

The Washington Post

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BY MICHELE LERNER January 27 at 5:30 am



Dupont Circle row houses converting to condos

The D.C. Historic Preservation Review Board recently approved a plan by **Resmark**, a West Coast real estate investment firm, and local developers **Madison Homes** to develop 69 luxury condominiums at 1745 and 1755 N St. NW.

The four- and five-story row houses currently at the site will be converted into 31 condo units and a seven-story building will be built directly behind 1755 N St. with 38 additional units.

“At N Street, we’re excited by the unusual opportunity to incorporate several historic townhouses into the design, and to offer new residences within two blocks of Dupont Circle,” says **Alexandra Johns**, senior vice president for investments at the Resmark Companies. “The historic homes had been vacant for many, many years, so we are glad to bring life back to that part of the block.”

The historic town homes, built around the turn of the 19th century, will be restored on the exterior and will retain original architectural elements such as high ceilings, exposed brick walls and fireplaces. The homes in this section range in size from 650 square feet for one bedroom and one bathroom to 1,720 square feet for two bedrooms, a den and two bathrooms.

Homes in the new building will have contemporary designs and range in size from 475 square feet for one bedroom and one bathroom to 940 square feet for two bedrooms and two bathrooms. A private courtyard will be built between the two buildings and 29 parking spaces will also be available for residents.

Johns says sales will be handled by **McWilliams|Ballard**. Presales are expected to begin later this year with prices likely ranging from under \$500,000 to more than \$1 million for the larger homes.

For more information or to register for updates, visit www.madisonhomesinc.com.