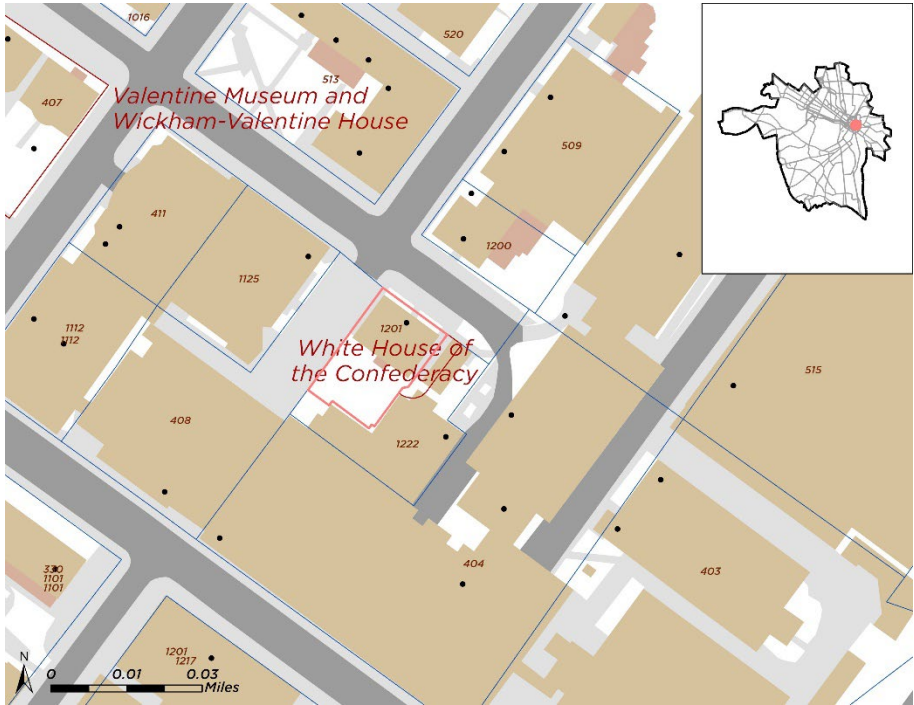


Commission of Architectural Review

6. COA-132658-2023	Final Review	Meeting Date: 7/25/2023
Applicant/Petitioner	David Flood	
Project Description	Rehabilitate the Steam Room roof and add ¼” laminated secondary glazing to all exterior windows.	
Project Location		
Address: 1201 East Clay Street		
Historic District: White House of The Confederacy		
<p>High-Level Details:</p> <ul style="list-style-type: none"> The applicant proposes to replace the current roof with a metal deck and TPO membrane roof. The applicant also proposes to add wood trim around the cornice to match the historic deck. The project includes removing the brick wall above the Steam Room and reconstructing the wall with a similar appearance. In addition to the Steam Room project, the applicant plans to add secondary glazing to all windows on the building, which will protect the museum from UV rays. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.	
Previous Reviews	none	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> that the applicant carefully reconstruct the brick wall with historic mortar and joint profiles. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation: Residential Construction, page 59	<i>1) Retain original features and materials that define the building's style, including but not limited to wood siding, shingles, stucco and masonry</i>	The projects for repairing the Steam Room and adding glazing to the windows will not negatively impact the historic building materials.

Standards for Rehabilitation: Residential Construction, page 59.	<i>4) Retain original roof shape, size, materials and related elements, if replacement is necessary, consideration for the use of slate, wood, metal, with respect to color and patterns should be given.</i>	The applicant proposes replacing the current flat, concrete roof with a TPO membrane roof. The new roof will still be flat and will have a similar appearance as the current roof. The roof on the Steam Room is not visible from the public right of way.
Standards for Rehabilitation: Residential Construction, page 59.	<i>7) Repair damaged elements, instead of replacing them. Use materials that match the original in type or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections.</i>	The current roof on the Steam Room is failing and deteriorating. In order to sustain the building for many more years, it is necessary to replace the current roof.
Standards for Rehabilitation: Residential Construction, page 59.	<i>10) While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	The applicant proposes removing the extant brick wall and rebuilding this structure. The applicant plans to reuse salvaged bricks from the historic wall. There are not any plans to use salvaged materials in any other location on the building. <u>Staff recommends that the applicant carefully reconstruct the brick wall with historic mortar and joint profiles.</u>
Building Elements: Roof Repair & Replacement, page 66.	<i>3) Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible.</i>	The applicant has chosen to replace the Steam Room roof with a grey TPO membrane roof. Although, TPO is not a historic material, it is proving to be durable and more energy efficient than other roofing materials. The flat roof on the steam room is not visible from the public right of way.
Standards For Site Improvements: Fences and Walls, page 78.	<i>1) Original fences and walls should be retained and maintained whenever possible.</i>	The majority of the extant brick wall will remain in place. The portion of the brick wall that extends above the steam room will be removed and reconstructed. Since this section of the wall is connected to the steam room roof, it is necessary to remove the wall section and rebuild it after the completion of the new roof.
Standards For Site Improvements: Fences and Walls, page 78.	<i>2) Existing brick or stone walls, boxwood hedges, wooden picket fences and cast- or wrought iron fences should not be removed or replaced with contemporary features.</i>	The section of the brick wall that extends above the Steam Room will be rebuilt with white painted brick and will appear similarly to the current wall. No contemporary features will be added to the wall.
Building Elements: Window Maintenance, page 69.	<i>1) Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks.</i>	The architect confirmed that all of the historic windows and historic materials will remain in place. Secondary glazing will be applied to the outside of the glass to protect the historic windows.

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. Façade, north side, of 1201 East Clay Street, the White House of the Confederacy.

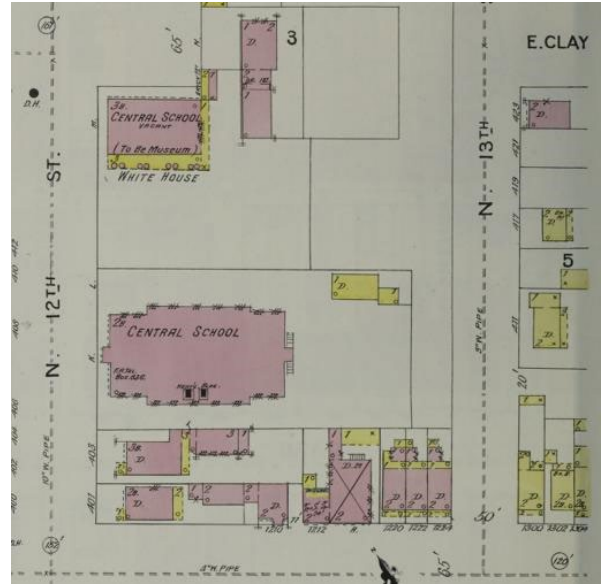


Figure 2. 1895 Sanborn map showing 1201 East Clay Street. This property is labeled as 'Central School, Vacant, (To Be Museum), White House'. The building served as a school from 1878 to 1895. In 1896, this building became the Confederate Museum.



Figure 3. West side of the Steam Room, located on the northeast corner of the White House for the Confederacy.



Figure 4. North side of the Steam Room on the northeast corner of the White House for the Confederacy. The wall that will be removed and reconstructed is on the west side, above the steam room.



Staff Report
City of Richmond, Virginia



Figure 5. View of the east and north sides of the Steam Room, with the wall that will be removed and reconstructed on the west side.



Figure 6. View of the east side of the Steam Room.



Figure 7. View of the east side of the White House of the Confederacy.



Figure 8. View of the south side of the White House of the Confederacy.



Figure 9. View of the north and east sides of the White House of the Confederacy. This photograph shows most of the historic windows on the building.