



Property (location of work)

Property Address: 1101 West Grace Street Current Zoning: _____
Historic District: The Fan

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Request approval to implement expensive tuckpointing as performed by a competent chimney repair company to an appearance appropriate to the area, or any of 3 options to tuckpointing, depending on affordability to Unit Owners: 1) demolish four unused fireplace chimneys to below the barrel tile roof and place barrel tile for

Applicant/Contact Person: Thom Revay (Association Treasurer)

Company: The Alexander Condominium Association
Mailing Address: _____
City: Richmond State: VA Zip Code: 23220
Telephone: _____
Email: _____
Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

Property Owner: The Alexander Condominium Association

If Business Entity, name and title of authorized signee: _____
Mailing Address: _____
City: Richmond State: VA Zip Code: 23220
Telephone: _____
Email: _____
Billing Contact? Yes
****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature: Thomas E. Revay Date: November 28, 2025

Expanded writeup to support the 1101 West Grace Street Certificate of Appropriateness application to the Richmond Commission on Architectural Review:

The Board for The Alexander Condominium Association, Inc., is aware of water damage caused at the site of one of the four chimneys over the main portion of the building at 1101 West Grace Street. The northwesternmost chimney has obvious external deterioration, and at the base of the chimney at the roof edge there's obvious water damage, as well as a missing corbel. Inside the attic/crawl space under the roof at that point there is water leaking during rainstorms, and obvious water damage is seen on the underside of the roof decking. At the top of the chimney, there are obvious gaps in the coping just beneath the metal chimney cap/cover installed at an indeterminate time in the past.

All four chimneys are non-functional, because the fireplaces inside the building have been closed off and unusable. The northeasternmost chimney also has obvious external deterioration, but to date there's been no obvious water leakage and damage either internally or externally to the building. Both of the chimneys on the southern side of the building along Ryland Street were reduced in height at some point in the past, and both have exterior appearances that show obvious signs of wear and deterioration, but again there's no obvious internal water leakage into the building from either chimney.

The Association Board and officers have discussed repeatedly alternatives available to us to maintain the appropriate architectural appearance of the building while still providing an enduring solution to avoid water damage. Several have seemed to be the most proper, but the pricing for each has been quite difficult to obtain, due to the limited number of servicing companies in the Richmond area.

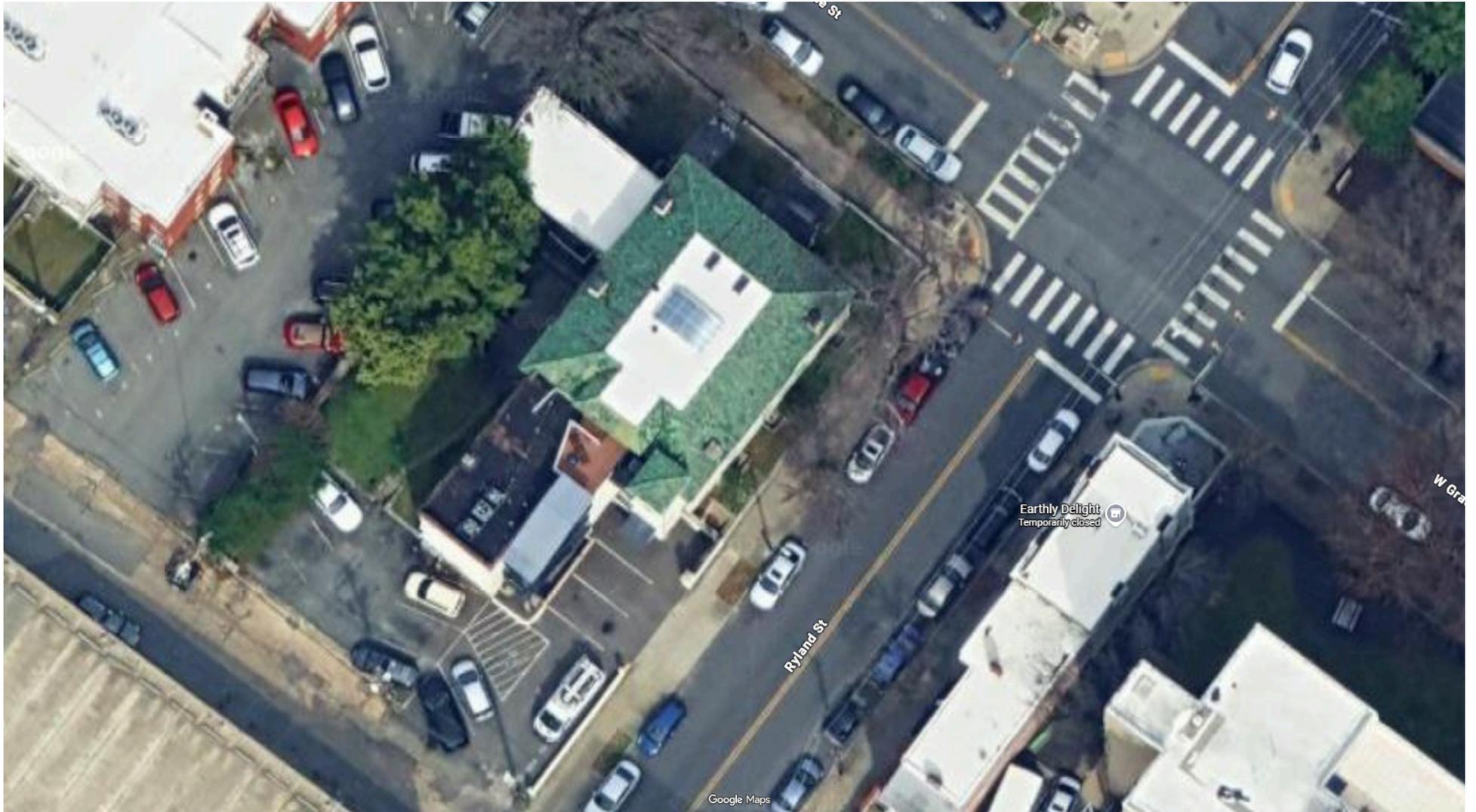
A chimney repair company is finally going to be on site on December 31 to examine the situation and give their recommendations. Two roofing companies have been working on estimates, but they aren't necessarily stonemasons or chimney repair companies. Still, based on the research to date, there are several ways we think this could go.

First is to deconstruct each of the four chimneys back to the original brick and tuckpoint them into a "like original" condition. We thought that would not be advisable, because the red brick seen inside the attic/crawl space is dramatically different than the exterior appearance of the building, which is a stucco-like material that's a light sand color.

The second alternative we considered was to demolish all four of the chimneys to below the barrel tile roof line, install decking and roofing paper, and top with barrel tile (matching color barrel tile has been found at Paul's Place) to make the roof look continuous throughout as covered by barrel tile. We know that would seem to be inconsistent with the original building look, but it would definitely improve the ability to eliminate or greatly reduce the chance of water leaks in the future.

The third alternative was to just demolish the one northwesternmost chimney as described in the second alternative, and potentially tuckpoint the remaining three, or implement the fourth alternative on those three.

The fourth alternative was to fabricate four copper "sleeves" that fit over the four chimneys, which would provide a continuous weather barrier to stop deterioration of the chimney masonry, and over time oxidize to the lovely green color of aged copper. To us, a significant advantage was that this was far less costly than what we understood the prior three alternatives to be. Plus, it would provide a distinctive yet not unattractive finish, which would be a marked improvement over the current quite ugly appearance. A local Richmond sheet metal fabrication shop has said they could do this work.















9:31



March 19

4:17 PM



HDR

