

*the story of*  
**WATERGATE**

2700 Virginia Avenue, N.W., Washington, D. C.



**W**ATERGATE is a "city within a city" at the figurative and literal heart of the Nation's Capital. Much like the ancient Greek concept which held that architecture was the fusion of form and function, Watergate is conceived as a reflection of its age, an inspired example of how imagination can create a physical environment for a life of grace and fulfillment.

Watergate is a master plan unto itself. Each of its five buildings placed on the ten acre site will take full visual advantage of both the natural and man-made beauties of the Federal City.

Every appurtenance of urban life has been incorporated into the general design of the complex. Commercial facilities as well as specialty shops and restaurants, will be contained in a pleasant shopping mall especially designed for accessibility. Parking for 1200 cars will be below ground in heated garages with elevators at convenient points.

Continental, tastefully appointed lobbies greet the resident or his guest, and desk receptionists are on duty 24 hours a day, also providing telephone-secretarial service.

Recreational accommodations available to residents will include three outdoor swimming pools, with large deck areas ideally situated for maximum sunlight, plus an additional year around indoor pool as part of a health club.

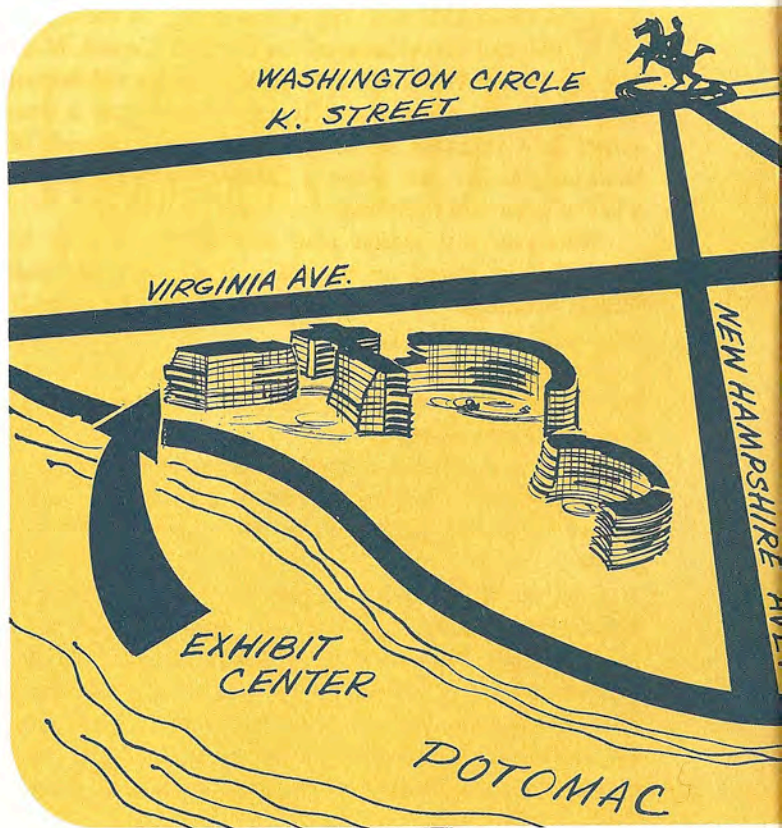
Three of the five buildings will offer cooperative apartments exclusively. An office building and residential hotel complete the plan.

Watergate East, the first of the cooperative buildings, will be ready for occupancy in the summer of 1965.

Less than a third of the area will be utilized for the buildings themselves. The remainder will emerge as open space, luxuriantly landscaped, with parks, pools, fountains and promenades.

Overlooking the Potomac and the unspoiled beauty of Theodore Roosevelt Island and the Virginia shoreline, Watergate will also allow a commanding view of the City's gleaming monuments. And yet Watergate's subtle contours add new breadth and dimension to the familiar skyline.

With this feeling for the City, Watergate's architects created forms that would harmonize with their surroundings. Traditional rectangular block forms were abandoned for graceful curvilinear structures, while extensive use of glass and spacious balconies will capture the flavor and spirit of the city within each living area.



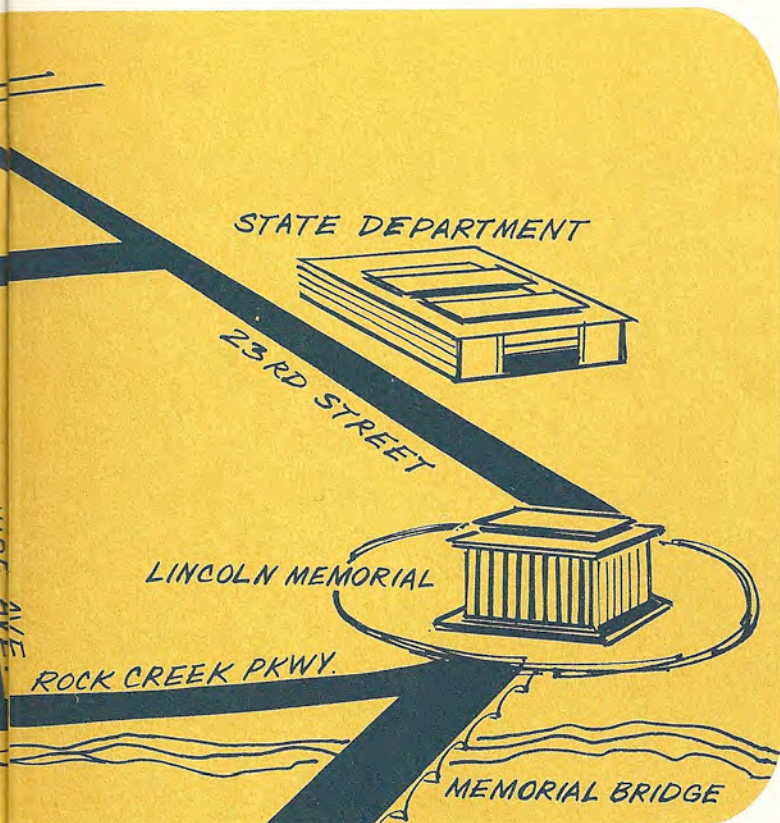
### ***The Cooperative Concept***

Watergate is a cooperative apartment community. This means, in effect, that you purchase your apartment and own an equity in the non-profit corporation that will administer the cooperative. Historically, in Washington and other areas of the world, the cooperative concept has proved successful and offers many advantages.

For example, under the cooperative concept the traditional lessor's profit is eliminated. The cooperative, in which you have a vote proportionate to the value of your apartment, is the sole owner.

Interest and real estate taxes, as with your home, are deductible items on your personal income tax return. As in home ownership, too, there is an opportunity for your interest in the cooperative to appreciate.

The cooperative, administered by a Board of Directors which you elect, also gives you an opportunity to select

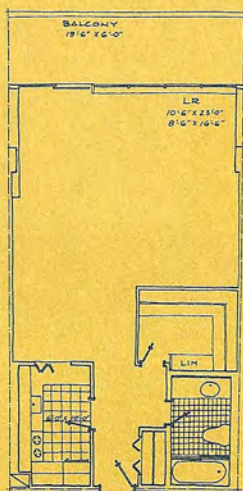


your own neighbors on a membership basis and to have a voice in the operation of your particular building. River-view Realty Corp., the managing agent, will be directly responsible to the Board in handling the operational details of the building.

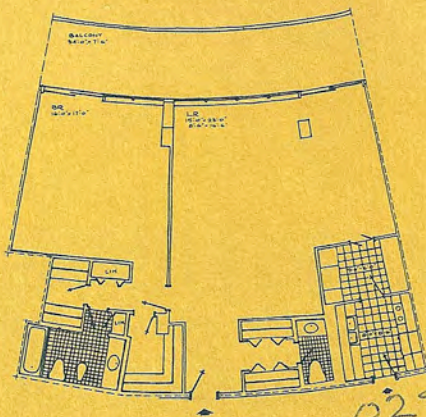
Every aspect of maintenance is carried out for all residents under budgetary requirements set by the Board of Directors, and the corporate indebtedness is paid off regularly out of your monthly carrying charges.

Under the corporate by-laws, apartments can be resold on the open market, and ownership transferred, provided the new resident is approved by the Board of Directors. The apartment may also be sublet subject to Board approval.

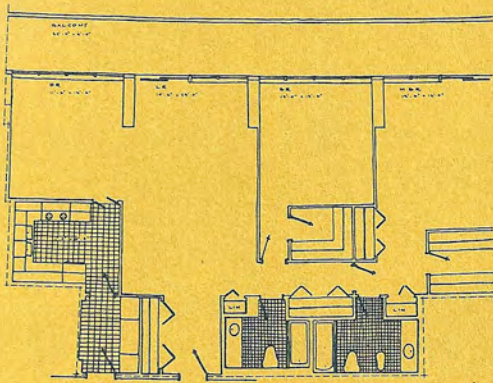
Each of the three cooperative buildings at Watergate is a separate non-profit corporation.



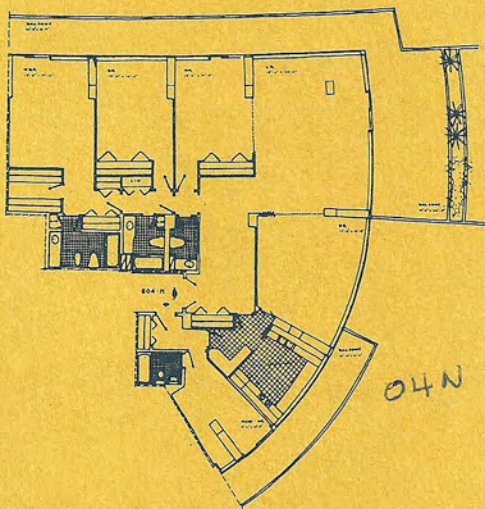
EFFICIENCY 09N



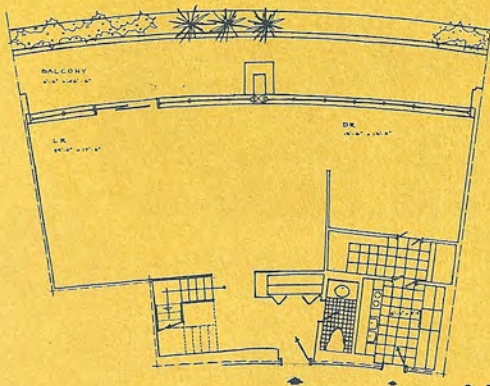
ONE BEDROOM 025



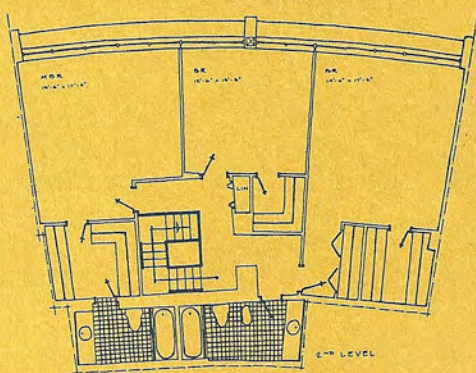
2 BEDROOM 03N



3 BEDROOM 04N



LOWER LEVEL



UPPER LEVEL

3 BEDROOM DUPLEX

## The Interiors

Due to the unique configuration of the basic architectural forms, interior space has been subdivided into elaborate and imaginative floor plans of every conceivable shape and style, and for every range of living taste and requirement. In the first of the buildings to be available for occupancy, the 230 unit Watergate East, there are actually 167 different floor plans.

These range from studio apartments—a refinement and improvement of the "efficiency" concept—through one, two, three and four bedroom plans. Two complete floors, the 7th and 8th, have been set aside as two level "townhouses," and all apartments on the top floor have stairways leading to their own individually-landscaped, private roof-top terraces.

Both townhouses and penthouse apartments are wired with intercom systems, and all apartments on the top two floors include wood-burning fireplaces.

Most apartments have balconies, some landscaped and bending in a graceful curve for as much as 109 feet. Still others offer 50 foot living rooms for those who require spacious entertaining facilities.

In some arrangements servants' quarters are thoughtfully located for both privacy and convenience, while others provide libraries and dens.

Common to all plans are lavishly equipped kitchens with the latest developments in dishwashers, disposals, refrigerators and ranges. Most kitchens have service entrances leading direct to corridors. Baths, too, contain the most recent design innovations, and many include bidets as standard equipment.

Residents will of course choose their own color schemes in paint, vinyl wall coverings, counter tops and appliances.

The heating and air-conditioning system is of the most advanced design, with zone controls for both sleeping and living areas, and with full temperature ranges available all year round.

Particular attention has been given to soundproofing. Walls between apartments have achieved a remarkably high decibel rating in tests conducted by the builders with

(cont.)

1006 part balc  
906 whole  
1106 whole

306N  
16.9  
7100  
129

309N  
16.4  
6900  
125

These sample apartment plans are selected from among the many different designs at Watergate to suggest the unique quality of the interior concept:

consulting sound engineers. A layer of cork separates the concrete slab and the flooring of each apartment, and plumbing noise has been decreased to an irreducible minimum.

Even the small details of practical day-to-day living have been scrupulously plotted. For example, there are two central laundry rooms with access by key to residents; two mail chutes on each floor; one-way vision ports on corridor doors; two waste chutes on each floor; and ample individual storage space in the basement. The garage is heated. Four large landscaped roof terraces are available to residents with two to be used for private entertaining. Discreet music may be heard in elevators and other public areas, and each corridor is sumptuously carpeted.

### **THE PRICES—FINANCING**

EFFICIENCIES .....	FROM	\$16,400
ONE BEDROOM .....	FROM	\$22,700
TWO BEDROOMS .....	FROM	\$28,400
THREE BEDROOMS .....	FROM	\$45,300
FOUR BEDROOMS (Penthouse).....	FROM	\$189,700

A deposit of 10% of the purchase price with the purchase application reserves the apartment. The balance of the cash requirement is due at the time of closing, 30 to 90 days before occupancy.

Total cash requirements are approximately 40% of the purchase price; the balance payable over thirty years at 5¾% interest. Individual pre-payment on the mortgage, without penalty, is possible.

Monthly carrying charges include principal and interest payments on the mortgage, maintenance costs, including utilities and taxes, and land rent.

Approximately 46% of the first year's carrying charges on any apartment is tax deductible. This tax deduction is made up of interest on the mortgage and real estate taxes.

The land beneath Watergate is owned by the John Hancock Mutual Life Insurance Company and is leased to the Cooperative for 99 years. The Cooperative has an option at the end of thirty years to purchase the ground from the owner at a preset price.

## ***Visualizing Watergate***

Lavish and detailed displays have been created in Watergate's exhibit pavilion at 2700 Virginia Avenue, Northwest. Scale models of the total concept, life-size exhibits of kitchens and baths, and completely detailed floor plans and other pertinent material are informatively on view.

Representatives are on hand from 10 o'clock a.m. to 6 o'clock p.m. every day except Monday, to provide prospective residents with complete information.

***The Sponsors:*** Watergate Improvements, Inc.

***The Architects:*** Luigi Moretti, of Rome; and Corning, Moore, Elmore and Fischer, of Washington, D. C.

***The Builders:*** Magazine Bros. Construction Co.

***Supervision By:*** Edilteco SPA, Inc.

***Financing By:*** John Hancock Mutual Life Insurance Co., arranged by Donald H. Richardson Co. of Washington, D. C.

***Sales and Management Agents:*** Riverview Realty Corp.  
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337-0020