Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, May 22, 2024 3:13 PM
To: Kevin Schafer
Cc: Cat Henebery; Zehmer, James; Pineo, Bob
Subject: 130 Madison Ln - CoA May 21 2024

May 22, 2024
[via email]

Certificate of Appropriateness
BAR # 24-05-02
130 Madison Lane, TMP 090138000
The Corner ADC District
Owner: St Elmo Club of UVA INC
Applicant: Kevin Schafer / Design Develop
Project: Install door at dormer window above west portico and install egress stairs at east elevation.

Mr. Schafer.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on May 21, 2024. The following action was taken:

> Motion to approve the CoA: Lewis. Second: Zehmer. Vote: 8-0.
> *Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations to the west and east elevations at 130 Madison Lane satisfies the BAR's criteria and is compatible with this district and that the BAR approves the application as submitted.*

For specifics of the discussion, the meeting video is on-line at the link below. This discussion starts at approximately 01:09:00. https://boxcast.tv/channel/vabajtzezuyv3iclkx1a?b=votxamw5ejjsi1zrhjix

Per the provisions of City Code, 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 building permit.

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

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911

610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

City of Charlottesville
Board of Architectural Review
Staff Report
May 21, 2024

Certificate of Appropriateness
BAR 24-05-02
130 Madison Lane, TMP 090138000
The Corner ADC District
Owner: St Elmo Club of UVA INC
Applicant: Kevin Schafer / Design Develop
Project: Alterations to the west [front] and east [rear] elevations.

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 listing for the 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 April 30, 2024, 21 sheets.

Request CoA for Alterations to the west [front] and east [rear] elevations.

West Elevation

- Remove window sash in the center dormer and replace with a full height, operable door that will replicate the rails, stiles, and muntins of the window sash.

- Modify [lower] a section of the portico roof deck to accommodate the new door. (Building code requires a full height door.)
- Below the portico, install two copper scuppers and downspouts to accommodate the roof deck alterations.

East Elevation

- Remove existing second floor window and install emergency egress door. (New door will simulate the window with a two-panel section below. Height of masonry opening modified, width will be retained.)
- Install emergency egress stairs.
- Install two wall lights, similar to existing on south wall. Below window,

Discussion and Recommendations

Staff recommends approval as submitted.

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 alterations to the west and east elevations 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 alterations to the west and east elevations 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

Per Chapter 34, Div. 5.2.7. C.2:

a. In considering a particular application the BAR will approve the application unless it finds:
   i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
   ii. ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
   i. 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 District;
   ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
   iii. 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;
   iv. The effect of the proposed change on the adjacent building or structures;
   v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
   vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
   vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
   viii. Any applicable provisions of the City's design guidelines.

ADC District Design Guidelines

Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation
Chapter 5 Signs, Awnings, Vending, and Cafes
Chapter 6 Public Improvements
Chapter 7 Moving and Demolition

Pertinent ADC District Design Guidelines

Chapter 4 – Rehabilitation
Link: Chapter 4 Rehabilitation
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.
14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
17) Storm windows should not damage or obscure the windows and frames.
18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
21) The size of the shutters should result in their covering the window opening when closed.
22) Avoid shutters on composite or bay windows.
23) If using awnings, ensure that they align with the opening being covered.
24) Use awning colors that are compatible with the colors of the building.

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.
9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11) Provide needed barrier-free access in ways that least alter the features of the building.
    a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
    b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12) The original size and shape of door openings should be maintained.
13) Original door openings should not be filled in.
14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16) Retain transom windows and sidelights.

[…]

L. Rear of Buildings

1) Meet all handicapped accessibility requirements.
2) Consolidate and screen mechanical and utility equipment in one location when possible.
3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
5) Note building and ADA codes when and if changing dimensions or design of entrance.
6) Windows define the character and scale of the original façade and should not be altered.
7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
9) Remove any blocked-in windows and restore windows and frames if missing.
10) Security grates should be unobtrusive and compatible with the building.
11) Avoid chain-link fencing.
12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
13) Ensure that the design of the lighting relates to the historic character of the building.
14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
15) Design and select systems and hardware to minimize impact on the historic fabric of the building.

16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.

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.
- March 21, 2023 – BAR approved (8-0) CoA for roof work and repairs (including replace late with faux slate), reconstruction of the crow's nest roof railing, and renovations to the rear/side patio. Staff report and submittal: 130 Madison Lane - BAR March 2023

VIRGINIA
HISTORIC LANDMARKS COMMISSION
SURVEY FORM

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

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
Present owner Saint Elmos
Source of name
Present owner address 130 Madison
Source of date
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 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.)

130: brick (7 course common bond) on low cement foundation; 2½ stories; truncated hip roof with iron balastrade 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 brick 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.

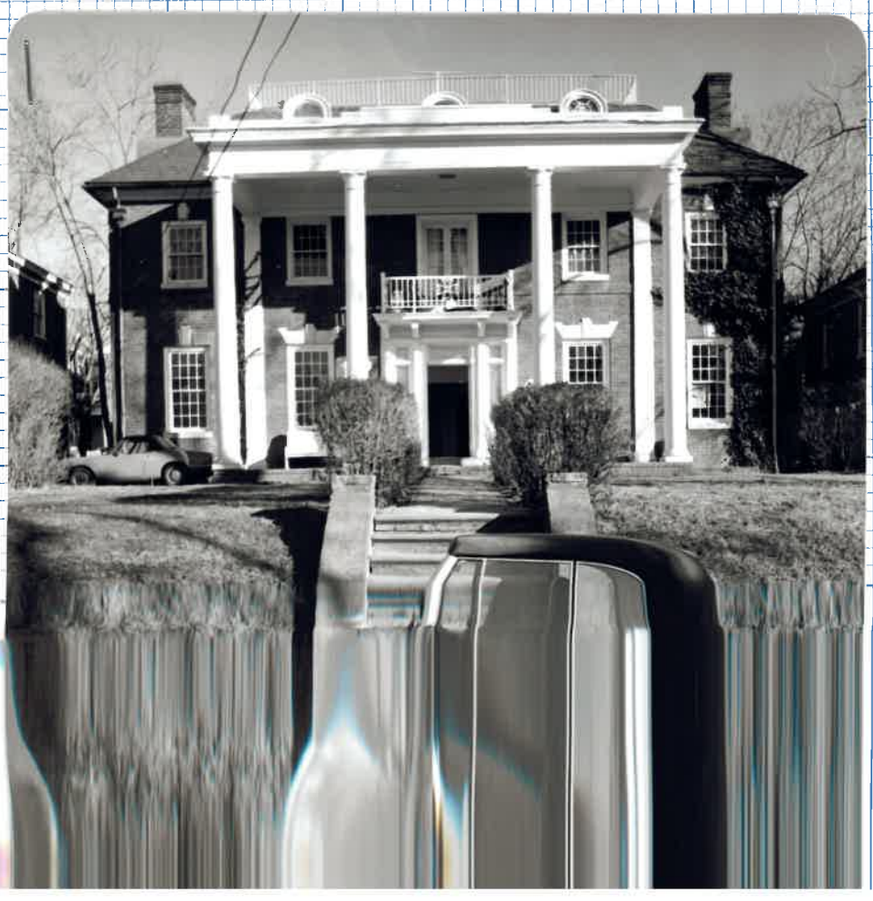
Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)
1920 Sandborn Map Alderman Library U. of Va.

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.)



VIRGINIA HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

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

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
☐ 1 ☐ 2½
☐ 1½ ☐ 3
☐ 2 ☐ ____

Roof Type
☐ shed ☐ mansard
☐ gable ☐ gambrel
☐ pediment ☐ parapet
☐ hipped ☐ flat
☐ other: _____

Roof Material
☐ slate ☐ tile
☐ wood shingle ☐ pressed tin
☐ composition ☐ not visible
☐ standing seam metal
☐ other _____

Dormers
☐ 0 ☐ 3 ☐ shed ☐ hipped
☐ 1 ☐ 4 ☐ gable ☐ _____
☐ 2 ☐ ____ ☐ pedimented

Number of bays — Main facade
☐ 1 ☐ 4 ☐ 7
☐ 2 ☐ 5 ☐ 8
☐ 3 ☐ 6 ☐ ____

Porch
☐ yes ☐ no

Stories
☐ 1 ☐ 3
☐ 2 ☐ ____

Bays
☐ 1 (center) ☐ 2 ☐ 4
☐ 1 (side) ☐ 3 ☐ ___

General description

Building type
- ☐ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ _____

Style/period _____ Date _____ Architect/builder _____

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

Street address 130 Madison Lane
Town/City Charlottesville

Historic name St. Elmo's Hall Common name Delta Phi Fraternity House

Material

- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☑ brick (bond: ☐ Flemish, ☐ stretcher, ☑ 7-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

- ☐ 1
- ☐ 1½
- ☐ 2
- ☑ 2½
- ☐ 3
- ☐ ____

Roof Type

- ☐ shed
- ☐ gable
- ☐ pediment
- ☑ hipped w/ decks
- ☐ other: _____
- ☐ mansard
- ☐ gambrel
- ☐ parapet
- ☐ flat

Roof Material

- ☐ slate
- ☐ wood shingle
- ☑ composition ?
- ☐ standing seam metal
- ☐ other _____
- ☐ tile
- ☐ pressed tin
- ☐ not visible

Dormers

- ☐ 0
- ☐ 1
- ☐ 2
- ☑ 3
- ☐ 4
- ☐ ____
- ☐ shed
- ☐ gable
- ☐ pedimented
- ☐ hipped
- ☑ round headed

Number of bays — Main facade

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☑ 5 Symm
- ☐ 6
- ☐ 7
- ☐ 8
- ☐ ____

Porch

- ☑ yes
- ☐ no

Stories

- ☐ 1
- ☑ 2
- ☐ 3
- ☐ ____

Bays

- ☐ 1 (center)
- ☐ 1 (side)
- ☐ 2
- ☑ 3
- ☐ 4
- ☐ ____

General description

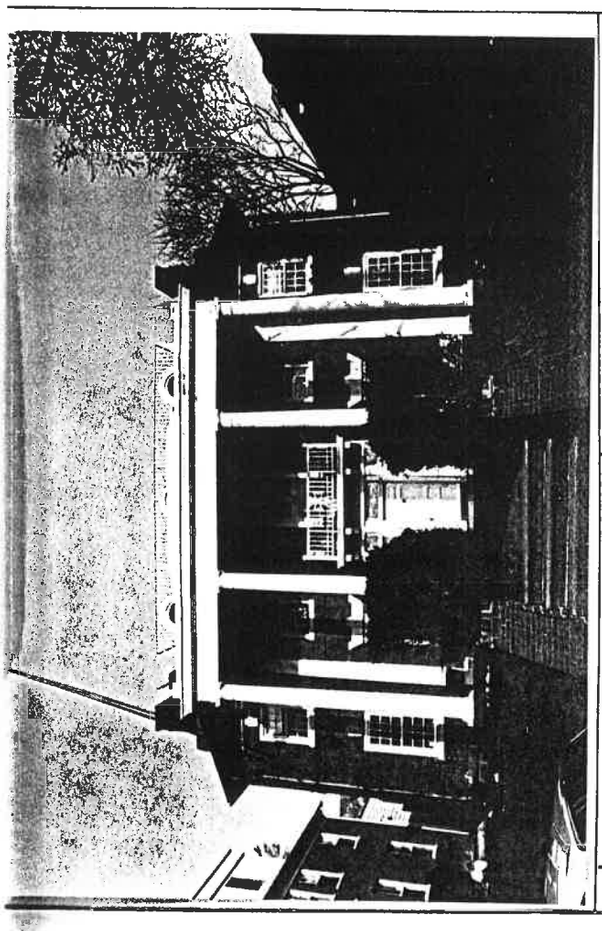
Monumental tetrastyle portico with upper deck.

Building type

- ☐ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☑ 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.



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 virtually 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 391-0746

1944 Delta Phi Found., Inc. 118-72 ACDB 117-339
The St Elmo Club

2½ + basement, 14 rooms
built 1912, good constr
1978 - remodel + repair
1956 - fire walk

Bishop: built 1912-1913 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

1942 questionaire: 1915

1970 booklet: (nothing much)

p. 17 "St Elmo Hall exhibits the most advanced of porticoes of extremely thin columns supporting a light portico. Its windows, of stone jack arches having raised ends and 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?

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

3) Description of Physical Appearance

St. Elmo Hall, 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 hip 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 jack arches, some of cast stone, with keystones & end blocks.

There are two interior end chimneys with caps & stringcourses.

The focal point of the parlor is 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 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 home to be built by a fraternity at U.Va. & the third on Madison Lane. This 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 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. & has come to symbolize fraternity life there. Each house in the row is unique, & its preservation is necessary for the survival of the whole.

St. Elmo Hall is especially noteworthy for its decoratively fine, leaded sidelights & transom, 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 converted from boarding houses to apartments to sorority houses, have been altered, the facades of the five fraternity houses remain intact.

485.4

St Elmo

paneled
nice chimney breast w/ full ht engaged Tuscan ~~pilasters~~, dentil,
entabl; soapstone
have written hist of house, may be pictures
dec leaded sidelights & transom
sm vest., sm sq hall; five encl stairhall behind w/ 3-flight well
to 3rd; Pal win 2-2

St Elmo

118-72 Isaac A Pennypacker, under 1931 deed of trust fr St Elmo Club
9/1944 of UVa, Inc (72-422) ⇒ The Delta Phi Found., Inc
Lot 2 on plat ACDB 121-384 - Mad Lane

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

ACDB same as ACDB 142-35, 2/3/1910, fr Camblos
149-80 " " " 141-218 11/1909, fr 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 Idenfication 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.

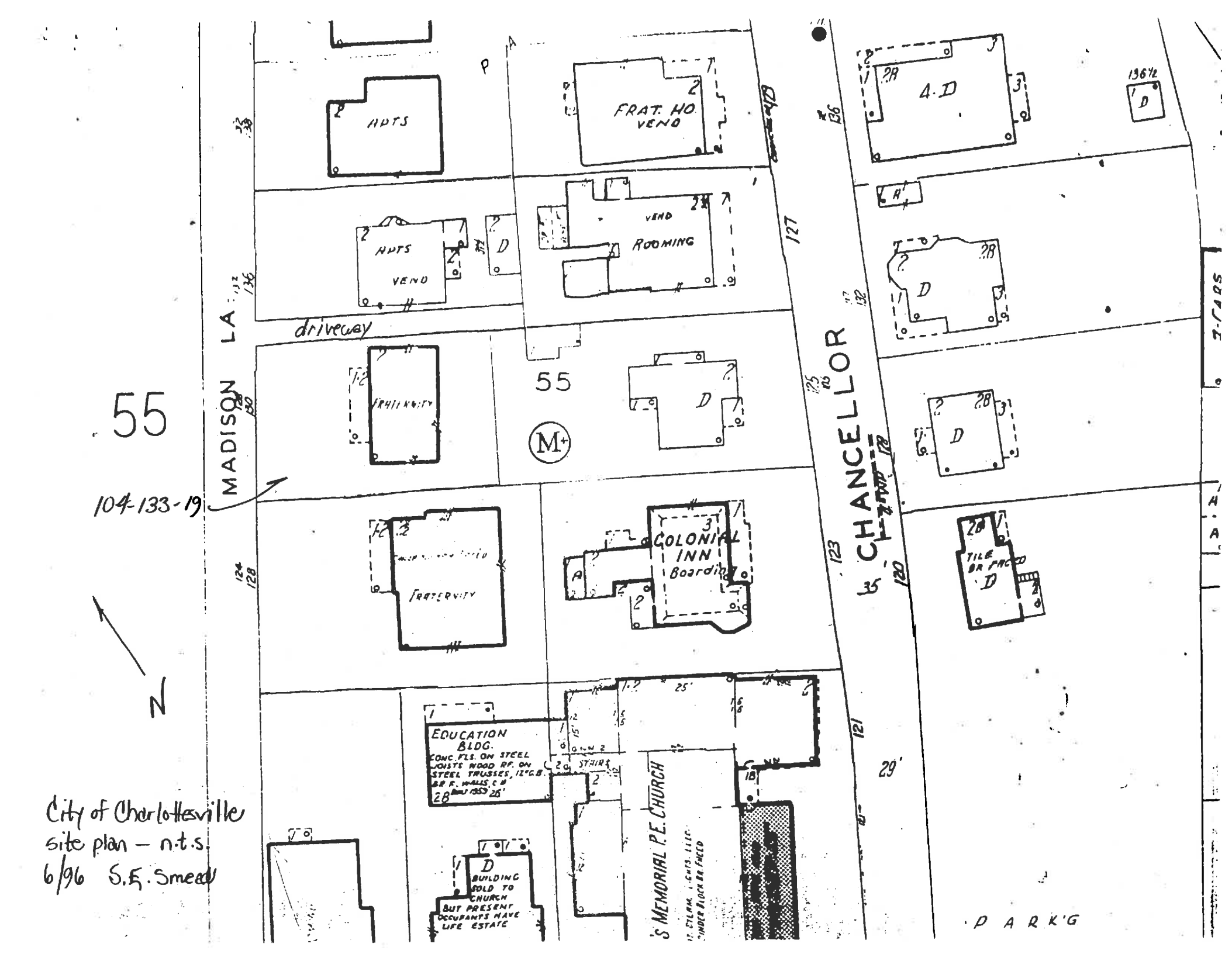
Address: P.O. Box 9023

City : Charlottesville State: VA
Zip : 22906- Country: USA
Phone/extension:

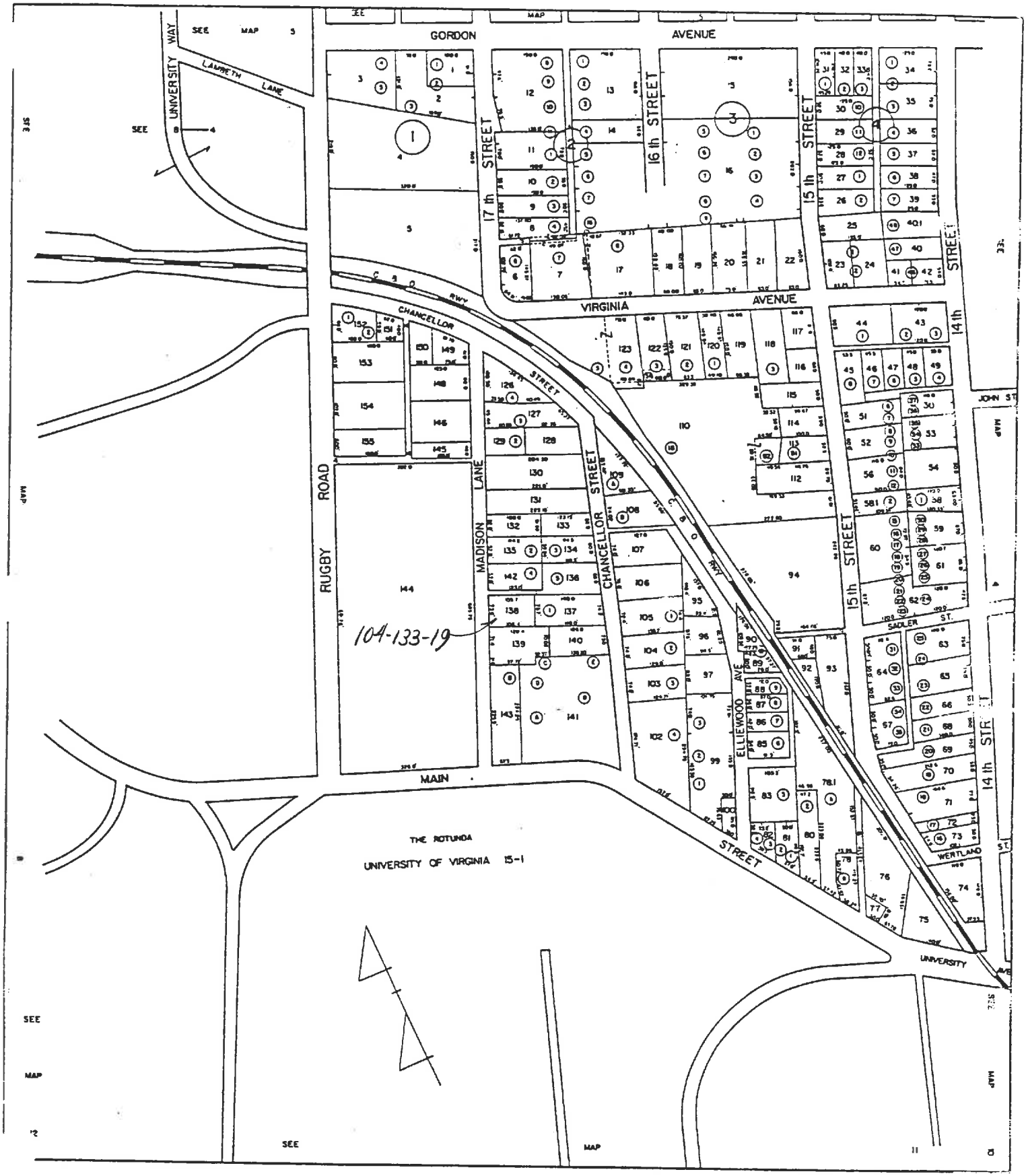
Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:


55
MADISON LA
104-133-19
N
City of Charlottesville
site plan – n.t.s.
6/96 S.E. Smead
NOTS
FRAT. HO
VEND
NOTS
VEND
D
VEND
ROOMING
driveway
55
M
D
FRATERNITY
COLONIAL
INN
Boarding
CHANCELLOR
4-D
D
D
D
TILE
BR FACED
D
EDUCATION
BLDG.
CONC. FLS. ON STEEL
JOISTS WOOD RF. ON
STEEL TRUSSES, 12"C.B.
BR F. WALLS, C.I.
STAIRS
D
BUILDING
SOLD TO
CHURCH
BUT PRESENT
OCCUPANTS HAVE
LIFE ESTATE
'S MEMORIAL P.E. CHURCH
PARK'G

CITY OF CHARLOTTESVILLE



SCALE : 1" = 100'

SECTION 9

10-168
11/81

UNITED STATES DEPARTMENT OF THE INTERIOR

Form Approved
OMB No. 42-R1765

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC 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 Hall

Address of property: 130 Madison Lane

City Charlottesville County _____ State Virginia Zip 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 Richmond State VA Zip Code 23219

Telephone 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 1/16/84

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 CRF 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 _____ Date _____
State Historic Preservation Officer

IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

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.

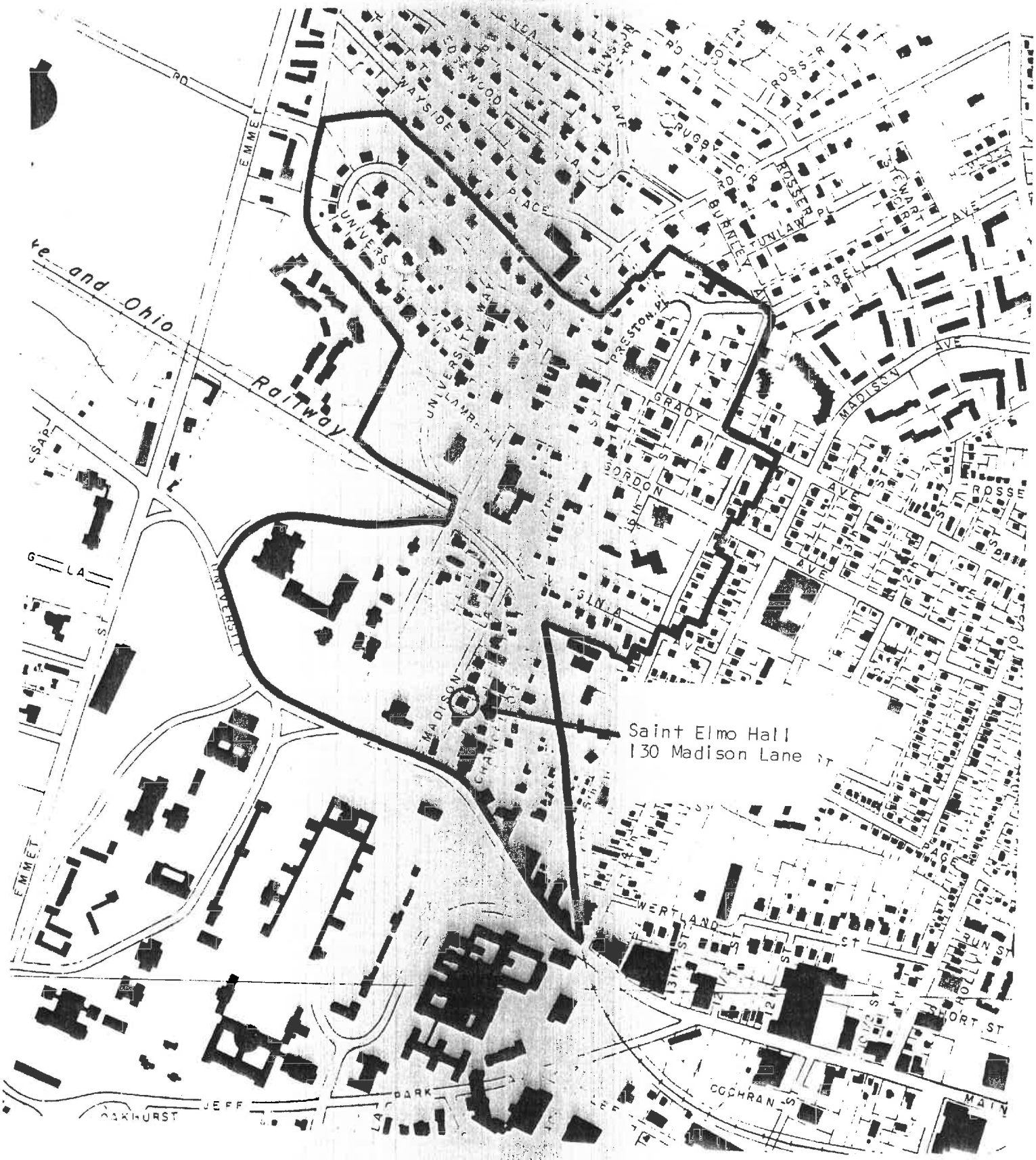
As with most fraternity houses at the University of Virginia, little of the original interior fabric of Saint Elmo Hall remains due to heavy use and many renovations over the years. The focal point of the parlor is a paneled chimney breast with full height engaged Roman Doric columns carrying an entablature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

3. Statement of Signifance:

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

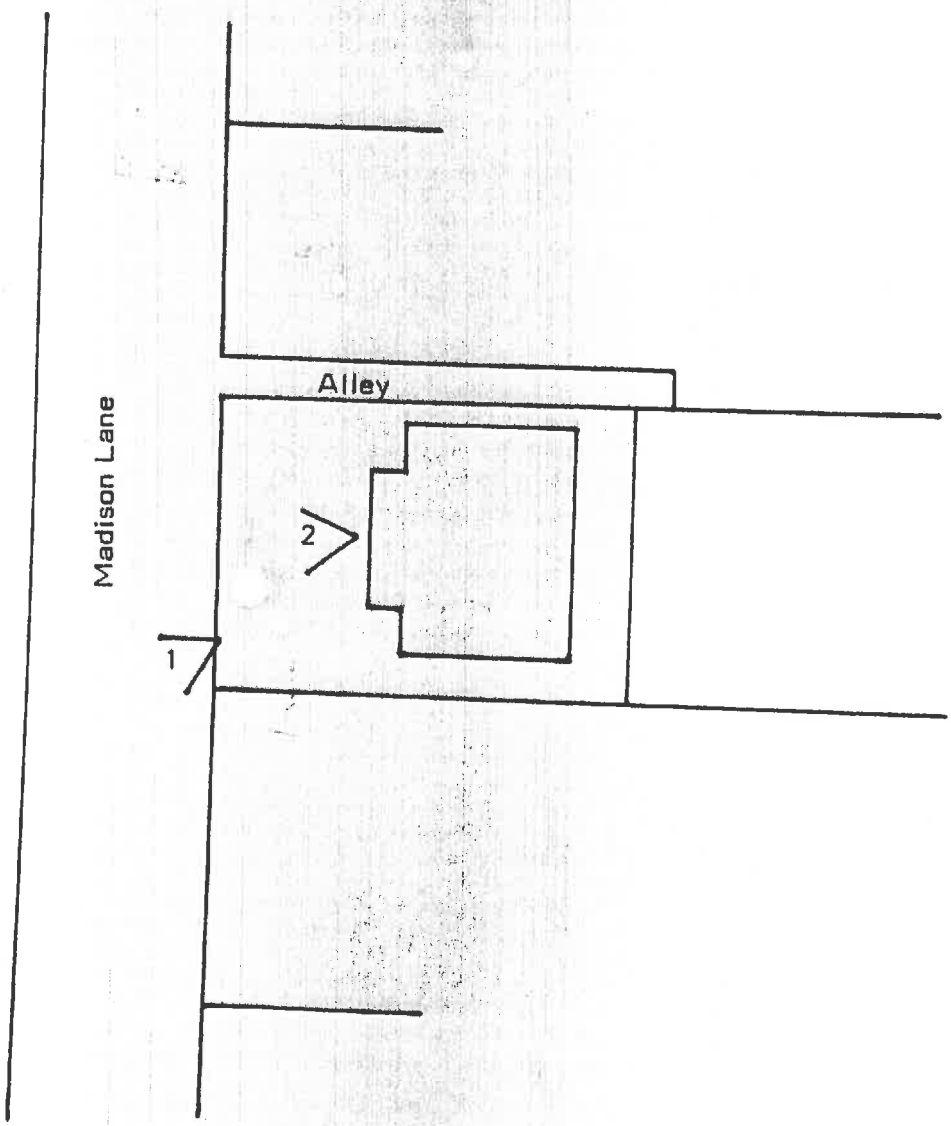


Scale 1"=600'

DCD

Revised 9/27/83

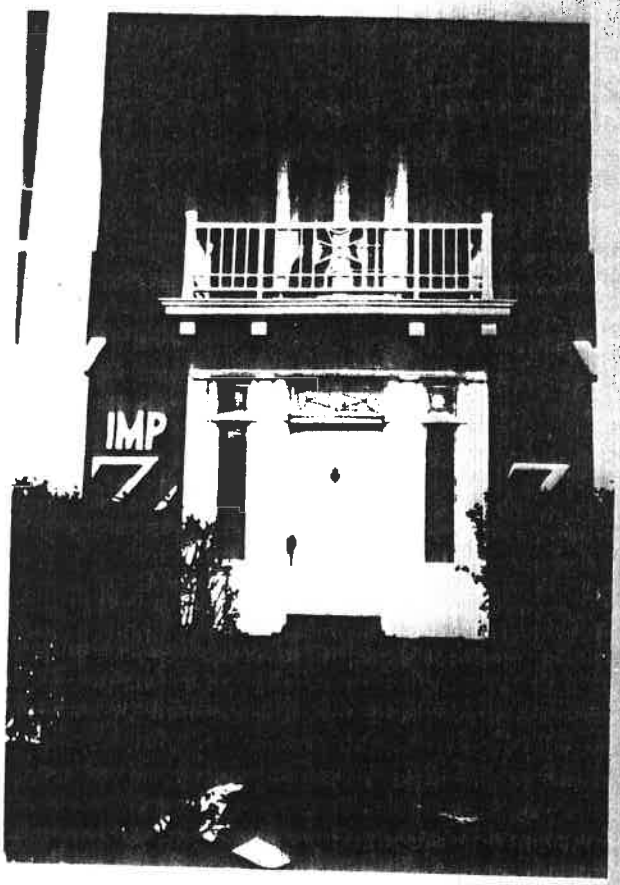
SAINT ELMO HALL
130 Madison Lane



Numbered arrows show locations
where photographs were taken

N
No Scale

2/2/84


IMP
7
7

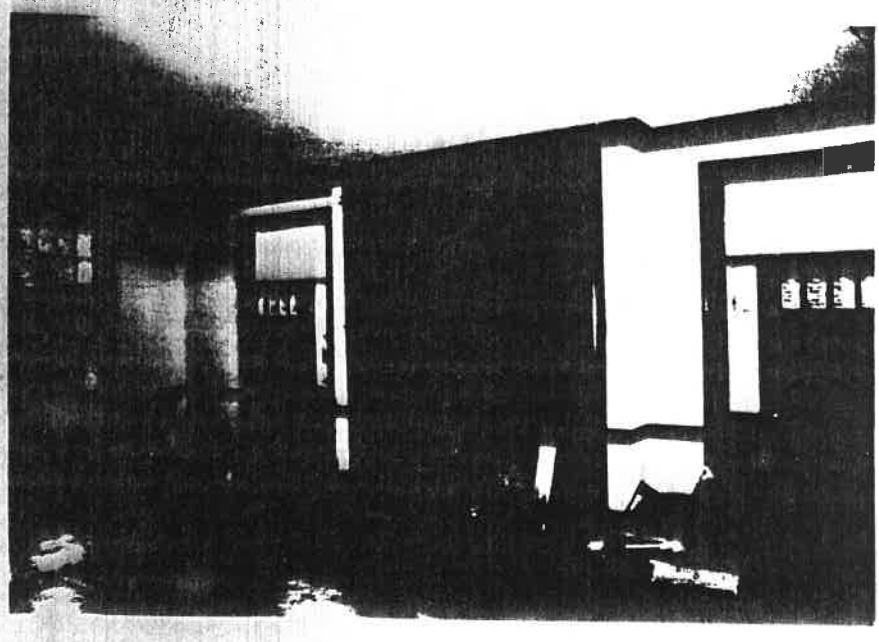


Photo #1

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West facade, looking east from Madison Lane

Photo #2

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West entrance, 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. Elmo's Hall, 130 Madison Lane

Town Charlottesville

County

Photographer S. E. Smead

Contents 3 exterior views

ADC District or IPP

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
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Staff contacts:
Jeff Werner wernerjb@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.

Note: No submittal deadline for Admin Review

Owner Name ST. ELMO CLUB OF UVA INC. Applicant Name KEVIN SCHAFER

Project Name/Description DORMER 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@LORINGWOODRIFF.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 Date

KEVIN SCHAFER 04/30/2024
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

TOMMY BRANNOCK 04/30/2024
Print Name Date

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

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

DESIGN DEVELOP

04 | 30 | 2024


SITE
Madison Bowl
RUGBY/UNIVERSITY/
VENABLE ADCD
THE CORNER
ADCD
WERTLAND ADCD
WEST MAIN STREET ADCD
OAKHURST-
GILDERSLEEVE ADCD
Artificial
Turf Field
Nameless Field
The West
Gardens
The East
Gardens
University
of Virginia
Booker T.
Washington
Park
St Annes
Ivy Rd
Morris Rd
Twyman Rd
Alderman Rd
Bollingwood Rd
Cameron Ln
Rothery Rd
Minor Rd
Emmet St S
Culbreth Rd
Sprigg Ln
Lewis Mountain Rd
Thomson Rd
Carrs Hill Rd
Newcomb Rd N
Pratt Dr
Leake Dr
Hancock Dr
Bonnycastle Dr
Newcomb Rd S
Tree House Dr
Geldard Dr
Whitehead Rd
Cabell Dr
Woodrow St
Jefferson Park Ave
Lee St
University Way
Rugby Rd
Grady Ave
Preston Pl
17th St NW
16th St NW
15th St NW
14th St NW
13th St NW
12th St NW
11th St NW
10 1/2 St NW
10th St NW
Gordon Ave
Virginia Ave
Chancellor St
Elliewood Ave
University Ave
Madison Ave
Preston Ave
Henry Ave
Booker St
West St
9th St NW
8th St NW
Anderson St
Paoli St
Page St
Hardy Dr
Wertland St
W Main St
11th St SW
8th St NW
7th St NW
Cream St
Brown St
Lane

136 MADISON LANE

138 MADISON LANE

150 MADISON LANE

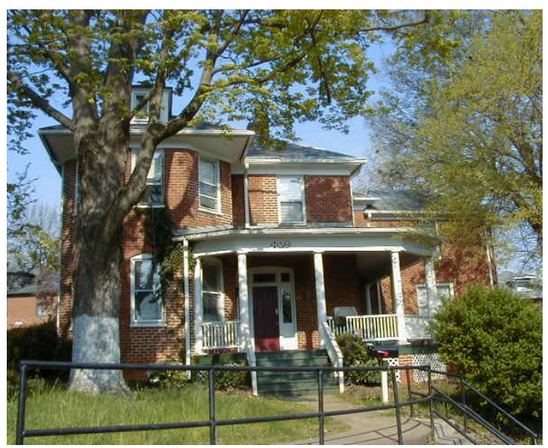
133 CHANCELLOR STREET

128 MADISON LANE

160 MADISON LANE

158 MADISON LANE

165 CHANCELLOR STREET



167 CHANCELLOR STREET

125 CHANCELLOR STREET

123 CHANCELLOR STREET

127 CHANCELLOR STREET

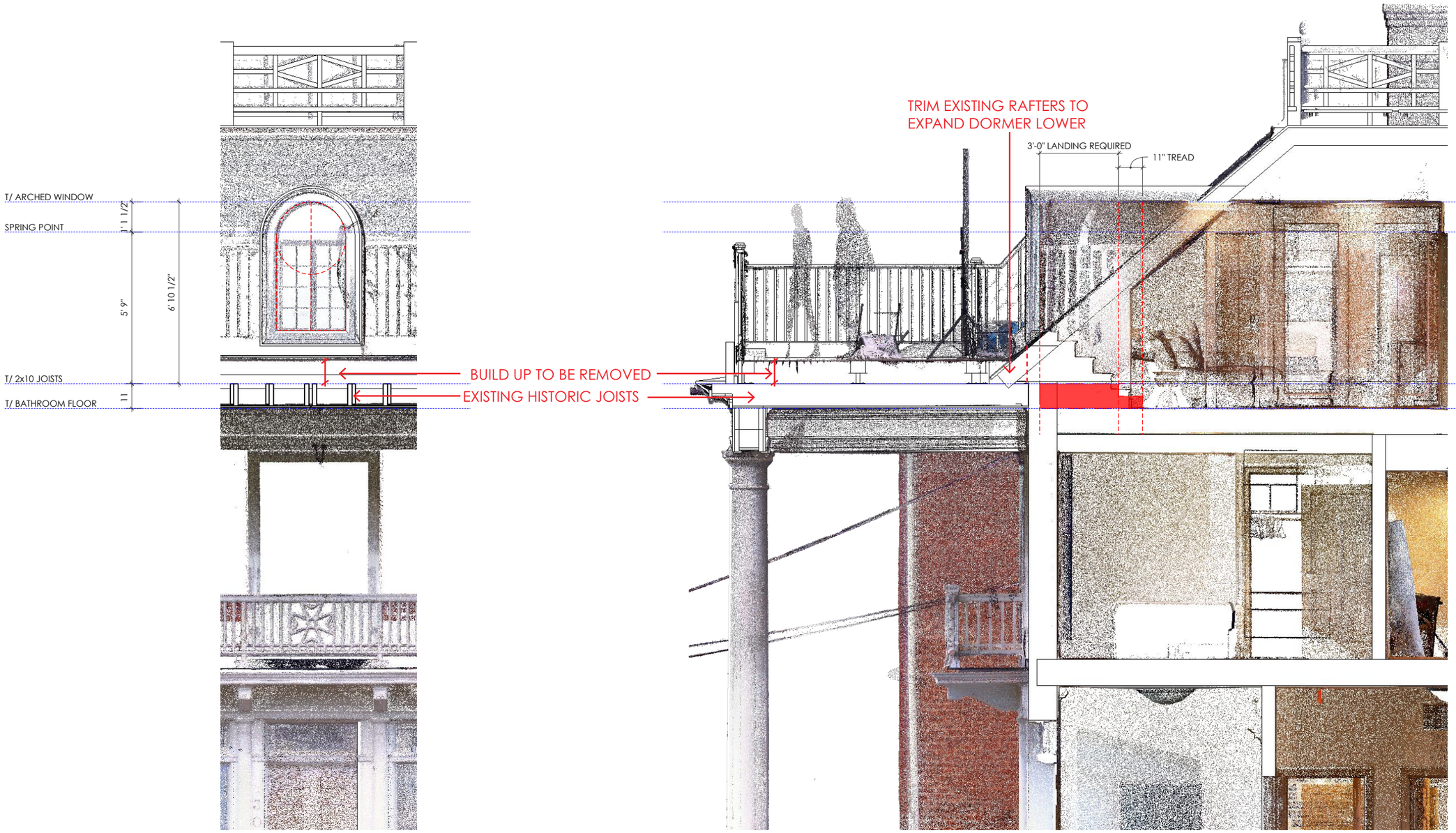
SCOPE OF WORK:

1. REMOVE EXISTING DECK BOARDS / PEDESTALS, EXISTING RUBBER MEMBRANE ROOF AND BUILT-UP RIGID INSULATION TO LOWER THE ELEVATION OF THE EXISTING ROOF (~10" OF ROOF ASSEMBLY)

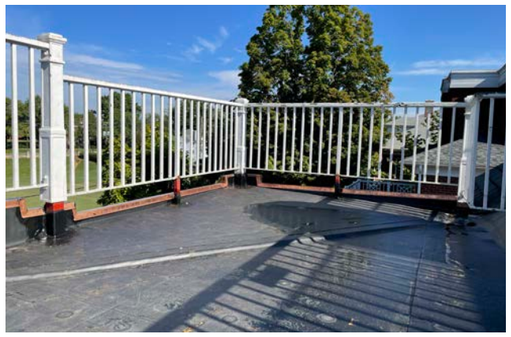
2. EXPAND THE OPENING OF THE MIDDLE DOOR TO PROVIDE A MEANS OF EGRESS THAT MEETS CODE REQUIREMENTS

3. REPLACE THE EXISTING (NON-HISTORIC WINDOW) WITH AN OPERABLE DOOR THAT REPLICATES THE LOOK / CONSTRUCTION OF THE ADJACENT ORIGINAL WINDOWS. THIS WINDOW WAS MODIFIED IN A 2008 RENOVATION.

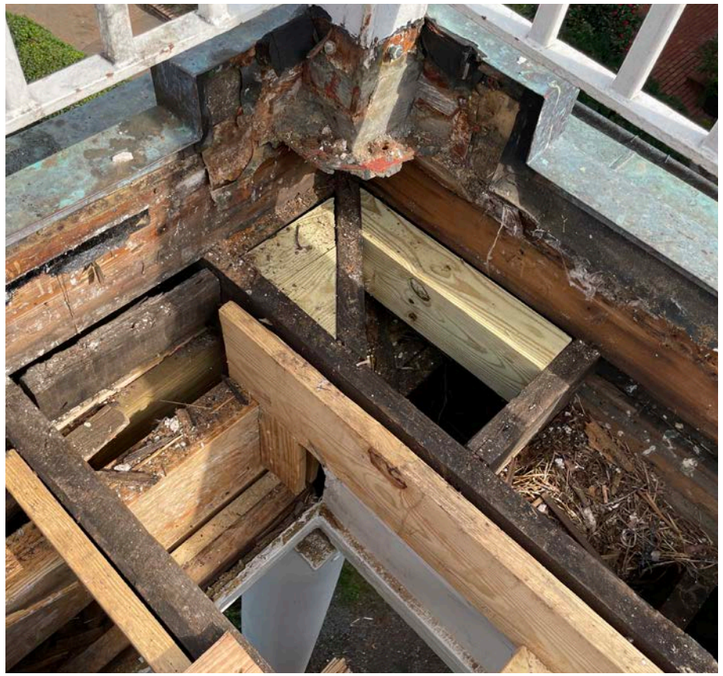
4. EXTERIOR EGRESS STAIR ON BACK OF BUILDING (NOT SHOWN ON THIS PAGE)


T/ ARCHED WINDOW
SPRING POINT
T/ 2x10 JOISTS
T/ BATHROOM FLOOR
1' 1 1/2"
5' 9"
6' 10 1/2"
11"
BUILD UP TO BE REMOVED
EXISTING HISTORIC JOISTS
TRIM EXISTING RAFTERS TO
EXPAND DORMER LOWER
3'-0" LANDING REQUIRED
11" TREAD

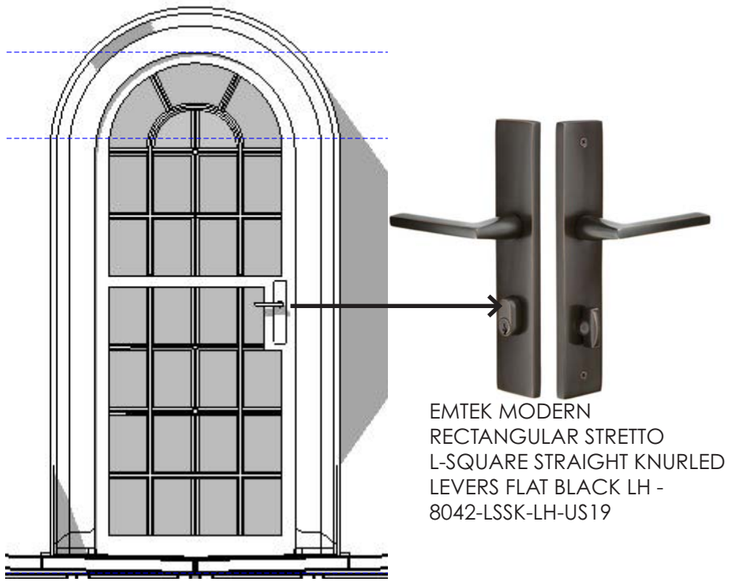
JULY 2022 - DESIGN DEVELOP ASKED TO EVALUATE EXISTING ROOF. DISCOVERED SEVERE DETERIORATION AND DAMAGE TO EXISTING HISTORIC PORTICO



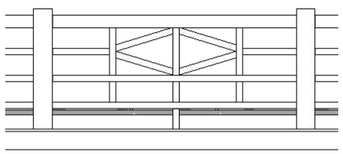
SEPTEMBER 2022 - NEW EPDM RUBBER ROOFING MEMBRANE OVER PITCHED RIGID INSULATION INSTALLED, NEW PITCH POCKETS / WATERPROOFING BOOTS INSTALLED AT RAILING POSTS.

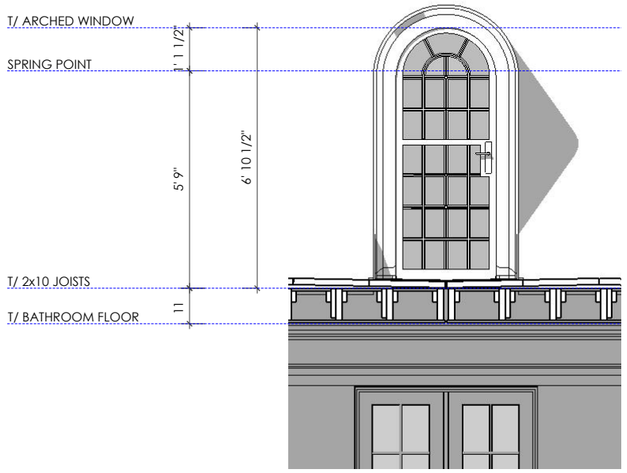


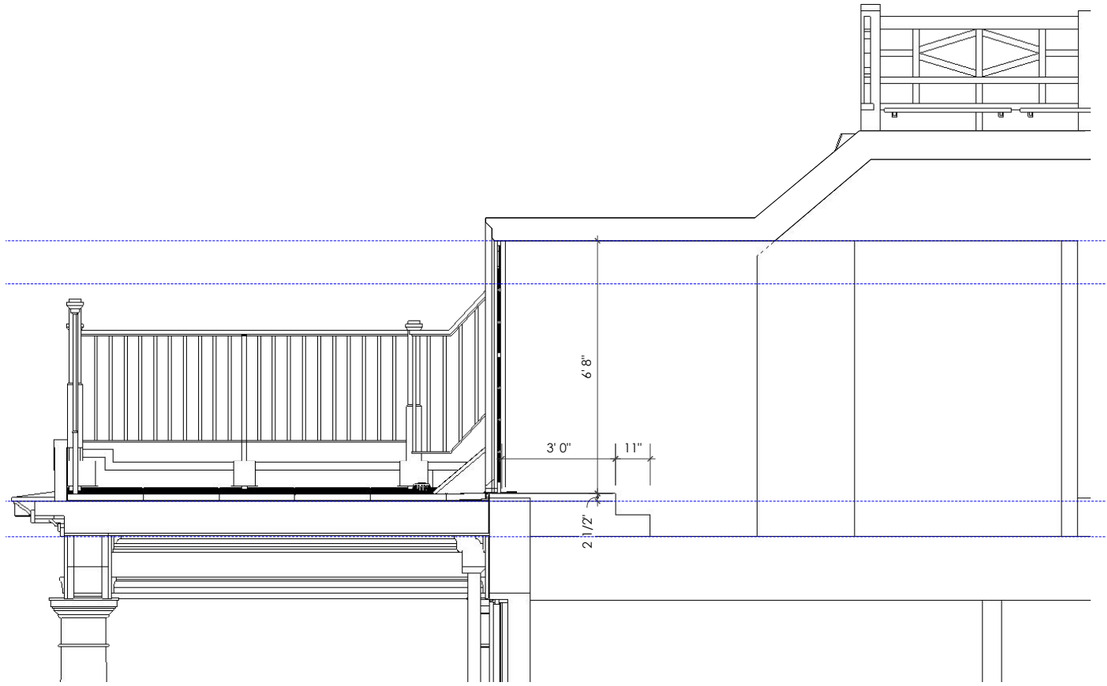
AUGUST 2022 - DESIGN DEVELOP, IN PARTNERSHIP WITH DUNBAR STRUCTURAL ENGINEERING, PROVIDED A DESIGN TO STABILIZE, REINFORCE AND ENSURE THE LONGEVITY OF THE HISTORIC FRAMING, WHILE STRENGTHENING THE FAILING RAILING CONNECTIONS. EVALUATION OF THE HISTORIC COLUMNS WAS PERFORMED, AND THE FRONT PORCH BEAM WAS REINFORCED.

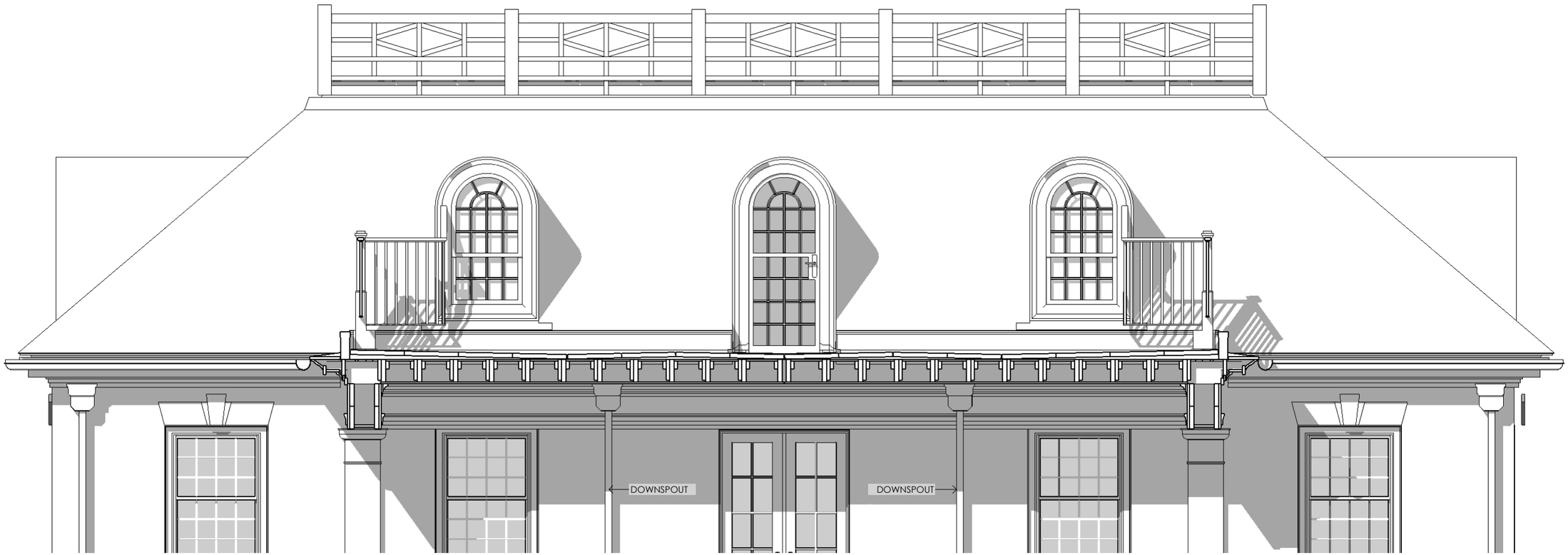


EMTEK MODERN
RECTANGULAR STRETTO
L-SQUARE STRAIGHT KNURLED
LEVERS FLAT BLACK LH -
8042-LSSK-LH-US19









130 MADISON LN.
CHARLOTTESVILLE, VA

PROPOSED FRONT ELEVATION

BAR SUBMISSION
APRIL 30TH, 2024

NEW EXTERIOR EGRESS
STAIR AND DOOR

EXTERIOR LIGHT FIXTURE
TO MATCH EXISTING

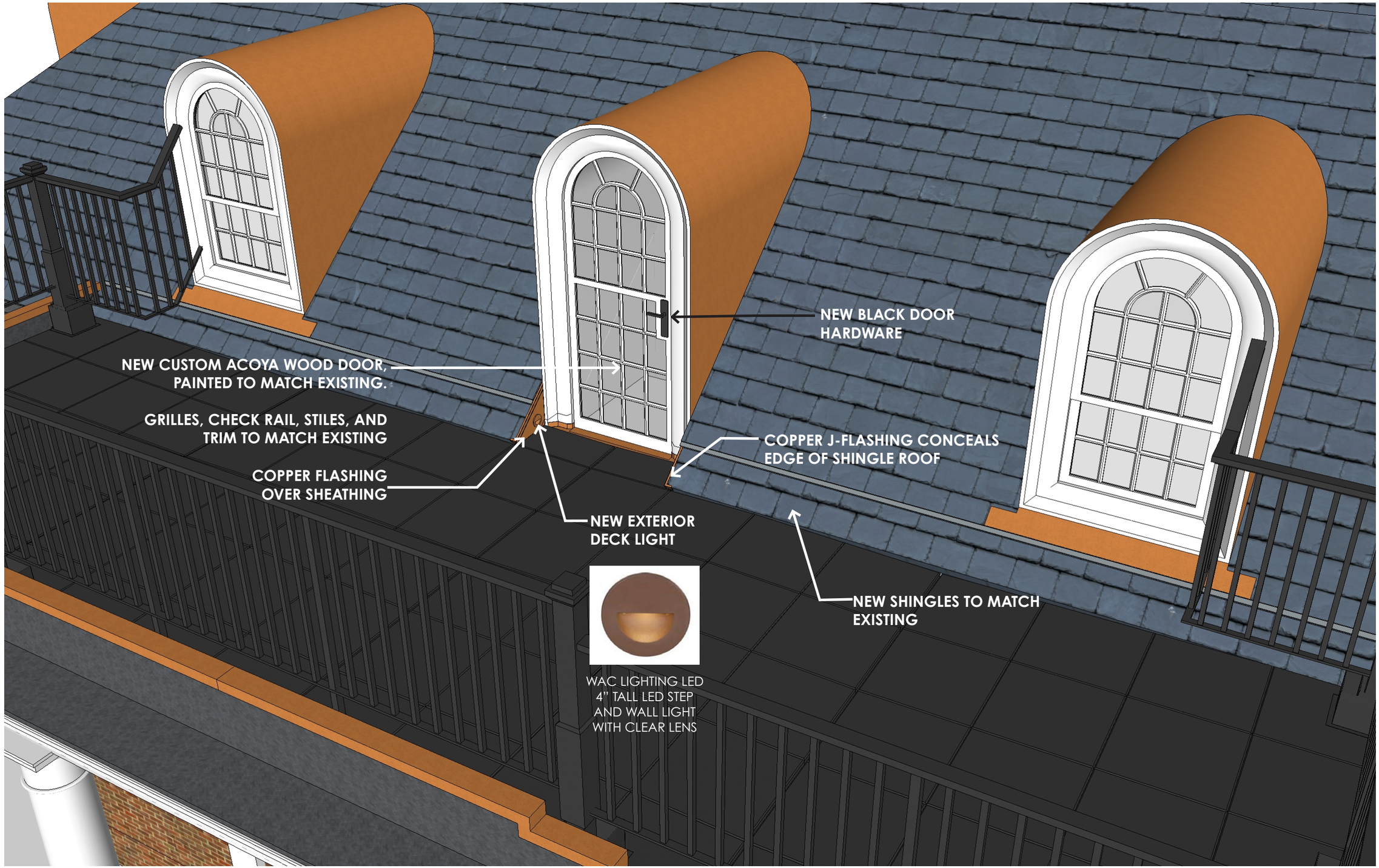
ORIGIN 21 GLEN HALLOW 11-IN H PEWTER INTEGRATED LED OUTDOOR WALL LIGHT

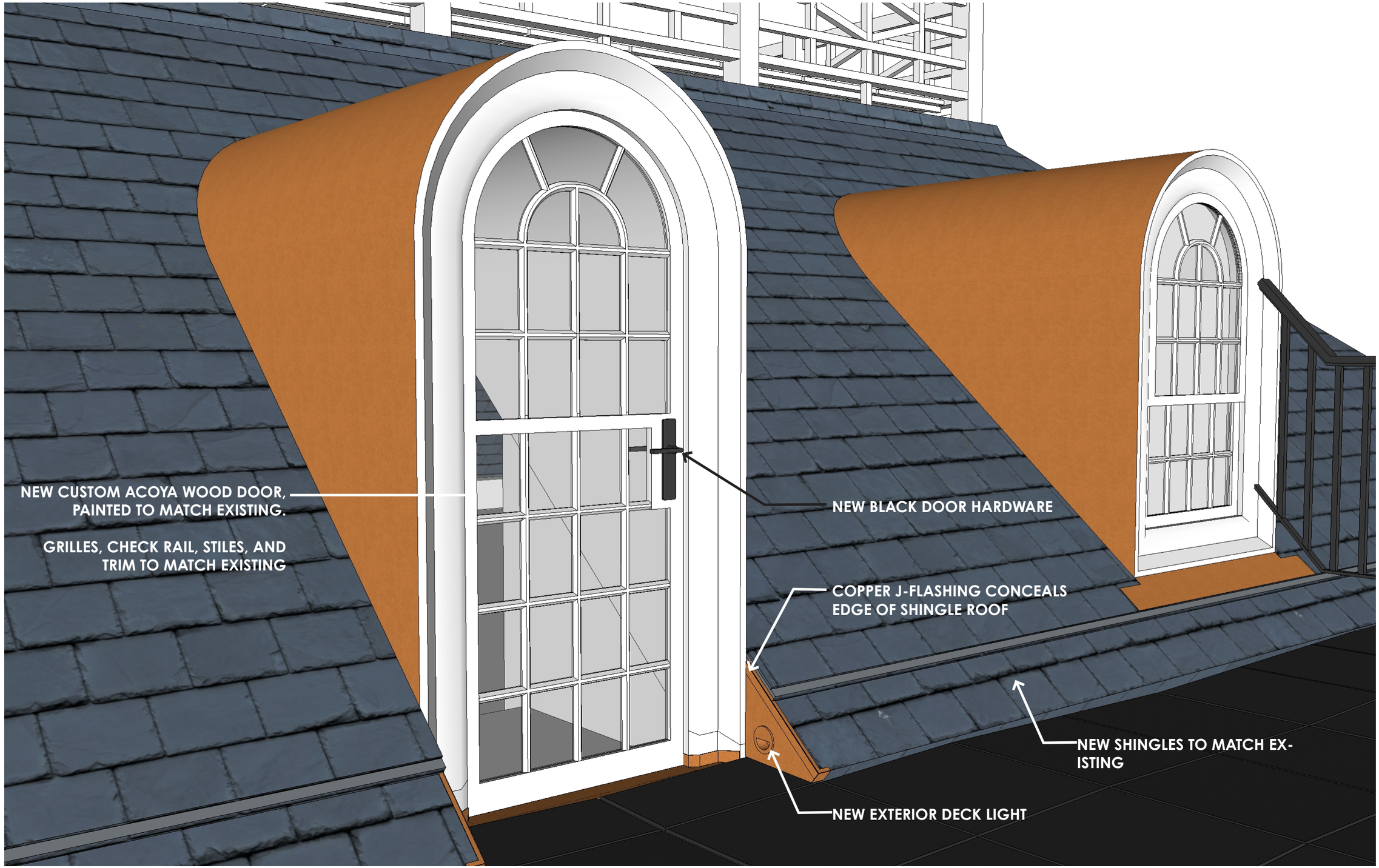
130 MADISON LN.
CHARLOTTESVILLE, VA

PROPOSED BACK ELEVATION

10

BAR SUBMISSION
APRIL 30TH, 2024


NEW BLACK DOOR HARDWARE
NEW CUSTOM ACOYA WOOD DOOR, PAINTED TO MATCH EXISTING.
GRILLES, CHECK RAIL, STILES, AND TRIM TO MATCH EXISTING
COPPER FLASHING OVER SHEATHING
COPPER J-FLASHING CONCEALS EDGE OF SHINGLE ROOF
NEW EXTERIOR DECK LIGHT
NEW SHINGLES TO MATCH EXISTING
WAC LIGHTING LED 4" TALL LED STEP AND WALL LIGHT WITH CLEAR LENS


NEW CUSTOM ACOYA WOOD DOOR, PAINTED TO MATCH EXISTING.
GRILLES, CHECK RAIL, STILES, AND TRIM TO MATCH EXISTING
NEW BLACK DOOR HARDWARE
COPPER J-FLASHING CONCEALS EDGE OF SHINGLE ROOF
NEW SHINGLES TO MATCH EX-ISTING
NEW EXTERIOR DECK LIGHT


REPLACE EXISTING
WINDOW WITH DOOR
1 1/2" ROUND HANDRAIL
(BOTH SIDES)
STRUCTURAL
HSS LANDING
STRUCTURAL HSS POST FOR
STAIR LANDING, PAINTED
SW6258 - TRICORN BLACK
1/2" SQUARE BARS @ 4" O.C.
NON-SLIP DIAMOND
STEEL GRATE ON TREADS
STRUCTURAL C-CHANNEL
STRINGERS


PROPOSED WORK AT THE DORMER WILL
NOT BE VISIBLE FROM MADISON LANE

130 MADISON LN.
CHARLOTTESVILLE, VA

EXISTING IMAGE

BAR SUBMISSION
APRIL 30TH, 2024

130 MADISON LN.
CHARLOTTESVILLE, VA

EXISTING IMAGE

16

BAR SUBMISSION
APRIL 30TH, 2024

130 MADISON LN.
CHARLOTTESVILLE, VA

PROPOSED PEDESTRIAN PERSEPCTIVE

BAR SUBMISSION
APRIL 30TH, 2024

130 MADISON LN.
CHARLOTTESVILLE, VA

PROPOSED PEDESTRIAN PERSEPCTIVE

BAR SUBMISSION
APRIL 30TH, 2024

EAST ELEVATION

RENOVATION OF ST. ELMO HALL

CHARLOTTESVILLE VIRGINIA

JOB TITLE

84144	JOB NO
WLV	DRAWN BY
DMO	CHECKED

GENERAL NOTES

1. PATCH & REPAIR ALL WOOD TRIM AS REQUIRED
2. PATCH & REPAIR WINDOW SASH AS REQUIRED
3. REPAIR METAL ROOFING @ DORMERS
4. PAINT ALL WOODWORK
5. REMOVE ALL GRAFFITTI FROM MASONRY