COSMOS CLUB
HISTORIC PRESERVATION FOUNDATION

2022 ANNUAL REPORT

Committed to preservation, excellence, and historic Washington, D.C.
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>LETTER FROM THE PRESIDENT</td>
<td>3</td>
</tr>
<tr>
<td>COSMOS CLUB HISTORIC PRESERVATION FOUNDATION</td>
<td>4</td>
</tr>
<tr>
<td>TIMELINE OF EVENTS</td>
<td>5-6</td>
</tr>
<tr>
<td>PROJECT DETAILS</td>
<td>7-8</td>
</tr>
<tr>
<td>GETTING INVOLVED</td>
<td>9</td>
</tr>
<tr>
<td>TESTIMONIALS</td>
<td>9-11</td>
</tr>
<tr>
<td>FINANCIALS</td>
<td>10</td>
</tr>
</tbody>
</table>
Dear Friends of the Cosmos Club Historic Preservation Foundation,

I am honored to present you with our 2022 Annual Report, which presents the significant accomplishments of the Foundation. Your dedication, support, involvement, and enthusiasm for the Cosmos Club Historic Preservation Foundation’s (CCHPF) efforts in restoring, repairing, and renovating the Townsend House along with its gardens and historic artifacts was particularly impressive in these recent months.

As promised, the CCHPF continues to provide grants prudently as we act as stewards to preserve and restore the historic Townsend House. In 2022, we completed the entire exterior restoration project as planned. In 2023, we are addressing the deteriorated condition of the main central roof as an addition to this restoration contract because its condition warrants replacement and can be funded within our original budget.

Here are just some highlights of the 2022 accomplishments that we achieved:

- The Cosmos Club completed the 5-year restoration of the Townsend House exterior envelope, including East, North and West facades plus partial roofs, site walls, and entry stair. The CCHPF guided the process from conception to study and design to construction. Meticulous work was done to meet our usual high standards while coming in under the projected budget and timeline.

- In addition, we completed a Strategic Plan establishing goals for the next three to five years, such as targeting interior spaces including the Gold Room, Madison Parlor, Newspaper and Periodical Rooms, Long Gallery, Library and a refresh of the Members Dining Room; outreach and engagement with the Dupont Circle neighborhood and kindred organizations; an update to our historic resources manual and development of a schedule of maintenance for our completed work; and a history of the Townsend House and CCHPF while working with the Cosmos Club’s archivist to improve our catalog of relevant materials.

- CCHPF also created an independent and redesigned website at cchpf.org explaining the Foundation and our work with in-depth details and photos showing our past accomplishments.

- We hosted our annual dinner to celebrate our preservation successes and our generous donors, to learn about the full Townsend House Exterior Restoration with a presentation by the restoration architect, and to hear about potential upcoming work.

These proud efforts are thanks to the generosity of the many donors who have voluntarily contributed, to help support the repair, maintenance, and preservation of the Townsend House, and our outreach and educational efforts for the surrounding community. We are grateful to the continued dedication and talent of our volunteer Trustees, supporters, and the larger Cosmos Club community. We anticipate that our ongoing stewardship will result in the Townsend House remaining a centerpiece of the Dupont Circle neighborhood, a source of pride in the community, and a symbol to widen awareness and appreciation of our city’s history.

Sincerely,

Cosmos Club Historic Preservation Foundation

David T. Haresign, President
dharesign@bonstra.com
The Cosmos Club Historic Preservation Foundation (CCHPF)—a charitable and educational organization—dedicates its efforts and resources to the stewardship of the Townsend House and surroundings, which is the historic home of Cosmos Club (the Club). The Townsend House is one of five surviving grand residences that were built around 1900 within two blocks of Dupont Circle. The foundation also promotes and contributes to preserving the surrounding Dupont Circle and Massachusetts Avenue neighborhoods.

Our current Board of Trustees Officers are David Haresign, President; Jonathan Gifford, Vice President; Laurence J. Aurbach, Treasurer; Amanda Edwards, Secretary; and Mary Kay Lanzillotta, Immediate Past President. The Board of Directors are Lars Etzkorn, Cynthia R. Field, Isabelle Gournay, John Jedzniak, Andrea Mones, and Steven Spurlock. The advisors are William E. Davis III, Andrea Schoenfeld, John Kramer, and Justin Waller.

The CCHPF was established in 1985 with the mission to preserve and promote the Townsend House’s significant architectural contribution to the character and ambiance of the Massachusetts Avenue and Dupont Circle Historic Districts. We are focused on:

• Providing funds for the stewardship and preservation of the Townsend House, along with its historic elements and related materials.

• Researching and offering educational programs related to the history of the building and its neighboring historic area, and nearby historic areas in Washington, D.C.

In accordance with our bylaws and the IRS agreement regarding our tax-exempt 501(c) (3) status, the CCHPF operates independently from the Club. The CCHPF is charged with raising funds to accomplish its charter, evaluating requests, and dispersing grants—we may initiate projects at our discretion. Grant requests for Townsend House projects are made by the building’s owner, the Cosmos Club, and reviewed and approved by the National Trust for Historic Preservation.

Some of the key projects CCHPF financially supported include:

• Townsend House infrastructure improvements
• Restoration of the Warne Ballroom and Main Lobby
• Structural floor restoration of the Members’ Old Dining Room
• Rehabilitation of the Club Members’ Lounge
• Alterations to the historic elevator historic
• Most recently, the restoration of the Townsend House exterior

CCHPF also provides grants for projects in the Dupont Circle neighborhood including historical signage, call box restoration, and restoration of the buffalo sculptures on the Q Street Bridge. Consistent with its research and educational mission, the CCHPF provided a grant to the Library of Congress for historic photographs of the area. In addition, board members continuously research and provide valuable information related to the architectural and cultural history of the Townsend House and its surroundings.

The CCHPF continuously documents the historic Townsend House and its completed projects with professional architectural photography. Photographs are shared through publications, its website, presentations, special tours, and professional awards. In 2022, the CCHPF updated its website to better present this photography and related information.

Through 2022, the CCHPF Board of Trustees consisted of nine members. By tradition and based on the IRS tax exempt status to serve the public good, the trustees included six members of the Cosmos Club and three public members. This year, we’ve expanded the board to 11 total with one additional member from each sector.

In addition, the board is augmented by Advisors serving at the request of the CCHPF president. Board members and advisors come from a variety of backgrounds, mostly related to history, conservation, architecture, law, and fundraising. They share a common passion for the Townsend House, the history of the Dupont Circle neighborhood and our city beyond.
1878 – The Cosmos Club founded as a private social club focused on science, literature, the arts, learned professions, and public service.

1899 – Permits issued for the Townsend House designed by architects Carrère and Hastings in the Beaux Arts style.

1952 – Townsend House purchased to serve as the permanent home of the Cosmos Club from 1954 to present day.

1985 – Creation of the Cosmos Club Historic Preservation Foundation to preserve the Townsend House and surrounding gardens and land.

- Upgrades of the electrical and plumbing systems and installation of a fire suppression sprinkler system to ensure the long-term safety of the building.

2016 – Warne Ballroom restoration using $1.7 million of foundation funds, and refurbishment of main entry iron marquise and window grills.

- Restoration of the lobby, Members’ Old Dining Room and the Club Room’s original marble mantel and hearth.

- The Foundation made several historic preservation grants to preserve our historic Dupont Circle neighborhood—they include contributing to restorations of nearby historic call boxes, the buffalo sculptures at the Q Street Bridge, and the historic Heurich Mansion.

2021 – Restoration of the Tacca Fountain.
2022 EVENTS

2017 – 2022 – Townsend House Exterior Restoration (see more on pages 7 and 8), establishment of a Strategic Plan, creation of a digital archive and website redesign and update.
EAST & NORTH FAÇADES

The exact locations of water and air infiltration as well as material deterioration were mapped on laser scan-developed drawings in the design phase of this project. Repairs have addressed all these conditions to avoid further damage to the exterior and interior of the Townsend House.

The craftsmen who restored the south façade continued on the east and north façades. The Phase Two façades required repairs and replacement of the house’s 1900 brick walls and the subsequently added 1909 stucco-to-look-like-stone veneer. The 1951 Cosmos Club renovation retained the stucco veneer. Matching the color and composition of the stucco was a scientifically driven task. New copperwork was added to replace worn, missing, and damaged areas around windows and horizontal projections. Restoration efforts were also completed to repair stonework and windows.
WEST FAÇADE

The past five years of planning, budgeting, designing, and executing repairs provide us with a beautiful exterior that is weathertight and nearly appears as originally constructed. We anticipate that continued routine maintenance will enable the Townsend House to provide another 120 years of enjoyment for the community.

Water infiltration, in part created by 1952 design changes and years of landscaping irrigation, have caused spalling of the limestone and stucco. Iron cramps set into the stones have rusted and copper has dissolved in rainwater, staining many of the stones. Gentle cleaning methods were unable to completely remove well-embedded staining. Harsher chemicals and water pressures were avoided to retain the stones’ surfaces, albeit at the cost of a pristine appearance. Lastly, our famous wisteria cutting from Lafayette Square’s Dolly Madison house has thrived throughout the restoration.
Beyond thorough structural and decorative restoration of the Townsend House interiors and exteriors, the Cosmos Club Historic Preservation Foundation has also opened the iconic building to the public for tours. In addition, the CCHPF has contributed to the larger community through the Dupont Circle and Massachusetts Avenue historic districts, and the wider D.C. area. All this work has been done to the highest standard of quality, and at no cost to the public.

Thanks to the generous support of our donors over the last 35 years, we’ve allocated nearly $10 million to maintain our beautiful historic home and to fulfill other responsibilities. Additional funding will be needed to undertake future tasks aimed at improving member and guest experience of the historic interiors in an efficient and timely manner. We encourage the support of members, associates and other benefactors to continue funding this important work.

All donations are fully deductible. Please also note that qualified charitable distributions up to $100,000 from an IRA can be untaxed from an individual age 70 ½ or older. If you wish to make a gift of stocks or securities, please contact Ylie Beltran (ylie@cosmosclub.org).

“The current Townsend House Exterior restoration project was completed for approximately $2.3 million, well under the estimated budget and timeline. In 2017, after noticing severe deterioration in the limestone façade, windows, roofing, and copper elements, the CCHPF initiated the restoration of the exterior of the Townsend House. This is our most significant project in terms of size and cost in the history of the CCHPF.”

LAURENCE J. AURBACH, current CCHPF treasurer and former treasurer of the Cosmos Club
The Cosmos Club Historic Preservation Foundation was established in 1985 as a tax-exempt organization to provide funds for the preservation of the historic Townsend House plus related historical materials, also for research and educational programs regarding the Townsend House and its neighboring historic area.

In carrying out our preservation responsibilities, the Foundation works closely with Cosmos Club management and the National Trust for Historic Preservation. Under an agreement approved by the IRS, the Trust reviews all proposed CCHPF projects affecting the Townsend House and grounds to verify that they are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and serve a charitable purpose.

The CCHPF Trustees are volunteers who oversee and approve the use of funds. The Foundation’s investment portfolio, managed by Brown Advisory, is regularly examined by the Treasurer and Trustees of the Foundation. In 2022, 97% of the foundation’s expenditures directly funded the important restoration projects detailed in this brochure. Thanks to the ongoing financial support of its donors, the CCHPF has contributed nearly $10 million in total to the restoration of Townsend House.

“CCHPF has done great things for the Dupont Circle and Massachusetts Avenue historic districts—and the community beyond—through restoration of the Townsend House exteriors to pristine condition and to its structural and mechanical systems to sustain its beauty in perpetuity, as well as continued restoration of interior spaces—now open to the public for tours. All this work has been done to the highest standard of quality, and at no cost to the public.”

JONATHAN L. GIFFORD, current CCHPF vice-president and former Cosmos Club president

FINANCIALS
“I just love meeting so many interesting people. And the clubhouse itself is so beautiful with such a rich history. When I updated my estate planning, I made a point of including the Cosmos Club Historic Preservation Foundation as a way of giving back to support preserving the building’s beauty and character, which mean so much to me personally, and to our neighborhood.”

DR. HELENE FREEMAN, sharing why she joined the Powell Society with a bequest to CCHPF

“Restoring, adapting, modernizing, and caring for our Gilded Age Mansion is costly. Donations and bequests to the CCHPF through the Powell Society are an excellent vehicle for contributing to this ongoing process of enhancing the premises.”

DAVID ALAN BROWN, sharing why he joined the Powell Society with a $25,000 donation to CCHPF