

Approval

**RESOLUTION APPROVING 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 (“Property”) 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, and 214 7th Street, SW and 613 Delevan Street (“Property”); 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., it 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”), the 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 satisfies the design guidelines and review criteria, and the proposed development is 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 approved for 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], subject to the following condition:

- Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the five (5)-parcel site will be completed and provided to Staff for BAR’s archive and recorded with the Virginia Department of Historic Resources.

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

Approved by Council
May 4, 2026

Kyna Thomas, MMC
Clerk of Council