



In 1943 on the 65th anniversary of the Club's founding, Waldo Clifford Leland, influential in the establishment of the National Archives, said:

“The Cosmos Club provides the place, the occasion, and the opportunity for that informal meeting of minds...
The most fruitful [such meetings] ... must take place in atmosphere conducive to free exchange of views ... where many intellectual roads cross and where ideas of the most different sorts will encounter each other. Such a place is the Cosmos Club.”

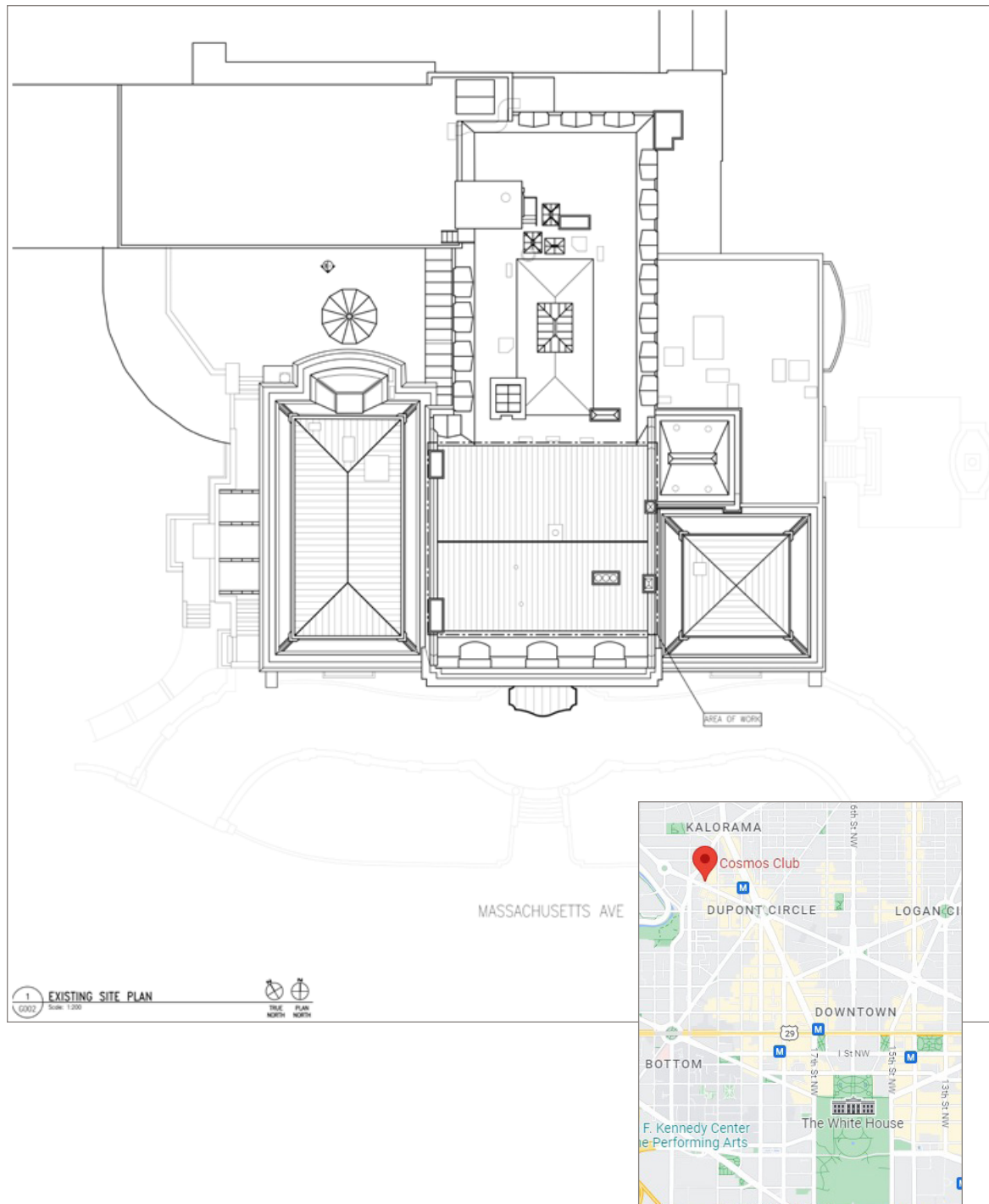


Cosmos Club | Washington, DC Historic Architecture

The Cosmos Club is a significant contributing building to the Dupont Circle Historic District, the Massachusetts Avenue Historic District, and is individually listed on the National Register of Historic Places. The historic core of the building is known as the Townsend Mansion and was constructed from 1899 to 1901 by Carrère and Hastings.

The objective of the exterior envelope restoration of the Townsend Mansion was to address site safety, to remediate water infiltration and to restore the historic facades of the building. This repair program included scope for replacing or restoring building envelope components based on site survey and previous documentation. The bulk of the work related to the exterior masonry envelope included repointing, replacing inappropriate sealant with mortar, and repairing cracked and spalled masonry and stucco. The project repaired the historic stucco instead of calling for wholesale replacement.

As stewards of this important building, the Cosmos Club Historic Preservation Foundation wanted to set an example for good preservation to the surrounding neighborhood and through their success, encourage other stewards of these grand historic buildings to follow suit. By maintaining the original historic materials of limestone, cast iron, slate, and copper, Washington's visitors and residents can connect with the Beaux Arts flourishes from the past. By choosing to use non-toxic cleaners and repairing materials rather than wholesale replacement, this project considered the impact to the environment. The club did not merely want to renovate their building — they saw value in restoration as a way to respect the past and honor the craftsmanship of the original architects and builders.



FULLY RESTORED



BEFORE RESTORATION



This is a 30-year repair cycle intended to implement longer-lasting repairs that will improve the function of the building envelope and reduce maintenance costs for painting, pointing, and cleaning.



BEFORE



AFTER



BEFORE RESTORATION

AFTER RESTORATION

FULLY RESTORED



BEFORE RESTORATION



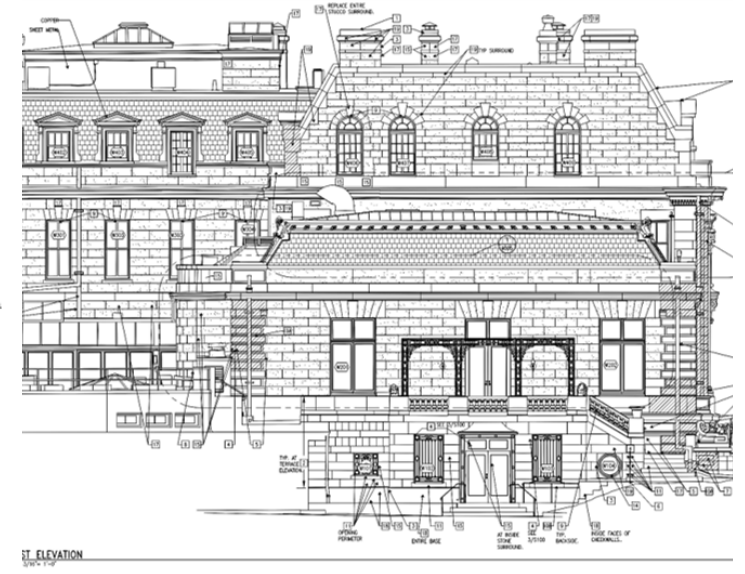


REPAIR PROCESS

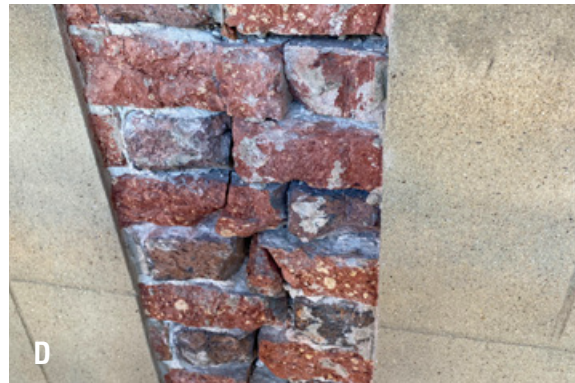
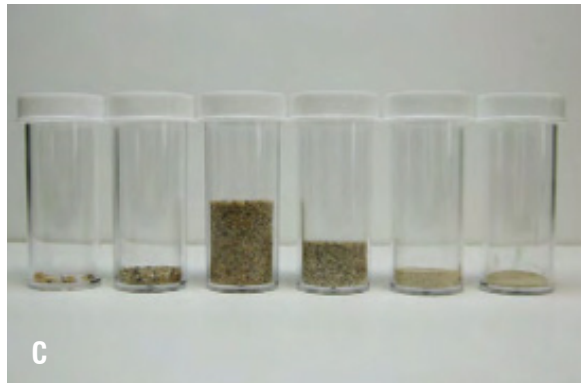
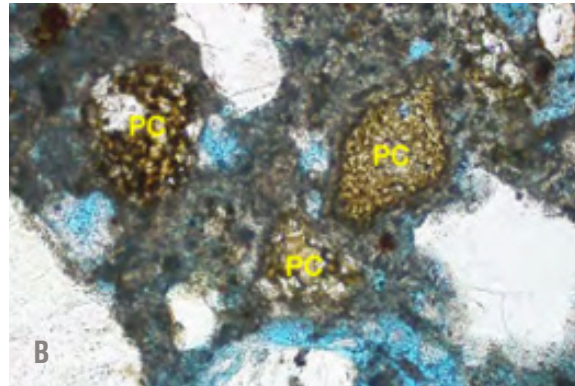
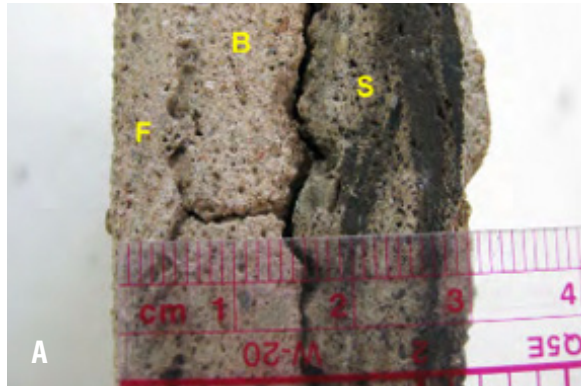


CLEANING & RESTORATION PROCESS





THE CONSERVATION PROCESS



A. Analysis: Cross section of stucco sample showing three-layer composition with F-Finish Coat, B-Brown Coat, S-Scratch Coat.

B. Analysis: Petrographic analysis of polished cross section using polarized light microscope. Portland cement residuals marked with PC.

C. Analysis: Grain-size analysis of extracted aggregate using sieves.

D. Mockup: Area of stucco to be patched. Notice roughened flemish bond brick behind existing stucco. Mrs. Townsend installed stucco over the flemish bond brick shortly after construction according to building permits.

E. Mockup: Stepped stucco sample board showing texture and layers.

F. Mockup: Composition of finish coat based on results of analysis: 1:0.1:2.5 parts cement:lime:sand.

G. Installation: Mason installs cement stucco to infill areas of damage.



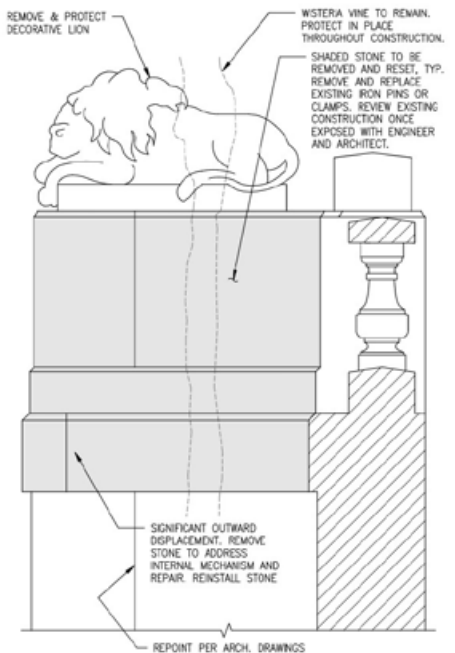
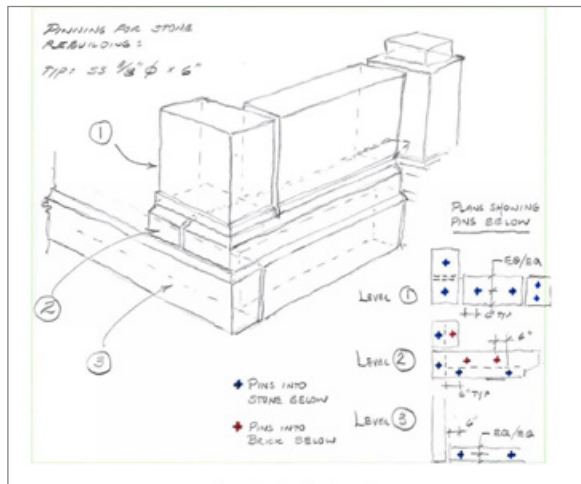


PHOTO #1

1 ELEVATION OF BALUSTRADE AT STAIR
S200 SCALE: 1"=1'-0"



Terrace During



1200AE sketch showing new pin locations for terrace wall.



Terrace After

DESIGN DIRECTION FROM FIELD INVESTIGATION



WINDOW RESTORATION