

Denial

**RESOLUTION OF DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF
THE STRUCTURE AT 1301 WERTLAND STREET**

WHEREAS, on June 2, 2025, Steven W. Blaine, with Woods Rogers Vandeventer Black PLC (“Applicant”), on behalf of 1301 Wertland LLC and JSB Development LLC, the owners of certain land identified within the City of Charlottesville, Virginia (“City”), real estate assessment records as Parcel Identification number 04030300 and currently addressed as 1301 Wertland Street (“Property”), requested a Certificate of Appropriateness (“CoA”) for the demolition of the existing, two-story, brick *Wertenbaker House* (“Structure”) on the Property (“Requested CoA”); and

WHEREAS, per City Code Chapter 34, Section 2.9.2.B.6., in 1999, the City established the Wertland Street Architectural Design Control District (“ADC District”); and

WHEREAS, the Property is within the Wertland Street ADC District, and the Structure designated a “contributing structure” within the ADC District; therefore, per City Code Chapter 34, Section 5.2.7.A.1.c., its demolition is subject to review by the City’s Board of Architectural Review (“BAR”), and requires approval of a CoA; and

WHEREAS, on May 20, 2025, in a Motion approved 7-0, the BAR denied the Requested CoA, stating it had “considered the standards set forth within the City Code, including the ADC District Design Guidelines” and “the proposed demolition of 1301 Wertland Street [BAR #HST 25-0068] does not satisfy [ø] the BAR’s criteria and guidelines and is not compatible with this property nor other properties in the Wertland Street ADC District” and, in its discussion and Motion, stating the reasons for denial, and;

WHEREAS, on June 2, 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”); and

WHEREAS, on September 2, 2025, 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 the BAR’s determination, the City Staff Report, the City’s ADC District Design Guidelines, and the City’s standards for considering demolitions of contributing structures within ADC Districts (City Code Chapter 34, Section 5.2.7.D.1.b.), this City Council determines the requested demolition of the Structure at the Property does not satisfy the design guidelines and review criteria, and is not compatible with this Property.

NOW THEREFORE, BE IT RESOLVED by City Council that, pursuant to the reasons stated below, *inter alia*, a CoA is hereby denied for the requested demolition of the Structure at the Property:

- [INSERT]

	<u>Aye</u>	<u>No</u>
Oschrin ____	___	___
Payne	___	___
Pinkston	___	___
Snook	___	___
Wade	___	___

Approved by Council
September 2, 2025

Kyna Thomas, MMC
Clerk of Council