

Certificate of Appropriateness  
BAR # 24-12-02  
128 Madison Lane, Tax Map Parcel 090139000  
The Corner ADC District  
Applicant: Greg Koehler  
Owner: Omicron Chapter House Society  
Project: Paved terrace at front yard

Mr. Koehler,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on December 17, 2024. The following action was taken:

Mr. Gastinger moved to approve the consent agenda, and this was seconded by Ms. Lewis. Please note that approval of the consent agenda results in approval of the following:

Having considered the standards set forth within the City Code, including *City Design Guidelines for Site Design*, I move to find that the paved terrace satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted, with this condition:

- The new, low brick wall be similar (brick color, size, and coursing) to the existing low wall at the adjacent steps.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=cmjibtkaxfs5b5kwdede>

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](mailto:wernerjb@charlottesville.gov)).

Sincerely,  
Kate



**Kate Richardson**  
Historic Preservation & Design Planner II  
Neighborhood Development Services  
City of Charlottesville  
434.970.3515 | [richardsonka@charlottesville.gov](mailto:richardsonka@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
December 17, 2024**



**Certificate of Appropriateness Application**

BAR 24-12-02

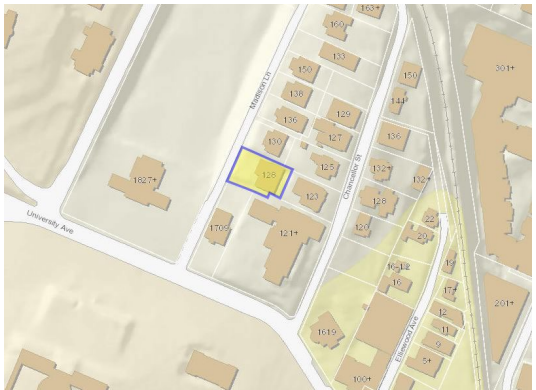
128 Madison Lane

Tax Parcel 090139000

Owner: Omicron Chapter House Society

Applicant: Greg Koehler

Project: Paved terrace at front yard



**Background**

Year Built: 1900-1907, south addition 1929

District: The Corner ADC District

Status: Contributing

Constructed as St. Peter's Society Hall, purchased in 1912 by Phi Gamma Delta Fraternity. The 2 ½ to 3 story, Georgian revival, brick building has full height portico and a metal roof. The south wing addition was designed by Stanislaw Makielski. This is one of the oldest houses on Madison Lane and contributes to the unique streetscape of the area and it also symbolizes student life at UVA.

Link to historical survey: [128 Madison Lane - survey](#)

**Prior BAR Reviews**

June 15, 2004 – BAR reviewed application to add four dormers--three on side (north), one on rear (east). BAR approved (8-0) CoA, except the two proposed dormers on the NW side closest to the portico, as submitted with true divided lites and relocation of safety ladder to rear elevation. In a second motion, BAR failed to approve (3-5 vote) a motion to deny two NW dormers. BAR approved (5-3) the middle dormer, if aligned with those on the 1st and 2nd floors; and denied the dormer closest to the portico.

June 2012 - BAR approved (7-0) replacement of four dormer windows; new to have simulated divided lights as submitted, provided new muntins match existing as closely as possible

December 17, 2019 – BAR approved CoA for a ligustrum [privet] hedge along the north parcel line; from the existing hedge at the front to a point TBD near the house. Height of new hedge to be maintained at 5’.

### **Application**

- Applicant Submittal: Outdoor Dreams plan for 128 Madison Lane, undated, one sheet; serial view of site; site photos and paver images.

CoA request for installing pavers in front yard.

### **Discussion**

Staff recommends approval of the CoA, with a condition the new, low brick wall on the north side of the terrace be similar (brick color, size, coursing) to the existing low wall at the adjacent steps.

Note: This request is similar to other approved paving projects on Madison Lane and Chancellor Street. For example:

- Bluestone pavers at front yard: [138 Madison Lane - May 2017](#)
- Bluestone pavers at front yard: [129 Chancellor St - June 2019](#)
- Brick pavers at front yard: [128 Chancellor - March 2021](#)

### **Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the paved terrace satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the Corner ADC district, and that the BAR approves the application as submitted, with the condition the new, low brick wall be similar (brick color, size, coursing) to the existing low wall at the adjacent steps.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the paved terrace does not satisfy the BAR’s criteria and guidelines and is not compatible with this property and other properties in the Corner ADC district, and that for the following reasons the BAR approves the application as submitted...

### **Criteria, Standards, 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 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.

**Links to ADC District Design Guidelines**

[Chapter 2 Site Design and Elements](#)

**Pertinent Design Review Guidelines for Site Design:**

**B. Plantings**

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.

- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

#### C. Walls and Fences

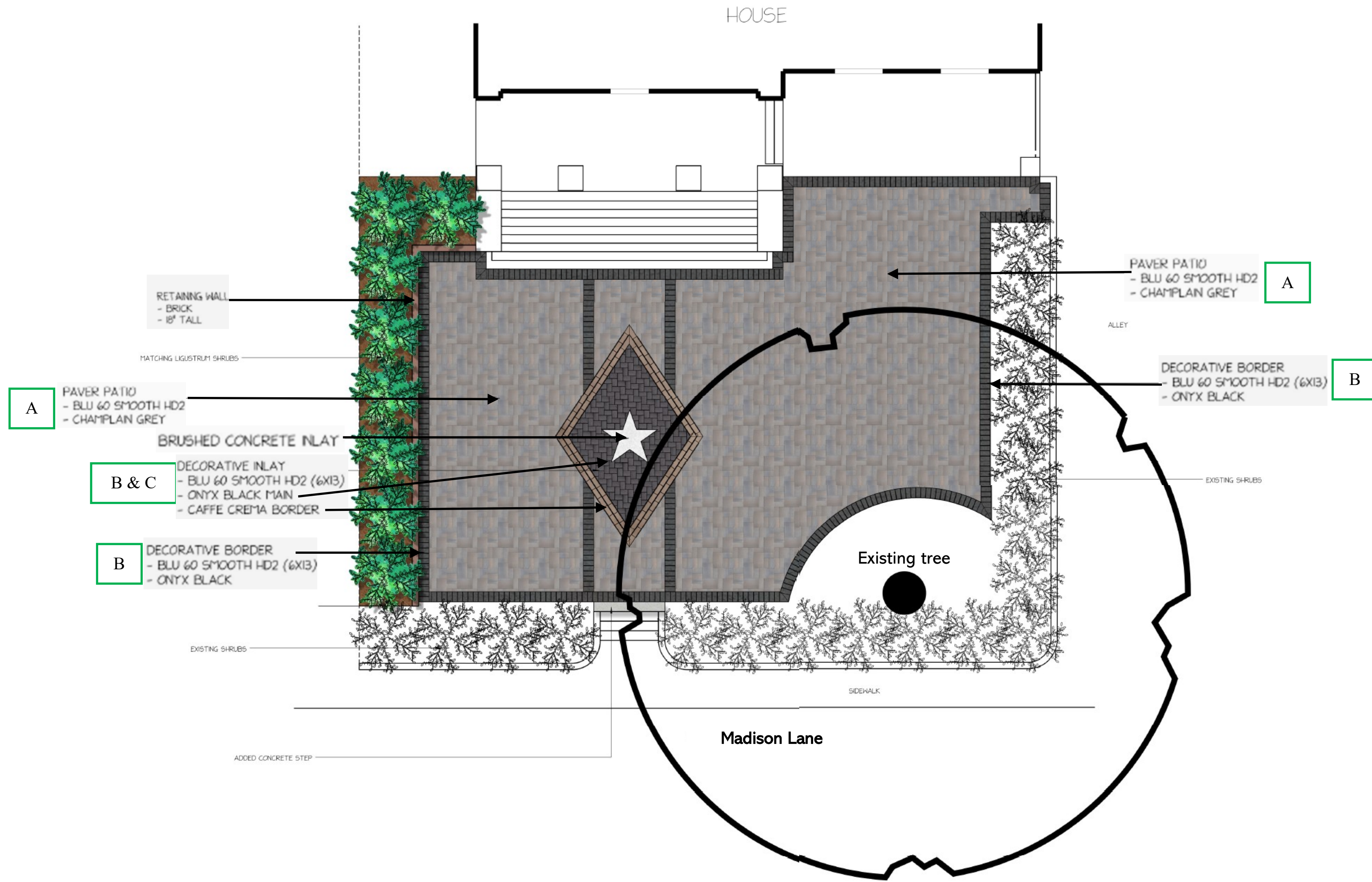
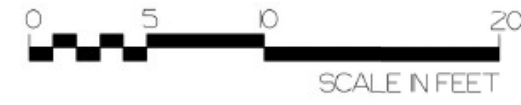
Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

#### E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

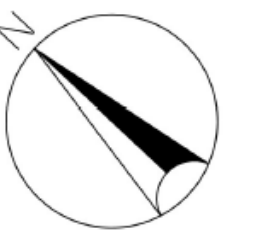
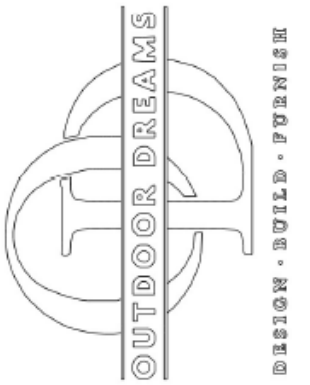
# PHI GAMMA DELTA HOUSE - FINAL

SCALE: 1" = 8'  
DRAWING PAGE: 18" X 24"



The front yard is currently a muddy mess where grass will not take root. We are proposing a new paver patio to solve this issue and provide a wonderful entrance to the property. The project also includes an 18" tall retaining wall on the North side of the property to control the runoff. The scope also includes finishing the evergreen ligustrum hedge along the North side of the property, behind the retaining wall.

OUTDOOR DREAMS  
3126 W. CARY ST.  
RICHMOND, VA 23221  
804.592.1805  
DESIGNER: GREG KOEHLER



NORTH

PHI GAMMA DELTA HOUSE  
128 MADISON LANE, CHARLOTTEVILLE, VA 22903

DRAWING #

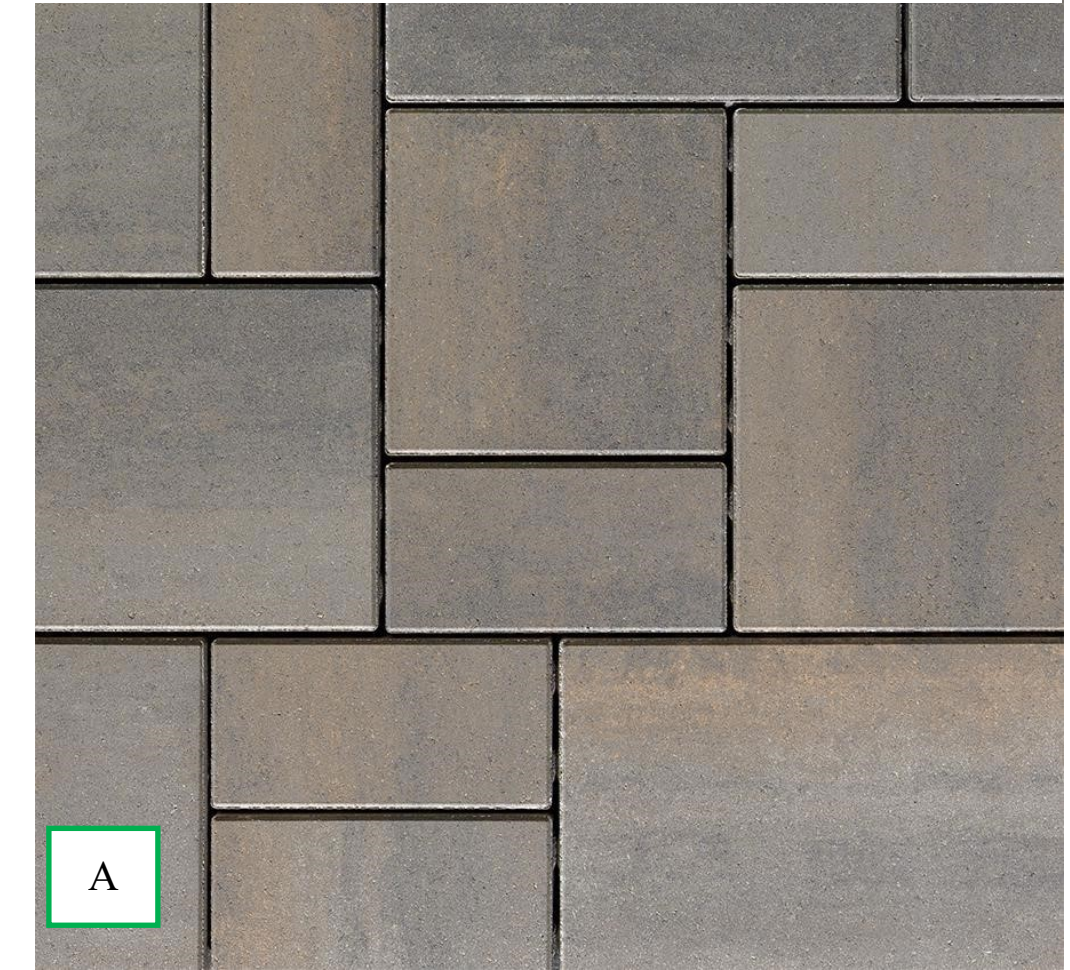
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SCALE  
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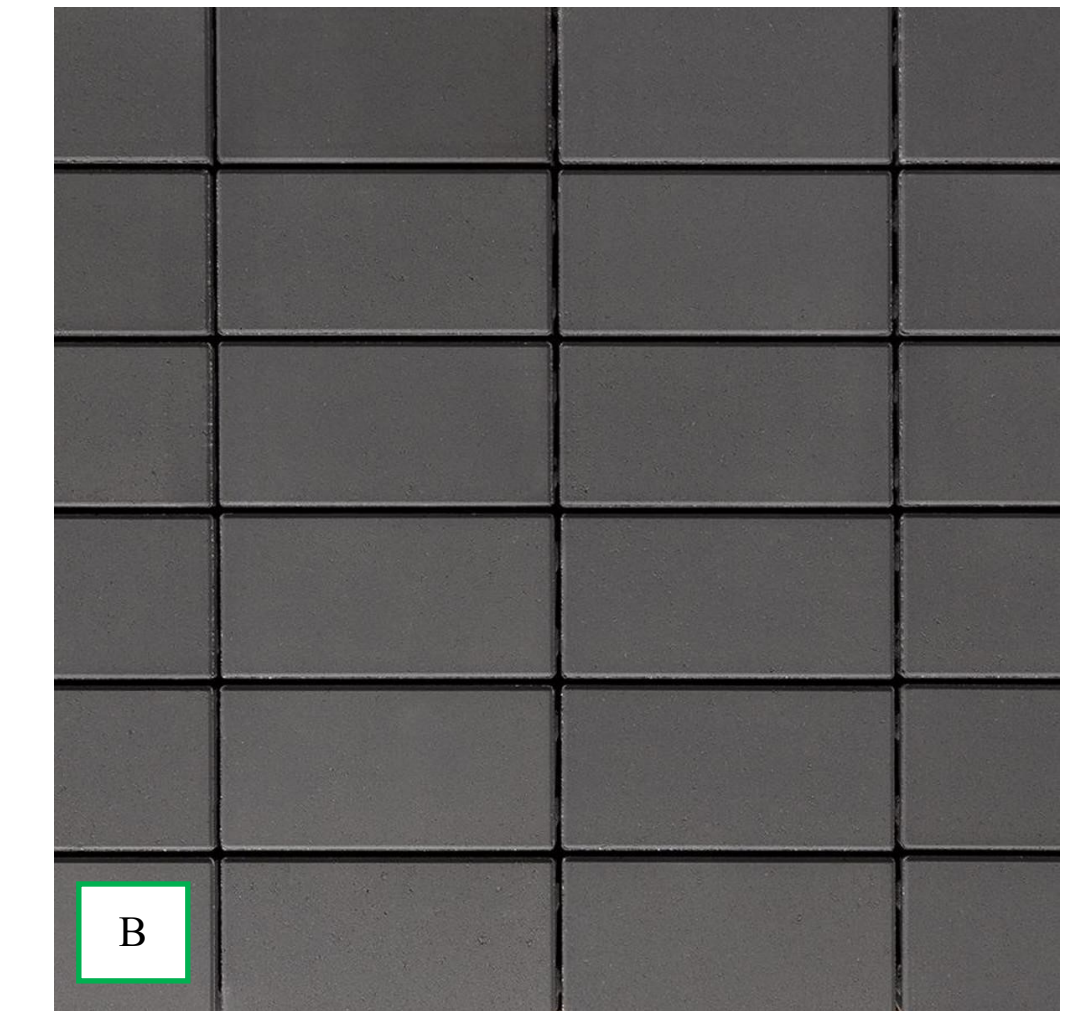




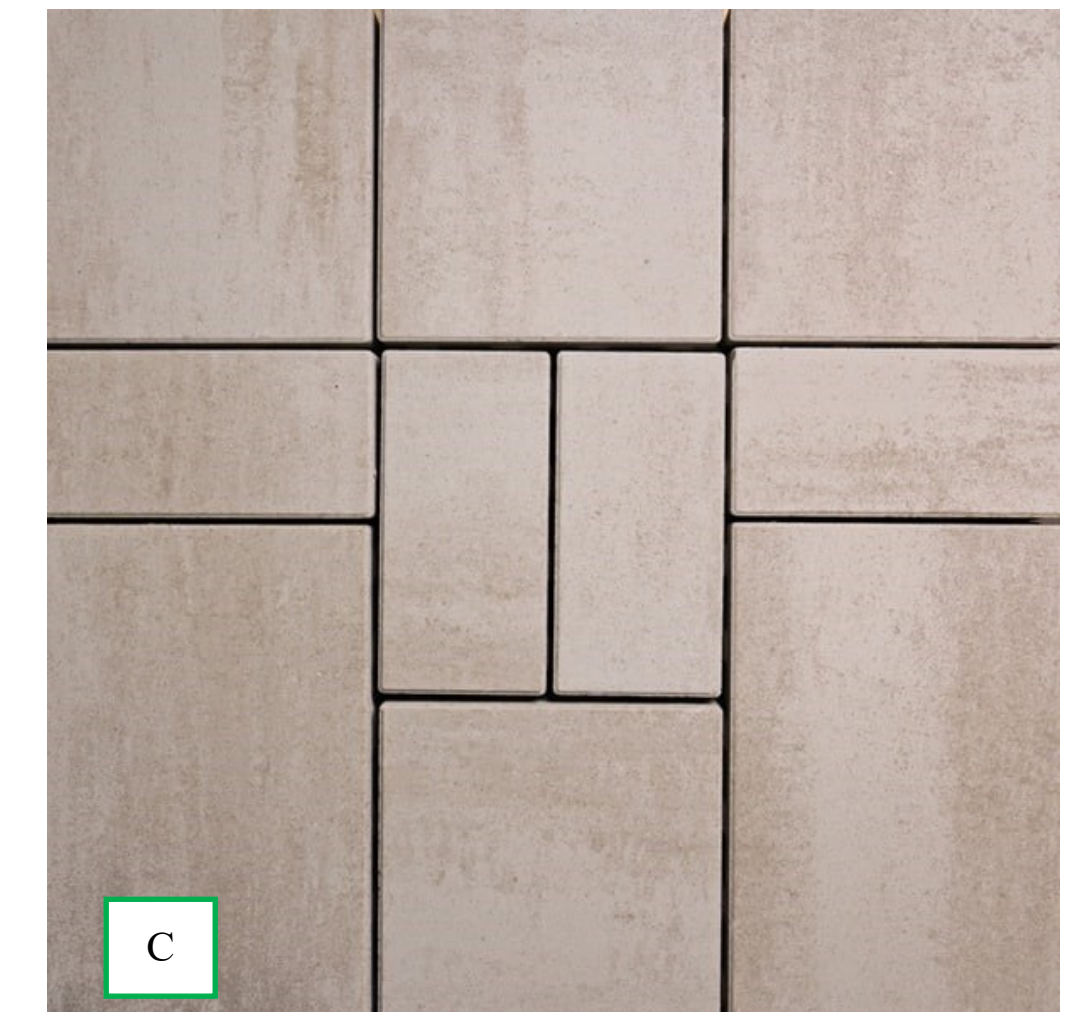
<https://lurveys.com/products/>



Random-Paver-Slab-HD2-Smooth-Champlain-Grey-9327



6x13-Paver-Slab-HD2-Smooth-Onyx-Black-9307



Smooth HD2 6x13 Caffe Crema (for color sample only)