

Via email from staff, May 23, 2025, 12:12 PM

Certificate of Appropriateness
BAR # 25-0068
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: 1301 Wertland LLC JSB
Applicant: Edward Carrington, Seven Development
Project: Demolition of contributing structure



Mr. Carrington,

The CoA for the above referenced project was denied by the City of Charlottesville Board of Architectural Review on May 20, 2025. The following action was taken:

Motion by Ms. Lewis:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 1301 Wertland Street does not satisfy or the BAR's criteria and guidelines and is not compatible with this property nor other properties in the Wertland Street ADC District [staff corrected that the ADC District was Wertland Street], and for the following reasons the BAR denies the application:

The Board of Architectural Review concurs with staff's summary of the specific criteria within the guidelines to not recommend demolition, and makes these additional comments as to denial of the application:

- There is no public necessity to demolish the structure.
- There is public purpose and interest in preserving the structure.
- Protection of this property against threats has continued for more than half a century.
- No demonstration of intent to move or relocate the structure, or to find an alternative to demolition.
- The applicant is not present to address the BAR, nor available to answer questions.
- The proposed demolition would adversely affect the other contributing structures in the historic district, because this [the Wertenbaker House] is the anchor in the Wertland ADC District.
- There has been no reason stated for demolition which is one part of the ADC Guidelines for which the BAR should be informed, and the applicant did not appear to provide that information. The BAR can only assume it is for redevelopment purposes.
- There has not been an economic feasibility study for rehabilitation or reuse of the structure.

- The applicant has not demonstrated they have exhausted all other alternatives prior to submitting an application for demolition.
- The applicant has not offered to document the building to the Secretary of Interior's Standards if demolition did ever take place.
- This property is significant to the history of the City of Charlottesville and the University of Virginia as being the residence of the University's longest serving librarian who was selected by Thomas Jefferson.

The motion for denial was seconded by Mr. Rosenthal. Vote to deny the application: 7-0.

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

<https://youtu.be/8lmrC2b24tA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnlNUV>

Per City Code Chapter 34, Division 5.2.7.E (*Action After Decision*), following the denial of a CoA request, the applicant may appeal the decision to City council by filing a written notice of appeal within ten working days of the date of the decision. The date by which staff should receive such notice is June 4, 2025. The appeal shall “set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and any additional information, factors or opinions they deems (sic.) relevant to the [appeal]. The applicant, or their agent, and any aggrieved person, will be given an opportunity to be heard by the City Council on the appeal.” The fee to submit an appeal of a BAR decision is \$125. (Copy of Div. 5.2.7. is attached to this e-mail.)

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

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner II
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