

PNORTHWESTSI REAL ESTATE

A LOOK AT THE MARKET IN NORTHWEST WASHINGTON

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Detached Italianate home offers sizeable lot, convenient site

This Georgetown home, built between 1854 and 1861, includes a professionally landscaped side yard with a large fountain, a unique shed with a sealed copper, shingled roof, brick

ON THE MARKET BETH SALTZ

pathways, extensive outdoor lighting, a guest house and a covered parking spot on a lot of more than 6,000 square feet.

The home sits at 3264 P St., just a half-block west of Wisconsin Avenue. The detached, Italianate home with two front bay windows and a golden dome is a rarely surrounded by rows of town homes.

One reaches the home through a cast-iron fence — more than a century old — with an intricately detailed gate. A brick path takes you to a long porch and up to the main door. The home faces north, but the main door and majority of windows run along the east side. One first steps into a small foyer at the base of the main staircase, which goes to both the upper and lower levels. The floor here is composed of rare, 9-inch pine boards, thought to be original.

To your right is the living room, with a north-facing bay window and a fireplace on the west wall. To the left of the foyer, one crosses the

threshold into a hardwood-floored hallway that extends upward to the second level.

On this side of the house, you'll find a sitting room with another fireplace and several windows, interspersed with wall sconces. Farther down the hall, on the west side, is a powder room with 12-inch rustic ceramic tiles on the floor and fairly new fixtures, including the pedestal sink.

In the back is a large, square contemporary kitchen. There are two windows on the east wall. On the south wall are French doors to a porch. A cast-iron staircase leads to a pathway to the guest house.

The kitchen has a ceramic tile floor, light, solid-wood cabinetry, and butcher-block countertops. The appliances include a Sub-Zero refrigerator and separate freezer, both with coordinating panels that match the cabinetry.

Back to the foyer, one takes the fairly new oak staircase to the upper level. The front bedroom to your right has a front bay and two east windows. One can see a cast-iron railing through the porch roof.

A hall bathroom has similar tiles and fixtures to the one below, but in addition has white tiles around the combination tub/shower area. The library or middle section of this level has a skylight and a balcony overlooking the hallway of

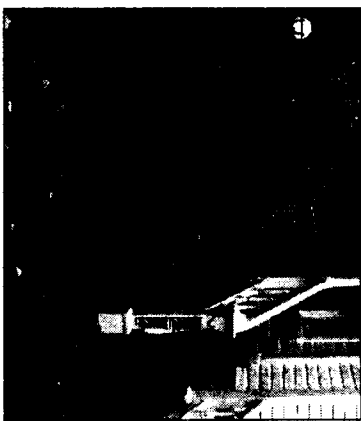
the floor below, as well as two more east-facing windows.

The master bedroom suite is in the rear above the kitchen. There are three windows and a glass door to a rooftop deck on the south wall. The west wall is filled with unobtrusive built-in cabinetry for clothing as well as an entertainment center. The adjoining bathroom is similar to the hall bathroom.

One takes the main staircase down two levels to reach the ground level, which has its own kitchen. The front section is currently used as a dining room, the middle section has the expanded galley-style kitchen, there is a full bathroom in the hallway, and the rear area could be used as a bedroom, although it's currently being used as an office. As with the other levels, this one has several east-facing windows, all above ground.

Not to be missed is the renovated guest house. This efficiency-type unit has a living/sleeping area, as well as a kitchen and bathroom. The side yard, once a separate lot, is professionally landscaped and large, the latter a rarity in Georgetown.

According to research by Kelsey & Associates, a family named Whelan owned and inhabited the property for more than half a century. Franklin Whelan was a florist and gardener, and it is believed that he and his family may



Beth Saltz/The Current
This P Street house is listed at \$2,200,000.

have used this large side yard as a place to grow flowers.

P Street near Wisconsin Avenue was served by the Metropolitan railway system as early as 1876, and the tracks remain in the street.

It is believed the front section of the home is original, with the bay windows added sometime in the early 1900s. The one-story guest house also appears in documents dating from 1903. The middle and

rear sections were added later, and extensive renovations to the entire home and guest house were completed in 1994.

This home at 3264 P St. is listed with the Georgetown office of Begg/Long & Foster Realtors for \$2,200,000. For more information, call Terri Robinson at 202-607-7737 or Charlie Hein at 202-244-5957. An open house will be held Sunday from 1 to 4 p.m.