

Architectural And Historic Survey



Identification

STREET ADDRESS: 159 Madison Lane	HISTORIC NAME: Phi Kappa Psi House
MAP & PARCEL: 9-145	DATE / PERIOD: 1928
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 2½ storeys
ORIGINAL OWNER: Montalto Corporation	DIMENSIONS AND LAND AREA: 48' x 130' (6240 sq. ft.)
ORIGINAL USE: Fraternity House	CONDITION: Fair
PRESENT USE: Fraternity House	SURVEYOR: Bibb
PRESENT OWNER: Montalto Corporation	DATE OF SURVEY: Winter 1983
ADDRESS: c/o J. O'Leary	SOURCES: City Records
609 E. High Street	Timothy Bishop, "Fraternity Houses at U.Va."
Charlottesville, Virginia 22901	

ARCHITECTURAL DESCRIPTION

The Phi Kappa Psi House occupies a prominent site at the northern end of Madison Bowl. It is 2½ storeys tall, five bays wide, and double pile and set on a high foundation of brick laid in 6-course American bond with a concrete water table. Wall construction is of brick laid in Flemish bond with glazed headers. The stringcourse consists of a 4-course projecting band of brick. There are brick pilasters at the corners of the building. The steep truncated hip roof is covered with standing-seam metal and has projecting eaves. There is an entablature on three sides. There is an interior end chimney with a very small cap at the east end of the building, and another interior chimney is centered on the rear elevation. Windows are double-sash, 6-over-6 light, with wooden sills and architrave trim. Those at the first level are somewhat taller and have jack arches with large stone keystones. Those in the end bays at the first level of the facade are triple sash. Basement windows are quarter-height, hinged sash. There is a gable-roofed dormer with a segmental-headed 6-over-6 light window over each end bay of the facade, and another is centered on the western elevation. Their walls are faced with flush wooden siding, and pilasters support the cornice returns. A single shed-roofed dormer covers three bays of the rear elevation. It contains six paired 8-light casement windows. A two-storey pedimented Tuscan portico covers the center three bays of the facade. The pediment contains a large fan window which appears to be a crude replacement of the original. The three bays under the portico are slightly recessed and are faced with concrete scored in imitation of ashlar masonry. In each bay there is a pair of 10-light French doors with a half-round fan light under a round arch with a cartouche. The portico has a brick floor and is reached by a flight of seven concrete steps at each end. A small 2-storey northwest wing covers the rear third of the western end and one bay of the rear. It has a hip roof with close eaves and a boxed cornice and frieze. A one-storey round-arched entrance porch covers the facade of this wing. A 6-paneled door, with fish-eye sidelights over panels, under a handsome half-round transom with wooden tracery, gives access to the main block from the porch. Access to the porch's flat roof with Chinese Chippendale balustrade is by a 10-light door with rectangular transom. There is a circular window above the porch at the second level of the wing. Fenestration on the rear elevation is irregular. There is a single shed-roofed dormer three bays wide with six pairs of 8-light casement windows. A circular-headed, fixed-sash window at the rear of the wing lights the staircase.

HISTORICAL DESCRIPTION

The Montalto Corporation purchased this lot in 1927 (City DB 57-455). Tax records show that the Phi Kappa Psi House was built the next year. It was designed by University architecture professor Stanislaw Makielski. The narrow lot was used to best advantage by facing the house toward Madison Bowl instead of toward the street.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s). 7234

Page 1 of 2

Street address 159 Madison Lane

Town/City Charlottesville

Historic name Phi Kappa Psi House

Common name

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
- brick (bond: Flemish, stretcher, _____-course American, _____)
- stone (random rubble, random ashlar, coursed ashlar, _____)
- log (siding: weatherboard, shingle, aluminum, bricktex, _____)
- stucco
- concrete block
- enameled steel
- other: cast stone
- cast iron
- terra cotta
- glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 1½ <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 3 <input type="checkbox"/> _____ <i>full basement</i>	<input type="checkbox"/> shed <input type="checkbox"/> gable <input checked="" type="checkbox"/> pediment <input checked="" type="checkbox"/> hipped <input type="checkbox"/> other: _____ <input type="checkbox"/> mansard <input type="checkbox"/> gambrel <input type="checkbox"/> parapet <input type="checkbox"/> flat	<input type="checkbox"/> slate <input type="checkbox"/> wood shingle <input type="checkbox"/> composition <input checked="" type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____ <input type="checkbox"/> tile <input type="checkbox"/> pressed tin <input type="checkbox"/> not visible

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____ <input type="checkbox"/> shed <input type="checkbox"/> gable <input checked="" type="checkbox"/> pedimented <i>broken</i> <input type="checkbox"/> hipped <input type="checkbox"/> _____	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> _____

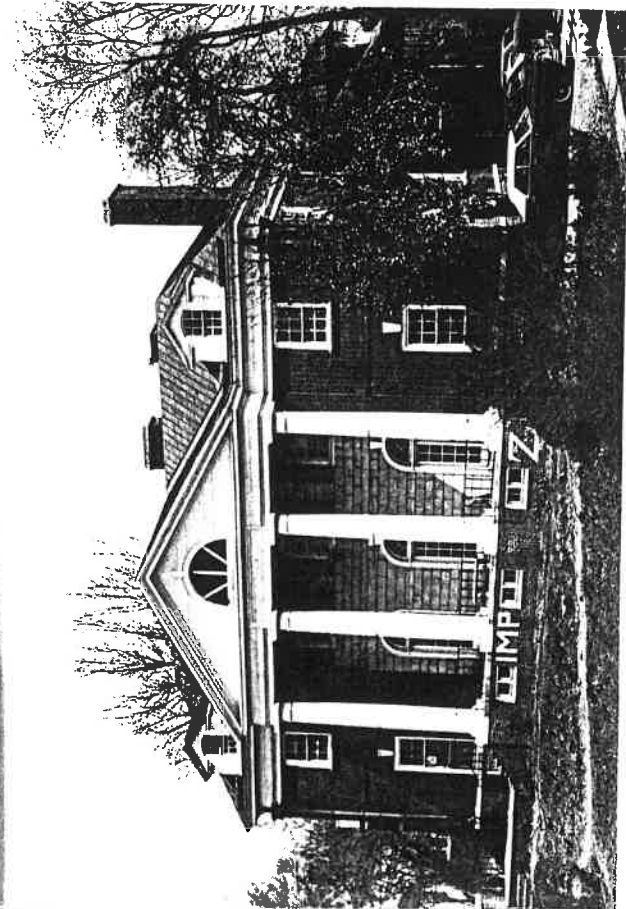
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____	Monumental Tuscan portico with pedimented roof.

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input checked="" type="checkbox"/> <i>fraternity</i>

Style/period **Georgian Revival** Date 1928 Architect ~~builder~~ **Stanislaw Makielski**

Location and description of entrance **Three identical front entries with French doors and fanlight.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This Palladian style house was designed by UVA architecture professor Stanislaw Makielski. It is the only fraternity house to face Madison Bowl from the north, being set sideways to Madison Lane.

The house features cast-stone rustication at the central three bays, a device not seen in any other UVA fraternity house.

Historical information

This house was built in 1928 for Phi Kappa Psi fraternity, which has occupied it ever since.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5061(8)

SURVEY FORM

Historic name <u>Phi Kappa Si</u> County/Town/City <u>Albemarle, Charlottesville</u> Street address or route number <u>159 Madison St.</u>	Common name <u>Phi Kappa Si</u>
USGS Quad <u>Charlottesville West, Va.</u> Original owner <u>Phi Kappa Si</u> Original use <u>Fraternity</u> Present owner <u>Phi Kappa Si</u> Present owner address <u>159 Madison St.</u> Present use <u>Fraternity</u> Acreage	Date of period <u>1928 C. 1925</u> <u>PLANS DRAWN 1913</u> Architect/builder/craftsmen Source of name Source of date <u>see bibliography</u> Stories Foundation and wall const'n Roof type

State condition of structure and environs fair

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

159: brick (flemish bond) on raised brick (6 course common bond) basement, 3 bay recessed center pavilion of rusticated stone; 2 1/2 stories; hip roof with 2 gable roof dormers with broken pediments and suggestion of pilasters; main portion 5 bay, 1 bay recessed extension to west; large 2 story, 3 bay portico with 4 unfluted Tuscan columns on raised brick podium, full entablature with recessed panel in center, semi-circular fanlight with keystone in pediment. Neo-Classical. 1928. brick pilasters at ends, stone water table, brick stringcourse, recessed center has stone belt-course. Entrance in center bay through 3 ten light double-doors with semi-circular fanlights with large keystones. 2nd floor windows - 6 over 6 light sash with jack arches and stone keys, basement-end bays have single 1 light horizontal windows, podium - 3 four horizontal light windows. One interior chimney on east end. west recessed bay - hip roof; 1 story arched porch with stone key and imposts, wood balustrade. Small plain cornice and frieze. 2nd floor - Round nine light window.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Built as Phi Kappa Si house in 1928. Second oldest branch of fraternity. Blueprints in fraternity's possession.

Sources and bibliography

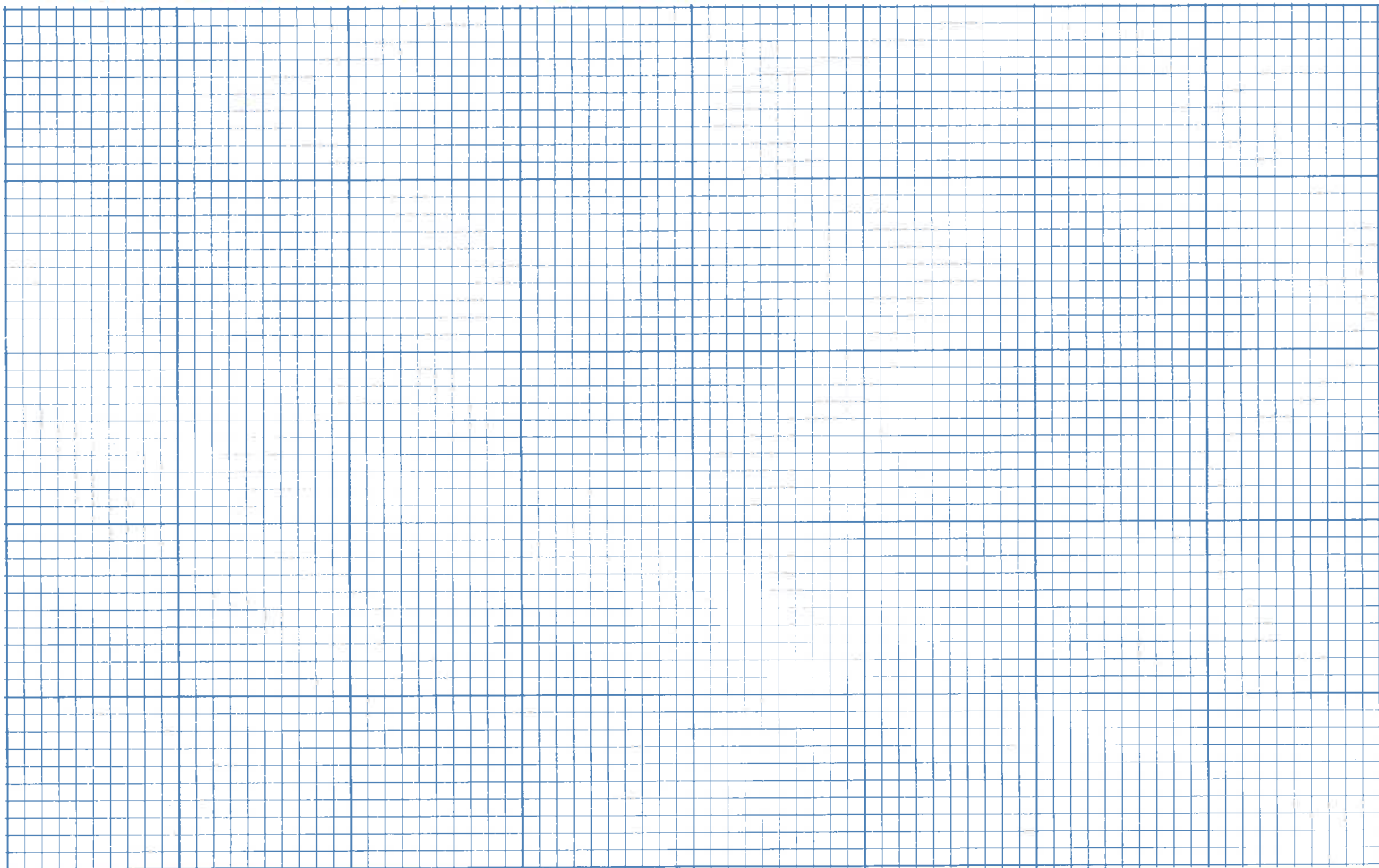
Published sources (Books, articles, etc., with bibliographic data.)

"New Virginia House" The Shield of Phi Kappa Si. Vol. 49 #4, (April, 1929),
p. 301-305.

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Raew Kummer Univ. of Va. Arch. History Grad. Student

Date

March 1980

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0010

Other DHR Number: 104-70

Property ID

Tax Parcel Incorrect =
should be 9-145

PROPERTY NAMES

Phi Kappa Psi Fraternity House

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
159 -	Madison Lane	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

On elevated site at northeast end of Madison Bowl (VDHR resource no. 104-67), with front facade facing rear of Madison Hall; southeast end wall faces Madison Lane, with parking to each side.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1
 Historic: 1
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Interior end	Brick	Flemish Bond
Cornice	0	Boxed	Wood	Full entablature
Foundation	0	Continuous	Brick	6-course Amer.Bond
Porch	0	2-story, 1-level	Wood	Classical Revival
Roof	0	Hipped	Metal	Standing Seam
Walls	0	Masonry	Brick	Flemish Bond
Window(s)	0	Sash, double-hung	Wood	6/6
Dormer	3	Gable-roofed	Wood	
Window(s)	0	Sash, triple-hung	Wood	6/6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1928

Source of Date: Site Visit/Written

Architectural Style: Classical Revival

Description:

Classical Revival Palladian-style house, consisting of a rectangular block with five-bay front facade, and two-story, one-bay projecting section fronted by one-bay one-story arcaded porch, on northwest end. Three center bays of front facade recessed, and sheltered by full-height pedimented portico with Doric columns; these bays fronted with cast-stone rustication, and fitted with multi-light, two-leaf doors topped by semi-circular fanlight. Outer bays of front facade have triple-hung six-light sash; portico pediment has semi-circular fanlight with unusual pattern of mullions. There is one gable-roofed dormer to each side of portico, and one dormer in the northeast end of the roof, each with molded cornice with returns, and six-over-six double-hung sash topped by shallow segmentally-arched lintels. The first-floor windows have keystones. Rear wall dormer may be later.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Window blinds are gone, except for second floor, center three bays of front facade.

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

A one-story garage stood in front of the house, at the northeast end of Madison Bowl, in 1929, and although apparently not on the fraternity house property, may have been used by its residents.

DHR Historic Context: Domestic

Significance Statement:

Phi Kappa Psi was built in 1928, to designs by Charlottesville architect

Stanislaw Makielski. The fraternity decided to build their house on a prominent site overlooking Madison Bowl, rather than adopt a plan of Makieski's, to become part of a quadrangle that would echo the arrangement of fraternity houses across Rugby Road. The design of the Phi Kappa Psi house has unusual features, most noticeable the cast-stone rustication in the central three bays of the front facade. The building is an important part of the array of fraternity and sorority houses on Madison Lane and Rugby Road, and contributes to the historic district (Sanborn 1913, 1920, 1929, 1941, 1969; Bishop 1981: 16-17; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	31 - 32	3/ 9/1996
B&W 35mm Photos	14646	16 - 17	3/ 9/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other

Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman Library Government Documents.

Sequence #: 1.1 Bibliographic Record Type: Book

Author: Bishop, Timothy L.

Citation Abbreviation:

Fraternity Houses at the University of Virginia

Notes:

Undergraduate Architectural History Independent Study, University of Virginia, 1981. University of Virginia Fiske Kimball Library.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 9/1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: Smead, Susan E.

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :

Title :

Company: Montalto Corporation

Address: 1160 Pepsi Place, Suite 114B

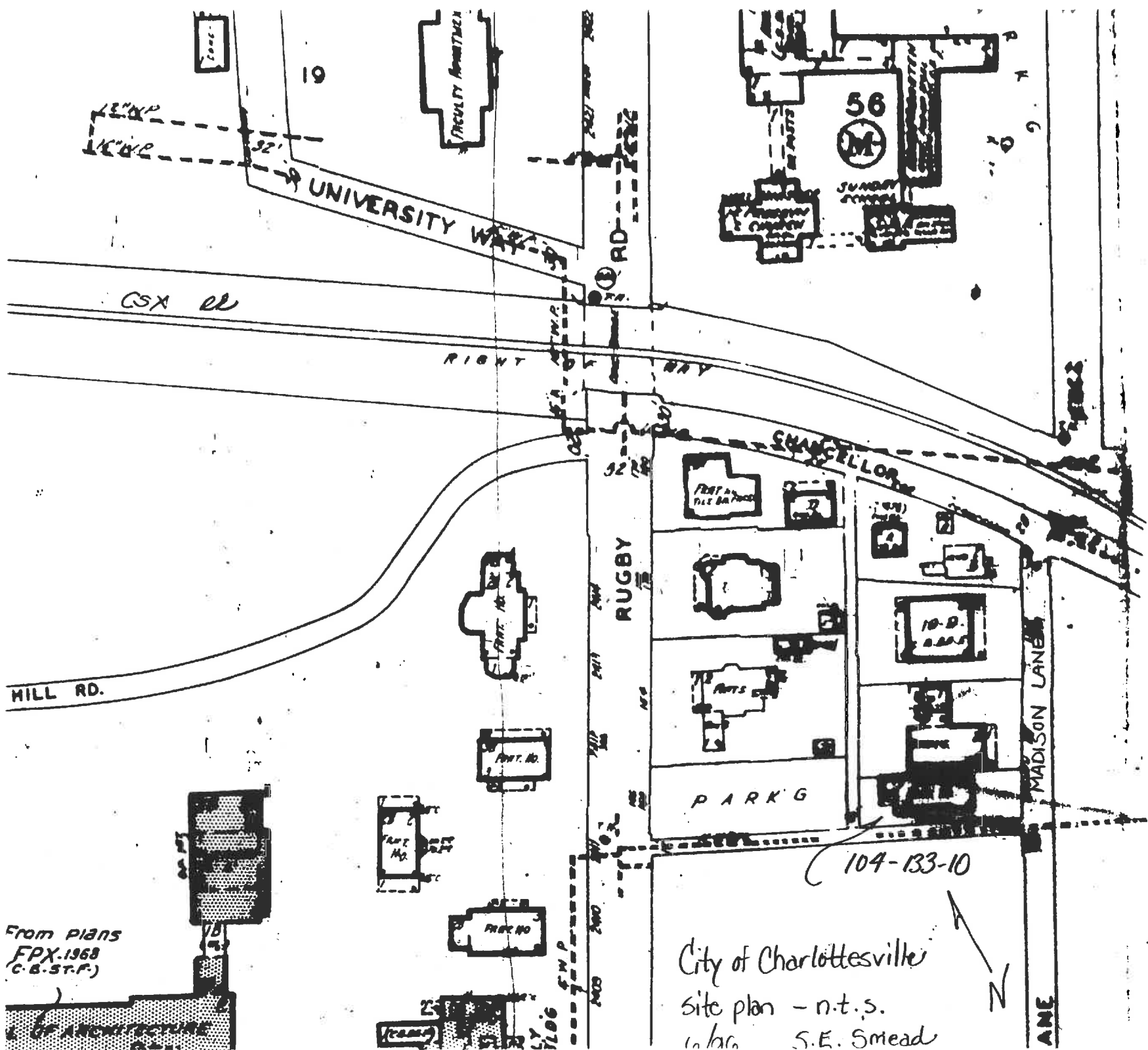
City : Charlottesville
Zip : 22901- Country: USA
Phone/extension:

State: VA

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



From Plans
 FPX.1968
 (C.B.-S.F.)

OF ARCHITECTURE

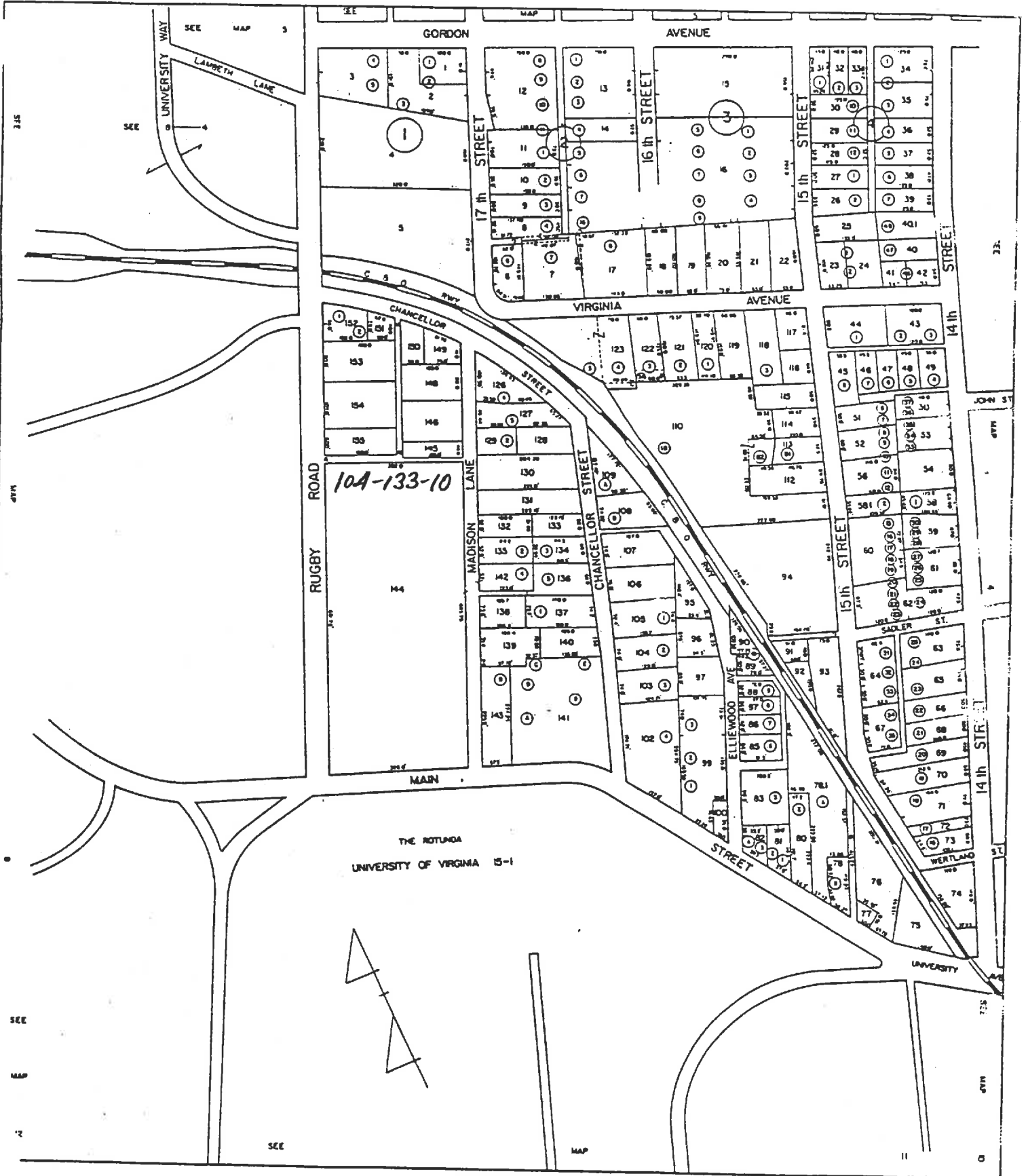
City of Charlottesville
 Site plan - n.t.s.
 10/68 S.E. Smead

104-133-10



LANE

CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION: 9

7-145 ✓

R-3
48 x 130 (6240)

159 Mad Lane

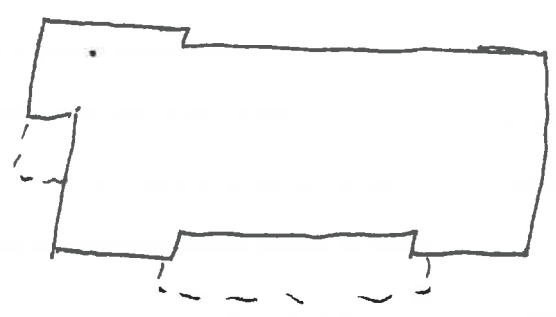
409.0' Long, 609 E High

Montalto Corp.

plat AEDB 131-44

57-456

2 x 2 1/2 - 5, base, 22 rooms
brick found. & walls, metal hip roof
"old"
1963. repairs & alterations



1.9
2020 10 27

10/27/20

10/27/20

10/27/20

10/27/20

10/27/20

Bishop - built 1928
designed by Makielski

10/27/20

10/27/20



159 Mad Lane

57-455 The Thos. Jefferson Eating Club, Inc → Montalto Corp \$3500
6/14/1927 lot on Madison Lane, ~~at~~ north of alley to Rugby Rd,
40' x 130' ; ~~see~~
same as ACDB 132-216, 1906, for Caroline H. Davis
see plat ACDB 131-42

1927	#2	TJ Eating Club	#20 Mid Lane	500 + 0 = 500	
1928		Montalto Corp	" "	" " "	
1929, 30		"	" "	" + ¹⁸⁰⁰⁰ 10000 = 18,800	old added (30)

Φ K Φ (end of Mad Bowl)

✓ 2 1/2-5, 5-bay, single pile

high found (6-c dm), ~~stone~~ ^{concrete} water table, basement above ground west end

✓ ~~red~~ steep hipped roof, red ss m, wooden entab, ^{3 sides only} ~~proj~~ ^{return on} ~~plaque~~
Flem bond 4 sides, glazed headers, stringcourse = 4th course
✓ @ E int end chim w/ very small cap, another vent, rear brick corner pilasters

2-5 ped. portico covers cent. 3 bays of facade -

4 Tuscan columns; entab cont. around, has blank plaque for name cent; large fan window (looks like crude replacement); ped. faced w/ flush wooden siding

✓ These 3 bays recessed, architrave conc blocks (or just scored) per 10-l Fr door w/ semi-circ fan light, round, ^{architrave} arch of cartouche, all 3 bays 1st level; 2nd level wind brace lowered shutter; ~~conc~~ ^{brick} floor; flight 2 ^{one} steps fr each side

windows: arch. trim; shorter 2nd; wooden sills

1st level 2 side bays facade - 6/6/6

all 1st level have jack arch w/ ^{large} conc keystone; 2nd bank entab

athens 6/6

4-th bay basement, hinged 4-l

gable-roofed dormer over end bay facade, 1 cent w

med gable w/ boxed cornice w/ returns supported by pilasters, flush siding; seg-headed 6/6

single shed-roofed dormer covers 3 bays rear

6 or 8-l casement

rear fenestration ^{over}

NW
sm wing covers rear $\frac{1}{2}$ W end & 1 bay rear

2-3
~~front~~ ^{matching lining} ~~roof~~ of close eaves, boxed cornice & frieze

round-arched ent porch covers center $\frac{1}{3}$ W end

Chin chip bal on flat roof; brick floor;
ent door cent bay W end; 6-panel w/ fish-eye
sidelights, ^{over passage} & half-round transom w/ wooden tracery;
brick round arch w/ conc keystone

10-l door w/ seat transom 2nd level

round-arched fixed-sash over stair landing, rear;
otherwise only ~~two~~ single casement on rear
circular window and lead facade

~~and~~

add sm int end chin rear

interior

central grand hall w/ fireplace, cushion frieze
dentiled cornice



Date 3/9/46 File No. 104-133-10
Name Phi Kappa Psi, 159 Madison Lane
Town Charlottesville
County _____
Photographer S.E. Smead
Contents 4 exterior views





159 Madison Lane