

3012 Q Street, NW | Washington, DC



**Multifamily Residential
Renovation
Historic District**

3012 Q street, NW is a 4-unit apartment building in Georgetown historic district. Originally built in 1903, the existing building was one of the six row houses built in 1903, designed by architect Nicholas R. Grimm and constructed by the owner and developer Harry Wardman. The building was designed as a two-family apartment with units on the first and second floor. In the 1950s, two apartments were added in the basement level. The renovation involved restoring the building to its original masonry shell. The rear wood porch that was originally added in 1929 and altered, was replaced with a new structure in keeping with historic sleeping porches. The cellar level was excavated, and the masonry walls underpinned to increase the ceiling heights to the basement level.

The exterior of the building was maintained in its original condition including restoring the original single pane wood windows. A distinctive aspect of this Wardman façade are the false third floor windows that opened on to a non-inhabited attic space. An important design goal of this project was to incorporate these windows into a dramatic second floor living space with a tall cathedral ceiling that is bathed in natural light from a double row of windows.

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