

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, July 21, 2022 11:09 AM
To: jackcann@earthlink.net
Cc: Werner, Jeffrey B
Subject: 07/19 BAR Decision

Certificate of Appropriateness

BAR 22-06-05
159 Madison Lane, TMP 090145000
The Corner ADC District (contributing)
Owner: Montalto Corporation
Applicant: Jack Cann, Montalto Corporation
Project: Install brick infill panels (and other repairs to south porch)

Dear Jack,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2022. The following action was taken:

Cheri Lewis moves: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed infill of three masonry openings and other repairs noted at 159 Madison Lane satisfy the BAR's criteria and are compatible with this district and that the BAR approves the application as submitted with the condition that the coursing, brick color and mortar be matched as closely to the historic as possible, and that the brick infill be set back several inches from the plane of the porch floor.

Ron Bailey seconds motion. Motion passes (5-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=kzdadsfzojpsfftw0pne>.

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP)

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
June 22, 2022**



Certificate of Appropriateness

BAR 22-06-05

159 Madison Lane, TMP 090145000

The Corner ADC District (contributing)

Owner: Montalto Corporation

Applicant: Jack Cann, Montalto Corporation

Project: Install brick infill panels (and other repairs to south porch)



Background

Year Built: 1928

District: The Corner ADC District

Status: Contributing

Fraternity house designed by UVA architecture professor Stanislaw Makielski. Prominently situated at the north edge of the Madison Bowl, the five-bay, two-story brick house has a two-story Tuscan-columned portico at its center.

Prior BAR Review

September 18, 2007 - The BAR approved (8-0) a Chippendale style railing on the top roof area, with the stipulation that it be painted white.

April 18, 2017 – The BAR approved (7-0) an accessible brick and metal ramp at the building’s northeast corner and the associated installation of a landscape planter and light fixture.

Application

- Applicant submittal: Jack Cann submittal: Photographs of building illustrating portico and stair disrepair and windows beneath portico.

Request CoA to infill with brick the three, basement-level windows at the front of the porch.

Applicant also wishes to address additional maintenance issues, including:

- Reset basket-weave brick paving on the portico floor and replace bricks where necessary

- Repair east and west stairs portico stairs
- Reconstruct deteriorated concrete stairs leading from kitchen to portico

Staff finds that these activities fall under “routine maintenance and repair” and intend to review these repairs administratively. The BAR can offer any suggestions or feedback on these proposed repairs.

Discussion and Recommendations

The applicant has asked to brick-in the three basement-level opening under the portico to address maintenance issues and prevent vandalism. The original windows no longer exist.

The three openings are headed with steel lintels, all significantly corroded. This corrosion has contributed to the buckling of the brick bulkhead wall beneath the portico.

The applicant has also shared that the three windows are also subject to vandalism from passersby. The windows are therefore currently covered up with insulation and metal screens.

In historic photographs, each window has two-lites separated by a mullion. Compared with the building’s other fenestration (lunettes, double-hung sash windows, compass-headed French doors) these basement windows appear utilitarian in nature.

There are nearby examples of the apparent or suggested filling-in of basement-level openings. For example, at 165 Rugby Road (a nearby fraternity house), the arched basement openings under the rear porch are filled-in and stucco clad.

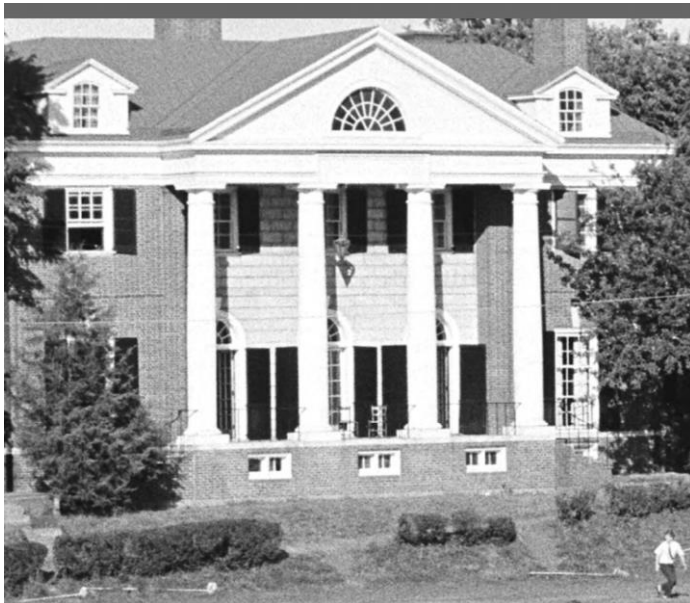


Figure 1: 1965 photo of 159 Madison Lane with view of basement-level windows.



Figure 2: Filled-in arched basement openings at 165 Rugby Road

Staff finds that filling in these utilitarian openings will not alter the building’s historic character and will contribute to its future maintenance. In addition to the necessary repairs to the masonry, the steel lites have deteriorated and must be replaced. Staff recommends the brick infill, recessed (1/2”

to 1”) into the opening. Brick should be similar, but not matching, differentiating new from old. The other option would be infill with CMU, recessed (1/2” to 1”) into the opening, then parged and painted a neutral color.

The flat arches and the brick sills should be retained. The infill panels should be simple and unadorned. If brick, they should not be tooled into the existing, allowing restoration/recreation of the original, if later considered. The BAR should state the preferred solution, including any details related to material and color (brick, parging), masonry coursing, depth of panel recess, etc. Repairs to the existing brick should use matching or similar bricks, replicating the existing bond and coursing. The existing mortar should be evaluated and, if necessary, repairs made with mortar using an appropriate proportion of lime [vs Portland cement].



Existing



Conceptual infill



Conceptual - parged CMU



Conceptual - parged, struck lines

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed infill of three masonry openings at 159 Madison Lane satisfies the BAR’s criteria and is compatible with this district and that the BAR approves the application [as submitted].

[...as submitted with the following conditions: ...]

Denial: Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed infill of three masonry openings at 159 Madison Lane does not satisfy the BAR’s criteria and is not compatible with this district, and that for the following reasons the BAR denies the application as submitted:

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;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter 4 – Rehabilitation

Link: Chapter 4 Rehabilitation

A. Introduction

These design review guidelines are based on the Secretary of the Interior’s Standards for Rehabilitation, found on page 1.8. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration

projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

C. Windows

- 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.

[...]

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal of porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.

- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
 - 8) Avoid adding decorative elements incompatible with the existing structure.
- [...]

F. Foundation

- 1) Retain any decorative vents that are original to the building.
- 2) Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.
- 3) When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.
- 4) Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.

H. Masonry

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

Maintenance Tips

- Use knowledgeable contractors and check their references and methods.
- Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
- Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.
- Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.
- Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
- Repair leaking roofs, gutters, and downspouts; secure loose flashing.
- Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
- Caulk the joints between masonry and window frame to prevent water penetration.
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- Clean unpainted masonry with the gentlest means possible.
- The best method is low-pressure water wash with detergents and natural bristly brushes.
- Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.

- Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
- Avoid freezing conditions when using water or water-based chemicals.
- Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.
- Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.
- Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.
- Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.
- Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
- Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.
- Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.
- If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.
- Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.

Architectural And Historic Survey



Identification

STREET ADDRESS: 159 Madison Lane
 MAP & PARCEL: 9-145
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: R-3
 ORIGINAL OWNER: Montalto Corporation
 ORIGINAL USE: Fraternity House
 PRESENT USE: Fraternity House
 PRESENT OWNER: Montalto Corporation
 ADDRESS: c/o J. O'Leary
 609 E. High Street
 Charlottesville, Virginia 22901

HISTORIC NAME: Phi Kappa Psi House
 DATE / PERIOD: 1928
 STYLE: Colonial Revival
 HEIGHT (to cornice) OR STORIES: 2½ storeys
 DIMENSIONS AND LAND AREA: 48' x 130' (6240 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1983
 SOURCES: City Records
 Timothy Bishop, "Fraternity Houses at U.Va."

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 ☐ cast iron
☐ concrete block ☐ terra cotta
☐ enameled steel ☐ glass and metal
☒ other: cast stone

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

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

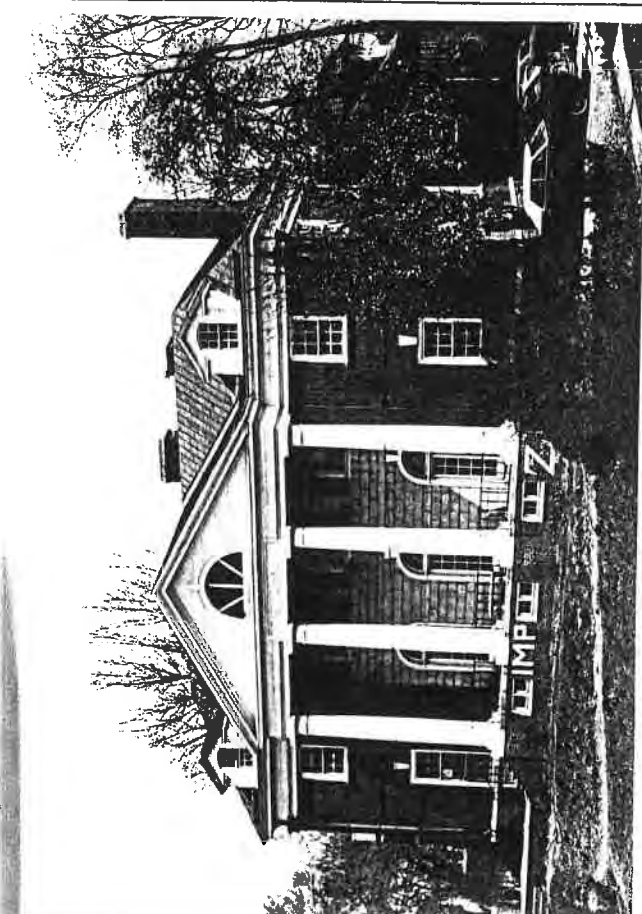
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 3 <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
SURVEY FORM

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

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

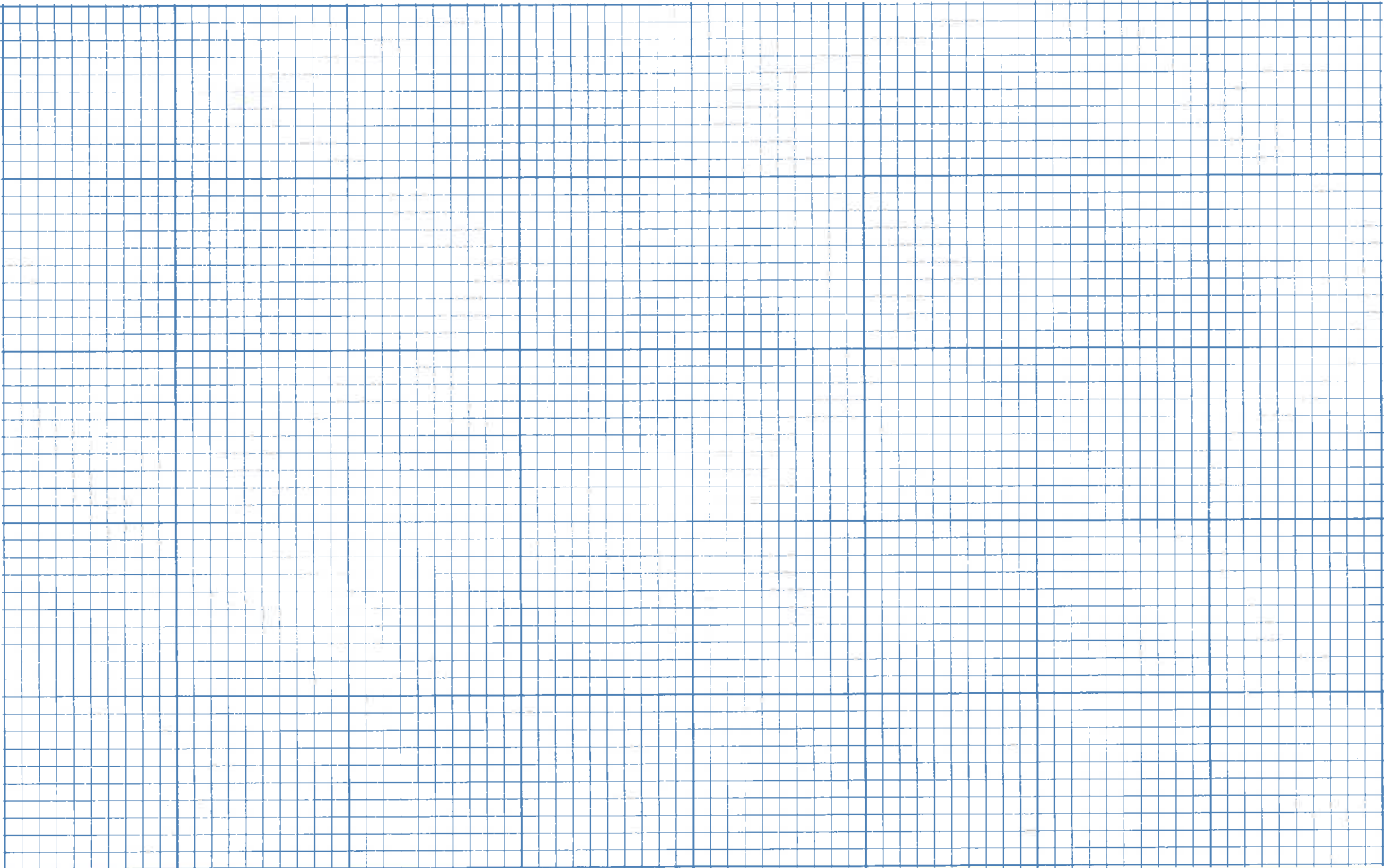
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

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
Karen Kummer Univ. of Va. Arch. History Grad. Student
Date
March 1980



Date 3/7/46 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



Board of Architectural Review (BAR)

Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville

Department of Neighborhood Development Services

P.O. Box 911, City Hall

Staff contacts:

Charlottesville, Virginia 22902

Jeff Werner wernerjb@charlottesville.gov

Telephone (434) 970-3130 Robert Watkins watkinsro@charlottesville.gov

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).

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.

Owner Name Montalto Corporation Applicant Name Jack Cann
Project Name/Description Repair masonry at south portico porch Parcel Number 0901 45 00
Project Property Address 159 Madison Lane

Applicant Information

Address: 880 Rio East Court, Suite B
Charlottesville, Va 22901
Email: <jackcann@earthlink.net>
Phone: (W) _____ (C) _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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

Signature of Applicant

I hereby _____ ded is, to the
best of my knowledge, correct.

John P. Cann 5-14-2022
Signature Date

JOHN P. CANN 5-14-2022
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

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

South portico: Install infill brick panels at three openings on foundation and replace brick pavers at porch with bluestone.

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

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

CoA request to install infill brick in the three basement-level window openings under the portico.



Detail photos of existing window conditions (windows covered-up by insulation and screens).





The applicant also proposes a series of maintenance projects to ensure the building is in good repair. These repairs include:

- 1. Reconstructing concrete stairs leading from kitchen to entrance at building's southwest corner.**
- 2. Repairing the east and west portico stairs.**
- 3. Resetting brick pavers on portico floor, replacing bricks when necessary.**

The following page illustrates the locations and conditions of these proposed repairs.



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
www.charlottesville.gov



AFFIDAVIT OF MAILING

This letter is to notify you that the following application has been submitted for approval of a design review Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review (BAR). The subject parcel is either abutting or immediately across a street from your property, or has frontage on the same city street block.

Certificate of Appropriateness

BAR 22-06-05

159 Madison Lane, TMP 090145000

The Corner ADC District (contributing)

Owner: Montalto Corporation

Applicant: Jack Cann, Montalto Corporation

Project: Install brick infill panels and replace porch pavers

The BAR will consider this application at a meeting to be held on **Tuesday, July 19, 2022 at 5:30 pm.**

COMMONWEALTH OF VIRGINIA,

City of Charlottesville, to-wit:

This day, Robert Watkins personally appeared before me, a notary public in and for the City of Charlottesville, Virginia, and made oath on July 5, 2022.

- (A) For Notification of a Public Hearing he mailed written notice of the above-referenced letter by U.S. mail, first-class, postage pre-paid, to the last known address(es) of the project applicant on July 5, 2022.
- (B) He also mailed notice letters to each property owner, or their agent, of property abutting or immediately across a street or road and having frontage along the same city street block as the property under review on July 5, 2022.
- (C) He is the individual assigned by the City of Charlottesville Board of Architectural Review to mail such notices, and to make this affidavit.

Robert Watkins

Taken, subscribed and sworn to before me this 5 day of July 2022.

My commission expires: September 30, 2023

Notary Public



Maxicelia Robinson
Commonwealth of Virginia
Notary Public
Commission No. 7295141
My Commission Expires 9-30-23