

Actions
City of Charlottesville
Board of Architectural Review
Regular Meeting
December 16, 2025 5:30 p.m.
Hybrid Meeting (In-person in Council Chambers and virtual via Zoom)



5:00 Pre-Meeting Discussion [Held in the Neighborhood Development Services conference room.]

5:39 Regular Meeting

Introduction from the Chair, Mr. Zehmer:

Welcome to this Charlottesville Board of Architectural Review's Regular Meeting. The BAR is appointed by Charlottesville City Council to administer the provisions of the Charlottesville City Code related to Architectural Design Control Districts, Individually Protected Properties, and Historic Conservation Districts.

At the beginning of the Meeting, the BAR will allow *matters from the public not on the Agenda*, followed by action on the Consent Agenda, and then the BAR will formally review two Certificate of Appropriateness Applications.

For the record, the matter on the Consent Agenda is a front landscape alteration at 422 2nd Street NE. If you have any comments on that then you [would speak] during Matters from the Public about that [application].

We realize there are many people who wish to speak this evening, so we have signup sheets up front here, if you could sign up that helps us go through the list in an orderly fashion. In order to ensure we may perform our duties for this meeting we are going to amend the Meeting Agenda as follows:

During *Matters from the Public not on the Agenda*, the number of speakers will be limited to five. Each speaker will identify themselves, provide their address, and be allowed to speak once for up to two minutes. Comments must be limited to the BAR's purview. And again that is for things not on the Agenda.

Then during our new items #3 and #4, which are specifically for 210-216 West Market Street, and the 7th Street parcels, City Staff will introduce each item, followed by the Applicant's Presentation, which should not exceed ten minutes. Following those reports, I will invite questions and comments from the public. Each speaker will identify themselves, provide their address, and be allowed to speak once for up to two minutes. Comments must be limited to the BAR's purview; that is, regarding only the exterior aspects of a project, per the BAR's charge from City Council, and per City Code requirements for a Major Historic Review. Following any public comments, the BAR will then offer its questions and comments to the Applicant, after which the Applicant will have up to three minutes to respond to each question and/or comment, for a period that may be extended at my discretion.

Motion seconded by Mr. Bailey.

There was no discussion from the Board.

Vote: 7-0 to amend the meeting agenda.

We welcome public participation, everybody in here is a part of this meeting- we want to invite you to please participate but we want to do so in a civil and orderly manner. In order to ensure that, we are going to act like adults, and so please address the BAR, not the applicant or other people in the room. Focus your comments towards us, keep your comments to our purview, which is again the exterior of the building. Public attacks, abusive language, and actions that disrupt or impede the Meeting's progress are prohibited. We do have the right, we reserve the right, to ask folks to leave if they do become disruptive, but I do not think we will have to do that. We are looking forward to the conversation.

- A. Matters from the public not on the agenda** [or on the Consent Agenda]
- B. Consent Agenda** (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. **Meeting Minutes:** October 21, 2025
2. **Certificate of Appropriateness Application**
BAR # HST25-0117
422 2nd Street NE, TMP 330079000
North Downtown ADC District
Owners/Applicants: Michael Shveima & Erin Hall
Project: Front landscape alteration

Ms. Lewis moved to approve the Consent Agenda. The following action for BAR# HST25-0017 is also approved:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the landscape and site alterations proposed at 422 2nd Street, NE satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the request.

The motion was seconded by Mr. Bailey.

Vote: 6-0 with Mr. Zehmer abstaining as he was not present at the October 21st meeting.

C. Deferred Items

N/A

D. New Items

3. **Certificate of Appropriateness Application**
BAR # HST25-0115
210-216 West Market Street; TMP 330271000
Downtown ADC District
Owners: McSwain Properties, LLC & McSwain Properties II, LLC
Applicant: Jeffrey Levien, Heirloom Downtown Mall Development, LLC (Contract purchaser)
Project: Demolition of contributing structure

Mr. Timmerman moved to approve this application:

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:

- 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.

The motion was seconded by Ms. Tabony.

Vote: 7-0

Additionally, while not a condition of this CoA approval, the BAR strongly encourages the applicant to consider the following recommendation:

- 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.

(6:10) 4. Certificate of Appropriateness Application

BAR # HST25-0084

Tax Map 29 Parcels 71,73,74,75,76

202, 204, 208 & 214 7th Street SW & 613 Delevan Street

204 & 208 7th Street SW - Individually Protected Properties

Owners:

202: Monticello Media LLC

204: William Lynch & 204-7 LLC

208: Michael J. Christian

214: 7th St LLC

613 Delevan St: Mattie L. Hall

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building

Motion for denial 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 development at the 200 block of 7th Street SW does not satisfy the BAR's criteria and guidelines for being compatible with the two IPPs, and the BAR denies the application [by referencing] City Code, Div. 5.2.7.D.1.A and the following criteria:

- i. Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and applicable District [*District* being the IPPs];
- ...
- iv. The effect of the proposed change on the adjacent building or structures;
- ...
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures.

The motion for denial of the CoA application was seconded by Mr. Rosenthal.

Vote: 6-1

Staff note: In discussion of the motion, the BAR emphasized support for the proposed rehabilitation of the two brick dwellings [the IPPs] as detailed within the application submittal and acknowledged the effort the applicant undertook in detailing the rehabilitation.

E. Other Business

- 5. Staff questions/discussion:
 - 627 Cabell Avenue columns: The BAR advised staff the portico could be reconstructed as submitted in the commercial building permit.

F. 8:40 PM - Adjourn

2026 BAR schedule	
Meeting Date	Submittal Deadline
Wednesday, January 21, 2026	Tuesday December 30th 2025
Wednesday, February 18, 2026	Tuesday January 27th 2026
Tuesday, March 17, 2026	Tuesday February 24th
Tuesday, April 21, 2026	Tuesday March 31st
Tuesday, May 19, 2026	Tuesday April 28th
Tuesday, June 16, 2026	Tuesday May 26th
Tuesday, July 21, 2026	Tuesday June 30th
Tuesday, August 18, 2026	Tuesday July 28th
Tuesday, September 15, 2026	Tuesday August 25th
Tuesday, October 20, 2026	Tuesday September 29th
Tuesday, November 17, 2026	Tuesday October 27th
Tuesday, December 15, 2026	Tuesday November 24th

Public Participation & Access

Regarding public comment(s): The BAR values community participation and input and welcomes public comments at meetings. The intent is to allow public input; not initiate a dialogue or debate with the board.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.

The Board of Architectural Review’s regular meetings are held in person and online via Zoom webinar which requires advance registration. Access to the event details including Zoom webinar link is provided on the City of Charlottesville’s event and meetings calendar. Additionally, the webinar is broadcast on all the City’s streaming platforms. For a complete list please visit: www.charlottesville.gov/streaming.