that brick re-pointing is completed, I'm writing to ask the City's permission to add solid black canvas awnings on the four 2nd floor windows (see graphic) – only on the west side. I would like to add slightly larger, matching canvas awnings over the two doors directly below those dormers. The awnings would remain fixed year-round to avoid mechanical breaks and provide shielding from the sun. I currently have one owning over my side door on Royal Street. That existing awning would be removed to match the others now proposed.

A computer model of what is planned is attached. We have two styles to choose from, one with and one without a front valance. Related details, including mounting diagrams, are attached in a bid from the Thomas Shade Company of Silver Spring. They will do this work once permission from the BAR is granted.

Under separate cover I sent you and an article by Mr. Steve Morenberg on "The History of the Modern Awning." He writes that home awnings existed in the 18th and 19th centuries in America, before my home and others in Old Town were built. In those early days, awnings were made of common sailcloth and wood. During the industrial Revolution, home awnings were converted to steel and later to aluminum and canvas – virtually the same offered in this bid by the Thomas Shade Company. I have given you eleven (11) books focused solely on historic Old Town

Alexandria. On each page of those books I marked those photos that include awnings used in Old Town. There are more than 20 photos of Old Town buildings with fixed canvas awnings. You have scanned those photos and their source and may share them with the member of the BAR.

I have also sent you a Wikipedia story on the history of awnings in America. Briefly, it notes that "Awnings became common during the first half of the 19th century" (when 325 Queen was built)... Awnings became a common feature in the years after the Civil War..." Etc.

I love living in an historic home and have done all I can in the 22 years I have owned 325 Queen Street to preserve its structural integrity and its historic features. From the research noted and other sources, adding awnings to my home on the west side would be in keeping with the practices of many 18th and 19th century historic towns.

Naturally, I would be happy to share my plans and drawings with my nearby neighbors on Queen and Royal Streets. My next-door neighbor, Ms. Joan Roland, has owned 323 Queen Street since 1959 and was born Queen & North Fairfax Street some 85 years ago. Joan is a close friend and welcomes my plans for these tasteful awnings. Several other neighbors support my request and are willing to write and/or testify before the BAR, as appropriate.

Thanks again for your guidance on our brick work. Please let me know next steps on this request.

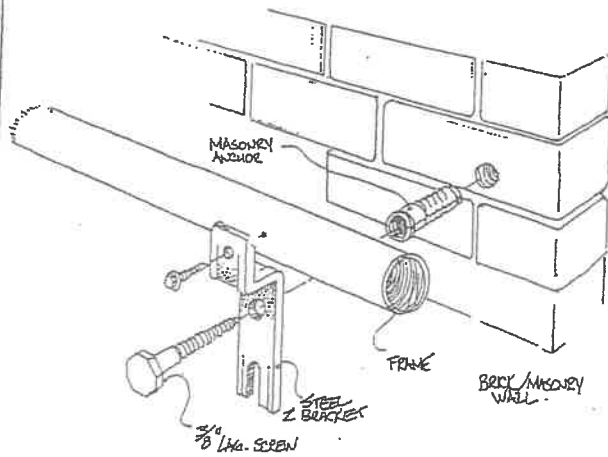

Kind regards,



mcm@Maibach.us

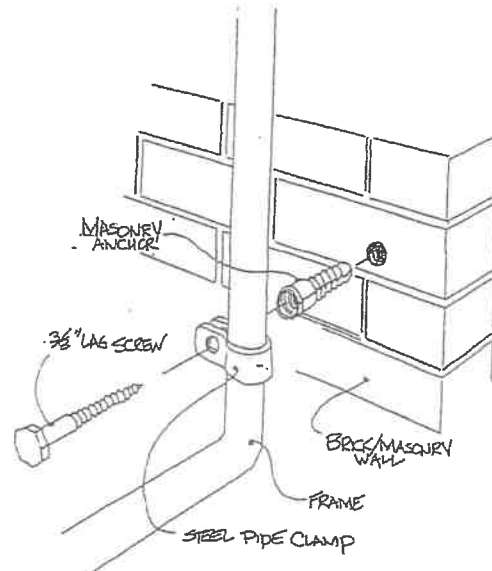
THE THOMAS COMPANY INC.
METHOD OF ATTACHMENT
FA1, FA2, FA3, FA4

METHOD OF ATTACHMENT FA1

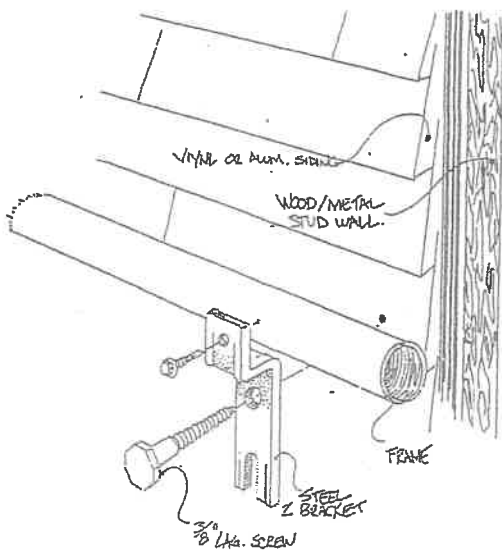


ANCHOR EMBEDDED IN
MORTAR JOINT

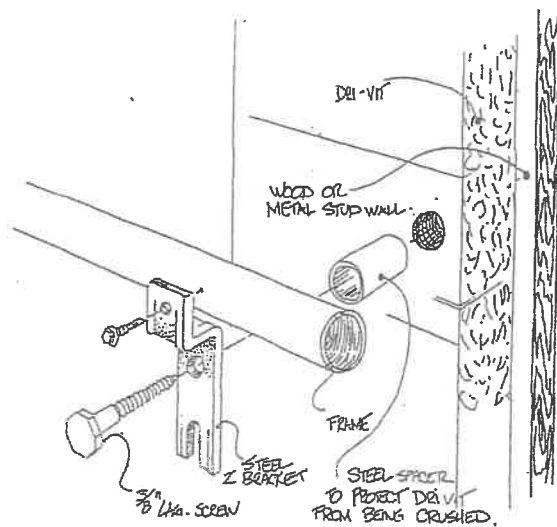
METHOD OF ATTACHMENT FA2



METHOD OF ATTACHMENT FA3



METHOD OF ATTACHMENT FA4



The THOMAS COMPANY INC.
12067 Tech Road Silver Spring, Maryland 20904
Telephone Number: 301-680-2500 Fax Number: 301-680-0851



CURRENT
TO BE
REPLACED BY
NEW AWNING



CANOPY PROPOSAL



**THOMAS
SHADE, INC.**



PHONE: 301-680-2500 FAX: 301-680-0851
ADDRESS: 12067 TECH RD. SILVER SPRING MD. 20904

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING, SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY THOMAS SHADE, INC. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION FROM THOMAS SHADE, INC. FABRIC COLORS OR PRINTS FROM THIS COMPUTER GENERATED RENDERING ARE NOT EXACT AND WILL VARY FROM ORIGINAL FABRIC SAMPLES.
THIS IS NOT A SCALED DRAWING, ONLY CONCEPTUAL. SHOP DRAWINGS WILL BE SUBMITTED UPON SIGNED PROPOSAL

*with
Valence*



CANOPY PROPOSAL



**THOMAS
SHADE, INC.**



PHONE: 301-680-2500 FAX: 301-680-0851
ADDRESS: 12067 TECH RD, SILVER SPRING MD, 20904

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING, SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY THOMAS SHADE, INC. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION FROM THOMAS SHADE, INC. FABRIC COLORS OR PRINTS FROM THIS COMPUTER GENERATED RENDERING ARE NOT EXACT AND WILL VARY FROM ORIGINAL FABRIC SAMPLES.
THIS IS NOT A SCALED DRAWING, ONLY CONCEPTUAL. SHOP DRAWINGS WILL BE SUBMITTED UPON SIGNED PROPOSAL

*Without
Valence*

Docket Item #3
BAR #2018-00420

BAR Meeting
October 17, 2018

ISSUE: Certificate of Appropriateness for Alterations

APPLICANT: Michael C. Maibach

LOCATION: 325 Queen Street

ZONE: RM/Residential

BOARD ACTION: Deferred for restudy, 6-1

Docket item was removed from consent for discussion.

On a motion by Mr. Adams, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to defer BAR #2018-00420, for restudy. The motion carried on a vote of 6-1 with Mr. Goebel voting in opposition.

REASON

The Board removed the item from the Consent Calendar for full discussion. The Board had some concerns about the proposal and deferred the request for further study to allow the applicant time to consider a simpler design option.

DISCUSSION

The Board discussed this case from a number of perspectives. All of the board praised the restoration of this townhouse by the current owner. Others noted the architectural integrity of this row of simple Federal townhouses and the importance of retaining the severely simple character of this block face. It was noted that shutters were more historically appropriate than awnings for a building constructed in 1818, but most agreed that awnings could have been added at a later time. Some felt that the design of these particular rigid frame awnings with solid sides were commercial in character but noted that awnings were common for sun control prior to air conditioning and that perhaps a lighter, retractable awning would not be so visually heavy. One member was concerned about precedent and would not want awnings repeated on dwellings throughout Old Town. Another member felt that this was an acceptable request since it was an alteration that would be easily reversible in the future. The majority of the BAR members found that having both shutters and an awning on a window to be a visually redundant “belt and suspenders” design and several said they would support the proposed awnings if the shutters were removed or, perhaps, if the awning were retractable. The applicant responded that it would be odd to have shutters on the first floor and remove them on the second floor. The BAR noted that interior window treatments have evolved significantly, and that it may be possible to find an amenable solution on the interior with solar shades or similar. The BAR asked the applicant to work with staff to find a lighter, easier way to control the sun, using solar shades, Low-E glass, etc.

SPEAKERS

Francois Duret, 317 Queen Street, spoke in support.

Jana McKeag, 315 Queen Street, spoke in support.
Kevin Johnson, 309 North Royal Street, spoke in support.

STAFF RECOMMENDATION

Approval of the application for a Certificate of Appropriateness for alterations to install awnings, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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 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.



N

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations to install new shed-form canvas awnings on rigid frames. Awnings are proposed on the four, second floor windows on the main body of the house and above the two doors of the ell, visible behind the brick garden wall. The existing barrel-form awning over the ell door will be removed.

II. HISTORY

325 Queen Street is located at the northeast corner of Queen and North Royal Streets and is part of row of four two story brick rowhouses built by James McGuire (1772-1850) and Presley Barker in **1818** as part of a speculative venture. McGuire worked as a house joiner in the early 19th century and as a lumber merchant. He was the first commander of the Friendship Fire Company and a prominent Masonic lodge member. He became Superintendent of Police in the early 19th century and was subsequently appointed Surveyor for the District of Columbia and Inspector of Revenue for the Port of Alexandria by President Jackson. According to Penny Morrill in Who Built Alexandria he was “one of Alexandria’s prominent citizens.” (p.30)

Previous Approvals

BAR1997-00205: Denial of a request for French doors and three ganged windows on the west elevation of the rear ell (11/5/97)

III. ANALYSIS

The *Design Guidelines* chapter on Awnings states that: “From the mid-19th century until the mid-20th century, awnings were a common feature on commercial buildings in Alexandria and were used to a lesser extent on residential structures ... Today, while awnings on residential structures may still have functional value, they are rarely used because of the widespread use of air-conditioning”

“Historically, awnings in the commercial districts of Alexandria were the retractable sloped or shed type usually with valances. The ability to change the configuration of the awning allowed regulation of the amount of sunlight entering a building interior. Awnings on residential structures were also generally of the shed type and retractable for the same reason.”

“Awnings should be appropriate and sympathetic to the historical style of the building to which they are attached. For example, rigid frame bullnose awnings are not appropriate on buildings which pre-date the mid-20th century.” “Shed or sloped awnings are more appropriate than other awning forms in the historic districts.” “Awnings should be made of a canvas type fabric. Awnings made from plastic fabric are strongly discouraged.” “Awnings on residential structures should be no wider than the window opening itself.” Finally, “Awnings should not overwhelm or obscure the architecture and the decorative features of historic buildings.” (Awnings – Page 1-4)

The NPS Preservation Brief #44 on Awnings is also useful. <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

All of the proposed awnings will have solid black color Sunbrella brand canvas fabric mounted on rigid, shed-form, black powder-coated aluminum frames. The frames will be attached to the existing wood window frames and set between the brick jambs. The awnings are approximately 2'-10" wide and project 2'-2" with an 8" deep, loose valance. Although the BAR previously

approved a bullnose-shaped awning over the door of the rear ell, the *Design Guidelines* note that a rounded awning form is not appropriate for the period of this historic dwelling. The *Guidelines* generally recommend this form only be used over arched openings and these openings are all flat jack-arches. The applicant has, therefore, agreed to use the shed-form throughout.

While the proposed fixed frame awning is, perhaps, not as historically accurate as a retractable awning, it is unlikely that these would ever be retracted given the difficulty reaching out through the existing storm windows on the second floor. In addition, it may seem odd to have awnings and shutters on the same openings, but staff has observed both shutter hinges and historic awning mounts on similar residential window frames in the past. Finally, the shed form of the proposed awnings is historically correct for this period building and the width of the awnings is the same as the width of the window openings, as recommended by the *Design Guidelines*.

Staff supports the installation of awnings on this townhouse, as submitted, and believes it will recall the typical appearance of Alexandria streetscapes prior to the advent of air conditioning.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

No comments received.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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 the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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 Archaeology oversight required for this project.

V. ATTACHMENTS

- 1 – Application for BAR 2018-0420: 325 Queen Street*
2 – Supplemental Materials

ADDRESS OF PROJECT: 325 Queen Street

TAX MAP AND PARCEL: _____ ZONING: _____

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: Michael C. Maibach

Address: 325 Queen Street

City: Alexandria State: VA Zip: 22314

Phone: 703-838-6886 E-mail: mcm@Maibach.us

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Michael C. Maibach

Address: (Same)

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.*
- | | | | |
|--|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Affix 100% solid black canvas awnings with black aluminum braces. Three awnings on 2nd floor Queen Street windows. One window awning on North Royal - 2nd floor. Two over door awnings on North Royal - behind 5' brick wall.

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.

Electronic copies of submission materials should be submitted whenever possible.

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.*

N/A

- ☐ ☐ 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. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____
- ☒ ☐ Photograph of building showing existing conditions. *Attached*
- ☒ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text. *Attached*
- ☐ ☒ 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). *Bolted aluminum bars*
- ☐ ☒ 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.) **\$135.00**
- ☒ 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 3 sets of 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: Michael C. MaibachDate: 9/16/18

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 3 sets of 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: Michael C. MaibachDate: 9/14/18

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 ten 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. Michael C. Maibach	325 Queen St.	100%
2.		owned / no mortgage
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Michael C. Maibach	325 Queen Street	100%
2.		
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. Michael C. Maibach	None.	None.
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.

9/14/18 Date Michael C. Maibach Printed Name Michael C. Maibach Signature

Michael C. Maibach

325 Queen Street
Alexandria VA 22314
703-838-6886

September 10, 2018

Mr. Al Cox, Architect
Historic Preservation Manager
City of Alexandria

Dear Al,

Under your careful guidance, 100% of the re-pointing of my home's bricks was completed last week. Thank you for your sound advice on the materials used. Prior to this two-year project, all the slate tiles were removed from the house and garage, a new underlining material was added, and the traditional slate returned to their original placement. Many of the gutters have also been replaced, meaning that in the past four-plus years the entire outside of my home has been restored to the best condition it has been for perhaps 100 years or more. My workman has done well!

My home is on the corner of Queen and Royal. No trees block the exceptionally bright sun and heat coming straight down Queen Street. The tree in front on Queen offers some shade during half of the year. However, the electric company continues to remove more of its branches each year at its center core. Given the house's position on the corner, bright sunlight and summer heat are significant. My heating and cooling bills reflect this. While my neighbors have townhomes on either side to protect from the elements, my exposure is fairly unique.

Now that brick re-pointing is completed, I'm writing to ask the City's permission to add solid black canvas awnings on four of the 2nd floor windows (see graphic). The awnings would remain fixed year-round to avoid mechanical breaks. I would also like to add two awnings over the side doors of my home behind my 5' wall on Royal Street. These would be identical awnings in color and material to those placed over the windows. I currently have one awning over my side door on Royal Street. When I moved here in 1997 your predecessor, Mr. Smith, worked with me to have this approved. That existing awning would be removed to match the others now proposed.

A computer model of what is planned is attached, although the white aluminum bars will be powder-coated black, and the piping on the edges will be solid black, as well. Related details are attached in a bid from the Thomas Shade Company of Silver Spring. They will do this work once permission from the BAR is granted.

Also attached is an article by Mr. Steve Morenberg on "The History of the Modern Awning." He writes that home awnings existed in the 18th and 19th centuries in America, before my home and others in Old Town were built. In those early days awnings were made of common sailcloth and

wood. During the industrial Revolution, home awnings were converted to steel and later to aluminum and canvas – virtually the same offered in this bid by the Thomas Shade Company.

Attached as well is a Wikipedia story on the history of awnings in America. Briefly, it notes that “Awnings became common during the first half of the 19th century” (when 325 Queen was built)... Awnings became a common feature in the years after the Civil War...” Etc.

I love living in an historic home and have done all I can in the 21 years I have owned 325 Queen Street to preserve its structural integrity and its historic features. From the research noted and other sources, adding awnings to my home would be in keeping with the practices of many 18th and 19th century historic towns.

Naturally, I would be happy to share my plans and drawings with my nearby neighbors on Queen and Royal Streets. My next-door neighbor, Ms. Joan Roland, has owned 323 Queen Street since 1959 and was born Queen & North Fairfax Street some 85 years ago. Joan is a close friend and welcomes my plans for these tasteful awnings.

Thanks again for your guidance on our brick work. Please let me know next steps on this request.

Kind regards,

A handwritten signature in black ink, appearing to read "My Maibach", followed by a horizontal line.

m@Maibach.us

Proposal

Page No.

of

Pages



THOMAS SHADE, INC.

MANUFACTURERS SINCE 1933

12067 Tech Road
Silver Spring, MD 20904
Phone (301) 680-2500
Fax (301) 680-0851

C - 212643

PROPOSAL SUBMITTED TO <i>Mr Michael Maibach</i>	PHONE <i>703 838 6886</i>	DATE <i>9-6-2018</i>
STREET <i>325 Queen Street</i>	JOB NAME <i>Same</i>	
CITY, STATE and ZIP CODE <i>Alexandria, VA 22314</i>	JOB LOCATION <i>1st floor side doors, 2nd Floor Top</i>	
CONTACT	FAX #	JOB PHONE <i>Windows</i>
<i>m@maibach.us</i>		

We hereby submit specifications and estimates for:

Fabricate and install the following custom fabric canopy products.

- 1. 4 rigid frame aluminum extrusion sheds as follow, 2'-10 wide x 2'-2 drop + 8" loose valance x 2'-2 projection, 2nd Floor install.*
- 2. 2 rigid frame aluminum extrusion sheds as follow, 4'-8 wide x 2'-6 drop + 8" loose x 2'-6 projection, 1st floor install on doors.*

Covers to be black Sunbrella # 4608, scallop, braid T&D. Frames to be welded rigid and powdercoated black. We will provide detailed shop drawings for clients review and approval after contract acceptance.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Thirty Seven Hundred Fifty + tax (\$225.00) dollars (\$ *3975.00*)

Payment to be made as follows:
\$ deposit \$1,325.00, Balance upon installation

A 3% SURCHARGE WILL BE APPLIED
TO ALL CREDIT CARD PURCHASES

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Thomas Shade, Inc. shall not be responsible for loss or damage to buyer's business or property. All permits are to be obtained, and paid for by Buyer unless otherwise stated. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Buzyn Journal

Note: This proposal may be withdrawn by us if not accepted within *30* days.

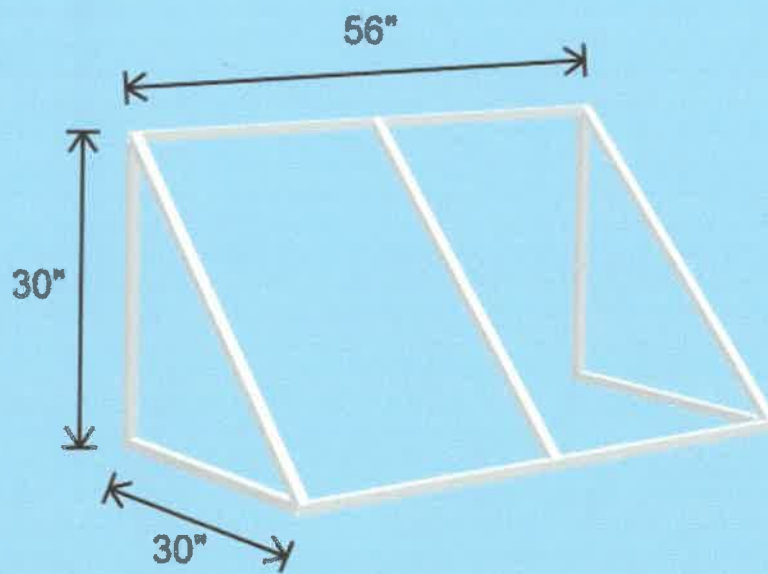
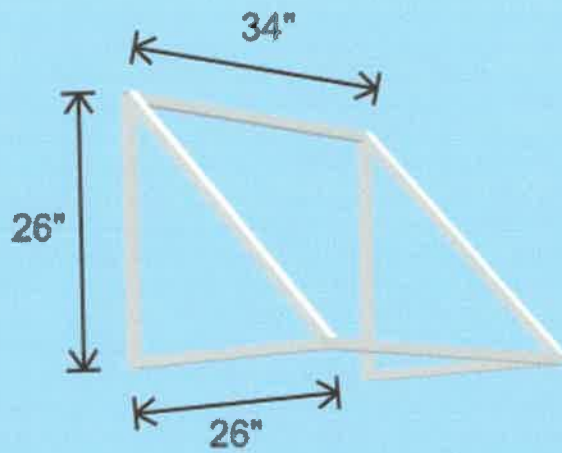
Acceptance of Proposal — The above prices, specifications, and conditions on the reverse side hereof are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
Date of Acceptance: _____

Print Name _____

Signature _____



WI
WITH BLACK METAL



Aluminium bars will be powder - coated
blank. No white trim on drawings.

The History of the Modern Awning

by
Steve Morenberg The Astrup Company

The awning market generally consist of residential and commercial installations. Residential awnings tend to be more traditional and conservative in both style and color. The influence of fashion and fads is much more evident in commercial awnings. The commercial awning buyer, whether it be a restaurant, hotel, retail shops or other commercial establishment is not looking for merely a shade device. The buyer is looking for means to establish and identity for the firm. It might be dignified restaurant with an entrance canopy of dark fabric and brass columns, or a hot new bar and lounge with an illuminated vinyl awning and colorful graphics, both are eating establishments, but each wants to send a different message to potential customers, the proper use of canvas awnings ensures that the messages are received loud and clear.

In the 18th and early 19th centuries, canvas awnings were simple, utilitarian affairs-cotton sailcloth nailed to a wooden frame. The Industrial Revolution led to ways of improving the style and longevity of these architectural appendages. Metal water pipe, instead of wood, was utilized for the framing material. Metal pipe was readily available economical, long lasting and could be bent into various curves and shapes that wood could not. By the late 1800's specialized awning hardware was developed which spurred the use of awnings for homes and businesses. Instead of mailing cloth to these frameworks, the fabric was laced on, permitting a better fit and look. The awning covers could easily be taken down in the winter, as some are to this day, and reinstall when spring arrives. At the same time advances were being made in painting the traditional pearl bray boat duck different colors.. This painted duck is still available and in use today. You can tell this type of fabric by its pearl gray back color, which is the result of mineral-dyeing the duck, the same process by which cloth was dyed for garments a century ago. The availability of different colors was the springboard for aesthetic uses of canvas awnings, instead other being perceived as strictly utilitarian shading devices. The relationship between the demands of fashion color and canvas awnings had begun.

The awning industry was basically steady, stable and conservative, from the post Civil War period to after World War II, however the canvas awning industry almost didn't survive the 50's. The post-war boom years saw tract homes as the preferred abode, with cookie-cutter sameness and air-conditioning available as an alternative to awnings for sun and hear control. Aluminum awnings gained in popularity, they were new and affordable, and they didn't suffer the fate of poorly maintained canvas awnings such as premature aging,tearing and fading.

The industry survived on recovers for older homes and the emergence of commercial business to take up the slack. Another technological development came into its own for use in storefront awnings, the retractable awning arm. An American invention from the 1920's, this

iron, spring loaded arm could enable an awning to be made retractable. A gear would wind the canvas around a roller tube, and the spring tension would keep the fabric taut. Ironically, this idea was transplanted to Europe and the redesigned in aluminum for residential use. Retractable awnings are now the largest segment of the European market, where they are known as " California Style Awnings. They were reintroduced to the US market in the 70's , where they started to be know as " European Style Retractable Awnings. They are now growing in popularity as patio and storefront awnings. By the late 1970's canvas awnings had come into fashion and business picked up, aided by developments in both framing and fabrics. Aluminum awnings just did not have the versatility of fabric, and nostalgia came into play as people wanted to capture the prestige that a fine canvas awning can give to a building. Another factor which aided the resurgence of awning use was the increasing cost of energy. It was now cost effective to put up an awning rather than run the air conditioner on a constant basis. This had been true in the Europe for some time, but it took the energy crisis and oil embargo of the early 1970's to convince the American consumer. Frames were no longer restricted to a few traditional styles dictated by the available hardware by using bending and welding techniques, bold new shapes could be achieved and awnings could be used to make a true fashion statement. Awnings covers were not longer exclusively laced on, they were screwed, riveted or even glued in place. This enhanced the finished look of the awning, making for an easier acceptance in the architectural community. Synthetic fabrics such as acrylics, polyesters and vinyl laminates had been developed. These fabrics enjoyed a broader color range and life span than traditional cotton fabrics, and started moving awnings into the fashion market, where before awnings were still sold basically as a functional item, they were now being sold largely based on color and design.

The past decade produced enormous change in this market. The architectural industry embraced awnings as an economical means to renovate older building and even whole neighborhoods. This interest brought awnings and fashion solidly together, as the color and design were used as the major selling features of new awning installations. Business boomed as new shopping center, chain stores specified awnings in their design. The awning fabricator, who used to be stereotypical a machine and pipe bender, now had to learn to deal with architects, contractors, designers and corporate planners. Where traditionally this industry was a unique, crafted oriented trade, the fabricator now has to be comfortable with elements of the architectural, electrical sign, construction, welding and design communities. The development of the awning shop for the 21st century is progressing at an accelerated rate .

[Back to the Contents Page](#)



(888) 428-4325



A Brief History of Awnings and Canopies

Awnings and canopies (<http://www.canvascraftinc.com/awnings-and-canopies>) have been used since ancient Egyptian times. Made of woven reeds, they provided shade from the hot blistering sun. The use of awnings is not as essential as they once were but still provide a certain amount of protection from the sun's penetrating rays. Awnings are used on windows and doors of **homes** (<http://www.canvascraftinc.com/awnings-and-canopies/residential-awnings>) and **businesses** (<http://www.canvascraftinc.com/awnings-and-canopies/commercial-awnings>) and come in a wide array of materials and styles that are creative and aesthetic.

During the 19th century, awnings were common in business districts. They were supported by wood or cast iron braces and draped over storefronts. As these canvas coverings became even more colorful and popular, new features began to emerge. **Retractable awnings** (<http://www.canvascraftinc.com/awnings-and-canopies/retractable-awnings>) began to appear that could be lowered with a rope and pulley during rainstorms as not to catch the rainwater and pull the canvas down in the center. As the sun would reemerge, awnings could once again be cranked out. There are still retractable awnings today and also modern motorized models that are operated by electric power.

Canvas Awnings (<http://www.canvascraftinc.com/awnings-and-canopies/styles-and-designs>) are the most popular of all styles for homes. With solution dyed acrylic fabrics available in hundreds of colors, they can be attractive and help keep temperatures cooler indoors. They are also great for protecting draperies, carpet and furniture from fading. Also a favorite for patio shade, the life of canvas fabric awnings has extended with new developments in the fabrics that are made today unlike the old cotton canvas fabrics. Canvas awnings can last as long as 20 years, it is no wonder that they are the number one choice of homeowners.

Designers and architects have helped advance the use of awnings as an exterior highlight to building and homes with weather-resistant fabrics. Available in colors, sizes and styles to compliment doors and windows, the affect can be warm and impressive. Rectangular, square, traditional or modern with straight or scalloped edging, bright or subtle colors or stripes can bring out a flavorful presence to new or historical homes. Many award winning decorator homes can be found with aesthetic awnings.

Recently, technology has given rise to utilizing acrylic canvas or mesh material in producing awnings that are called shade screens. These types of awnings are effective in blocking the sun's hot rays while not blocking the total view of the sky. It has been proven that by stopping the heat before it enters a home is more energy effective than treating the interior air once exposed to the sun's heat. Shade sails are a more portable, semi-horizontal type of awning that provides cover on hot summer days and are perfect as a side mount along poolside.

Regardless if you are looking to add drama to the exterior of your home or are trying to help cut back on air conditioning costs during the summer months, awnings are a great investment for your home or business. When properly installed, awnings can raise the resale value of your property. If you have never considered awnings for your home or business, you owe it to yourself to see what is now available and how much of an asset they can be.

← **Commercial Awnings: A Smart Investment for Your Minnesota Based Business** (<http://www.canvascraftinc.com/blog/commercial-awnings-a-smart-investment-for-your-minnesota-based-business/>)

Protecting Your Boat with a Quality Cover → (<http://www.canvascraftinc.com/blog/19/>)

Leave a Reply

Name (required)

Mail (will not be published) (required)

Website

Search for:

Recent Posts

- **Awning Maintenance Tips** (<http://www.canvascraftinc.com/blog/awning-maintenance-tips/>)
- **Areas of Growth in the Awning Industry** (<http://www.canvascraftinc.com/blog/areas-of-growth-in-the-awning-industry/>)
- **Shade Your Pool House with Awnings** (<http://www.canvascraftinc.com/blog/shade-your-pool-house-with-awnings/>)
- **Designing Your Custom Awning** (<http://www.canvascraftinc.com/blog/designing-your-custom-awning/>)
- **How Can Shade Screens Enhance My Awnings?** (<http://www.canvascraftinc.com/blog/how-can-shade-screens-enhance-my-awnings/>)

Archives

- **August 2013** (<http://www.canvascraftinc.com/blog/2013/08/>)
- **July 2013** (<http://www.canvascraftinc.com/blog/2013/07/>)
- **June 2013** (<http://www.canvascraftinc.com/blog/2013/06/>)
- **May 2013** (<http://www.canvascraftinc.com/blog/2013/05/>)
- **April 2013** (<http://www.canvascraftinc.com/blog/2013/04/>)
- **March 2013** (<http://www.canvascraftinc.com/blog/2013/03/>)
- **September 2012** (<http://www.canvascraftinc.com/blog/2012/09/>)
- **July 2012** (<http://www.canvascraftinc.com/blog/2012/07/>)
- **June 2012** (<http://www.canvascraftinc.com/blog/2012/06/>)
- **May 2012** (<http://www.canvascraftinc.com/blog/2012/05/>)

Categories

- **Awnings & Canopies** (<http://www.canvascraftinc.com/blog/category/awnings-canopies/>)
- **Boat Covers** (<http://www.canvascraftinc.com/blog/category/boat-covers/>)
- **Industrial Sewing** (<http://www.canvascraftinc.com/blog/category/industrial-sewing/>)



Awnings were first used by the ancient Egyptian and Syrian civilizations. They are described as “woven mats” that shaded market stalls and homes. A Roman poet Lucretius, in 50 BC, said “Linen-awning, stretched, over mighty theatres, gives forth at times, a cracking roar, when much ’tis beaten about, betwixt the poles and cross-beams”.

North America

Awnings became common during the first half of the 19th century. At that time they consisted of timber or cast iron posts set along the sidewalk edge and linked by a front cross bar. To lend support to larger installations, angled rafters linked the front cross bar to the building facade. The upper end of the canvas was connected to the facade with nails, with grommets and hooks, or by lacing the canvas to a head rod bolted to the facade. The other (projecting) end of the canvas was draped over, or laced to, a front bar with the edge often hanging down to form a valance. On ornate examples, metal posts were adorned with filigree and the tops decorated with spear ends, balls or other embellishments. On overcast days or when rain did not threaten, the covering was often rolled up against the building facade; during the winter months proper maintenance called for the removal and storage of awnings. Photographs from the mid-19th century often show the bare framework, suggesting that the covering was extended only when necessary. Canvas duck was the predominant awning fabric, a strong, closely woven cotton cloth used for centuries to make tents and sails.

Awnings became a common feature in the years after the Civil War. Iron plumbing pipe, which was quickly adapted for awning frames, became widely available and affordable as a result of mid-century industrialization. It was a natural material for awning frames, easily bent and threaded together to make a range of different shapes and sizes. At the same time the advent of the steamship forced canvas mills and sail makers to search for new markets. An awning industry developed offering an array of frame and fabric options adaptable to both storefronts and windows.

In 1933, a man in New York survived after his 7-story fall was slowed by several window awnings

Posted in [Uncategorized](#)

Leave a Reply

Your email address will not be published. Required fields are marked *

Comment

Name *

Email *

Website

CONTACT (772) 221-8847

Name

E-mail

Telephone

Awning

From Wikipedia, the free encyclopedia

An **awning** or **overhang** is a secondary covering attached to the exterior wall of a building. It is typically composed of canvas woven of acrylic, cotton or polyester yarn, or vinyl laminated to polyester fabric that is stretched tightly over a light structure of aluminium, iron or steel, possibly wood or transparent material (used to cover solar thermal panels in the summer, but that must allow as much light as possible in the winter). The configuration of this structure is something of a truss, space frame or planar frame. Awnings are also often constructed of aluminium understructure with aluminium sheeting. These aluminium awnings are often used when a fabric awning is not a practical application where snow load as well as wind loads may be a factor.

The location of an awning on a building may be above a window, a door, or above the area along a sidewalk. With the addition of columns an awning becomes a canopy, which is able to extend further from a building, as in the case of an entrance to a hotel. Restaurants often use awnings broad enough to cover substantial outdoor area for outdoor dining, parties, or reception. In commercial buildings, an awning is often painted with information as to the name, business, and address, thus acting as a sign or billboard as well as providing shade, breaking strong winds, and protecting from rain or snow. In areas with wintry weather, most awnings do not have to be taken down at the end of the summer - they can remain retracted against the building all winter long, or be designed and built for those conditions.



House with striped awnings, Edmonton, Alberta.



Main Street building with multiple awnings, Chesterton, Indiana.

Contents

- 1 History
 - 1.1 Ancient world
 - 1.2 Early 19th century
 - 1.3 Late 19th century
- 2 Benefits

3 Types

3.1 Propulsion

3.2 Wind tolerance and construction

3.3 Aluminium awnings

3.4 Retractable awnings

3.4.1 Retractable patio cover systems

3.4.2 Retractable lateral arm awnings

3.4.3 Retractable side or drop arm awnings

3.4.4 Portable, pop-up canopies

3.4.5 Retractable solar shade screens

3.5 Shade sails

4 Trade organizations

5 Classification numbers

6 See also

7 References

History

Ancient world

Awnings were first used by the ancient Egyptian and Syrian civilizations. They are described as "woven mats" that shaded market stalls and homes. A Roman poet Lucretius, in 50 BC, said "Linen-awning, stretched, over mighty theatres, gives forth at times, a cracking roar, when much 'tis beaten about, betwixt the poles and cross-beams".

Among the most significant awnings in the ancient world was the velarium, the massive complex of retractable shade structures that could be deployed above the seating areas of the Roman Colosseum. Made of linen shadecloths, timber framing, iron sockets and rope, the system could effectively shade about one-third of the arena and seating; another third could be shaded by the high surrounding walls, providing a majority of seats some shade on a blinding afternoon. It is believed that sailors, with their background in sailmaking and rigging were employed to build, maintain and operate the velarium. ^[1]

Early 19th century



Diwan-i-Khas, Red Fort, Delhi with red awnings or shamianas, in 1817

Awnings became common during the first half of the 19th century. At that time they consisted of timber or cast iron posts set along the sidewalk edge and linked by a front cross bar. To lend support to larger installations, angled rafters linked the front cross bar to the building facade. The upper end of the canvas was connected to the facade with nails, with grommets and hooks, or by lacing the canvas to a head rod bolted to the facade. The other (projecting) end of the canvas was draped over or laced to a front bar with the edge often hanging down to form a valance. On ornate examples, metal posts were adorned with filigree and the tops decorated with spear ends, balls or other embellishments. On overcast days or when rain did not threaten, the covering was often rolled up against the building facade; during the winter months proper maintenance called for the removal and

storage of awnings. Photographs from the mid-19th century often show the bare framework, suggesting that the covering was extended only when necessary. Canvas duck was the predominant awning fabric, a strong, closely woven cotton cloth used for centuries to make tents and sails.

Awnings became a common feature in the years after the Civil War. Iron plumbing pipe, which was quickly adapted for awning frames, became widely available and affordable as a result of mid-century industrialization. It was a natural material for awning frames, easily bent and threaded together to make a range of different shapes and sizes. At the same time the advent of the steamship forced canvas mills and sail makers to search for new markets. An awning industry developed offering an array of frame and fabric options adaptable to both storefronts and windows.

Late 19th century

In the second half of the 19th century, manufactured operable awnings grew in popularity. Previously, most awnings had fixed frames—the primary way to retract the covering was to roll it up the rafters by hand. Operable systems for both storefront and window awnings had extension arms that were hinged where they joined the facade. The arms were lowered to project the awning or raised to retract the awning using simple rope and pulley arrangements.

Because the canvas remained attached to the framework, retractable awnings allowed a more flexible approach to shading (shopkeepers and owners could incrementally adjust the amount of awning coverage depending upon the weather conditions). When the sun came out from behind clouds, the awning could be deployed with ease. In case of sudden storms, owners could quickly retract the awning against the building wall where it was protected from wind gusts.

Despite their advantages, early operable awnings had drawbacks; when retracted, their cloth coverings often bunched up against the building facade. This left part of the fabric exposed to inclement weather, and deterioration was often accelerated by moisture pooling in the folds of fabric. If poorly designed or badly placed, the retracted fabric could obscure part of the window or door opening, and even if out of the way an imperfectly folded awning presented an unkempt appearance. Modern materials and designs have eliminated all of these issues.



Awnings over windows

Benefits

Retractable awnings let owners control the weather on their own terms. When passing showers threaten, or when the sun gets hot, they or the home automation system unroll the awning for near-instant protection and shade. Lab test measurements show that it can be as much as 20 degrees cooler under an awning's canopy. Because awnings prevent the sun from shining through windows and sliding glass doors, they can keep temperatures inside cooler as well, which saves on air-conditioning costs. They can help prevent carpets and furniture from fading in sunlight. Awnings also provide a sheltered place for children and pets to play, shielded from direct sun.



Spherical awning of a bandshell

Some of today's awnings also offer accessories that can greatly increase the versatility and usefulness owners get from their decks or patios. A screen room add-on can easily turn an awning into a virtually bug-free outdoor room, side screening cuts down on wind and mist coming under the sides of awnings, and patio lights let people enjoy their decks evenings and nights.

It also can be used to cover the thermal solar panels in the summer.

Types

Propulsion



An example of a modern garden awning

Today's awnings come in two basic types: Manually operated models which are opened by hand and motorized models which operate by electricity. Each offers its own advantages. Benefits include low-cost affordability, easy adaptability to almost any deck or patio, and support arms that can be angled back against the house or set vertically on the deck or patio floor. These arms provide extra support and stability which some owners prefer in windy areas, and increase the awning's versatility by making the attachment of certain accessories available.

Motorized awnings have no vertical supports. Instead, they have retracting lateral arms, creating an unobstructed shaded area. These awnings are operated by an electric motor, generally hidden inside the roller bar of the awning. The arms open and close the awning at the touch of a wireless remote control or a wall-mounted switch.

Modern awnings may be constructed with covers of various types of fabrics, aluminium, corrugated fibreglass, corrugated polycarbonate or other materials. High winds can cause damage to an extended awning, and newer designs incorporate a wind sensor for automatic retraction in certain conditions.

Wind tolerance and construction

Modern awnings are rated for wind tolerance based on width, length, number of supporting arms, and material. Modern awning design incorporates urethane compression joints, steel support structures, and wind sensors. Such designs are currently in use at the White House, Grand Central Station, and The Kremlin.

Aluminium awnings

Aluminium awnings have long been popular in residential applications throughout the world. They are available in many colors and are usually painted with a baked-on enamel paint. Among the many benefits of these awnings are cooler temperatures inside the home, shade for your patio, extending the life of furniture and window treatments. Possibly the most beneficial feature of the awnings are the fact that they have a usable life of well over 40 years.

Some aluminum awnings are designed to be folded down and fastened to protect windows in case of storms such as hurricanes.

Retractable awnings



Retractable awning

Retractable awnings are now becoming very popular with homeowners in the United States. They have been popular in Europe for many years, due to higher energy costs and lack of air conditioning. Retractable awnings can include the following types:

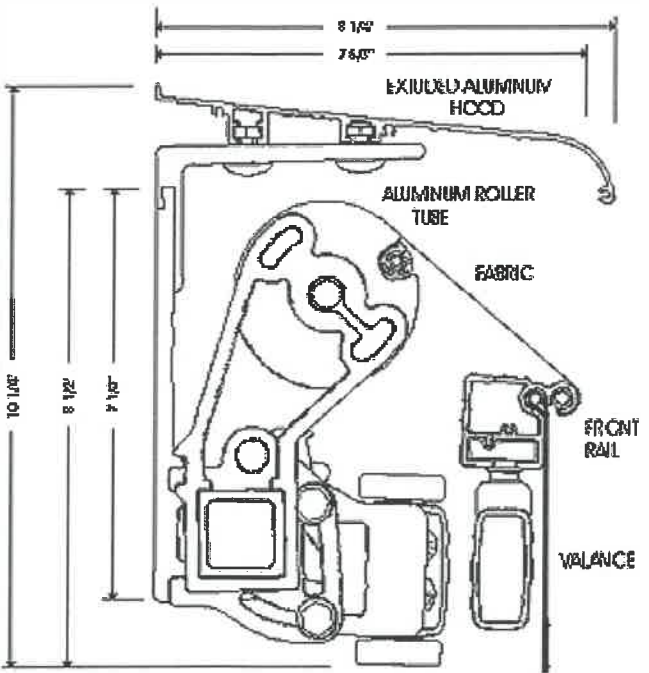
Retractable patio cover systems

Retractable patio cover systems are the latest "entry" in to the retractable market. Most of these systems are water-proof as compared to water-resistant (lateral arm awnings) and therefore allow no water penetration through the fabric "roof" section. These systems meet Beaufort scale wind loads up to Beaufort 10 (55-63 mph) depending on model and size.

Eastern Sunflexx Safe Allowable Wind Loads*

		Sunflexx Frame Projection				
		6'	8'	10'	12'	14'
Wind speeds below are in MPH						
Frame Width	8'	63				
	10'	60	51			
	12'	57	49	45		
	14'	55	47	44	40	
	16'	53	45	43	39	
2 Arm Awnings	18'	51	43	41	38	
	20'	50	44	41	37	32
	22'	56	46	45	39	
	24'	53	45	43	38	
	26'	51	44	41	38	
3 Arm Awnings	28'	55	47	46	39	
	30'	54	46	44	39	
	32'					32

Wind Tolerance



Design schematics for awning type used at White House

CADANT Award e 325 Queen (Maison)

- MR. SMITH/BAR ALLOWED in 1997

- WILLING TO REPLACE



From: Johnson, Kevin <kjohnson@usatoday.com>
Sent: Wednesday, September 26, 2018 5:03 PM
To: Anh Vu <Anh.Vu@alexandriava.gov>
Cc: johnsonk309@yahoo.com; gebejohnson@me.com
Subject: 325 Queen St. Awning application

Good afternoon,

My name is Kevin Johnson and my wife, Gebe, and I live at 309 N. Royal St.

Mike Maibach, the applicant, is a longtime neighbor who is invested in improving his historic home.

We support his application to install awnings and believe it will be in keeping with the character of this special part of our city.

Thanks for your consideration,

Kevin Johnson
309 N. Royal St.
Alexandria, Va. 22314

Sent from my iPhone

A n h V u

Ext. 3839

From: casstv@aol.com <casstv@aol.com>

Sent: Friday, September 28, 2018 6:13 AM

To: Anh Vu <Anh.Vu@alexandriava.gov>

Subject: 325 Queen St.

Ms Anh Vu

My wife and I would like to express our support for the alterations Mr. Mike Maibach wishes to make to his residence at 325 Queen St. He has been an ardent advocate for maintaining historic Old Town and his alterations are consistent with that vision.

Tom and Cassie VanDerslice

308 N Royal St.

September 28, 2018

Ms And Vu,
Supervisory Program Analyst,
City of Alexandria.

Re: 325 Queen St.
Awnings.

Dear Ms. Vu,

I support Michael Maibach's request to add Black Awnings to his house, 325 Queen St.,. Mr. Maibach has spent a great deal of time, effort and money in the restoration of his home.

I've lived in my house at 323 Queen St. since Jan. 19, 1955. and I have lived my entire 86 years in this area of Alexandria. I feel that the black awnings, to 325 Queen St, would be a welcome addition to our block of historic homes.

Sincerely
Dorothy J. Roland.