2016 Annual Meeting  
*By Steve McKevitt, Beverly Court*

This past October 28th, the Cooperative Housing Coalition held its Annual Meeting for 2016, in the Community Room of the Broadmoor Cooperative Apartments on Connecticut Avenue in Cleveland Park. The Meeting was called for the yearly election of the Coalition’s Board of Directors, and to present a recap of the group’s activities during the past year. There was also an interesting featured speaker presentation on Water Management, given by two invited specialists. In the assembled audience of Coalition members, twenty-six of the city’s Cooperatives were represented.

Among the reports on the Coalition’s activities were: CHC Treasurer Dottie Moskowitz reported that the group’s finances are in good order. And Vice-President Lynn Ohman gave a brief review of the successful seminar, on Solar Power, which was held during May of this past year.

The featured presentation, on Water Management in the District, nicely presented two aspects of properly dealing with sending water back into the city’s rivers. CHC President Russ Rader introduced the two invited guest speakers: Garry Brennan, Program Manager - Tunnel Construction, District of Columbia Water and Sewer Authority, and Andrew Oetman, an Environmental Protection Specialist at the Watershed Protection Division.

(Continued, p.2, “Annual Meeting”)

Service Providers  
*List Inside*  
Support those who support you!

Inside are two pages containing a list of the companies and individuals who support the Coalition and the District’s market-rate housing cooperatives. Each pays for a 12-month listing that pays for the cost of maintaining the website, effectively keeping Coalition membership dues low and stable while simultaneously providing more information and support to Coalition members. Keep this list at your desk for easy reference. And as always, let them know you learned about them from the Coalition!

New Service Provider  
*Global Inc.*

The Coalition is pleased to announce that **Global Inc.** is a new Coalition web sponsor and supporter of the District’s cooperative housing community under a new provider heading, “Building Health Testing (Mold, Asbestos and Other Hazards).” Their full listing and contact information can be found on our website: [http://coopsdc.org/service-providers/](http://coopsdc.org/service-providers/)

**Remember:** If you contact a Coalition web sponsor, please let them know that you learned about them from the Coalition website! **Welcome Global Inc. and thank you for supporting the District's cooperative housing community!**
e-Mail surveys

The following surveys were conducted at the request of Coalition members September through December:

- Facebook Pages (October)
- Physical Access (November)
- Storage Areas (December)
- Pipe Scans (December)
- Restricting Parking Sales (Dec.)

Annual Meeting
(Continued from p.1)

District of Columbia Department of Energy and Environment.

Mr. Oetman spoke first, and discussed the several methods that city homeowners and community properties can employ to effectively deal with runoff rainwater, in ways that can reduce the amount of rain being sent into our city sewer system, especially from private land. This is useful information since properties are billed on runoff water that is coming from impermeable surfaces, such as paved lots.

Mr. Brennan spoke next, and talked about the District’s Clean Rivers Project. This ambitious program is now underway, and is being done to handle sewage water and storm water runoff – that are both now going into the city sewer system. During heavy rains, the water flow can overwhelm this system and send untreated water directly into the rivers, and can also back-up and flood low areas of the city. To manage this situation, the city is constructing a series of large tunnels deep under the District to capture these periodic heavy downpours of water.

The tunnels have been designed to catch and hold the water until it can be sent to Blue Plains for proper treatment, before final discharge into the river. Mr. Brennan also explained that DC Water is additionally working on ways, primarily on public lands, the help send rain water back into the ground, thus helping with the health of city plants, and to also mitigate the amount of water being sent down the drain. After their talks, the speakers took questions from interested members of the audience. At the conclusion of the presentation, Mr. Rader and the audience expressed their appreciation for the speakers’ excellent presentations.

The meeting continued after the Water Management presentations, and the assembled members of the Coalition voted, and elected the CHC Directors for 2017; Susan Muhlbach, of the Madison Terrace Cooperative, became a new member of the Board, newly elected as a Director.

After the conclusion of the Annual Meeting, the new Board of Directors met briefly to elect the 2017 Officers of the Coalition. Russ Rader was re-elected President. A complete list of Directors and the cooperatives they represent is on the last page of this newsletter.

Don’t forget
February 25:

2017
WMCCA
CONFERENCE
& EXPO

Andrew Oetman, an Environmental Protection Specialist at the Watershed Protection Division, DC’s Department of Energy and Environment.
Service Providers

The following two pages contain the names and contact information of service providers who support the District’s cooperative housing community. Please consider contacting these sponsors the next time your co-op needs their service.

The Coalition does not endorse any businesses, but these service providers have supported the District’s cooperative housing community so consider supporting them. Sponsors are also listed on the Coalition web site (http://coopsdc.org/service-providers/) with additional information.

Many will have exhibits at the 2017 CAI Expo where you can talk with them about your co-op’s particular needs and interests.

Don’t forget: Should you contact a sponsor, let them know that you learned about them via the DC Cooperative Housing Coalition!

BANKS

*Citibank*
202/302-9692  
Contact: Matthew Palmer, Home Lending Officer

*Community Association Banc/Condo Certs*
703/899-8805  
Contact: S. Hayden Miller-Luczka, Regional Account Executive

*National Cooperative Bank*
703/302-8176  
Contact: Jared Tunnell

BUILDING HEALTH TESTING

*Global Health Testing*
443/691-0455  
Contact: Channa Bambaradeniya, Certified Industrial Hygienist

CONSULTING / LEADERSHIP TRAINING

*Association Bridge*
240/372-0905  
Contact: Thomas Willis, PCAM

ELEVATOR MAINTENANCE AND MODERNIZATION

*Potomac Elevator Company*
202/244-2333  
Contacts: Ann Brien, Service Coordinator

ENERGY SUPPLIER, NATURAL GAS, HEATING OIL, ELECTRICITY

*Bollinger Energy*  
443/248-3927  
Contact: Gary Murphy, Energy Specialist

ENERGY SAVINGS

*Nextility*  
202/561-324-8009  
Contact: Julian Belilty, Business Development

FINANCIAL SERVICES

*HSBC Bank USA, N.A.*  
202/640-0368  
Contact: Michael Schimmel, VP Mid-Atlantic Region

INSURANCE

*Associated Insurance Management, Inc.*  
301/812-2080  
Contact: Joe Rice, Vice President

*Sahouri Insurance*  
703/883-0500  
Contact: Lauri Ryder, Real Estate Practice Leader

LEGAL SERVICES

*Rees Broome, P.C.*  
703/790-1911  
Contact: Leslie Brown, Attorney

*Whiteford Taylor & Preston*  
202/659-6800  
Contact: Joseph D. Douglass, Partner

ACCOUNTANTS

*DeLeon & Stang, CPAs and Advisors*  
301/948-9825  
Contact: Josephine Laley, Assistant Audit Manager

*Goldklang Group CPAs, P.C.*  
703/391-9003  
Contact: Laura Monahan, Firm Administrator
The Brickman Group
301/500-4823
Contacts George Killian, Account Manager

Barkan Management
703/388-1005
Contact: Michael A. Feltenberger, CMCA, AMS, PCAM – Vice President

Community Management Corporation
703/230-8586
Contact: Nick Mazarella, Executive Vice President

Crescent Property Management
202/505-5454; 202/491-4726
Contact: Sam LeBlanc, President

Delbe Management
202/237-0187
Contact: Scott R. Burka, President

EJF Real Estate Services
202/537-1801 ext. 212
Contact: Peter Greeves, President

Gates Hudson Community Management, LLC
703/752-8300
Contact: Haley Fisher, Client Relations Manager

Paul Associates, Inc.
202/652-9444
Contact: Patty Floyd, Office Manager

Wexford Property Management
215/290-1036
Contact: Genevieve Markofski, Vice President – Business Development

BB&T Mortgage
301/922-9391
Contact: Deborah Densford-Sloan, Mortgage Loan Officer

Caliber Home Loans
240/297-3820
Contact: Chris Washburn, Area Manager

Clark Financial Services
301/434-2008
Contact: Daniel M. Caplan, Senior Vice President

National Cooperative Bank
202/349-7455
Contact: Ryan Breetting, Mortgage Loan Officer

PNC Mortgage
301/775-0262
Contact: George Breetting, Mortgage Loan Officer

PNC Mortgage
703/577-8175
Contact: Cam Carson-Wagnon, Mortgage Loan Officer

Wells Fargo Home Mortgage
202/895-5161
Contact: Steve Palladino, Branch Manager

Columbia National Real Estate Finance, LLC
202/872-0742
Contact: James Buckley, Vice President

National Cooperative Bank
703/302-8176
Contact: Jared Tunnell

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Harbour Square – 50th Anniversary for the Modernist Jewel of Southwest DC (1966)

By Donna Hanousek, Harbour Square

The Redevelopment of Southwest DC

By the 1950s, there were essentially two Washingtons, the richer northwest and the rest of the city. Southwest DC had well-functioning neighborhoods with good-quality building stock, but unfortunately it also had the highest concentration of ‘slumlike’ housing in the city. During the 1950s, federal officials (who then as now had much control over the city) decided to fix the problem by essentially leveling the southwest — also known as urban renewal — and planning the entire area anew and almost from scratch.

Harbour Square Cooperative was designed by Chloethiel Woodard Smith; developed by Shannon & Luchs, then one of Washington's oldest and largest realtors; constructed by John McShain, Inc., a prolific Washington building company whose projects included the Pentagon, State Department, Jefferson Memorial, to name just a few; and marketed by Edmund G. Flynn, a real estate company that introduced cooperative ownership to Washington in 1920.

Chloethiel Woodard Smith and Daniel Urban Kiley

One of the principal players in the reimagining of the southwest was Chloethiel Woodard Smith, an eminent early modernist architect and urban planner. In 1970, Ms. Woodard Smith was called by Life Magazine one of the “Eight Women Who Made it [in a Man’s World].”

In 1959, she prepared a plan for the Southwest Waterfront that divided the area south of M Street (called Area C) into east and west superblocks to be in turn subdivided for development by separate builders. She also recommended reserving the riverbank for parks, preserving all the trees, and linking the area to the mall’s edge with transit to prevent being overrun with automobiles.

Harbour Square was her second new project for southwest D.C. — the first being the Capital Park Apartments at 3rd and G Streets, S.W., whose first section, today’s “Potomac Place,” was completed in 1959. Her plans for both developments centered around a “superblock,” which was an approach to urban design intended to separate vehicular from pedestrian traffic and provide large interior green space. Harbour Square epitomized the superblock, covering an entire city block on a prime site directly on the waterfront at Maine Avenue and N Street, S.W. After completing Harbour Square, Smith established a national practice with commissions all over the country, including other projects in Washington, ranging from design work in the planned community of Reston to a prominent downtown intersection of office buildings dubbed “Chloethiel’s Corner” at Connecticut Avenue and L Street, N.W.

For both Capitol Park and Harbour Square, Smith collaborated with Daniel Urban Kiley, who was perhaps landscape architecture’s most acclaimed modernist. Kiley designed a number of important landscapes around the country during the 1940s and 1950s, including the landscape for Eero Saarinen’s Miller House in Columbus, Indiana, which may be the most influential private garden design of the 20th century. In 1956, he created his first design for the southwest redevelopment area, a master site plan for public parks prepared for Saterlee and Smith (Smith’s firm at that time). Among Kiley’s best-known works are the landscape at Saarinen’s Washington Dulles International Airport and the interior and exterior plantings for I.M. Pei’s National Gallery East Building.

A New Development & Historic Preservation

While modernist in its superblock site design and building materials of concrete and glass, Harbour Square’s design incorporated seven turn-of-the-19th-century historic landmarks. The landmark buildings include Wheat Row, which is comprised of four row houses along 4th Street constructed in 1794 by James Greenleaf, who was one of Washington’s earliest and most controversial speculative developers; the 1817 Lewis House at 456 N Street (named for its first resident Edward Simon Lewis), which later became a settlement house established by Charles and Eugenia Weller; and last is the 1794 Duncanson-Cranch houses at 468-470 N Street, which were combined in 1905 to become a larger home for the settlement house when the buildings were purchased by Washington artist and philanthropist Alice Barney.

Harbour Square, with its inclusion of Wheat Row, the Lewis House, and the Barney House was Washington’s earliest example of incorporating existing historic landmark buildings into a larger new development. Unlike the “facadism” which is often seen today, Smith preserved the entire buildings instead of just the façade and a few feet of the interior. So Harbour Square’s years of construction literally stretch from 1795 to 1966. The design beautifully weaves together the elegant historic brick townhouses, new brick townhouses, and new multifamily buildings of concrete and glass. The large size of the seven historic townhouses necessitated building the new townhouses larger than what was currently being built, and their 10 ½-foot ceilings helped set the tone of spacious luxury Edmund J. Flynn wanted to create.

(Continued, page 6)
Wheat Row (1794) and mid-century townhouses combined with mid- and high-rise apartments make Harbour Square a unique complex.

Building and Landscape Design

Harbour Square was designed as a quadrangle-shaped project with buildings of varying sizes. It contains 447 units with over 130 different floor plans and five types of balconies.

Harbour Square's grounds contain gardens and several water features.

The buildings are oriented to have the site open to the riverfront. The apartments have beautiful views of the river or one of the gardens, including a one-acre sculptural water garden that is the site's dominant design element. Kiley designed six primary garden areas, as well as several smaller gardens scattered through the site and along the surrounding streets.

In addition to the extensive landscaped grounds, there are a large number of roof decks, which command a unique view of the Washington Channel, the Potomac River, Virginia, and downtown Washington. Many top-floor units have private roof decks, and there are also both small and large public roof decks. The roof decks offer a place for both quiet contemplation and celebratory gatherings – the fireworks views from the large roof decks are unrivaled.

Many public and private roof-top areas offer vistas that encompass the Woodrow Wilson Bridge, National Airport, Pentagon and Air Force Memorial, the new Wharf waterfront development, the Washington Monument and the Kennedy Center.

Famous Occupants

Harbour Square, which was completed in 1966 and recently held a two-month long celebration of its 50th anniversary, has been home to a number of notable Washington residents. Senator and Vice President Hubert Humphrey is the most famous of the many notables who have lived at Harbour Square. He and his wife, Muriel, lived at the complex from 1966 until his death in 1978. Their apartment was the site of numerous political meetings and media events and the Humphreys attended community events in the Harbour Square club room. Justices Lewis M. Powell and David Souter also made Harbour Square their home during their service on the Supreme Court, as did numerous senators and representatives – and some still do. Other people of note have included Dr. Mollie Orshansky, credited with having created the government’s Poverty Index, and Dr. Robert Simpson, co-creator of the Saffir-Simpson Hurricane Scale and several others who held high-level government and corporate positions. It remains the modernist jewel of the southwest today – Harbour Square was named to the D.C. Inventory of Historic Sites 2013 and is now included in the National Register of Historic Places.

Senator and Vice President Hubert Humphrey is one of many famous people who have lived at Harbour Square.

Donna Hanousek is a Zoning Specialist by day, and historic preservationist by night, who owns a very small part of Harbour Square. The text and photos were largely taken from the landmark nomination of Peter Sefton, an architectural historian who specializes in saving Washington’s historic resources. Harbour Square’s web site is www.HarbourSquare.coop
33 Years of Serving the District’s Cooperative Housing Community

The D.C. Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the interests of members before government officials and regulatory agencies and a service organization that provides information and education to members.

Membership is open to all District housing cooperatives, regardless of size. A volunteer board of directors, elected by member cooperatives, governs the Coalition. At least five seats on the board must be filled by representatives of small (50 or fewer units) cooperatives. Activities are financed through annual dues determined by the members at the annual meeting.

The Coalition grew out of an ad hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 units, the ad hoc group persuaded the D.C. City Council to resolve the matter. Recognizing the importance to the cooperative housing community of speaking in a single voice and maintaining the ability to respond quickly and knowledgeably to matters affecting cooperative housing, the ad hoc group decided to form a permanent organization. The Coalition was established in 1984 and was incorporated as the DC/CHC, Inc., a nonprofit 501(c)(6) organization in the District of Columbia, in 1993.

The Coalition’s most important accomplishment was its work toward the passage of the Cooperative Housing Procedure Act of 1988 (D.C. Law 7-205), a law that provides for uniform procedure and an equitable formula to assess real property owned by cooperatives. Up to that time, the District did not have a prescribed method to estimate fair market value, and as a result the assessments were arbitrary and unpredictable. It also successfully opposed a move to charge each cooperative association $3.00 per unit to fund a new government agency to oversee cooperatives and condominiums.

It testified before the City Council in support of a recycling tax credit in lieu of the city collecting recyclables and successfully opposed a 50 percent reduction in the trash collection tax credit, which cooperatives and condominiums receive in lieu of the city collecting their trash.

At the heart of many of these efforts was the defense of cooperatives before the City Council to maintain parity between cooperative homeowners and single-family homeowners rather than to be treated as rental complexes. Perhaps most important, the Coalition successfully defended the assessment system it had worked hard to put in place in 1988 when it warded off proposals to change the system in recent years.

The Coalition has co-hosted mayoral candidate forums and recognized Council members who work on behalf of the interests of housing cooperatives. It has also promoted public awareness and interest in cooperative ownership by sponsoring events, most notably a tour of several D.C. housing cooperatives in 1995 to mark the 75th anniversary of the first housing cooperative in the District.

One of the most important benefits Coalition members receive is timely information. The Coalition has conducted seminars and issued newsletters covering topics as diverse as elevators, rentals, taxes and oil and gas bulk purchasing agreements, among others. As a consequence, members receive information that enables them to anticipate and address changes affecting their operations. In 2012, the Coalition published Co-ops 101, a well-received booklet prepared to assist buyers, sellers, and the Realtors who represent them, among others interested in market-rate cooperatives.

In anticipation of the 100th anniversary of the first housing cooperatives in the District of Columbia, the Coalition has commissioned a book describing the development of cooperative living in DC.

With 33 years of history, the Coalition remains the only organization devoted exclusively to advancing and protecting the interests of the District’s nearly 200 cooperatives with assessed real estate valuations of $2 billion.
About DC/CHC, the Coalition

Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the interests of members before government officials and regulatory agencies and a service organization that provides information and education to members.

Membership is open to all District housing cooperatives, regardless of size. A volunteer board of directors, elected by member co-ops, governs the Coalition. Activities are financed through annual dues, $1.50 per unit per year (12.5 cents per month).

The Coalition grew out of an ad-hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 housing cooperative units, the ad-hoc group persuaded the District’s City Council to resolve the matter.

Recognizing the importance to the cooperative housing community of speaking in a single voice and maintaining the ability to respond quickly and knowledgeably to matters affecting cooperative housing, the ad-hoc group decided to form a permanent organization.

The Coalition was established in 1984 and was incorporated as DC/CHC, inc., a nonprofit, IRS Code Section 501(c)(6) organization in the District of Columbia, May 24, 1993.