

## PRESIDENT'S LETTER

### Keeping DC Green

By John Poole

The magnificent tree cover that grew up to shade and cool Cleveland Park is one of its treasures, vital to our quality of life, but the decline in that tree cover has long been a concern. In the early nineties, when the city's tree budgets were at a low and many tree boxes were empty, CPHS raised money and organized volunteers to buy and plant street trees and, importantly, got neighbors to keep them watered. We have continued to work with Casey Trees and the City to maintain our urban forest. But even with a larger City budget and an active and energetic staff, the decline continues. Cleveland Park is losing magnificent old Oaks and replacing them with smaller species, which struggle to make it in a

tough environment. City budgets are under stress as well.

On March 25th, the Metropolitan Washington Council of Governments and Casey will hold a Tree Summit bringing together experts from academia, the US Park and Forest Services and other organizations, to discuss the condition of the District's existing Urban Tree Canopy and possible strategies to increase the canopy from 35 to 40 percent. That program has limited space (A member of our Tree Committee will attend.).

In advance of that event, on Thursday, March 11, at 7pm, at the Cleveland Park Library you will have an opportunity to hear from an expert about the problems urban foresters face, how they are dealing with them and what we can do to help keep Cleveland Park green. Earl Eutsler is the Lead Arborist for the District's Wards 3 and 4. It has seemed to me that his knowledge and

enthusiasm were largely responsible for the noticeable improvement in the quality of street trees recently planted here. Our Tree Committee chair, herself a trained forester, should be there as well. I hope you will join us tree huggers that evening.

Sally Berk is also an expert —on historic preservation—and a past president of the DC Preservation League. She worked closely with many local organizations in virtually every aspect of the historic preservation movement. She is working on a book about Harry Wardman, Washington's most prolific residential developer. She has written several dozen landmark nominations, including ones for the I.M. Pei Slayton House on Ordway Street, the Cleveland Park Fire Station and nearby Alban Towers. She spoke and took questions at the CPHS Preservation Café on February 25th.

## Ginger Bread House Decorating

By Kitty Forest

Over 60 guests enjoyed an afternoon of fun, friendship and creativity at CPHS's first Gingerbread House Decorating program on December 6th at the Cleveland Park Club. One look at the photograph here shows how pleased and proud a participant was with the result of her efforts.

Thank you to Robert Jenkins, who not only baked and assembled the houses, but also provided the guidance needed to create some truly beautiful holiday centerpieces. Special thanks also to Carol Lynn Ward Bamford for coordinating this fun family event.

CPHS will be offering family-centered events throughout the year.



### Step Back in History on April 18th with a Trolley Tour of Cleveland Park

Clear your calendar for Sunday, April 18th for an event you won't want to miss! CPHS is delighted to present the first of its kind in DC—a historic trolley tour of Cleveland Park and we need your help. If you know of any interesting people who once called Cleveland Park home, or remember a noteworthy local event to relate on the tour, please let us know. We're putting together a tour and script complete with the good,

*see TROLLEY on back page*

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# The Broadmoor—An Octogenarian

by Rhona Hartman

The first guests of The Broadmoor moved in just as the stock market crashed in the fall of 1929! This historic building was built by Harry Bralove and Edward C. Ernst, and designed by notable Washington architect Joseph H. Abel in what was known as International Style. In the late 1920s the location was considered somewhat distant from town, but was marketed to prominent business executives, senators, representatives, military officers, and a select cross-section of official Washington. The Broadmoor was a rental/residential hotel of 8 stories with such amenities as a beauty shop, barber shop, valet and laundry service, newsstand, elevator operators, and round-the-clock switchboard operators. The garage, believed to be one of the first



situated underground in a Washington DC apartment building, provided valet parking and some automobile services. Until 1938 the Silver Grill off of the lobby was a restaurant noted for wedding receptions, school proms, and other large social functions.

The U-shaped building is approached through brick entrance gate posts and a brick sidewalk laid in herringbone pattern alongside a serpentine brick wall. The Broadmoor's eclectic facade reflects the architectural style of the 1920s. There are projecting towers and bays, a brick port-cochere, and a façade of textured bricks projecting from the surface in random patterns, called tapestry design. Decorative elements are made of Indiana limestone and vary from hand-carved heraldic tower accents to applied limestone decorative motifs. The building, well set back from the intersection of Connecticut Avenue

and Porter Street, was unusual for its time because it occupies only 15% of its landscaped 5 acre site.

Inside the foyer and lobby areas, remodeled in 1938/39, now boast the crisp and elegant Art Deco style, although some Colonial Revival elements remain. During World War II when housing was scarce, some apartments were divided, guest rooms were added in unused public spaces on the first floor, and alcoves near the elevators on each floor were enclosed to create additional guest rooms. The unique silhouette of the Broadmoor enabled the architects to create over 190 apartments of varied size and layout.

In 1948 The Broadmoor was converted to cooperative ownership. According to press accounts, more than 100 apartments were sold in the first five days after public announcement of the plan, and nearly all of them sold less than a month later. It was the first Washington cooperative to be organized on a membership, rather than a stock ownership, basis.

The ground floor rooms added during World War II have been converted for use as hobby rooms. The former restaurant space with the original Art Deco Bar (Silver Grill and later the Csikos Restaurant) is the Commons Room, which is used for meetings and festivities hosted by residents. Automated elevators replaced those manned by uniformed operators. Broadmoor residents rent spaces in the underground garage, which also includes a Bike Room. The grounds in front of the building remain private for viewing only, while the Garden Area behind the Broadmoor is available for residents and guests to gather in good weather. Broadmoor residents enjoy the lively Cleveland Park neighborhood and nearby Metro.

*Material adapted from www.broadmoordc.com and Best Addresses, by James M. Goode, Smithsonian Books, 1988.*

# Preservation Cafes

By Melanie Gibbons

## February Preservation Cafe

A full house of Cleveland Park friends and neighbors gathered at Cafe Deluxe on February 25th to enjoy a lively and interesting presentation by Sally Berk. Sally is an expert on historic preservation in DC and, among other things, wrote the applications for two Cleveland Park landmarks. Sally's fascinating and thought-provoking presentation, along with Café Deluxe's delicious meal, made for a wonderful evening.

## March Preservation Café

Arborist Earl Eustler will be the featured speaker at the March 11 CPHS Preservation Café. Mr. Eustler will discuss the Urban Forest and will answer all of your questions about tree care and maintenance.

This program will be held on Thursday, March 11 at 7pm at the Cleveland Park Library. There is no charge for this event. Please do let us know if you plan to attend. For additional information, please email [staff@clevelandparkhistoricalsociety.org](mailto:staff@clevelandparkhistoricalsociety.org) or call 202/237-2538.

# Cleveland Park House Tour: A Warm Welcome on a Chilly Day

By Melanie Gibbons

Although the 2009 Cleveland Park House Tour took place on a dreary, rainy November afternoon, spirits were high as guests visited the homes, alive with the soft glow of lights, and in some cases, music, a roaring fire and warm hors d'oeuvres.

Homeowners did a wonderful job creating a cozy retreat for all our guests. Thank you to the nine families who opened their beautiful homes on Highland Place and Newark Street, all within easy walking distance of one another and all of varied styles and sizes.

When asked what homeowners could do to improve the house tour, guest Eileen Langholtz, said, "Nothing. The number of houses on the tour was perfect, and I especially liked seeing how each home owner mixed renovations with old-style details." Some homes even displayed original architectural drawings so that guests could see how the homes had changed over time.

The tour began at the National Child Research Center preschool (NCRC) at 3209 Highland Place. NCRC's

extensive renovation was a highlight of the tour and the perfect launching point for a walk through the other historic homes.

All proceeds from the tour benefit CPHS. If you are interested in offering your home for a future House Tour, please contact us at [staff@clevelandparkhistoricalsociety.org](mailto:staff@clevelandparkhistoricalsociety.org).

Thank you, too, to all the wonderful volunteers who made this year's House Tour a great success.



## CPHS NEEDS YOU!

We need volunteers to fill the following jobs. If you are interested in helping, please let us know!

### Welcome to the Neighborhood Committee

Every month new families move into our neighborhood. If you have an interest in representing CPHS to new neighbors, please consider becoming a member of our Welcome to the Neighborhood Committee.

### Coordinator for Historic Markers

For years, CPHS Historic Markers have been used to identify structures that are 75 years or older. These markers educate our community about the historic

district, and instill a sense of pride and respect in our neighborhood. We are looking for volunteers interested in coordinating this program on behalf of CPHS.

### Curator of Historical Exhibits

Periodically CPHS is called upon to display our historic memorabilia. We are looking for someone who has the time and patience to sort through a treasure trove of historic papers, books and artifacts with the hope of creating a display that might be used at upcoming community-wide events.





**MARK  
YOUR  
CALENDAR!**

**APRIL**

**Historical Trolley Tour through Cleveland Park**

With visits to the recently refurbished Cleveland Park Call Boxes  
Sunday, April 18, from 1 to 4

**MAY**

**CPHS Garden Party**

Sunday, May 2 CPHS Garden Party  
– Celebrate Spring with your friends and neighbors

**Annual Meeting**

Tuesday, May 25th at the Broadmoor

**CELEBRATE! Cleveland Park Historical Society is 25 this Year**

Though we are better known for our more public activities such as our Annual House Tour, our Antiques Appraisal Day, our Garden Tour, the renovation of Macomb Playground, the historic Call Box restoration project, our new Preservation Cafes, our important work to preserve the historic character of the Cleveland Park Community is a day-to-day effort.

There is no group in Washington, D.C. that is more active and more committed to maintaining the historic character of Cleveland Park than the Cleveland Park Historical Society. And that commitment is essential to maintaining our quality of life and preserving the property values we all enjoy.

Renew your membership and your commitment to CPHS now: \$50 Household, \$100 Sponsor, \$250 Patron.

Program discounts for members will easily offset the modest annual membership fee.

Renew your membership and your commitment to CPHS now.

*TROLLEY continued*

the bad and the hard-to-believe history of Cleveland Park. We welcome your submissions.

Sunday, April 18 from 1:30pm to 3pm and 3pm to 4:30pm, members \$25, non-members \$35. For submissions, information and/or reservations please contact the CPHS office or visit the CPHS website.



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