

Docket Item #4
BAR CASE# 2007-0118

BAR Meeting
July 18, 2007

ISSUE: Alterations
APPLICANT: Ford's Landing Homeowners Association
LOCATION: Ford's Landing (99 Franklin Street)
ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for current and future maintenance materials for residences in the Ford's Landing complex. These residences were originally approved by the Board in 1996 and since that time there has been both normal the maintenance requirements of exterior elements as well as unexpected deterioration for others.

The Homeowners Association Architectural Control and Covenants Committee (ACCC) is proposing a proactive solution to a number of common maintenance and replacement problems involving exterior elements and finish materials. The ACCC has prepared a matrix that sets out the problems encountered with expected normal deterioration as well as problems with specific exterior architectural elements that have been encountered together with proposed solutions and replacement materials to solve these problems.

This is a complex proposal and is extensively explained in the written materials provided by the Homeowner's Association. There are no drawings involved. Staff, therefore, believes it is redundant to repeat the written explanations of the Association.

It is the intention of the Homeowners Association as well as staff that the proposed matrix will be used as essentially an umbrella Certificate of Appropriateness which will allow the ACCC to approved replacement elements with the materials cited in the matrix on a routine basis without returning the Board of Architectural Review for approval of each individual case as a separate application with its attendant staff report, notifications and public hearing(s).

II. HISTORY:

The Ford's Landing complex was approved by the Board in a series of meetings in 1996 (BAR Case #96-0030).

III. ANALYSIS:

Miscellaneous proposed renovations comply with zoning ordinance requirements.

Staff has had a series of meetings with representatives of the Homeowners Association to develop the proposal that is now before the Board. Staff wishes to thank the members of the Association for their cooperation, thoroughness and thoughtful approach to dealing with the problems that are the genesis for this application.

Staff believes that the proposal before the Board is well thought out and should, over the course of the next several years, save the Board and the individual homeowners countless hours in dealing with the problems that have been outlined. Staff believes that the materials specified in the matrix as satisfactory replacement materials are all appropriate to a mid-1990s housing development. Staff, therefore, recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Office of Historic Alexandria:

No comments were received