LANDMARK SURVEY

IDENTIFICATION

Street Address: 759 Belmont Avenue

Map and Parcel: 58-172

Census Track & Block:

Present Owner: George W. Seiler

    Address: 1508 Rugby Avenue

Present Use: Apartments

Original Owner: John Winn

Original Use: Residential

BASE DATA

Historic Name: Belmont

Date/Period: circa 1837

Style: Late Georgian

Height to Cornice:

Height in Stories: 2

Present Zoning: R-2

Land Area (sq.ft.): 13,986 sq. ft.

Assessed Value (land + imp.): 2400 + 9960 = 12,360

ARCHITECTURAL DESCRIPTION

Belmont is an unusually large brick house seven bays in length, originally one room in width with a central stair hall. A great many changes have occurred in its long history. The main section is two stories on a raised basement with 9 over 9 windows on the first floor having six pane windows for the basement beneath them and 6 over 6 windows on the second floor. There are Jack arches over the first floor windows and the second floor windows almost touch the deep wooden cornice attached to a brick projection under the roof line. There are no windows on either end wall and the chimneys are flush with the end walls projecting from the gently sloping parapet gable. In the middle of the Belmont Ave. side is a projecting wing end gable to the street that was added by the present owner. It is half the size of the original building and both stories are brick. It is attached where a larger frame addition once was that reached the edge of the present Belmont Ave. There were also several dependencies shown as late as 1890 where the street now is. The other side of the building is the original front and now has a large two story neo-classical revival portico and is the same height at the outer windows, while the second story windows on either side of it under the portico are 9 over 9. The entrance door is under the upper doors' balcony and has a Greek Revival door frame with shouldered architrace trim. The pedimented portico is supported by four square paneled columns resting on a raised brick base. The entrance bay is wider than the end spaces and the whole one bay in depth. From this porch an extension and symmetrical stairways have been added by the present owner.

HISTORICAL DESCRIPTION

759 Belmont Avenue, known as the Belmont Mansion (from which the area takes its name) or more recently as the "Ficklin Mansion" (DB28-387) was possibly built before 1837. John Winn, who died in 1837, mentions his residence on his 539 acre farm Belle-Mont in his will (WB 13-6). He acquired the property in 1820 from Charles Bankhead (ACDB 23-118). In pursuance of Winn's will the house was sold at auction to the highest bidder Slaughter W. Ficklin in Nov. 1847. In 1887 Ficklin's wife and children inherited the house and 551 acres of land. In 1906 the house with lots 10, 11, 12 in the Belmont Subdivision of the Belmont Land Co. and Charlottesville Land Co. (ACDB 96-72) was conveyed to Kate Farrish. It subsequently passed through several hands (ACDB 44-363; 151-445; 161-176)(DB 28-387; 34-56) until acquired by W. B. Nichols in 1915 (DB 35-492). The present owner purchased it in 1940 from Idah H. Nichols.

SIGNIFICANCE

Built early in the 19th century, Belmont was the manor house of a 500-acre farm which has become Charlottesville's large Belmont neighborhood. A Colonel Wells used the house as his headquarters during a brief Union occupation of Charlottesville in March 1865.

CONDITIONS

Good

SOURCES

George W. Seiler
City Records
County Records

LANDMARK COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

LANDMARK SURVEY

IDENTIFICATION

Street Address: 759 Belmont Avenue

Map and Parcel: 58-172

Census Track & Block:

Present Owner: George W. Seiler
        Address: 1508 Rugby Avenue

Present Use: Apartments

Original Owner: John Winn

Original Use: Residential

BASE DATA

Historic Name: Belmont

Date/Period: circa 1837

Style: Late Georgian

Height to Cornice:

Height in Stories: 2

Present Zoning: R-2

Land Area (sq.ft.): 13,986 sq. ft.

Assessed Value (land + imp.): 2400 + 9960 = 12,360

ARCHITECTURAL DESCRIPTION

Belmont is an unusually large brick house seven bays in length, originally one room in width with a central stair hall. A great many changes have occurred in its long history. The main section is two stories on a raised basement with 9 over 9 windows on the first floor having six pane windows for the basement beneath them and 6 over 6 windows on the second floor. There are Jack arches over the first floor windows and the second floor windows almost touch the deep wooden cornice attached to a brick projection under the roof line. There are no windows on either end wall and the chimneys are flush with the end walls projecting from the gently sloping parapet gable. In the middle of the Belmont Ave. side is a projecting wing end gable to the street that was added by the present owner. It is half the size of the original building and both stories are brick. It is attached where a larger frame addition once was that reached the edge of the present Belmont Ave. There were also several dependencies shown as late as 1890 where the street now is. The other side of the building is the original front and now has a large two story neo-classical revival portico and is the same height at the outer windows, while the second story windows on either side of it under the portico are 9 over 9. The entrance door is under the upper doors' balcony and has a Greek Revival door frame with shouldered architrace trim. The pedimented portico is supported by four square paneled columns resting on a raised brick base. The entrance bay is wider than the end spaces and the whole one bay in depth. From this porch an extension and symmetrical stairways have been added by the present owner.

HISTORICAL DESCRIPTION

759 Belmont Avenue, known as the Belmont Mansion (from which the area takes its name) or more recently as the "Ficklin Mansion" (DB28-387) was possibly built before 1837. John Winn, who died in 1837, mentions his residence on his 539 acre farm Belle-Mont in his will (WB 13-6). He acquired the property in 1820 from Charles Bankhead (ACDB 23-118). In pursuance of Winn's will the house was sold at auction to the highest bidder Slaughter W. Ficklin in Nov. 1847. In 1887 Ficklin's wife and children inherited the house and 551 acres of land. In 1906 the house with lots 10, 11, 12 in the Belmont Subdivision of the Belmont Land Co. and Charlottesville Land Co. (ACDB 96-72) was conveyed to Kate Farrish. It subsequently passed through several hands (ACDB 44-363; 151-445; 161-176)(DB 28-387; 34-56) until acquired by W. B. Nichols in 1915 (DB 35-492). The present owner purchased it in 1940 from Idah H. Nichols.

GRAPHICS

CONDITIONS

Good

SOURCES

George W. Seiler
City Records
County Records

LANDMARK COMMISSION-DEPARTMENT OF COMMUNITY DEVELOPMENT

LANDMARK SURVEY

IDENTIFICATION

Street Address: 759 Belmont Avenue

Map and Parcel: 58-172

Census Track & Block:

Present Owner: George W. Seiler

Address: 1508 Rugby Avenue

Present Use: Apartments

Original Owner: John Winn

Original Use: Residential

BASE DATA

Historic Name: Belmont

Date/Period: circa 1837

Style: Late Georgian

Height to Cornice:

Height in Stories: 2

Present Zoning: R-2

Land Area (sq.ft.):   13,986 sq. ft.

Assessed Value (land + imp.):   2400 + 9960 = 12,360

ARCHITECTURAL DESCRIPTION

Belmont is an unusually large brick house seven bays in length, originally one room in width with a central stair hall. A great many changes have occurred in its long history. The main section is two stories on a raised basement with 9 over 9 windows on the first floor having six pane windows for the basement beneath them and 6 over 6 windows on the second floor. There are Jack arches over the first floor windows and the second floor windows almost touch the deep wooden cornice attached to a brick projection under the roof line. There are no windows on either end wall and the chimneys are flush with the end walls projecting from the gently sloping parapet gable. In the middle of the Belmont Ave. side is a projecting wing end gable to the street that was added by the present owner. It is half the size of the original building and both stories are brick. It is attached where a larger frame addition once was that reached the edge of the present Belmont Ave. There were also several dependencies shown as late as 1890 where the street now is. The other side of the building is the original front and now has a large two story neo-classical revival portico and is the same height at the outer windows, while the second story windows on either side of it under the portico are 9 over 9. The entrance door is under the upper doors' balcony and has a Greek Revival door frame with shouldered architrace trim. The pedimented portico is supported by four square paneled columns resting on a raised brick base. The entrance bay is wider than the end spaces and the whole one bay in depth. From this porch an extension and symmetrical stairways have been added by the present owner.

HISTORICAL DESCRIPTION

759 Belmont Avenue, known as the Belmont Mansion (from which the area takes its name) or more recently as the "Ficklin Mansion" (DB28-387) was possibly built before 1837. John Winn, who died in 1837, mentions his residence on his 539 acre farm Belle-Mont in his will (WB 13-6). He acquired the property in 1820 from Charles Bankhead (ACDB 23-118). In pursuance of Winn's will the house was sold at auction to the highest bidder Slaughter W. Ficklin in Nov. 1847. In 1887 Ficklin's wife and children inherited the house and 551 acres of land. In 1906 the house with lots 10, 11, 12 in the Belmont Subdivision of the Belmont Land Co. and Charlottesville Land Co. (ACDB 96-72) was conveyed to Kate Farrish. It subsequently passed through several hands (ACDB 44-363; 151-445; 161-176)(DB 28-387; 34-56) until acquired by W. B. Nichols in 1915 (DB 35-492). The present owner purchased it in 1940 from Idah H. Nichols.

GRAPHICS

187 (L.)

187 (R.)

CONDITIONS

Good

SOURCES

George W. Seiler
City Records
County Records

LANDMARK COMMISSION-DEPARTMENT OF COMMUNITY DEVELOPMENT

The Belmont Mansion, which was part of a 550-acre horse farm that was turned into a subdivision, has a disjointed history.

Historic mansion may be overlooked

Belmont is a not-so-obvious symbol of city neighborhood's early history

By SHERRI NEE
Daily Progress staff writer

Around the turn of the century, a 550-acre horse farm south of Charlottesville was transformed into what is said to have been one of the country's first and largest subdivisions.

The new community took its name from the farm's plantation house — Belle-mont. And as the industrious city of Charlottesville grew, Belmont was slowly annexed.

Over the years, the population and density of houses in Belmont has increased. And the most obvious symbol of the neighborhood's early history is no longer so obvious.

Unless one is standing in the parking lot

of Hinton Avenue Methodist Church, the historic Belmont plantation house may be overlooked because its majestic front of four square columns and a suspended balcony faces away from the street. It was turned around in the 1940s when a front entrance was added to the rear of the building.

The mansion at 759 Belmont Ave. has a disjointed history.

According to files at the Albemarle County Historical Society, the mansion was built in the 1790s for John M. Carr, the nephew of Dabney Carr, who was the brother-in-law of Thomas Jefferson. Carr was the first clerk of the Albemarle County Circuit Court and also a clerk of the Charlottesville District Court.

But according to a University of Virginia School of Architecture survey, the house was built around 1820 by John Jordan, Jefferson's brick mason, for a later owner named John Winn. Winn, who purchased the land from Carr in 1813, was Charlottesville's postmaster from 1803 to 1837.

The UVa survey, which was compiled in 1986-87 by students Sandy Fitzpatrick, Nancy Harrington and Rosalyn Keesee, refers to the mansion as the John Winn House. Records show the plantation and mansion were purchased from Winn in 1857 by another wealthy landowner Slaughter W. Ficklin.

After serving in the Confederate Army

Belmont

Ficklin turned the plantation into a horse farm that became well known throughout the country because it was the first to import Percheron-Norman horses from France. These large work horses were new to Virginia and they eventually replaced oxen for some of the heavy hauling.

Ficklin's two favorite horses — a stallion named Black Hawk and a mare named Daisy — died in 1877 and were buried together in the yard. A stone placed over the grave was stolen decades later.

Ficklin died in 1886, and his son William J. Finklin sold the mansion and the farm to investors in 1890.

At this time, Charlottesville had grown to the edges of the property, and local businessmen began viewing the area as ideal for homes. In 1891, the Belmont Land Co. purchased the tract and divided it into 1,500 lots.

The mansion retained a block of land, but houses later encroached on the grounds of the residence, and Belmont Avenue cut across what was then its back yard.

Conducted under the direction of professor K. Edward Lay, the architectural survey at UVa describes the mansion as being from both the Greek Revival and the Federal periods because it was built sometime during the transition between the two styles.

Lay said the original building was an example of a "simple house" or "tri-parti" structure, a design originated by Jefferson. The whole structure was not always two stories, according to Lay. The center pavilion had lower side wings that Lay said illustrate Jefferson's influence on Jordan.

The side wings were raised around 1940, when the mansion was divided into six apartments. Stairways, or fire escapes, from the balcony also were attached at this time.

Belmont Mansion was named to the National Register of Historic Places in 1982. A few years later, it was added to Charlottesville's list of protected historic structures.

The mansion is the symbolic focus of the neighborhood, said Satyendra S. Huja, the city's director of planning and community development. Huja compared the Belmont Mansion in Belmont to the Fry's Spring Beach Club in the Fry's Spring neighborhood and Oak Lawn Mansion owned by the Fife family in Fifeville.

Since Finklin's sale, the Belmont Mansion has traded hands at least seven times.

Ted Oakey, who owns Stedman House interior design and furniture, said he purchased the mansion about 10 years ago as an investment with Lucius Bracey Jr. of the law firm McGuire Woods Battle & Boothe.

Oakey admitted the house needs work, but said it was in much worse condition when he and Bracey purchased it. He said he has repaired the roof and plans to repaint the building in the spring. The original section of the house appears pink because the bricks have bled through the white paint.

Bracey said he and Oakey had no plans for the building other than keeping it "intact."

"We're careful who we rent it to," Oakey said.

Tenants joke of ghosts in the house, but they like the tall ceilings, wide-board hardwood floors and big rooms.

"We fell in love with it the first time we saw it," said resident Nicole Jones, a security cashier for A.G. Edwards, "It's kind of tragic looking."

Crighton Chase, a UVa student who lives in the house, agreed. He is eager to point out wooden nails in the columns and a 16-foot decorative arch that is stored in the basement.

"I've always wanted to do an architectural dig in the back yard," Chase said of rumors there is a terraced brick patio under the lawn.

Chase said he loves the balcony, from which one can see the white cap of the Rotunda, downtown Charlottesville and even Pantops Mountain.

From this height, it's easy to imagine the mansion in its former glory, and in Oakey's words, "It was there before anything was there."

FORMERLY CALLED "BELLE-MONT," this is the original part of the old Belmont Stock Farm which gave its name to the part of Charlottesville which grew up on its property. Now an apartment building, this old part which was the front entrance, is now the rear of the house. John Carr, John Winn and Slaughter Ficklin all owned the home.

Famous Belmont Stock Farm Gave Name To Entire City Section On Old Property

By VERA V. VIA

One of the oldest houses around Charlottesville is the old Belmont house, which gave its name to a whole section of the town. It was the home of, and is thought to have been built by, John M. Carr, who was the first clerk of the Albemarle Circuit Court, and also clerk of the Charlottesville District Court. He is known to have lived there in the 1790's.

John M. Carr, according to Wood's History of Albemarle, was a great-grandson of Major Thomas Carr of King William County, who in 1730 began taking up land in what is now Albemarle County. By 1737 he had 5,000 acres, some of it not far from the present Belmont, but we were unable to find definite records that Belmont was built on any of this land. Major Carr left his Albemarle lands to his son John, who died in 1769. One of John Carr's sons, Thomas by name, had a son he named John M. Carr, and for a good part of his adult life Belmont, or "Belle-mont" as early deeds spell it, was his home.

John M. Carr was a nephew of Dabney Carr, brother-in-law of Thomas Jefferson, and it is entirely possible Jefferson had a hand in designing "Belle-mont." Aside from his duties as clerk of the county and district court John Carr acquired land in various parts of the county, and is credited with having built a number of old homes still standing. In the Albemarle deed books index, more than a page is taken up listing the various transactions of John

Ficklin was so industrious that it was not long before he had an interest in the business, and he carried it on up to the 1850's. In 1857 he bought "Belle-mont." Having made a tour of Europe, he became interested in improved stock from Europe, so began taking steps to turn "Belle-mont" into a stock farm.

The Civil War delayed his plans. He served in the Confederate ranks, and was a prisoner for a time. His younger brother, Ben Ficklin, made a name and fortune during the war running the blockade, and later opened one of the early stages in the west.

After the War, Slaughter W. Ficklin started his stock farm. He imported some fine Percheron-Norman horses, the first to be brought to Virginia and perhaps to the United States, and in a few years his farm and stock were known all over the nation. After the War the name "Belle-mont" became Belmont, and the house and land reached its peak during Slaughter Ficklin's life. He acquired 562 acres when he bought it in 1857, except for a small plot which was reserved to the Winn family as a burial ground. John Winn himself is said to be buried here, but the graveyard no longer exists.

The Charlottesville papers had items on the Belmont Stock of which the community very proud, as it was one of best and best of its kind in In 1877 Ficklin announced the death of his famous

at 22. These two horses were evidently some of his first breeding stock. He buried them together in one grave, and placed a stone over it. This stone was said to have existed until recent years.

The stock from the Belmont farm won prizes at all the fairs, and at one time Belmont issued a catalogue of its stock each year. Having been in the stage business, Ficklin could appreciate the fine points of heavy work horses. He also raised blooded cattle and hogs, but the Percheron horse was the most famous product of his farm.

Belmont was a successful stock farm while Slaughter Ficklin owned it, but Ficklin's own life was rather tragic. His wife lost her mind, and rather than place her in an institution, he hired a nurse or attendent to stay with her at all times in her room. She outlived him, and in his will he left funds for her support so that she might remain at home the rest of her days.

He died at the age of 70 early in January of 1886 and from his will it can be judged he was a wealthy man, according to the standards of wealth at that time. He left one son, William J. Ficklin, his wife, and three sisters. His younger brother Ben had died some years before.

Town Moved Out

Belmont never again attained quite so high a peak as it did while in his hands. Charlottesville was pushing out on all sides, and Belmont found itself nearer and nearer to the town limits. In time moved on and to

have been built by John M. Carr, who was the first clerk of the Albemarle Circuit Court, and also clerk of the Charlottesville District Court. He is known to have lived there in the 1790's.

John M. Carr, according to Wood's History of Albemarle, was a great-grandson of Major Thomas Carr of King William County, who in 1730 began taking up land in what is now Albemarle County. By 1737 he had 5,000 acres, some of it not far from the present Belmont, but we were unable to find definite records that Belmont was built on any of this land. Major Carr left his Albemarle lands to his son John, who died in 1769. One of John Carr's sons, Thomas by name, had a son he named John M. Carr, and for a good part of his adult life Belmont, or "Belle-mont" as early deeds spell it, was his home.

John M. Carr was a nephew of Dabney Carr, brother-in-law of Thomas Jefferson, and it is entirely possible Jefferson had a hand in designing "Belle-mont." Aside from his duties as clerk of the county and district courts, John Carr acquired land in various parts of the county, and is credited with having built a number of old homes still standing. In the Albemarle deed books index, more than a page is taken up listing the various land transactions of John Carr. He took up some grants, evidently inherited some land, and bought and sold land all over the county. We also find his name signed to many legislative petitions from Albemarle. One of these asked a fine of $50 be repaid him for failing to send the deeds and other records to the County Court for recording while he was deputy Clerk between 1793 and 1805. He married Jane Lewis, who also came from a family of large landowners.

Local Postmaster

When "Belle-mont" was sold after John Carr's death around 1819, another public-spirited citizen of Charlottesville bought it. John Winn was postmaster of Charlottesville for many years. According to a list supplied by the Post Office Department, John Winn was postmaster in Charlottesville from Nov. 17, 1803, to Dec. 5, 1837, about thirty-four years in that office.

Like the previous owner of "Belle-mont," John Winn also had large holdings in Charlottesville and the county. He was a successful merchant and built some of the business houses around town. He owned, and probably built, the new Jefferson Hotel on Court Square in 1828. He was quite active in civic affairs, and we find his name signed to several petitions, one of these in 1827 when Jefferson's estate was being sold. He and a number of other Charlottesville men asked that the state buy the bust of Jefferson to keep it from leaving Virginia.

According to Alexander's Early Recollections of Charlottesville, John Winn died in 1835. If he did, his son John Jr. must have held the postmastership for two years, for it was not until 1837 that a new postmaster was listed. "Belle-mont" remained in the Winn family until 1857, when it was bought by Slaughter W. Ficklin.

Stock Farm

The Ficklin family was a colorful one. The Rev. Benjamin Ficklin came to Charlottesville early in the 19th century, and to aid in making a living above his fees for preaching, he went into the tobacco business. His son, Slaughter, worked with his father awhile, but soon went to work for William P. Farish, the stage man. Young interested in improved stock from Europe, so began taking steps to turn "Belle-mont" into a stock farm.

The Civil War delayed his plans. He served in the Confederate ranks, and was a prisoner for a time. His younger brother, Ben Ficklin, made a name and fortune during the war running the blockade, and later opened one of the early stages in the west.

After the War, Slaughter W. Ficklin started his stock farm. He imported some fine Percheron-Norman horses, the first to be brought to Virginia and perhaps to the United States, and in a few years his farm and stock were known all over the nation. After the War the name "Belle-mont" became Belmont, and the house and land reached its peak during Slaughter Ficklin's life. He acquired 562 acres when he bought it in 1857, except for a small plot which was reserved to the Winn family as a burial ground. John Winn himself is said to be buried there, but the graveyard no longer exists.

The Charlottesville papers had many items on the Belmont Stock Farm, of which the community was very proud, as it was one of the largest and best of its kind in the south. In 1877 Ficklin announced the death of his famous stallion, "Black Hawk," at the age of 28 years, and his mare 'Daisy'

won prizes at all the fairs, and at one time Belmont issued a catalogue of its stock each year. Having been in the stage business, Ficklin could appreciate the fine points of heavy work horses. He also raised blooded cattle and hogs, but the Percheron horse was the most famous product of his farm.

Belmont was a successful stock farm while Slaughter Ficklin owned it, but Ficklin's own life was rather tragic. His wife lost her mind, and rather than place her in an institution, he hired a nurse or attendent to stay with her at all times in her room. She outlived him, and in his will he left funds for her support so that she might remain at home the rest of her days.

He died at the age of 70 early in January of 1886 and from his will it can be judged he was a wealthy man, according to the standards of wealth at that time. He left one son, William J. Ficklin, his wife, and three sisters. His younger brother Ben had died some years before.

Town Moved Out

Belmont never again attained quite so high a peak as it did while in his hands. Charlottesville was pushing out on all sides, and Belmont found itself nearer and nearer to the town limits. In time it moved on out, and took in the house and grounds. Even the lawns were laid out in city lots. Houses sprang up and broke the fine view from its hilltop, and the Hinton Avenue Methodist Church arose in one corner of the lawn. We were told the church was one of the first buildings to go up on what had been grounds of Belmont.

As time passed, Belmont became an apartment house, and in the process got 'turned around'. The back of the present apartment house was the front of "Belle-mont", and the present front of the building is said to be of more recent date. But the outline of the old mansion can still be traced, as it once stood on its hilltop looking toward Charlottesville. To one side the old Three Chopt Road ran along the hillside into Charlottesville. The barns and other buildings have given way to homes, as the area is thickly populated. But the name remains, and the whole Belmont section takes its name from this old mansion. The brick walls look old, but are solid. The old part of the house is at least 160 years old. It is at present owned by George W. Seiler, and is used as an apartment house.

Scala, Mary Joy

From: Preston & Julie Coiner [pnjcoiner@embarqmail.com]
Sent: Tuesday, March 30, 2010 2:56 PM
To: Scala, Mary Joy
Subject: Re: 759 Belmont Avenue - Belmont IPP

I would consider it maintenance although I am confused about the windows.

I'm not clear if he is re-placing- which means to me that he is putting the old ones back in or replacing- which means to me that he will not use the old windows.

If he is re-placing that sounds OK but if he is replacing he should provide info on the proposed new windows.

I'm not picking at words- just wanted to be clear in my mind

Preston

On Mar 30, 2010, at 1:55 PM, Scala, Mary Joy wrote:

> <image002.jpg>
>
> BAR,
>
> John Anderson is going to repair the bulging bricks on the second floor, rear left side in this photo. He will take down the wall (and 2 windows) and rebuild the wall with new bricks (Old Carolina, hand-molded) and replace the existing windows. The area to be rebuilt is approx. 10 ft x 16 ft, starting about one foot above the first floor windows,to the roof, and about 2.5 feet from the left corner to the inner corner.
> It is currently a double thickness brick wall. He will rebuild with concrete block inside tied to the brick outside. He will use a lime mortar near the old bricks and a stronger (i.e. portland cement mortar) on the new bricks. Then he wants to use a lime wash on the new bricks to look similar in color to what is there (some combination over the years of lime wash, whitewash and paint).
>
> 1. Do you want this on your agenda, or do you consider it maintenance?
> 2. If anyone wants to discuss details with him, his cell phone is 531-0599.
>
> Please let me know ASAP if you want it on the April 20 agenda. Otherwise, I will consider it maintenance.
>
> **Mary Joy Scala, AICP**
> Preservation and Design Planner
> City of Charlottesville
> Department of Neighborhood Development Services
> City Hall - 610 East Market Street
> P.O. Box 911
> Charlottesville, VA 22902
> Ph 434.970.3130 FAX 434.970.3359
> scala@charlottesville.org

3/30/2010

Scala, Mary Joy

From: Fred Wolf [fw@wolf-ackerman.com]
Sent: Tuesday, March 30, 2010 2:06 PM
To: Scala, Mary Joy
Subject: Re: 759 Belmont Avenue - Belmont IPP

I am ok calling that maintenance.
fred

On Mar 30, 2010, at 1:55 PM, Scala, Mary Joy wrote:

> <image002.jpg>
>
> BAR,
>
> John Anderson is going to repair the bulging bricks on the second floor, rear left side in this photo.
> He will take down the wall (and 2 windows) and rebuild the wall with new bricks (Old Carolina, hand-
> molded) and replace the existing windows. The area to be rebuilt is approx. 10 ft x 16 ft, starting
> about one foot above the first floor windows,to the roof, and about 2.5 feet from the left corner to
> the inner corner.
> It is currently a double thickness brick wall. He will rebuild with concrete block inside tied to the
> brick outside. He will use a lime mortar near the old bricks and a stronger (i.e. portland cement
> mortar) on the new bricks. Then he wants to use a lime wash on the new bricks to look similar in
> color to what is there (some combination over the years of lime wash, whitewash and paint).
>
> 1. Do you want this on your agenda, or do you consider it maintenance?
> 2. If anyone wants to discuss details with him, his cell phone is 531-0599.
>
> Please let me know ASAP if you want it on the April 20 agenda. Otherwise, I will consider it
> maintenance.
>
> **Mary Joy Scala, AICP**
> Preservation and Design Planner
> City of Charlottesville
> Department of Neighborhood Development Services
> City Hall - 610 East Market Street
> P.O. Box 911
> Charlottesville, VA 22902
> Ph 434.970.3130 FAX 434.970.3359
> scala@charlottesville.org

3/30/2010

759 BELMONT AVE. (rear)

"Belmont"

home of John M. Carr
J. Alexander

cherry floors

(6) Seiler Apts.
1937 new section

Owner: George W. Seiler
1508 Rugby Ave.

Was Ida M. Nichols

c. 1910

Owner: George W. Seiler
1508 Rugby Ave.

IDENTIFICATION

Street Address: 759 Belmont Avenue

Map and Parcel: 58-172

Census Track & Block:

Present Owner: George W. Seiler
    Address: 1508 Rugby Avenue

Present Use: Apartments

Original Owner: John Winn

Original Use: Residential

BASE DATA

Historic Name: Belmont

Date/Period: circa 1837

Style: Late Georgian *Federal*

Height to Cornice:

Height in Stories: 2

Present Zoning: R-2

Land Area (sq.ft.): 13,986 sq. ft.

Assessed Value (land + imp.): 2400 + 9960 = 12,360

#153

ARCHITECTURAL DESCRIPTION

Belmont is an unusually large brick house seven bays in length, originally one room in width with a central stair hall. A great many changes have occurred in its long history. The main section is two stories on a raised basement with 9 over 9 windows on the first floor having six pane windows for the basement beneath them and 6 over 6 windows on the second floor. There are Jack arches over the first floor windows and the second floor windows almost touch the deep wooden cornice attached to a brick projection under the roof line. There are no windows on either end wall and the chimneys are flush with the end walls projecting from the gently sloping parapet gable. In the middle of the Belmont Ave. side is a projecting wing end gable to the street that was added by the present owner. It is half the size of the original building and both stories are brick. It is attached where a larger frame addition once was that reached the edge of the present Belmont Ave. There were also several dependencies shown as late as 1890 where the street now is. The other side of the building is the original front and now has a large two story neo-classical revival portico and is the same height at the outer windows, while the second story windows on either side of it under the portico are 9 over 9. The entrance door is under the upper doors' balcony and has a Greek Revival door frame with shouldered architrace trim. The pedimented portico is supported by four square paneled columns resting on a raised brick base. The entrance bay is wider than the end spaces and the whole one bay in depth. From this porch an extension and symmetrical stairways have been added by the present owner.

HISTORICAL DESCRIPTION

759 Belmont Avenue, known as the Belmont Mansion (from which the area takes its name) or more recently as the "Ficklin Mansion" (DB28-387) was possibly built before 1837. John Winn, who died in 1837, mentions his residence in his 539 acre farm Belle-Mont in his will (WB 13-6). He acquired the property in 1820 from Charles Bankhead (ACDB 23-118). In pursuance of Winn's will the house was sold at auction to the highest bidder Slaughter W. Ficklin in Nov. 1847. In 1887 Ficklin's wife and children inherited the house and 551 acres of land. In 1906 the house with lots 10, 11, 12 in the Belmont Subdivision of the Belmont Land Co. and Charlottesville Land Co. (ACDB 96-72) was conveyed to Kate Farrish. It subsequently passed through several hands (ACDB 44-363; 151-445; 61-176)(DB 28-387; 34-56) until acquired by W. B. Nichols in 1915 (DB 35-492). The present owner purchased it in 1940 from Idah H. Nichols.

SIGNIFICANCE

Built early in the 19th century, Belmont was the manor house of a 500-acre farm which has become Charlottesville's large Belmont neighborhood. A Colonel Wells used the house as his headquarters during a brief Union occupation of Charlottesville in March 1865.

City/County Records

City/County Records   George W. Seiler
Fitzpatrick, Harrington, & Keesee, The John Winn
    House, U. Va. Studies in Vernacular Architecture
Woods, Albemarle County in Virginia

CONDITIONS

Good

SOURCES

George W. Seiler
City Records
County Records

LANDMARK COMMISSION-DEPARTMENT OF COMMUNITY DEVELOPMENT

~~The .~~

~~The Belmont mansion faces north~~

brick

The view of the Belmont mansion seen from Belmont Avenue is the rear elevation with a large 20th century addition. The house faces north, and the view of its facade is blocked by the Hinton Avenue Methodist Church.

In its original form, Belmont consisted of a 3-bay, double-pile 2-storey, central pavilion with 1-storey, 2-bay, single-pile flanking ~~side~~ wings, a 2nd storey has been added to the wings, & a large addition has been built at the rear of the central pavilion. The house is set on an English basement.

~~set on an English basement~~

The foundation & the original walls are constructed of brick laid in Flemish bond with a stepped water table. The walls have been whitewashed.

The upper walls of the side wings are randomly coursed American bond.

The medium-pitched gabled roof of the central pavilion is covered with standing-seam metal & terminates in a full-height pedimented portico on the northern facade. The side wings now have parapet gables, & their ~~own~~ entablatures match that of the ~~main block~~ central pavilion. Interior end chimneys are located at the ends of the side wings, ~~have six fireplaces (now closed)~~

in the Roman Temple or Palladian Villa form.
Details represent the tradition between the ~~Greek~~ Federal & Greek Revival periods.

Windows in the original section of the house are double-sash,
9-over-9 light at the first storey level & 9-over-6 light
at the second storey level, with Federal architraves. ~~with~~
~~some exterior~~ First storey windows, on the northern façade, have ~~interior~~ ~~jack arches~~ plastered jack arches. ~~plastered onto the~~
~~jack.~~ Second storey windows in the side wings are 6-over-6
light & have matching trim. Basement windows
are 6-light hinged sash.
The full-height portico covering the northern elevation
of the central pavilion has a pediment with a fanlight.
It is supported by tapered, square, Greek Revival
~~columns~~ pillars with inset panels.
                                            a fanlight,
The entrance in the center bay has a Federal shouldered
architrave & a very ~~the pilaster~~ ~~architrave & corner blocks,~~ & a very
~~architrave & a~~ shallow pediment. The door itself
has been replaced.
                    a second storey
Above the entrance, a door (also replaced) with
symmetrically moulded Greek Revival trim ~~with~~ &
corner blocks with rondelles gives access to a balcony
suspended from the portico ceiling by iron rods.
The balcony has a Chinese Chippendale balustrade.

~~The entire said~~

~~In the 1940s two windows on each level of the~~
~~facade were replaced with doors & two additional~~
~~balconies were built, with~~

In the 1940's the first windows in the flanking wings
at both levels of the northern facade were replaced with doors
~~the~~ & two stairs were built, to give access to the
~~upper level~~   (under the portico) upper storey.

The ~~entire southern elevation of the central pavilion is covered by a later addition.~~

The ~~old~~ house has been divided into apartments, but much original fabric remains intact. ~~Both Federal & Greek Revival interior trims are found.~~ There is evidence that a semi-elliptical arch once divided the main level of the central pavilion into an entrance hall & a stair hall. The staircase has been removed completely, & a new stair in the ~~rear~~ southern addition gives access to the second storey. The original kitchen was in the basement.

All first storey rooms have chair rails & crown moulding. Windows & doors in the central pavilion have symmetrically moulded Greek Revival trim with corner blocks, while those in the wings have Federal architraves. The fireplaces have Greek Revival mantels.

Several dependencies remained with the mansion until ~~about~~ the turn of the century.

There is evidence that the entrance hall had a moulded plaster medallion on the ceiling.

A later addition completely envelopes the southern end of the central pavilion & extends far beyond it.

John Winn purchased ~~two two~~ several tracts
in this area ~~in~~ between 1816 and ~~1800~~ '1821 (ACDB 20-240, 23-118). 204

Tax records ~~show~~ that his house was built before 1821.

~~Winn's brother-in-law was~~

~~Winn's brother-in-law~~

John Jordan, a master carpenter then engaged
in the construction of the original buildings at
the University, was Winn's brother-in-law,
and ~~it~~ he is believed to have been the architect of
the house, which Winn called "Belle Mont".
It closely resembles other houses ~~built by Jordan~~

John Winn died in 1837, ~~& the entire~~ and in 1847 the 539-acre estate
was sold at auction, in accordance with his will
(ACWB 13-6). The buyer was Slaughter W. Ficklen,
who conducted a noted stock farm on the property
(ACDB 45-3 68)

He is believed to have added the upper storeys to the
flanking wings c. 1840. Ficklin died in ~~18~~ 1886
(ACWB 29-521), & in 1870 his son William J. Ficklin
sold the entire 551-acre estate ~~to the~~
~~for~~ to a development company, apparently with the understanding
that he would buy back the house & a small
tract surrounding it (ACDB 96-62, 78-168)
~~During~~ In the Civil War, a Col. Wells used the house as
his headquarters during the brief Union occupation
of Ch'ville in March 1865.

survived his father by only about a decade, ~~in 1877~~

Wm. Ficklin ~~died and afterwards, in 1877~~

~~He + the house was sold in~~ + his executors sold the

house, in 1877 (ACDB 133-164).

It was ~~then~~ divided into apartments + has been used

as rental property ever since. The property passed

~~through~~ many hands before

W. B. Nichols bought ~~the house~~ it in 1915 (DB 35-492). ~~this~~

widow sold it to George W. Seiler in 1940 (DB   ).

He built the present ~~~~ southern addition, replacing

an even larger one of frame construction, probably

built about the turn of the century.