

November 21, 2025

Certificate of Appropriateness
BAR # HST25-0112
159 Madison Lane, TMP 090145000
The Corner ADC District (contributing structure)
Owner: Montalto Corporation
Applicant: Paul Tassell / The Gaines Group
Project: Misc. repairs/improvements to south porch

Mr. Tassell,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on November 18, 2025. The following action was taken:

Ms. Lewis made the following motion:

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed masonry-related rehabilitation work at 159 Madison Lane satisfies the BAR's criteria and is compatible with this district and that the BAR approves the application with the following conditions:

- Existing railings will be reused; however, if existing are not salvageable, the new will reasonably replicate the existing, with the understanding that dimensions might be modified to meet code requirements.
- Approval of the infill, with brick, of the three, basement-level windows at the front of the porch must follow these parameters: the coursing, brick color and mortar be matched as closely to the historic as possible, and that the infill with brick be set 1 inch back from the plane of the brick wall.

The motion was seconded by Mr. Bailey and passed 7-0.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
<https://youtu.be/RaI6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

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 or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
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**City of Charlottesville
Board of Architectural Review
Staff Report
November 18, 2025**



Certificate of Appropriateness

BAR 22-06-05 (deferred application)

BAR # HST25-0112

159 Madison Lane, TMP 090145000

The Corner ADC District (contributing)

Owner: Montalto Corporation

Applicant: Paul Tassell, The Gaines Group

Project: Masonry repairs and rehabilitation work at south elevation



Background

Year Built: 1928

District: The Corner ADC District

Status: Contributing

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

Prior BAR Review

September 18, 2007 - BAR approved (8-0) CoA for Chippendale railing on roof, painted white.

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

June 22, 2022 - BAR approved (5-0) CoA to infill with brick the three, basement-level windows at the front of the porch with the condition that the coursing, brick color and mortar be matched as closely to the historic as possible, and that the brick infill be set back several inches from the plane of the brick wall. [159 Madison Lane - BAR June 22 2022](#)

Application

- Applicant submittal: Gaines Group Architects *Phi Kappa Psi Fraternity House – BAR Submittal*, dated November 22, 2024, 10 pages.

- Excerpts from Stanislaw Makielski drawings dated February 1, 1928, showing the side stairs at the south portico.

The project narrative identifies several elements that staff has determined are maintenance and repair, and therefore not subject to BAR review. The elements subject to this CoA request are as follows:

- Removal and reconstruction of the concrete (lower) stairs on the west side of the portico.
- Removal and reconstruction of the brick and concrete (upper) stairs on the east and west sides of the portico. In lieu of the concrete caps on the outside stingers, the new concrete treads will be exposed with a 1” overhang. This will replicate the original design at these stairs, which is shown on the original Makielski drawings dated February 1, 1928.
- Install a metal door and frame at the lower wall at the west side of the portico.
- The proposed work includes infilling with brick the three, basement-level windows at the front of the porch. The BAR approved that work with conditions in June 2022; however, that CoA expired.

Discussion and Recommendations

Generally, the proposed work falls under either maintenance and repair or appropriate rehabilitation. Staff finds the proposed work to be appropriate and consistent with the guidelines and therefore recommends approval with the conditions noted below.

- Existing railings will be reused; however, if existing are salvageable, the new will reasonably replicate the existing, with the understanding that dimensions might be modified to meet code requirements.
- Approval of the infill with brick the three, basement-level windows at the front of the porch with the condition that the coursing, brick color and mortar be matched as closely to the historic as possible, and that the brick infill be set back several inches from the plane of the brick wall.

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 masonry-related rehabilitation work at 159 Madison Lane satisfies the BAR’s criteria and is compatible with this district and that the BAR approves the application [as submitted].

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

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

Criteria, Standards, and Guidelines

Criteria and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-

5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

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. 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]:

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.

Links to ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

Pertinent ADC District Design Guidelines

Chapter 4 – Rehabilitation

A. Introduction

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

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

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

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 on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.

[...]

F. Foundation

- 1) Retain any decorative vents that are original to the building.
- 2) Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.

- 3) When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.
- 4) Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.

H. Masonry

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

PHI KAPPA PSI FRATERNITY HOUSE - BAR SUBMITTAL

PROJECT NAME:

U.V.A. Alpha Chapter of Phi Kappa Psi Fraternity House

PROJECT ADDRESS:

159 Madison Lane

PARCEL NUMBER:

090145000



PROJECT DESCRIPTION:

This project aims to provide a restoration plan for the Phi Kappa Psi Fraternity house specifically pertaining to the exterior spaces located on the west, south, and east facades. The building has experienced significant brick and structural deterioration due to decades of water infiltration. Our plan is to develop a clear strategy for preservation and restoration while ensuring the building's safety and longevity.

KEY OBJECTIVES:

1. Structural replacement: New structural slab for the portico floor/basement ceiling, walkways, and stairs.
2. Brick restoration: Brick restoration to solve the impact of water infiltration, efflorescence, spalling, and mortar deterioration. Masonry will be properly flashed at transitions.
3. Water infiltration solutions: New drainage solution for removing water from portico floor by three floor drains to carry water away. New drainage solution also for the west elevated entry by one floor drain. All walkways are sloped away from the main building and properly flashed.
4. Preservation and Restoration: Brick & masonry detailing will be restored to original appearance. Handrails will be reinstalled to improve safety while maintaining the original look.





Elevated slab has experienced deterioration over time due to water infiltration causing cracking, spalling, corrosion of reinforcement, discoloration & staining, and overall weakening.

Left side exterior stair has experienced deterioration to the brick and slab due to water infiltration and winter salts causing cracking, spalling, corrosion to railing, discoloration & staining, and overall weakening.

Face brick has experienced deterioration over time due to water infiltration causing cracking, bowing, efflorescence, discoloration & staining, and overall weakening.

Right side exterior stair has experienced deterioration to the brick and slab due to water infiltration and winter salts causing cracking, spalling, corrosion to railing, discoloration & staining, and overall weakening.

In response to constant vandalism, plywood was used to infill window openings.

Portico surface has experienced deterioration over time due to water infiltration causing cracking, spalling, corrosion of reinforcement, discoloration & staining, and overall weakening.



Face brick has experienced deterioration over time due to water infiltration causing cracking, bowing, efflorescence, discoloration & staining, and overall weakening.

Exterior stair has experienced deterioration to the brick and slab due to water infiltration and winter salts causing cracking, spalling, corrosion to railing, discoloration & staining, and overall weakening.

Metal railing attachment to staircase is compromised due to water infiltration.

In response to constant vandalism, plywood was used to infill opening below elevated slab.

Elevated slab has experienced deterioration over time due to water infiltration causing cracking, spalling, corrosion of reinforcement, discoloration & staining, and overall weakening.

EXISTING CONDITIONS - VARIOUS



FRONT PORTICO -
DETERIORATION TO PRECAST
EXPOSING REINFORCING

PHI KAPPA PSI FRATERNITY HOUSE - BAR SUBMITTAL



FRONT PORTICO -
BRICK DETERIORATION
PLYWOOD INFILLS TO WINDOWS



LEFT SIDE EXTERIOR STAIRS -
DETERIORATION TO CONCRETE AND
BRICK & PREVIOUS ATTEMPTS AT REPAIR



RIGHT SIDE EXTERIOR STAIRS -
DETERIORATION TO CONCRETE AND
BRICK & PREVIOUS ATTEMPTS AT REPAIR



EXISTING

FRONT PORTICO BASEMENT WINDOWS -

Portico basement windows have been boarded up due to vandalism. We are proposing infilling these window openings with brick that matches the existing, recessed 1/4".



PROPOSED



EXISTING

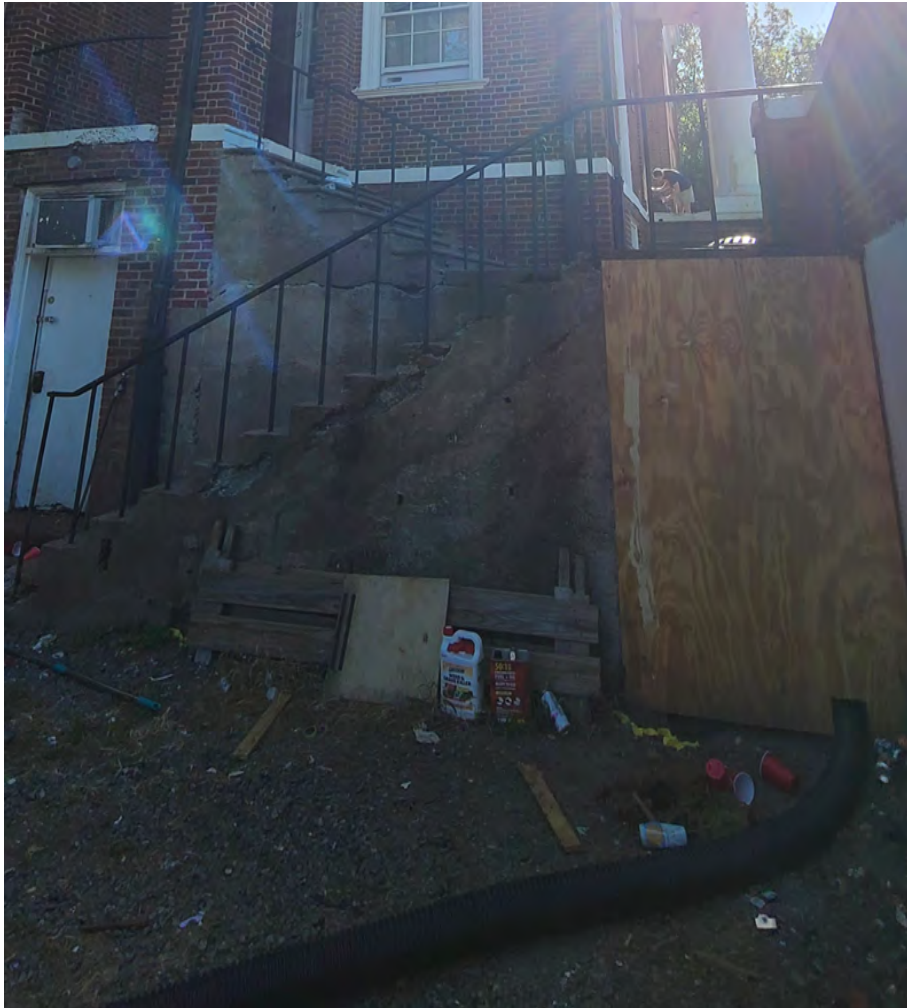
EXTERIOR STAIR NOSING -

Exterior stair nosings have seen various repairs to solve deterioration and to re-secure railings to stairs. Exterior stairs will return to their original design of 1 1/2" bull-nosed concrete treads and a 1" overhang.



PROPOSED

PROPOSED IMPROVEMENTS



EXISTING

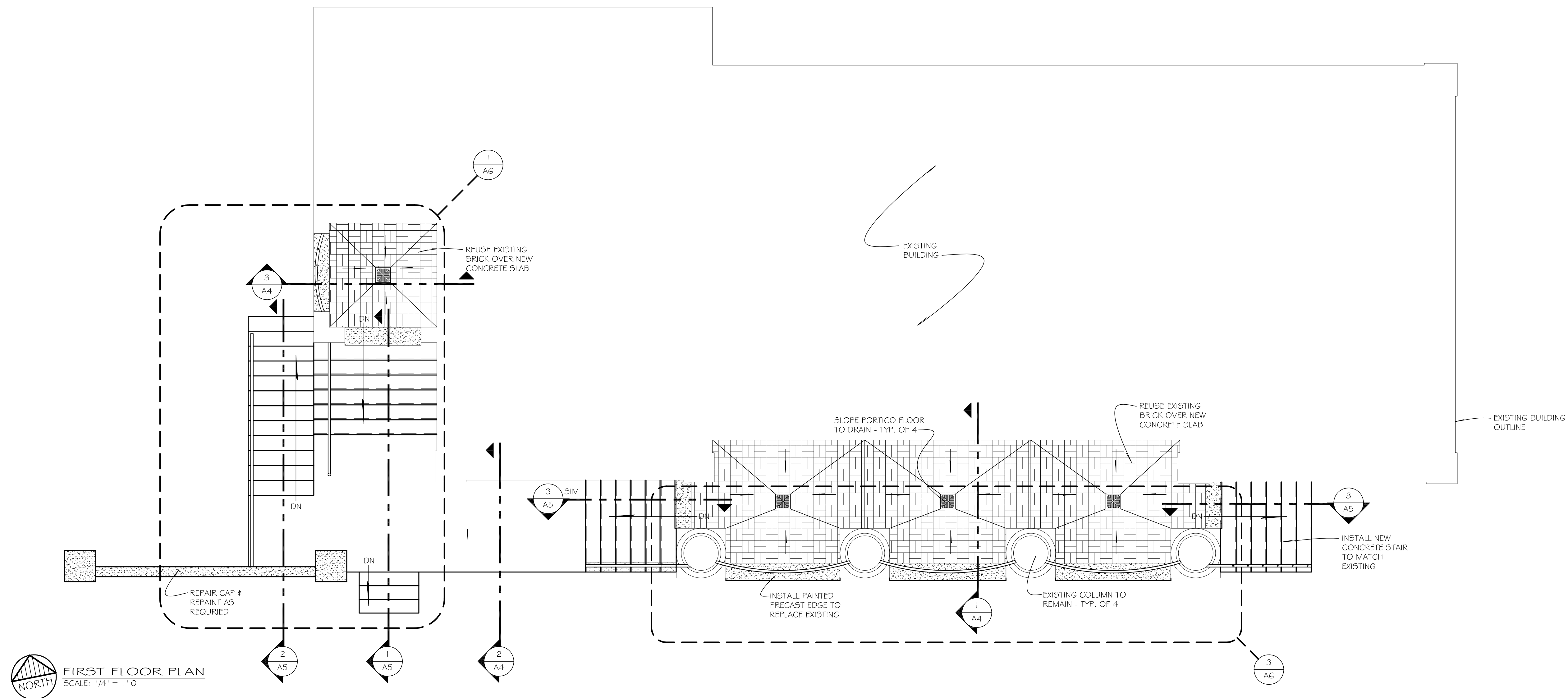
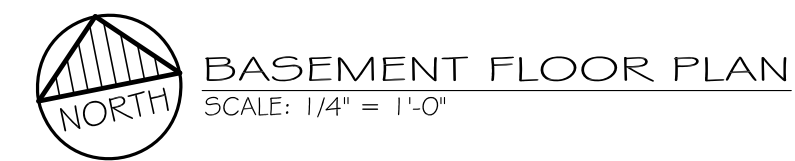
PHI KAPPA PSI FRATERNITY HOUSE - BAR SUBMITTAL

UNDER STAIR ACCESS -

To make the under stair access more secure and permanent we are proposing a metal, 36" x 48", lockable access door. Door will be painted white to match all doors and utility panels located around the exterior of building.



PROPOSED



BAR DOCUMENT
NOT FOR CONSTRUCTION USE

U.V.A. ALPHA CHAPTER OF PHI KAPPA PSI
159 MADISON LANE
CHARLOTTESVILLE, VIRGINIA

JOB NO: 2236
DATE: 11-20-24
DRAWN: CBH JHH

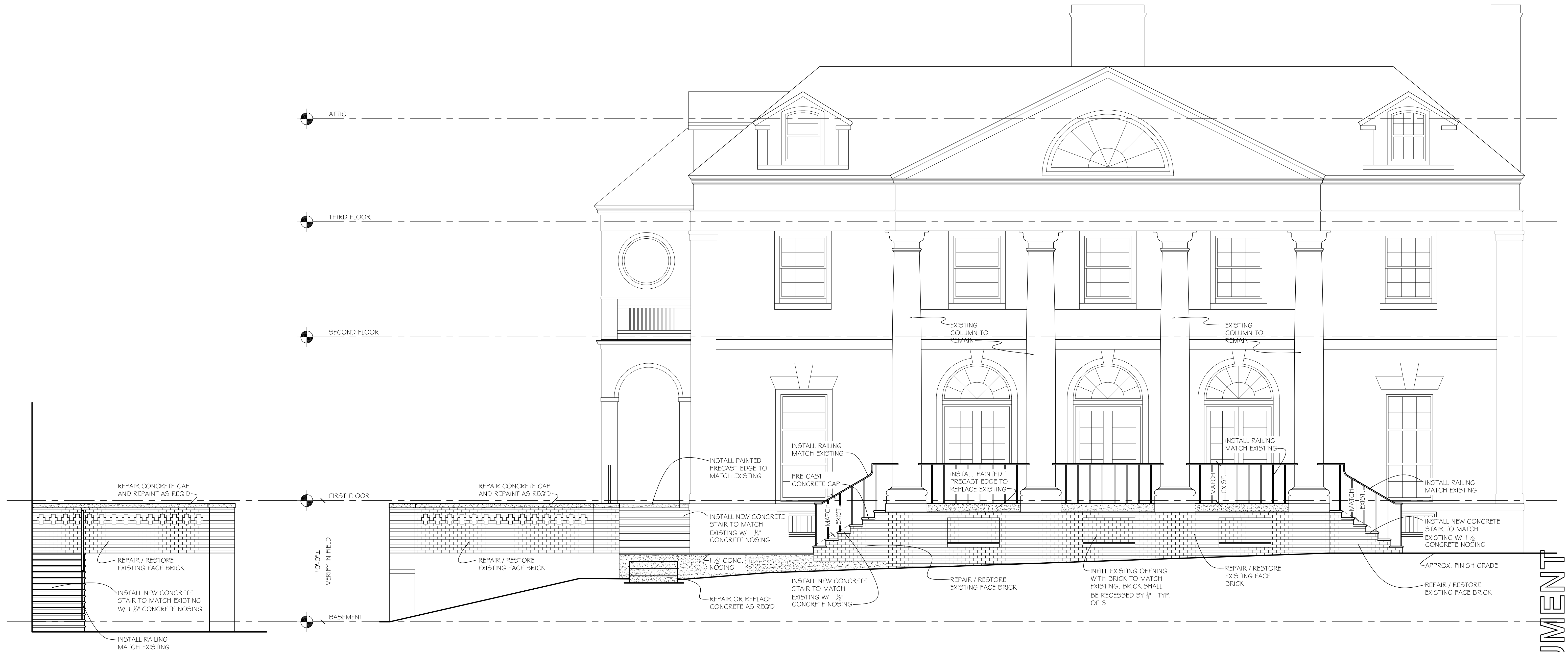
A 1

BASEMENT FLOOR PLAN
FIRST FLOOR PLAN



GAINES GROUP^{INC}
ARCHITECTS

REVISIONS



PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BAR DOCUMENT
NOT FOR CONSTRUCTION USE

EXTERIOR REPAIRS FOR
U.V.A. ALPHA CHAPTER OF PHI KAPPA PSI
159 MADISON LANE
CHARLOTTEVILLE, VIRGINIA

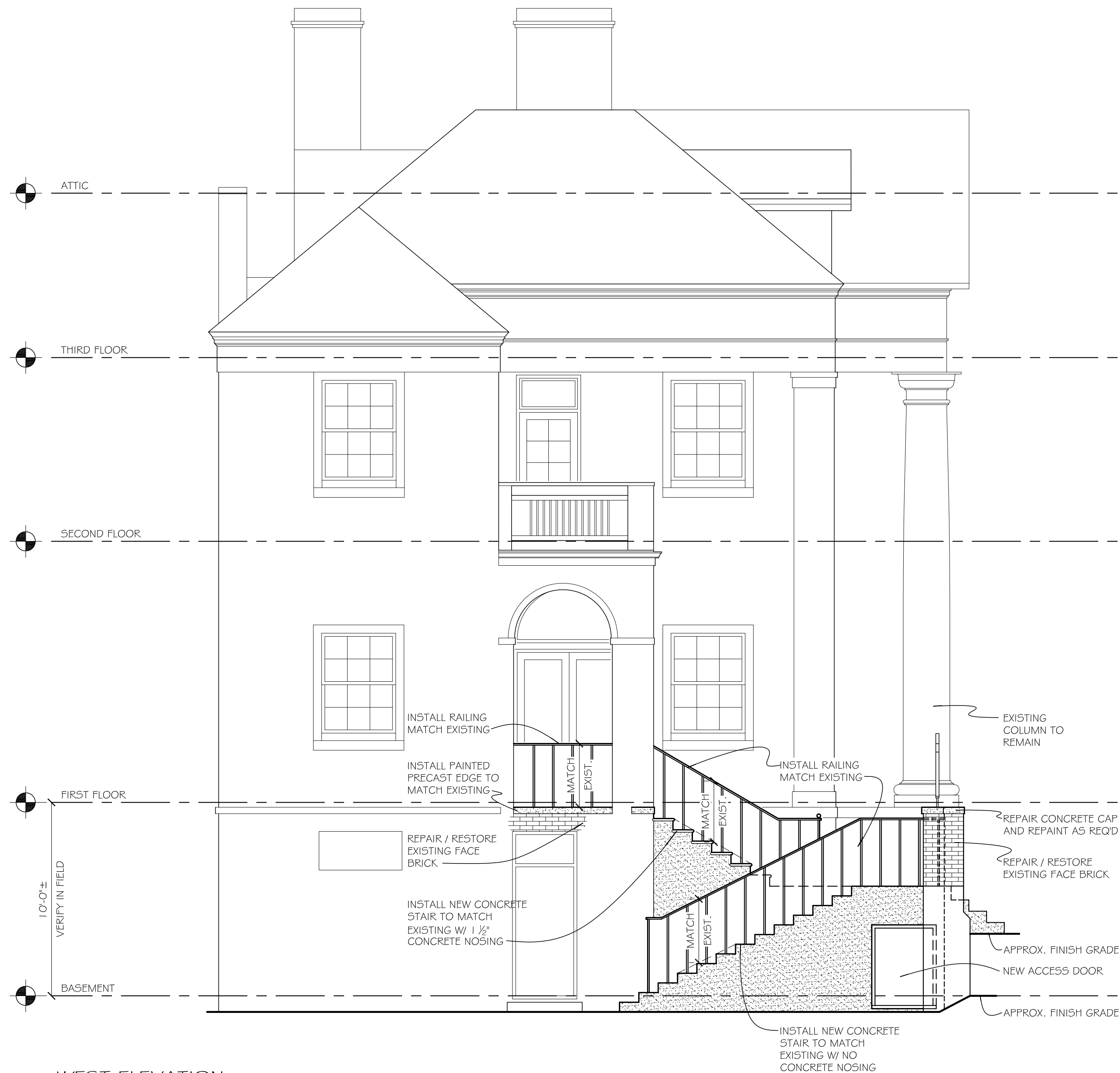
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2236
DATE:
11-20-24
DRAWN:
CBH JHH

A2

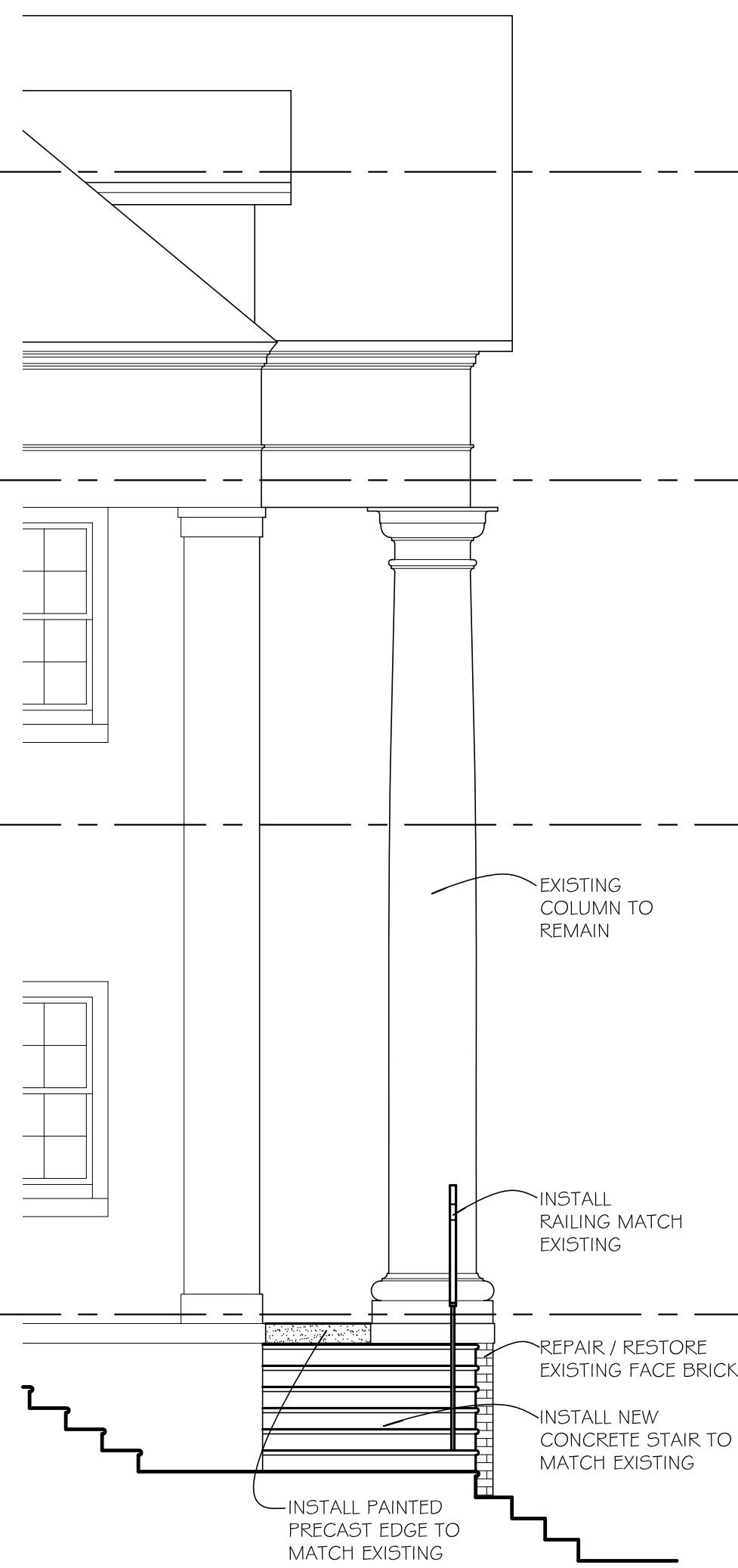
GAINES GROUP
ARCHITECTS

ELEVATIONS

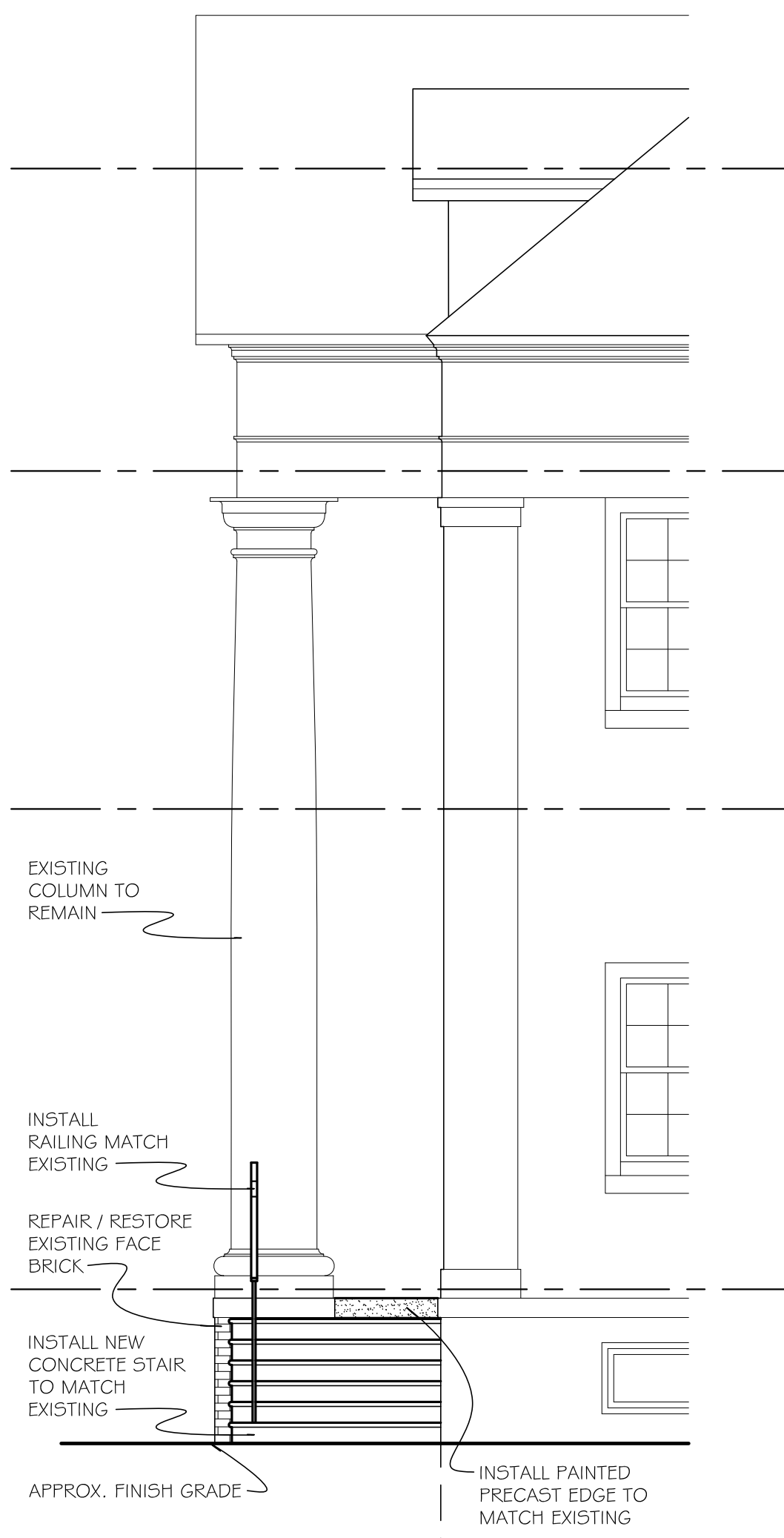
REVISIONS



WEST ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"

BAR DOCUMENT
NOT FOR CONSTRUCTION USE

EXTERIOR REPAIRS FOR
U.V.A. ALPHA CHAPTER OF PHI KAPPA PSI
159 MADISON LANE
CHARLOTTEVILLE, VIRGINIA

JOB NO:
2236
DATE:
11-20-24
DRAWN:
CBH JHH

A3

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ARCHITECTS

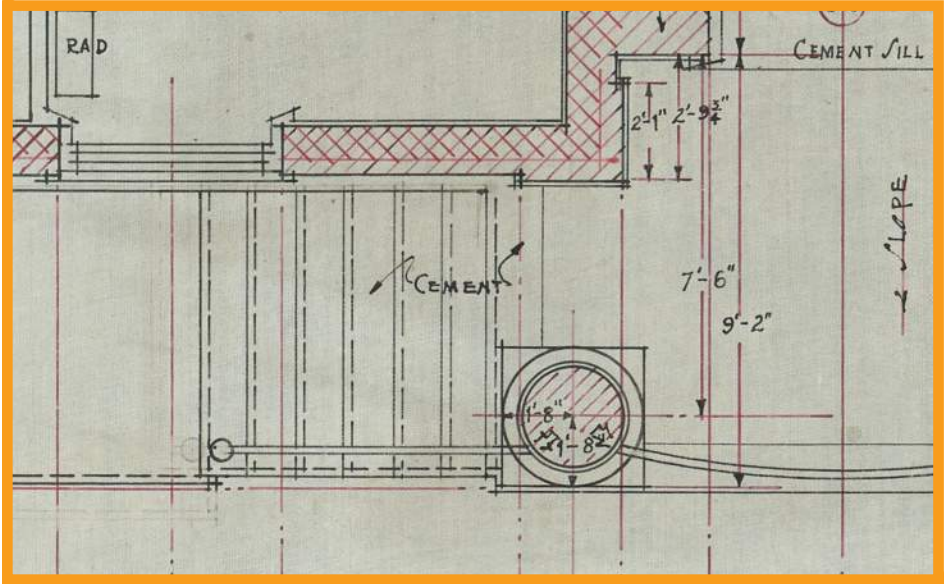
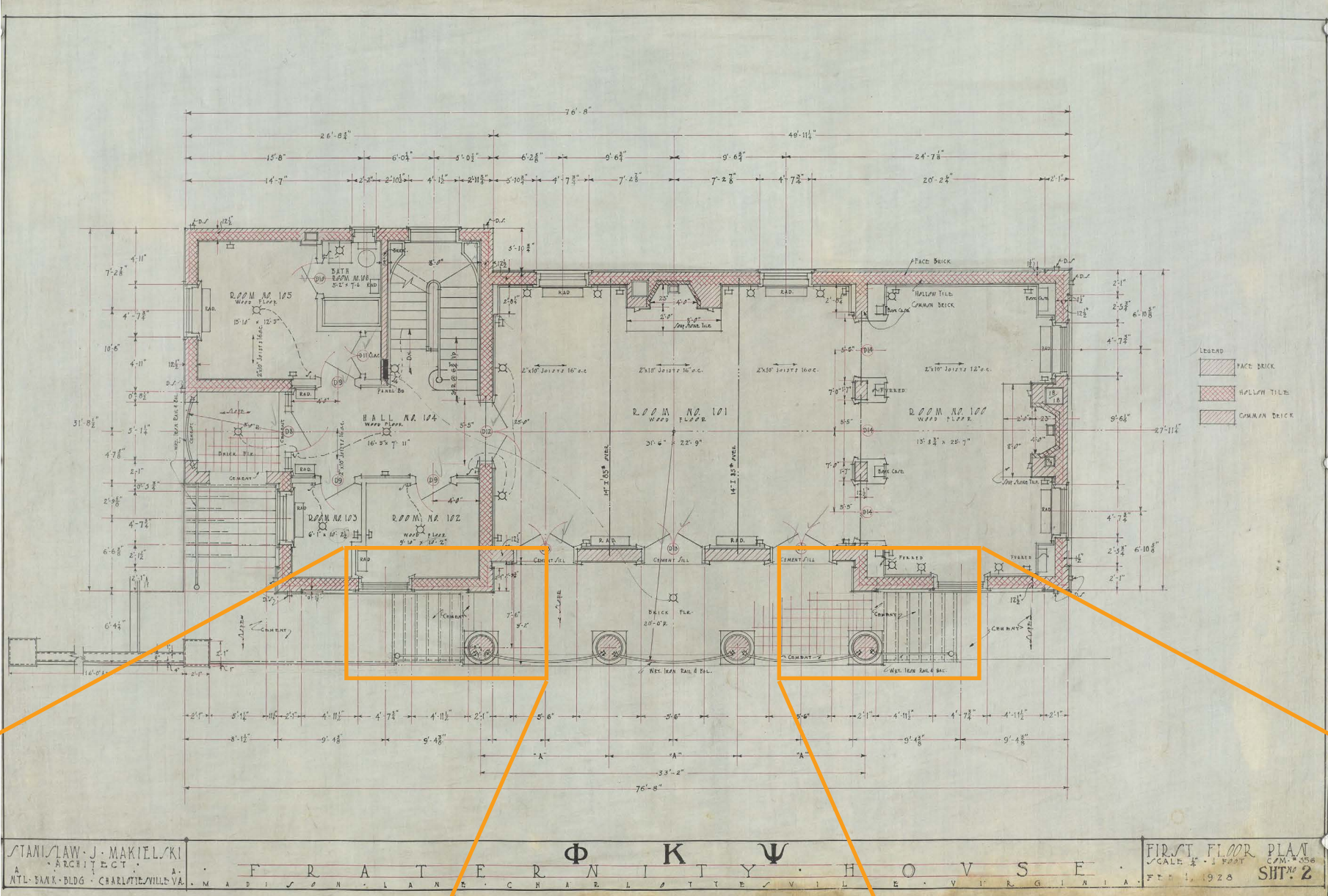
ELEVATIONS

REVISIONS

UVA PHI KAPPA PSI FRATERNITY HOUSE

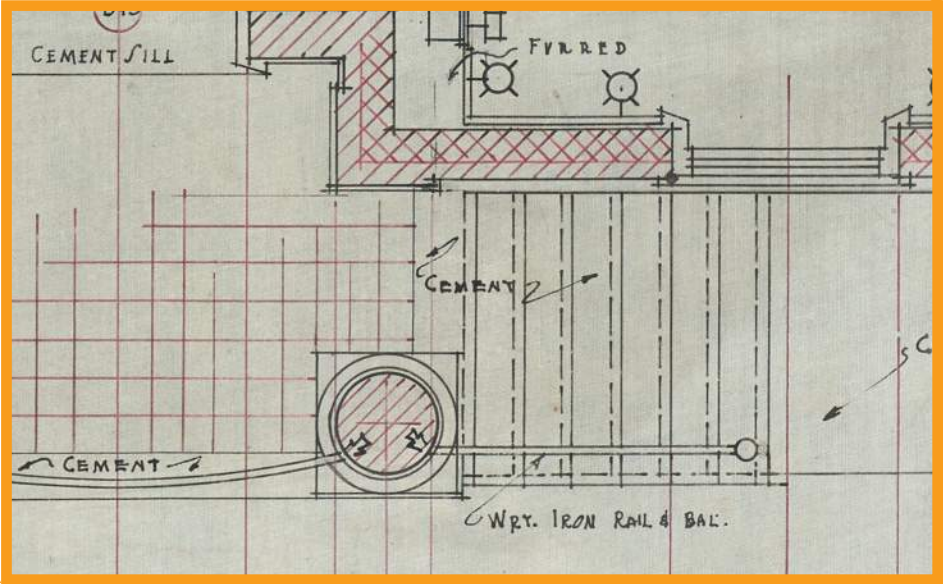
BAR SUBMITTAL PREPARED BY
THE GAINES GROUP ARCHITECTS
11-11-25

ORIGINAL DRAWINGS BY
STANISLAW J. MAKIELSKI ARCHITECT
CHARLOTTESVILLE, VA
DATED FEBRUARY 1, 1928



FIRST FLOOR PLAN

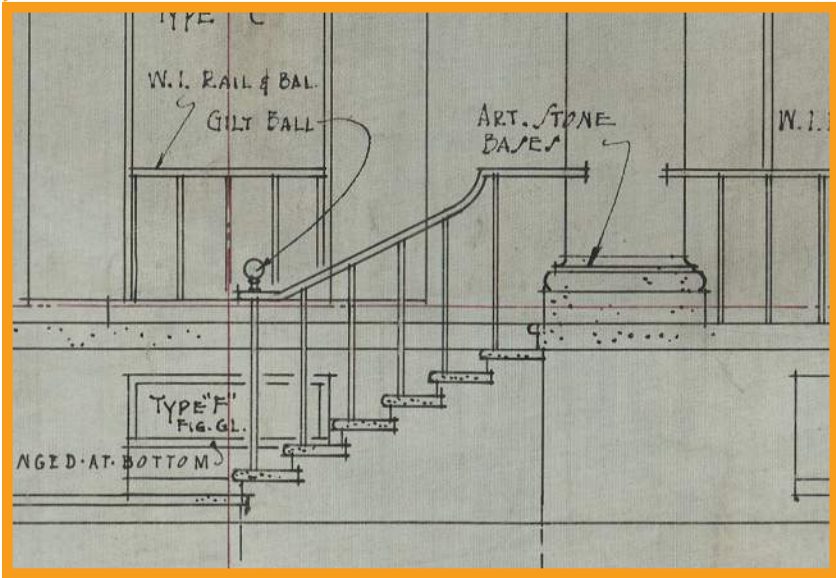
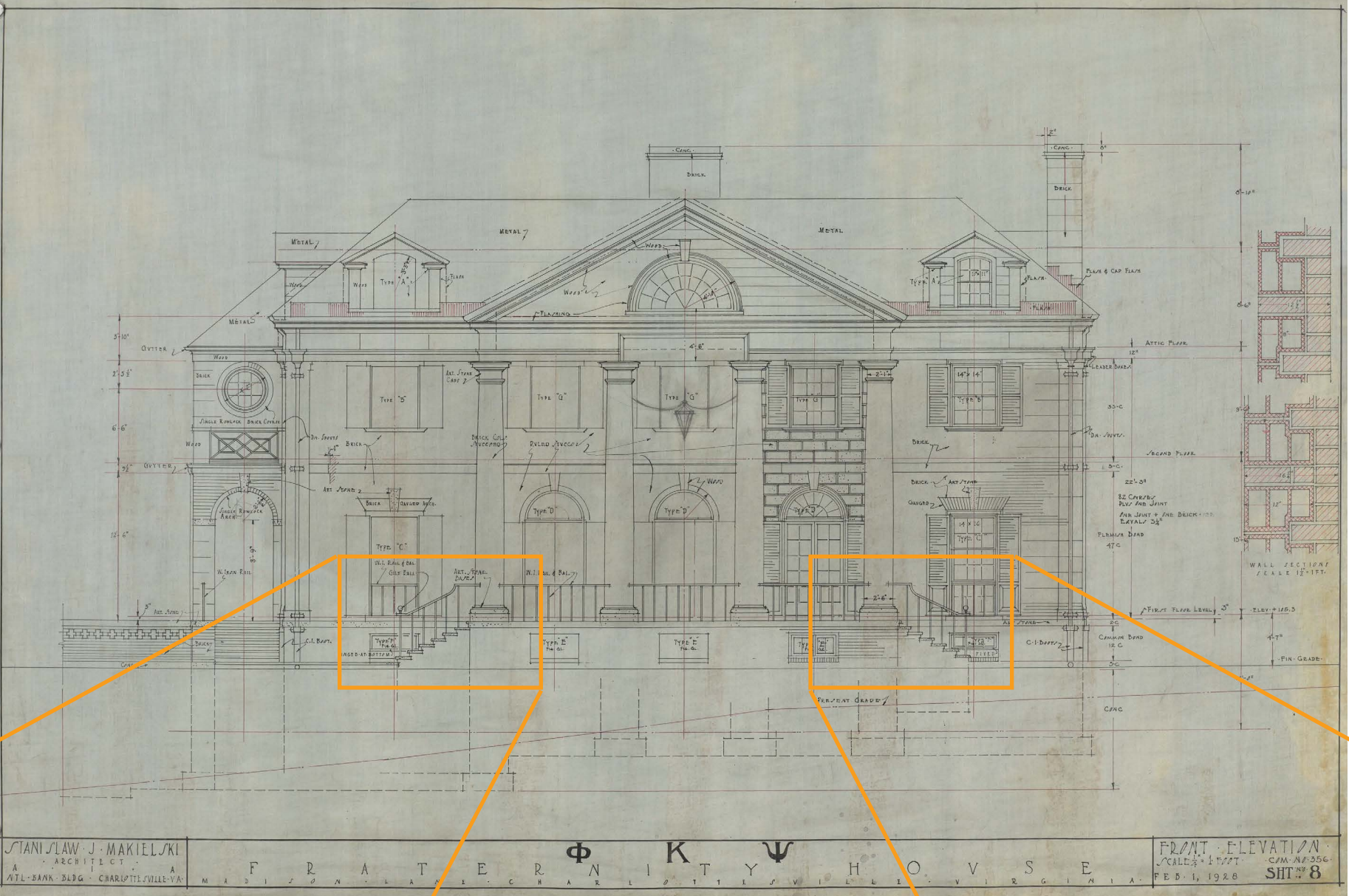
The first floor plan shows concrete treads overhanging the face of brick below (dashed line) both on the side and front.



UVA PHI KAPPA PSI FRATERNITY HOUSE

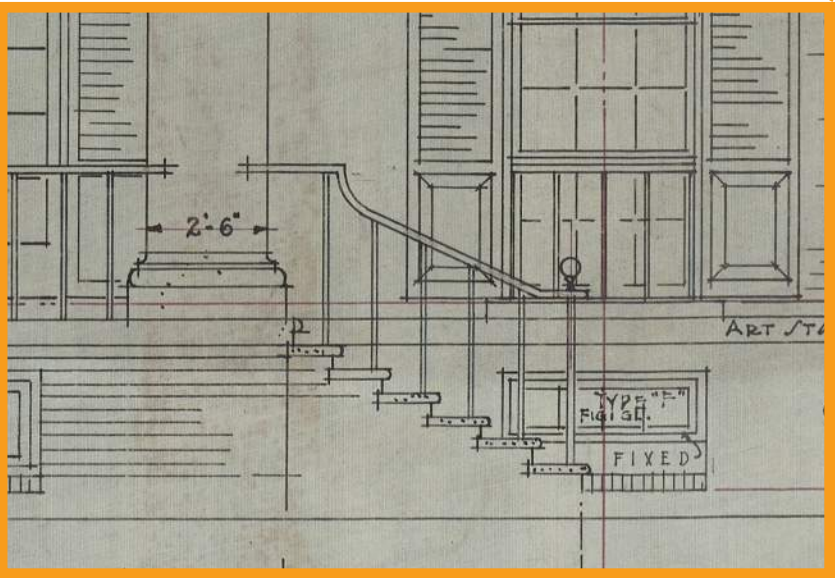
BAR SUBMITTAL PREPARED BY
THE GAINES GROUP ARCHITECTS
11-11-25

ORIGINAL DRAWINGS BY
STANISLAW J. MAKIELSKI ARCHITECT
CHARLOTTESVILLE, VA
DATED FEBRUARY 1, 1928



FRONT ELEVATION

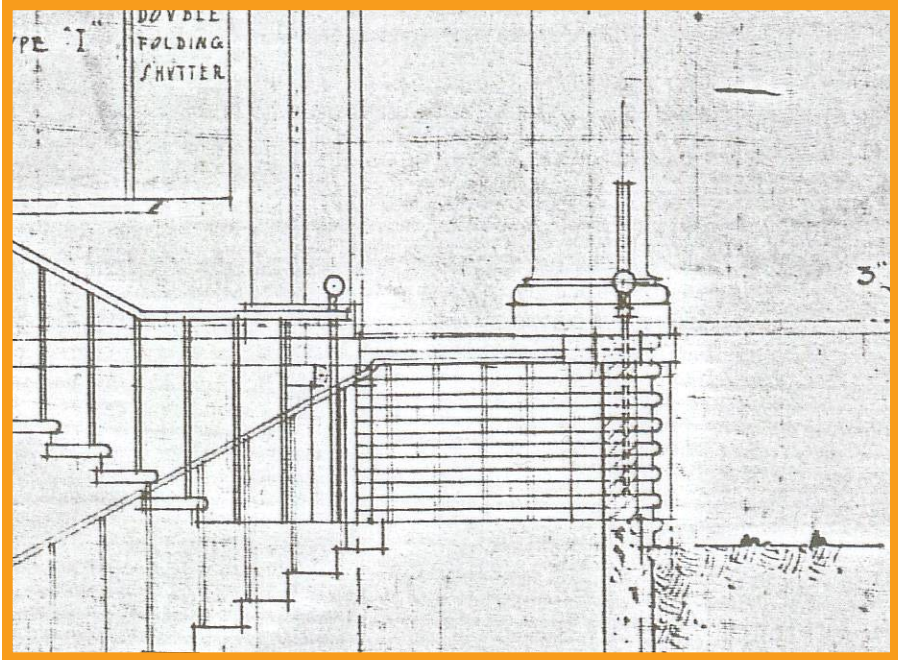
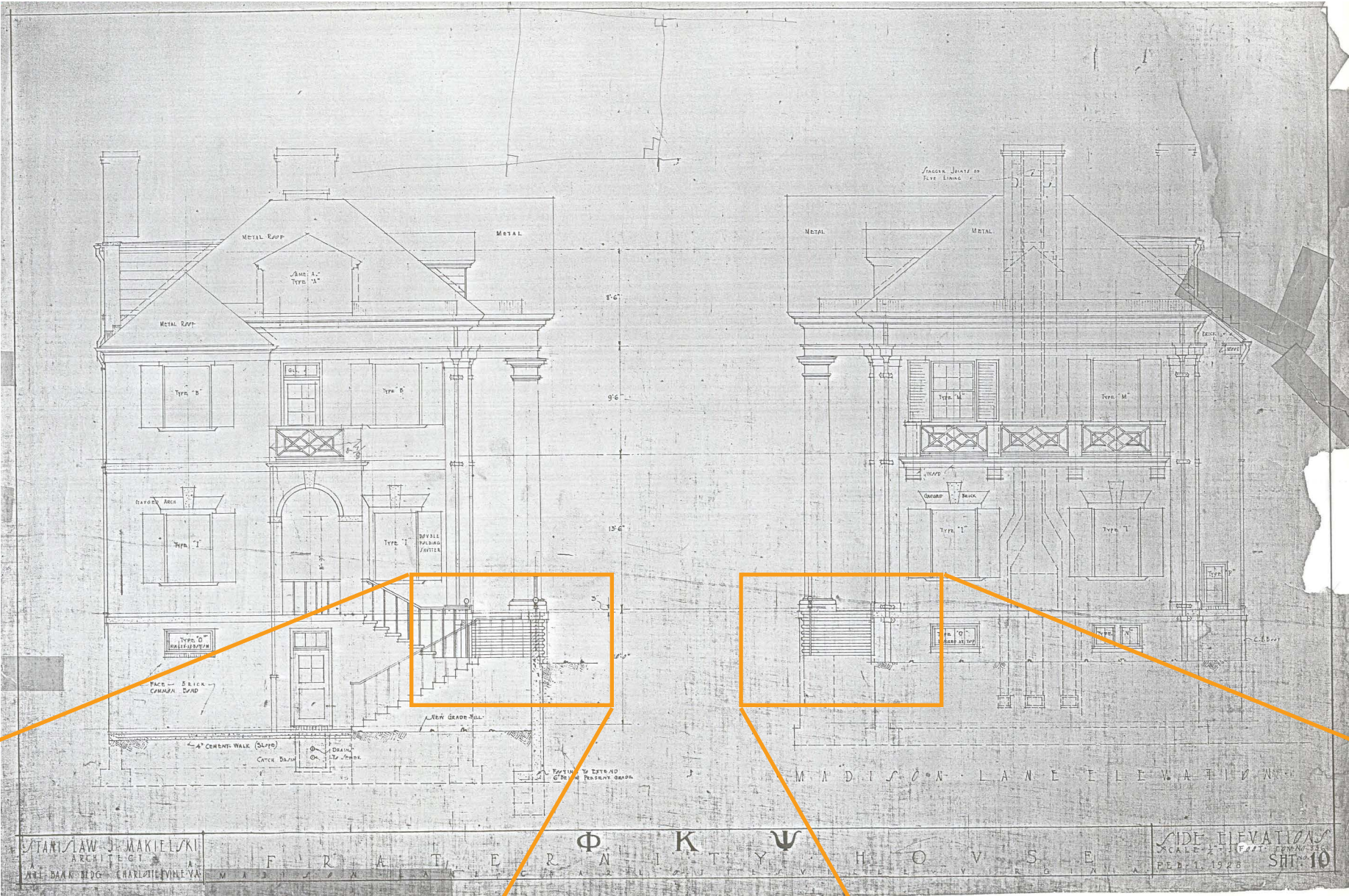
The front elevation shows concrete treads with a bull-nosed edge.



UVA PHI KAPPA PSI FRATERNITY HOUSE

BAR SUBMITTAL PREPARED BY
THE GAINES GROUP ARCHITECTS
11-11-25

ORIGINAL DRAWINGS BY
STANISLAW J. MAKIELSKI ARCHITECT
CHARLOTTESVILLE, VA
DATED FEBRUARY 1, 1928



SIDE ELEVATIONS

The side elevations shows concrete treads with a bull-nosed edge.

