

Approval

**RESOLUTION OF APPROVAL OF A CERTIFICATE OF APPROPRIATENESS  
FOR DEMOLITION OF THE STRUCTURE AT 144 CHANCELLOR STREET**

**WHEREAS**, on January 22, 2025, Kevin Blair/Blair Company (“Applicant”), on behalf of Delta Zeta National Housing Corp., the owner of certain land identified within City of Charlottesville, Virginia (“City”), real estate assessment records by Parcel Identification numbers 090109000 and currently addressed as 144 Chancellor Street (“Property”), requested a Certificate of Appropriateness (“CoA”) for the demolition of the existing, single-story, framed, former schoolhouse (“Structure”) on the Property (“Requested CoA”); and

**WHEREAS**, per City Code Chapter 34, Section 2.9.2.B.6., in 2003, the City established The Corner Architectural Design Control District (“ADC District”); and

**WHEREAS**, the Property is within the ADC District, and the Structure is 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 January 22, 2025, in a Motion approved 6-0, 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 144 Chancellor Street [BAR #HST 25-0055] does not satisfy the BAR’s criteria and its guidelines and is not compatible with this property and other properties in The Corner ADC District,” and in its discussion and Motion, stating the reasons for denial; and

**WHEREAS**, on February 5, 2025, as permitted by City Code Chapter 34, Section 5.2.7.E.1.b. and c., the Applicant appealed to the City Council of the City of Charlottesville, Virginia (“City Council”), the BAR’s denial of the Requested CoA (“Appeal”); and

**WHEREAS**, on April 21, 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 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 satisfies the design guidelines and review criteria, and is compatible with this Property.

**NOW THEREFORE, BE IT RESOLVED** by City Council that, pursuant to the conditions below, a CoA is hereby approved for the requested demolition of the Structure at the Property, expressly conditioned upon the occurrence of the following before issuance of a Demolition Permit:

- Building will be documented thoroughly through photographs and measured drawings according to the Historic American Building Standards, information should be retained by the City’s Department of Neighborhood Development Services and Virginia Department of Historic Resources.

**Attachment 5:** 144 Chancellor St CoA Appeal - Draft resolution - APPROVE CoA

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

Approved by Council  
April 21, 2025

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Kyna Thomas, MMC  
Clerk of Council