

**City of Charlottesville
Board of Architectural Review
Staff Report
December 16, 2025**



Certificate of Appropriateness Application

BAR # HST25-0115

210-216 West Market Street, TMP 330271000

Downtown ADC District (contributing property)

Owner: McSwain Properties LLC; McSwain Properties II, LLC

Applicant (Contract purchaser): Jeff Levien, Heirloom Downtown Mall Development, LLC

Project: Building demolition



Background

Year Built: c1935 as service station, renovated c1965

District: Downtown ADC District

Status: Contributing

Cinder block building. White metal panels and blue accent band removed after 1980. Single story, flat roof, three bays; original service bays in west section likely closed. Fixed glass storefront; entrance in east bay. (See Appendix for images, maps, and additional information.)

Prior BAR Actions:

February 16, 2010 – BAR allowed staff discretion to approve replacement of membrane roof.

August 16, 2022 – BAR 22-08-03. BAR approved CoA (6-0) for demolition with conditions:

- Staff approval of the demolition permit is contingent upon:
 - Provide documentation of the existing building. In addition to the photos, provide dimensioned floor plans and elevations.
 - An approved building permit for construction of the new building.

Link to staff report and BAR action: [BAR August 2022 - Demolition CoA 210 W Market St](#)

Link to meeting video (discussion at approx. 02:45:00): [BAR August 2022 - Meeting Video](#)

Application

- Submittal: CoA application and narrative, dated November 19, 2025, two pages. Site description dated November 25, 2025, nine pages. Note: Description is the same from the 2022 request.

CoA request for the demolition of existing commercial building, formerly Brown’s Lock & Safe. Note: The current CoA (BAR 22-08-03) expires February 16, 2026 and cannot be further extended. Thus, the request for a new CoA.

Additionally, the applicant proposes using 210–216 West Market Street as a temporary construction yard to support the planned hotel at 218 West Market Street (BAR #s HST25-0076 and HST24-0038). After the hotel is completed, and until a new building is approved at 210–216 West Market Street, the property will be converted to parking, as permitted by code. This change will require modifying the conditions of the current CoA related to the timing of razing the structure at 210-216 West Market Street. (See staff’s recommendation below.)

For reference: Recent BAR activity related to the hotel at 218 West Market Street

- [BAR May 2025 - Demolition CoA 218 W Market St](#)
- [BAR June 2025 – New Hotel CoA 218 W Market St](#)

Discussion and Recommendation

Note: In the following, unless otherwise noted, *site* refers to 210-216 West Market Street.

The current demolition CoA (BAR 22-08-03) conditioned approval of the required demolition permit on obtaining an *approved building permit* for construction of a new building at the site. (Note: An approved BP would also require an approved CoA and site plan.) For the new demolition CoA, the applicant has requested the planned demolition of the former Brown’s Lock & Safe be allowed subsequent to an approved building permit for the planned hotel at 218 West Market Street.

Staff supports this request, per the following:

- Per the standards for considering demolitions and the ADC District Design Guidelines for Demolition (Chapter 7), staff concurs with the applicant’s comments, generally, and finds no compelling argument to deny the requested demolition.
- Also, per Chapter 7, the guidelines recommend: “If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.” Staff supports demolition with specific conditions (see below) to address the proposed use of the site as a temporary construction yard for the new hotel at 218 West Market Street and, subsequent to completion of the hotel, the possible use of the site for surface parking. Excluding the several large, commercial parking lots, within the Downtown ADC District are at least 18 small parking lots located immediately adjacent to either Market Street or Water Street (see image in Appendix). These range between 1,000 sq ft and 20,000 sq ft, with the majority between 2,000 sq and 8,000 sq ft. Converted to a parking lot, the approximately 5,600 sq ft site would fall in this range. A well-designed and maintained, small parking lot here would not be out of character with the district. Particularly, given that approximately 3,5000 sq ft of this parcel is currently used for parking, with approximately 2,200 sq ft immediately adjacent to Market Street.
- As early as 1877 (per Gray’s Map) there were at least two, framed dwellings on the site. (Grouped with a third at 218 West Market). Based on US Census data and old City Directories (See Appendix), we know who occupied these dwellings between the 1880s and just before the 1930s, when the gas station was built on 210-216 and a grocery store constructed on 218. Based on maps and aerial images, portions of both sites are essentially undisturbed by building

construction. The recommended Phase 1 archeological investigation of this site [with required investigation at 218 West Market Street] will allow that story to be presented and interpreted within any future development of the site and certainly within the adjacent hotel.

Staff recommends approval of the demolition CoA, with the following conditions:

- Prior to preservation and design staff approval of a demolition permit to raze the existing building at 210–216 West Market Street:
 - Applicant will secure the necessary permit for the site to be used as a temporary construction yard to support construction of the hotel at 218 West Market Street, including installation of a construction barrier appropriate for Downtown (per City of Charlottesville Standards & Design Manual);*
 - Applicant will provide for the BAR record documentation of the existing building. In addition to the photos provided, documentation will include dimensioned floor plans and elevations.**
 - In coordination with the required examination of 218 West Market Street (condition of CoA for BAR #HST25-0076), applicant will complete and provide for the BAR record a Phase I archeological investigation of the site.
- A recommendation that the redevelopment of the site incorporate stone elements that reflect the stone foundation wall at the south elevation of the existing structure.**
- A recommendation that, within the new building at 218 West Market Street and any subsequent development of 210-216 West Market Street, the history of this site [or these sites], including recognition of the individuals who lived and worked there, is presented and interpreted.

* Use of the site for a temporary construction yard will require a permit. Approval of that permit requires an Erosion and Sediment Control Plan, which includes a stabilization plan for the site following its use as a laydown area. (Per the City’s Standards & Design Manual: “[Stabilization] shall consist of topsoiling, liming, fertilizing, seeding, and mulching to assure a firm stand of grass.”) Any subsequent development of the site, including for temporary and/or permanent parking, will require a CoA and an approved site plan.

** From the current CoA.

Suggested Motions

Approval: 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 210-216 West Market Street satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted with the following conditions: [see staff recommendations].

Denial: 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 210-216 West Market Street does not satisfy the BAR’s criteria and guidelines and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application: [...]

BAR deferral: I move to defer action on this request until the BAR’s meeting on January 21, 2026.

Applicant request for deferral: I move to accept the applicant’s request to defer this matter until a later meeting. If nothing is submitted before May 27, 2025--18 months from the original submittal deadline for this application--this deferral will expire, and the CoA request will be voided.

Criteria, Standards, and Guidelines

Note: The following--including applicant and staff comments under *Criteria for Review and Decision* —is essentially unchanged from the August 16, 2022 staff report, except as follows:

- The City Code references have been updated to reflect the changes to City Code Chapter 34.
- To update the BAR archives, staff has included in the Appendix additional information regarding the former residents of this site.

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]
- d. Demolition: The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:
 - i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
 - ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

Criteria for Review and Decision

City Code Chapter 34, Div. 5.2.7. D.1.b.

Review is limited to following factors in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or IPP:

- i. The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:
 - a) The age of the structure or property;

Applicant comment: The age of the structure is unclear. As noted above, the National Register Nomination notes it as “Ca. 1955”. The City’s tax assessment records note the year built as 1920.

Staff comment: (See Background) Staff has determined the west wing was constructed c1935 as a single-story service station. The east wing was constructed c1965.

- b) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

Applicant comment: The property is noted as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District.

Staff comment: Concur with applicant. See VDHR #104-0072, <https://www.dhr.virginia.gov/historic-registers/104-0072/>

- c) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Applicant comment: No known associations.

Staff comment: Concur with applicant.

- d) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the City of a particular architectural style or feature;

Applicant comment: No such characteristics are attributed to this building.

Staff comment: Concur generally with applicant. See comments below and recommendation re: exposed stone wall.

- e) Whether the building or structure is of such old or distinctive design, texture, or material that it could not be reproduced, or could be reproduced only with great difficulty;

Applicant comment: The building and its stucco facade could be readily reproduced with today’s materials and techniques.

Staff comment: Concur with applicant.

- f) The degree to which distinguishing characteristics, qualities, features, or materials remain;

Applicant comment: The NRHP nomination does not note any distinguishing characteristics, qualities, features or materials. Since the NRHP listing, the exterior white metal panels have been removed.

Staff comment: Concur with applicant.

- ii. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing applicable District, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

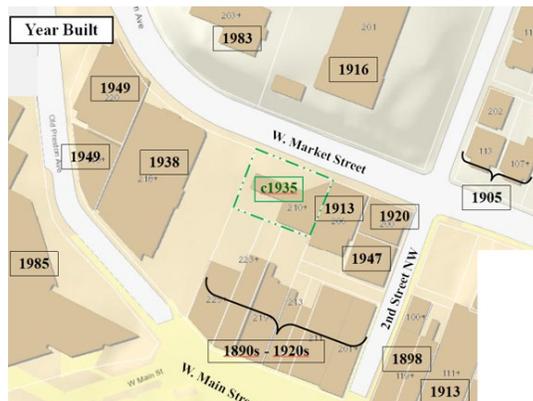
Applicant comment: The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

Staff comment: The c1935 gas station corresponds to a local construction boom of service stations and dealerships: 1920s to 1950s. However, unlike West Main Street and Preston Avenue, this building is not within or associated with a concentration of similar buildings.

The extant auto-related buildings from this period include the following:

- 1001 W. Main St (1920)
- 2115 Jefferson Park Ave (1920)
- 824 Preston Ave (1934)
- 200 W. Water St (1935)
- 1214 E. High St (1939)
- 1221 E. Market St (1935)
- 500 Monticello Rd (1940)
- 416-418 W. Main St (1941)
- 408 Monticello Rd (194)

The building’s construction and evolution reflect the commercial development of this block; however, it is not linked historically or aesthetically to the surrounding structures.



- iii. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided to the BAR;

Applicant comment: A structural study has not been completed.

Staff comment: The current use of the building and the photos provided by the applicant suggest the structure is not unstable or in poor condition. Demolition is requested to facilitate redevelopment of the site.

- iv. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features, or materials that are significant to the property’s historic, architectural, or cultural value;

Applicant comment: The building is neither an historic cultural marker nor does it represent an important moment in Charlottesville’s architectural development. As such, the applicant proposes to demolish the building.

Additionally, we offer that this parcel (approximately 0.144 acres) is underutilized with its suburban model of at-grade parking in front of and behind the building. Occupying roughly one-half to two-thirds of the site, the existing structure presents an impediment to maximizing the potential density for land so deep in the center of our commercial and residential core. The vision for the redevelopment of the property is of a mixed-use structure.

Having weighed the preservation of our architectural past alongside the limited opportunities our town has to accommodate growth, the BAR has approved demolition of other contributing structures including the Studio Art building at 1106-1112 West Main Street, the Escafe restaurant building at 215 West Water Street, the Clock Shop at 201 West Water Street, and the building on the adjacent property at 218 West Market Street. The land at 210 West Market Street represents a similar opportunity as those sites, offering the chance for increased density and vitality downtown, but it requires the removal of the existing structure.

If the existing structure is required to remain in place for future development, this site will, by necessity, continue to be an underutilized anomaly in our urban fabric. Granting permission to raze the building is an important step in furthering the long-term growth and development of our downtown core with vibrant, mixed-use developments such as the one contemplated for this site

Staff comment: Proposal is to raze the entire structure; no elements, features or materials will be retained. Staff concurs with the applicant that the building and site are not historically, architecturally, or culturally significant. However, the stone foundation wall (south elevation) reflects the use of similar stone nearby--images below.

Stone wall: South elevation of 210 West Market Street



Stone wall: Old Preston Avenue



Stone wall: 1st Street and Market Street: Market Street Park



Stone wall: 3rd Street NE and Market Street



- v. Any applicable provisions of the City’s design guidelines.
 - o Staff Note: See below, under *ADC District Design Guidelines for Considering Demolitions*.

Pertinent design guidelines re: Demolitions

Link: [Chapter 7 Moving and Demolition](#)

B. Demolition of Historic Structures

Review Criteria for Demolition

- 1) The standards established by the City Code, Section 34-278.

Staff comment: See comments under *Standards for considering demolitions*.

- 2) The public necessity of the proposed demolition.

Staff comment: Demolition is not a public necessity; the building has not been condemned or deemed unsafe. However, in considering the request, the BAR might weigh the public benefit of the site’s redevelopment.

- 3) The public purpose or interest in land or buildings to be protected.

Staff comment: See comments under *Standards for considering demolitions*, item a.

- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

Staff comment: See comments under *Standards for considering demolitions*, item d.

- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.

Staff comment: See comments under *Standards for considering demolitions*, item d.

- 6) The reason for demolishing the structure and whether or not alternatives exist.

Staff comment: See comments under *Standards for considering demolitions*, item d.

- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Staff comment: See comments under *Standards for considering demolitions*, item c

Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

Appendix

Surface parking near Downtown Mall.

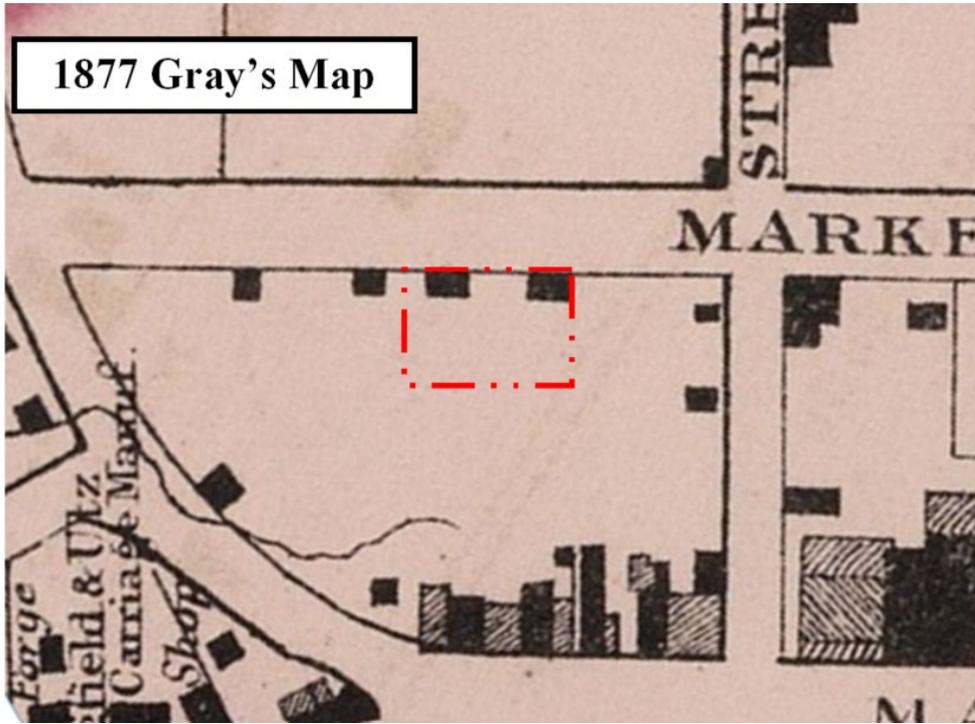


Site History

Staff research indicates the west wing (parallel to Market Street) was constructed c1935 as a four bay, single story, cinder block service station, possibly with applied exterior tiles [per the c1960s Sanborn Maps]. As early as 1877 and until the early 1930s, there were two, single-story, framed dwellings here. The 1936 City Directory lists a service station owned by Thomas Miller. (1937 aerial photo show the service station.) By 1951, it is Sam's Gulf Service Station. The angled, east wing is not shown in the c1960s Sanborn Maps, but visible in the 1967 photo, suggesting when it was constructed. By the 1970s, if not prior, the structure was occupied by Brown's Lock and Safe.

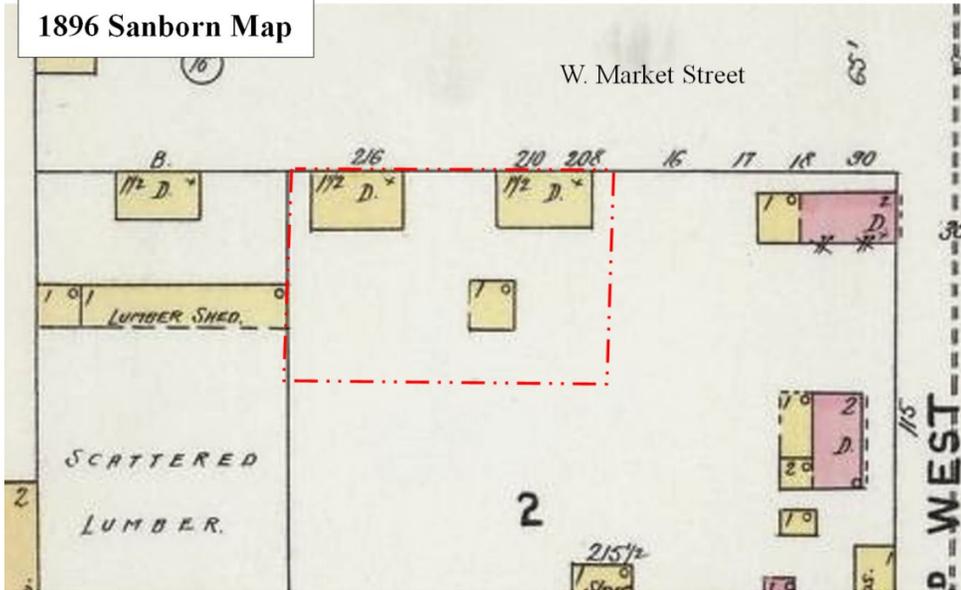


1877 Gray's Map

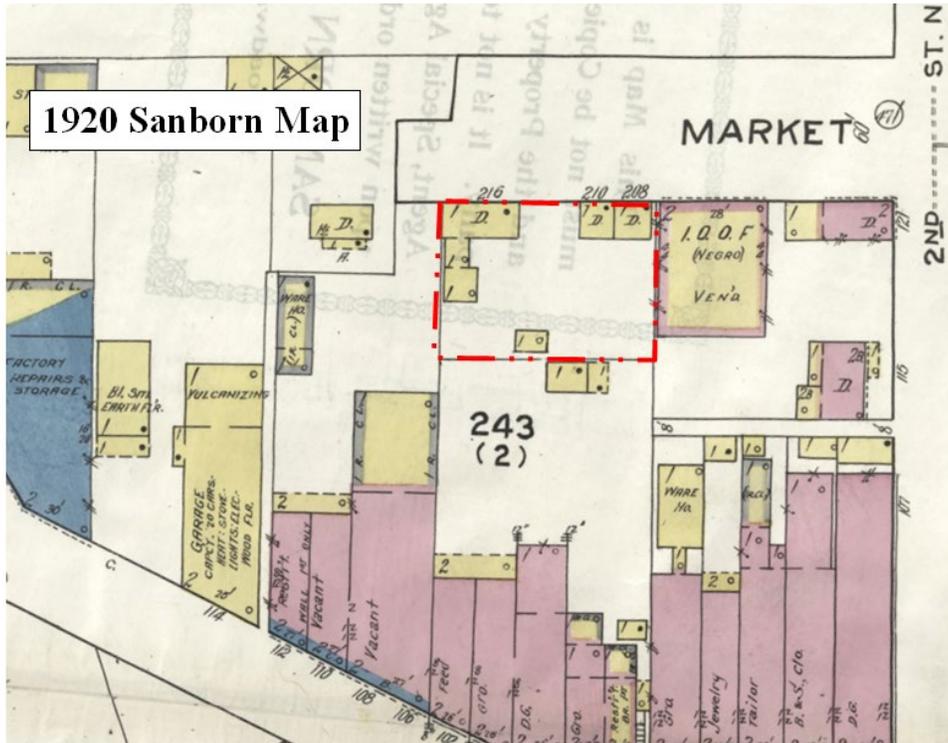


1886 Sanborn Map

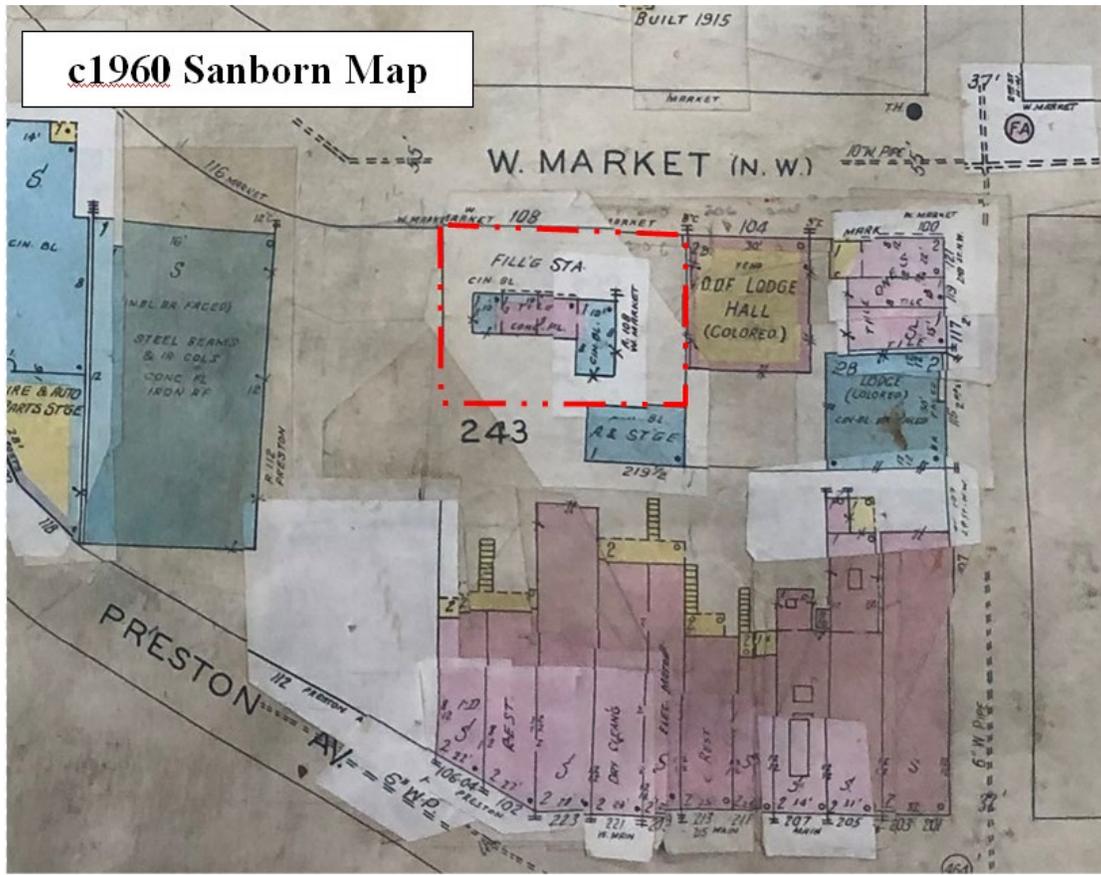
1896 Sanborn Map



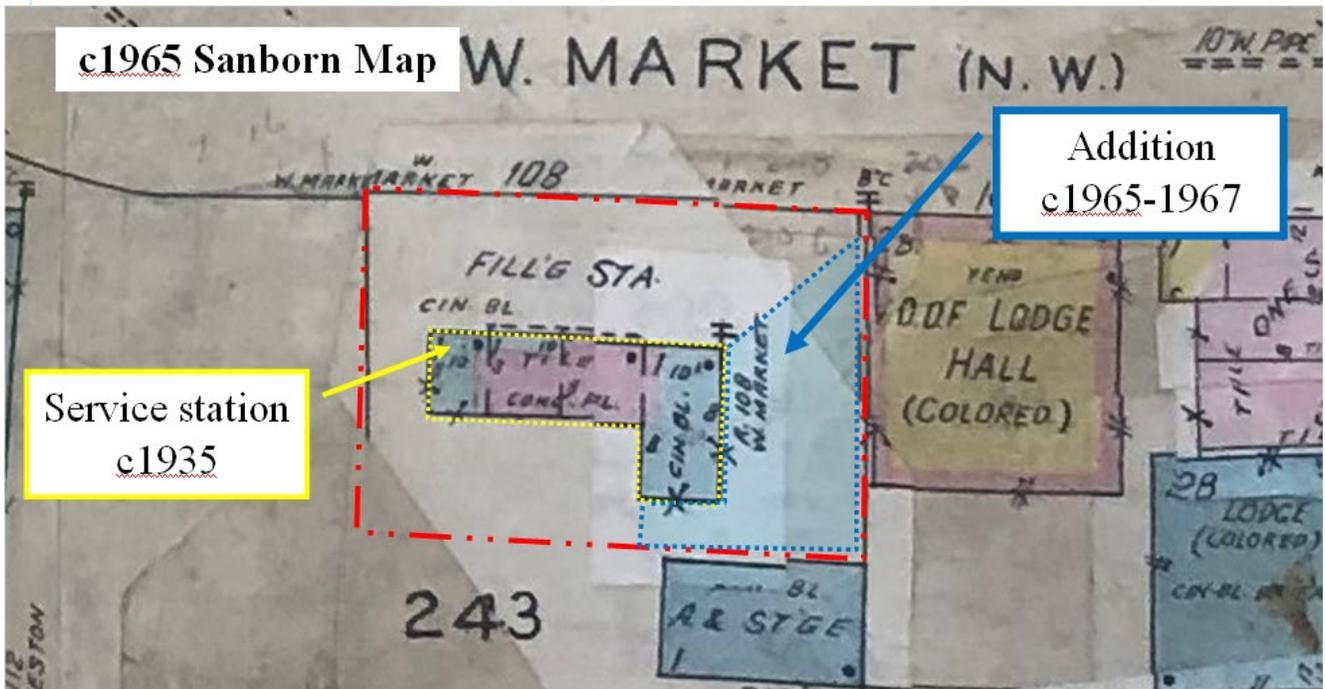
1920 Sanborn Map



c1960 Sanborn Map



c1965 Sanborn Map



2018

Addition
c1965-1967

Service station
c1935

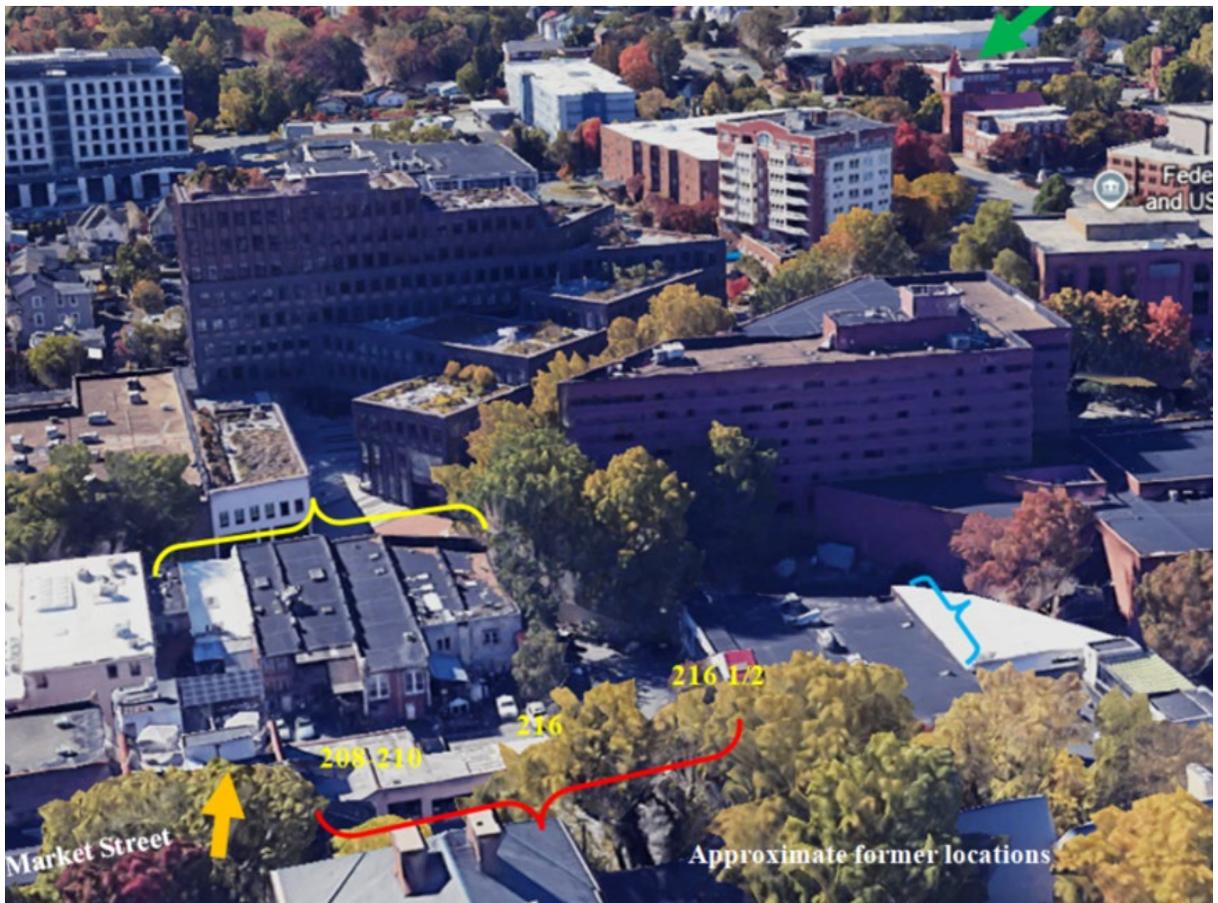


Holsinger: 1916-03-30

1916



<https://search.lib.virginia.edu/sources/images/items/uva-lib:1044009?idx=0&page=1>



Biographical information (partial, spellings may be inaccurate)

1888 Directory, Home on Market St

Possibly at 208, 210, 216 - See 1900 census

Battles	Nannie W		Market
Battles	Wm	carpenter	Market
Brown	John H	lab	Market
Brown	Julie Ann		Market
Brown	Maggie	domestic	Market
Brown	Mrs Mary	widow	Market
Brown	Mollie	washer	Market
Brown	W Ann		Market
Calloway	Charles H	barber	Market
Estes	Charles	lab	Market
Farrar	Jesse	pump maker	Market
Farrow	Josephine V		Market
Farrow	Martha		Market
Logans	Adaline	dress maker	Market
Logans	Margaret		Market
Logans	Stephen	mail carrier	Market
Minor	Lucinda	cook	Market
Palmer	Ann	domestic	Market
Reeves	Josh		Market
Scott	Hosea M	porter	Market
Smith	Margaret	domestic	Market
Valentine	Rev John H	pastor Meth Church	Market
Walker	Mollie	domestic	Market
Walker	Nannie		Market
Walker	Sallie	washer	Market
Week	Lydia	domestic	Market
White	Emma	domestic	Market
Wood	Emma C	washer	Market
Wood	Julia	washer	Market
Wood	Stella	washer	Market
Wright	Dilsey		Market
Wright	Tamer	domestic	Market

1900 Census				
	Name	Age	Race	Profession
216	Stephen Logan (Head)	49	Black	Driver Delivery
	Adeline Logan (Wife)	53	Black	Seamstress
	Margaret Logan (Daughter)	26	Black	
	Alice Logan (Daughter)	23	Black	Seamstress
	Anna Logan (Daughter)	20	Black	
	Frank Logan (Son)	15	Black	Driver
	William Logan (Son)	12	Black	Driver
	James Logan (Son)	40	Black	Day Laborer
	Sarah Sulsbury (Daughter)	19	Black	Day Laborer
	Nepolion Sulsbury (Son-in-law)	19	Black	Winer Delivery
	Ruby Sulsbury (Granddaughter)	inf	Black	
	Blanch Logan (Granddaughter)	Inf	Black	
	Maney Coles (Granddaughter)	2	Black	
	Amanda Coles (Granddaughter)	5	Black	
	Stephen Coles (Grandson)	6	Black	
	Viola Logan (Granddaughter)	2	Black	
210	Jan Martin (Head)	51	Black	Washer
	Rosa Barber (Daughter)	25	Black	Laundry Hand
	Clifton Martin (Son)	21	Black	House Servant
	Nellie Martin (Daughter)	12	Black	Student
	A[?] Martin (Daughter)		Black	Student
	B. Baber (Grandson)	6	Black	Student
	Phil Baber (Grandson)	5	Black	
	Willard Baber (Grandson)	1	Black	
208	Mary Brown (Head)	34	Black	Laundress
	John Brown (Brother)	15	Black	Farmer
208	Archer James (Head)	26	Black	Driver
	Sarah James (Wife)	26	Black	
208	Jacob Skinner (Head)	50	Black	Laborer For Cty
	Catherine Skinner (Wife)	51	Black	Laundress
	E L Skinner (Niece)	11	Black	Student

1910 Census				
	Name	Age	Race	Profession
208	Jennie Henry (head)	30	B	Wash Woman
	Eva L. Henry (wife)	27	B	Wash Woman
	Maggie Henry (daughter)	7	B	
	Francis L. Henry (daughter)	4	B	
	Bernard H. Henry (son)	4	B	
	William Henry (nephew)	6	B	
	Robert Henry (nephew)	3	B	
210	Ida Martin (head, widow)	54	B	Washwoman
	Lillian Martin (daughter)	20	B	Cook
	[Al] Martin (son)	15	B	Stable Boy
216	James Stevens (head)	25	B	Wagon Driver
	Lucy Stevens (wife)	24	B	Chambermaid
	Mary E. Lewis	35	B	Janitress

1920 Census				
	Name	Age	Race	Profession
208	Ida Martin (head, widow)	67	B	none
210				
216	Francis Thompson (head, widow)	46	B	Washwoman
	Ethel Thomson (daughter)	2	B	Washwoman
	Francis Mansfield (lodger)	24	B	Servant for private family

U.S., City Directories, 1822-1995
 Virginia > Charlottesville > 1929 > Charlottesville, Virginia, City Directory

**MARKET, W—West from 1st,
 first north of Main**
 — Christian Church

101 Vacant
 105 Porter Anna V
 109 Pappas Wm
 113 Marshall Wm H
 114 Cornell Joseph C

2d intersects

206 Odd Fellows' Hall (c)
 208 Martin Ida (c)
 210 Brown Mary (c)
 216 Thompson Frances (c)
 224 Thompson Frank (c)

1929

U.S., City Directories, 1822-1995
 Charlottesville > 1934 > Charlottesville, Virginia, City Directory

**MARKET W—West from 1st,
 1 n of Main**
 — Christian Ch

101 Marshall Leon N
 105 Porter Anna V
 109 Pappas Wm
 113 Velle Nicholas
 114 Lamb Lelia Mrs

2d intersects

206 Odd Fellows' Hall (c)
 208-10 Vacant

1934

U.S., City Directories, 1822-1995
 Charlottesville > 1936 > Charlottesville, Virginia, City D

Woolen Mills Sch

MARKET W—West from 1st, 1 north of Main
 sw cor Christian Church
 105 Porter Anna V
 109 Pappas Wm
 113 Velle Nicholas

2d intersects

206 Odd Fellows' Hall (c)
 208 Miller Thos M filling sta
 210 Wilkerson Frank D

1936

U.S., City Directories, 1822-1995
 Virginia > Charlottesville > 1940 > Charlottesville, Virginia, City Directory, 1940

end Chvle Woolen Mills

MARKET W—West from 1st, 1 north of Main
 sw cor Christian Church
 103 Hill Wm R
 105 Porter Anna V
 Jones Anna Mrs nurse
 109 Pappas Wm
 113 Velle Nicholas

2d intersects

206 Odd Fellows' Hall (c)
 208 Miller Thos M filling sta
 218 A & P Food Stores (br) gros
 220 Wheat Chas C sheet metal wkr

1940

U.S., City Directories, 1822-1995
 Virginia > Charlottesville > 1951 > Charlottesville, Virginia, City Dir

105 Porter Anna V ©
 Jones Anna S Mrs nurse
 Smith Nettie J nurse
 107Δ Pappas Wm ©
 113Δ Velle Nicholas ©
 rear Eppard Elsie M Mrs

2d NW intersects

206 Odd Fellows Hall (c)
 Pride of Va Lodge No 20
 FAYM (c)
 Shining Moon Lodge No 244
 Household of Ruth (c)
 Mentor Lodge No 1453
 GUOOF (c)

210Δ Sam's Gulf Serv
 218Δ A & P Food Stores gros
 220Δ Piedmont Refgr Co

1951

U.S., City Directories, 1822-1995
 Charlottesville > 1960 > Charlottesville, Virginia, City Direct

MARKET W—From 200 N 1st west to Preston av
 cor First Christian Church 3-2276
 103 Crickenberger John W 6-6148
 105 Craven Lula V 3-3850
 Smith Nettie nurse
 106 Spears Morris R
 107 Pappas Gus W © 3-3005
 113 Velle Evanthia Mrs © 2-8035
 Cox Robt M 3-4653
 rear Thomas Ola nurse 2-2383

2d NW intersects

206 **Odd Fellows Hall**
 Shining Moon Lodge No 244
 Household of Ruth
 Mentor Lodge No 1453 (GUOOF)
 Heron's of Jericho
 King David's Lodge
 Courts of Calanthe Lodge No 71
 Pride of Va Lodge No 122

210 Sam's Gulf Serv 2-4593
 218 A&P Food Stores Inc gros
 220 Jefferson Tire & Sup Co Inc auto accessories 2-2455
 Preston av intersects

1960



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name _____ Applicant Name _____
Project Name/Description _____ Parcel Number _____
Project Property Address _____

Applicant Information

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

 _____
Signature Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Print Name _____ Date _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature Date 11/19/25
Stewart Brown 11/19/25
Print Name Stewart Brown Date

Do you intend to apply for Federal or State Tax Credits for this project? _____

Description of Proposed Work (attach separate narrative if necessary): _____

List All Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

BAR Certificate of Appropriateness (COA)
210-216 West Market Street
Demolition Application Narrative

210-216 West Market Street aka The Brown's Lock and Safe property ("Brown Property") has been previously granted by BAR a demolition COA for the building on the Property ("Brown Building"). This was, in part, recognized as an opportunity for the City to further its stated goals of the Downtown Mixed-Use Corridor to, among other things, increase commerce. As such, the BAR granted a COA for demolition for the Brown Building on August 17, 2022 ("Original COA"), followed by subsequent extensions whereby the **Original COA now expires on February 16, 2026**. Applicant has been advised that BAR may not grant further extensions of the Original COA. Thus, Applicant is submitting this application for a new demolition Certificate of Appropriateness ("New COA") as essentially a replacement for the Original COA under the same terms and conditions except for 1 requested modification (see below). Reference is made to the submission for the Original COA as the complete application for this New COA, as the substance for the New COA request remains the same as the Original COA. You can use this [LINK TO FILE](#) if you need a copy of that original submission. Since applicant is still under contract to acquire the Property, the Property Owner has signed below to confirm its consent of this New COA application.

Furthermore, on May 20, 2025, BAR granted a demolition COA for the neighboring building at 218 West Market Street now expiring November 20, 2026 ("Adjacent Demo COA"), following which, BAR also granted on June 17, 2025, a new building COA for a hotel, expiring December 17, 2026 ("Adjacent Building COA").

Applicant envisions the future of the Brown Property to have some relationship to the hotel being constructed at 218 West Market Street per the Adjacent Building COA ("Hotel") and thus respectfully requests that the New COA be granted for 18 months, so it runs more concurrently with the Adjacent Building COA.

The one change respectfully requested to the Original COA, is that the Original COA condition of requiring a permit for a new building on the Brown Property before demolition, be satisfied with a new building permit for the Hotel. **Accordingly, Applicant would be permitted to demolish the Brown Building at or around the same time as demolition under the Adjacent Demo COA.**

Suggested verbiage of the change is that the condition in the Original COA of:

"An approved building permit for construction of the new building"

be modified in the New COA to:

"An approved building permit for construction of either (i) a replacement of the existing building or (ii) the hotel on 218 West Market Street."

To further substantiate this application, please note:

1. Applicant acting under the Original COA had ties to the advancement of the Hotel project, and with that project being delayed for several valid reasons stated in the application for the Adjacent Demo COA, moving forward with obtaining a building permit for the development of the Brown Property (and thus demo under the Original COA) was impractical.
2. The retail portion of the locksmith business at Brown Property is voluntarily ending in the next several months (other parts of the business will operate elsewhere). They have continued to operate in the Brown Building since the Original COA was granted so it was natural to not act on the Original COA. The timing of demolition over the next 18 months in conjunction with the Hotel is much more sensible.

Very Truly Yours,

HEIRLOOM DOWNTOWN MALL DEVELOPMENT LLC,

By: _____
Jeffrey S. Levien, Authorized Signatory
Dated: November 20, 2025

BAR Certificate of Appropriateness
210 West Market Street
Demolition Application Narrative

210 West Market Street presents an opportunity for the City to further its stated goals for the Downtown Mixed-Use Corridor of increased commerce and additional housing in the entertainment and employment center of our town. Looking at the current and future expansion of Charlottesville, the BAR must identify opportunities for accommodating growth in ways that are sensitive to our historic urban fabric by protecting important structures in our cultural and urban development while recognizing that some old buildings must be allowed to be taken down to make way for the future. With that in mind, the BAR approved demolition of the neighboring structure at 218 West Market Street in 2019. Approval to demolish 210 West Market Street would be consistent with the BAR's previous action, serving the long-term greater good to the City by making way for increased density on the site, rather than maintaining the existing structure with its suburban model of parking between the street and the building.

The structure at 210 West Market Street is listed as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District, and is in the Downtown Architectural Design Control District. The National Register Nomination only notes the following about the building:

"210: cinder block with white metal veneer; 1 story; flat roof; 3 bays. Commercial Vernacular. Ca. 1955. Fixed glass storefront; entrance in east bay."

As the BAR reviews the City's standards for considering demolitions in an ADC District, we offer the following perspectives:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

The age of the structure is unclear. As noted above, the National Register Nomination notes it as "Ca. 1955". The City's tax assessment records note the year built as 1920.

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

The property is noted as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

There are no known associations.

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

No such characteristics are attributed to this building.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

The building and its stucco facade could be readily reproduced with today's materials and techniques.

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

The National Register Nomination does not note any distinguishing characteristics, qualities, features or materials. Since the time the nomination was written, the exterior veneer has been changed from "white metal" to stucco.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

A structural study has not been completed.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value.

The building is neither an historic cultural marker nor does it represent an important moment in Charlottesville's architectural development. As such, the applicant proposes to demolish the building.

Additionally, we offer that this parcel (approximately 0.144 acres) is underutilized with its suburban model of at-grade parking in front of and behind the building. Occupying roughly one one-half to two-thirds of the site, the existing structure presents an impediment to maximizing the potential density for land so deep in the center of our commercial and residential core. The vision for the redevelopment of the property is of a mixed-use structure.

Having weighed the preservation of our architectural past alongside the limited opportunities our town has to accommodate growth, the BAR has approved demolition of other contributing structures including the Studio Art building at 1106-1112 West Main Street, the Escafe restaurant building at 215 West Water Street, the Clock Shop at 201 West Water Street, and the building on the adjacent property at 218 West Market Street. The land at 210 West Market Street represents a similar opportunity as those sites, offering the chance for increased density and vitality downtown, but it requires the removal of the existing structure.

If the existing structure is required to remain in place for future development, this site will, by necessity, continue to be an underutilized anomaly in our urban fabric. Granting permission to raze the building is an important step in furthering the long-term growth and development of our downtown core with vibrant, mixed-use developments such as the one contemplated for this site.



View of property from West Market Street



View of property from West Market Street



View along West Market Street of space between 210 West Market Street (at right) and 206 West Market Street (Common House)



View of west façade from the parking lot of 218 West Market Street



View looking north at south facade of 210 West Market Street



View of western half of the south façade



View of south façade looking east



View of eastern half of south facade



View looking north of space between 210 West Market Street (at left) and 206 West Market Street (Common House)

