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FILE NO: 64917.000002

February 18, 2004

By Hand Delivery

Ms. Carol J. Mitten, Chairperson
Zoning Commission for the District of Columbia
441 Fourth Street, N.W.
Suite 210
Washington, DC 20001

Re: Opposition of Watergate West, Inc. in ZC Case No. 03-16, (PUD Modification - Watergate Hotel)

Dear Ms. Mitten and Fellow Commission Members:

As stated in previous correspondence, this firm represents Watergate West, Inc. in opposition to the proposed PUD modification in this case.

Notice of Landmark Application Filing

Please be advised that The Committee to Preserve the Watergate Heritage, Inc. has filed the enclosed Application for Historic Landmark Status for the Watergate PUD Complex with the Historic Preservation Review Board for the District of Columbia (the "HPRB").

I am informed that the most likely date for a hearing on the application by the HPRB is the summer or fall of 2004.

Letters In Opposition

I have also attached additional letters in opposition to the application from residents of Watergate West and the Plaza, a condominium complex directly across the street from the Watergate complex.

Sincerely,

Richard L. Aguglia

Richard L. Aguglia

Enclosures

ZONING COMMISSION
District of Columbia
Case No. 03-16
Exhibit No. 56

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.56

By Regular Mail

cc: Norman M. Glasgow, Esq.
Counsel to the Applicant

ANC 2A
c/o James W. Lewis

Ben Man
President, Watergate West, Inc

Office of Planning
c/o Andrew Altman

Morton Taubman, Esq.
Counsel to Watergate South

Andrea Ferster, Esq.
Counsel to Watergate East

Alberto Bastida
Office of Zoning

D.C HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR
HISTORIC LANDMARK

APPLICATION TO:

Designate ☒
Rescind
Amend
Summary of Amendments

GENERAL INFORMATION

Property Name Watergate PUD Complex (3 cooperatives, 2 office buildings, 1 hotel in a planned unit development)

Address 2700 Virginia Avenue, N.W.; 2600 Virginia Avenue, N.W.; 2650 Virginia Avenue, N.W.; 2500 Virginia Avenue, N.W.; 700 New HampshireAvenue, N.W.; 600 New Hampshire, Avenue, N.W.

Square and Lot Number(s) Square 008, Lot 806 (Watergate East), 807 (Watergate hotel), 808 (Office Building), 809 (Watergate West), 811 (Office Building), 812 (Watergate South)

Present Owner Watergate West, Inc., et al; *See continuation sheet*

Owner Address 2700 Virginia Avenue, N.W., Washington, DC, 20037; *See continuation sheet*

Original Use Hotel with Restaurant, Apartments (Co-op), Offices, Retail

Present Use Hotel with Restaurant, Apartments (Co-op), Offices, Retail

Date of Construction 1964-1971

Date of Major Alteration (s) None

Architect (s) Luigi Moretti, Principal Architect; Corning, Moore, Elmore & Fischer, Associate Architects; Boris Timchenko, Landscape Architect; Pietro Lazzari, Sculptor

Architectural Style/Period Modern Movement

Name of applicant The Committee to Preserve the Watergate Heritage, Inc.
(If applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.)

Address and Telephone of Applicant 2700 Virginia Avenue, N.W., Suite 1110, T:202-965-3000

Dr. Rhonda Crane, Director
Name and Title of Authorized Representative

2/12/04 Rhonda Crane
Date **Signature**

D.C HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR
HISTORIC LANDMARK
Continuation Sheet

Present Owners and Addresses (Full List)

Watergate West, Inc.	2700 Virginia Avenue, N.W. Washington, DC 20037
Trizechahn, LLC	P.O. Box 4900 Scottsdale, AZ 85261
BRE/Watergate, LLC	345 Park Avenue New York, NY 10154
Watergate East, Inc.	P.O. Box 4900 Scottsdale, AZ 85261
Watergate South, Inc.	700 New Hampshire Avenue, N.W. Washington, DC 20037
Income and Growth Watergate c/o LaSalle Investment Management	200 E. Randolph Street, #600 Chicago, IL 60601

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

CERTIFICATE

THIS IS TO CERTIFY that all applicable provisions of the District of Columbia NonProfit Corporation Act have been complied with and accordingly, this ***CERTIFICATE OF INCORPORATION*** is hereby issued to:

THE COMMITTEE TO PRESERVE THE WATERGATE HERITAGE, INC.

IN WITNESS WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed as of the **12th** day of **February ,2004 .**

David Clark
DIRECTOR

John T. Drann
Acting Administrator
Business and Professional Licensing Administration

Patricia E. Grays
Superintendent of Corporations
Corporations Division

Anthony A. Williams
Mayor

Articles of Incorporation
of
The Committee to Preserve the Watergate Heritage, Inc.

We, the undersigned natural persons of the age of twenty-one years or more, acting as incorporators of a corporation under the NON-PROFIT CORPORATION ACT (D.C. Code, 2001 edition, Title 29, Chapter 3), adopt the following Articles of Incorporation:

First: The name ofthe corporation is The Committee to Preserve the Watergate Heritage, Inc.

Second: The period of its duration is perpetual.

Third: The purpose or purposes for which the corporation is organized are to promote historic preservation in the District of Columbia including the preservation of the historical heritage of the Watergate Complex in Washington, D.C., comprised ofthree residential cooperatives, two office buildings and one hotel.

Fourth: The corporation shall not have members.

Fifth: The manner of election or appointment of directors shall be provided in the bylaws.

Sixth: The regulation of the internal affairs of the corporation shall be provided in the bylaws. In the manner of the dissolution or final liquidation of the corporation, the remaining assets shall be distributed to a similar non-profit organization-

Seventh: The address of the corporation is 2700 Virginia Ave NW, Attention Dr. Rhonda Crane, Suite 110, Washington, D.C. 20037. The registered agent is John Jay Range who is a District of Columbia resident whose address is 1900 K Street NW, Suite 1200, Washington, DC.

Eighth: The number of directors constituting the initial board of directors is three. The directors are:
Dr. Rhonda Crane, 2700 Virginia Ave NW, Suite I 110, Washington, D.C. 20037
Jean Schepers, 2700 Virginia Ave NW, Suite 1106, Washington, D.C. 20037
Lewey 0. Gilstrap, Jr., 2700 Virginia Ave NW, Suite 1210, Washington, D.C. 20037

Ninth: The names of each incorporator are:
Dr. Rhonda Crane, 2700 Virginia Ave NW, Suite, Washington, D.C. 20037
Jean Schepers, 2700 Virginia Ave NW, Suite 1106, Washington, D.C. 20037
Lewey 0. Gilstrap, Jr., 2700 Virginia Ave NW, Suite 1210, Washington, D.C. 20037

Rhonda Crane
Dr. Rhonda Crane

Jean Schepers
Jean Schepers

Lewey O. Gilstrap, Jr.
Lewey O. Gilstrap, Jr.

FILE
2/12/04

I Joan M. Shan, A Notary Public, hereby certify on the 11 Day of February, 2004, Dr. Rhonda Crane, Judge Jean Schepers, and Lewey O. Gilstrap, Jr., appeared before me and signed the foregoing documents as incorporators, and have averred that the statements therein contained are true.

Joan M. Shan

My commission expires 04.30.04

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUSINESS AND PROFESSIONAL LICENSING ADMINISTRATION
CORPORATIONS DIVISION
941 NORTH CAPITOL STREET, N.E.
WASHINGTON, D.C. 20002

Government
of the
District of Columbia

WRITTEN CONSENT TO ACT AS REGISTERED AGENT

TO:
The Superintendent of Corporations
Department of Consumer and Regulatory Affairs
Business and Professional Licensing Administration,
Corporations Division
941 North Capitol Street, N.E.
Washington, D.C. 20002

(A) BY A DISTRICT OF COLUMBIA RESIDENT
PURSUANT TO D.C. CODE TITLE 29, and TITLE 41
I,
John Jay Range
A Bona fide Resident of the District of Columbia Herein Consent to Act as a Registered Agent For:
The Committee to Preserve the Watergate Heritage, Inc.
Name of Business
SIGNATURE OF REGISTERED AGENT
DATE: 2/02/04

(B) BY A LEGALLY AUTHORIZED CORPORATION
THE CORPORATION HEREIN NAMED IS:

An Authorized Corporate Registered Agent in the District of Columbia, per Signatures of its President/Vice-President and Secretary/Assistant Secretary, Herein Consents to Act as Registered Agent
For:

NAME OF COMPANY
SIGNATURE: _____ OF PRESIDENT OR VICE-PRESIDENT
ATTEST: _____ OF SECRETARY OR ASSISTANT SECRETARY
DATE: _____

310.21 A statement of the prehistoric, historic, architectural and/or cultural significance of the property proposed for designation.

The Watergate, a unified complex consisting of six inter-connected buildings, stands as one of America's most recognized properties, symbolizing twentieth century Washington, D.C. through its exceptional and innovative modern design, its significant and influential expression of mixed use made possible through the first private utilization of the Planned Unit Development zoning process, and its extraordinary association with national politics.

Conceived by one of Europe's largest international development companies, the Societa Generale Immobiliare of Rome, the complex was planned and constructed from 1960 to 1971. It was designed to provide a lively, open environment for a new kind of urban living, one that provided the amenities of hotel and restaurant, residential, retail, and commercial office uses within the elegance of modern European style. The inclusion of a hotel was particularly significant as not only did it offer numerous services to the Watergate occupants, but it provided a distinctly public component. The hotel brought definition to the "town within a city" concept often associated with the development. This innovative approach to urban life, achieved in an area of the city that was considered at the time to be little more than blight, was a seminal concept. Faced with zoning that prohibited a mix of uses, its implementation required an equally pioneering zoning tool, the Planned Unit Development (PUD). The Watergate project is considered one of the most successfully executed early PUDs in the country, and the first known private-initiative, mixed-use PUD in Washington, D.C. Therefore, the Watergate meets:

> ***Criterion a(1):*** *The property is the site of significant events that are associated with persons, groups, institutions or movements that contributed significantly to the heritage, culture or development of the National Capital or the Nation;*

The curvilinear Watergate complex was designed by Luigi Moretti (1907-1973), one of the most significant twentieth-century Italian architects. The design, a product of the Modern Movement, inspired by the architecture of Bath, England, is exemplary of Moretti's later work. Its distinctive form and detailing have made the Watergate one of the most prominent, recognized, and controversial building complexes in Washington. It is understood to be one of the first computer-designed buildings, a feat that represents a seminal event in the history of the practice of architecture. Further, the landscape plan at Watergate was designed by Boris Timchenko, a noted Russian-born landscape architect. Noted Italian sculptor and muralist Pietro Lazarri executed the concrete bas-relief frieze in the lobby of Watergate West. For these reasons, the property meets:

> ***Criterion a(3):*** *The property embodies the distinguishing characteristics of architectural styles, building types, types or methods of construction, landscape architecture, urban design or other architectural aesthetic or engineering expressions significant to the appearance and development of the National Capital or the Nation; and*

> ***Criterion a(4):*** *The property has been identified as a notable work of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders or developers whose works have influenced the evolution of their fields of endeavor, or the development of the National Capital or the Nation.*

In addition to its enormous local significance within the contexts of mixed-use urban planning and architecture, on a national level the Watergate has consistently been recognized as the home of notable figures influential in society and politics. The complex has achieved iconographic association with Washington, D.C. and the political machine due to the break-ins resulting in the scandal of 1972 that toppled the Presidency of Richard M. Nixon. Its name, "Watergate," has transcended association with those infamous events, continuing to reverberate in the national consciousness. For these reasons, the property meets:

> ***Criterion (2):*** *The property exemplifies the significant military, political, economic, social, scientific, technical, educational, historical, archaeological, architectural or artistic heritage of the National Capital or the Nation;*

Furthermore, the history of Watergate is part of the District of Columbia Historic Context B7: International Style and Modernism (1940-present), and G3: Government Affairs and National History (1776-present). As a property, it possesses sufficient integrity to convey, represent, and contain the values for which it is considered significant. Sufficient time has passed since the property was constructed and achieved significance to permit professional evaluation within its historic contexts.

Although the property is less than fifty years of age, the extraordinary significance of the Watergate within these contexts establishes the merit for listing in the National Register of Historic Places at this time. The property, which retains an exceptionally high level of integrity, meets the Register's Criteria A and C.

> ***Criterion A:*** *The property is associated with events that have made a significant contribution to the broad patterns of our history;*
>
> ***Criterion C:*** *The property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.*

The formal designation of the Watergate as an historic landmark will permanently acknowledge its significance as an extraordinary example of innovative urban planning bringing sophisticated mixed use (hotel and restaurant, apartments, office, and retail) to Washington, D.C.; for its exemplary example of the work of renowned Italian Architect Luigi Moretti; and for its symbolic association with the inner workings of modern-day politics.

310.22 If property is proposed for designation principally for its architectural significance, a detailed architectural description of the property, including where possible its original and present appearance.

Constructed between 1964 and 1971, Watergate consists of a single complex composed of six interconnected buildings. The 9.6-acre site is a triangular parcel defined by the Potomac River and Rock Creek Parkway on the west, Virginia Avenue on the northeast, and New Hampshire Avenue on the southeast. The site plan of the property is formed by the arrangement of the six buildings in what has been called a "boomerang" reflecting the lot shape, with buildings principally located flush with Virginia Avenue and New Hampshire Avenue. The arrangement is given interest by the combination of linear building footprints at Watergate West, the 2600 Virginia Avenue Office Building, and the Watergate Hotel, and the curvilinear footprints of Watergate East, Watergate South and the 600 New Hampshire Avenue Office Building. The six buildings making up the Watergate Complex are constructed of reinforced concrete and range in height from the eleven to fourteen stories. The buildings share basic design elements with the primary distinction being the presence of balconies on the apartment buildings and the hotel. The buildings are interconnected by a complex series of underground parking garages, above-ground walkways, and the bi-level mall located behind Watergate East. Only approximately three acres of the site are occupied by buildings, while the remaining seven acres are left as open land, walkways or recreational areas such as swimming pools and fountains.

The first of the six buildings to be constructed circa 1964 was Watergate East, a thirteen story apartment building with a long, curvilinear footprint located at the intersection of Virginia Avenue and New Hampshire Avenue. The building extends along Virginia Avenue and then curls into a tight curve at the corner of the two streets, presenting a semi-circular facade along New Hampshire Avenue. The mass of Watergate East is defined by strong horizontal elements articulated by the bands of large metal-frame windows alternating with bands of solid, unornamented concrete. The first, seventh and eighth stories are recessed. The first story recess accommodates a covered walkway on concrete piers. Beneath the seventh and thirteenth floors is a concrete band with a flared cavetto shape. The horizontality of the exterior is further emphasized by the cantilevered concrete balconies with heavy vertical concrete balustrades suggestive of crenellation. The balconies are staggered on each floor to create diagonal lines across the elevation. Elliptical concrete privacy panels are located periodically along the balconies and are among the few vertical elements on the elevation. This building serves as the gateway to the Watergate Development and provides access to the mall beyond through an open loggia on the first-story level flanked by glass-enclosed lobbies on each side. The loggia is set off on the east elevation by a wide cantilevered shelter with a concave, elliptical shape. The floor of the loggia has polychromed paving, with fields of polished white aggregate, polished grey aggregate, and orange pebble aggregate. The loggia is supported on massive concrete piers and leads to a wide open stair that extends down to the mall. The stringers are lined with marble cladding, and a large concrete fountain consisting of wide bowl-shaped basins. The rooftop of Watergate East is lined by a metal balustrade with a chevron footprint and enclosed with clouded-glass panels. Mechanical

systems are enclosed on the roof by solid concrete walls in compound cylindrical shapes. Attached to the west side of Watergate East is a two-level sunken mall. The mall features a curved row of shops at the basement level and first story-level of Watergate East, and walkways on both levels. The shops are further connected to Watergate South through the underground parking garages.

The next buildings to be constructed on the site circa 1966 are the 2600 Virginia Avenue Office Building and the Watergate Hotel. The two buildings are connected on all floors and together form a T shape. The top of the T is formed by the office building, which faces onto Virginia Avenue, and the stem of the T is formed by the hotel, which extends west from the office building towards the Rock Creek Parkway. The eleven story office building shared construction technique with Watergate East. The major distinction between the office building and the immediately surrounding buildings on the site is the absence of balconies. Like Watergate East, the 2600 Virginia Office Building has a recessed first story, as well as recessed sixth and seventh stories that are on the same horizontal plane as the seventh and eighth-story recesses of Watergate East. The Virginia Avenue facade of the office building is principally articulated by a three-faceted protruding bay that extends almost the full width of the elevation. The bay is expressed on the first through the fifth stories, and the eighth through the tenth stories. The office building is attached to Watergate East by a recessed glass-enclosed hyphen on the second story that is expressed on the exterior as an extension of the crenellated balcony balustrades. The office building has a raised, excavated ground level. The Watergate Hotel is linked to the office building by a narrow, curved connection on all stories. The polygonal, slightly curved footprint of the building is slightly racked with the dramatic result of a projecting southwest corner angle that is less than ninety degrees. The hotel shares the exterior architectural elements, the balconies are staggered on the north and south elevations to create diagonal lines, but on the west elevation the balconies continue unbroken the full width of the facade.

The fourth building constructed on the site is Watergate West, built circa 1967, followed by Watergate South and the 600 New Hampshire Office Building, both built between 1969 and 1971. Watergate West occupies the north end of the large site which is formed by the narrow angle of the intersection of Rock Creek Parkway and Virginia Avenue. It is linked to the 2600 Virginia Office Building by a narrow hyphen on the lower stories. Watergate West, an apartment building, shares a polygonal, slightly curved footprint with the Hotel, and a sharp, dramatic projecting corner at the north end of the building that reads much like the prow of a steam liner from the north. Watergate West shares design features with the other residential buildings on the site, including Watergate East, the hotel, and Watergate South. The west elevation is marked by rigid repetition of the balconies, which extend unbroken the full width of the facade. The long east elevation, however, features a slightly curved facade with staggered balconies which serve the soften the impression from the street. The main lobby is accessed from the Virginia Avenue elevation and is sheltered by a rectangular, cantilevered roof. Watergate South and the 600 New Hampshire Office Building together form a 270-degree circle opening onto the Potomac River. Originally conceived as one building, the two were separated

into two segments of the semi-circular form. The fourteen-story Watergate South is articulated on the exterior like the other apartment buildings on the property. The balconies on the exterior, or north side of the building are continuous, while those of the interior, or south side of the building are periodically pierced by short breaks. The 600 New Hampshire Office Building, only twelve stories in height, lacks balconies like the 2600 Virginia Office Building. The seventh through the twelfth stories are recessed from the lower stories. The two buildings are linked to Watergate East by a complicated extension of the balconies into walkways forming an S-curve pattern. The walkways pass over a paved drive which leads to the Watergate South lobby and around the north side of the building. This drive is lined on the east side by a concrete wall ornamented with horizontal, segmented stream lines that echo the patterns of the staggered balconies.

310.23 **If property is proposed for designation principally for its prehistoric, historic and/or cultural significance, a description of the existing physical condition of the property and its relation to the prehistoric, historic and/or cultural significance of the property.**

PLANNING OF WATERGATE

Watergate is significant as the first Planned Unit Development (PUD) in the District of Columbia to be financed by the private sector and, therefore, to take advantage of the PUD system of development incentives in exchange for public benefit and amenities. The PUD provision was incorporated into the new 1958 DC Zoning Code (amended in 1961) with the intention of attracting suburbanites back into the declining center city. Although PUDs for two DC Housing Authority urban renewal projects predate Watergate by a matter of months, Watergate was the first project designed with DC's suburbanite target market in mind. [1] Unlike the DC Housing Authority projects, the Watergate PUD fully incorporated the elements that today are considered quintessential to the PUD – mixed-uses, mixed-incomes, common amenities, and cooperative occupant ownership. The Watergate PUD envisioned not only a reconfiguration of vestigial city dwellers, but a new lifestyle option that would draw suburbanites back into the city.

While the mixed-use apartment-hotel was a widespread residential typology in European and American cities at the turn of the twentieth century,[2] restrictive zoning practices that gained prevalence during the twentieth-century favored single-use residential neighborhoods.[3] Concurrently, changes in home financing policies and transportation accessibility encouraged suburban growth and urban depopulation. By the 1950s, Washington, D.C., like most American cities, had experienced a precipitous decline in urban real estate values and in the municipal tax base. Rising dialogue within professional organizations of urban planners presented the "planned unit development" of large tracts of urban land as a solution.[4] Although surveys showed that in the 1950s about half of the large cities in the United States had a provision for special zoning review of large projects,[5] most municipalities had no such provision, and those that did rarely employed them.[6] The "single lot zoning envelope" predominated zoning practice, encouraging blandly designed and built-to-bulk architecture. Moreover, single use-type

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[1] According to the DC Zoning Commission File 62-19, Final Setdown Report for Zoning Commission Case Number 03-16/62-19, 19 January 2004, "The Watergate Complex was approved as one of the first Planned Unit Developments (PUDs) in the District in 1962 (Case # 62-19)." The 2003 DC Zoning Map lists only two prior PUDs, both dating from 1961 (Case #s 61-11 and 61-52). However, the 2003 DC Zoning Map includes a disclaimer stating that PUD listings may not be comprehensive.

[2] Vestbro, Dick Urban, "From Collective Housing to Cohousing: A Summary of Research," *Journal of Architectural and Planning Research* v. 17 n. 2 (2000 Summer): 167.

[3] Plunz, Richard, *History of Housing in New York City: Dwelling Type and Social Change in the American Metropolis* New York: Columbia University Press, 1990.

[4] Bangs, Frank S., Jr. "PUD in Practice," in *Frontiers of Planned Unit Development*, ed. Robert W. Burchell (New Brunswick, NJ: Rutgers University, 1973), 24.

[5] Goldston, Eli and James H. Scheuer, "Zoning of Planned Residential Developments," *Harvard Law Review* 73 (1959): 252.

[6] Goldston, Eli and James H. Scheuer, "Zoning of Planned Residential Developments," *Harvard Law Review* 73 (1959): 241-42.

zones discouraged commercial activity and social vitality. To develop lively and marketable communities, cities would have to adopt flexible zoning procedures that facilitated "beyond the box" contemporary architectural design and on-site amenities prohibited by as-of-right use zones.

Consequently, when the District of Columbia commissioned Consulting Engineer and City Planner Harold M. Lewis of New York to prepare a rezoning study in 1956, the planned unit development was offered as a means to repopulation and revitalization. The Lewis plan, mitigated with slightly higher densities than recommended, became the DC Zoning Code on May 12, 1958. For the most part, Lewis's plan prescribed that the city become more like the suburbs, with lower densities and more detached single-family houses with garages, as a remedy for depopulation. Large-scale developments, however, were considered an exception. Lewis's report recommended that:

> *"...a broad loophole in the height limits can be achieved through submission of plans for the development of large acreages to the Planning Commission. By the procedure provided in the regulations, it is contemplated that exceptions to permit dramatically tall buildings can be made where review of the whole design assures the controlling body that fundamental purposes of the zoning controls are satisfied. Redevelopment projects form another path through which the strict application of blanket height controls can be set aside in favor of a more refined system of design control.*[7]

Specifically, Lewis recommended the creation of "SP" (Special Purpose) and "R-5-D" zones allowing high-density 8-story apartment buildings. The Watergate site in Foggy Bottom was initially zoned R-5-D, then rezoned SP in 1962. These zones specifically intended to "provide attractive close-in living facilities that might assist in winning back numbers of high-income families who moved to the suburbs years ago."[8] Lewis conceived of these special large-scale developments as a dramatic departure from conventional urban form. They would be self-sufficient, insular towns within the city. Rather than creating vitality within the existing urban fabric, they would create safe new environments insulated from the urban blight that had driven residents to the suburbs in the first place. To ensure that projects conformed to this conception, an intensive review was instituted as part of the PUD approval process. According to the PUD process set forth in Article 75 of Lewis's *Final Report*, the newly-created office of the Zoning Administrator would forward plans for a large-scale development to the National Capital Planning Commission (NCPC), which would evaluate the project in terms of use mix, open space, attractiveness, as well as in typical terms of size and mass.[9] PUD approvals were to run with the land.

In light of the 1958 rezoning, the formerly undesirable industrial land in Foggy Bottom became attractive to developers (see Sanborn maps). Perceiving the value of its proximity to the Capitol, the White House, Downtown, and Georgetown, the prominent Italian

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[7] Lewis, Harold M., *A New Zoning Plan for the District of Columbia: Final Report of the Rezoning Study* (New York: 1956), 55.

[8] Barthelmes, Wes, "Commission Calls Code 'Acceptable, Workable,'" *The Washington Post*, 10 May 1958, Sec. P, p. C11.

[9] Lewis, Harold M., *A New Zoning Plan for the District of Columbia: Final Report of the Rezoning Study* (New York: 1956), 175-76.

development company *Societa Generale Immobiliare* (SGI) purchased the curving ten-acre Watergate site in June 1960. [10] A number of obstacles delayed PUD implementation. Confusing and complicated PUD procedures had precluded large scale urban redevelopments in years immediately follow passage of the 1958 zoning code. These complications seem to have stemmed from Constitutional uncertainties regarding a clause stating that the zoning code did not apply to Federal land and/or land designated for urban renewal. [11] In May of 1961, the DC Zoning Commission amended the 1958 zoning code to make mixed-use development less restrictive.[12] Use of the PUD provision immediately ensued. On March 14, 1962 Zoning Commission Official Notice for an "Application of Island Vista, Inc., for consideration under provision of Article 75, a large-scale planning development known as 'Water Gate'" appeared in *The Washington Post.*

The 1958 DC Zoning Code clearly stated that, to be approved, a PUD must demonstrate that it "enhances the neighborhood" and "provides present or future occupants of planned unit developments with a living or working environment and amenities superior to those that could be achieved by applying the other provisions of this title." [13] As summarized by Washington urban planner Julius S. Levine, PUD communities "are directed at the private sector which through incentive programs is designated as the vehicle of implementation for public policy."[14] While public housing projects provided the benefits of affordable housing, they were not in a position to benefit from amenity-incentive bargaining like private sector developers were. From Watergate's inception, developers grasped the value of amenities not only in exchange for zoning incentives, but also for marketing. To qualify for PUD incentives, SGI persuaded regulatory authorities that Watergate's open space, population density, mix of uses, cooperative occupant ownership, and income diversity all would constitute public benefits.[15] Architecture also

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[10] White, Jean M., "More Woes Plague Watergate Project: New Arts Commission Objects," *The Washington Post*, 18 Oct 1963.

[11] As stated in Goldston, Eli and James H. Scheuer, "Zoning of Planned Residential Developments," *Harvard Law Review* 73 (1959): 262-63: *It has been proposed that redevelopment areas be treated as unique and excluded from the general zoning provisions, and that reliance be placed instead on the controls inserted by the redevelopment agency in its deeds, lend-disposition agreement, and redevelopment plan. This has been done, in part, in Washington, D.C., where the new comprehensive zoning plan does not apply to areas designated for redevelopment or urban renewal. [*(Footnote) *Unfortunately, the interpretation given to this exclusion of urban redevelopment areas is that the zoning regulation in effect when the redevelopment plan was adopted, even though superseded for all the rest of the District of Columbia, continues to apply to the redevelopment area.] Such treatment of redevelopment areas may be subject to constitutional infirmities, and seems hard to justify as being "in accordance with a comprehensive plan."*

[12] "Zoning Changes Asked to Lift Bars on Stores," *The Washington Post*, 18 May 1961.

[13] DC Law 2400.7.

[14] Levine, Julius S., "New Communities American Style," in *Frontiers of Planned Unit Development*, ed. Robert W. Burchell (New Brunswick, NJ: Rutgers University, 1973), 46.

[15] Strayer, Martha "O.K. Assured for Watergate Towne," *The Washington Daily News*, 5 Feb 1964, p. 16. Although the cost of living at Watergate rapidly escalated, the developers' original intention to provide income diversity does seem genuine. In 1963, cooperative units in Watergate East ranged from $17,600 for efficiencies to over $200,000 for large penthouses. By 1969 Watergate West efficiencies started at $28,000, and by 1970 Watergate South efficiencies started at $32,000 [Goode, James M, *Best Addresses* (Washington, D.C.: Smithsonian Institution Press, 1988), 436.]

was considered a public benefit and a matter subject to public review, as emphasized by Goldston and Scheuer in their concluding statement that, "There is increasing recognition that the concept of general welfare is broad enough to include a public interest in community appearance and that planning laws can properly include beauty along with the traditional objectives of safety, health, and morals."[16] On April 13, 1962, the DC Zoning Advisory Council approved the Watergate PUD as in public interest.[17]

Riverview Realty Corp., the sales agency partnered with SGI at Watergate, transferred these benefits directly to their marketing agenda. Harold A. Lewis of Riverview advertised that Watergate would catalyze a new urban vitality for Washington. He even espoused the virtues of the "city town" at Watergate to the local Kiwanis Club.[18] In an article in *National Capital Area Realtor,* Harold A. Lewis described Watergate's pivotal role in Washington's revitalization:

> *I don't wish to over-simplify a complex situation, but to my way of thinking the plight of our cities has been largely due to the desire of the people for things the city should have and could have, but did not provide – a little fresh air, a little space, a little privacy, a little greenery, and a chance for an ordered, human existence.*
>
> *"Whether or not the people actually found these things in suburbia is beside the point. The important thing is that they left the cities to look for them. I think we can put some of the guilt on the cities for failing to provide a real alternative for their disaffected inhabitants.*
>
> *"...We believe that Watergate is the forerunner of the planned urban community. We are creating a town within a city.*[19]

Realizing a viable development with such ample amenities required involved negotiations about zoning incentives with the DC Zoning Commission. Federal review by the Commission of Fine Arts (CFA) and NCPC further influenced the project, with NCPC initially questioning whether the site should be developed at all. As a result, the site plan, height, and program for Watergate evolved between the original proposal in July 1962 to final approvals in 1969.[20] The DC Zoning Commission conditionally approved the PUD on July 17th, 1962, stipulating additional review by Federal commissions and agencies.[21] CFA and NCPC reviewed the proposal in much further detail. The original site plan was composed of five organically curved building footprints around a series of open courtyards featuring fountains, a swimming pool, green space, and nineteen freestanding villas. Only 3 acres of the 10-acre site were to be to be built, with the balance remaining open parkland, but the 3 acres were allowed to be built to a very dense Floor-to-Area ratio of 7.5.[22] This concept remained largely intact through the rounds of CFA and

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[16] Goldston, Eli and James H. Scheuer, "Zoning of Planned Residential Developments," *Harvard Law Review* 73 (1959): 265.

[17] DC Zoning Advisory Council, File 62-19, Transcript from Public Hearing, 13 April 1962.

[18] "New Urban Housing Pattern," *The Evening Star*, Washington, DC, 11 Sept 1964, sec. B p., 19.

[19] Lewis, Harold A., "Watergate...Town within a City," *National Capital Area Realtor,* 7.

[20] Kohler, Sue A., *The Commission of Fine Arts: A Brief History, 1910-1976* (Washington, DC: The Commission of Fine Arts, 1985), 77.

[21] DC Zoning Commission File 62-19, Letter to Mr. Joseph Luria, 17 July 1962.

[22] Goode, James M, *Best Addresses* (Washington, D.C.: Smithsonian Institution Press, 1988), 435.

NCPC review. The elimination of the villas was a significant change made by the CFA in November 1963. The location and design of pools and ponds were shifted in response. As built, the general composition and balance of built to open space closely resembled the original July 1962 drawings.

The originally proposed building heights of 130 feet throughout the complex generated disapproval from CFA and NCPC due to concern about visual interference with the monumental Federal core – particularly the Lincoln Memorial and the proposed Kennedy Center. The height of each element within the Watergate complex was considered by CFA as construction proceeded. The first elements, the Watergate East apartments, originally were proposed as 14 stories in height in November 1963. The CFA disapproved the proposal at this height in November of 1963 and again in January of 1964. In May 1964 CFA approved a thirteen story height. Both the thirteen-story hotel and the office building were approved with heights of thirteen and eleven stories respectively in June 1964. In October 1964 CFA withheld approval for proposed the fourteen-story Watergate West apartments, granting discretion to DC BZA. In June 1965 CFA granted Watergate West general design concept approval. After a series of changes to the design of the building section and setbacks, Watergate West was approved at thirteen stories in 1967. In March 1968 the apartments at Watergate South were proposed at a fourteen-story height. After additional study the height was approved. In January 1969 the twelve-story offices proposed at Watergate South were approved, concluding seven years of Federal review of the Watergate project. In sum, CFA and NCPC reduced heights to 112 feet for most of the complex, allowing only 25% of the built area to rise to 130 feet. [23]

Although the balance of uses in the building's program changed slightly as a result of elimination of some residential space, the building's mixed-use program did not change significantly. Uses remained segregated by height – while ground floor and sub-grade spaces contained public commercial or service uses, upper levels were exclusively private residential or office spaces. The original PUD approved by the DC Zoning Commission called for 1,300 dwellings including nineteen "villas"; 300 hotel rooms; 185,000 square feet of office space; 80,000 square feet of retail and service space including a shopping mall; and 1,250 underground parking spaces.[24] With the exception of Watergate West, the arcaded ground floors would contain commercial space. The types of uses proposed went uncontested by both DC and the CFA. In February 1964, immediately before receiving CFA approval, the project had been reduced to "five apartment buildings, a residential hotel, three restaurants, a shopping center and an underground parking garage for 1300 cars."[25] The shopping mall included a supermarket, drug store, restaurant, dress shop, beauty and barber shops, liquor store, and a bank. The concept of an integral mixed-use program – though the most unconventional element – remained intact

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[23] Kohler, Sue A., *The Commission of Fine Arts: A Brief History, 1910-1976* (Washington, DC: The Commission of Fine Arts, 1985), 77. Goode, James M, *Best Addresses* (Washington, D.C.: Smithsonian Institution Press, 1988), 433.

[24] DC Zoning Commission File 62-19, Final Setdown Report for Zoning Commission Case Number 03-16/62-19, 19 January 2004, Attachment II.

[25] Strayer, Martha "O.K. Assured for Watergate Towne," *The Washington Daily News*, 5 Feb 1964, p. 16.

throughout the life of the project. Another key element that remained intact through the many evolutions of the project was its designation as a single building: as stated in the March 14, 1962 Official Notice, "The project will be designated as one structure under applicable law, since all parts of building will be connected at one or more floors." CFA subsequently has disapproved multiple applications requesting to close the connecting links that keep Watergate functioning as a single building.

The legacy of the Watergate PUD continues to influence private-sector urban redevelopment in Washington, DC and elsewhere. Upon its completion, Watergate was considered by both developers and the public to fulfill the hopes vested in the 1958 and 1961 zoning changes – to affirm that decades of urban investment could in fact be salvaged through strategic policy change. The marketability and reproducibility of the Watergate PUD concept stimulated projects such as Columbia Plaza, Van Ness Centre, Grosvenor Park, the Rotunda, and Sutton Towers. Although several of these also contain shops, none can equal the facilities at Watergate, which remains the best example of self-contained living.[26] As stated by Harold A. Lewis in *National Capital Area Realtor*:

> *There is no question in my mind that Watergate has a special character – that it really is unique. But I also am convinced that there is no question but that the principles of urban design and planning embodied in Watergate offer valuable lessons to cities, to developers, and to homeowners, that can be applied generally.*[27]

Much of Watergate's success and influence can be attributed to its specific mix of uses. Each use is interdependent on the other, and together contributes to the functionality of the complex as a whole. The inclusion of a hotel particularly has been widely recognized as contributing vitality to a PUD mix. The Urban Land Institute has recognized that, almost 40 years after the completion of the Watergate complex, the hotel remains vibrant. Further, the District of Columbia Zoning Commission, in a recent zoning case in the West End area of the city, has recognized a hotel as a significant amenity to mixed-use developments.

WATERGATE DESIGN

Watergate is a unique and highly distinctive example of the Modern Movement in Washington, D.C. and representative of the work of several artistic masters of the period. The complex was designed by Luigi Moretti (1907-1973), one of the most significant twentieth-century Italian architects. Moretti was born in Rome and developed his architectural career under the Fascist regime of Benito Mussolini . His pre-war designs are a powerful synthesis of abstracted Classical forms, Bauhaus Modernism and Fascist political principles expressed in massive concrete forms and rigid geometry, as seen in his design for the Casa del Balilla in Trastevere, Rome, completed in 1937. In contrast to

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[26] Goode, James M, *Best Addresses* (Washington, D.C.: Smithsonian Institution Press, 1988), 440.
[27] Lewis, Harold A., "Watergate...Town within a City," *National Capital Area Realtor*, 7.

his stark and uniform reinforced concrete exteriors, Moretti incorporated fine finishing materials on the interiors of many of his buildings, including textured marble floors and cladding on the concrete support piers. Following a brief imprisonment during World War II related to his strong political beliefs, Moretti continued to practice, expanding his work to North America with such works as the Tower of Change in Montreal, Canada, completed in 1965, and the Watergate Complex in Washington, D.C. During the early 1950s, Moretti departs from his traditional rigid rectilinear buildings and begins to experiment with more organic, curvilinear forms in reinforced concrete. It is during this period that he develops such characteristic design elements as his concave cantilevered entry roofs and raised stream lining, and rhythmic, undulating swells of concrete, one on top of the other. Watergate is highly representative of this phase of Moretti's work.

While Moretti's strict interpretation of Modernism was familiar to European audiences, its introduction in Washington, D.C., with the Watergate proposal was caused quite a stir among building professionals and lay persons, alike. While the Commission of Fine Arts declared the design "a fresh and imaginative approach" in 1963, they also commented that "some of the ends of the proposed buildings...were too sharp," indicating an uncertainty about the appropriateness of such an unusual Modernist expression in a city dominated by Classicism.[28] Others were vehemently opposed to the project on the grounds that the design and height of the building would compromise the integrity of the Rock Creek Park, the Lincoln Memorial and later, the planned Kennedy Center. In 1974, the building was listed among Washington's worst by Wolf Von Eckardt, who declared the design to be "as inappropriate...as a strip dancer performing at your grandmother's funeral."[29] The debate about the aesthetics and appropriateness of Watergate continues to the present day.

The design of Watergate, identified by Moretti as being inspired by the architecture of Bath, England, was intended to complement the site directly adjacent to the Potomac River and the Rock Creek Parkway, which he declared to be "one of the best, if not the best in Washington."[30] The placement of the buildings on the site took full advantage of the spectacular views of the Potomac, but also left the larger portion of the lot open adjacent to the Rock Creek Parkway, so as not to detract from the intimate nature and scenic beauty of the public park. Moretti incorporated several breaks into the buildings so preserve some visibility through the complex to the park and river beyond. The curving, "living shape" of the buildings echoed the river's edge and winding park land.[31] Moretti further integrated the buildings with the natural environment with the open loggia at Watergate East, which is linked to the courtyard behind by a fountain. This loggia, supported on concrete piers, was inspired by Renaissance models. No surface-area parking was provided at Watergate, but rather relegated entirely to underground parking garages. However, Moretti struck a delicate balance between allowing access and views

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[28] Charles D. Pierce, "Watergate Towne Hit As Overpowering Mass," *The Washington Star*, 19 April 1963.
[29] Wolf Von Eckardt, "Rating Washington's Architecture," *The Washington Post*, 6 January 1974.
[30] Jack Eisen, "Architect Plans 'Touch of Rome,'" *The Washington Post*, 6 August 1963.
[31] Lee Flor, "Architect Says Curves Will Give Watergate Project a 'Living Shape,'" *Washington Post*, 7 August 1963.

to the public and providing privacy to the occupants through artificial barriers, walls and planters which screen the ground story levels from the street.

The execution of Moretti's graceful curvilinear design proved to be a considerable feat. With no typical floor plans or room shapes, varying wall and balcony curvatures, determining the dimensions of the structural and finishing elements was a highly laborious and tedious task. Watergate East, alone, required 2,200 wall panels in 100 different sizes.[32] The construction team employed the Engineering Physics Company to run the necessary calculations on a computer, making the Watergate Complex one of the first architectural project in Washington, D.C. to employ computer-aided design.[33] The use of computers eliminated human error, considerably reduced costs incurred from manufacturers miscalculations, and saved thousands of hours of labor. A *New York Times* Journalist heralded the time-saving benefits of the computer by citing a case of an engineer who took six weeks to work out the curvature of the walls in one apartment in Watergate East, while the computer was able to execute the same task in just eight hours.[34]

Moretti's design was complemented by the landscape planning of noted Washington, D.C. landscape architect Boris Timchenko, who designed gardens for many prominent Washington residents and received numerous awards for his designs for public and commercial buildings. Boris V. Timchenko (c. 1898-1975) was born in the Russian town of Lipezk, south of Moscow, and fought as a cavalry lieutenant in the White Army. He fled after the Army's defeat in 1920 and studied agriculture and landscaping in France. He came to the United States in 1926 and was prominent in Washington's White Russian community, and a founder of the St. Nicholas Russian Orthodox Church. Timchenko was affiliated for many years with the Washington nursery and wholesale flower firm A. Gude Sons Co. Timchenko's clients included Jacqueline Kennedy, for whom he designed a Georgetown garden when John F. Kennedy was serving in the Senate. He also designed a garden for Mamie Eisenhower. He was architect for the National Capital Flower and Garden Show for many years. His public and commercial commissions included the National Geographic Building, Tompkins Hall at George Washington University, and the Equitable Life Insurance Co. building at 3900 Wisconsin Avenue, N.W. which was selected as one of the top ten industrial landscape projects in the nation by the American Association of Nurserymen in 1959.[35] He also received the American Association of Nurserymen award for his landscaping of the Washington Hilton Hotel in 1965.[36] Timchenko designed a garden on the roof of the Shoreham Hotel's Regency Ballroom for which he received an award from the First Lady's Committee for a More Beautiful National Capital.[37]

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[32] "Prices of Houses in Development," *The New York Times*, 12 December 1965.
[33] "Designers Throw Curves to a Computer," *Engineering News-Record*, 3 June 1965, 24.
[34] "Prices of Houses in Development," *The New York Times*, 12 December 1965.
[35] "Equitable Building Landscaping Wins Award," *Washington Post*, 28 November 1959.
[36] "Landscape Award," *Washington Post*, 28 November 1965.
[37] "Shoreham Beautified," *Washington Post*, 30 July 1966

At Watergate, buildings occupied less than a third of the total surface area of the property, and Timchenko was employed to execute a landscape plan for the natural areas. Because of the arrangement of the buildings against the busy streets and facing outward towards the open grounds, residents could take advantage of "seven acres of landscaped park overlooking the Potomac – and no grass to mow."[38] Timchenko sought to create a landscape plan that was "as appealing from the many balconies high above."[39] He was further challenged by the unusual amount of underground parking garages leaving shallow soil. As a solution Timchenko designed special planters for the property. His landscape design for the area around the loggia at Watergate East was intended to complement the feature with a Renaissance-style garden. Landscaping adjacent to the Rock Creek Parkway was designed to be more informal and in the spirit of the national park.

Moretti was assisted in the execution of the design for Watergate by Corning, Elmore, Moore and Fischer, a Washington, D.C. firm that specialized in the construction of large-scale high-rise apartment complexes. Partner Milton Fischer appears to have been the principal associate to Moretti. Fischer, born in 1910 in New York State, and obtained a B.S. in Architecture from the University of Michigan in 1935.[40] His interest in housing was established early when he worked for the Detroit City Planning Commission study on slum clearance while in college. After graduating, Fischer worked for architect Henry Wright on various housing studies and projects including Chatham Village in Pittsburgh, followed by several years as the Chief of the Housing Section of the Westchester County, New Jersey Planning Board. From 1939 to 1942, Fischer worked for the United States Housing Authority on the planning and development of low income housing. In 1942, Fischer moved to Washington, D.C. to accept a job under Charles Palmer, the Housing Coordinator for the Executive Office of the President. For the next five years, Fischer worked for the National Housing Agency excepting one year active duty with the United States Navy in 1945. Fischer joined the firm of Corning & Moore in 1952, and became a partner in 1957.[41] Buildings credited to Fischer include housing at Ft. Bennett in Arlington, completed in 1954 and B'nai Brith in Washington, D.C., completed in 1956. Corning, Moore, Elmore and Fischer were prolific in the field of apartment house construction in Washington, D.C. and Northern Virginia during the 1960s, and often teamed with the Magazine Brothers Construction Corporation as the general contractor, as in the case of Watergate. Among the buildings designed by Corning, Moore, Elmore and Fischer are the Georgetown Inn on Wisconsin Avenue, completed in 1962. the Calvert House overlooking the Rock Creek Parkway, completed circa 1964, and Windsor Towers off Columbia Pike in Arlington, completed in 1964.[42]

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[38] "Watergate East: Washington's Consummate Cooperative Apartment Residence," Advertisement, *Washington Post*, 22 January 1965.

[39] Daniel Poole, "Landscaping at Watergate Will Create Many Effects," *Washington Post*, 19 December 1964.

[40] Milton Fischer, "The American Institute of Architects Record of Registration," 24 March 1954.

[41] *American Architects Directory*, George S. Koyl, ed. (New York: R. R. Bowker Company, 1955), 172.

[42] "Georgetown Inn Nears Completion," *Washington Post*, 24 February 1962; "Calvert House Opens This Weekend," *Washington Post*, 29 August 1964; and "Windsor Towers Completed in Arlington," *Washington Post*, 18 January 1964.

Also employed at the Watergate was noted sculptor and muralist Pietro Lazarri, who executed the concrete polychromed sculptural frieze depicting horses in the lobby of Watergate West. Born in Rome, Italy, Pietro Lazarri (1898-1979) began an apprenticeship with sculptor, Jerace, at the age of fifteen, and subsequently attended the Ornamental School of Rome where he received a Master Artist degree in 1922. He moved to New York City in 1929 and became a United States Citizen in 1936. During the 1930s, Lazzari executed a number of murals and other artwork for the United States Section of Fine Arts and the Works Progress Administration. During this period, Lazzari also began to develop his polychromed sculptural concrete technique for which he would become well-known. In 1942, Lazzari moved to Washington, D.C. where he was very active in the local art community and taught fine arts at American University and Dumbarton College. Among his most well-known works are his bronze busts of humanitarians, including Pope Paul VI and Eleanor Roosevelt. Lazzari was hired in 1968 by interior designer Don McAfee to execute a frieze in the Watergate West lobby.[43] For the frieze, Lazzari executed an original design of running horses in his distinctive sculptural polychromed concrete. McAfee offered Lazzari $5,000 to create an original panel that could then be reproduced and repeated around the entire length of the frieze. Rather than agree to "mechanical repetition," Lazzari agreed to do the entire frieze for that amount.[44]

THE CACHET OF WATERGATE

The Watergate complex was conceived and promoted as a "town within a city." In the planning stages the development was called "Watergate Towne." It was designed to appeal to an affluent population, offering an elegant urban lifestyle and proximity to both the political and cultural centers of the nation's capital. Promotional brochures claimed that Watergate's buildings represented "a culmination of this century's best thinking in architecture, urban planning, interior design and landscaping" and offered "a standard of residential luxury heretofore unattainable."[45]

The amenities offered by the integrated complex of apartments, hotel, and offices added to the cachet of the developmen.[46] Watergate promised potential buyers both a self-sufficient community and proximity to the attractions of the city. The retail shops offered everything from groceries to Gucci, and available services ranged from cleaners to limousines. "Everything you need or want at your fingertips (the one you use to ring for

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[43] Don McAfee, Letter to John J. Foley, Watergate Construction Corporation, 11 April 1968. Correspondence in the Pietro Lazzari papers at the Smithsonian Archives of American Art.

[44] Don McAfee, Letter to John J. Foley, Watergate Construction Corporation, 11 April 1968. Correspondence in the Pietro Lazzari papers at the Smithsonian Archives of American Art.

[45] Promotional brochures in collection of Washingtoniana Division, Martin Luther King Jr. Memorial Library.

[46] Vera Glaser and Malvina Stephenson, "Watergate Residents Register Complaints," *Washington Star*, 4 January 1970.

the elevator). Shopping. Parking. Dining. Wining. Swimming. Sunning. Strolling."[47] The complex included restaurants and cafes, several of which were in the hotel, and the hotel was also available to accommodate residents' overnight guests. The hotel's health club and year-round "Tropical Pool" were open to residents. The landscaped grounds, shielded from the street by the complex of buildings, but open to views of the Potomac, provided a park-like setting and three outdoor pools for residents. While promoting the completeness of the goods and services available at the Watergate, promotional material also noted that the Watergate's location was just eight blocks from the White House and two from the State Department while the Kennedy Center for the Performing Arts was just across the avenue and National Airport was a quick cab ride away.[48]

The Watergate Hotel was promoted both as an amenity for Watergate's apartment residents and office tenants as well as for the out-of-town visitor. A brochure for the Watergate office building at 600 New Hampshire Avenue stated that the "Watergate Hotel...provides superior accommodations for your out-of-town visitors and clients. When you require catering and function rooms for meetings, luncheons, dinner parties, the Watergate's expert staff becomes a no-overhead addition to your office manpower."[49] Kennedy Center performers who stayed at the hotel in the early years included Ingrid Bergman, Dame Margo Fonteyn, Douglas Fairbanks, Jr., Leonard Bernstein and Isaac Stern. The Watergate Hotel has continued to serve as a residence for many prominent artists performing at the Kennedy Center.

The Watergate Office Building at 2600 Virginia Avenue, N.W., opened at the same time as the Hotel in April 1967. Its access to the complex's amenities was featured. "One of its unusual features is that it provides occupants with a broad range of commercial and recreational facilities" including the shopping mall reached by a covered walkway, banking facilities, and the Hotel's membership health club and pool accessible by a covered colonnade.[50] The office building, in turn, was viewed as "a vital element in the Watergate plan: It insures that the community will have a daytime vitality that most other urban developments have lacked."[51]

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[47] "Watergate: A New Dimension in Living." Promotional brochure for Watergate South, c. 1971. Washingtoniana Division, Martin Luther King Jr. Memorial Library.

[48] "Watergate East," Promotional brochure, c. 1965, Washingtoniana Division, Martin Luther King Jr. Memorial Library.

[49] "Watergate Six Hundred: Washington's Second Most Prestigious Address." Promotional brochure, Washingtoniana Division, Martin Luther King Jr. Memorial Library, Washington, D.C.

[50] "Watergate Office Building Meets Special Needs of Washington's Business-Professional Communities." Press release, 12 April 1967. Washingtoniana Division, Martin Luther King Jr. Memorial Library, Washington, D.C.

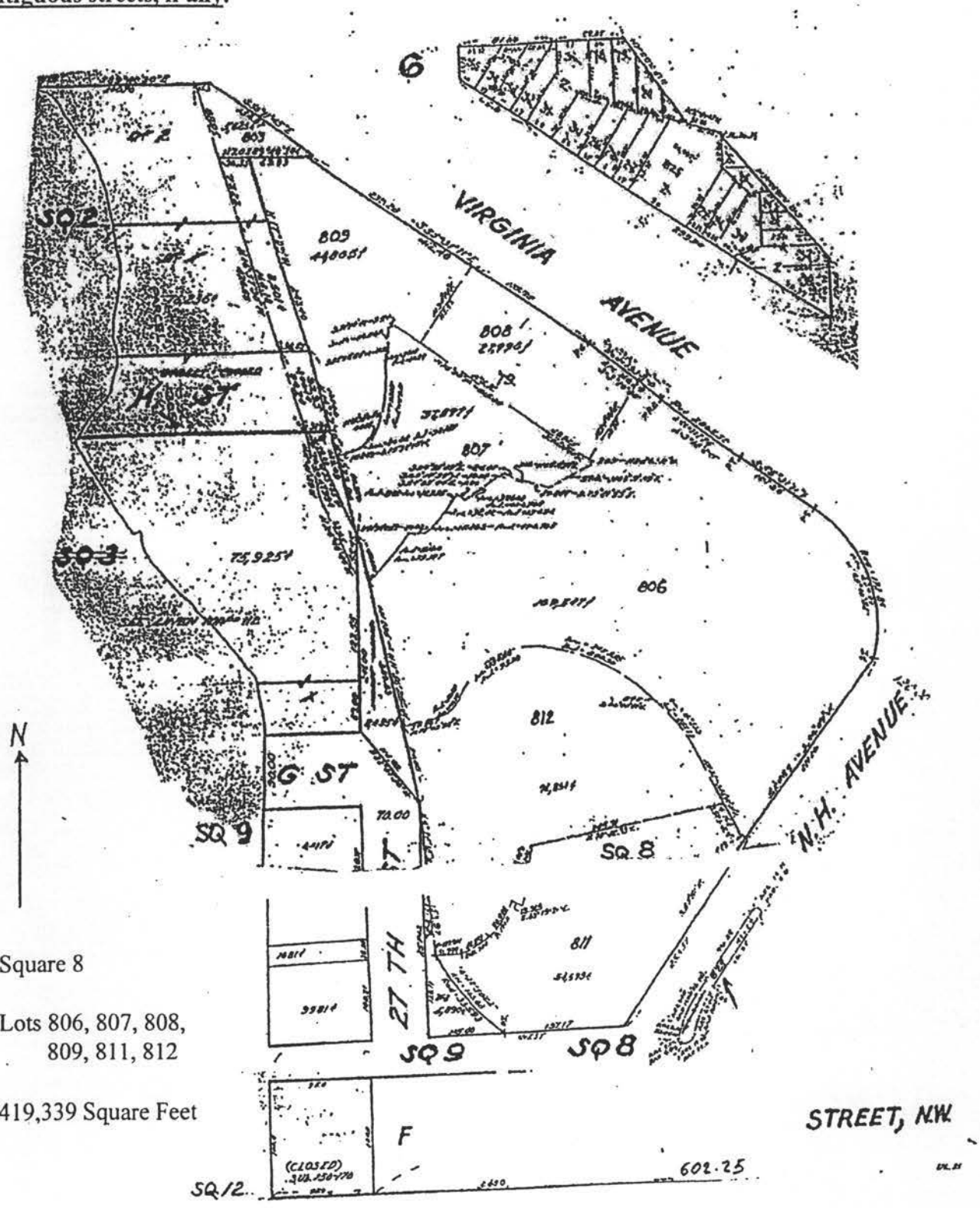
[51] "Hotel and Office Building Openings Highlight Multi-Purpose Character of $66 Million Watergate Project." Press release, 12 April 1967. Washingtoniana Division, Martin Luther King Jr. Memorial Library, Washington, D.C.

THE WATERGATE BREAK-IN

The name of Watergate has become synonymous with the events which, over the course of two years, forced the resignation of President Richard M. Nixon. The events leading up to the unprecedented resignation of an American president burst into the public consciousness with a foiled break-in at the Watergate Office Building, 2600 Virginia Avenue, N.W., in the early hours of June 17, 1972.

The Watergate complex was catapulted immediately onto the world stage. "Watergate" became a household word, verbal shorthand for the unfolding story of the attempt of Nixon Administration officials in the White House to "bug" Democratic Party headquarters, the subsequent efforts of President Nixon and his staff to cover up White House involvement, and the exposure of the cover-up attempts by both the press and the legal system. The Watergate complex became a tourist destination.

310.24 A map showing the exact boundaries of the property proposed for designation; the square and lot number (s) or parcel number; square footage of property proposed for designation; north arrow; and contiguous streets, if any.



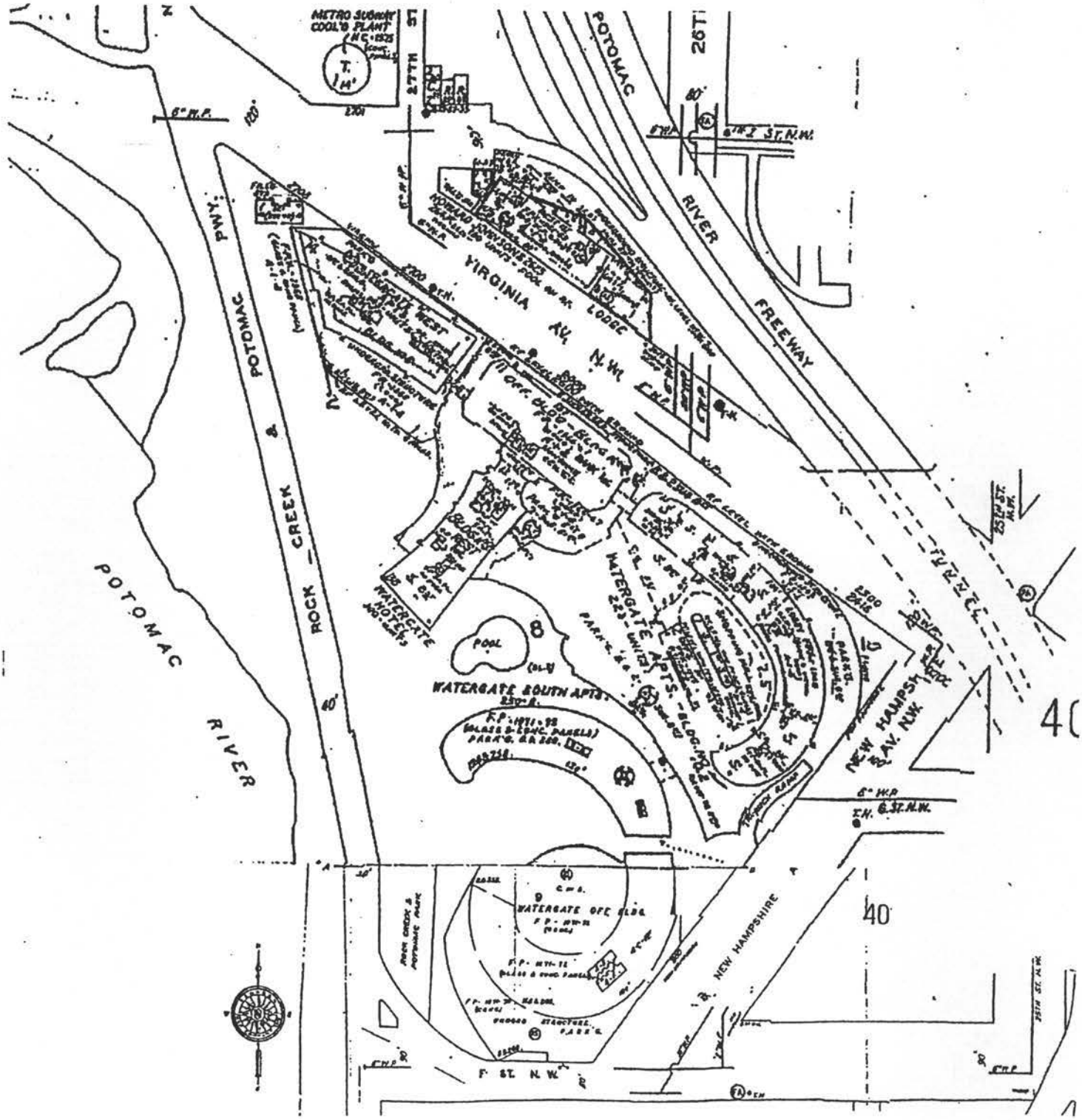
Square 8

Lots 806, 807, 808, 809, 811, 812

419,339 Square Feet

The Sanborn Building and Property Atlas of Washington, D.C.
First American Real Estate Solutions, 1999
Book 1, Volume 1, Sheets 39 & 41

310.24 **A map showing the exact boundaries of the property proposed for designation; the square and lot number (s) or parcel number; square footage of property proposed for designation; north arrow; and contiguous streets, if any.**

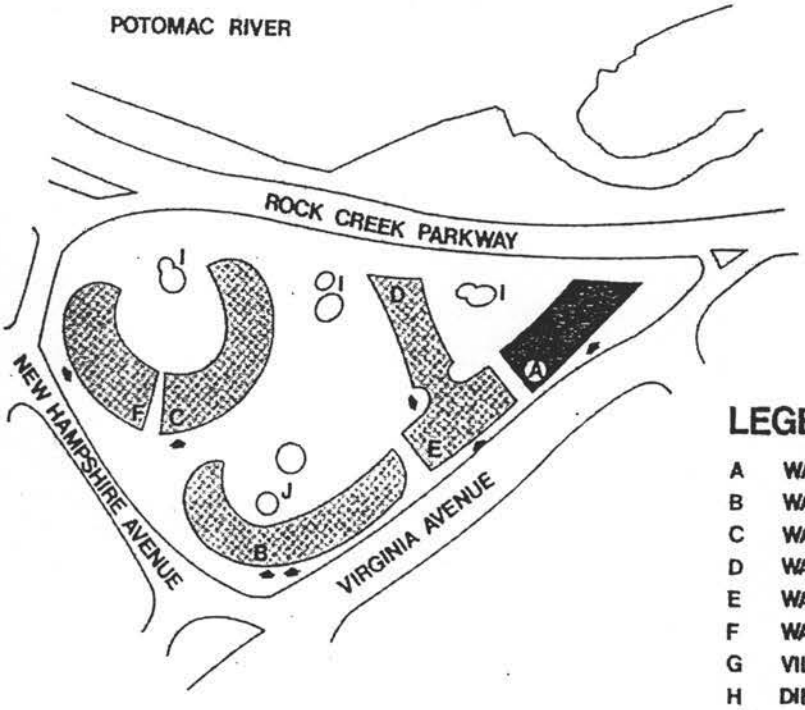


The Sanborn Building and Property Atlas of Washington, D.C.
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Book 1, Volume 1, Sheets 39 & 41

310.24 **A map showing the exact boundaries of the property proposed for designation; the square and lot number (s) or parcel number; square footage of property proposed for designation; north arrow; and contiguous streets, if any.**

THE WATERGATE
WASHINGTON, DC

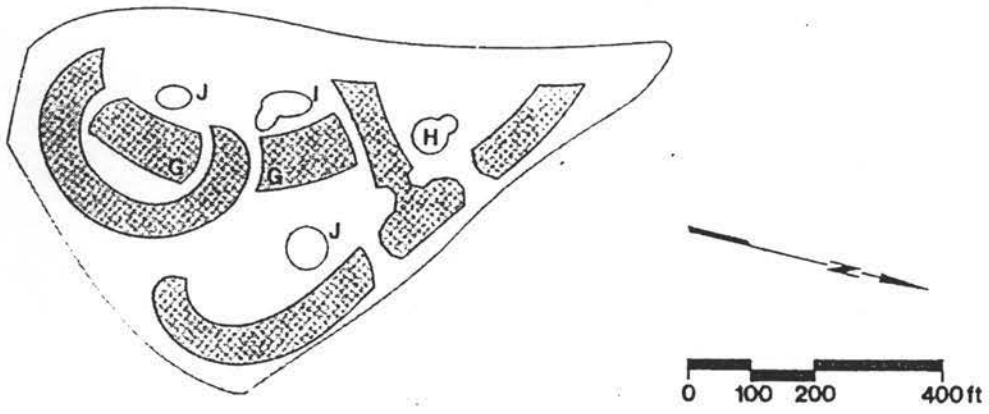
PROJECT AS BUILT:



LEGEND

A	WATERGATE WEST
B	WATERGATE EAST
C	WATERGATE SOUTH
D	WATERGATE HOTEL
E	WATERGATE '2600' OFFICE BUILDING
F	WATERGATE '600' OFFICE BUILDING
G	VILLAS
H	DINING PAVILION
I	SWIMMING POOL
J	REFLECTING POOL

PROJECT AS PROPOSED:



Goode, James M., *Best Addresses* (Washington: Smithsonian Books, 1988), p. 433.

310.25 **Contemporary good quality photograph(s) of the property proposed for designation which provide a clear and accurate visual representation of the property and its setting; specify view, date of photograph and list credits, if any. 8" x 10" glossy photographs are preferred. In addition, applicant may supply slides (Applicant shall submit two copies of each photograph or slide).**

LIST OF PHOTOGRAPHS

1) Watergate
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EHT Traceries, Inc.
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2) Watergate
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EHT Traceries, Inc.
2/4/2004
DC SHPO
Looking Southeast at Watergate West
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3) Watergate
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EHT Traceries, Inc.
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DC SHPO
Detail of Entrance to Watergate East
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4) Watergate
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EHT Traceries, Inc.
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DC SHPO
Detail of Driveway Entry Between Watergate South and Watergate East

5) Watergate
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Looking Northwest at 600 Office, Watergate South, and Watergate East
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6) Watergate
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Looking Southwest at Watergate East and 2600 Office
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7) Watergate
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Looking Southwest at 2600 Office and Watergate West
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8) Watergate
Washington, DC
EHT Traceries, Inc.
2/4/2004
DC SHPO
Looking Southeast at Watergate West and 2600 Office
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9) Watergate
Washington, DC
EHT Traceries, Inc.
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10) Watergate
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11) Watergate
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Looking Northeast at Watergate Hotel with 2600 Office, Watergate West, and Watergate East
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12) Watergate
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13) Watergate
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14) Watergate
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15) Watergate
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Looking North at The Watergate
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16) Watergate
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EHT Traceries, Inc.
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DC SHPO
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17) Watergate
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EHT Traceries, Inc.
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18) Watergate
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EHT Traceries, Inc.
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View north of courtyard at west elevation of Watergate North
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19) Watergate
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EHT Traceries, Inc.
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View south from Watergate West Courtyard showing outdoor pool and northwest elevation of Watergate Hotel
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20) Watergate
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View southeast at Watergate Hotel and Watergate South, with Kennedy Center in background
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21) Watergate
Washington, DC
EHT Traceries, Inc.
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DC SHPO
View west of Interior Lobby of Watergate West with Pietro Lazzari frieze
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310.26 A list of bibliographic and other sources used to prepare the application; indicate where the reference material is archived.

"Watergate." The American Presidency. *Encyclopedia Americana.* http://gi.grolier.com;presidents/ea/side/watergte.html

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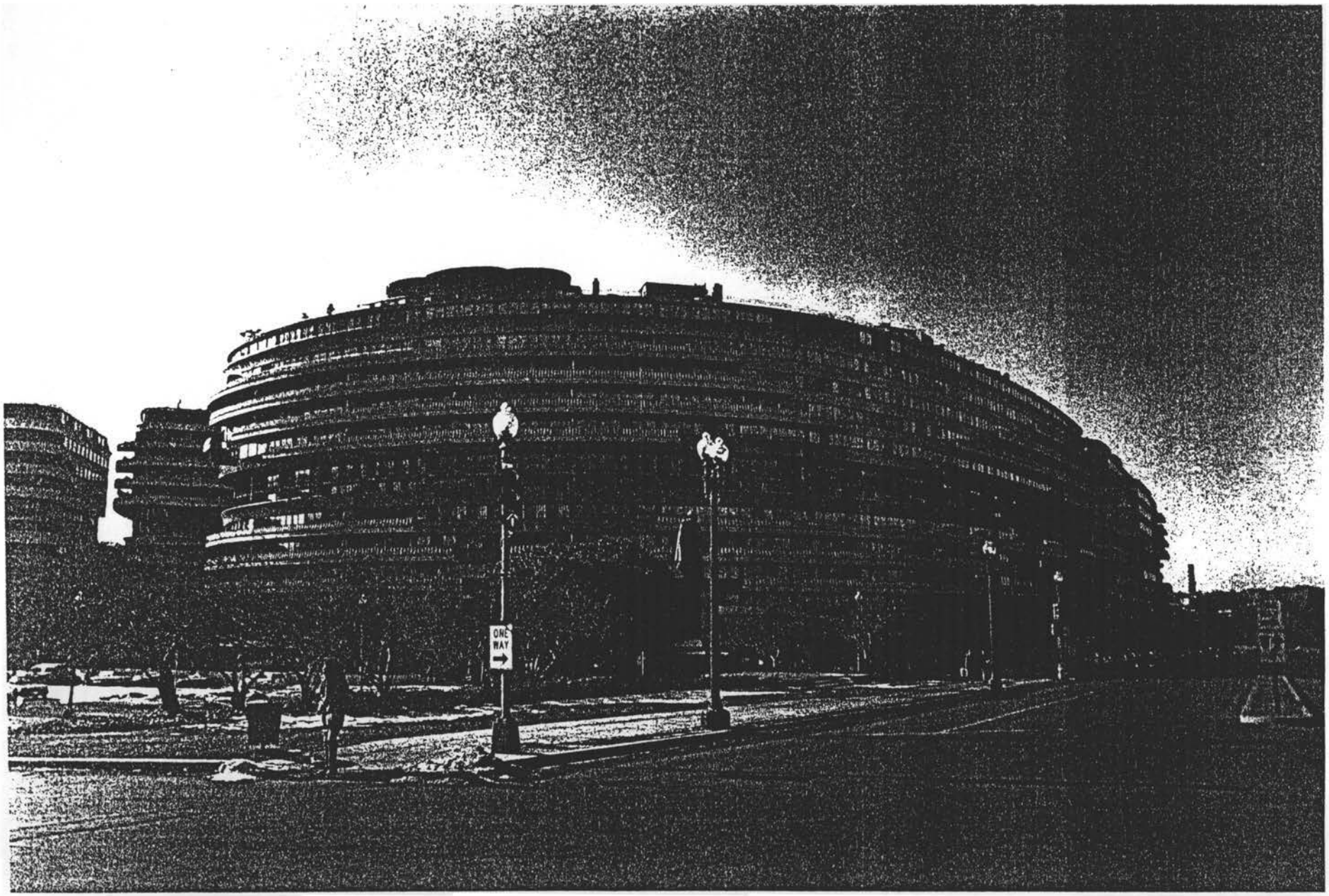
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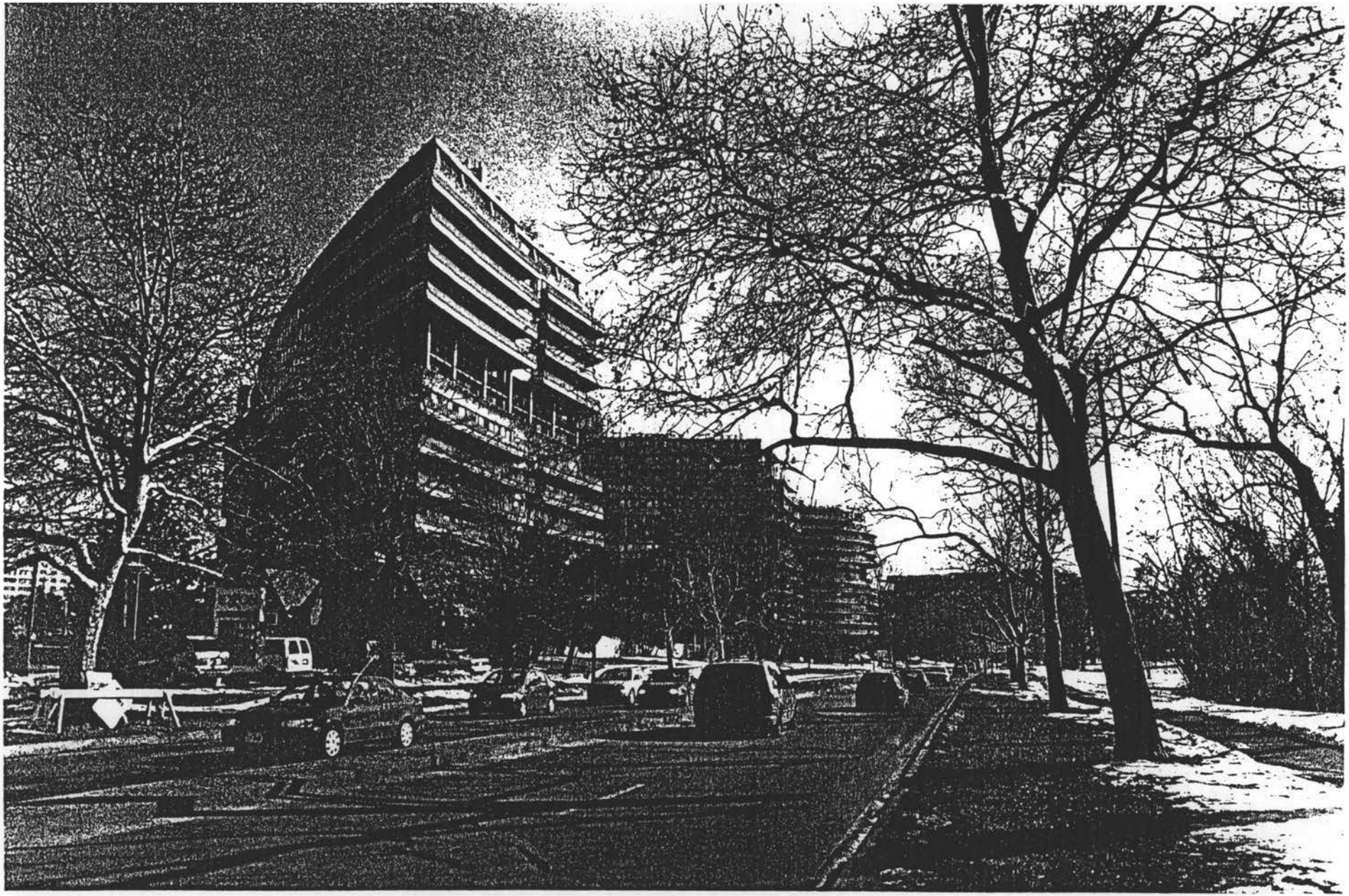
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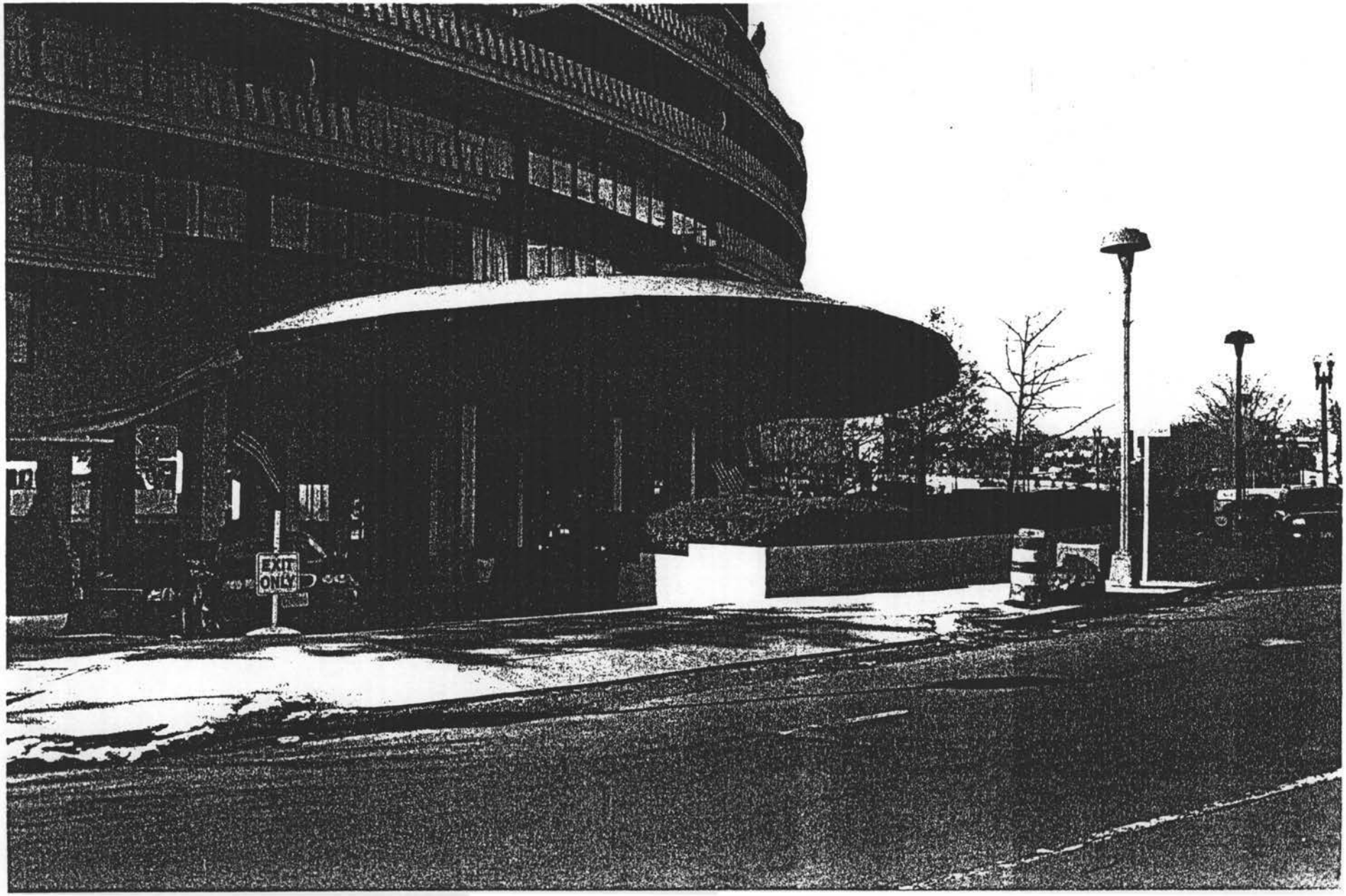
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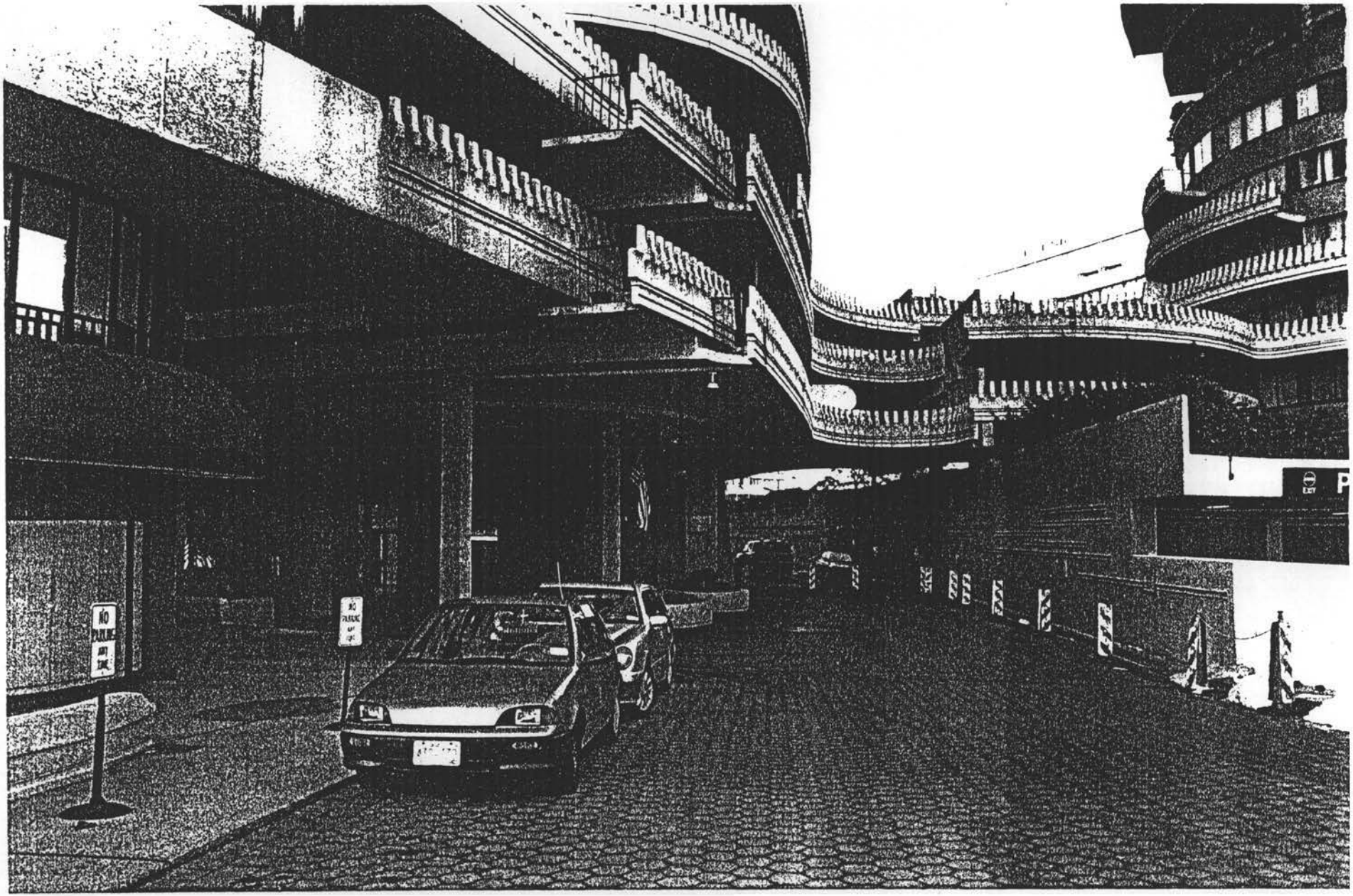
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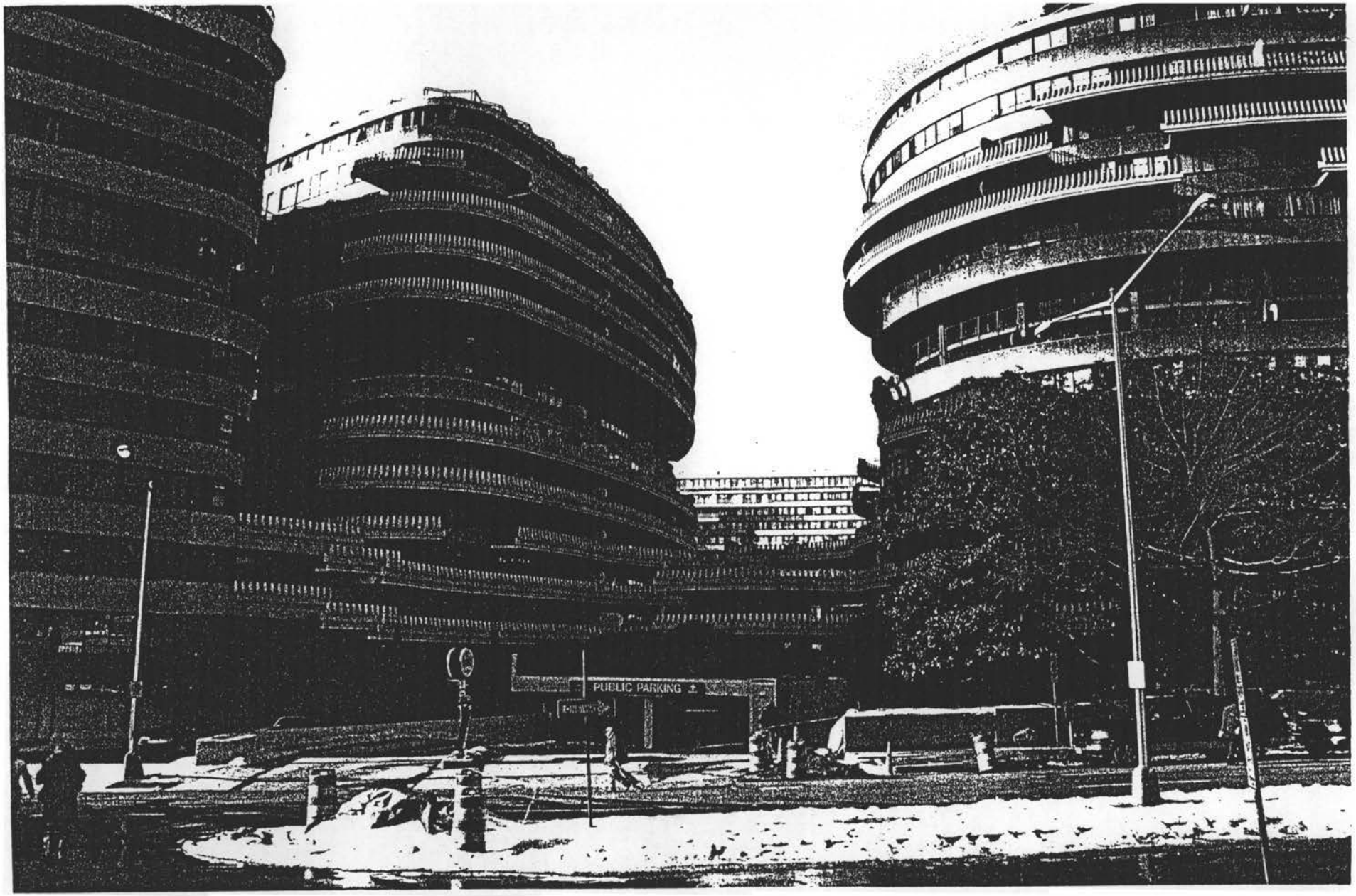
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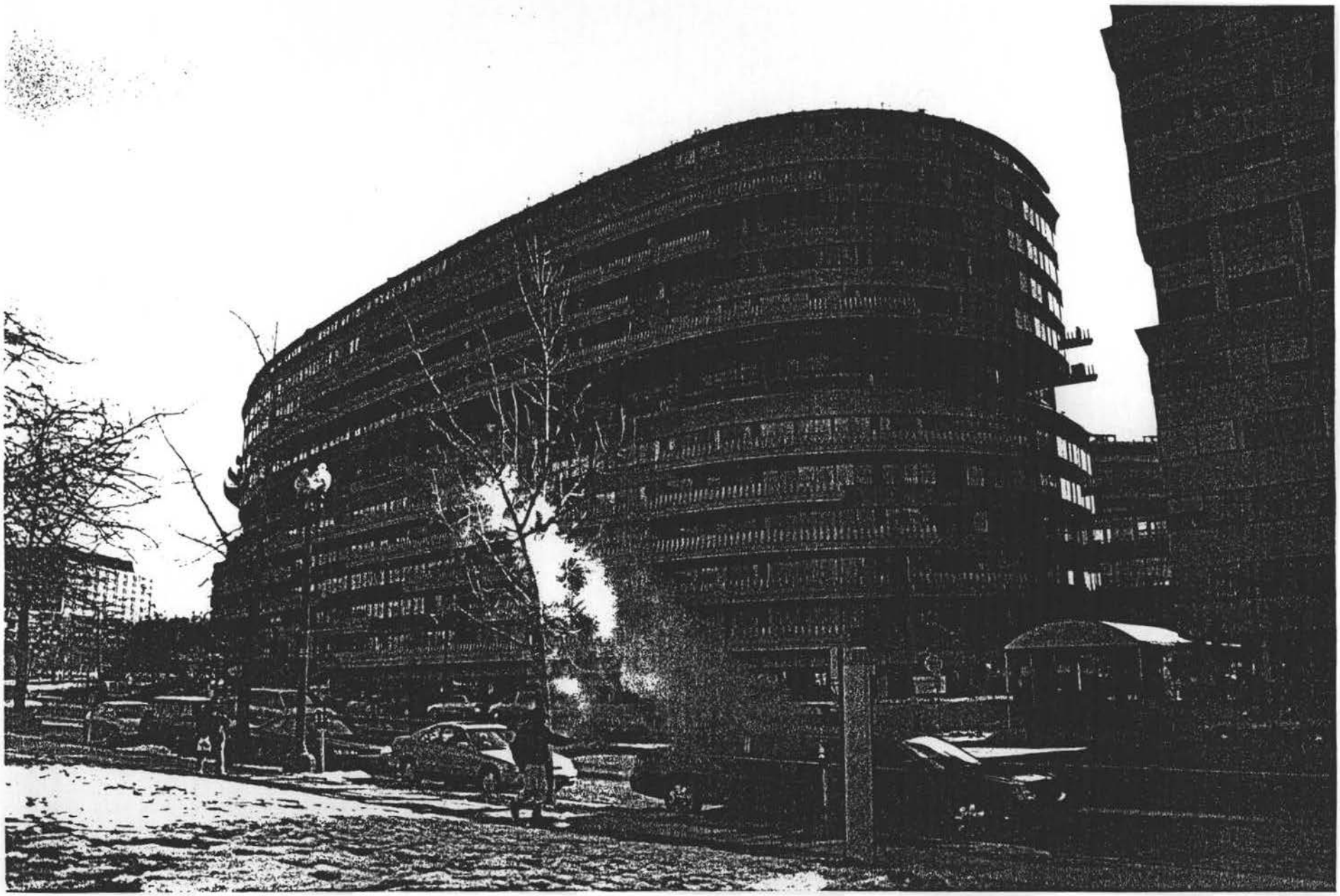

ONE
WAY

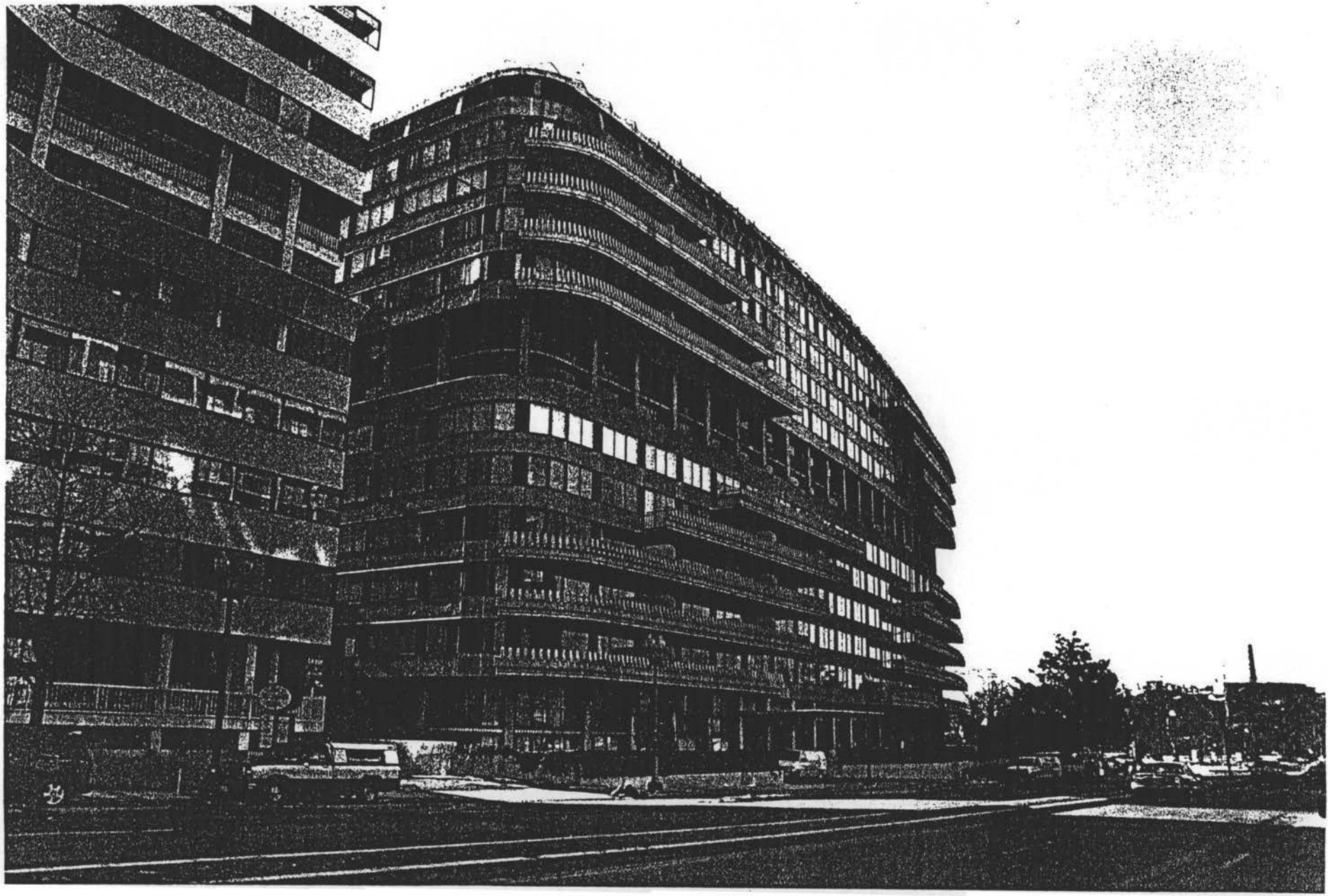



EXIT
ONLY


NO PARKING


PUBLIC PARKING

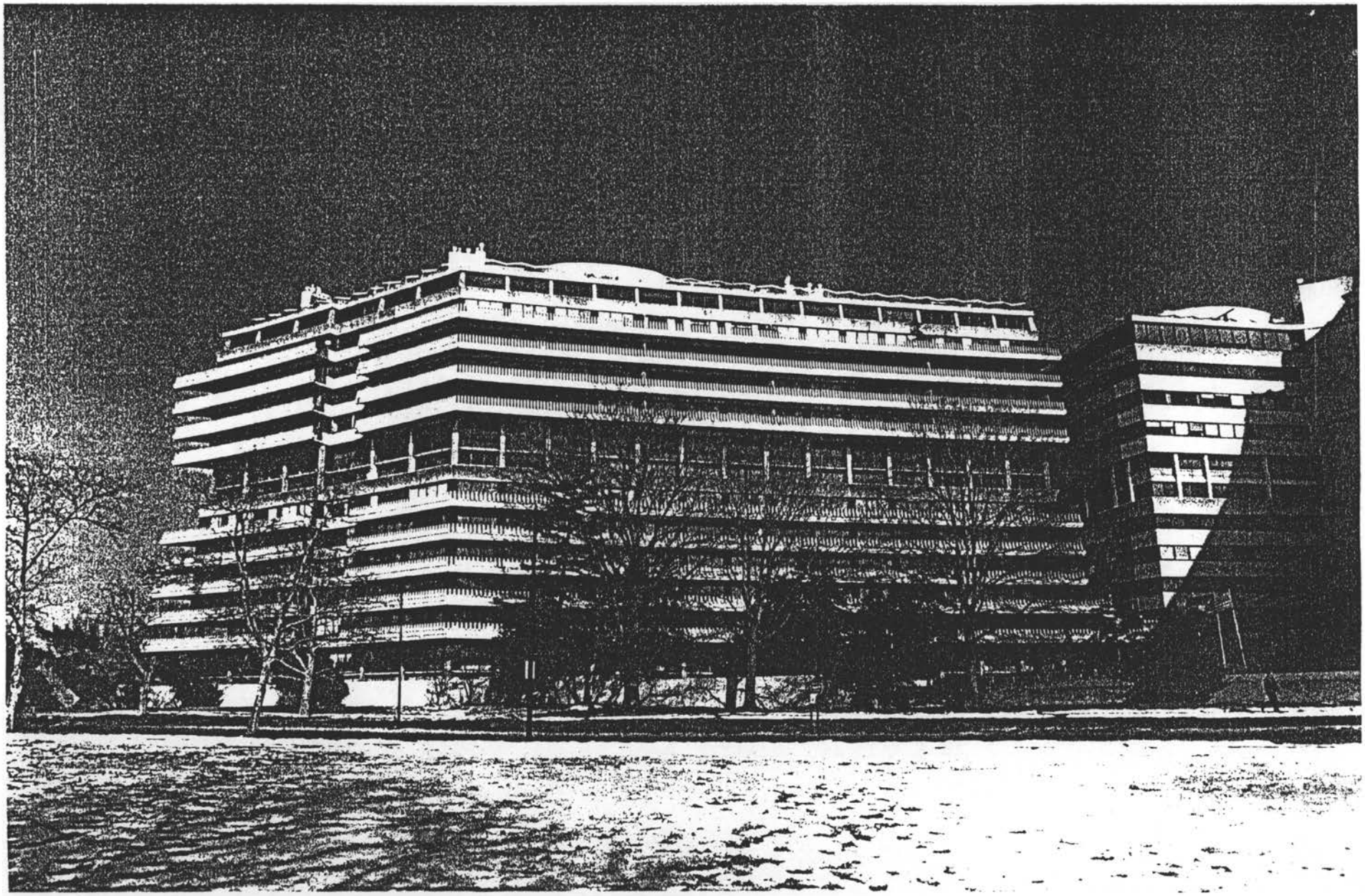


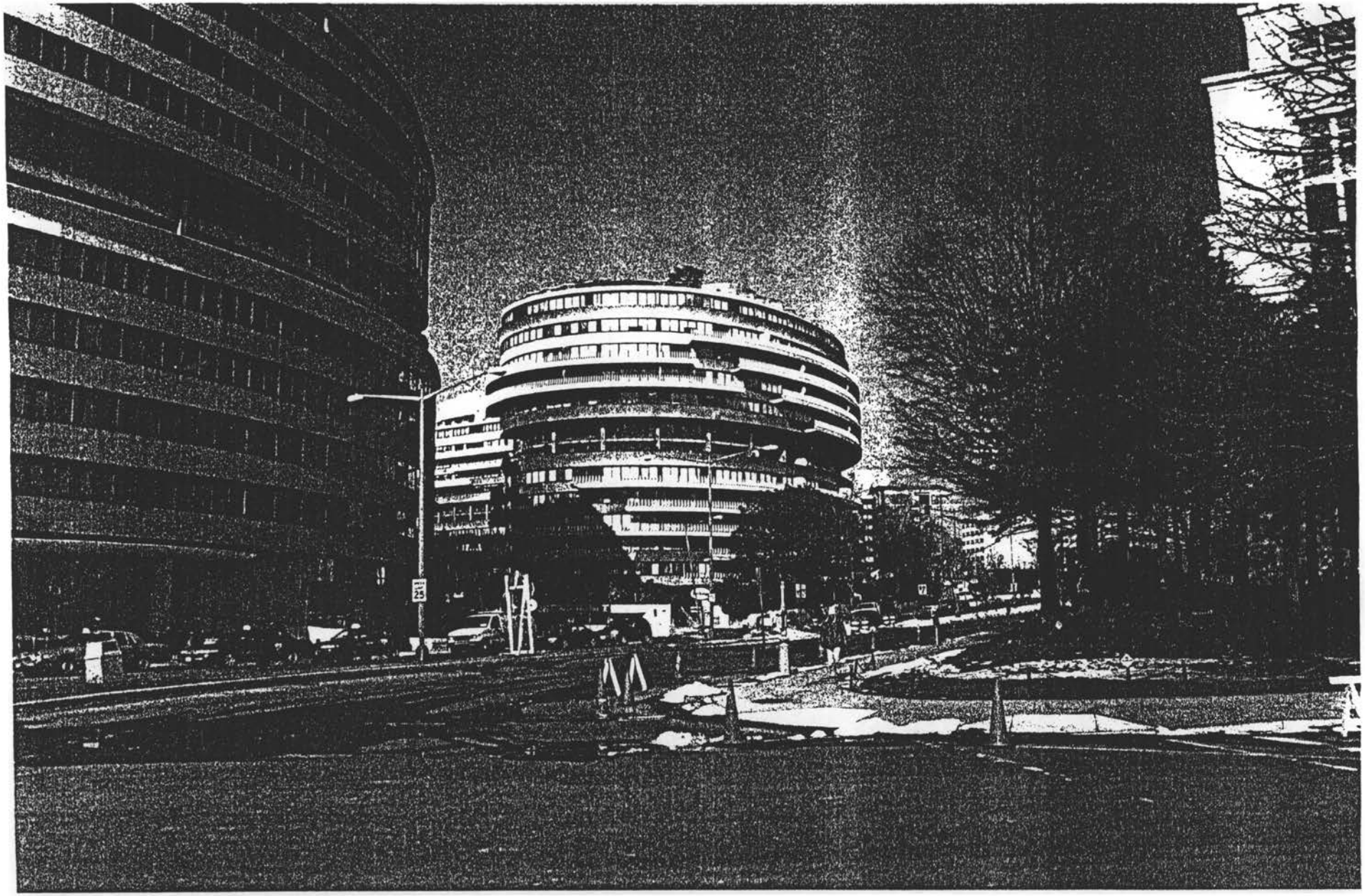




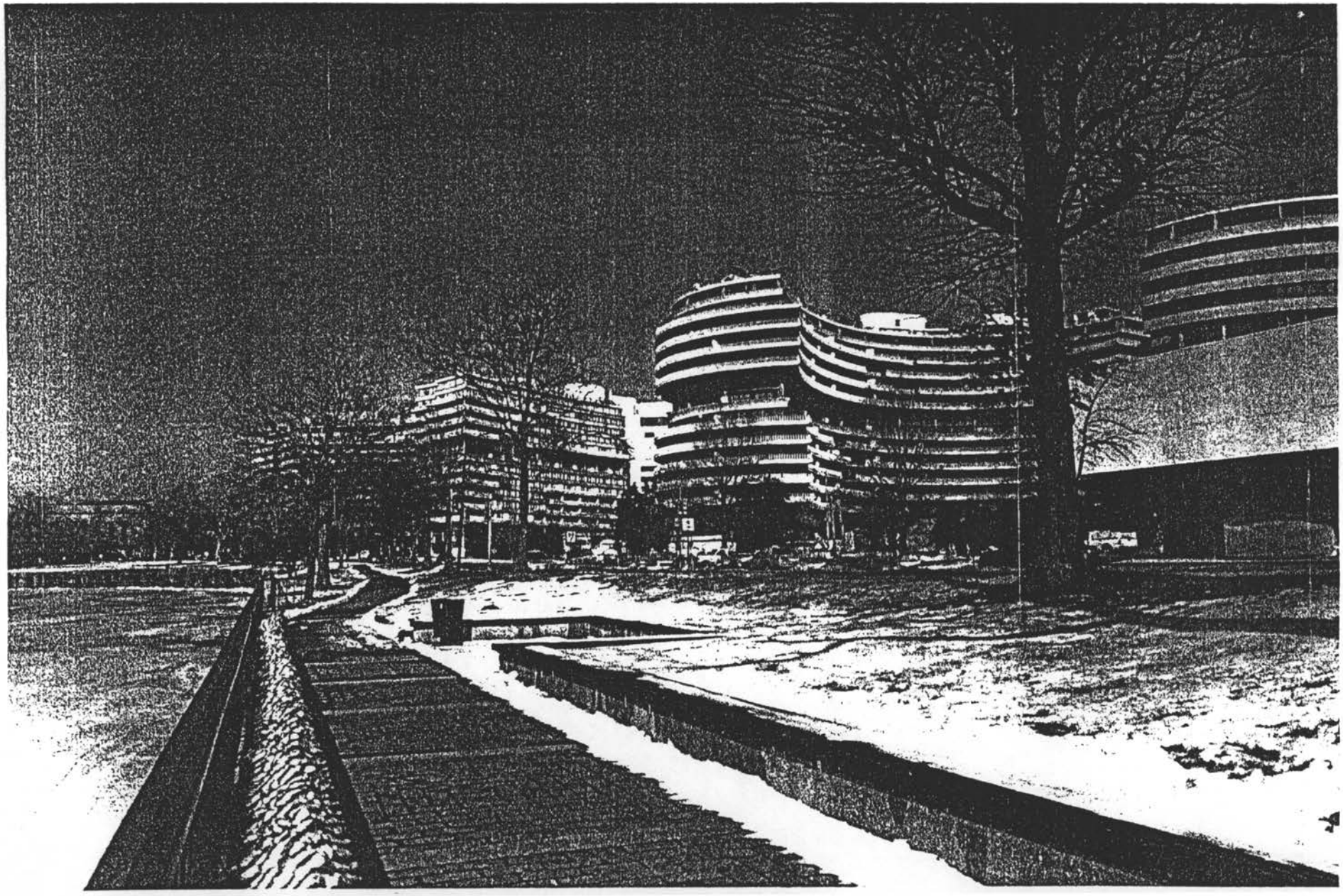


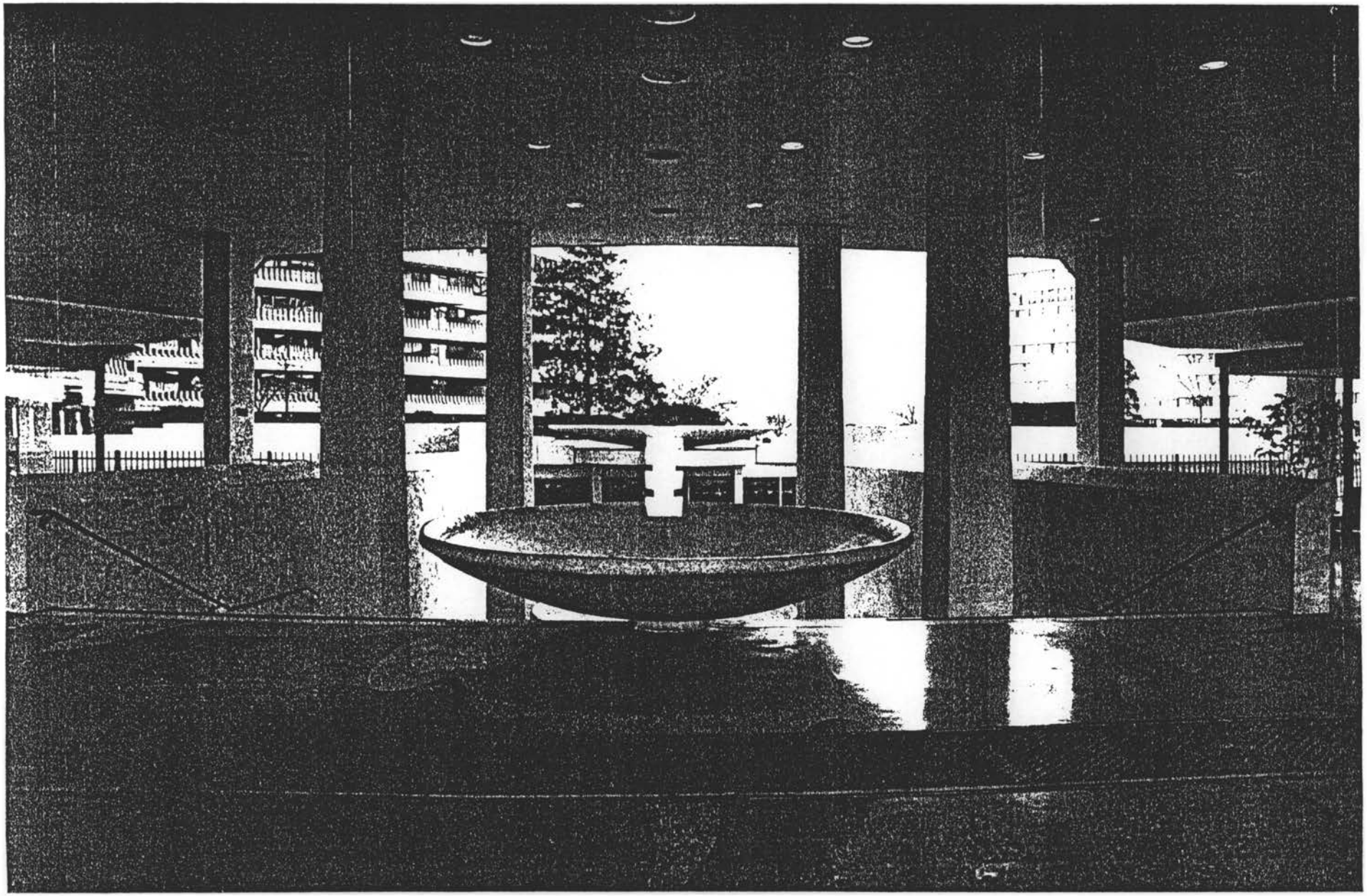


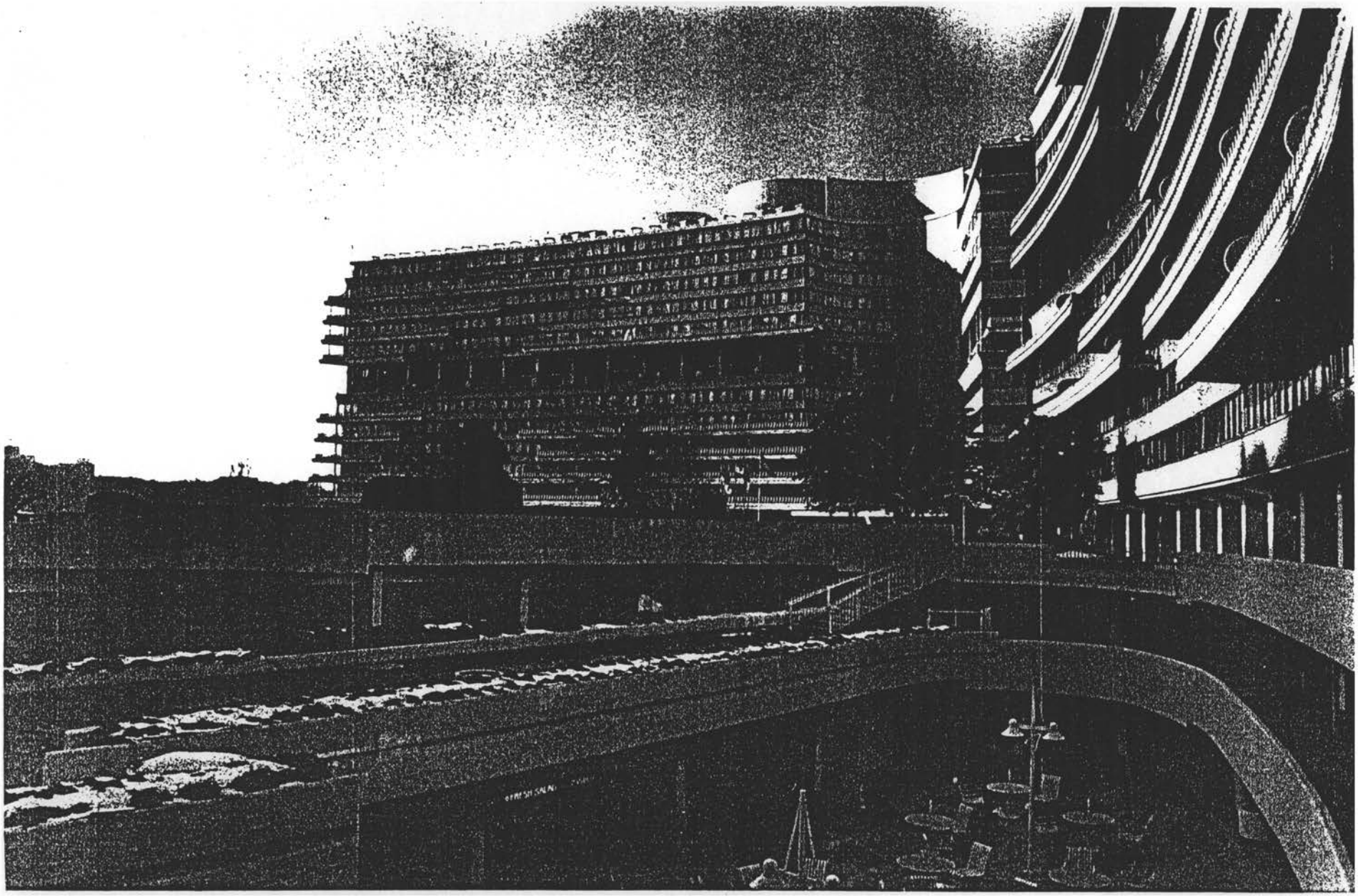


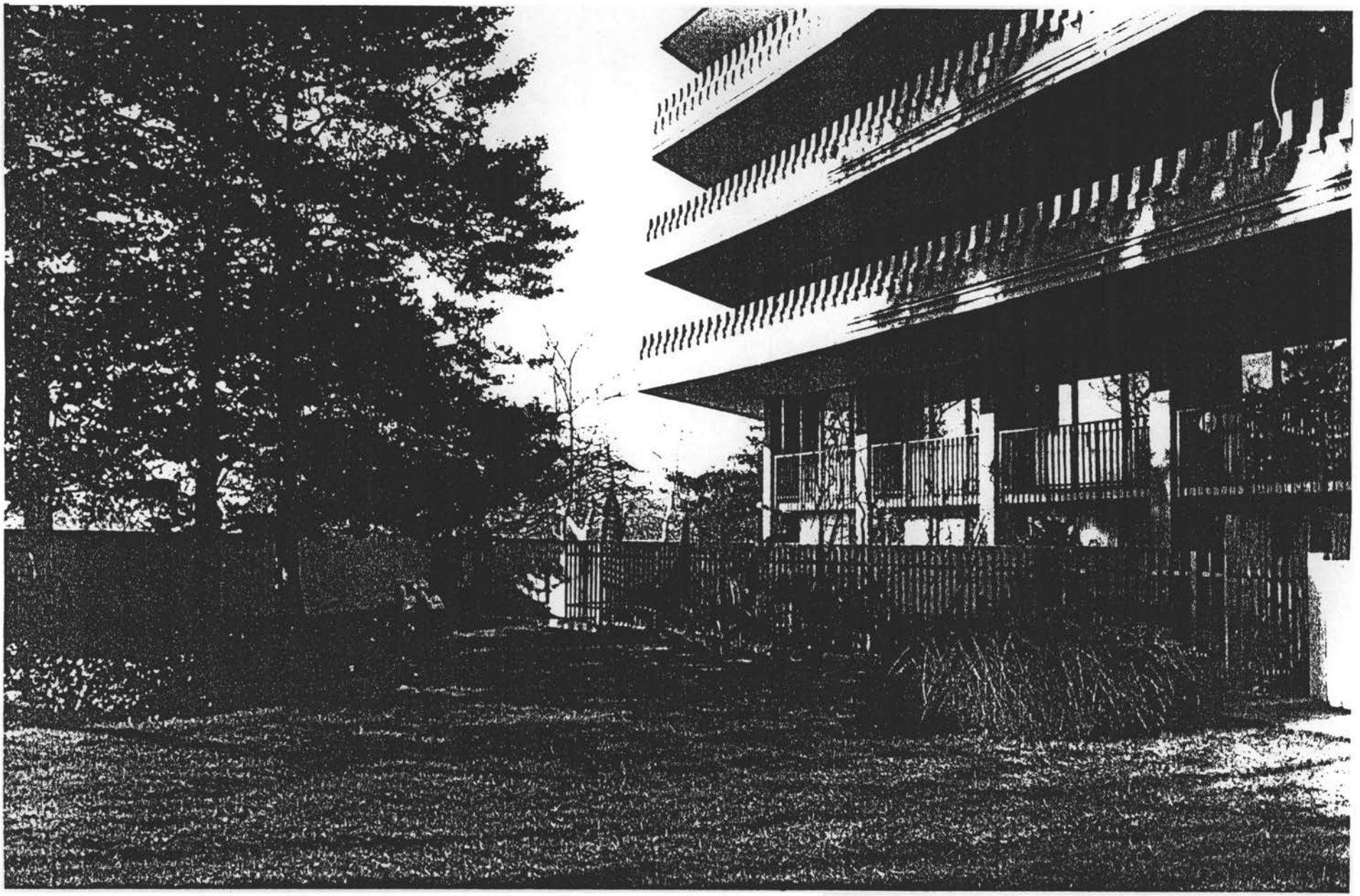


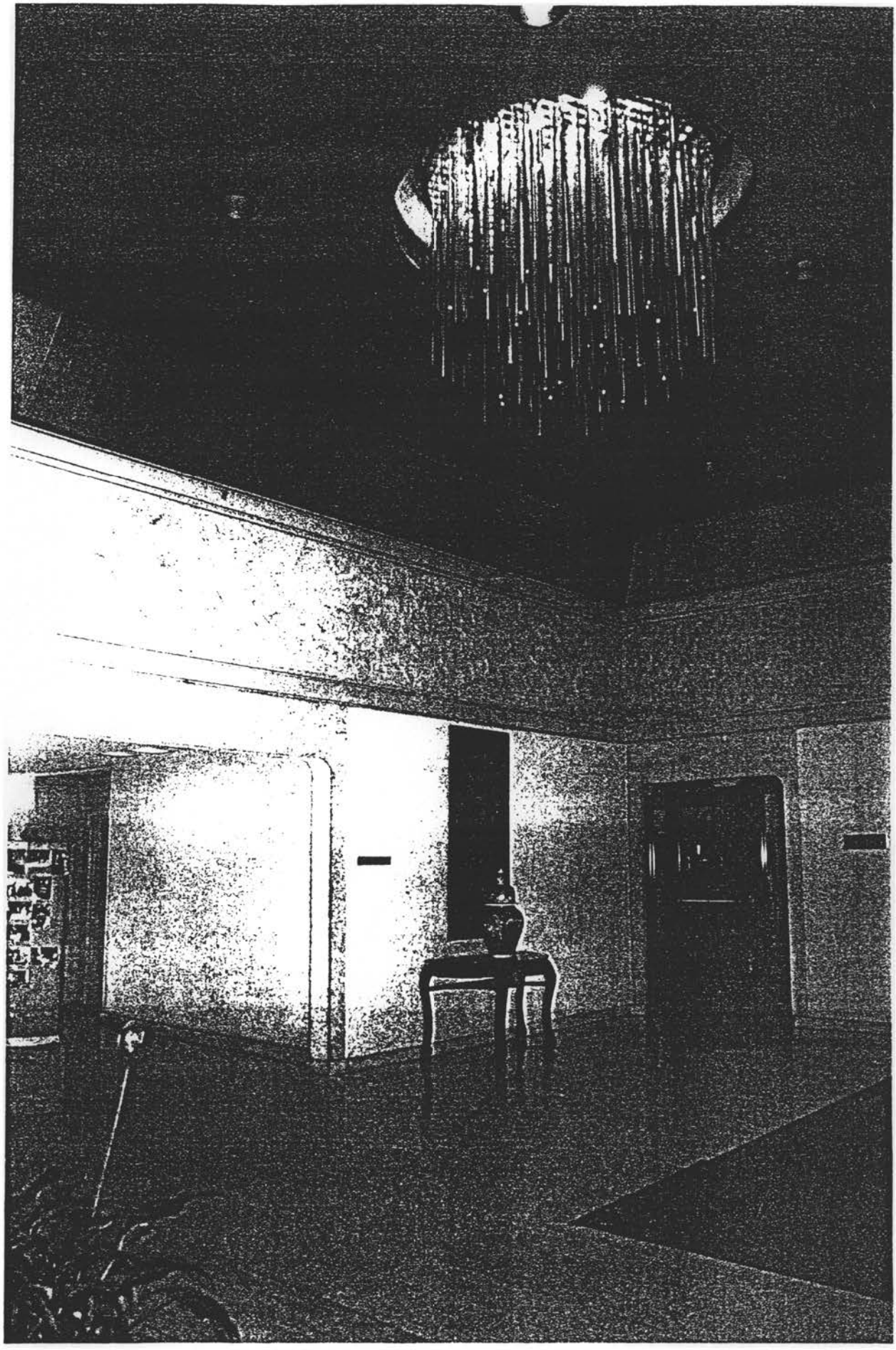












John G. Good, III
2700 Virginia Avenue, NW
Unit 1408
Washington, DC 20037

January 28, 2004

Ms. Carol J. Mitten, Chair
Zoning Commission of Washington
441 Fourth Street, NW, Room 210
Washington, DC 20001

Re: Watergate Hotel Zoning Change Proposal

Dear Madam Chairperson and Members of the Commission:

I am writing in support of limiting the future use of the existing Watergate Hotel to that of a hotel.

I believe the mixed-use concept of the Watergate complex, as originally planned, remains as relevant today as it did thirty-plus years ago when it was first conceived. The entire Foggy Bottom community benefits from the Watergate's current mix of residential, office, retail, parking, restaurant and hotel components. The stability of the Watergate's residential and office population helps support a hotel in the Watergate complex, an amenity that can be used by all Foggy Bottom residents. To exchange such a unique community, business, and tourist resource for more residential units which can and are currently being built elsewhere in the Foggy Bottom area does not make sense to me. Once the hotel is gone, it is gone for good. Another hotel will not "spring up" to take its place in our community. A few people may profit by converting the Watergate Hotel to residential units. They will do so at the expense of the residents of Foggy Bottom.

I respectfully request that the Zoning Commission of Washington deny any change to the hotel stratus of the Watergate Hotel property.

Thank You.

Very truly yours,

John G. Good, III

JGG: dr

Fay Trubow
2700 Virginia Avenue N. W., Washington, D.C. 20037

January 25, 2004

Dear Mrs. Mattey

I am a resident of the Watergate West apartments and am writing you because I have learned that consideration is being given to a company to buy the Watergate Hotel and convert it into condominiums. This would create a severe hardship for me for two reasons – because I depend on the hotel for renovations for visiting family and because of my health.

I work next door in the office building at 2600 Virginia Avenue and use the hotel's dining room for lunches and evening meals, alone or with friends. I am a diabetic and am always accomodated in that my meals meet my dietary requirements.

Fay

I shall certainly appreciate your giving serious thought to having me continue to have the use of the Watergate Hotel and its facilities.

Sincerely
Fay Gruber

P.S. I am 95 years old.

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

Dear Madam Chair:

RE: Opposition to the change in the Watergate plan

I am an owner and resident of Watergate West. I am strongly opposed to the proposed elimination of the Watergate Hotel.

The Hotel is an integral part of the Watergate community. It has contributed to making this one of the most attractive areas in the District. This major change from the proven plan is unnecessary, and will have a highly undesirable effect on the quality of residence here, as well as its value. I urge that the present plan be preserved.

401
Apt.

Mary Ann Bradley
Signed

Please keep us maintain the charm and beauty of this area in D.C. This area is one of the major attractions of D.C., and it should remain whole as it is. Thank you —

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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510
Apt.

Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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Rhonda Cohen — 1110

name — apartment

2/13/04

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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801/806
Apt.

Catherine R. Dontzi
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

Dear Madam Chair:

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1503
Apt.

Signed

Nadia & Serge
THEUNYNCK

N. THEUNYNCK

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
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1206 + 1207
Apt.

Miriam Buzelin Haines
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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807
Apt.

John P. Dann
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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#1205
Apt.

Constance E. Kemper
Signed

Sent By: HP LaserJet 3100; 1111111111; Feb-4-04 11:23AM; Page 1

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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506, 507, 305
Apt.

DWM
Signed
Diane Wolf

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
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2/2/2004
Apt.

Linda Watkins Sorkin
Signed

Loss of the flexibility of hotel parking alone, coupled with increased density will cause significant deterioration to the Watergate community. Visitors to the Office Buildings will also be inconvenienced.

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
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1109
Apt.

Signed

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2700 Virginia Avenue N.W.
Washington, D.C. 20037

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610
Apt.

Amalia Patrone
Signed

for Eugene Palermo

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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The Zoning Commission of the District of Columbia
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106
Apt.

Herbert L Ansley
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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102
Apt.

George Speck, M.D.
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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1210
Apt.

Signed

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2700 Virginia Avenue N.W.
Washington, D.C. 20037

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#1001
Apt.
2/26/04

D H Richardson
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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#1003
Apt.

D H Richardson
Signed

2/2/04

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
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107
Apt.

Signed

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1106
Apt.

Signed

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114
Apt.

Pauline Newman
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, DC 20037

February 3, 2004

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, DC 20001

Dear Madam Chair:

RE: Opposition to the change in the Watergate plan

We are owners and residents of a cooperative apartment in Watergate West, and we are strongly opposed to the proposed elimination of the Watergate Hotel.

The Hotel is an integral part of the Watergate community. It has contributed to making this one of the most attractive areas in the District. This major change from the proven plan is unnecessary, and will have a highly undesirable effect on the quality of residence here, as well as its value. We urge that the present plan be preserved.

601
Apt.

John G Reed Jr
Dorothy C. Reed
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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408
Apt.

Signed

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2700 Virginia Avenue N.W.
Washington, D.C. 20037

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441 Fourth Street N.W.
Washington, D.C. 20001

Dear Madam Chair:

RE: Opposition to the change in the Watergate plan

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1505
Apt.

Marguerite K. Brown
Signed

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street N.W.
Washington, D.C. 20001

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301
Apt.

Signed

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Washington, D.C. 20037

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101
Apt.

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W-708
Apt.

CAPT BRANT FREY (USN)
3 FEB 04
Signed
Alishia Frey

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2700 Virginia Avenue N.W.
Washington, D.C. 20037

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502-503
Apt.

Signed

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108
Apt.

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308
Apt.

Clarence Baker
Signed

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Washington, D.C. 20037

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403
Apt.

Catherine C. Mooney
Signed

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2700 Virginia Avenue N.W.
Washington, D.C. 20037

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441 Fourth Street N.W.
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1407 — Apt.
1 Watergate West

Richard L. Klee — Signed

1/31/04

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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702-903
Apt.

Signed

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607
Apt.

Rosita H. Hawes
Signed

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2700 Virginia Avenue N.W.
Washington, D.C. 20037

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411
Apt.

Nelly Carassicas
Signed

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Washington, D.C. 20037

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811
Apt.

Signed

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809
Apt.

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1006
Apt.

Signed

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PH-4
Apt.

Bernard F. Cavalcante
Signed

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Washington, D.C. 20037

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Washington, D.C. 20001

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115
Apt.

Signed

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112
Apt.

Barbara Frankel
Signed

Sorry I could not respond earlier
I am still in the process of moving

WATERGATE WEST, Inc. Good Luck!
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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404
Apt.

Bruce St John
Signed

I heartily agree that the Watergate West remain a distinguished residence !

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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1007
Apt.

Signed
MARY MOCHARY

WATERGATE WEST, Inc.
2700 Virginia Avenue N.W.
Washington, D.C. 20037

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The Zoning Commission of the District of Columbia
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1004
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103
Apt.
103

J. M. Berggren
Signed

February 4, 2004

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
Room 210
441 Fourth Street, NW
Washington DC 20001

Dear Madam Chair:

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John Fasana
900 25 St. NW
Apt 901
DC 20037

February 4, 2004

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441 Fourth Street, NW
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Muriel S. Vinci
The Plaza Condomin
800 - 25th St. NW
Wash., DC 20037

February 4, 2004

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Frank Cummings
Jill Cummings

FRANK & JILL CUMMINGS

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Emanuel & Jeanchan Silbernstein

800 25th St NW

February 4, 2004

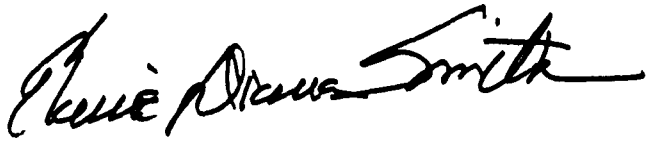
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Miss Elaine Diana Smith
The Plaza, Apt. 306
800 Twenty-fifth St N.W.
Washington, DC 20037-2207

Caroline and Scott Simon
800 25th Street NW
Washington DC 20037
202 965-4608

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