

Certificate of Appropriateness
BAR #25-0079
759 Belmont Ave, TMP 580172000
North Downtown ADC District
Owner: Viewmont Associates LLC
Applicant: Dan Bracey on behalf of Elaine Oakey
Project: Chimney removal



Ms. Oakey & Mr. Bracey,

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

Mr. Schwarz made the following motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed chimney removal and subsequent repairs to the roof and parapet satisfy the BAR's criteria and guidelines and are compatible with this IPP, and that the BAR approves the application as submitted with the following conditions:

- Prior to removal, the east chimney will be photographed and documented, including a dimensioned sketch, such that the chimney could be reconstructed at a later date. That documentation will be submitted for the BAR archive.
- Repairs to the remaining masonry will be completed using material, mortar, and methods appropriate for early-19th century masonry.
- The standing-seam metal roof will be repaired so as to match the existing pan widths and the joints will be crimped, including the ridge.
- The BAR encourages the owner to store on-site bricks removed from the chimney, such that can be re-used if the chimney is later reconstructed.

This was seconded by Mr. Birle with a vote of 7-0.

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

<https://youtu.be/8lMrC2b24tA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUV>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

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

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner II
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
May 20, 2025**



Certificate of Appropriateness Application

BAR #25-0079

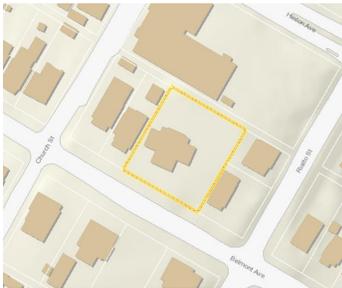
759 Belmont Avenue; TMP 580172000

Individually Protected Property (IPP)

Owner: Viewmont Associates LLC

Applicant: Dan Bracey on behalf of Elaine Oakey

Project: Chimney removal



Background

Year Built: circa 1837

District: Individually Protected Property

Status: Contributing

While modified, *Belmont* retains an identifiable late Georgian footprint with a neo-classical revival portico on the North elevation. The two-story brick addition on the South façade was constructed in the 20th century replacing a 19th-century frame addition. See the historical survey for further details regarding alterations over time, and significance.

HABS drawings: <https://www.loc.gov/item/va1465/>

From VDHR summary: Belmont Mansion (more recently known as the Ficklin Mansion) was possibly built before 1837. Belmont was the manor house of a 500-acre farm (Belle-Mont), 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.

Prior BAR Reviews

No formal reviews. In March 2010, work on a section of the second-floor brick wall was permitted as routine maintenance and repair.

Application

- Applicant submittal: CoA application, photographs of the house, scope of work (below).
- Presentation: *759 Belmont Chimney Removal, BAR Meeting May 20, 2025* – Two Street Studio. Request for CoA to remove east brick chimney and repair parapet gable to match west end, where matching chimney removed. (Staff cannot determine when that work occurred.)

From the applicant's narrative:

Requesting the removal of the chimney on the right [east] side of the building. The other chimney on the left [west] was removed some years ago. The chimney is used only as a vent to the furnace. Bricks will be safely stored in building basement. Opinion of our mason (Calvin Bryant, Brick & More Masonry): My assessment of the chimney in question is that it is in very poor condition. The mortar joints have no structural integrity at this point and have actually turned into dust in most of chimney causing the brick to slowly lean approximately 4 inches towards the house. It is positioned on the gable end and while there's little to no danger of the chimney falling towards the driveway, it will inevitably fall onto the roof if it is not addressed in the immediate future. Our plan is to remove the chimney down to the peak of the gable and capping it off with a metal dome and install vents through the dome to allow the furnace to vent properly. Our removal process will involve scaffolding up to the chimney and removing the brick onto the scaffolding and lowering them down using a rope and pulley system. It is my professional opinion that this be done asap to preserve the integrity of not only the home but, also the portion of the chimney that will remain from the gable peak down.

Discussion and Recommendation

The design guidelines recommend that chimneys be retained, *if they contribute to the style and character of the building*. The symmetrical end chimneys that once exemplified this structure's original Georgian design have been compromised with the prior removal of the west chimney. Removal of the east chimney, if properly documented, will not permanently alter the house, as it can be reconstructed at a later date.

Under the circumstances, the available options are:

- Remove the chimney down to stable masonry [brick and mortar], then reconstruct it either reusing the historic bricks, with appropriate mortar, or using new brick. The stability of masonry below the roof line is not known.
- Document the chimney with photographs and dimensioned sketches, to be submitted for the BAR archive. Remove the chimney down to the parapet. Repair/repoint exposed exterior brick at the parapet, as necessary. Cap the parapet similar to the work done at the west chimney, using painted, standing-seam metal and terra cotta coping.

From *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (2017): (Pages 77-78) "Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind. However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered."

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed chimney removal and subsequent repairs to the roof and parapet satisfy the BAR's criteria and guidelines and are compatible with this IPP, and that the BAR approves the application as submitted with the following conditions:

- Prior to removal, the east chimney will be photographed and documented, including a dimensioned sketch, such that the chimney could be reconstructed at a later date. That documentation will be submitted for the BAR archive.
- Repairs to the remaining masonry will be completed using material, mortar, and methods appropriate for early-19th century masonry.
- The standing-seam metal roof will be repaired so as to match the existing pan widths and the joints will be crimped, including the ridge.
- The parapet will be capped with terra cotta coping, similar to the repairs at the west parapet.
- The BAR encourages the owner to store on-site bricks removed from the chimney, such that can be re-used if the chimney is later reconstructed.

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed chimney removal and subsequent repairs to the roof and parapet do not satisfy the BAR’s criteria and guidelines and are not compatible with this IPP, and that for the following reasons the BAR denies the requested CoA:

Criteria, Standards and Guidelines

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 to this request]

Pertinent Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - 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 the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - 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;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City’s design guidelines.

Pertinent ADC District Design Guidelines for Rehabilitation

Link: [Chapter 4 Rehabilitation](#)

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- [...]
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building’s appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.
 - c. Do not change the appearance or material of parapet coping.
- [...]
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

Reference/Orienteering Photographs



759 Belmont Ave. TMP 580172000. Request to remove east chimney, April 29, 2025



Photo 1 (Applicant photo)



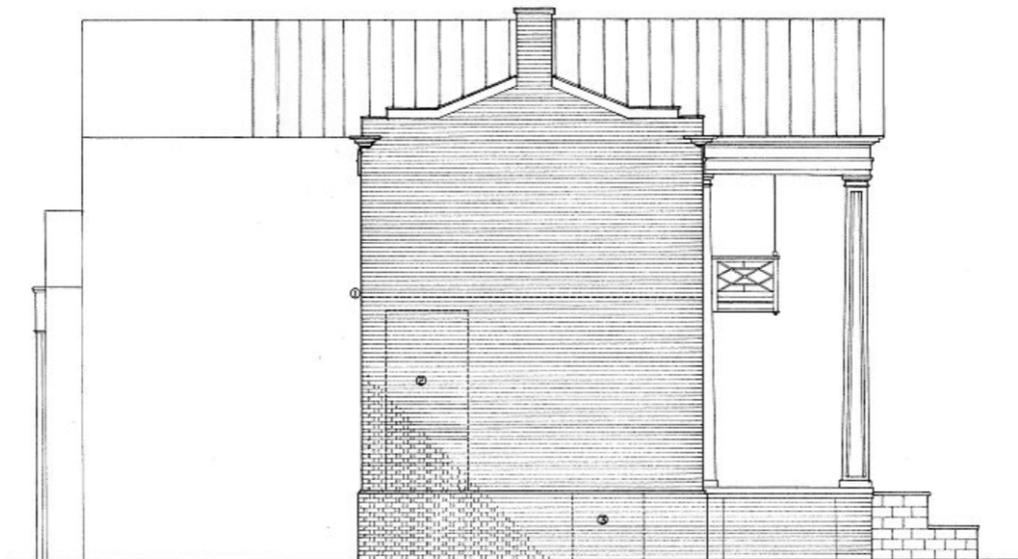
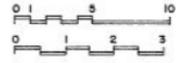
Photo 2 (Applicant photo)

From HABS documentation: <https://www.loc.gov/item/va1465/>



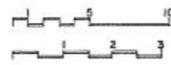
NORTH ELEVATION

FEET: 1/4" = 1'-0"
METERS: 1:48



EAST ELEVATION

FEET: 1/4" = 1'-0"
METERS: 1:48



759 Belmont Chimney Removal

01. BAR Meeting - May 20, 2025

759 Belmont Ave

John Winn House

KEY INFORMATION

Date of Construction: Circa 1820

Architect: John Jordan

Original building consisted of a two-story central pavilion with one-story side wings.

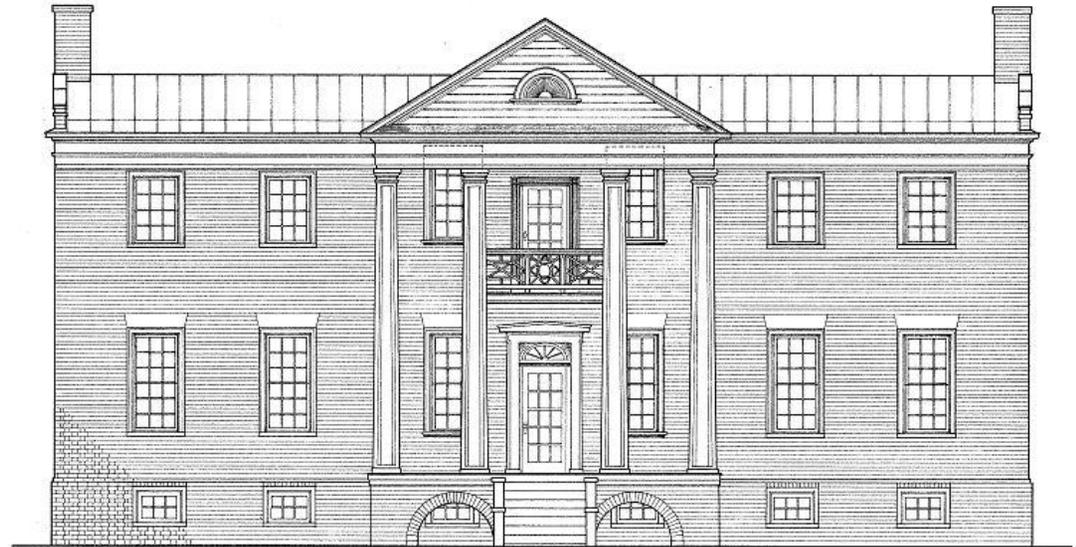
2nd Story added to side wings and chimneys extended circa 1840.

South (Belmont Ave) original facade was demolished & current addition added between 1920-1929.

Numerous additions added and removed from the building, large addition on the southern facade and fire stairs on the northern facade remain.

Western chimney demolished previously due to structural issues.

Eastern chimney is showing signs of structural issues and is used solely for furnace vent, interior fireplaces remain but are not functional.



North (Rear) Elevation



759 Belmont Ave

John Winn House

ASSESSMENT

Shiflett Masonary
Hathcock Lane
Buckingham, Virginia 24562
May 8, 2025

To the Board of Architectural Review:

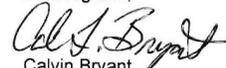
Below is my assessment of the chimney at 759 Belmont Avenue.

My assessment of the chimney in question is that it is in very poor condition. The mortar joints have no structural integrity at this point and have actually turned into dust in most of the chimney causing the brick to slowly lean approximately 4 inches towards the house. It is positioned on the gable end and while there's little to no danger of the chimney falling towards the driveway, it will inevitably fall onto the roof if it is not addressed in the immediate future.

Our plan is to remove the chimney down to the peak of the gable, capping it off with a metal dome and installing vents through the dome to allow the furnace to vent properly. Our removal process will involve scaffolding up to the chimney and removing the brick onto the scaffolding and lowering them down using a rope and pulley system.

It is my professional opinion that this be done as soon as possible to preserve the integrity of not only the home but also the portion of the chimney that will remain from the gable peak down. If there are any questions or concerns, please feel free to contact me at 434-953-7271.

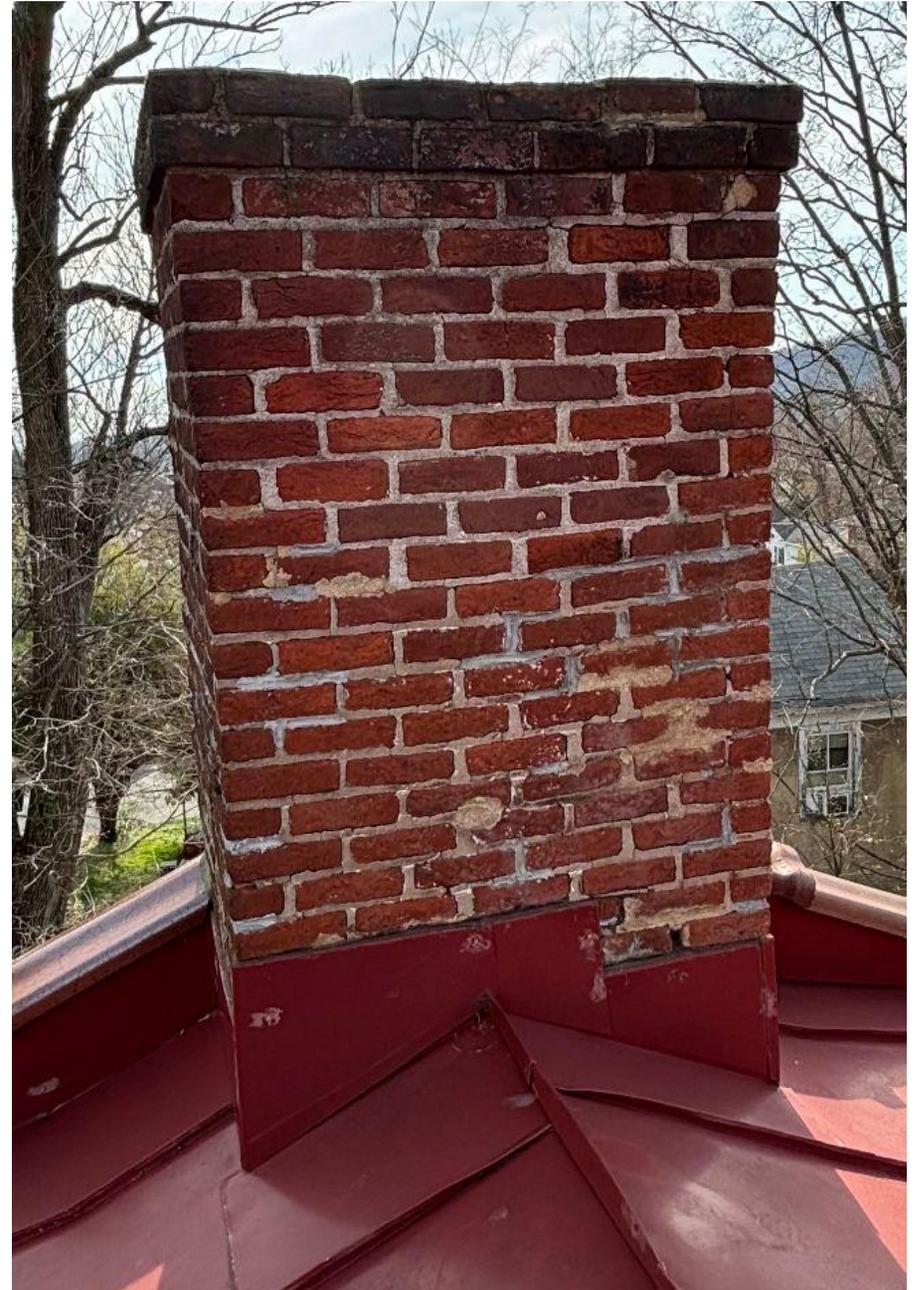
Best regards,


Calvin Bryant
Brick & More Masonry

EXISTING CONDITIONS



North



West

EXISTING CONDITIONS

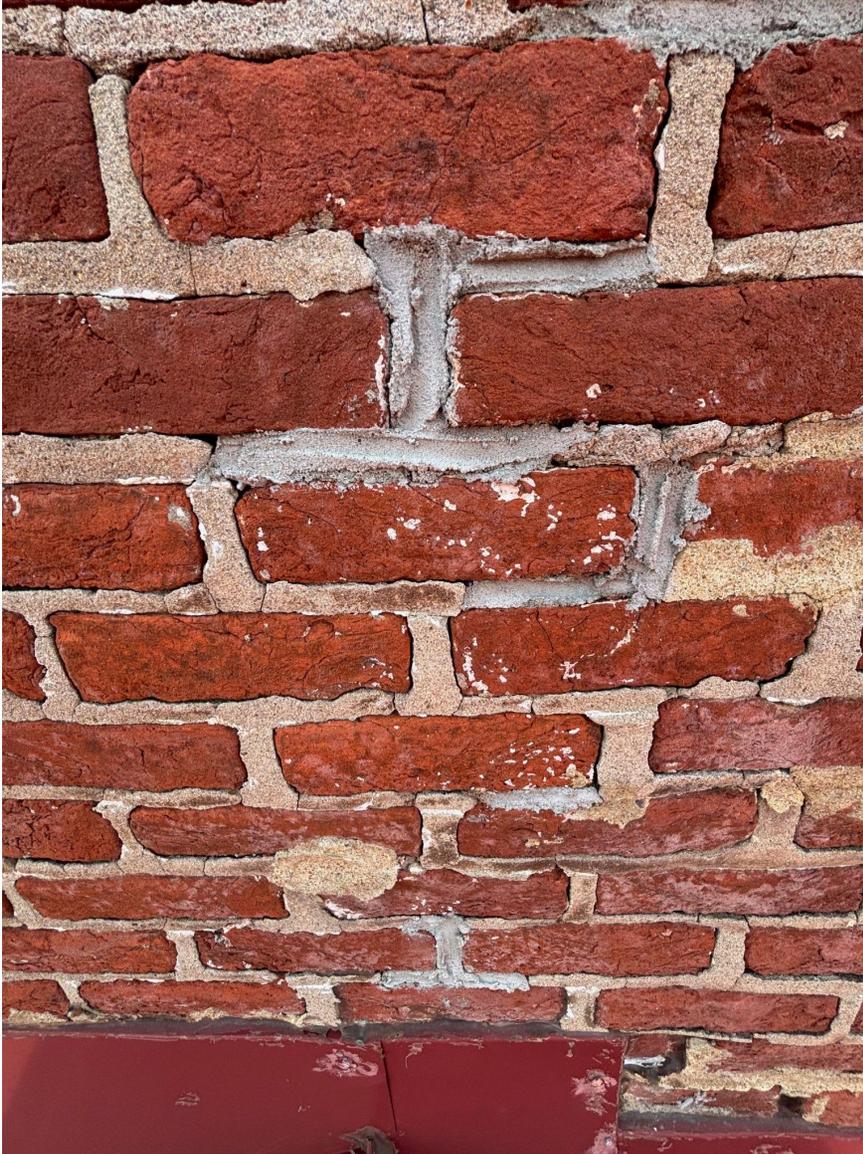


South



South

EXISTING CONDITIONS

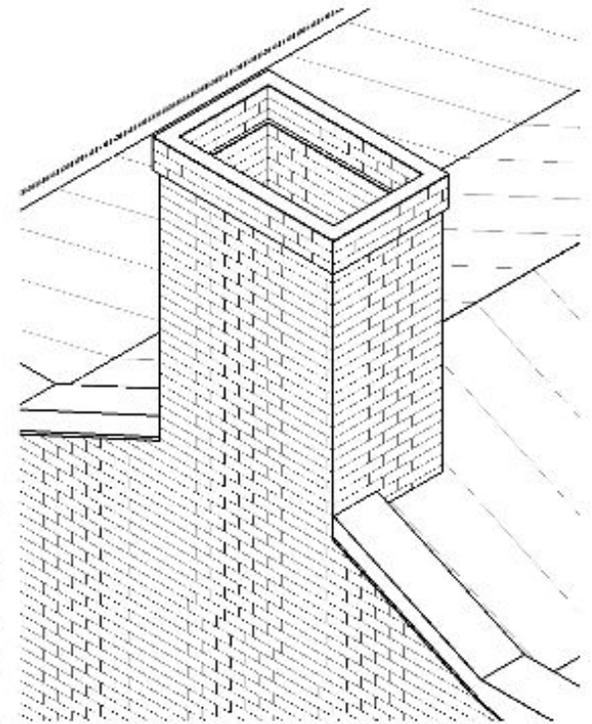
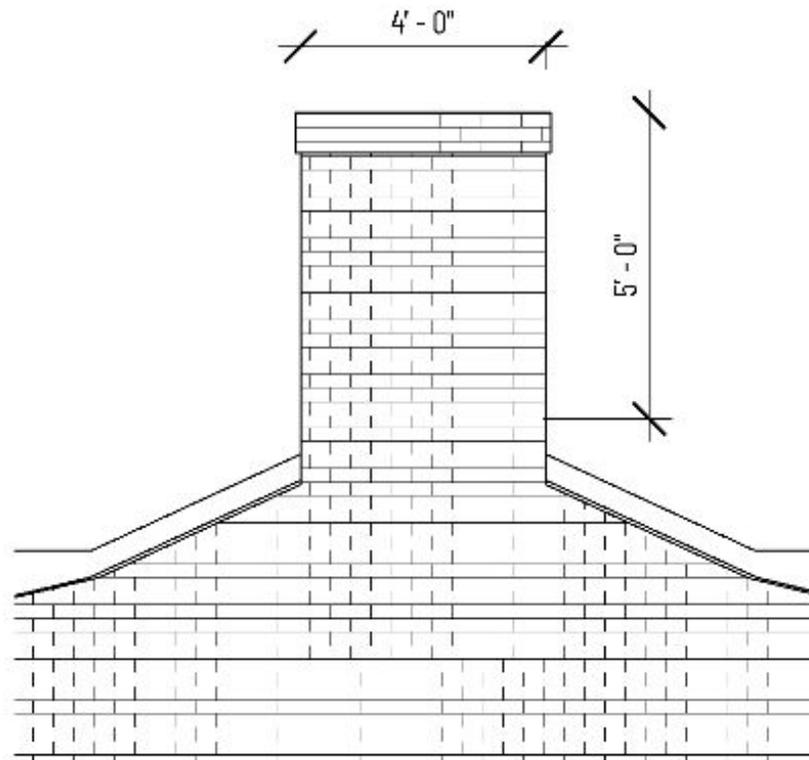
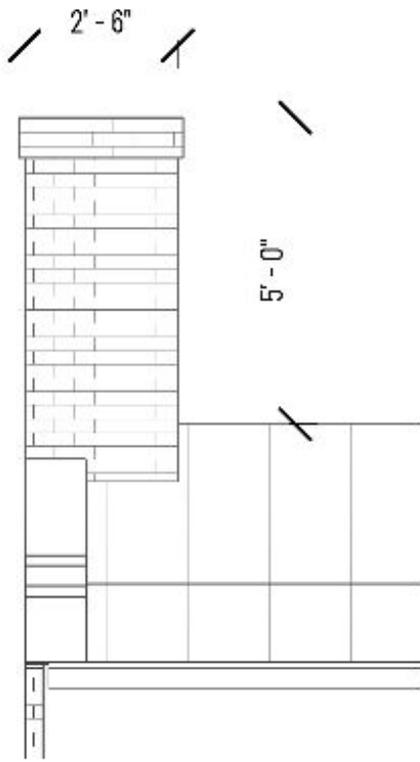


Mortar Detail & Repairs

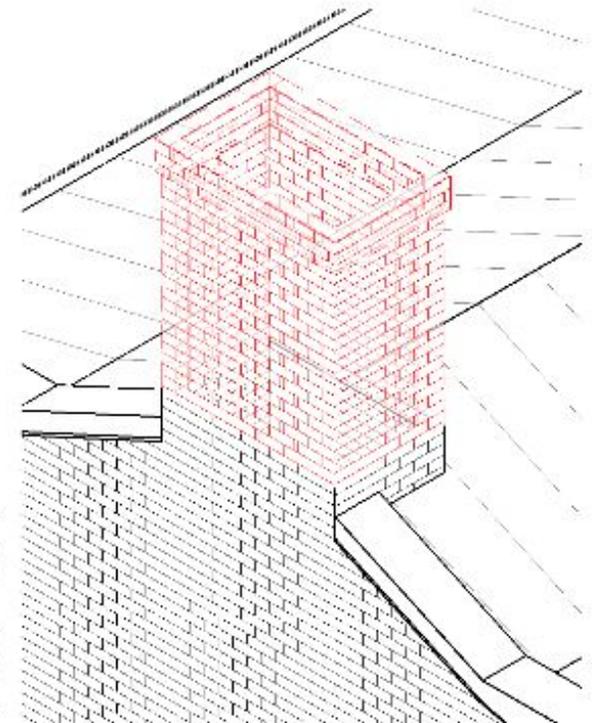
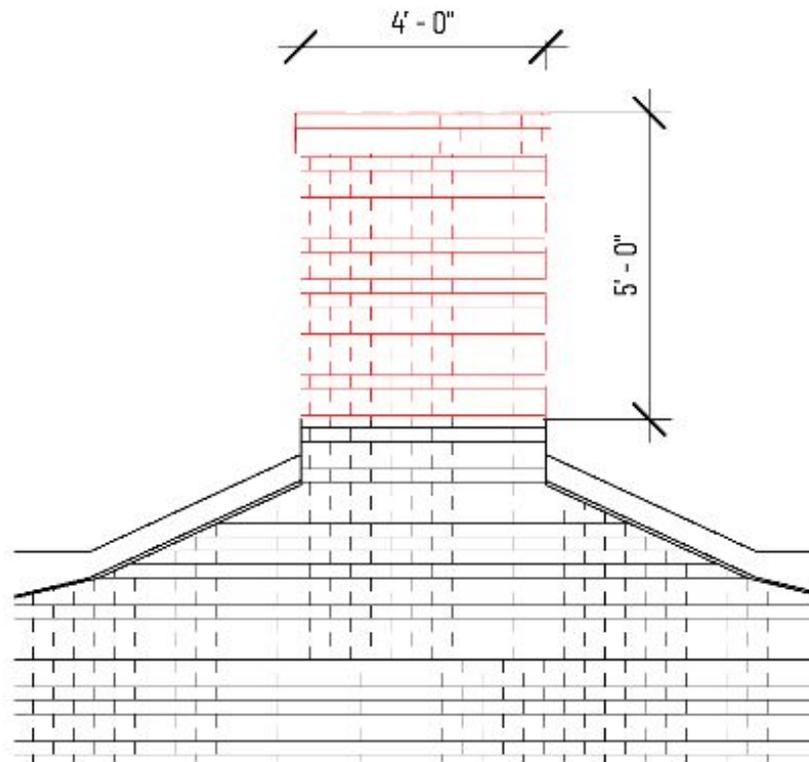
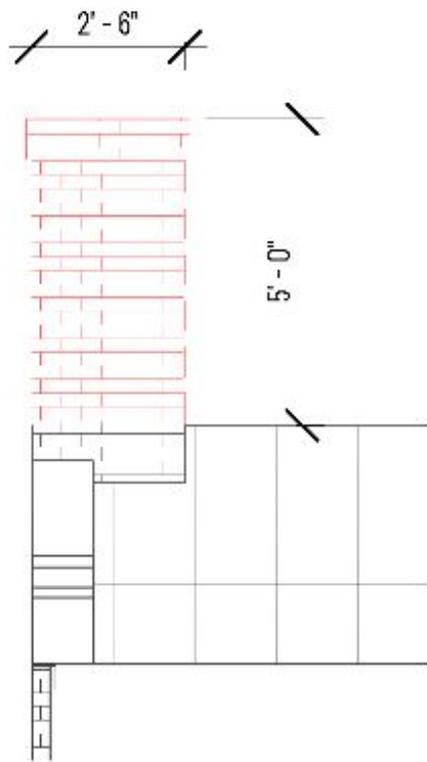


Cap Condition

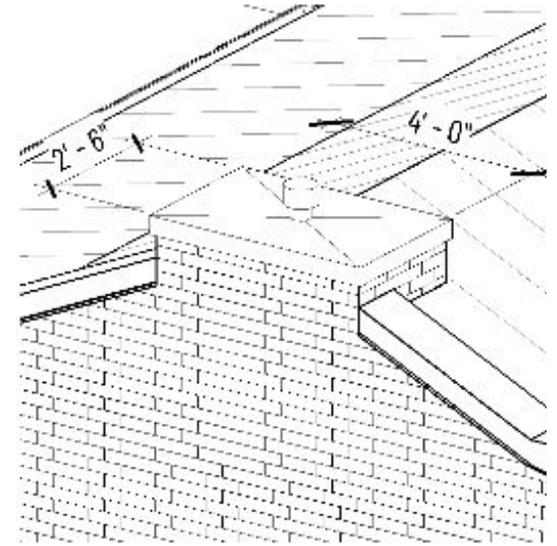
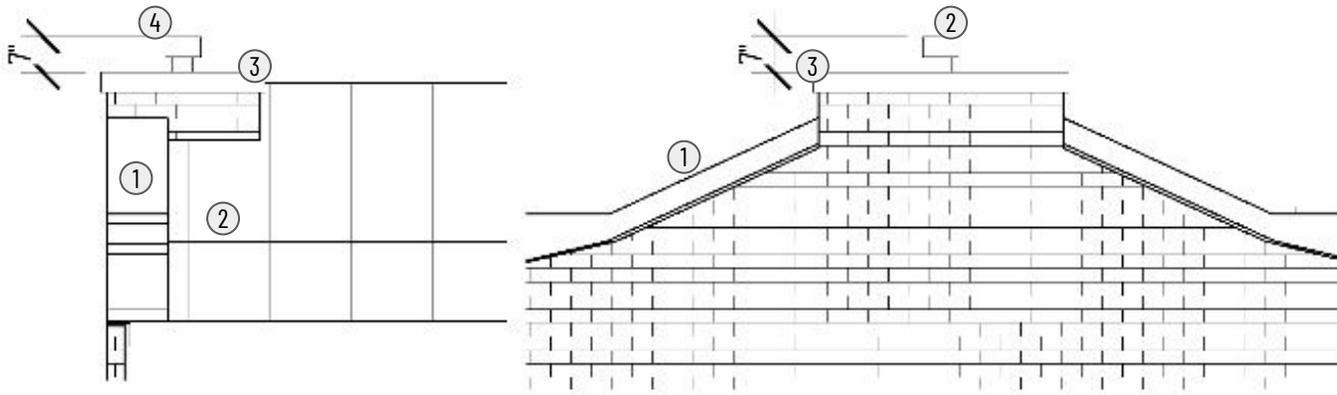
EXISTING CONDITIONS



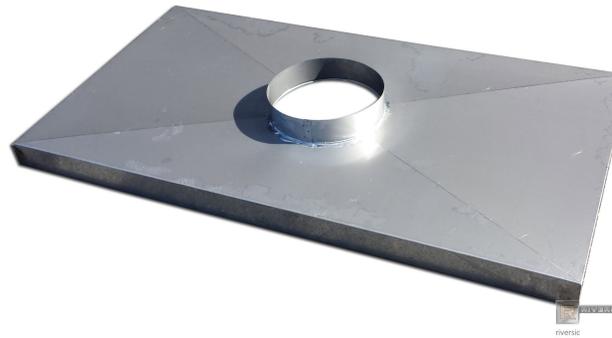
PROPOSED DEMOLITION



PROPOSED CONSTRUCTION



- ① EXISTING TERRACOTTA CAP
- ② EXISTING PAINTED STANDING SEAM ROOF
- ③ CHIMNEY CHASE CAP (PAINTED TO MATCH ROOF)
- ④ VENT CAP



STAINLESS STEEL CHASE CAP



STAINLESS STEEL VENT CAP