



## Commission of Architectural Review

5. COA-178058-2026	Final Review Meeting Date: 1/27/2026
Applicant/Petitioner	Thom Revay
Project Description	Repair and/or remove four deteriorated chimneys
Project Location	
Address: 1101 West Grace	
Historic District: West Grace Street	
<p><b>High-Level Details:</b></p> <p>The applicant requests guidance/approval on the repair and/or replacement of four chimneys on a two-story stucco building circa 1920.</p> <p>The four chimneys in question appear to be clad in stucco and in poor conditions. The application states that significant wanted infiltration is happening and causing interior damage.</p> <p>The application outlines different approaches to alleviating the issue such as complete demolition of the chimney and repair.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569
Previous Reviews	<ul style="list-style-type: none"> <li>Review</li> </ul>
Staff Recommendations	<p>Staff finds that</p> <ul style="list-style-type: none"> <li>Previously altered, east elevation (Ryland Street) Chimneys be repaired and flashed/wrapped in true copper as needed.</li> <li>Westernmost chimneys be retained and repaired in-kind with new stucco that matches the existing in color, texture, and design.</li> <li>Westernmost chimneys be properly flashed and have new coping installed on their tops if necessary.</li> <li>If any of the chimneys must be reconstructed, reconstruction must be based on the physical/photographic documentation available, matching the existing in height, materials, and design. Any reconstruction details submitted in a subsequent</li> </ul>

	<p>COA application.</p> <ul style="list-style-type: none"> <li>The existing coping and flashing around the top and base of each chimney be repaired and/or replaced as needed. Flashing details submitted to staff for administrative review and approval.</li> </ul>
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## Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards for Rehabilitation, Residential Construction, pg. 59</p>	<p><i>4. Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i></p>	<p>The extant building features four chimneys. The two chimneys on the east side (Ryland Street elevation) have been altered sometime after 1950, being shortened in height. The other two chimneys on the west side of the building are clad in stucco with an indented square/rectangular design. These two chimneys appear to be in their original design and height.</p> <p><b><u>East Chimneys Condition – Ryland Street (2)</u></b></p> <p>The eastern most chimneys are not in their original conditions, being shortened sometime after 1950. The city assessor cards indicate that there was a fire loss in 1971; however, it is unclear where the fire loss was on the building. The chimney located at the corner closest to West Grace and Ryland appears to have been coated in several layers of tar/patch work, while the chimney further south appears to be parged with concrete. The tar/sealant and concrete parge coat appear to be previous attempts at repairing the chimneys; however, are now failing with many areas exposing the underlying brick chimney stack.</p> <p><b><u>West Chimneys Condition (2)</u></b></p> <p>The western-most chimneys still maintain their original design and height; however, the stucco on the chimney closest to W. Grace Street is in poor condition, as it is buckling and flaking off. The southernmost chimney on the west elevation appears to have some cracks in the stucco but appears relatively intact with patch work on the back side.</p> <p>Chimneys are a character-defining feature of historic buildings that should be maintained and repaired.</p> <p>Staff recommends that the four chimneys be maintained and repaired and recommends the following treatment options:</p> <p><u>Staff recommends that the East Elevation (Ryland Street) Chimneys be repaired and flashed as needed, and finds that wrapping these chimneys in true copper</u></p>

		<p>would be appropriate, as these chimneys have already been altered in size and appearance, and a copper wrap would maintain the existing shape of the chimneys, preserve the remaining historic materials, and is an appropriate material for the district.</p> <p>Because the westernmost chimneys are still intact and contribute to the overall character of the building, Staff recommends that the westernmost chimneys be retained and repaired in-kind with new stucco that matches the existing in color, texture, and design. Staff recommends that these two chimneys be properly flashed and have new coping installed on their tops if necessary.</p> <p>Staff recommends that if any of the chimneys must be reconstructed, they must be reconstructed based on the physical and photographic documentation available, matching the existing in height, materials, and design.</p>
Building Elements, Roofs, pg. 66	<i>10. Original chimneys, skylights and light wells that contribute to the style and character of the building should be retained, as their removal could alter the overall character of the structure.</i>	Staff finds that the original chimney contributes to the overall character of the building and the history of the buildings past heating systems. The chimneys should be maintained and repaired as best as possible.
Maintenance, Coping, Flashing, Gutter and Downspout Maintenance, pg. 96	<i>The most critical maintenance areas are the flashing around parapets, valleys, light wells, skylights, chimneys and cornices. The condition of gutters and downspouts, including foundation drainage, is also important.</i>	Staff recommends that the existing coping and flashing around the top and base of each chimney be repaired and/or replaced as needed. Flashing details submitted to staff for administrative review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

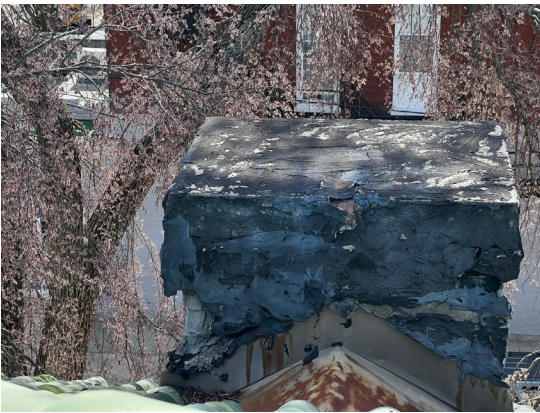
# Figures



Figure 1. 1101 West Grace Street, VHLS, 1984



Figure 2. 1101 West Grace Street, 1950s



Figures 2&3. Altered Chimneys on the Eastermonst (Ryland Street) Elevation.



Figures 4. Westernmost, intact chineys.