

From: [Murphy, Mollie](#)
To: [Kevin Schafer](#); tommy@loringwoodriff.com
Cc: [Werner, Jeffrey B](#)
Subject: BAR - #23-03-04
Date: Wednesday, March 22, 2023 10:12:00 AM
Attachments: [image001.png](#)

Certificate of Appropriateness

23-03-04

130 Madison Lane, TMP 090138000

The Corner ADC District

Owner: St Elmo Club of UVA INC

Applicant: Kevin Schafer

Project: Rehabilitation

Kevin Schafer:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on March 21, 2023. The following action was taken:

Motion to approve CoA by Mr. Zehmer. Second by Mr. Schwarz. Vote 8 – 0, motion passed unanimously.

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 patio renovations and railing reconstruction at 130 Madison Lane satisfies the BAR's criteria and is compatible with this district and that the BAR approves the application [as submitted].

Link below to the meeting video.

<https://boxcast.tv/channel/vabajtzeuuyv3iclkx1a?b=kzlamlsoldraikznl3sd>

This CoA is valid for 18 months per the provisions of City Code Sec. 34-280. Upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year. This CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))

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

Please remove the notice sign posted at the site.

Sincerely,
Mollie



Mollie Murphy

Assistant Historic Preservation and Design Planner

Neighborhood Development Services

City of Charlottesville

(434) 970-3515 | murphymo@charlottesville.gov

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>
<https://gisweb.charlottesville.org/GisViewer/>
<https://opendata.charlottesville.org/>

Certificate of Appropriateness

BAR 23-03-04

130 Madison Lane, TMP 090138000

The Corner ADC District

Owner: St Elmo Club of UVA INC

Applicant: Kevin Schafer

Project: Rehabilitation

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
March 21, 2023**



Certificate of Appropriateness

BAR 23-03-04

130 Madison Lane, TMP 090138000

The Corner ADC District

Owner: St Elmo Club of UVA INC

Applicant: Kevin Schafer / Design Develop

Project: Roof work, reconstruction of the roof railing, and renovations to the rear/side patio



Background

Year Built: ca. 1912

District: The Corner ADC District

Status: Contributing

St. Elmo Hall, constructed for the Delta Phi fraternity, is a Georgian Revival, brick fraternity house with four Doric columns supporting a flat portico roof. Except for the railings on the portico roof and main roof, the exterior remains generally unaltered since construction. The National Register nomination for Rugby Road-University Corner Historic District (104-0133) identifies this as one of UVA's earliest fraternity houses. [Rugby Road-University Corner HD](#)

Prior BAR Review

(See Appendix)

Application

- Applicant submittal: Design Develop drawings *St. Elmo's Hall Renovation*, dated 02/28/2023, 15 sheets.

Request CoA to install faux slate, reconstruct the roof railing, and renovate to the rear/side patio.

Roof:

- Replace deteriorating slate shingles with synthetic slate.
- Remove 1980's metal railing along top of roof; reconstruct wood railing to match original.
- Repair "crow's nest" roof, remove vents no longer in use.
- Replace copper flashing.

Patio:

- Remove existing trex decking.
- Reinforce deck framing.
- Weatherproof basement ceiling to prevent further water infiltration.
- Install trex decking above new waterproofing and sleeper system.

Discussion and Recommendations

Regarding the patio work and roof railing.

Staff recommends approval as submitted.

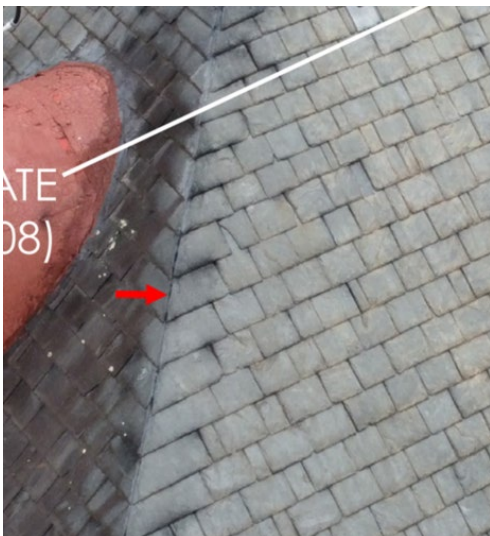
Regarding the slate roof.

In 2008, sections of slate roofing were replaced with faux-slate. There is no BAR record of a review; however, in the BAR archive is a roof plan (dated February 2008, see the Appendix) indicating planned replacement of *cracked, broken, and missing slate shingles*. It's possible the roof work was approved as part of the broader submittal, but not noted in the staff report, which was focused on the new work at the patio.

The BAR has approved replacing slate with faux-slate; however, staff suggests discussing whether replacement of all the slate is warranted. Buckingham slate, when properly maintained, can last 150 years or more. [Note: The longevity of Buckingham slate was cited in the BAR's recent denial of a request to remove portions of the slate roof at FUMC, constructed in 1923.] Typically, the nails holding the shingles fail long before the slate requires replacement. In fact, it is likely the shingle replacement in 2008 was necessary more due to activity on the roof than to the age and weathering.

Additionally: (Images below from the applicant's submittal. **See Appendix - 3/15/2023 e-mail re: roof questions.**)

- 1) The existing slate has mitered hips. Applicant is proposing a hip cap. The BAR should determine if that detail should be retained or allow cap. (Staff recommends a cap is preferable, relative to mitigating leaks.)
- 2) The existing slate include *splits* worked in between whole shingles. Staff believes the roof dates to the 1916 construction; however, because there is no apparent decorative pattern, might this suggest the *original* slate was salvaged material, not new?



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 patio renovations and railing reconstruction at 130 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 patio renovations and railing reconstruction at 130 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](#)

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 or 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.
- [...]

G. Roof

[...]

- 3) Original roof pitch and configuration should be maintained.
- [...]
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
 - 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.
 - c. Do not change the appearance or material of parapet coping.

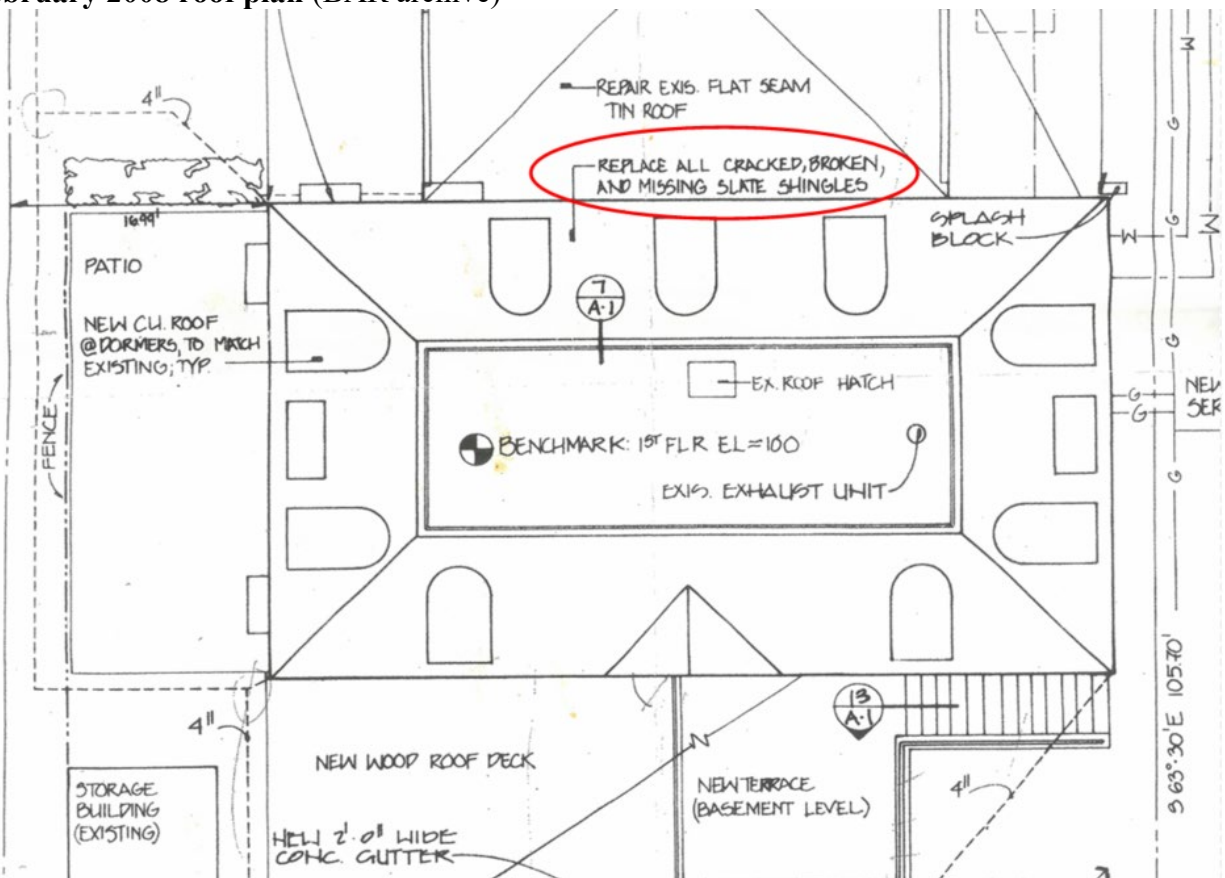
[...]

Appendix

Prior BAR Review

- May 20, 2008 – BAR approved (8-0, consent agenda) revisions to the courtyard walls.
- April 17, 2007 - BAR voted unanimously to accept applicant request for deferral; requested more details of the courtyard design; suggested simplifying material palette. BAR supported tree removal, shed demolition, and the conversion of the two windows into French doors.
- May 15, 2007 – BAR approved (8-0) shed demolition. BAR approved (7-1) replacing two windows with French doors at rear elevation. BAR approved (8-0) the reconstructed side/rear patio area (south and southeast sides of the property). (See attached 2008 drawings, from BAR archive.)
- November 16, 2007 – CoA extended one-year to allow patio work during summer 2008.

February 2008 roof plan (BAR archive)



From: Kevin Schafer <kschafer@designdevelopllc.com>

Sent: Wednesday, March 15, 2023 5:37 PM

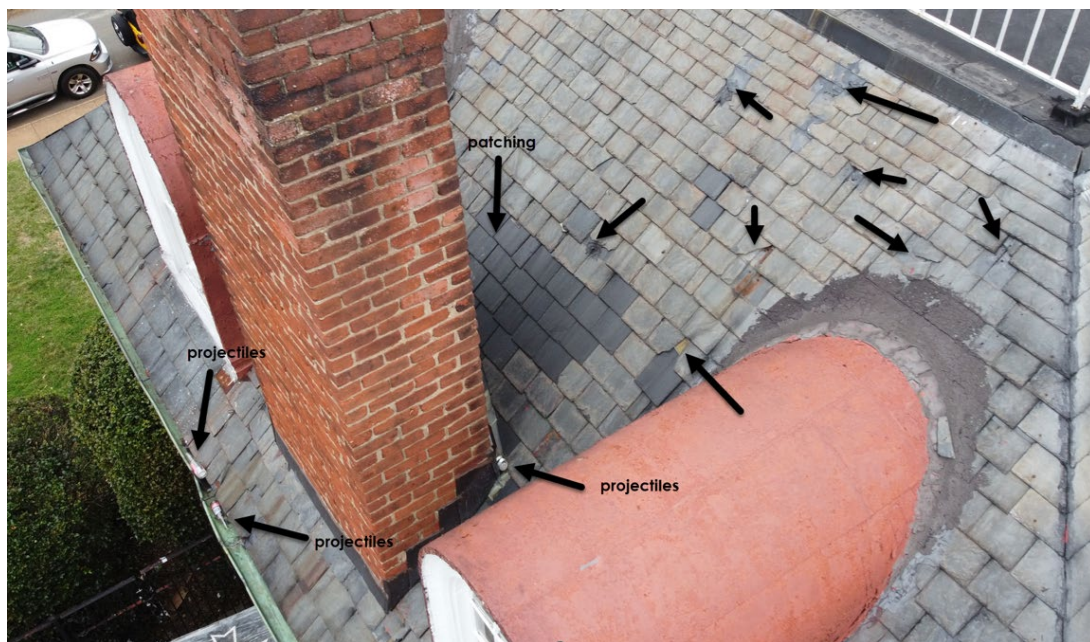
Regarding the railing construction...we did consider a composite railing, and we would continue to consider it if a) the Board felt strongly it shouldn't be wood and b) we could find a product that is customizable to our specific dimensions. From my perspective (and I think this logic holds water, but I am eager to hear from the historians on this point...) was that if we were going through the effort to restore the original railing, we should make it **a true restoration** of the original wood railing, and not a composite replication. This choice, admittedly, requires upkeep and maintenance from the Owner, but the Elmo Board is a competent one and from my experience, appears to be proactive about upkeep.

Regarding [your questions], my responses are below in red.

JWerner: The slate is very likely original to the building, but I'm wondering if it was installed as *salvaged slate*. I've seen older roofs that don't look that rough and why are there so many *splits* in between whole shingles? (See the first two pics below.) My point: If the slate is 100 years old, it's difficult to support its removal and replacement. At the very least, the salvageable shingles should be re-installed. However, if the material is *older than 1916*—and yes, I know rock is millions of years old—then maybe replacement is warranted. Thoughts?

KSchafer: I don't know if the slate was originally salvaged, but I do know it's not in great shape. "Rough" is how I would describe it as well, though I am not entirely sure why it is so rough. My initial thought regarding the varying shingle sizes was that it was done for decoration (a kind of roof tile pattern) or perhaps just because they were utilizing the sizes available - but I am not sure if that was a technique employed at this time, or why it would be employed on this structure. The shingle could very well be salvaged, to your point. The varying widths seem random, both in installation and size, which would support your theory.

One point I think is important is that the tile has already been haphazardly patched and repaired with synthetic tile over the years. This patching and repairing has occurred on all four sides, and mostly around trouble areas (crickets, valleys, etc.). Unfortunately, I think this slate takes some abuse. Whether from various projectiles, or people walking on it, or salvaged materials, it's got a few worrisome spots, from where I sit. We took our drone up for a flyaround, and I'll share those files at the link below. The high-quality imagery allows some pretty detailed zooming, so you can investigate the shingles, as well.



JWerner: Also, but, I know the hips can be mitred, but that just a *delayed leak*. Do you plan to use a hip cap?

KSchafer: Yes, we are proposing a hip cap.

JWerner Finally, out of curiosity, looking at the bottom photo below, what are the small, I assume metal, loops? Possibly from old ice guards? I thought they might be clips from prior shingles repairs, but they are only in those three courses.

KSchafer: I believe them to be snow guards, yes. They are on those three courses our all four sides of the hip. I am not sure if they are original, as this historic photo doesn't appear to show them, but I'm zoomed in through a tree branch, so it's a little hard to tell what is what. We are proposing the following snow guard in copper, which has a similar profile to the existing guards, and is meant to work with the proposed slate.





VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5124(27)

SURVEY FORM

Historic name	Common name Saint Elmos
County/Town/City Albemarle, Charlottesville	
Street address or route number 130 Madison St.	
USGS Quad Charlottesville West, Va.	Date or period c. 1915 1912
Original owner	Architect/builder/craftsmen
Original use Fraternity	Source of name
Present owner Saint Elmos	Source of date
Present owner address 130 Madison	Stories
Present use Fraternity	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs good

State potential threats to structure
Note any archaeological interest

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

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.)

130: brick (7 course common bond) on low cement foundation; 2 1/2 stories; truncated hip roof with iron balastade and 3 semi-circular dormers; 5 bay; 2 story, 3 bay portico with 4 attenuated unfluted Tuscan columns and 2 reflective pilasters. Colonial Revival. c. 1915. gutter cornice with "wall of Troy" dentils, brick belt course. tripartite entrance in center bay with 4 attenuated, fluted engaged columns supporting balcony on consoles, etched glass transom and side-lights, balcony has 12 light double-door and iron railing. upper windows - 8 over 8 light sash with stone sills, end bays have jack arches with large stone keys, 1st floor windows - 12 over 12 light, end bays have buck jack arches with stone keys, middle bays have stone jack arches with large stone keys and end blocks. 2 interior end chimneys.

Interior inspected? no

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

Shown on 1920 Sandborn map as Fraternity.

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

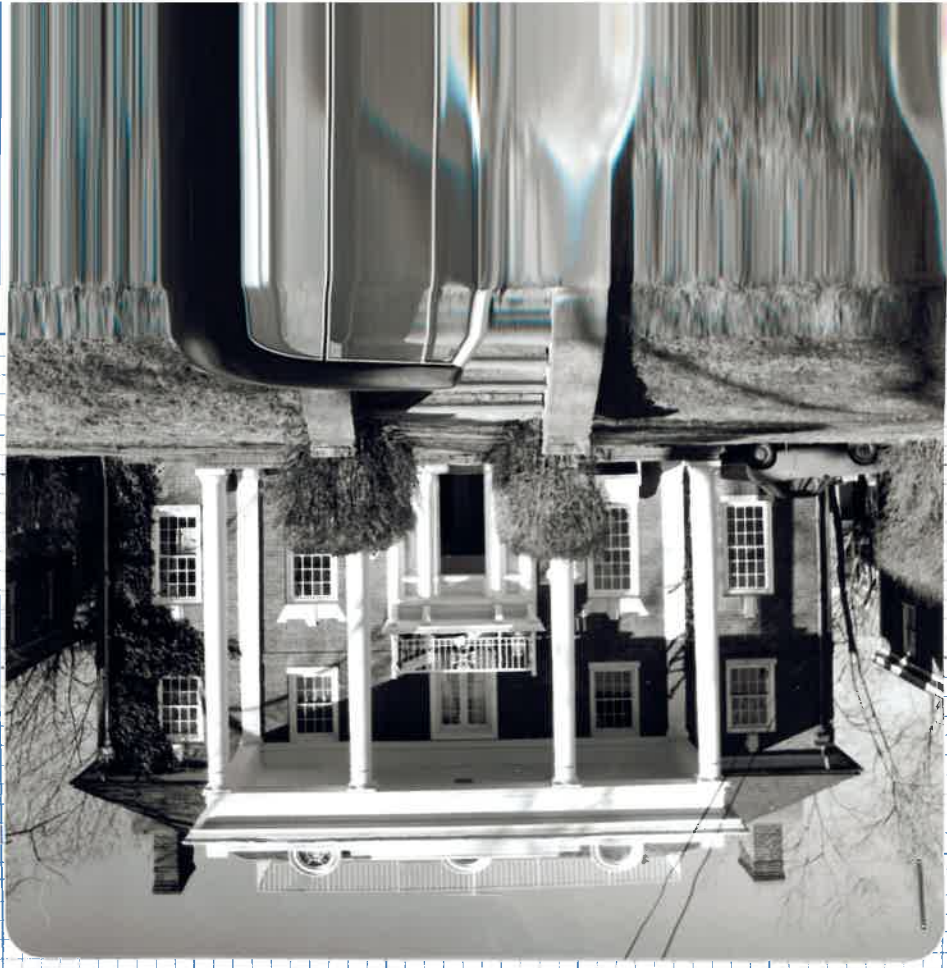
Primary sources (Manuscript documentary or graphic materials; give location.)
R20 Sandborn map
Alderman Library U. of Va.

Names and addresses of persons interviewed

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

Blank graph paper for Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

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





VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7230

Page 2 of 2

Street address 130 Madison Lane
Town/City Charlottesville

Historic name

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 iron
 - ☐ terra cotta
 - ☐ glass and metal

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

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

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

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 type="checkbox"/> _____

Style/period	Date	Architect/builder
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Location and description of entrance

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

Date 4-83 File No. 104-130

Name 130 Madison Lane



Date



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No.	104-130
Negative no(s).	7230

Page 1 of 2

Street address	130 Madison Lane
Town/City	Charlottesville
Historic name	St. Elmo's Hall
Common name	Delta Phi Fraternity House

Material	<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input checked="" type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input checked="" type="checkbox"/> 2-course American, <input type="checkbox"/> _____)
	<input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____)
	<input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input type="checkbox"/> stucco
	<input type="checkbox"/> concrete block
	<input type="checkbox"/> enameled steel
<input type="checkbox"/> other: _____	
<input type="checkbox"/> cast iron	
<input type="checkbox"/> terra cotta	
<input type="checkbox"/> glass and metal	

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

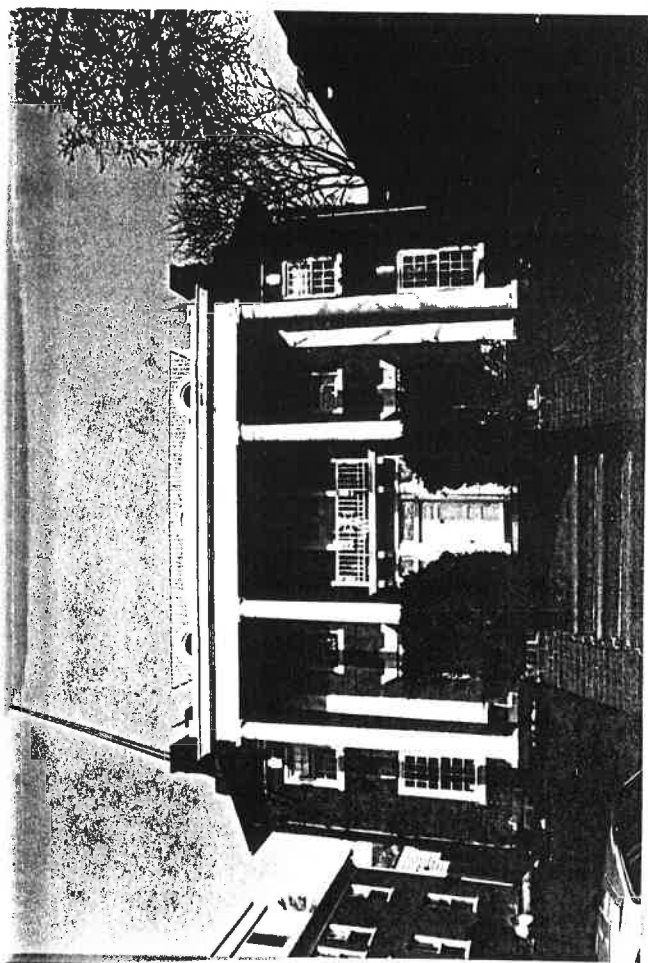
Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7
<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input checked="" type="checkbox"/> round-headed	<input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <i>Symmetrical</i> <input type="checkbox"/> 8
<input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<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 checked="" type="checkbox"/> 3 <input type="checkbox"/> 1 (side) <input type="checkbox"/> _____	Monumental tetrastyle portico with upper deck.

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

Style/period	Georgian Revival	Date	Ca. 1912-13	Architect/builder	
--------------	------------------	------	-------------	-------------------	--

Location and description of entrance	Large Prominent central entrance with top- and side-lights.
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Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This house is distinctive because of its tall, flat-roofed portico and round-headed dormers. It remains virgually unaltered on the exterior except for the addition of modern iron railings.

Historical information

This house was built ca. 1912-13 as St. Elmo Hall for Delta Phi fraternity, which still occupies it.

An older frame building stood on the site.

Source	Sanborn maps; T. Bishop, "Fraternities at UVa..."
Surveyed by	Jeff O'Dell, VHLC
Date	8-83

9-138

130 Madison Lane - St Elmo

1978

St. Elmo Club of

the Univ of Va, Inc

391-746

1944

Delta Phi Found., Inc.

118-72

AEDB 117-339

The St Elmo Club

2½ + basement, 14 rooms

built 1912, good const

1978 - remodel + repair

1956 - fire walk

Bishop: ¹⁹¹²⁻ built 1913 by St Elmo Hall (Delta Phi)
5th to build, 3rd on Mad. Lane (not counting St Peter's Soc. Hall)

Sanborn: on site of older frame bldg

1900

~~1915~~

1942
questionnaire: 1915

1970 booklet: (nothing much)

P. 17 "St Elmo Hall exhibits the most Adamsesque of porticoes of extremely thin columns supporting a light portico. Its windows, w/ stone jack arches having raised ends and ~~several~~ a central keystone superimposed on another, & its elaborate front door ——— distinguish its facade. The door has a small balcony cantilevered on consoles overhead."

when founded?

imp: ⁽¹⁾ Mad Lane group, ⁽²⁾ one of oldest & built by fraternity

3) Description of Physical Appearance

54. Elmo Hall, ~~the~~ the chapter house of Delta Phi fraternity, is a 2½-storey, 5-bay, double-pile house on a full basement,

Wall construction is of brick laid in 7-course American bond.

It has a truncated hips roof with balustrade.

There are three circular-headed dormers on the front & rear elevations and two on the side elevations.

A 2-storey, flat-roofed portico with slender Roman Doric columns covers three bays of the facade.

The central entrance has leaded sidelights & transom, & there is a second storey balcony supported on consoles above it.

Windows are ¹²⁻over-⁻¹² light at the first level & 8-over-8 at the second, with ~~all stone~~ jack arches, some of east stone, with ^{keystones & end blocks}.

There are two interior end chimneys ^{have} ~~each~~ caps & string courses.

The focal point of the parlor is

~~The parlor features~~ a paneled chimney breast with full height engaged Roman Doric columns carrying an entablature with dentil moulding.

A Palladian window above the upper stair landing is centered on the rear elevation.

③ Statement of Significance

This ~~nicely~~ ^{finely} detailed Colonial Revival building was built in 1912-13 by the St. Elmo Club of U.Va. (Delta Phi fraternity) (alb. co. DB 149-80). ^{The architect is unknown.} It was the fifth house to be built by a fraternity at U.Va. & the third on Madison Lane. This ~~group~~ ^{row} of seven buildings, five of them originally designed as fraternity houses, presents a unique streetscape: all are on the east side of the street; on the west, Madison Bowl extends ~~by~~ between Madison Lane & Rugby Road, so that the houses are viewed from a distance, across Madison Bowl. This is one of the most familiar streetscapes at the Univ. of Va. & ~~it has become~~ ^{it has} ~~symbol~~ & has come to symbolize fraternity life there. Each house in the row is unique, & its preservation is ~~essential~~ ^{necessary for} the survival of the whole.

St. Elmo Hall is especially noteworthy for its ~~entrance with~~ ^{decoratively} fine leaded sidelights & transoms, ~~with~~ its balcony cantilevered above the entrance, & its circular-headed dormers, & its delicate portico which has been described as "the most Adamesque" of the fraternity houses.

Although two houses, both ~~recently converted from boarding~~ ^{converted from boarding houses to} ~~apartments~~ ^{apartments} ~~houses~~ to sorority houses, have been altered, the facades of the five fraternity houses remain ~~substantially~~ intact.

485. 4

St Elmo

paneled
nice chimney, breast w/ ^{full ht} T m on ^{engaged column} ~~full ht~~, dentel,

entabl, soapstone
have ^{written} hint of house, maybe pictures

dec leaded sidelights & transom

sm vest., sm sq hall, ^{fire} ~~encl~~ stairw behind w/ 3-flo open w/ up
to 3rd; Pal win 2 1/2

St Elmo

118-72 Isaac^A Pennywacker, under 1931 deed of trust for St Elmo Club
9/1944 of UVA, Inc (72-422) → The Delta Phi Found., Inc
Lot 2 on plat^{ACDB} 121-384 - road lane

72-422 deed of trust
1931 same as ACDB 149-80, 4/6/1912, for trustees

ACDB same as ACDB 142-35, 2/3/1910, for Camblos
149-80 " " " 141-218 " / 1909, for the Misses Doswell
4/1912

142-35 L 2 plat ACDB 121-384

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

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0019

Other DHR Number: 104-70 Property Date(s) 1912 -13

PROPERTY NAMES	EXPLANATION
Delta Phi Fraternity House	Historic/Current
St. Elmo Hall	Historic/Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 9-138

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
130 -	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 slightly elevated site, front yard edged with hedge and plantd with shrubs; driveway on northeast side of property.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
1.1	1	Carport	Non-historic

TOTAL: 2

Historic: 1
Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Interior end	Brick	
Cornice	0	Boxed	Wood	
Dormer	8	Round-arched	Wood	
Foundation	0	Continuous	Brick	
Porch	0	2-story, 1-level	Wood	Classical Revival
Roof	0	Hipped	Slate	
Walls	0	Masonry	Brick	7-course common
Window(s)	0	Sash, double-hung	Wood	8/8
Window(s)	0	Sash, double-hung	Wood	12/12

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1912 -13
Source of Date: Site Visit/Written
Architectural Style: Classical Revival
Description:

Classical Revival dwelling with rectangular form, hipped roof with flat top surrounded by metal balustrade (later); two dormers, each side, front, and rear, with round-arched tops and multi-light round-arched double-hung sash windows. Five-bay front facade with central entrance has full-height tetrastyle portico with Doric columns; balcony at center bay supported on curved-profile brackets. Entrance is single-leaf with panelled door, transom and sidelights, and Doric half-columns framing door and outer edge of sidelights. First-floor windows are twelve-over-twelve, second-floor windows are eight-over-eight; sills are stone, and lintels are jack-arched, with keystones; first-floor windows flanking entrance have stone voussoirs. Rear facade has small gabled wall dormer in center, containing Palladian window. facade is a recessed one-story porch next to one-story bay. There is a three-course belt course just below the second-floor windows.

Condition: Good-Excellent
Threats to Resource: None Known

Additions/Alterations Description:
Iron railings serving as balustrade on roof are probably mid-twentieth-century (O'Dell 1983).

Number of Stories: 2.5
Interior Plan Type:
Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
Carport to rear of house, added since 1969.

DHR Historic Context: Domestic

Significance Statement:

Apparently built in 1912-13 as the Delta Phi Fraternity House, its site had a two-story frame house on it in 1907, which was probably demolished for the construction of this building. The house has a high level of integrity, and is unusual for its round-headed dormers; also its window openings are highly articulated. It contributes to the historic district (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; Bishop 1981: 11; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	6 - 8	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:

1981. University of Virginia undergraduate independent study.
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: St. Elmo Club of the U of VA Inc.

Address: P.O. Box 9023

City : Charlottesville

State: VA

Zip : 22906- Country: USA

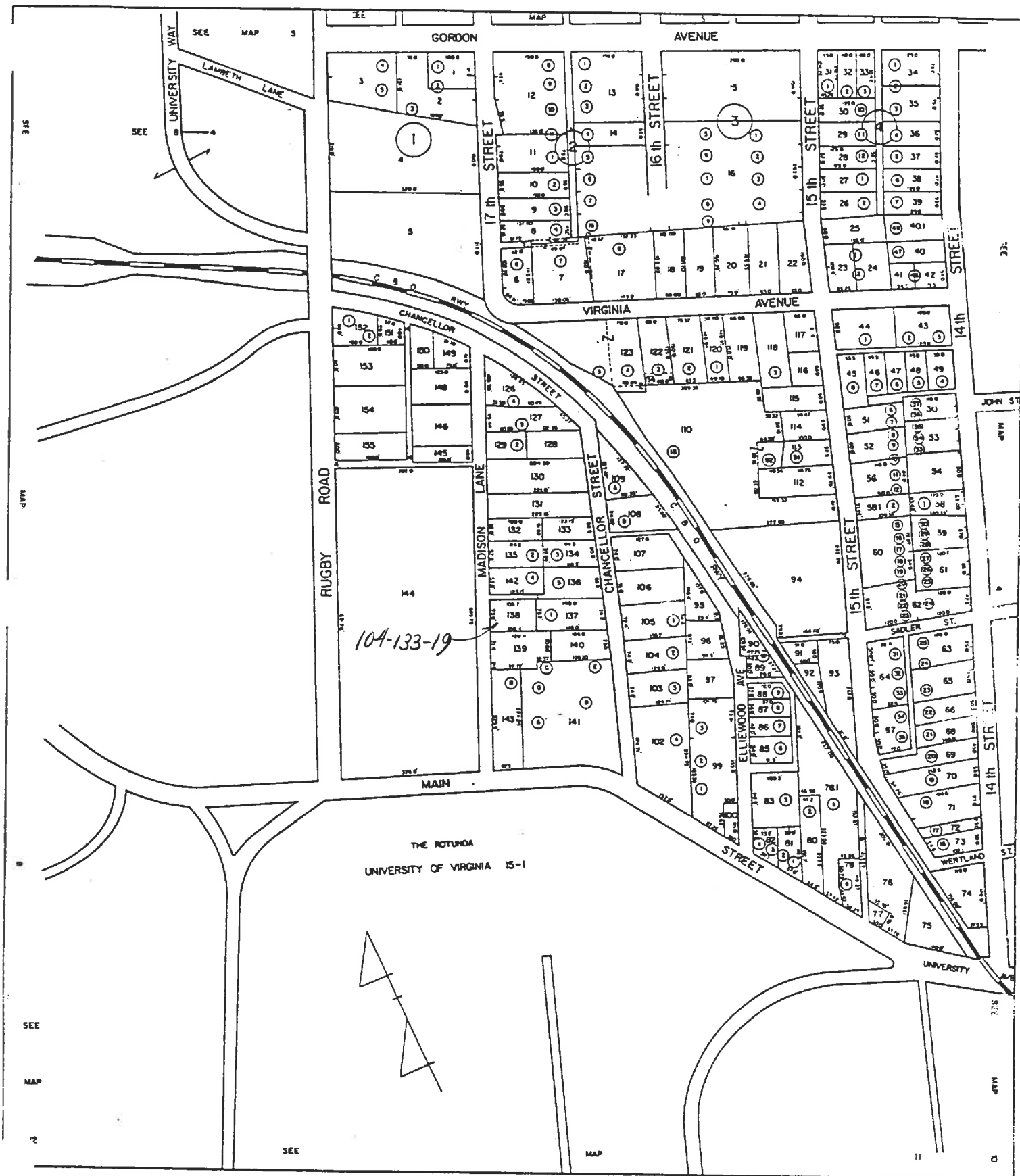
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE



SCALE : 1" = 100'

NATIONAL PARK SERVICE
Washington D.C. 20240HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Saint Elmo HallAddress of property: 130 Madison LaneCity Charlottesville

County _____

State VirginiaZip Code 22903

Name of historic district in which property is located:

Rugby Road-University Corner Historic District (Nomination pending)

Check here if request is for:

☒ certification (structure contributes to significance of the district)☐ decertification (structure does not contribute to significance of the district)☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

Saint Elmo Hall, the chapter house of Delta Phi Fraternity, is a 2½ story, five bay, double pile house on a full basement. Wall construction is of brick laid in 7-course American bond. The

3. Statement of Significance:

(use reverse side if necessary)

This nicely detailed Colonial Revival building was constructed in 1912-13 by the Saint Elmo Club of the University of Virginia (Delta Phi Fraternity). The architect is unknown. It is one of the

Date of construction (if known): 1912-13☒ Original site☐ Moved☐ Date of alterations (if known): _____

4. Name and Mailing Address of Owner:

Name St. Elmo Club of the University of Virginia, Inc.Street c/o Allen B. Ridger III, Wheat First Security, Inc. 707 E. Main Street.City RichmondState VAZip Code 23219Telephone number (during day): Area Code (804) 782-3512

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature

Allen B. Ridger III for St. Elmo Club of the University of Virginia, Inc.

Date

1/26/84

Social Security Number or Taxpayer Identification Number

54-1192235

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature _____

State Historic Preservation Officer

Date _____

2. Description of Physical Appearance:

house has a truncated hip roof with balustrade. There are three circular-headed dormers on the front and rear elevations. The two interior end chimneys have caps and string courses. A two-story flat-roofed portico with slender Roman Doric columns, covers three bays of the facade. The central entrance has leaded sidelights and transom, and there is a second story balcony supported on consoles above it. Windows are twelve-over-twelve light at the first level and eight-over-eight at the second, with jack arches, some of cast stone, with keystone and end blocks. A palladian window above the upper stair landing is centered on the rear elevation.

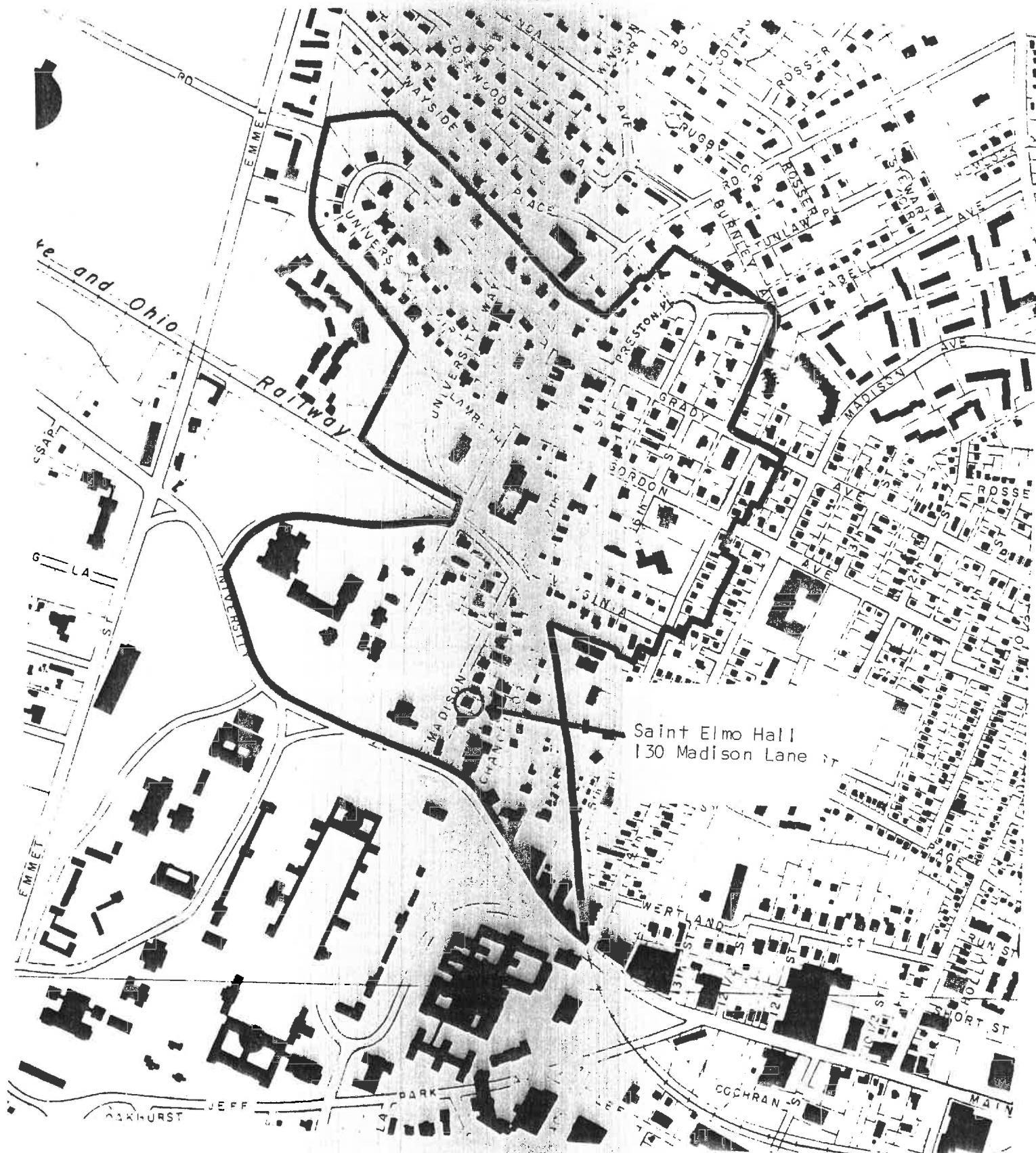
As with most fraternity houses at the University of Virginia, little of the original interior fabric of Saint Elmo Hall remains due to heavy use and many renovations over the years. The focal point of the parlor is a paneled chimney breast with full height engaged Roman Doric columns carrying an entablature with dentil moulding.

3. Statement of Significance:

earliest houses built by a fraternity at the University of Virginia. It is part of a row of twelve buildings (seven of them are fraternity or sorority houses) on the east side of Madison Lane, presenting one of Charlottesville's most unique and recognizable streetscapes. Madison Bowl, a large open recreation area on the west side of Madison Lane, enables this row of buildings to be seen from many parts of Rugby Road and the grounds of the University. This area has come to symbolize fraternity life at the University of Virginia.

Saint Elmo Hall is especially noteworthy for its fine decoratively leaded sidelights and transom, its balcony cantilevered above the entrance, its circular-headed dormers, and its delicate portico. It has been described as the most "Adamesque" of the fraternity houses.

PROPOSED RUGBY ROAD - UNIVERSITY CORNER HISTORIC DISTRICT

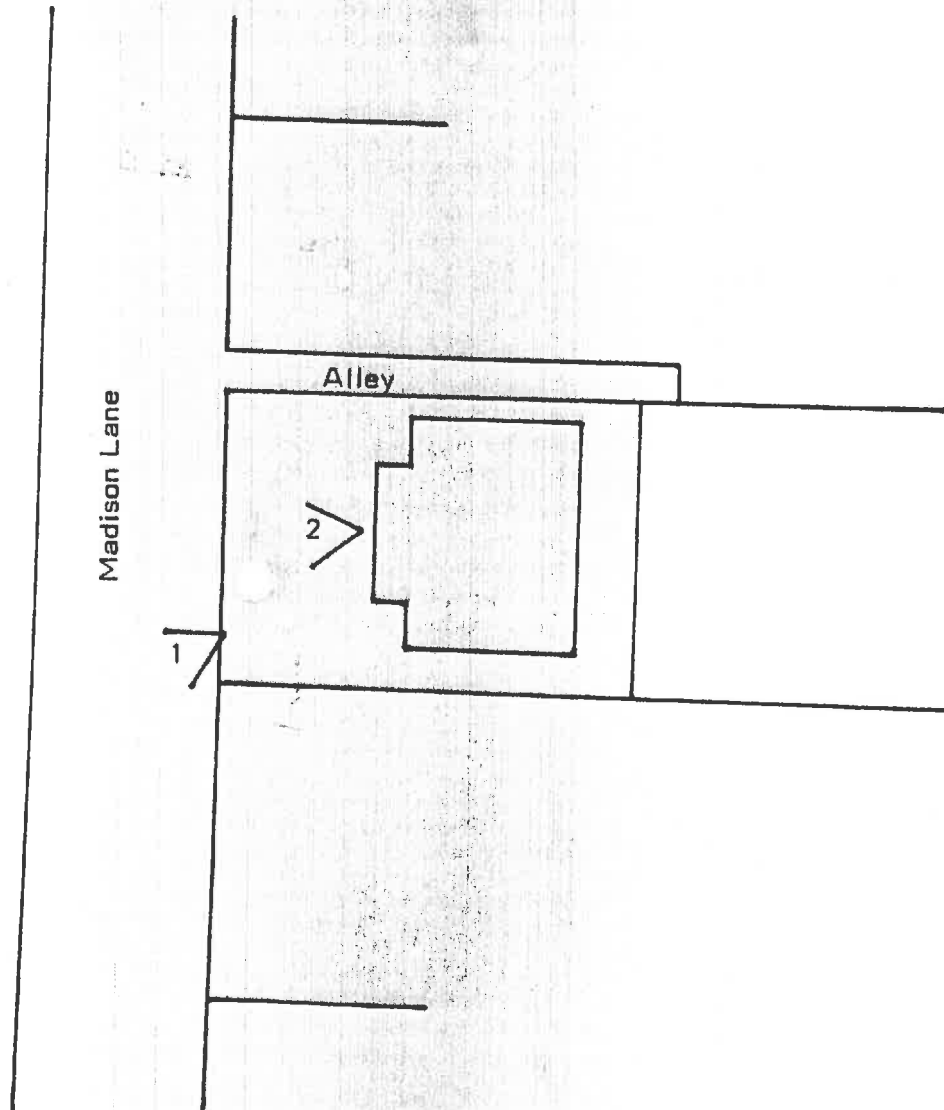


Scale 1"-800'

000

Revised 0/27/23

SAINT ELMO HALL
130 Madison Lane



Numbered arrows show locations
where photographs were taken



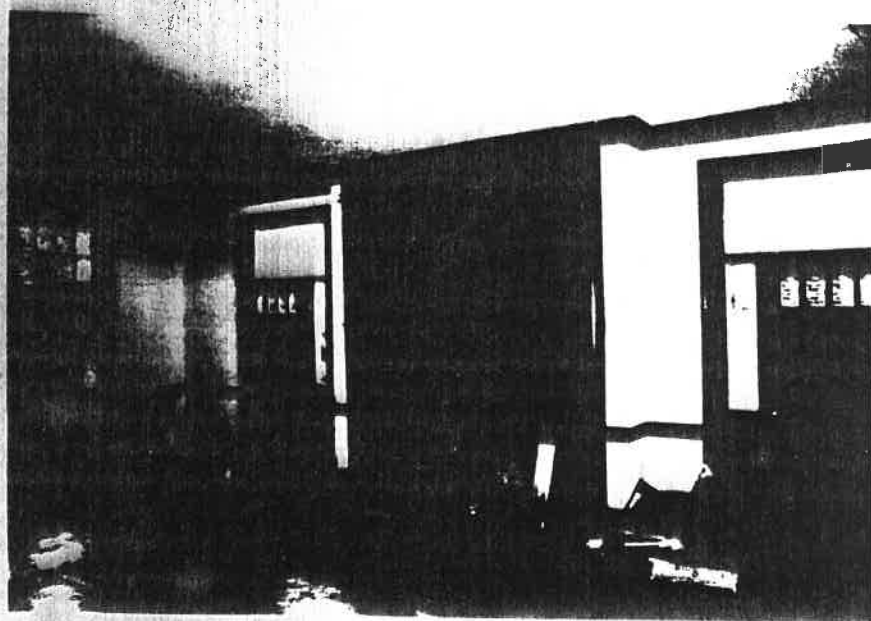
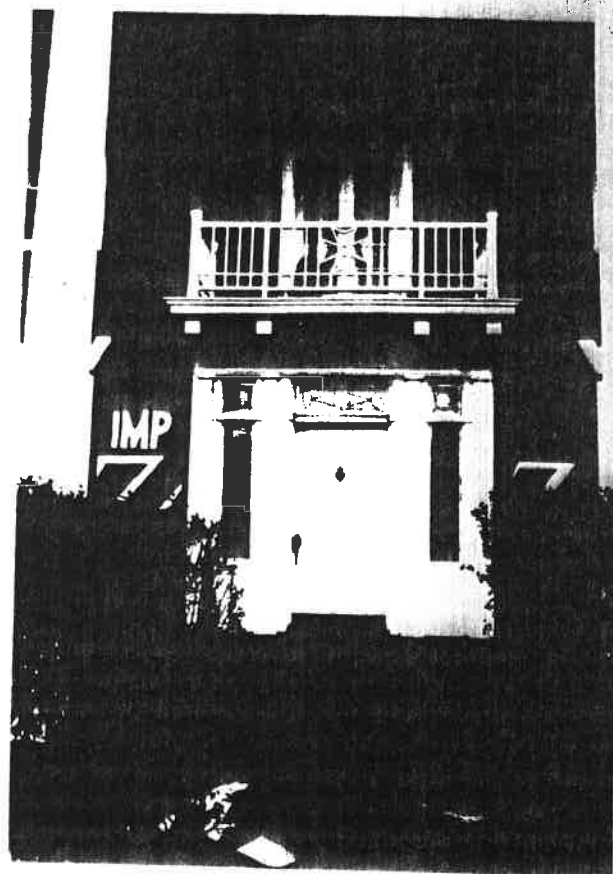


Photo #2
St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West entrance, looking east from Madison
Lane

Photo #1

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West facade, looking east from Madison
Lane

Photo #3

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

South wall of main parlor

Date 3/9/96 File No. 104-133-19

Name St. Elms Hall, 130 Madison Lane

Town Charlottesville

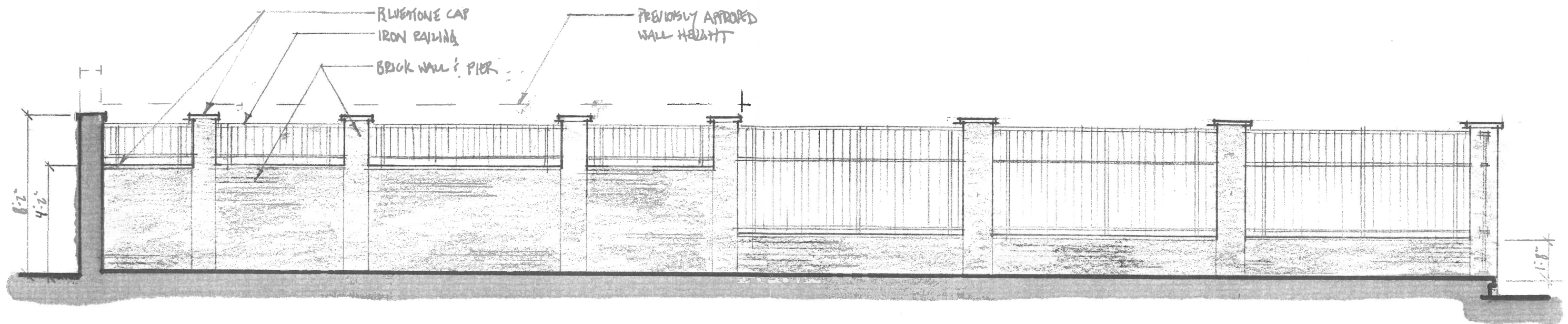
County _____

Photographer S. E. Smead

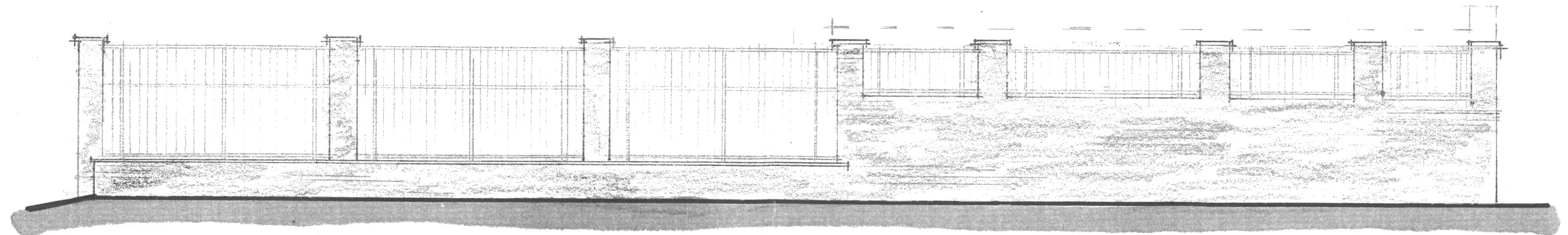
Contents 3 exterior views



MAY 2008



① SOUTH COURTYARD ELEVATION
1/4" = 1'-0"



② SOUTH FENCE ELEVATION

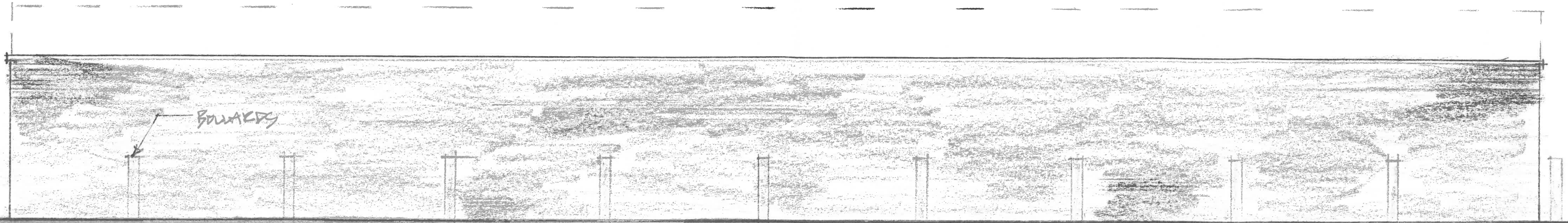
ST. ELMO HALL
130 MADISON LANE, CHARLOTTESVILLE, VA

29 APRIL 2008
DALQUEST GILPIN & PAXTON ARCHITECTS

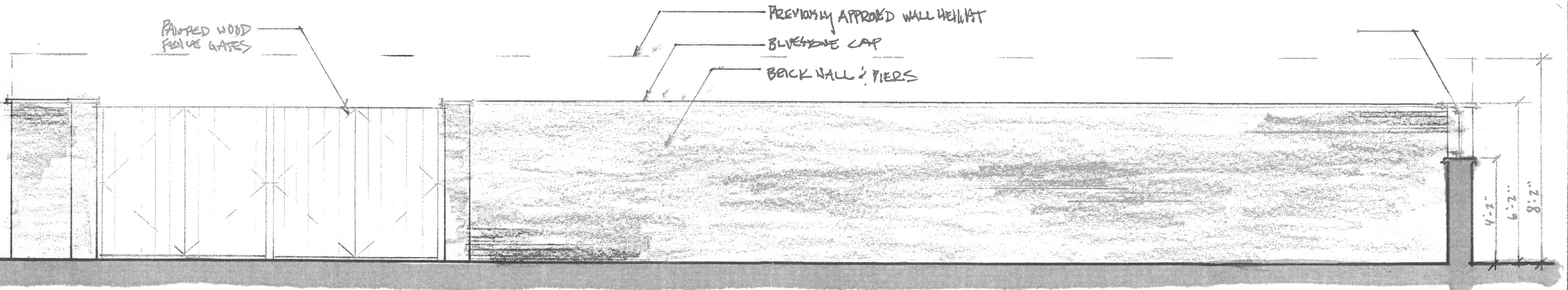
RECEIVED
MAY 01 2008
NEIGHBORHOOD DEVELOPMENT SERVICES

A

MAY 2008



① EAST FENCE ELEVATION



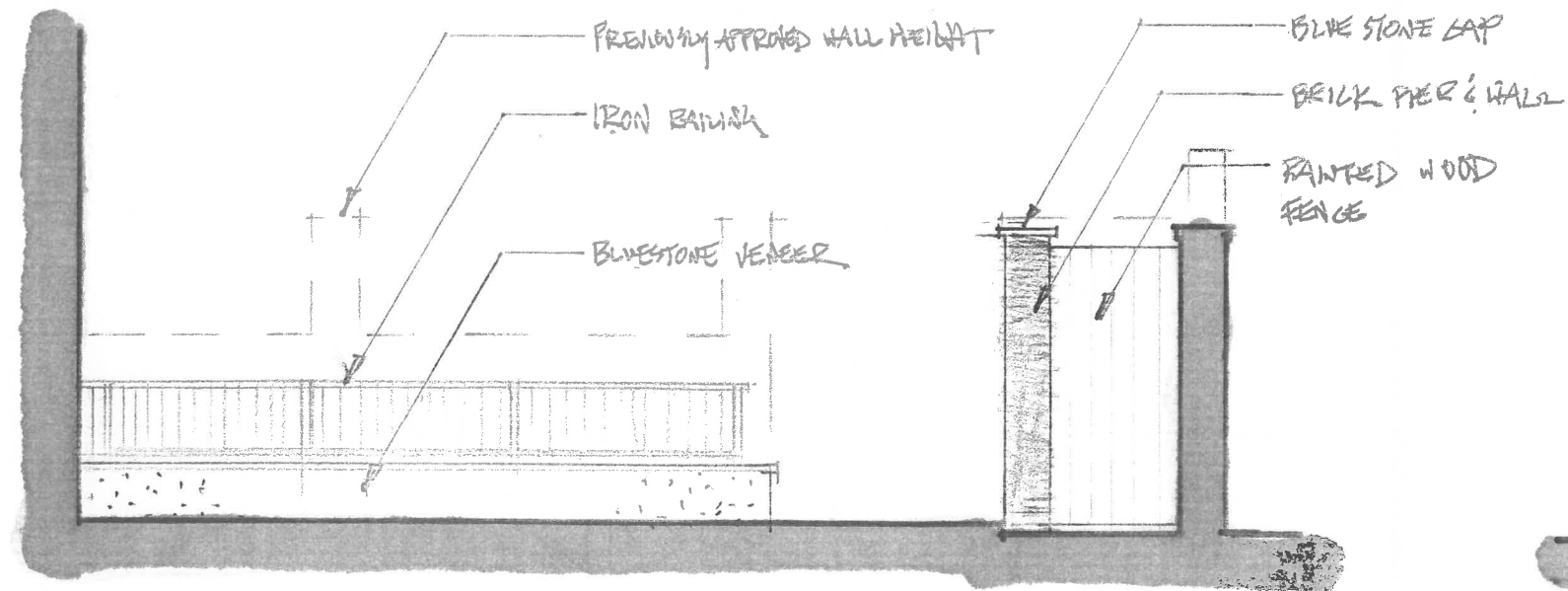
② EAST COURTYARD ELEVATION

ST. ELMO HALL
130 MADISON LANE, CHARLOTTESVILLE, VA

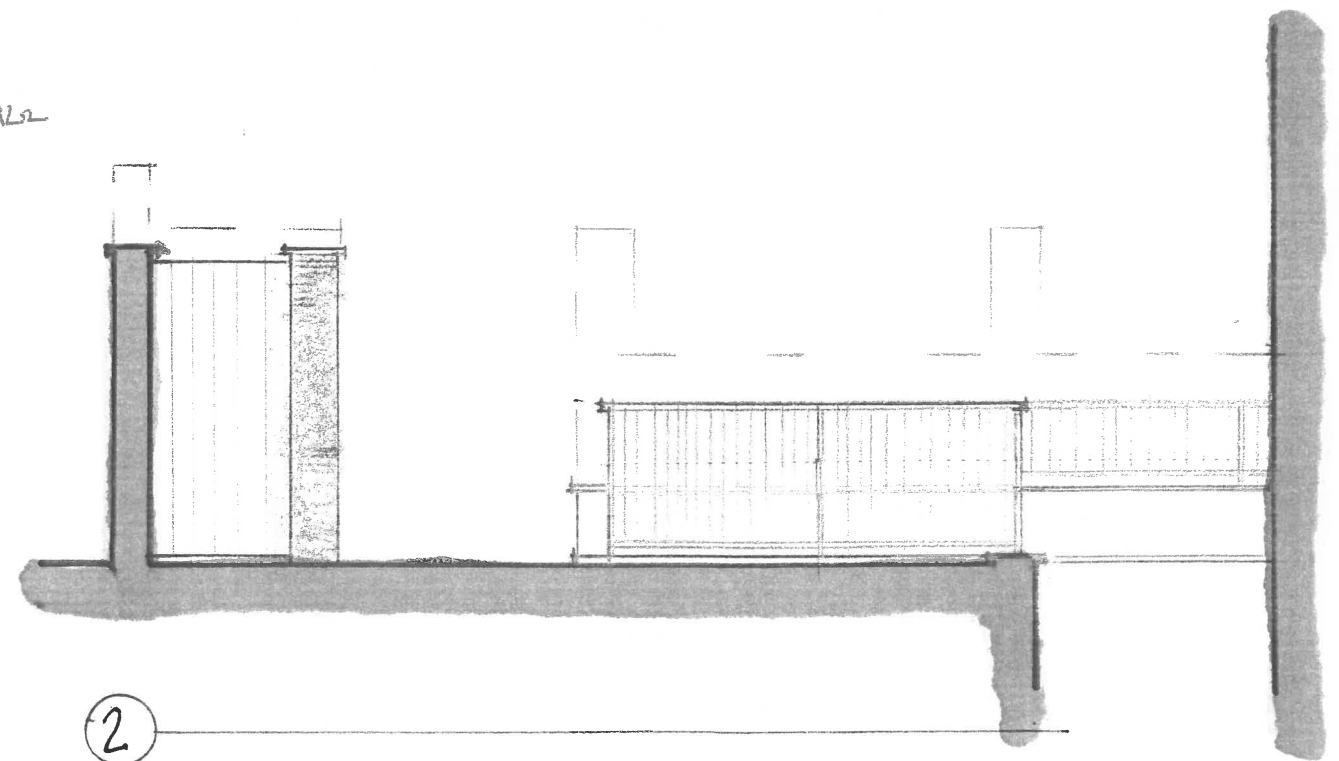
29 APRIL 2008
DARLENE GILPIN & PAXTON ARCHITECTS

B

MAY 2008



1

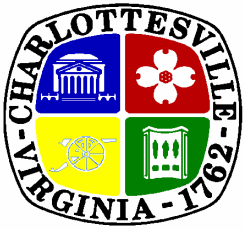


2

ST. ELMO HALL
170 MADISON LANE, CHARLOTTESVILLE VA

29 APRIL 2008
DANIELA LIPIN, BAXTON ARCHITECTS

C



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

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.

Owner Name ST. ELMO CLUB OF UVA INC. Applicant Name KEVIN SCHAFFER
Project Name/Description ST. ELMO HALL RENOVATION Parcel Number 090138000
Project Property Address 130 MADISON LANE

Applicant Information

Address: 802 EAST JEFFERSON ST. SUITE 3
CHARLOTTESVILLE, VA 22902
Email: KSCHAFER@DESIGNDEVELOPLLC.COM
Phone: (W) 434-665-4144 (C) _____

Property Owner Information (if not applicant)

Address: 130 MADISON LANE
CHARLOTTESVILLE, VA 22902
Email: TOMMY@LORINGWOODRIF.COM
Phone: (W) 434-981-1486 (C) _____

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.

[Signature] _____
Signature Date
KEVIN SCHAFFER 02/28/2023
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 2/28/23
Signature Date
by: TOMMY BRANNOCK 02/28/2023
Print Name Date
President, St. Elmo Club of UVA, Inc.

Description of Proposed Work (attach separate narrative if necessary):
SEE ATTACHED BOOKLETS.

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

1 NARRATIVE BOOKLET (DIGITAL DELIVERY)

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

St. Elmo's Hall Renovation

130 MADISON LANE, CHARLOTTESVILLE, VIRGINIA

PARCEL 090138000
BAR SUBMISSION

PRESENTED BY



02 | 28 | 2023

1	COVER
2	TABLE OF CONTENTS
3	VICINITY MAP
4	ADJACENT CONTEXT
5	PROPOSED AREAS OF RENOVATION
6	EXISTING CONDITIONS (ROOF)
7	EXISTING CONDITIONS (PATIO)
8 -11	RAILING & ROOF
12 -14	PATIO & KITCHEN
15	MATERIALS LIST





136 MADISON LANE



138 MADISON LANE



150 MADISON LANE



133 CHANCELLOR STREET



128 MADISON LANE



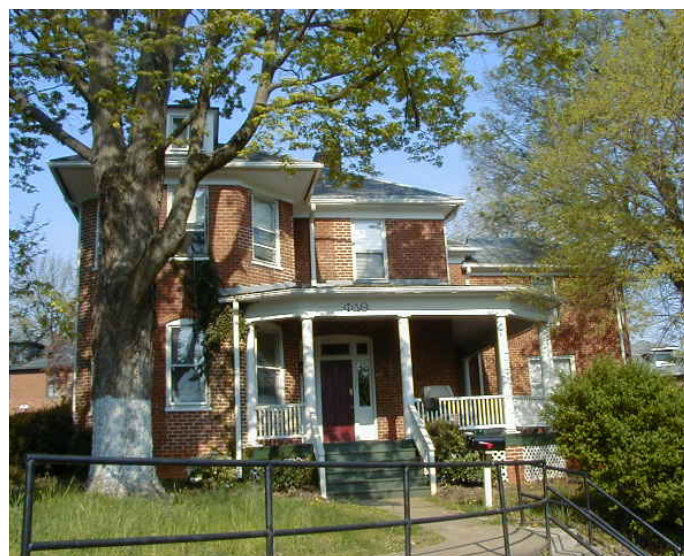
160 MADISON LANE



158 MADISON LANE



165 CHANCELLOR STREET



167 CHANCELLOR STREET



125 CHANCELLOR STREET



123 CHANCELLOR STREET



127 CHANCELLOR STREET





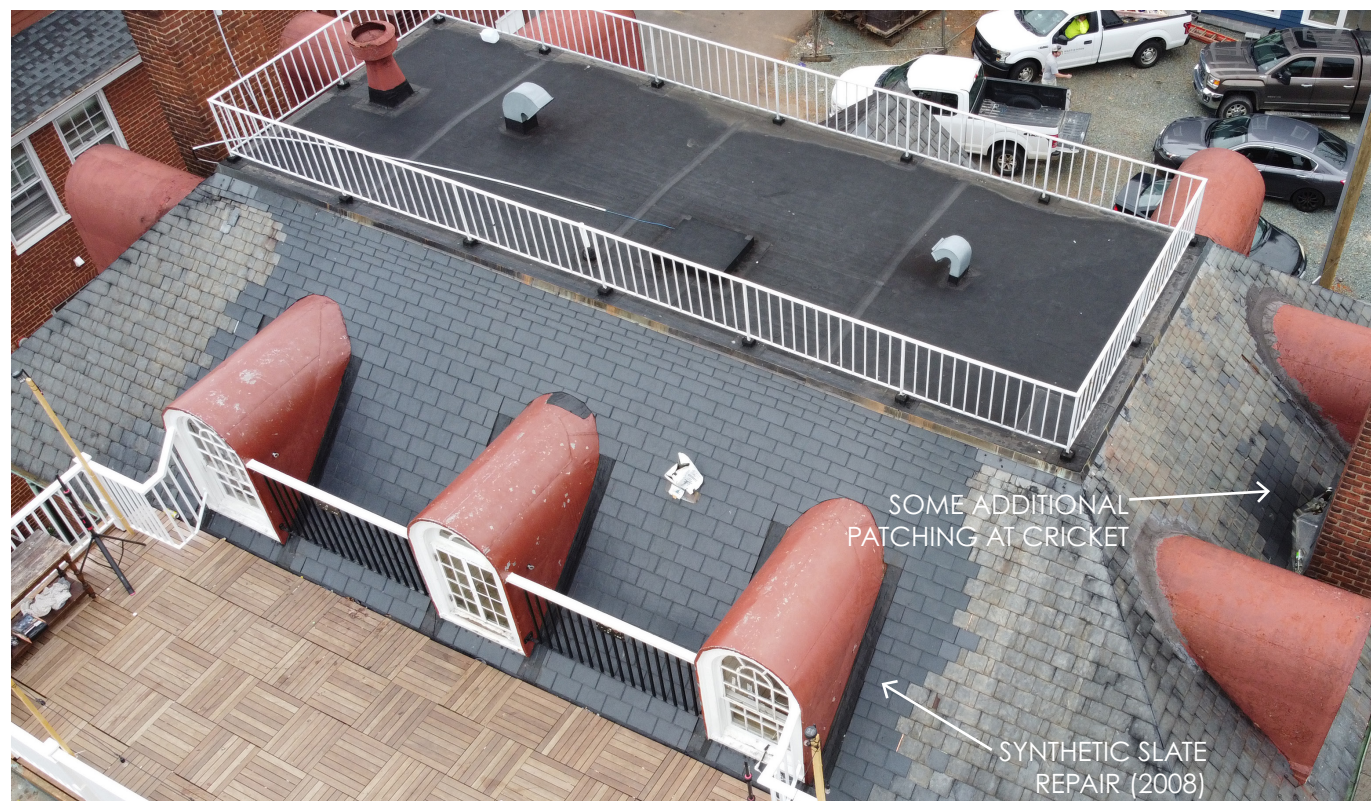
DESCRIPTION OF PROPOSED WORK

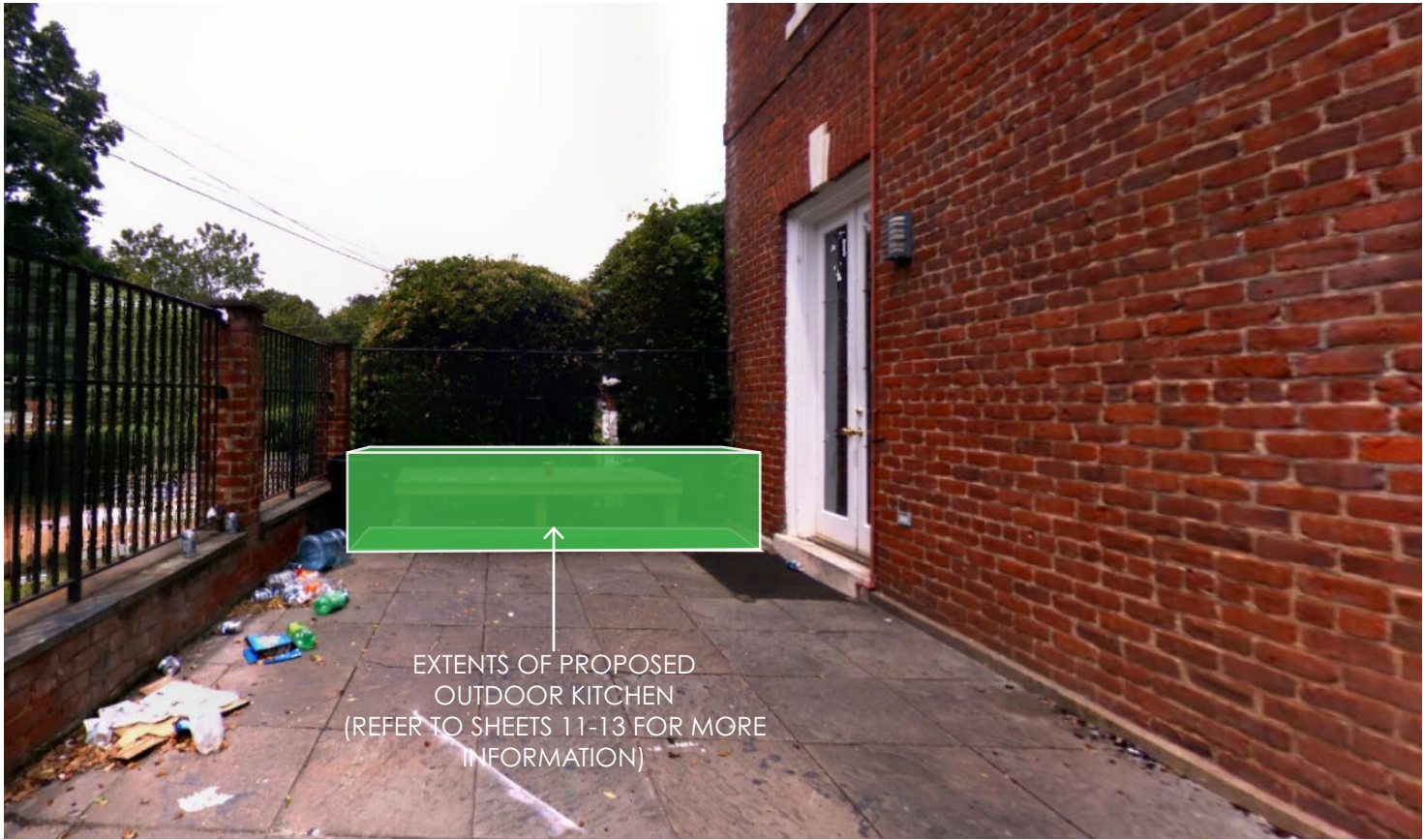
Replace deteriorating slate shingles with synthetic slate tiles, retaining aesthetic qualities and lowering weight.

Removal of 1980's metal railing along top of roof and restore the original wooden railing around the top roof parapet.

Repair "crow's nest" roof and remove vents no longer in use.

Replace all existing copper flashing.

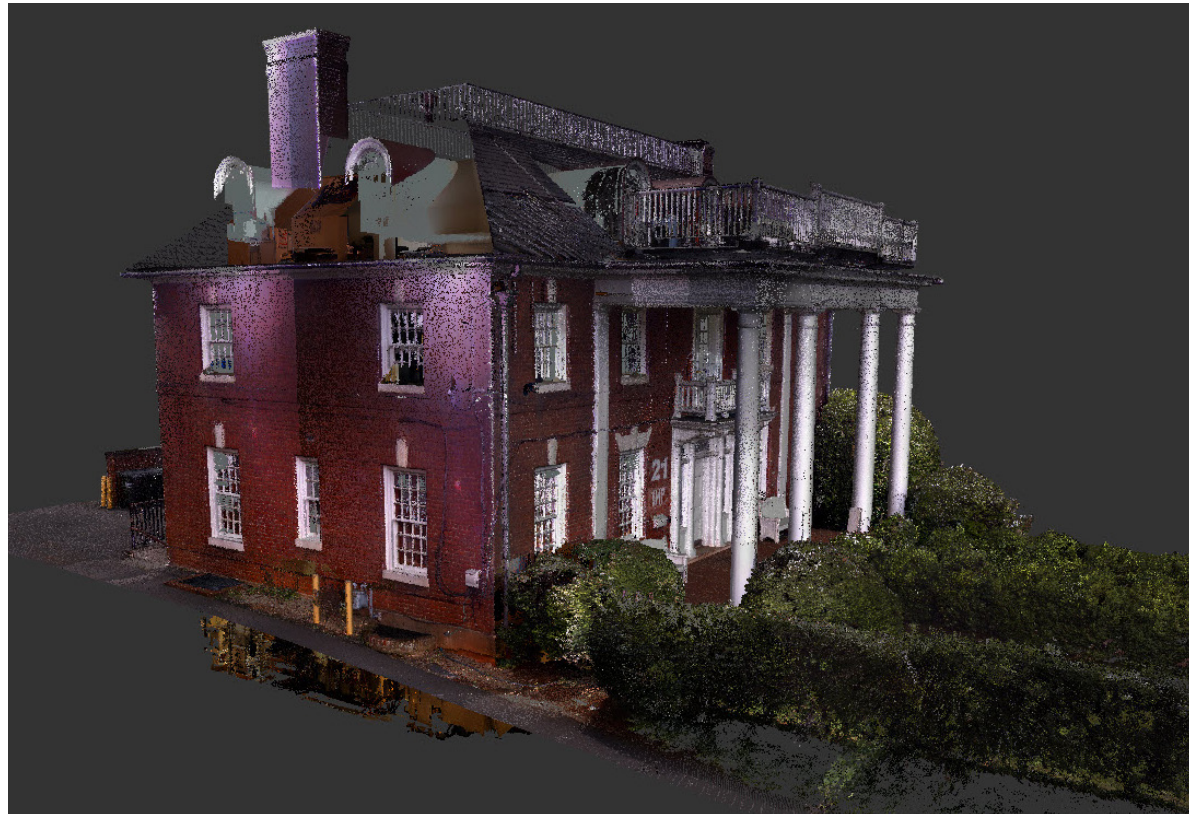




DESCRIPTION OF PROPOSED WORK

- Removal of existing trex decking.
 - Reinforcing the floor for designed live load of 100PSF (code minimum for assembly space).
 - Weatherproofing of basement ceiling to prevent further water infiltration.
 - Installation of new trex decking above new waterproofing and sleeper system.
- NOTE: The decking is above a 1984 basement expansion, not original to the historic house. The patio and site walls are from a 2008 addition, and not original to the historic house.





STEP 1: 3D POINT CLOUD SCAN OF THE EXISTING CONDITIONS



STEP 2: CREATE DIGITAL MODEL FROM POINT CLOUD SCAN

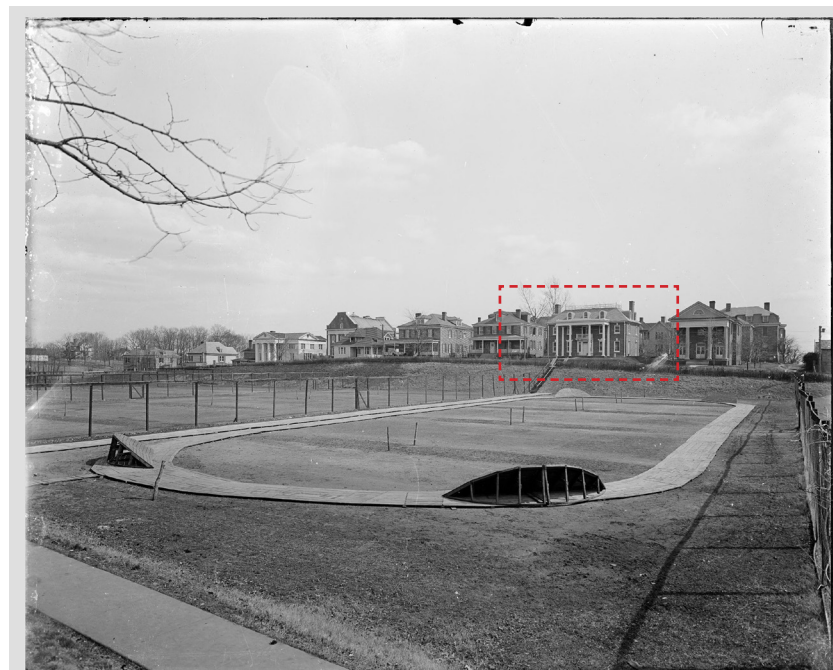


Images from UVA's Special Collections library (specifically Holsinger Studio Collection, ca. 1890-1938) reveal the original wooden railing around the roof.

Using these images as templates, modeling software can be used to recreate the railings' proportions and dimensions through a "photomatch" function.

Restoring the wooden railing replaces the existing metal railing.

Selecting corner post finials and railing profiles based on photographic evidence and popular styles in 1890S.



Citation: Holsinger Studio Collection, ca. 1890-1938, Accession #9862, Special Collections, University of Virginia, Charlottesville, Va.
 Catalog Record: <http://search.lib.virginia.edu/catalog/uva-lib:744806>
 Online Access: <http://search.lib.virginia.edu/catalog/uva-lib:1041922>
 Page Title: University of Virginia Grounds Views
 Under 17USC, Section 107, this single copy was produced for the purposes of private study, scholarship, or research. Copyright and other legal restrictions may apply. Commercial use without permission is prohibited.
 University of Virginia Library.



Citation: Holsinger Studio Collection, ca. 1890-1938, Accession #9862, Special Collections, University of Virginia, Charlottesville, Va.
 Catalog Record: <http://search.lib.virginia.edu/catalog/uva-lib:744806>
 Online Access: <http://search.lib.virginia.edu/catalog/uva-lib:1050764>
 Page Title: Phi Gamma Delta House University of Virginia-Fraternity
 Under 17USC, Section 107, this single copy was produced for the purposes of private study, scholarship, or research. Copyright and other legal restrictions may apply. Commercial use without permission is prohibited.
 University of Virginia Library.

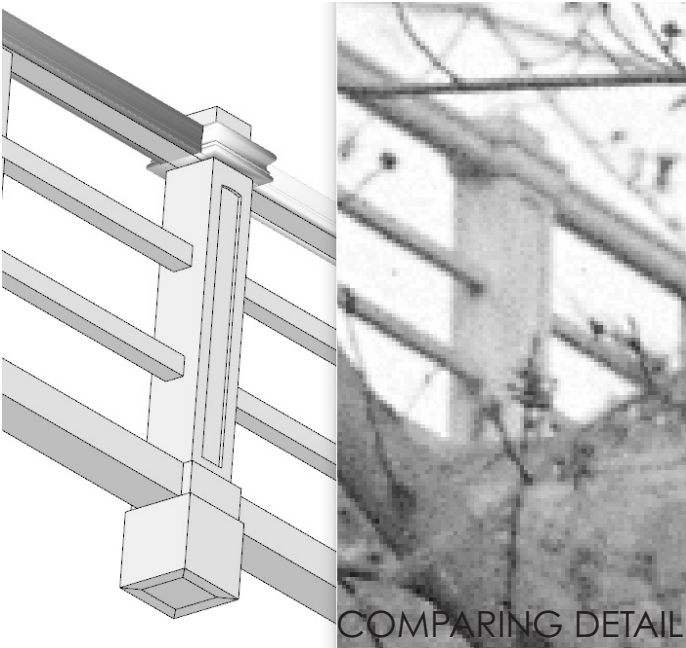
STEP 3: UTILIZE DIGITAL NEGATIVES OF HISTORIC PHOTOS



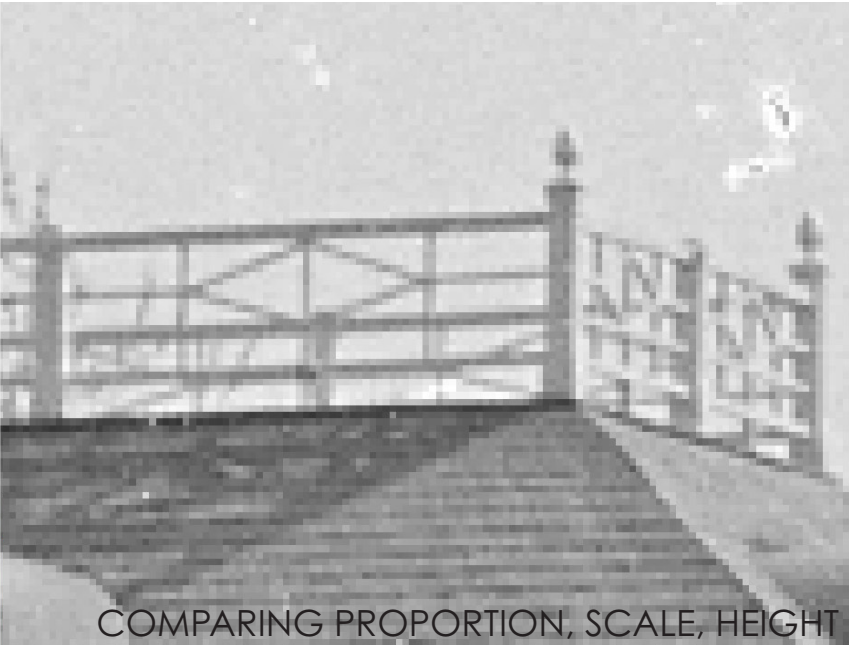
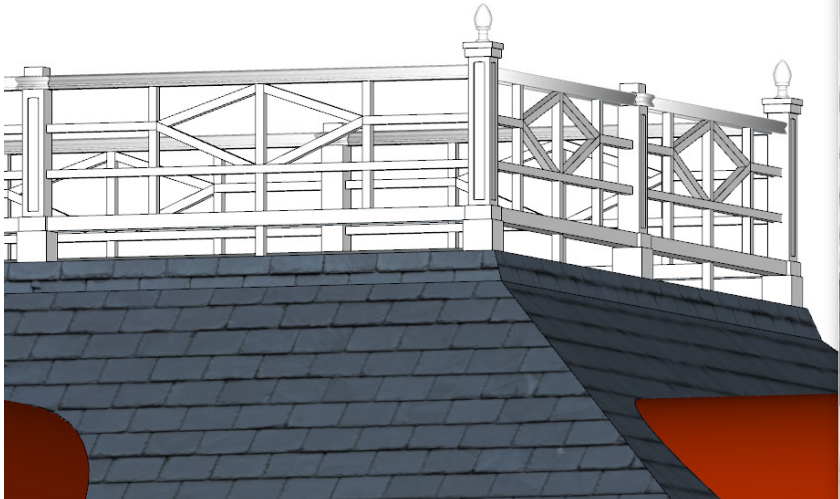
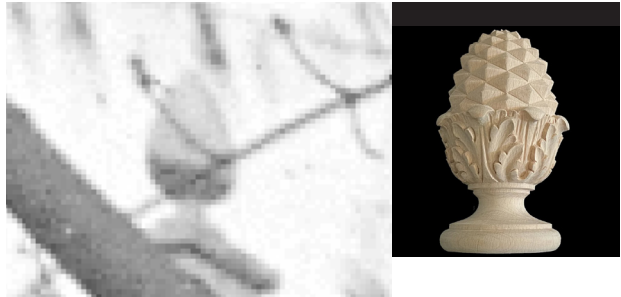
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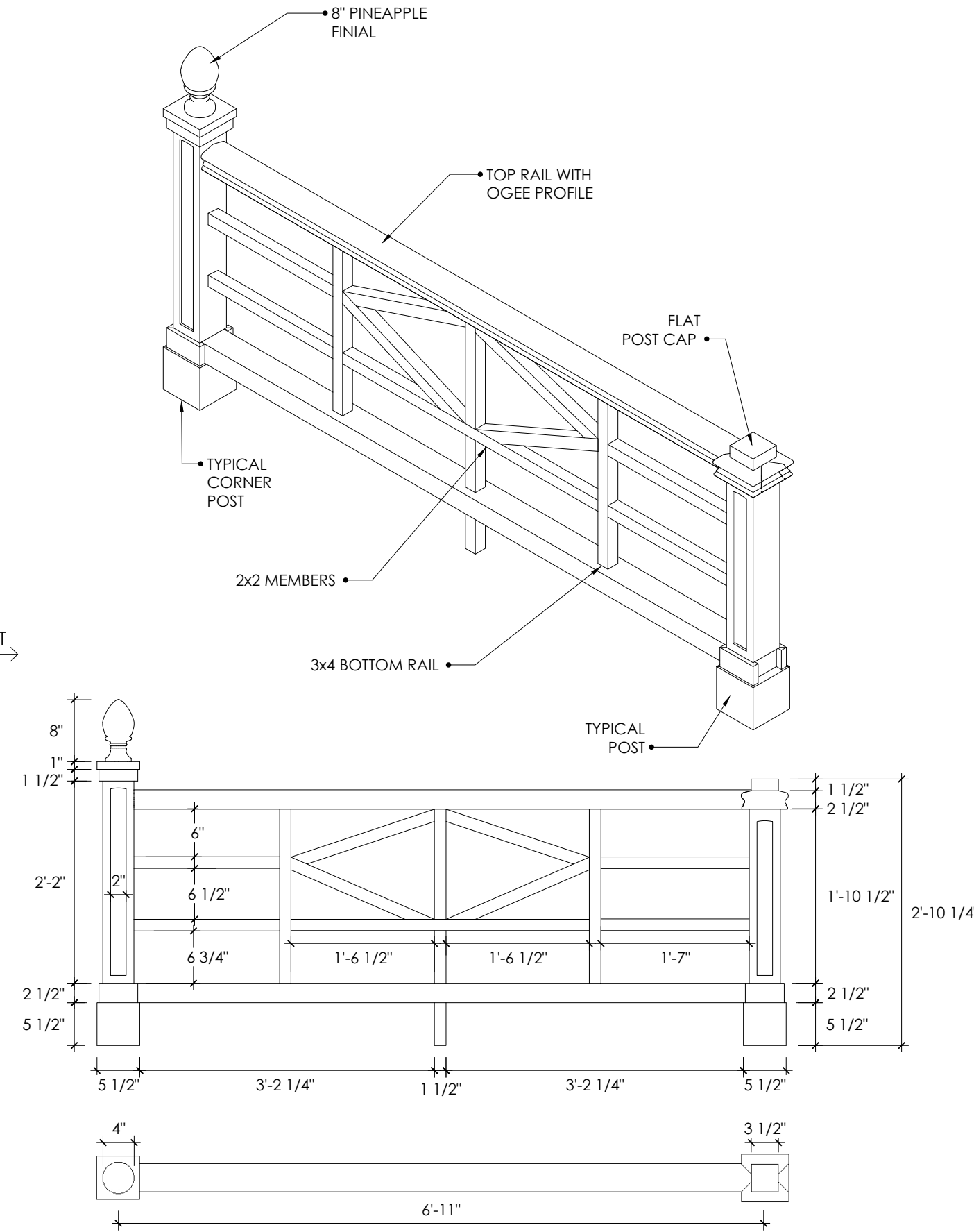
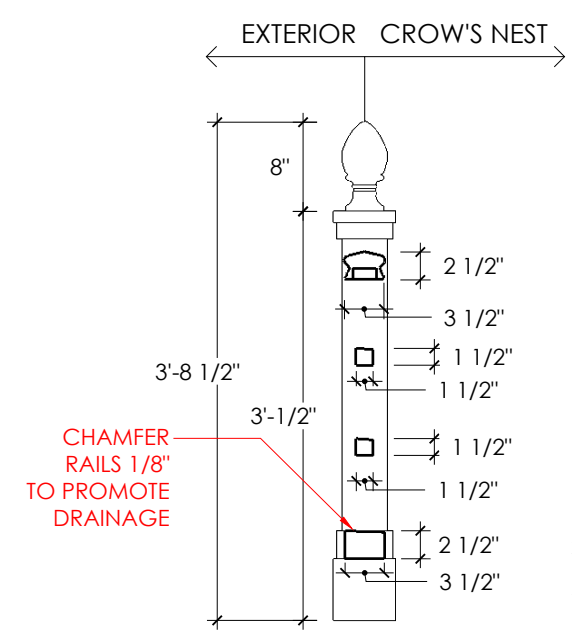
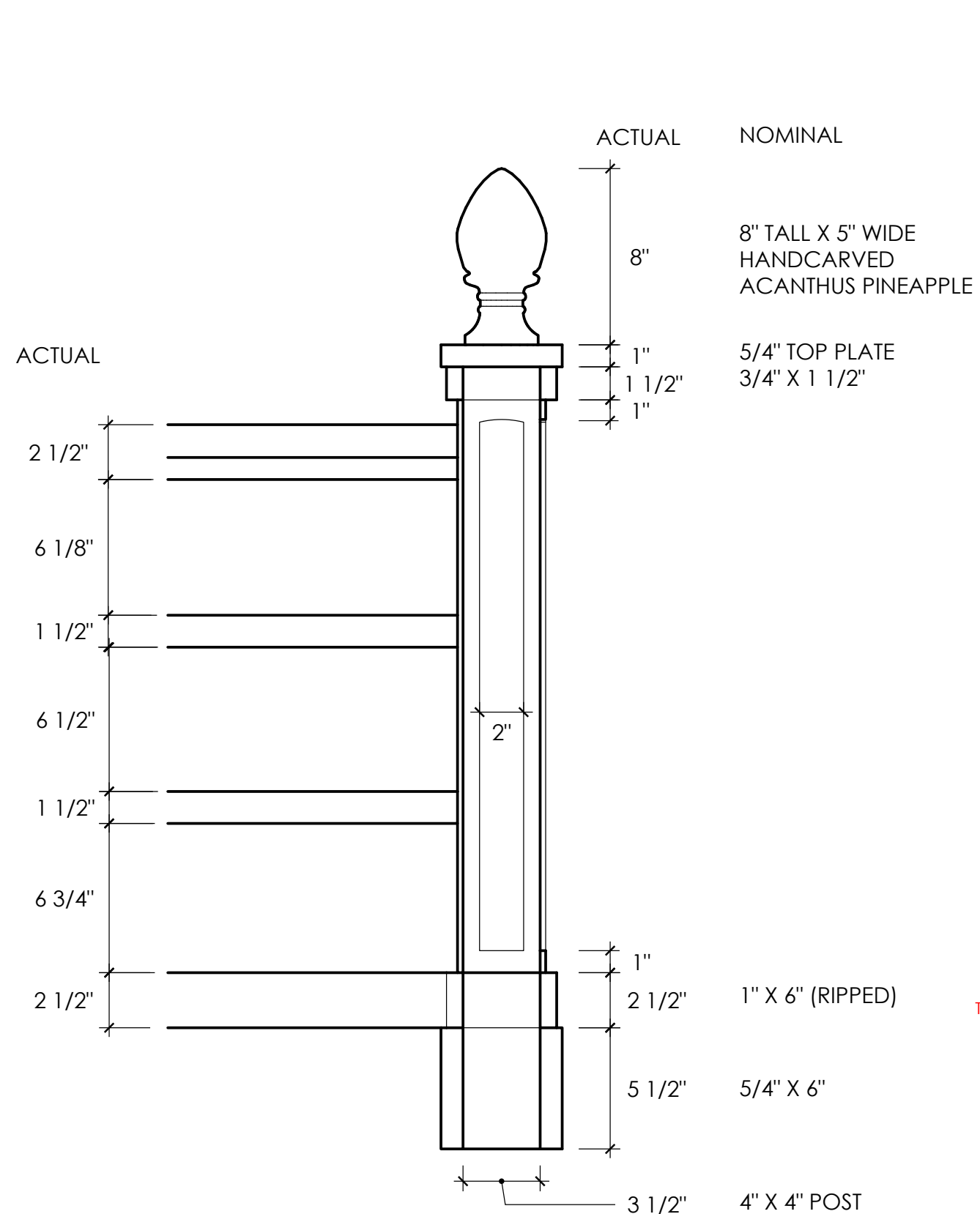
Restoring the wooden railing replaces the existing metal railing. Selecting corner post finials and railing profiles based on photographic evidence and popular styles in 1890S.



STEP 4: RECREATING THE HISTORIC RAILING THROUGH A "PHOTOMATCH" PROCESS, ALIGNING PERSPECTIVES DIGITALLY



COMPARING PROPORTION, SCALE, HEIGHT



SHINGLES



We value our customers and want to communicate our focus moving forward.

The veins of rock throughout the slate deposit at Buckingham Slate vary in composition. Running into a different slate vein is not uncommon and has occurred several times since the quarry began operating in 1867. While all of it is high quality, unfading genuine Buckingham Slate, not every vein is of suitable composition to hand craft roof tiles.

Currently, we are working in a deposit with a composition better suited for production of flagstone, decorative stone, and hardscape products.

While we are still producing roof tiles, we are doing so in a limited capacity for the foreseeable future. We appreciate your support and hope you will incorporate Buckingham Slate decorative and hardscape products into your projects.

For more information, give us a call.

Please review [Benefits/Disclaimers](#) before placing an order.



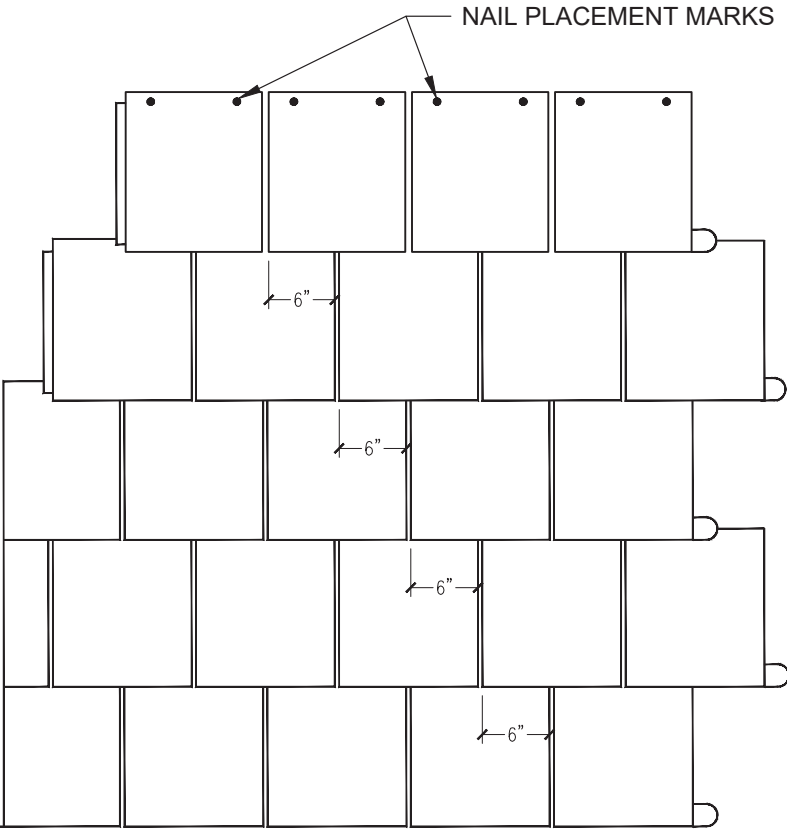
STATEMENT FROM BUCKINGHAM SLATE
The existing shingles cannot be replaced with Buckingham Slate; see announcement from their site.

DaVinci Bellaforte synthetic slate tiles have been selected to maintain the same aesthetic appearance.



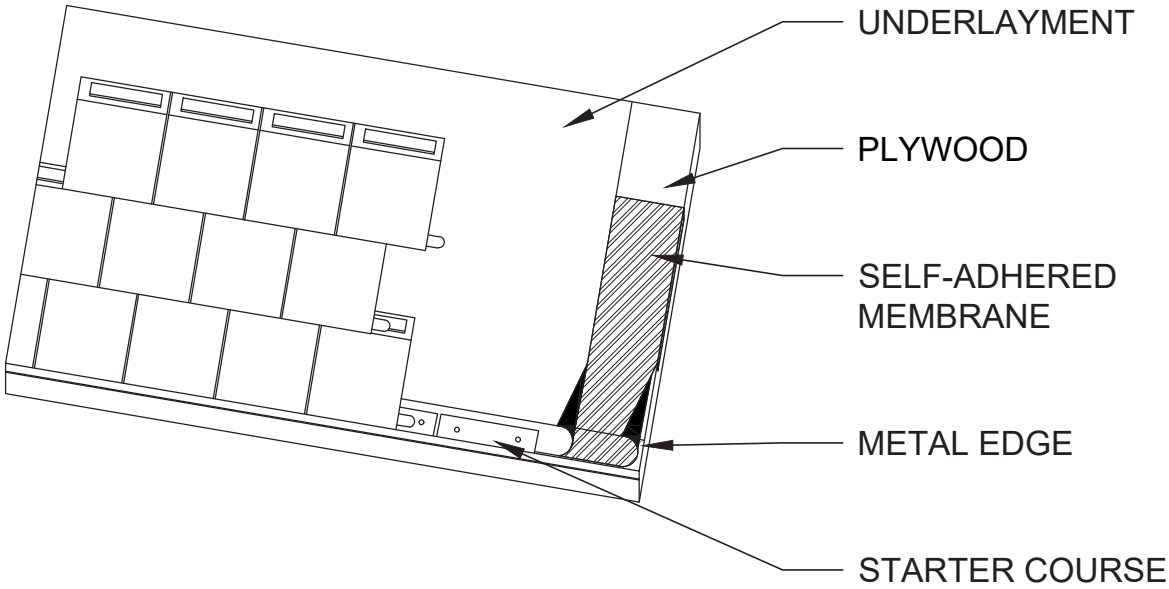
HIP DETAIL (BELLAFORTE SLATE)

Designed to reduce material costs, Bellaforté puts the look of slate within reach, and with it the premium aesthetics and performance that asphalt shingles can only dream about. With DaVinci Bellaforté, the look of slate may be more attainable than you think.



BELLAFORTE SLATE 6 INCH
OFFSET PATTERN

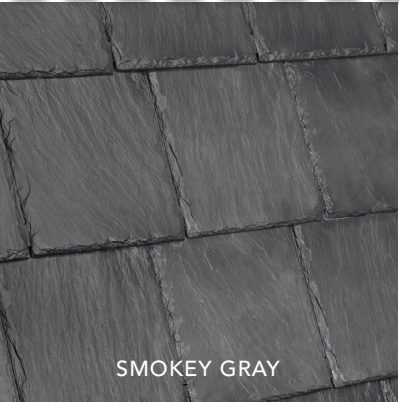
SCALE: N.T.S.



EUROPEAN



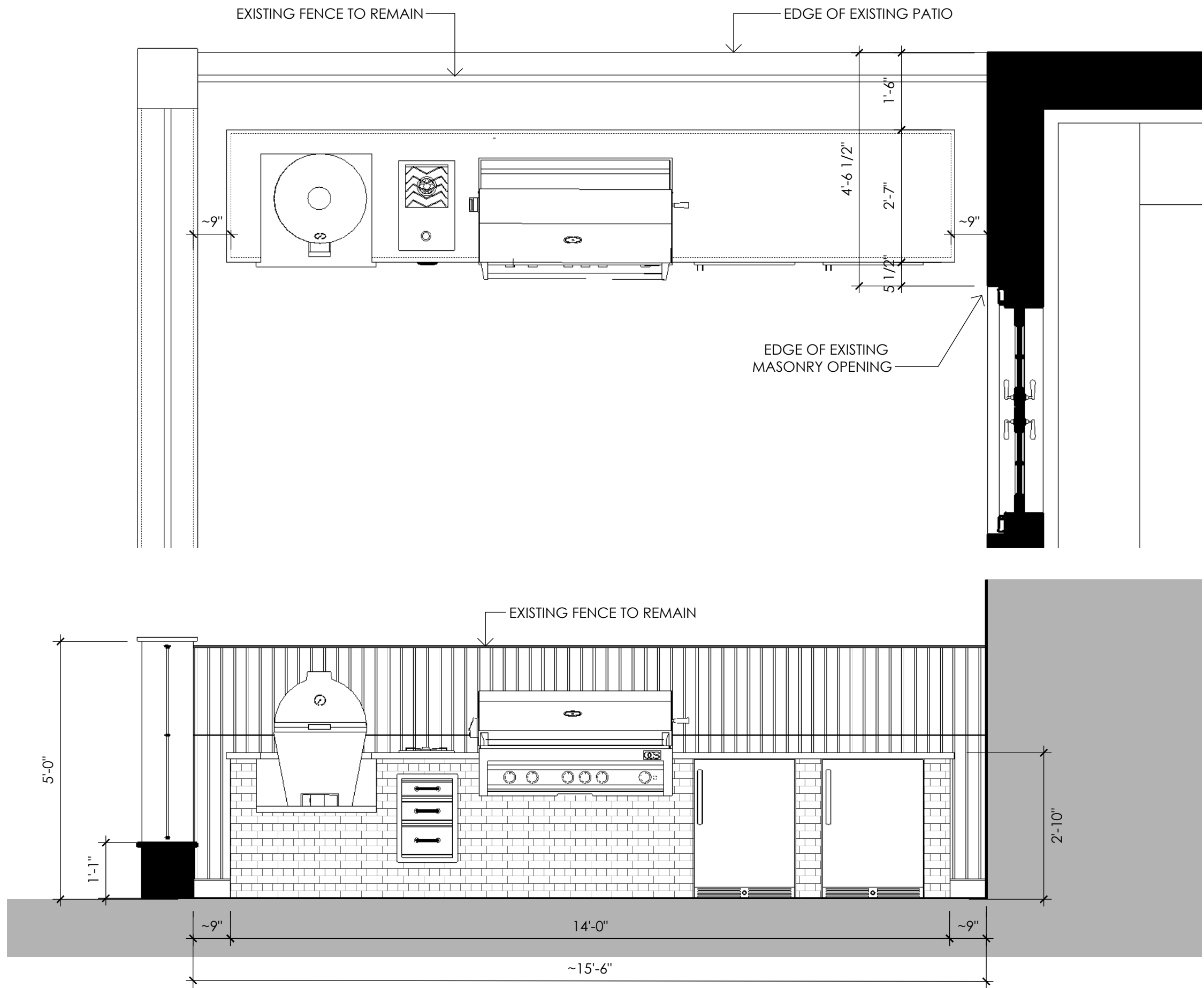
SLATE GRAY

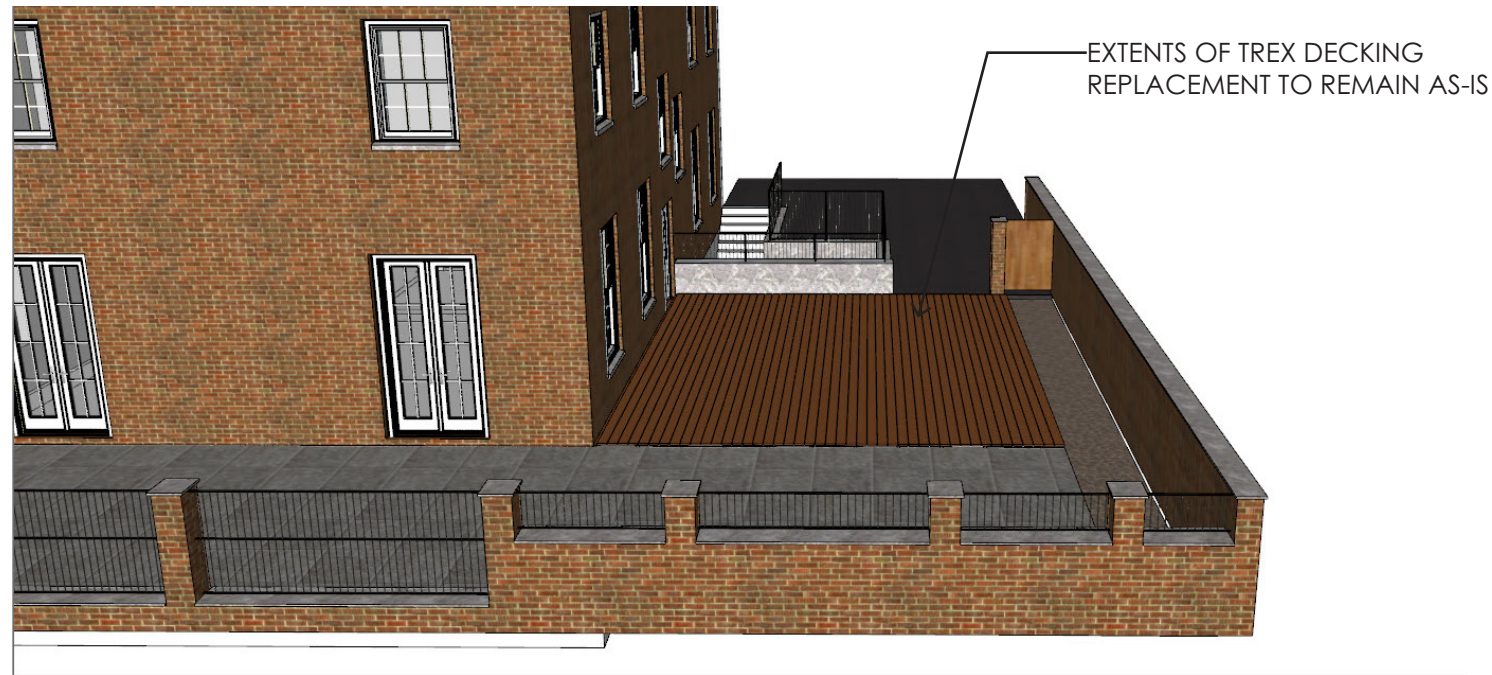


SMOKEY GRAY

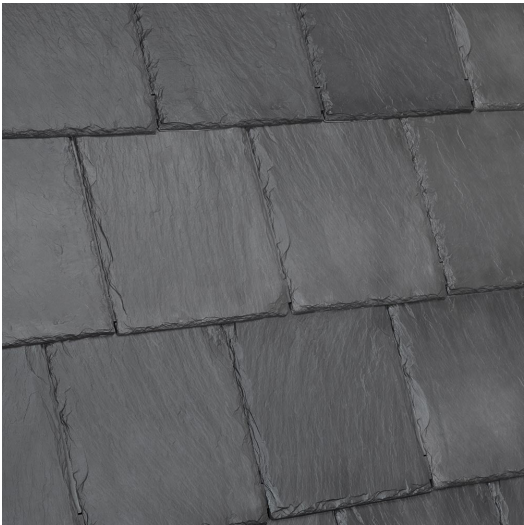
BELLAFORTE SLATE



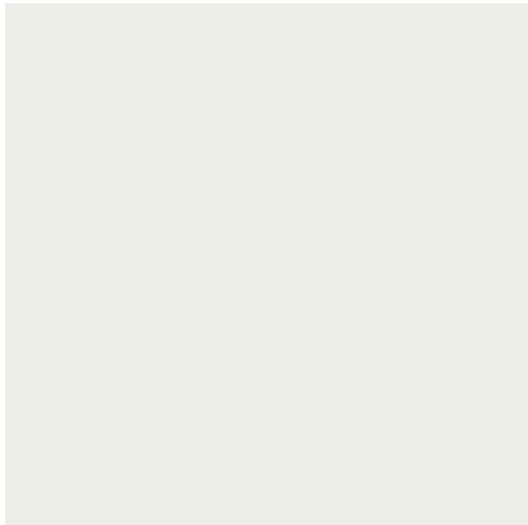




ROOF



DAVINCI' "BELLAFORTE" SLATE
POLYMER ROOF IN "SLATE GRAY"



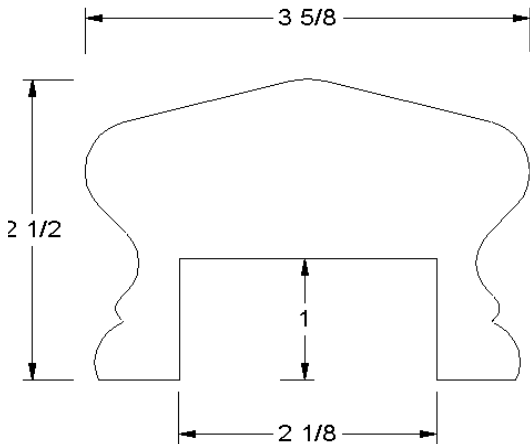
SHERWIN-WILLIAMS SEMIGLOSS
PAINT SW7005 "PURE WHITE"



ACCOYA ENHANCED WOOD
PAINTED "PURE WHITE"



8" X 5 " HANDCARVED
ACANTHUS PINEAPPLE FINIAL

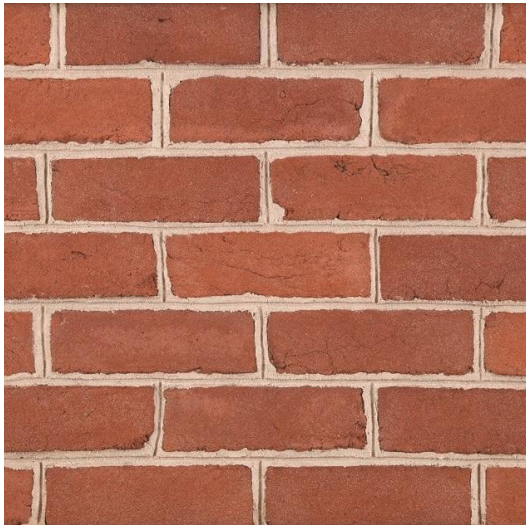


DEERFIELD MILLWORK
HANDRAIL

PATIO



TREX ENHANCED NATURAL
DECKING "SADDLE"



BRICK TO MATCH EXISTING SITE
WALL



BLAZE PREMIUM LTE 40-INCH
BUILT-IN GAS GRILL



BLAZE 24-INCH 5.5 CU. FT. OUT-
DOOR RATED COMPACT REFRIG-
ERATOR