

Denial

**RESOLUTION OF DENYING A CERTIFICATE OF APPROPRIATENESS FOR
A MULTI-STORY, MIXED-USE BUILDING INCORPORATING TWO (2)
INDIVIDUALLY PROTECTED PROPERTIES AT THE 200 BLOCK OF 7TH
STREET, SW**

WHEREAS, on December 31, 2025, Steven W. Blaine, with Woods Rogers Vandeventer Black PLC (“Applicant”), on behalf of Mitchell-Matthews Architects, the Applicants for a requested Certificate of Appropriateness (“CoA”) for a multi-story, mixed-use building (“Project”), incorporating two (2) Individually Protected Properties (“IPPs”) at the 200 block of 7th Street, SW (“Requested CoA”), incorporating five (5) parcels of certain land identified within the City of Charlottesville, Virginia (“City”), real estate assessment records by Parcel Identification numbers 290071000, 290073000, 290074000, 290075000, and 290076000 and currently addressed as 202, 204, 208 & 214 7th Street, SW and 613 Delevan Street (“Property”); and

WHEREAS, on July 18, 1991, the City established by City Code Sections 204 and 208 7th Street, SW as IPPs; and

WHEREAS, per City Code Chapter 34, Section 2.9.3.B., 204 and 208 7th Street, SW are designated IPPs; and

WHEREAS, the Property includes two (2) designated IPPs and the proposed development will incorporate and impact the historic, late-nineteenth (19th) century dwellings on the IPPs; therefore, per City Code Chapter 34, Section 5.2.7.A.1.a., this requires approval of a CoA and the City’s Board of Architectural Review (“BAR”) is required to determine whether the Project is compatible “with the historic, cultural or architectural character of [the] IPP that is the subject of the application”; and

WHEREAS, on December 16, 2025, in a Motion approved 6-1, BAR denied the Requested CoA, having “considered the standards set forth within the City Code, including the ADC District Design Guidelines” and subsequently determined “the proposed development at [the Property] does not satisfy the BAR’s criteria and guidelines for being compatible with the two IPPs.” [Note: When evaluating CoA requests associated with IPPs, BAR applies the ADC District Design Guidelines.]; and

WHEREAS, on December 31, 2025, as permitted by City Code Chapter 34, Section 5.2.7.E.1.b. and c., the Applicant appealed to City Council of the City of Charlottesville, Virginia (“City Council”), BAR’s denial of the Requested CoA (“Appeal”).

NOW THEREFORE BE IT RESOLVED, on May 4, 2026, per City Code Chapter 34, Section 5.2.7.E.1.d., following a review of the Appeal, the Project, and the Application, and having considered relevant information and opinions, including BAR’s determination, the City Staff Report, the City’s ADC District Design Guidelines, and the City’s Criteria for Review and Decision of the proposed construction, reconstruction, alteration or restoration of a building or structure associated with an IPP (City Code Chapter 34, Section 5.2.7.D.1.a.), this City Council determines the Requested CoA does not satisfy the design guidelines and review criteria, and the proposed development is not compatible with the IPPs at 204 and 208 7th Street, SW; and

BE IT FURTHER RESOLVED by City Council that, pursuant to the reasons stated below, *inter alia*, a CoA is hereby denies the requested CoA for a multi-story, mixed-use building incorporating two (2) IPPs at the 200 block of 7th Street, SW [HST 25-25-0084].

	<u>Aye</u>	<u>No</u>
Oschrin	___	___
Fleisher	___	___
Payne	___	___
Snook	___	___
Wade	___	___

Approved by Council
May 4, 2026

Kyna Thomas, MMC
Clerk of Council