

**From:** Mess, Camie  
**Sent:** Monday, August 21, 2017 1:35 PM  
**To:** grouzer@dgparchitects.com  
**Subject:** Revised BAR Action - 510 17th Street NW - Aug 14th, 2017

August 15, 2017

Zeta Beta House Corp of Gamma Phi Beta Sorority Inc.  
ATTN Garrett Rouzer

**Certificate of Appropriateness Application**

BAR 17-08-09

510 17<sup>th</sup> Street NW

Tax Parcel 050064000

Zeta Beta House Corp of Gamma Phi Beta Sorority Inc., Owner/ Garrett Rouzer, Applicant  
East Elevation Addition and replacement of window sashes

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 14, 2017. The following action was taken:

**The applicant moved for a deferral.**

**Schwartz moved that the BAR accepts the applicant's request for deferral. Mohr seconded. The motion passed (6-0).**

**The BAR requires additional information and suggested the applicant looks at cornice details, the gutters, dimensioned elevations for all three sides, window surveys, submit a cut sheet for the light fixture, and differentiate between the original structure and the new addition.**

If you have any questions, please contact me at 434-970-3398 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely yours,

Camie Mess  
Assistant Historic Preservationist

**Camie Mess**  
Assistant Historic Preservationist  
City of Charlottesville Neighborhood Development Services  
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902  
Phone: (434) 970-3398  
E-mail: [messc@charlottesville.org](mailto:messc@charlottesville.org)

CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 14, 2017



**Certificate of Appropriateness Application**

BAR 17-08-09

510 17th Street NW

Tax Parcel 050064000

Zeta Beta House Corp of Gamma Phi Beta Sorority Inc., Owner/ Garrett Rouzer, Applicant  
East Elevation Addition and replacement of window sashes

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**Background**

510 17th Street NW, built circa 1900, is a contributing property in the Rugby Road-University Circle-Venable Neighborhood ADC District. One of the earliest houses in the District, this large, unaltered, 2-story dwelling combines elements of the Colonial Revival and various late-19th-century eclectic styles. Details include: weatherboard siding; intersecting hipped and gable roofs; asymmetrical 3-bay front; wraparound front porch with Tuscan columns; projecting 2-story front pediment bay; and multi-light windows. The historic survey is attached.

**Application**

The applicant is requesting approval for a 2-1/2 story addition to the east (rear) elevation of the structure. (See photos 1.03, 1.04 and 1.05 for the existing rear conditions.) The addition faces the parking lot behind the existing structure and is constructed on top of, and to the north of, an existing shed-roofed addition. The shed-roofed addition was in place when the survey was written in 1986. It does not appear that the addition will be visible from the street. The siding will be Hardie plank in a color and profile to match existing; the roof will be standing seam metal to match existing, and the new Marvin windows and doors in the addition will match the existing.

In addition, the applicant is requesting approval to replace window sashes, but does not specify which.

*can see from Grady.  
down alleyway.*

**Criteria, Standards, and Guidelines**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (8) Any applicable provisions of the City's Design Guidelines.

## **Pertinent Design Review Guidelines for New Construction and Additions**

### *P. Additions*

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. *Function and Size*
  - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
  - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
  - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
  - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
  - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
  - a. *New additions should not destroy historic materials that characterize the property.*
  - b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. *Replication of Style*
  - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
  - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features* a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
  - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
  - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

## **Pertinent Design Review Guidelines for Rehabilitations**

### *C. Windows*

*Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows. Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.*

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17. Storm windows should not damage or obscure the windows and frames.*
- 18. Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19. The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
- 20. In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21. The size of the shutters should result in their covering the window opening when closed.*
- 22. Avoid shutters on composite or bay windows.*
- 23. If using awnings, ensure that they align with the opening being covered.*
- 24. Use awning colors that are compatible with the colors of the building.*

### **Discussion and Recommendations**

The new addition will be built on-top of an older addition on the rear of the house, widening it and bringing it to the full height of the rest of the building. It would probably not be visible from the street – an elevation drawing is needed to compare the height of the new roof with existing. The width does not exceed the width of the original structure. It is appropriate in size and material, and retains the existing windows on the ground floor.

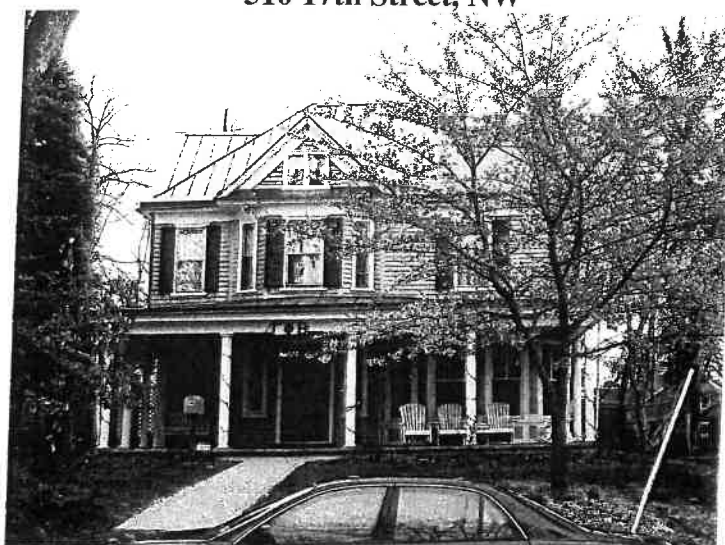
The language of the new porch is similar to those on the original structure. The original structure has intersecting hipped and gable roofs while the addition has a hipped roof with dormers. Overall the addition is an improvement on the addition that is already there.

The applicant did not specify which window sashes need replacing or what they are proposing to replace them with. Approval would require further specification.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Additions and the City Design Guidelines for Rehabilitations, I move to find that the proposed addition (and window replacement) satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

**510 17th Street, NW**



<b>STREET ADDRESS:</b>	510 17th Street, NW
<b>MAP &amp; PARCEL:</b>	5-64
<b>PRESENT ZONING:</b>	UMD
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Residential – single family
<b>PRESENT USE:</b>	Fraternity
<b>PRESENT OWNER:</b>	Zeta Beta House Corp.
<b>ADDRESS:</b>	P.O. 7173 Charlottesville, Va. 22906
<b>DATE/ PERIOD:</b>	Ca. 1900
<b>STYLE:</b>	Victorian Vernacular
<b>HEIGHT IN STORIES:</b>	2.0 stories
<b>DIMENSIONS AND LAND AREA:</b>	3,921 sq ft/0.193 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

**ARCHITECTURAL DESCRIPTION**

One of the earliest houses in the District, this large, unaltered, 2-story dwelling combines elements of the Colonial Revival and various late-19<sup>th</sup>-century eclectic styles. Details include: weatherboard siding; intersecting hipped and gable roofs; asymmetrical 3-bay front; wraparound front porch with Tuscan columns; projecting 2-story front pediment bay; and multi-light windows. It is a contributing resource in the District.

STREET ADDRESS: 510 Seventeenth Street, NW  
MAP & PARCEL: 5-64  
CENSUS TRACT AND BLOCK:  
PRESENT ZONING: R-3  
ORIGINAL OWNER: Lizzie Harmon Moss  
ORIGINAL USE: Residence  
PRESENT USE: Rental Property (Residential)  
PRESENT OWNER: William B. & Mary Frances Walton  
ADDRESS: 532 Park Street  
Charlottesville, Virginia 22901  
HISTORIC NAME: Moss-Johnson House  
DATE/PERIOD: 1895, c. 1933  
STYLE: Vernacular  
HEIGHT (to cornice) OR STORIES: 2 1/2 Storeys  
DIMENSIONS AND LAND AREA: 56' x 150' (8400 sq. ft.)  
CONDITION: Fair  
SURVEYOR: Bibb  
DATE OF SURVEY: Summer 1986  
SOURCES: City/County Records  
Mrs. William B. Walton  
Sanborn Map Co. - 1907, 1920, 1929-57

#### ARCHITECTURAL DESCRIPTION

The loss of its spacious corner lot has deprived this large house of much of its character and grace. Although the massing is very irregular, it basically consists of a 2 1/2 storey, 3-bay, single pile main block with a large 2-storey rear wing and a one-storey wing beyond that. On its present site, the house is set on a low brick foundation, probably much lower than the original. The weatherboarded walls have been covered with white asbestos shingles. The house has a steep hip roof with pedimented gables centered on the northern and southern elevations of the main block and over the off-center entrance bay on the facade. It is covered with standing-seam metal and has Philadelphia gutters, projecting eaves, and a boxed cornice. The roof of the 2-storey wing matches it. There is a capped exterior end chimney with two sets of weatherings at the southern end of the house. Windows are double-sash with plain trim. 1-over-1, 2-over-1, and 2-over-2 lights are all used in the main blocks. Some have louvered shutters. The southern bay of the facade is much wider than the others, about 40% of the entire width. At the first level it makes a wide bow with four windows with spandrels. The central entrance thus is off centered to the north. The 6-paneled door has a one-light rectangular transom and is flanked by narrow, sidelight-like, double-sash windows. There is a shallow, semi-octagonal, second-storey bay window above the entrance. The northern bay of the facade is recessed at the first storey level only. On the northern elevation, a window with a multi-light transom lights the stair hall. The attic windows are all different: a full-sized, double-sash window on the north, two one-light casement windows on the facade, and small square windows flanking the chimney on the south. A deep one-storey veranda covers the facade and originally wrapped around the southwest corner. It has a nearly flat hip roof with boxed cornice and plain frieze. The original columns have been replaced with fluted metal ones, and there is no balustrade. It has a flagstone floor. The 2-storey wing, one storey of which is original, covers the southern two bays of the rear elevation. Its roof and windows match those of the main block, except in the second storey sleeping porch where the windows are 6-over-6 light. A small addition, part 2-storey with a steep little hip roof, and part 1-storey with a

nearly flat hip roof, covers the rest of the rear elevation of the main block. Behind the large 2-storey wing is a shed-roofed, 1-storey wing with an enclosed shed-roofed back porch beyond that. This section has 6-over-6 light windows.

#### HISTORIC DESCRIPTION

Miss Lizzie Harmon purchased a group of three lots at the corner of 17th Street and Gordon Avenue in Preston Heights in 1890 (ACDB 94-362). According to tax records, she immediately built a house larger than the present one. It burned in 1893, and she replaced it with the present house in 1895, after her moving to Dr. W. W. Moss. This house originally stood in the center of the tract and faced Seventeenth Street. After his wife's early death, Dr. Moss sold the house in 1916 to Mrs. Amy W. Hudson (City DB 29-402), who sold to Laura Wheatly Dawson two years later (DB 32-156). J. Emmett Gleason, Hope W. Gleason, and Stuart V. Jones bought the property in 1932 (DB 70-1, 77-478). Sometime before 1936 (DB 89-162), probably in 1933, according to tax records, they moved the house to the northern lot where it was set on a very low foundation. Apparently a section of the veranda was removed to make it fit on a 56 foot lot. A second storey was added to the rear wing about the same time. Grace Booker Johnson (Mrs. Bradley Johnson) bought the house in 1941 (DB 107-215). It was covered with asbestos shingles in 1953. Mrs. Johnson died in 1965 (WB 10-378) and her daughter sold the house the same year to University Corner Apartments, Inc (DB 270-521). It has been used as student rental property since that time. It had three owners in eight years (DB 301-547, 313-540) before being purchased by William B. and Mary Frances Walton in 1973 (DB 342-302).





**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

RECEIVED

JUL 25 2017

NEIGHBORHOOD DEVELOPMENT SERVICE

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Garett Rouzer

Owner Name Zeta Beta House Corp of Gamma Phi Beta Sorority Inc. Applicant Name Zeta Beta House Corp.

Project Name/Description Gamma Phi Beta House Renovation Parcel Number 050064000

Project Property Address 510 17th ST. NW, Charlottesville, VA 22903-1913

**Applicant Information**

Address: DGP Architects, 206 5th ST. NE,  
Charlottesville, VA 22902  
Email: [grouzer@dgparchitects.com](mailto:grouzer@dgparchitects.com)  
Phone: (W) 434-977-4480 (C) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: P. O. Box 7173, Charlottesville, VA 22906-7173  
Email: [tsj1991@gmail.com](mailto:tsj1991@gmail.com)  
Phone: (W) \_\_\_\_\_ (C) 434.242.7114

Do you intend to apply for Federal or State Tax Credits for this project? No

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Garett Rouzer 24 July 2017  
Signature Date

Garett M. Rouzer AIA 24 July 2017  
Print Name Date

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission...

Tracy L Stack 7/21/2017  
Signature Date

Tracy L Stack 7/21/2017  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):**

1. East Elevation Addition
2. Replacement of window sashes

**List All Attachments (see reverse side for submittal requirements):**

1. Site Plan, Floor Plan, East Elevation, and Perspectives.
2. Images of Subject Property and Surrounding Buildings

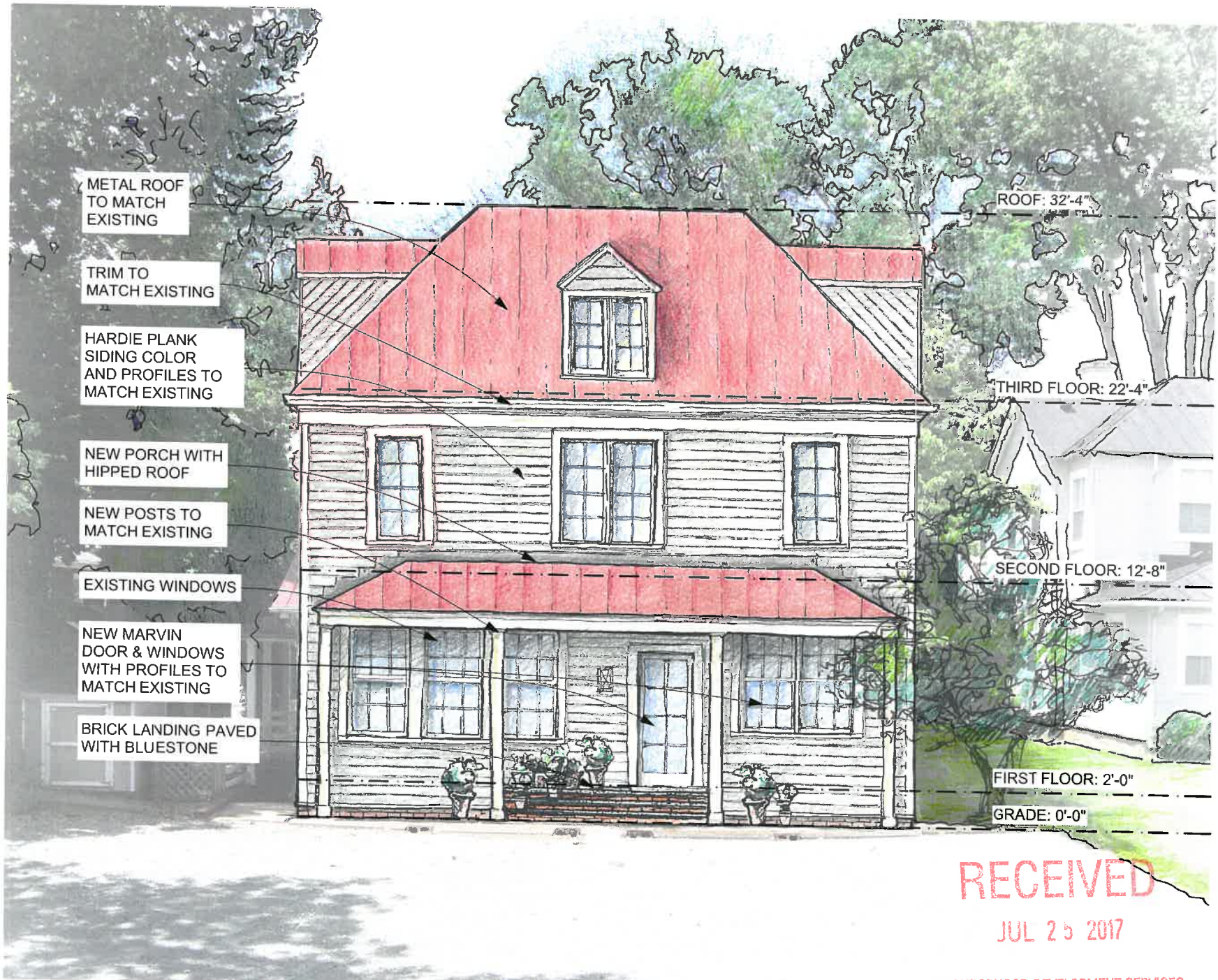
**For Office Use Only**

Received by: J. Barmore  
Fee paid: \$125<sup>00</sup> Cash/Ck. # 23205  
Date Received: 7/25/2017  
Revised 2016 P17-0125

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



METAL ROOF  
TO MATCH  
EXISTING

TRIM TO  
MATCH EXISTING

HARDIE PLANK  
SIDING COLOR  
AND PROFILES TO  
MATCH EXISTING

NEW PORCH WITH  
HIPPED ROOF

NEW POSTS TO  
MATCH EXISTING

EXISTING WINDOWS

NEW MARVIN  
DOOR & WINDOWS  
WITH PROFILES TO  
MATCH EXISTING

BRICK LANDING PAVED  
WITH BLUESTONE

ROOF: 32'-4"

THIRD FLOOR: 22'-4"

SECOND FLOOR: 12'-8"

FIRST FLOOR: 2'-0"

GRADE: 0'-0"

**RECEIVED**

JUL 25 2017

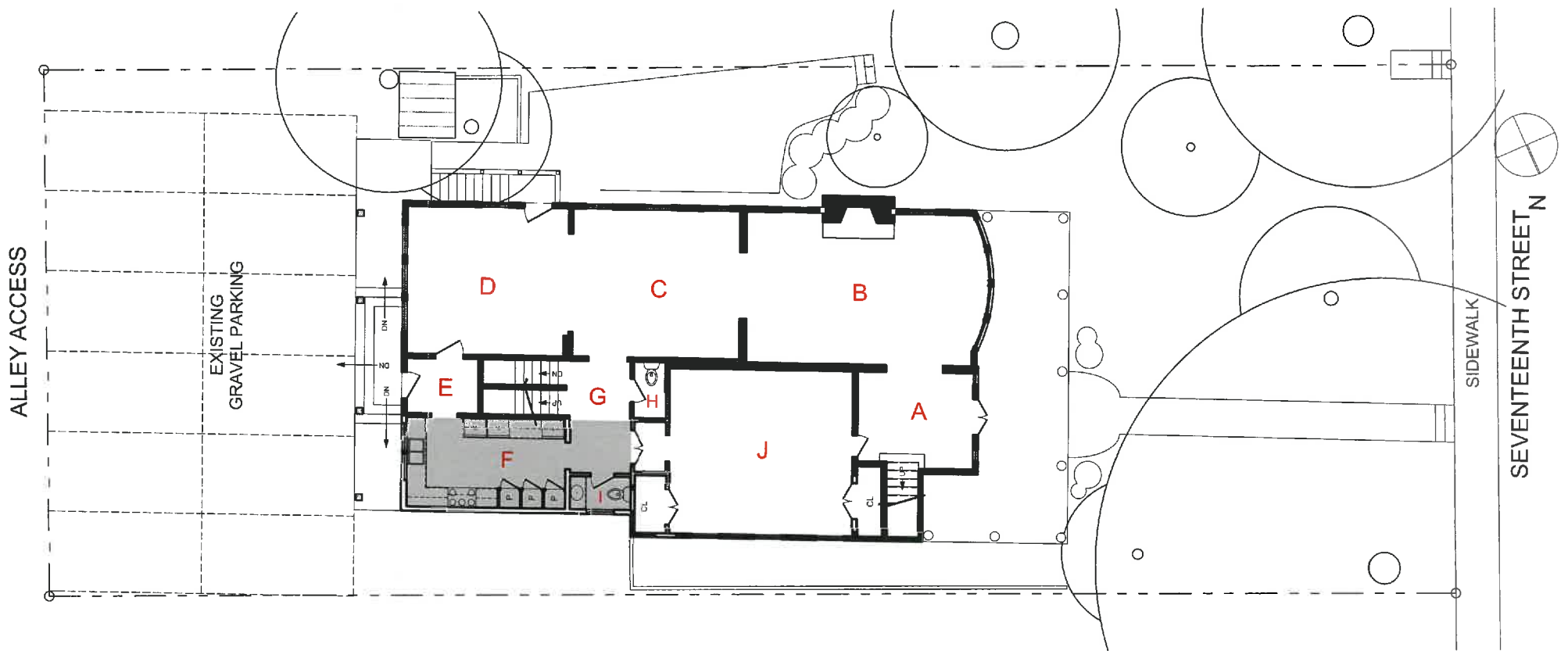
NEIGHBORHOOD DEVELOPMENT SERVICES

**GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - EAST ENTRY ELEVATION**

DALGLIESH GILPIN PAXTON ARCHITECTS

7/25/2017





NOTES

PROPOSED

- |                  |             |
|------------------|-------------|
| A - ENTRY        | F - KITCHEN |
| B - CHAPTER ROOM | G - HALL    |
| C - DINING       | H - BATH    |
| D - FLOP ROOM    | I - BATH    |
| E - EAST ENTRY   | J - DINING  |

GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - SITE & FIRST FLOOR PLAN

DALGLIESH GILPIN PAXTON ARCHITECTS

7/25/2017



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GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - SOUTHEAST PERSPECTIVE

DALGLIESH GILPIN PAXTON ARCHITECTS

7/25/2017



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GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - SOUTHWEST PERSPECTIVE

DALGLIESH GILPIN PAXTON ARCHITECTS

7/25/2017



1.01.JPG



1.02.JPG



1.03.JPG



1.04.JPG

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GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - REFERENCE PHOTOGRAPHS

DALGLIESH GILPIN PAXTON ARCHITECTS

7/25/2017





1.05.JPG



1.06.JPG



2.01.JPG



2.02.JPG

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GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - REFERENCE PHOTOGRAPHS

DALGLIESH GILPIN PAXTON ARCHITECTS

7/25/2017





2.03.JPG



2.04.JPG



2.05.JPG



2.06.JPG

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GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - REFERENCE PHOTOGRAPHS

DALGLIESH GILPIN PAXTON ARCHITECTS

7/25/2017





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2.08.JPG



2.09.JPG



2.10.JPG

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GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - REFERENCE PHOTOGRAPHS

DALGLIESH GILPIN PAXTON ARCHITECTS

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



August 1, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

**Certificate of Appropriateness Application**

BAR 17-08-09

510 17<sup>th</sup> Street NW

Tax Parcel 050064000

Zeta Beta House Corp of Gamma Phi Beta Sorority Inc., Owner/ Garrett  
Rouzer., Applicant

East Elevation Addition and replacement of window sashes

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Monday, August 14, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

*Mary Joy Scala* /RS

Mary Joy Scala, AICP

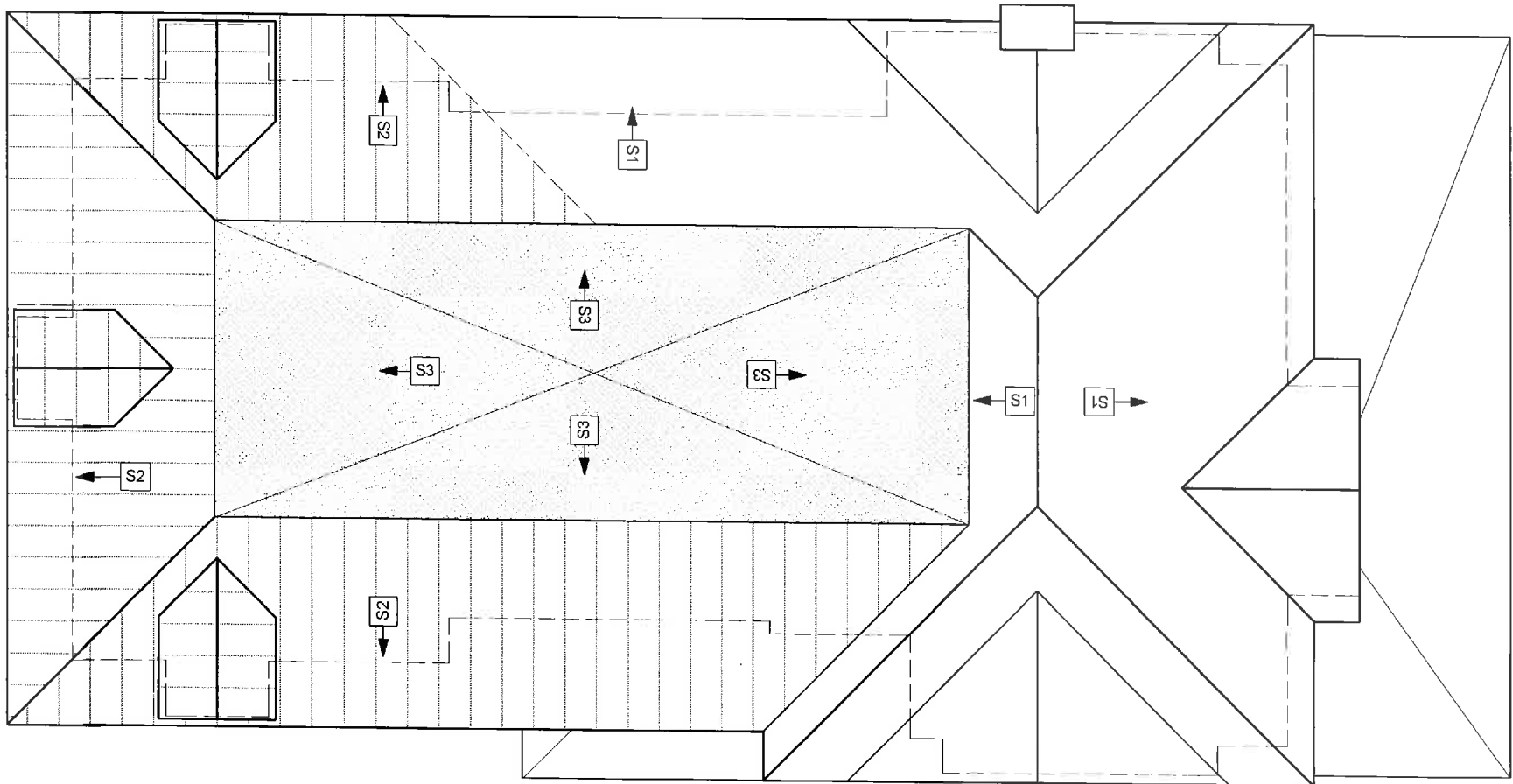
Preservation and Design Planner

GAMMA PHI BETA RENOVATIONS - ROOF PLAN

ROOF

ROOF SLOPES PROVIDED ARE APPROXIMATE. VERIFY RIDGE HEIGHTS W/ ELEVATIONS

- ← Sx DIRECTION OF SLOPE. MATERIAL
- ← S1 12:12. EXISTING STANDING SEAM METAL
- ← S2 12:12. STANDING SEAM METAL
- ← S3 0.25:12. LOW SLOPE EPDM



GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - ROOF PLAN

DALGLIESH GILPIN PAXTON ARCHITECTS



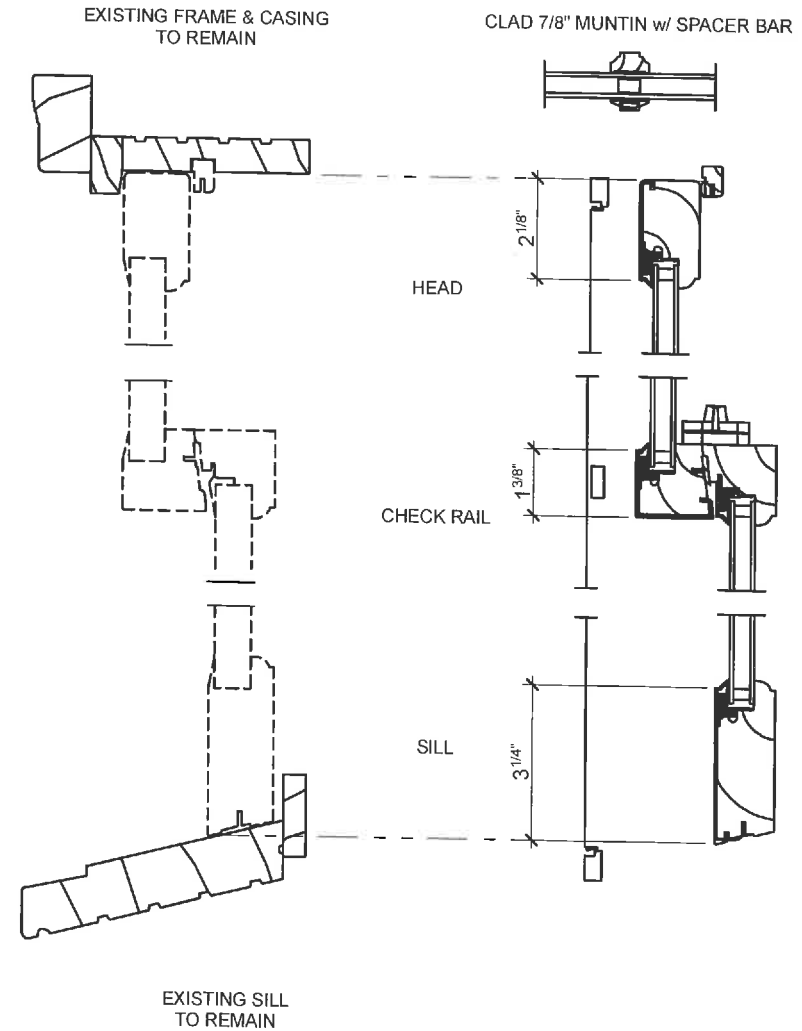
GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - NORTH ELEVATION

DALGLIESH GILPIN PAXTON ARCHITECTS



EXISTING WINDOW

SCALE: 1/2" = 1'-0"



WINDOW SASH DETAILS

SCALE: 3" = 1'-0"

GAMMA PHI BETA - UNIVERSITY OF VIRGINIA - TYPICAL WINDOW

DALGLIESH GILPIN PAXTON ARCHITECTS

6/20/58

3/15/58 baby's

Left 5 veranda covers facade

nearly flat 55m roof of boxed cornice

- ask #

pl frieze, simple fluted <sup>metal</sup> column

o bal, ~~stone~~ <sup>concrete</sup> floor

sleeping porch 2nd fl rear of wing

2 fl dog leg, simple bal  
sym moulded trim w/ ballseye throughout ~~the~~ home  
int mantel w/ tapering (good) columns

