



Design Review Board Case #2018-0003
1725 Jamieson Avenue – Block E – Windows

Application	General Data		
Project Name: 1725 Jamieson Avenue (Block E) Windows	DRB Date:	July 19, 2018	
	Site Area:	0.219 ac (9,540 sf)	
	Location: 1725 Jamieson Avenue	Zone:	CDD#1
	Applicant: 1725 Jamieson Avenue, LLC	Existing Use:	Office Building, Retail
	Gross Floor Area:	17,932 sf	
Purpose of Application: Review and approval of proposal to add ten (10) additional windows to west elevation consistent with existing fenestration pattern.			
Staff Reviewers: Rob Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Nathan Imm, nathan.imm@alexandriava.gov Bill Cook, AICP william.cook@alexandriava.gov			

I. OVERVIEW

1725 Jamieson Avenue, LLC is requesting final Design Review Board (DRB) **approval** for the façade improvements consisting of ten (10) additional windows on the west façade of 1725 Jamieson Avenue.

The existing building is a 3-story office and retail structure with one level of below grade parking.

II. BACKGROUND

Project History

The project known as the “Brandt Building” was reviewed and approved by the DRB at its October 27, 2004 meeting. The Staff report noted that the site is one of the smallest in Carlyle, and the site was one of the last parcels in Carlyle to come forward with a development plan. The building was approved by the Planning Commission (DSP2003-00023) in accordance with the conditions of the Carlyle Special Use Permit and commenced occupancy in the spring of 2007.

Site Context

This site is located within Carlyle on Block E at the corner of Jamieson Avenue and Holland Lane. Adjacent properties include a Burke and Herbert Bank located west of the subject site. To the north is a mixed-use property containing the Royalton Condominiums and Whole Foods Market, including associated underground parking. The Lincoln at Old Town apartment building, formerly known as Meridian at Carlyle is located south of the subject site across Jamieson Avenue. Across Holland Lane is an architecturally-treated Public Storage building to the north, and the Alexandria African-American Heritage Park to the south.

The original DRB Staff report noted that a key challenge for the modestly-sized project was resolving the changes of scale between its immediate neighbors. The 9-acre parkland diagonally across the intersection is the largest contiguous areas of open space within Old Town, in contrast to the mass and scale of the adjacent Royalton/Whole Foods project, and the 16-story Lincoln at Old Town apartment building.

The subject façade on the west side overlooks the down ramp for the parking garage serving the subject property, as well as the up ramp for parking associated with the Burke and Herbert bank on the abutting property to the west.

III. PROJECT DESCRIPTION

The applicant proposes ten (10) additional windows on the west façade. The windows are paired fixed windows in five openings of equal size (6' 9 ¾" H x 5' 11 ¾" W). The existing wall at the first level is blank with no windows and overlooks up and down ramps to parking. The second and third levels have windows as shown in the submission. The adjacent property has no windows on the first level of its eastern façade.

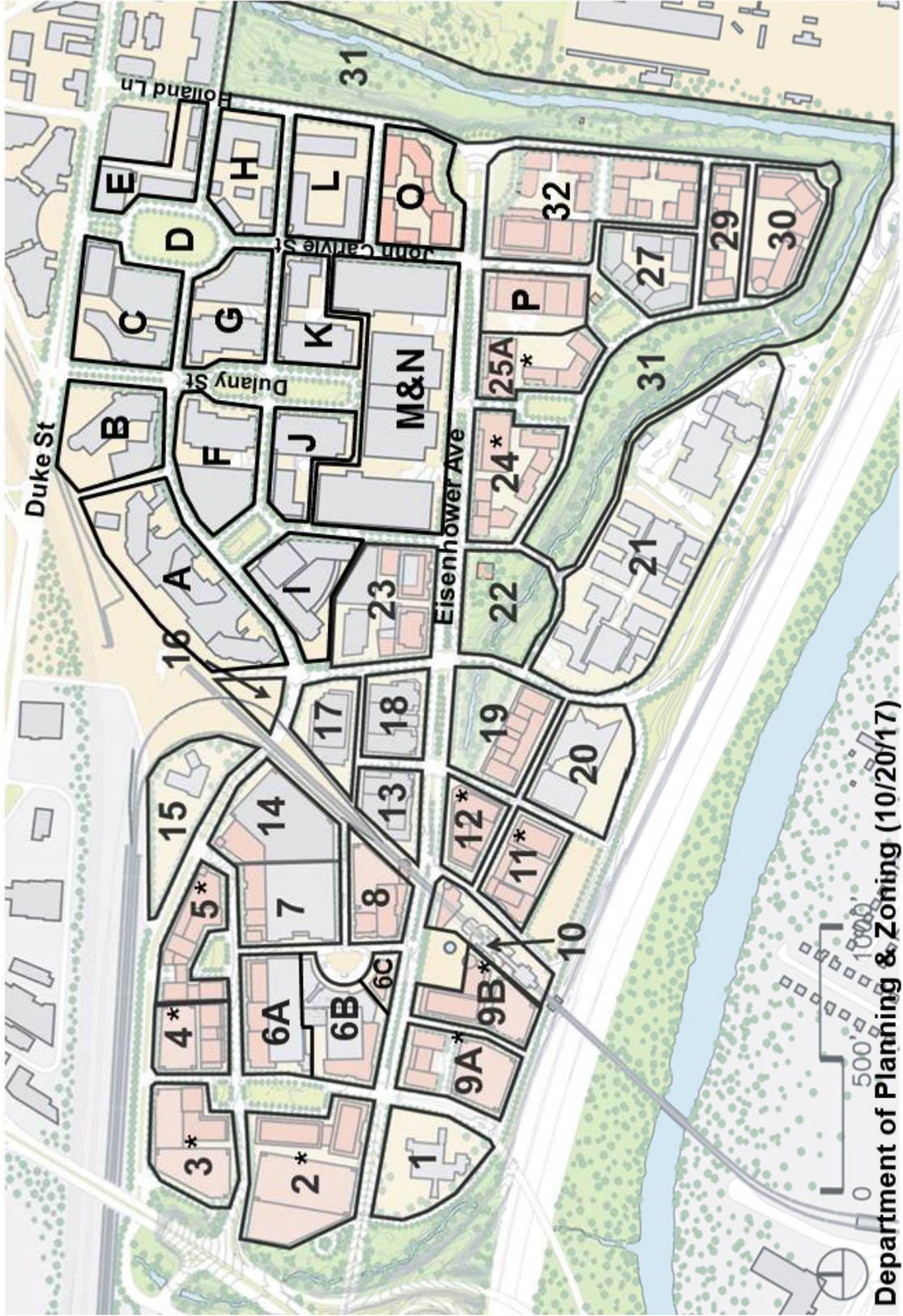
The window openings are of similar scale and align vertically with the existing second and third-story windows on the structure, and are similarly placed horizontally between the existing soldier courses in the brick exterior wall. The tops of the windows align with an existing soldier course, and a new brick sill will align with the existing soldier course at the bottom. The applicant proposes to use Pella frame windows with aluminum cladding painted to match the existing windows on the building.

IV. ANALYSIS AND RECOMMENDATION

Staff recommends DRB **approval** of the additional windows.

While the façade does not directly face the street, it is visible from the street and Staff finds that the proposed improvement adds visual interest to the otherwise plain ground-level façade at this location. The design is consistent with the existing exterior design and fenestration pattern of the structure, and complimentary to the surrounding buildings.

Eisenhower East / Carlyle Blocks



Department of Planning & Zoning (10/20/17)