

The  
Broadmoor  
of  
Cleveland  
Park

*Since 1929*

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## INTRODUCTION

This booklet was put together at the direction of the Board of Directors with the intent of providing the residents with some history of The Broadmoor and of our neighborhood.

We hope you will find this information about the building, the neighborhood, and the services available at The Broadmoor to be useful and interesting.

In addition to this booklet, we have prepared another booklet that is available at the front desk which contains a more detailed look at both the history and architecture of our Cleveland Park neighborhood. It is especially helpful if you are interested in a walking or driving tour of the many beautiful and architecturally significant homes and buildings within a few blocks of The Broadmoor.

Those of us who have worked on this project have developed a deeper understanding of the importance of The Broadmoor in both an architectural and historical sense. We are proud of our beautiful building and we appreciate how fortunate we are to live in one of Washington's finest neighborhoods.

We want to thank all of those who have contributed their time and energy to make this booklet a reality, especially Lorna Aldrich (#119), Paul Burbage (#609), Claudius Easley Jr. (#222), Joe Jeff Goldblatt (#420), Stephen Kent (#608), and Barbara Price (#220). We want to acknowledge the many hours of work that Kevin and Sue Murray (#108) devoted to the organizing, writing, and editing of this effort. Also, we wish to thank Mrs. Osborne, our Resident Manager, for the assistance she provided.

In addition, we are grateful for the original work done by Kathy Wood, Carolyn Hufbauer, and Harry Montague in preparing "A Plan for Cleveland Park", from which we have taken the section in this booklet dealing with the history of Cleveland Park. The graphics were done by Karen Wood, a Cleveland Park resident and we thank her for permitting us to use them.

We appreciate the assistance of Suzanne Ganschinietz of the Historic Preservation Office, D.C. Department of Housing and Community Development, and James Goode, a noted architectural historian and Curator of the Smithsonian building. The Broadmoor will be included in Mr. Goode's forthcoming book titled "Best Addresses – A Century of Washington's Distinguished Apartment Houses: 1880-1980".

## SOCIAL HISTORY

The first residents of The Broadmoor were moving in the same month as the stock market crashed in the fall of 1929. It might have appeared to be an inauspicious moment to launch a large luxury apartment hotel but it quickly became a very lively place. As described in an early brochure, The Broadmoor was the “home of the prominent business executives, senators, representatives, Army and Navy officers, and of a select cross-section of official Washington”. The public facilities became a popular site for wedding receptions, school proms, and other large social functions.

In those years, the location was generally viewed as being somewhat far out of town. The streetcar still ran out Connecticut Avenue as far as Chevy Chase Lake. Porter Street was only two lanes wide as it went down into Rock Creek Park and, until about 1950, The Broadmoor had dense woods on three sides. Quebec Street was not identified as such and consisted of only one or two paved lanes from Connecticut Avenue to The Broadmoor’s east (rear) driveway, beyond which it was merely a winding dirt road through the woods to a few scattered houses. The occupants of these houses had their mailboxes on posts near Connecticut Avenue. The site of Adas Israel Synagogue was a hilltop covered with very large trees.

While most of the apartments were leased on a long-term basis as permanent homes, others were available for hotel guests by the day or week. Daily room tariffs in the 1930’s were \$3.00 single, \$4.00 and \$5.00 double, and \$6.00 and up for parlor, bedroom, and bath. These were furnished units with full hotel service. Apartments could be leased

unfurnished or furnished, to include all housekeeping equipment. Unfurnished units rented in the late 1930' and until conversion, for about \$85.00 to \$95.00 per month for one-bedroom apartments and about \$125.00 to \$150.00 per month for two-bedroom apartments. These rentals were in the highest bracket of the day.

The dining room, known prior to 1938 as the Silver Grill, served three meals a day and offered breakfast for \$0.25 and \$0.35, "also a la carte". Other amenities in the building included a beauty shop, barber shop, pastry shop (later a small convenience store), valet and laundry service, and newsstand. It is noteworthy how many of these conveniences have been maintained to some degree. The large staff of employees necessary to the operation included elevator operators, and around-the-clock switchboard operators. All telephone calls, in and out, went through the house switchboard. A taxicab stand at the front door made transportation easy.

Unfortunately, there are no written records available of the many distinguished or extraordinary people who have stayed in this building. A few individuals with long memories have been able to recall some of them. Among the families prominent in the business world of the city who made their homes where the Hechingers, the Mazors, and the Zlotnicks. At any time prior to conversion to Cooperative status, there were a number of Members of Congress in residence. The flamboyant Senator Huey Long of Louisiana moved here from the Mayflower Hotel in March, 1934 and maintained his Washington Residence in apartment #601 until his assassination the following year. His three bodyguards were in constant attendance wherever he was. Senator John Sparkman of

Alabama and Senator Prentiss Brown of Michigan were long-time residents. Representative and Mrs. Richard Nixon of California stayed here temporarily while house-hunting. In the later thirties, the coach and nearly the entire Washington Senators baseball team lived in the building for about three years during the baseball seasons. The bar in the Silver Grill is reputed to have been their primary watering hole during that time. Japanese Minister Isoda, General Suma, and Secretary of Embassy Iguchi were residents until their apartments were confiscated by the State Department and they were sent to internment at the Bedford Springs Hotel in Pennsylvania in 1941. Mr. George Meany, the labor leader, lived in apartment #419 for several years and Hephzibah Menuhin, a well-known concert pianist, resided in apartment #308 for a year to two during which time her brother, Yehudi, one of the leading violinists of the 20<sup>th</sup> Century, was a frequent visitor. War Production Board Chairman Donald Nelson lived here during World War II. Throughout the war and until 1950, Archduke Otto of Hapsburg, then claimant to the Austro-Hungarian throne, lived in apartment #315. His younger brother, Archduke Felix, also resided here until he was drafted into the U.S. Army. Secretary of Labor and Mrs. Mitchell were resident members in apartment #213 from 1956 to 1960. The last living descendent of President Lincoln, Robert Todd Lincoln Beckwith, resided in apartment #108 in the early 1960's.

Substantial remodeling was undertaken in 1938-1939 in the lobby and the dining room. The present "modern" fluted columns and recessed dome ceilings were built to replace the original Tudor style detailing. The dining room and coffee shop/bar were also redone with dado and frieze to match the lobby and the glass brick bar was constructed. The

back bathrooms in the 21 tier were added at this time and a number of other apartments were updated to the styles of the day.

During World War II, housing in Washington was extremely scarce and all available space was utilized. Rooms and baths which subsequently became known as hobby rooms were built on the ground floor of each wing of the building. In addition, alcoves near the elevator on each floor were closed in to create additional rooms. All of these new rooms served as quarters for women officers of the Army and Navy.

Rent control had been instituted during the war. Failure to remove the controls promptly after the end of the war led to a rash of conversions of rental buildings to cooperative ownership, just as it had done after World War I. The Broadmoor was one of these conversions in 1948, but it was by far the largest and most prestigious building until then to convert. It had the further distinction of being the first cooperative in Washington to be organized on a membership rather than a stock-ownership basis.

After much preliminary negotiation and detailed planning, The Broadmoor Cooperative Apartments was incorporated in Delaware and the Articles of Incorporation were signed on August 16<sup>th</sup>, 1948. Mr. Edmund J. Flynn, who was experienced in organizing cooperatives, became the first president. Under an agreement dated August 19<sup>th</sup>, 1948, the new corporation acquired an option to purchase the entire Broadmoor property from its owners, Bernard Bralove and Edward C. Ernst, who had built the building and had been its only owners. The price was \$2,375,000.00 including the balance of an existing



mortgage which had about twenty-one years to run at 4% annual interest. The cost to members would total \$2,500,000.00 including a sales commission of \$125,000.00 to the Edmund J. Flynn Co., to act as the sales agents. Under the terms of the option, the new corporation had to have the cash and customer's agreements for 60% of the apartment space by November 15<sup>th</sup>.

Some nonresidents of the building were solicited in advance to purchase apartments but no public announcement of the plan was made until August 21<sup>st</sup>. The tenants had no advance notice and no priority in purchasing apartments. Mr. Flynn was quoted in the Washington Daily News as saying "None of the tenants was solicited because we didn't want them to say we're holding a gun to their heads".

During World War II, leases were allowed to lapse. The eighty-six permanent tenants, including seven Members of Congress, were on a month-to-month basis; the other occupants were considered to be transients. The response to the announcement of sale was tremendous. Most apartments were purchased from the floor plans without the purchaser having seen the unit because it was occupied. Each purchaser was required to pay a deposit of 10% of the purchase price as a portion of the equity value of the apartment. At the time of the settlement the balance of the equity, amounting to 40.38% of the purchase price, and 1% of the price for operating assessment was set at the rate of thirty cents per \$100.00 of the purchase price. That original purchase price became the assigned capital value of each apartment and the permanent basis for all assessments. According to the press, over 100 apartments had been sold in the first five days and by

early September, nearly all 194 apartments had been sold. It took a little longer for the final conversion from rental to Co-op status to be achieved but settlement and transfer of title were completed on November 1<sup>st</sup>, 1948.

While some of the residents welcomed the conversion and some were resigned to it, others were extremely angry at the prospect. Some thirty-six tenants brought suit against the previous owners and the Cooperative Corporation alleging that the sales for the conversion was an evasion of the rent control law. They contended that The Broadmoor Cooperative Apartments, Inc., as the new owner, was the landlord and that they could not be evicted to make room for other occupants who were participants in the Cooperative. The court decided on December 9<sup>th</sup>, 1948, that the purchasers of the individual units were landlords within the meaning of the District Emergency Rent Act and, therefore, were entitled to evict tenants in order to occupy the premises themselves. With the option to purchase exercised and the rights of purchasers to evict their tenants established, there followed a busy and confusing period of moving in and out.

The original Board of Directors continued to manage the Corporation's affairs with the Edmund J. Flynn Company as the property manager, until the First Annual Meeting of the membership in April, 1950, when the first Board, composed solely of resident members, was elected by the membership. In the meantime, on May 27<sup>th</sup>, 1949, Judge Alexander Holtzoff had been appointed to fill a vacancy and became the first new owner on the board.

Many old procedures and problems had to be dealt with in the first two years of the Cooperative. During that time an appointed “Community Space Committee” studied the utilization of the unassigned space resulting in the rooms on the ground floor being made available for rental by individual owners for use as hobby rooms. Switchboard service was eliminated for outside telephone calls and residents were required to have individual direct telephone lines.

The central refrigeration system was terminated and each owner had to buy individual electric refrigerators. In addition, new corridor and lobby carpets were acquired by special assessment. None of these were free of minority opposition, sometimes highly vocal. Even though the issue of conversion created many problems, they were ultimately resolved and the building has continued to be maintained in a first class manner to preserve the investment of our members.

## OUR NEIGHBORHOOD

“Cleveland Park combines city and country better than I have found elsewhere and is a delightful place to live”.

Though the words were written some eighty years ago by a resident of the new street-car suburb, they might have been written today. For Cleveland Park is still a unique place to live, with its blend of city convenience and country-like open spaces.

The man for whom the 20<sup>th</sup> century development was named, President Grover Cleveland, was attracted to the area for much the same reasons as his predecessors, the Forrests and the Nourses.. In 1886, Cleveland purchased Forrest Hill as a summer home. As with earlier families, he sought to find a haven for his bride, away from the public and the Federal City. To avoid publicity, he made his purchase through an intimate friend. When this was discovered and announced by the press, his country residence was described as being located in “a paradise of suburban homes”.

The land which constitutes most of Cleveland Park was originally part of a large land grant of 1723 called the Addition to the Rock of Dumbarton, located in Maryland. In the early 1790's three prominent Marylanders who were involved in the selection of the site for the Federal City purchased much of the Addition to the Rock of Dumbarton and patented it, with several other adjacent tracts, into a new land grant of some 1,282 acres called Pretty Prospect. One of the new owners was General Uriah Forrest, a one-time mayor of Georgetown and a representative from Maryland in the U. S. Congress. By

1795, he had built a simple frame farmhouse which he named Rosedale and in which he lived with his family until his death in 1805. Rosedale still stands as one of the few remaining examples of 18<sup>th</sup> Century buildings (farmhouses) in Washington, D.C. Circa 1796-97, General Forrest mortgaged Rosedale (420 acres and house) to obtain a loan from Maryland so that the new government could complete construction of the Capitol. Subsequently, Forrest declared bankruptcy and his brother-in-law, Philip Barton Key bought his land at auction, paid off the mortgage, and divided some of the land into generous parcels which he sold. He eventually conveyed Rosedale, the farmhouse and 126 acres to Mrs. Uriah Forrest.

During the early part of the 19<sup>th</sup> Century, simple county houses were built on these generous parcels of rolling farmland. The earliest was Woodley (Maret School) built by Philip Barton Key by 1800. The Highlands (Sidwell Friends School) was constructed around 1822 by Charles J. Nourse as his family home and was maintained by his heirs until 1920. Several other county houses were constructed during the first three-quarters of the 19<sup>th</sup> Century in the Cleveland Park area but Woodley, the Highlands, and a private residence, Springfield, are only three to have survived. They still stand amidst limited open space as reminders of this era of our history.

Towards the end of the 19<sup>th</sup> Century, it was common for wealthy men to have summer homes outside the city center. In 1886, President Grover Cleveland purchased a farmhouse built by Uriah Forrest's grandson across the field from Rosedale. The house was razed in 1927. In 1888, Gardiner Greene Hubbard, one of the founders of the

National Geographic Society, built a summer retreat on a fifty-acre estate he had purchased and named Twin Oaks, now the Chinese Embassy. Several other illustrious Washingtonians, including John R. McLean and Senator George S. Nixon of Nevada, owned summer homes in the environs of Cleveland Park. In 1912, James Parmelee built a country home now known as Tregaron on twenty acres of land purchased from Hubbard's descendents. Twin Oaks and Tregaron alone have survived amidst their grounds as examples of the comfortable existence enjoyed by prosperous families at the turn of the century.

The introduction in 1892 of streetcar service along Connecticut Avenue, connecting the city center with Chevy Chase, Maryland launched the development of Cleveland Park as a commuter suburb. The area witnessed steady growth for the next forty years.

This urban residential community, with its countrified atmosphere of single-family houses set on lots of different sizes and shapes along meandering tree-lined streets, was the product of the Cleveland Park Company.

Thomas E. Waggaman and John Sherman, two Washington realtors, formed the Cleveland Park Company. It appears that Waggaman was the principle landowner, whereas Sherman, as President of the company, undertook the primary responsibility for construction and sale of the houses from 1895 to 1909. In the initial stages of development, Sherman hired local architects such as Paul Pelz, one of the architects of the Library of Congress; Waddy Wood, who later designed the Woodrow Wilson house;

Frederick Bennett Pyle, a prolific commercial and residential architect; and Robert Thompson Head, whose numerous houses give the neighborhood an appearance of great architectural variety. After Head's departure in 1901, John Sherman and his wife Ella Bennett Sherman, a trained artist, designed the remainder of the houses built by the Cleveland Park Company. Subsequently, several Washington builders and realtors, including the W. C. and A. N. Miller partnership, undertook the construction of homes in the area.

Cleveland Park today reflects this great potpourri of residential architectural and building styles; the overlay of history is reflected in house after house as one walks down the streets.

Although the building of homes in Cleveland Park's central core was largely completed by 1922, none of the support services along Connecticut Avenue had been developed. The residents were largely dependent upon the city for everything – from jobs to groceries. The opening of the Connecticut Avenue Fire Station in 1916 heralded the beginning of the development of Connecticut Avenue.

Shops and services for the residents of Cleveland Park first appeared on Connecticut Avenue in the mid 1920's. The Monterey Pharmacy at 3532 Connecticut Avenue was the first shop listed in the City Directory of 1924. The Great A & P Tea Company (located where the 7-11 now stands) and the Piggly Wiggly Groceries appeared along with Lord Baltimore Filling Station and Standard Oil Company Service Station in 1925.

Each succeeding year additional neighborhood shops opened. Kathryn Gass, Hairdresser; Louis Boeckstyns, Confectioner; American Beef Company; and Sanitary Grocery Company were in business by 1926. Palace Laundry; Arthur D. Joll, Stationer; Leo Kohler, Batteries; Vincent Marvaso, Tailor; Cash and Carry Cleaners; and The Shade Factory were active by 1928. In 1931, neighborhood recreation was introduced with Madam Queen Putting Green Miniature Golf, in addition to the Woodley Flower Shop; Isabel Tavener, Gifts; and the Washington Mechanics Savings Bank.

The three-story Fire Station – Engine Company Number 28 – replaced the small police/fire house built by the Cleveland Park Company on Newark Street. Within this same block, to the south of the Fire Station, Harry Wardman built a four-story apartment house and thirteen two-story brick Georgian Revival residences in 1919 and 1921, respectively. The Fire Station and the Wardman buildings are the oldest and architecturally most interesting of the commercial structures along Connecticut Avenue in Cleveland Park.



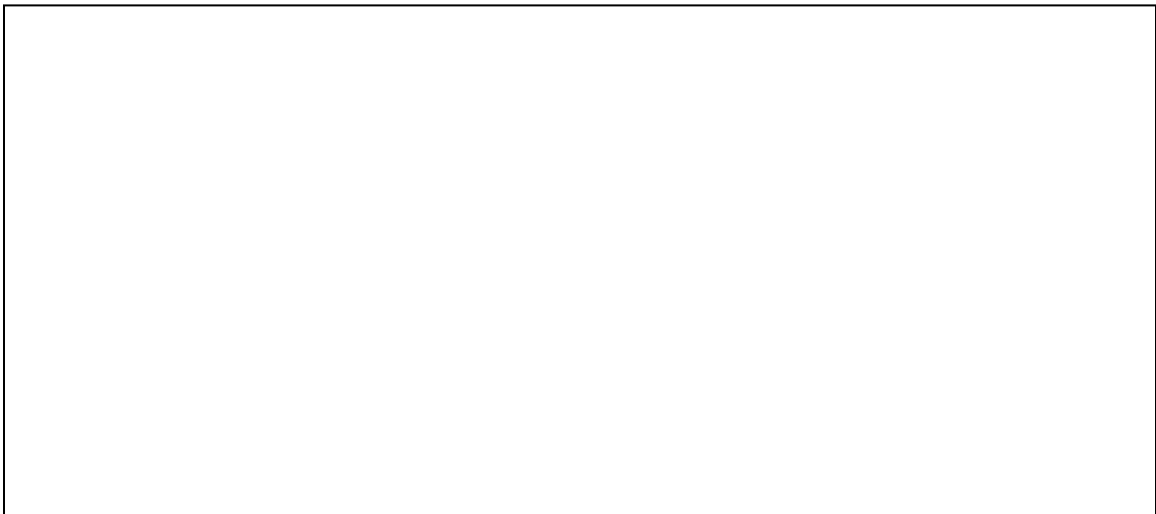


In 1923, the Monterey Apartments appeared, followed in 1924 by Klinge Mansions and Tilden Hall. Subsequent directories list additional apartment houses, showing development on both sides of Connecticut Avenue. The earliest shop, Monterey Pharmacy, was housed in the Monterey Apartment building and some of the other apartment buildings were designed to include shops on the first floor, such as Budd's Confectioners at 3301 Connecticut Avenue. Just as the coming of the Metro has given both new self-awareness and new popular names to the communities which it serves, so the older and broader definition of Cleveland Park arose from the construction of the trolley streetcar lines along what are now called Connecticut Avenue and Wisconsin Avenue. It was this street-trolley transportation network which made possible the development of Cleveland Park in the first place. On April 25, 1890, the first trolley line in the area began operations along what was then called Tennallytown Road (now Wisconsin Avenue), running its cars from the District Line to Georgetown and later to

downtown Washington. Called the Georgetown and Tennallytown Railway, it preceded the Rock Creek Railway which began services on September 16, 1892, carrying passengers over its own tracks on the route which was eventually to become Connecticut Avenue. Its cars ran from Chevy Chase Lake, north of Chevy Chase Circle, to 18<sup>th</sup> and U Streets, where it connected to routes to downtown Washington.

These two trolley lines were the lifeblood of Cleveland Park, making possible commuter trips to and from work in downtown Washington, as well as trips to school, to church, for shopping, and for recreation. Unlike the earlier railroad suburbs around other urban core cities and the later automobile suburbs, Cleveland Park was always dependent on local street transportation, with frequent intermediate stops. Thus, it was obvious that it was the transportation system, first of the trolley lines and later of the bus lines, which helped integrate Cleveland Park into the broader community of Washington, D.C.

The opening of the Cleveland Park Metro Station will give further impetus to the role of this area in the life of the entire city.



## THE BUILDING

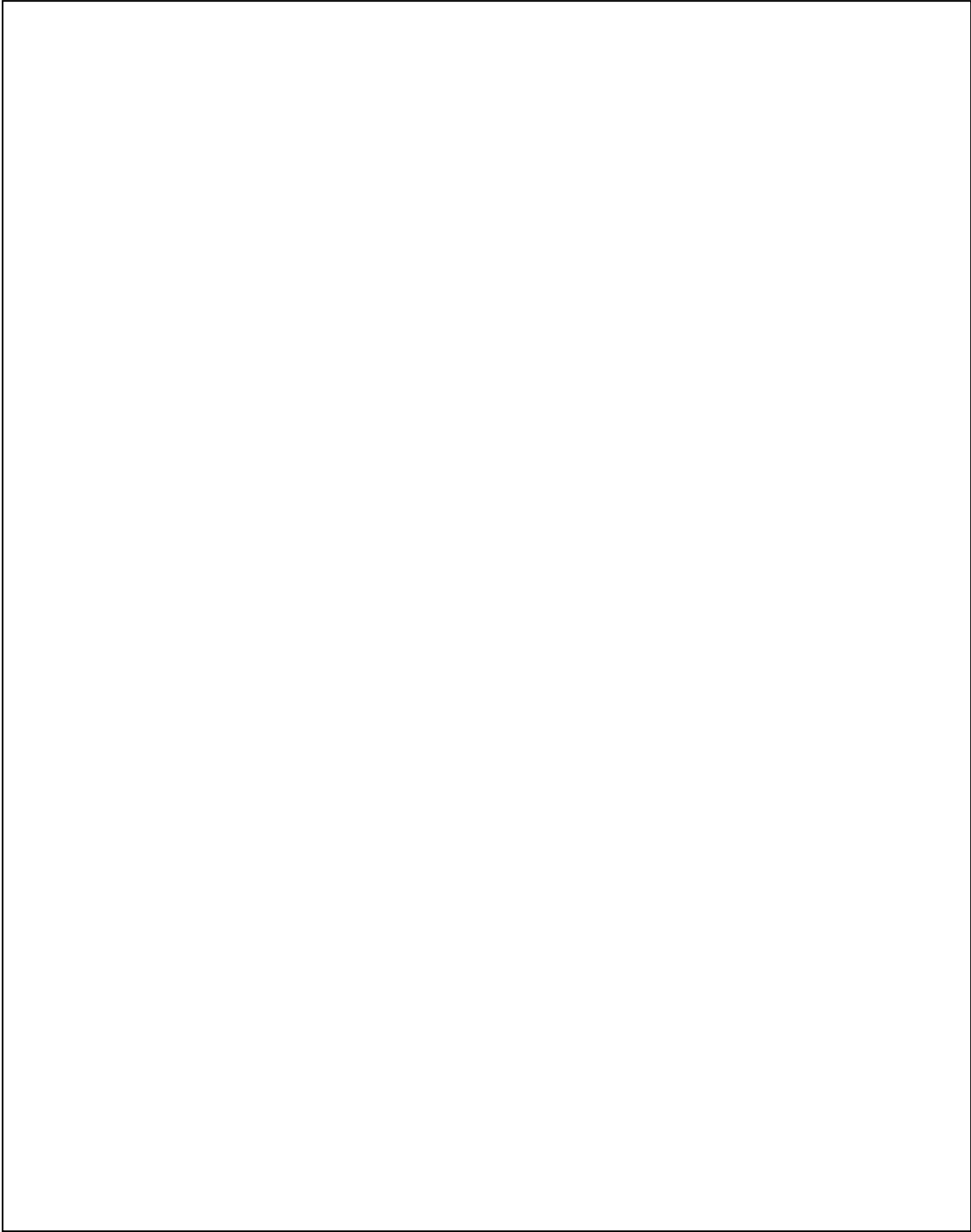
The Broadmoor, built from 1927-29, remains one of the finest apartment buildings in our Nation's Capital. The building was built by Harry Bralove and Edward C. Ernst, owners and builders. The building was designed by a notable Washington apartment house architect, Mr. Joseph White Abel.

Mr. Abel was just twenty-two and was attending George Washington University Architectural School at night when he designed The Broadmoor. Later he founded the firms of Dillon and Abel in the 1930's and Berla and Abel in the 1940's. Mr. Abel retired in 1974 as senior partner of the firm of Abel and Weinstein. A Fellow of the American Institute of Architecture, Mr. Abel's illustrious career includes designs for many other Washington buildings; 2101 Connecticut Avenue, 4700 and 4707 Connecticut Avenue, The Essex at 4740 Connecticut Avenue, The Towers on Cathedral Avenue, Highland House, The North Park, The Kenwood, Highland House West, and The Irene in the Friendship Heights area. Mr. Abel was the architect of the Shoreham Hotel.

We interviewed Mr. Abel in his apartment at VanNess North, where he and his wife currently live. Mr. Abel explained that The Broadmoor was one of the first luxury residences along Connecticut Avenue, north of Rock Creek. It was constructed on a vacant hilly site sloping into Rock Creek Park.

The basically U-shaped building is approached through brick entrance gate posts by a brick sidewalk laid in a herringbone pattern, alongside of which runs a curvilinear brick wall. The Broadmoor is very typical of the eclectic building styles in the 1920's. The building is characterized by projecting towers and bays leading to a brick porte-cochere. The tapestry brick facades are textured with rough bricks projecting from the surface in random patterns. The decorative elements are of Indiana limestone and vary from hand-carved heraldic tower accents to applied decorative balconies with limestone cross motifs. The double hung windows are one over one light. Originally, the porches in each apartment were open but were later enclosed. The foyer and lobby areas contain an interesting mixture of different elements from different periods. The lobby was originally Tudor in style and later changed to Art Deco in 1938-1939. The Art Deco motif can still be seen in the door, in the wainscoting, in the lobby with the square fluted columns with stylized conic motif capitals, and in the pilasters which surround the information desk.

The garage is believed to be one of the first underground garages in any Washington, D. C. apartment building. An innovation for the late 1920's, the parking garage posed a planning challenge for the architect. Mr. Abel determined the measurements of the parking spaces by inviting car owners to line their vehicles up side by side while he calculated the dimensions. Happily for the current residents of The Broadmoor, cars are once again becoming smaller.



There have been many major renovation project undertaken over the years. Some of the most important were:

1938-39 Substantial remodeling of the lobby and dining room.

1942-44 Rooms and baths (later to become hobby rooms) built in both wings of the original ground floor hallways.

1949-51 Rooms and baths on both wings of the ground floor became hobby rooms; switchboard telephone service was eliminated and each apartment received an individual outside telephone line; the central refrigeration system was terminated and each owner had to be a refrigerator; and the corridor carpeting was replaced.

1954 The electrical equipment was updated and the coal burners were replaced with oil.

1956 Automatic front elevators were installed.

1957 The lobby was completely refurbished.

1968-70 Some water lines were replaced.

- 1969 The corridor carpeting was replaced.
- 1972 The automatic freight elevator was installed.
- 1973 Additional water lines were replaced.
- 1975 The lobby was completely refurbished and the existing lobby carpets were acquired.
- 1980 The corridor carpeting was replaced.
- 1981 The oil burners were replaced with interchangeable gas/oil burners.
- 1982 The guest rooms were renovated.

There are 194 apartments in the building, including two three-bedrooms, fifty-five two-bedrooms, 105 one-bedrooms, and thirty-two studios. Studios vary greatly in size from the original executive studios with separate kitchens, dinettes, and spacious dressing room (the 01 tier) to the basic bedroom/bath “A” units, where were created when a number of one-bedroom apartments were subdivided into smaller hotel-type accommodations prior to The Broadmoor’s conversion to a cooperative. In addition, there are three guestrooms for use by guests of The Broadmoor residents.

Original Sales Prices, 1948

00 Tier - \$13,000	12 Tier - \$10,000
01 Tier - 8,500	13 Tier - 20,000
02 Tier - 13,000	14 Tier - 10,000
03 Tier - 10,500	15 Tier - 11,500
04 Tier - 20,000	16 Tier - 11,500
05 Tier - 11,500	17 Tier - 12,000
06 Tier - 17,500	18 Tier - 11,500
07 Tier - 14,000	19 Tier - 10,500
08 Tier - 17,500	20 Tier - 11,000
09 Tier - 12,000	21 Tier - 20,000
10 Tier - 20,000	22 Tier - 17,500
11 Tier - 11,500	

The two parking garages contain 118 spaces; fifty-four in the upper garage and sixty-four in the lower. The residents use ninety-seven spaces and the resident manager and building engineer each have one space. The other nineteen spaces are used by guests, the restaurant, the beauty salon, and the valet.

One of the distinguishing characteristics of our building is the fine restaurant located off the lobby. Csiko's, owned and managed by Mr. and Mrs. Rainier Thuleweit, who have been serving Hungarian meals in The Broadmoor since 1969. Arthur Frommer, well-known to travel enthusiasts, writes about Csiko's in his 1981-82 Guide to Washington, D.C.; "Csiko's Hungarian Restaurant (202-362-5624), in The Broadmoor Apartments, 3601 Connecticut Avenue, N.W. Perhaps the best Hungarian dining in Washington can be found in this restaurant of quiet elegance located just off the lobby of The Broadmoor. The formal dining room harkens back to a distant era, perhaps Europe of the '20's: high,



white vaulted ceiling, huge floral prints, mirrors, Magyar portraits, paprika-scented aromas from the kitchen – and, of course, soft violins. Both food and service are of a high caliber; the surprise is that the prices are not higher than they are...”

## THE GROUNDS

The Broadmoor grounds are a particular source of pride for the residents of this building. Substantial resources are invested into making the grounds one of the most beautiful assets of The Broadmoor. In the spring, you only have to walk the long, impressive front drive from Connecticut Avenue once to realize how beautiful this building and its' grounds are.

The front lawn, which is a Merion blue grass, a very old and increasingly rare variety, was installed many years ago. It requires a great deal of tender loving care. It is usually mowed every week during the season, unless it's too dry, and it is watered frequently during the hot Washington summers.

The Canna Lilies in the round beds in the front lawn are a Broadmoor tradition. They have occupied a special place in the hearts of our residents for the last twenty – thirty years. You will see them from mid-May until the first frost. There is also a small rose garden to the north of the front driveway, just before you arrive at the circular part of the driveway. This garden is difficult to see from the driveway because of the hedge. Near the rose garden, there is crepe myrtle, a summer flowering shrub. In the middle of the circular drive is a beautiful spruce tree with a double leader. Azaleas surround the spruce.

The sculptured hedge has now become a Broadmoor trademark. This Japanese Holly hedge, planted in 1973-74 , is a widely planted hedge. However, because of its length

and its' sculpturing which follows the serpentine wall, it has become a prominent feature of the building. The hedge is pruned very six weeks from May to December.

The planters around the front door adorn the entrance from May through December.

These planters contain an assortment of smaller annuals. The small evergreens near the front entrance are usually decorated for the Christmas season.

There is also a great deal of lilac on the grounds – particularly near the driveway to the lower garage. Forsythia is an abundant variety of plant on the grounds. You will also see some picturesque low branching maple trees on the front lawn. The maple tree near the Connecticut Avenue entrance is probably fifty – sixty years old. Also, there are two magnolia trees in the front of the building.

While the front lawn deservedly receives a lot of attention, the rear lawn, overlooking Rock Creek Park, is a great place to relax after work or to sunbathe on a weekend afternoon. There are many varieties of flowers and trees. It is also a good place to begin a quiet and secluded hike in Rock Creek Park.

The Broadmoor has a private lawn and garden firm to take care of our beautiful grounds. This company, Springfield Nursery, has been providing the loving care since 1976. With the exception of watering the lawn, all care of the lawn, garden, trees, and shrubs is done by Springfield Nursery.

## GOVERNANCE

As a Broadmoor resident, you enter into a new and different lifestyle. If you formerly lived in a house, you will experience for the first time the advantages and limitations of community living. If you previously rented, you will find that your status as property owner brings with it a host of new responsibilities. Even if you had previously owned a condominium or cooperative apartment elsewhere, you may find some things done differently at The Broadmoor.

If you have experience with a condominium, you will find many similarities with The Broadmoor, but also some significant differences. One difference is that most condominium associations are still learning how to manage their buildings. Few condominiums existed prior to 1970. By contrast, the first housing cooperative in Washington was formed over sixty years ago. The Broadmoor was been a functioning cooperative since 1948. During this time, we have had an opportunity to stabilize and mature as a community and to develop a set of traditions and precedents. We have developed an institutional memory that can be extremely useful. In time, you may come to appreciate this collective experience and relative stability as one of The Broadmoor's greatest assets.

One of the reasons many of you chose The Broadmoor as your home was to escape the routine unpleasantness and obligations of home ownership. It is certainly true that one advantage of living in The Broadmoor is the professional management and staff available to handle many of the routine chores of property ownership, such as starting the furnace

on cold winter mornings or mowing the lawn. Nevertheless, living in a cooperative apartment does not allow you to escape all of the responsibilities of ownership. As a resident member, your cooperation and support will be needed in order for the Cooperative to function successfully. In practice, this means being both a good neighbor and a good citizen within the self-governing cooperative community.

Being a good neighbor involves more than just following the house rules. No governing body can anticipate and provide a rule for every situation. At The Broadmoor, we have not tried. The rules are basic and straightforward. They are rarely invoked because the residents, for the most part, have learned that it is in their own best interest to be considerate of their neighbors without the threat of sanctions. To a large extent, this involves simply recognizing and remembering that, although our apartments are our homes, they are not isolated cabins in the north woods. All of us share common facilities, as well as common walls with neighbors above, below, and next door.

Thoughtfulness and courtesy in going about our daily activities can go a long way toward making The Broadmoor a pleasant place to live. When problems arise, it is wise to remember that proper channels exist to resolve them. The first step is to bring the problem to the attention of the Resident Manager. Our Resident Manager is experienced in dealing with the problems of apartment house living and often can work with the parties to achieve a solution. In the rare case in which a problem cannot be resolved through arbitration by the Manager, the Board can be called upon to intervene. The Board has the authority to make reasonable rules and to enforce them. Ultimately, the

Board has the power to take away the occupancy rights of a member or tenant who breaks the rules and to sell that apartment to someone else.

The Broadmoor, is in many respects, a small village. Each member is a “citizen” of the community and an important participant in its affairs. Being a good citizen involves working together with the Board and the Management, paying your assessments on time and participating in the process of self-government. To meet your responsibilities as a citizen of The Broadmoor, it is helpful to have some understanding of how The Broadmoor’s governing structure is organized and how it works.

The Broadmoor was organized as a not-for-profit corporation under the laws of Delaware in 1948. Legally, The Broadmoor is a corporation patterned after a typical business corporation. Although we are all “owners” of The Broadmoor in the sense that we own an interest in the corporation, it is important to remember that it is a legal entity, The Corporation, which actually owns the property, manages its affairs, and acts as a “landlord” to us.

As with the typical business corporation, the owners elect a Board of Directors which, in turn, has the legal responsibility for the management of the corporate assets. The responsibilities of the Board of Directors include providing good management, providing the services called for in the Perpetual Use and Equity Contract, maintaining the property in good repair, and keeping the corporation financially sound. To implement these responsibilities, the governing documents of the Corporation give the Officers and the

Board broad authority, including the authority to fix the rate of assessment and the charges for various services. The Board is accountable to the membership in a variety of ways and is required by law to meet the statutory and contractual obligations of the Corporation, including the commitments made to each owner in the Perpetual Use and Equity Contract.

The organization and operation of The Broadmoor is governed by three principal documents: The Certificate of Incorporation, the Perpetual Use and Equity Contract, and the Bylaws.

The Certificate of Incorporation establishes the Cooperative as a corporation giving it a legal status of its own, independent of its individual owners/members. The Corporation is organized under the laws of the State of Delaware and is also registered to operate in the District of Columbia. The Certificate of Incorporation defines the purpose, structure and powers of the Corporation, and vests responsibility for management in the Board of Directors.

There are 194 Perpetual Use and Equity Contracts representing the 194 units of ownership in The Broadmoor. Each contract establishes a one-on-one contractual relationship between the Corporation and the member, which imposes on both parties a combination of rights and responsibilities. Each contract spells out in some detail the owner/member's property rights and the conditions imposed on the use of his or her property as well as the owner's right and obligations to the Cooperative. Each contract

entitles its owner to one vote at the meetings of the membership. However, equity rights in any distribution of assets and obligations in terms of assessments and special assessments vary greatly depending on the Assigned Capital Value of each contract. In fact, the equity interest of the owner of the largest unit in The Broadmoor is more than six times that of the owner of the smallest unit. So is the corresponding financial obligation.

Finally, the Bylaws establish the rules for the management of the Cooperative through its Officers, Board of Directors, committees, and meetings of the entire membership. Bylaw provisions include procedures for electing the Board of Directors, for calling and conducting meetings, for amending the Bylaws themselves, and for a variety of other basic operations.

These three legal documents provide the framework for the operation of the Cooperative – a framework which is simple and workable. They form, in essence, a representative democracy. Resident members meet annually on the third Monday in April to elect a Board of Directors for the coming year. Despite widely varying Assigned Capital Values, each unit owner is entitled to an equal vote in the election of the Board. This procedure differs from the typical business corporation and from the method used in many condominium associations where the owner's vote is weighted to reflect his or her equity interest. The logic behind this procedure is that members at the annual meeting do not generally vote on specific issues or policy matters affecting their interest, but instead elect individuals to represent them in the decision-making process. In making the



selection of Board, the judgment of each owner/member is deemed to have equal weight regardless of his or her equity interest.

The Board of Directors is composed of seven resident members. All seven members are elected annually at the Annual Meeting. While annual election of all directors theoretically creates the risk that there could be a complete turnover of the Board, actual practice has been for some members of the Board to seek and obtain re-election each year. The Bylaws provide for a Nominating Committee, whose function is to assure that the membership is given a choice of willing and qualified candidates standing for election. The work of the Nominating Committee in recruiting and assuring an adequate selection of qualified candidates is very important. Safeguards are provided against any one faction dominating the nominating process by permitting additional candidates to be placed on the ballot by petition signed by five resident members

President's of The Broadmoor	
1948-50 Edmund J. Flynn	1967 E. C. Christinansen
1950-52 Arthur A. Steffan	1967-71 David R. Reel
1952-53 Arthur H. Johnson	1971-72 Roger F. Sisk
1953-54 Eugene E. LaVine	1972-73 Paul T. Truitt
1954-57 Clarence E. Bush	1973-76 C. M. Easley, Jr.
1957-59 Arthur H. Johnson	1976-78 Leonard G. Berman
1959-61 James M. Lynch	1978-79 Leonard Hill
1961-64 George History. English	1979-80 C. M. Easley, Jr.
1964-66 Claude History. Hall, Jr.	1980- Stephen K. Kent
1966-67, Arthur H. Johnson	

The Bylaws require that each voter vote for seven candidates. This tends to minimize the effect of the factional voting and usually assures that each elected director has received a

majority vote. Traditionally, directors have been elected on the basis of their experience, judgment, and willingness to devote significant time to the work rather than on the basis of their “platform”. This is because each director, once elected, is in a fiduciary relationship to the Corporation and is expected to subordinate his or her personal or factional interests in favor of the interests of the community as a whole.

From time to time, the Board of Directors may appoint various ad-hoc committees to provide advice on a particular matter or to plan and conduct a special activity. In addition to the various ad-hoc committees, The Broadmoor maintains a Social Committee to plan and carry out various social activities. Members of this committee have organized many social functions for the residents. In the past, these have generally consisted of fall, Christmas, and spring dinner parties. Recently, however, different kinds of social functions have been organized, including a Christmas tree decorating party.

Our building is well-managed because we are fortunate to have a very dedicated and responsible Board of Directors. However, ultimately, the governance of our building rests on you, the resident owner. Your participation is critical to the management of this mini-democracy.

## AS A BUSINESS

The Broadmoor is many things to many people. It is their residence. It is a community with rules, activities, and traditions. But it is also a good-sized business - a corporation with substantial assets, revenues, and expenses.

The Broadmoor Cooperative Apartments, Inc., is a Delaware corporation registered to conduct business in the District of Columbia. Responsibility for the management and preservation of the corporate assets rests with the Officers and Board of Directors. Under the terms of its corporate charter and bylaws, the Officers and Board of Directors of The Broadmoor have great flexibility to protect the assets of the Cooperative and to assure its proper management for the benefit of the membership.

The Corporation owns approximately five acres of land on which the apartment building is located. This is in contrast to several other prominent local cooperatives, which lease, rather than own outright, the land on which they are located. There is no mortgage on the property. The Corporation also has substantial personal property (furnishings, equipment, etc.) and financial assets.

The revenue of the Corporation consists of monthly assessments to members, special fees and charges to residents, rents from concessionaires, such as the restaurant and beauty salon, and interest on corporate funds. In 1981, over 80% of the revenue came from monthly assessments, approximately 14% from special fees and charges to residents, 3% from commercial rents, and 3% from interest. The monthly assessment rate is based on

the Assigned Capital Cost of each unit and is fixed by the Board of Directors. It is adjusted occasionally to meet projected operating needs. From time to time, the Board may levy a special assessment to finance major improvements or replacements.

The Board's responsibilities include hiring competent management and staff, paying all taxes and utility charges, making necessary repairs, insuring the corporate assets, and providing security and services to residents in keeping with the standards of a first class apartment house.

Unlike many other buildings, The Broadmoor does not employ an outside management firm. It is self-managed by the Officers and Board of Directors with the excellent assistance of our Resident Manager, Resident Engineer, and Bookkeeper. Responsibility for hiring and supervising the Cooperative's staff has been delegated to the Resident Manager. Certain services are performed by outside contractors rather than by The Broadmoor's own staff. These services include elevator maintenance, landscaping and lawn care, trash removal, extermination, and general cleaning.

The Broadmoor has an annual operating budget of over \$750,000.00. Three major expenses (taxes, utilities, and labor) account for over 90% of the annual operating budget in more or less equal parts. Real estate taxes are paid twice annually and require the accumulation of substantial reserves prior to payment. In addition, the Board maintains a contingency reserve. In recent years, this reserve fund has been kept in high-yielding certificates of deposit and a money market fund.

In accordance with the bylaws, the President of the Corporation, on behalf of the Board of Directors, submits annually to the membership a statement on the condition of the Cooperative. The membership is also provided with an annual audit and financial statement prepared by our independent auditors. The annual financial statement sets forth the revenue and expenditures of the Cooperative for the previous fiscal year and should be reviewed carefully by each member.

## COOPERATIVE OWNERSHIP

Ownership in a housing cooperative has some aspects of an equity or stock interest and some aspects of a landlord-tenant relationship. The owners in a cooperative building do not own their individual apartments, but an interest in the corporation that holds title to the real property. The evidence of ownership of this interest varies among cooperatives. In many, actual stock certificates are issued for the number of shares represented by the relative capital value of each unit. These certificates are usually accompanied by a proprietary lease or occupancy agreement.

The Broadmoor was the first “membership” cooperative in Washington and has subsequently been joined by many more. Broadmoor membership is acquired through the ownership of a “Perpetual Use and Equity Contract” with The Broadmoor Cooperative Apartments, Inc., the owning cooperative corporation. Each of these contracts provides for the use of a particular apartment, assigns it a capital value which remains constant, and recognizes the equity ownership of the share of the entire property represented by that apartment. The sale of an apartment means the transfer of the original contract issued to its first owner. Among other things, the contract provides that its transfer carries only “Equity Membership” without the right to occupy the apartment. This right comes only with the granting of “Resident Membership” by the Board of Directors.

### Comparison of Cooperative and Condominiums

The basic difference between condominium ownership and cooperative ownership is that each condominium unit is a separate real estate parcel with its own title, whereas an entire cooperative project, no matter how many units, constitutes only one real estate parcel with only one title. The major effects of this basic difference are:

\* In a condominium, the ownership interest is considered to be an interest in real property, but the ownership interest in a cooperative is analogous to stock of a corporation, and for most purposes is considered personal property.

\* In purchasing a condominium unit, all the closing costs associated with buying a house are involved: title search charges, title insurance fees, transfer taxes, recording fees, etc. In purchasing a cooperative unit, none of these is involved since no real estate is changing hands, and settlement fees are nominal.

\* Each condominium unit is individually taxed according to its value, while in a cooperative, the taxes are paid by the corporation on the assessed value of the entire property, and are reflected in the monthly assessments to the individual owners.

\* In a condominium, individual owners have voting rights based on the relative value of their units. In stock cooperatives, voting rights are usually based on the number of shares held, but in membership cooperatives, such as The Broadmoor, each unit-owner has one vote regardless of the size or relative value of the unit.

\* In a condominium, each unit is individually mortgaged according to the needs of its owner. In a cooperative, if there is a mortgage, there is only one on the entire property which is paid by the cooperative corporation with each unit owner paying his or her percentage share of the overall cooperative mortgage.

\* The distinction between real and personal property has made it difficult in the past for individuals to finance the purchase of a unit through banks and savings and loan associations. The Federal Home Loan Bank Board has issued regulations authorizing loans on cooperative units, but the volatile and tight real estate market and lack of a developed secondary market for such loans has thus far inhibited the ready financing for cooperative units.

#### Tax Treatment of Cooperatives

Owners of cooperative apartments are entitled to treatment under the federal tax laws that is equivalent, in most respects, to treatment of owners of condominiums or other real estate used as a primary residence. Section 216 of the Internal Revenue Code allows cooperative housing corporations to pass through to the individual owners their proportionate shares of real estate taxes paid on that property used for cooperative purposes, and certain interest expenses incurred by the cooperative, such as debts contracted for the acquisition, construction or rehabilitation of the building, or acquisition of land on which the building is situated. For instance, if the cooperative association has not paid off the mortgage on the building, it can pass through to the residents any interest



paid on that mortgage. It can also pass through local property taxes, and the individual owners can take deductions for their shares on their individual tax returns. The cooperative must meet certain requirements set by the Internal Revenue Code in order to pass through these expenses. The most important requirement is that the cooperative receive at least 80% of its gross income in any year from the individual owners.

Aside from the provisions of the federal tax code specifically governing cooperatives, owners may take advantage of other provisions generally applicable to owners of real property. Nonresident owners who rent their units are entitled to deduct their proportionate share of cooperative payments for maintenance and operating costs and to depreciate their interests in the cooperative on their personal income tax returns. Owners who finance the purchase of an apartment through a personal note or other loan are, of course, entitled to deduct interest payments. Federal tax treatment of the sale of a cooperative interest is, for most purposes, the same as for the sale of real estate.

The cooperative corporation is taxed, under both federal and state laws, as a regular corporation. Normally, however, expenses, including depreciation are adequate to offset any income to the corporation.

For state tax purposes, transfers of cooperative interest are regarded in the District of Columbia as transfers of personalty, rather than real estate. Consequently, the sale is not subject to residential real property transfer taxes. However, periodic efforts are made within the District government to have transfer taxes and recordation fees applied to the

sale of cooperative apartments. It should be noted the building and land itself are taxed as real property and taxes are passed through to individual owners who may take their share as deductions on their income tax returns.

### Rights and Responsibilities

The Perpetual Use and Equity Contract provides for certain rights and responsibilities for the owners and for the cooperative corporation. For example, the corporate Board of Directors is responsible for determining the amount of the monthly assessment, which includes capital items such as principle and interest on outstanding mortgages or other loans, operating expense such as taxes, insurance, repairs, management, and maintenance. The Board may also impose special assessments to pay for extraordinary expenses. The capital value, or “Assigned Capital Cost” assigned to each apartment by the contract, provides the permanent basis and ratio for all assessments, which are expressed in dollars and cents per \$100 of Assigned Capital Cost per month.

Subject to certain limitations, such as the obligation to keep the apartment in good repair, each owner is entitled to exclusive use of his or her apartment, subject to the requirement that the prior approval of the cooperative Board is obtained to personally occupy the apartment. Other provisions cover remedies available in the event of default by the owner on his or her financial obligations and pre-requisitions for the sale of the building and dissolution of the cooperative.

It is a good idea to review the Perpetual Use and Equity Contract, the Bylaws, and the Rules and Regulations. These documents set out both your rights and responsibilities and those of the cooperative corporation. The importance of preserving the owner's copy of the Contract, complete with all subsequent transfer documents, cannot be over-emphasized. This document is the evidence of ownership, may be pledged as collateral, and is transferred at the time of sale.

## SERVICES

1. Beauty Salon: The Beauty Salon on the ground floor, Connecticut Avenue wing provides service to the residents and the public.  
Contact – Call the shop directly at 244-2992.
2. Bike Storage: Bicycles must be stored in the bicycle room.  
Cost – Key fee.  
Contact – Resident Manager
3. Car Wash: Residents may request the garage attendant to wash their cars. Suspended in inclement weather.  
Cost – Attendant's fee plus fee to The Broadmoor to cover water and soap.  
Contact – Garage attendant.
4. Exterminator: The services of an exterminating company is available to residents each Monday, except holidays.  
Cost – None.  
Contact – Front Desk in advance.
5. Furniture and Air Conditioner Storage: A limited amount of furniture, other household goods, and air conditioners may be stored in the Furniture Room and Air Conditioner Room at the owner's risk. Fire laws and the provisions of the Corporation's fire insurance prohibit the storage of mattresses and other flammable

objects. Residents must make their own arrangements for moving items to the Furniture or Air Conditioner Rooms. All stored items must be tagged with the owner's name and apartment number. Items will be accepted if space is available.

Cost – Consult with Resident Manager.

Contact – Resident Manager.

6. Guest Rooms: Three ground floor rooms are available for guests of residents. Ten days maximum stay. Residents must provide sheets and towels and either clean rooms or purchase maid service immediately after guests depart so rooms will be ready for the next guest.

Cost – Fixed fee, includes parking.

Contact – Reservation forms available at front desk.

7. Grounds: The Broadmoor grounds are maintained by a professional landscaping company. The grounds at the rear of the building are equipped with lawn chairs for the use of residents. Sitting and lounging on the lawn are confined to the grounds at the rear of the building. Likewise, children should confine play to this area. Only the Resident Manager and members designated by the President of the Corporation may cut flowers for lobby use.

8. Hobby Rooms: Ground floor rooms, some with baths, are available to residents.

These rooms are very popular, and a waiting list has been established.

Cost – Monthly rental varies with the size of the room.

Contact – Apply to manager in writing to be placed on waiting list.

9. Laundry Room: Six washers and five dryers are available from 7 a.m. to 10 p.m., seven days a week. The Laundry Room is located off the corridor near the rear service elevator. The room contains ample space for line drying.

Cost – Coin-operated.

10. Loading Platform: The loading platform is available for moving and delivery of household effects from 7 a.m. to 6 p.m., Monday through Friday and 8 a.m. to 6 p.m. on Saturday. Trades and service people must use the loading platform and service elevator when making commercial deliveries or moving tools and work materials.

Moving and delivery of household effects must be scheduled in advance.

Contact – Resident Manager.

11. Magazine Lounge: Residents may deposit books and magazines for other residents to borrow in the Magazine Lounge on the lobby balcony. Residents are requested to return material after use.

12. Maid Service: Three maids work regularly at general cleaning of resident's apartments. Hours of service depend on availability.

Cost – Hourly fee.

Contact – See Resident Manager.

13. Master Antenna: Residents may connect their apartments to the building antenna if such a connection previously has not been installed in their apartments. Residents must contract individually with a private firm.

Contact – See Resident Manager for a list of companies providing this service.

14. Parking – Guest: Guests of residents and patrons of the Beauty Salon, Valet, and Restaurant may park on a space available basis. Guests drive into the lower garage and indicate apartment number or purpose of visit to the garage attendant. Nineteen spaces available.

Cost – Fee for overnight parking only.

15. Parking – Resident: Residents may rent parking spaces in the upper and lower garages. Admission to the upper garage is by key only. An attendant is on duty in the lower garage from 8 a.m. to 12 midnight daily and Saturdays from 12 noon to 12 midnight Sundays and holidays. At other times, admission to the lower garage is by key. Ninety-seven spaces are available.

Cost – Monthly rate.

Contact – Resident Manager.

16. Repairs: The Cooperative will make certain repairs within apartments, using Cooperative employees where possible and outside contractors if necessary. Owners are responsible for fixtures within the apartment while the Cooperative is responsible for lines which deliver heat and utilities to apartments (See The Broadmoor Rules

and Regulations for definitions).

Cost – Hourly charges for employee services and/or contractor charges.

Contact – Resident Manager.

17. Restaurant: The award-winning Csikos is located off The Broadmoor lobby. A fixed menu dinner, at special rates is available from 6 p.m. to 7 p.m., Monday through Friday to residents and, for an additional surcharge, to their guests. The restaurant is open from 6 p.m. to 10 p.m. everyday but Sunday.

Cost – Special rates for fixed menu for residents, surcharge for guests, regular rates otherwise.

Contact – Call the restaurant directly at 362-5624.

18. Secretarial Service: A twenty-four hour answering and message service is provided by the front desk. Messages are placed in residents' mailboxes. Each apartment must have a telephone connection to the switchboard. The service covers personal calls only. Residents must contract with commercial services to handle business calls.

Cost – Monthly charge for connections to apartments and to hobby rooms.

19. Security System: In June 1982, a new security system was installed in The Broadmoor. To be successful, this system relies on you. The basic idea of the new system is quite simple. Beltway Alarms, a major security company which provides alarm systems for People's Drug, Radio Shack, and many other companies, has



installed receivers at strategic points in the common areas of the building and on the grounds. These can be activated by high frequency sound waves from a small hand-held transmitter in a manner similar to that used to open and close an automatic garage door. The receivers can receive signals from a range of approximately 150 feet of open space. Activation of the receiver automatically causes a loud alarm designed to scare away an aggressor and bring help. It also sends signals to both The Broadmoor switchboard and to a central monitoring station operated around the clock by Beltway Alarms. At the central monitoring station, Beltway professionals are trained to respond quickly and to summon police to the source of the signal. Receivers have been strategically located in both the upper and lower garages, in the laundry room, in the basement lobby, and on the outside of the building. The receivers on the outside of the building will pick up signals sent from a transmitter held by anyone along the walkways leading to both Connecticut Avenue and Quebec Street.

Cost - \$25.00 to purchase hand-held device.

Contact – Resident Manager to purchase device and for more information about this system. You can test the batteries in your hand-held device at the lobby desk.

20. Storage Rooms for Personal Use: Personal items may be stored in individual storage rooms.

Cost – Rental varies with size of rooms.

Contact – Resident Manager to be placed on the waiting list.

21. Tire Storage: Tires may be stored in the Tire Room in the upper garage. Residents make their own arrangements for storing and removing tires.

Cost – None.

Contact – Obtain key at front desk or Garage Attendant.

22. Trash and Garbage Collection: Residents may deposit trash and garbage in the servidors or trash rooms. Trash should be bagged and garbage wrapped in plastic containers to avoid odors. Newspapers and magazines should be placed in proper receptacle. Large, heavy items such as mattresses, carpets, etc., should not be left in the trash rooms. Please make advance arrangements with the Resident Manager for the removal of these items. There may be a charge depending on the item.

Contact – Resident Manager.

23. Trunk Storage: Trunks, suitcases, and metal boxes may be stored in the Trunk Room, if space is available.

Cost – None.

Contact – Resident Manager.

24. Valet: The Broadmoor Valet in the Connecticut Avenue wing, ground floor, offers dry cleaning and alterations to residents and others from 9:30 a.m. to 5 p.m. Monday through Friday.

Contact – Call the shop directly at 363-0886.

25. Vegetables: An assortment of fresh vegetables is available from local farmers at the service entrance twice a week. Milk is also delivered to the building.

Contact – Front desk for day and time.

26. Visitors: The front desk attendant must announce all visitors.

27. Walking Tour: A booklet containing historical and architectural information about Cleveland Park is available at the front desk. The booklet can be used for either a two to three hour walking tour or a thirty minute tour by automobile.

## THE STAFF

The Broadmoor has an excellent, experienced staff. The Resident Manager and the Engineer both live on the premises. The building also has employees who staff the front desk, the service area desk and the doors, serve as bookkeeper, provide maid service, attend the garage, and clean and maintain the building and grounds. We have service contracts with private firms to take care of the lawn and flowers, to clean the lobby and corridors and with another firm to collect the trash daily from each floor. Our staff is here to serve you and will do whatever they can to assist you.

## RULES AND REGULATIONS

Please ask the Resident Manager for a current copy of the Rules and Regulations of The Broadmoor.

### Footnotes

1. A Plan for Cleveland Park prepared for Citizens for City Living by Carolyn Hufbauer, Kathleen S. Wood, and Harry Montague, introduction.
2. Cleveland Park: Washington, D.C. Neighborhood Historic Research developed for a Seminar in Historic Preservation, American University, Fall, 1975, p. 24
3. A Plan for Cleveland Park, introduction
4. A Plan for Cleveland Park, topic 30
5. A Plan for Cleveland Park, topic 29
6. A Plan for Cleveland Park, topic 31
7. Cleveland Park Welcomes Metro published by Washington Metropolitan Area Transit Authority, Dec. 5, 1981