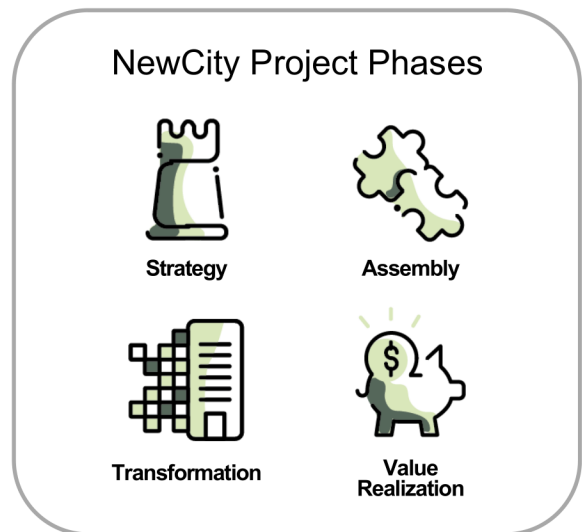


# Hart-Wardman

## Assembling & Expanding Historic Property into 14 Units

### Can a vintage design feature make a modern project exceptional?

For an in-house development project, NewCity took on the task of breathing new life into a dilapidated landmark while navigating the complexity of Historic and Zoning Board approvals. These adjacent rowhomes required creative strategy, design, and implementation. NewCity created fourteen unique condos around a light-filled garden inspired by the historical buildings. Connecting the interior light courts from the original structures transformed dark interior spaces into airy exposures, building value across all units.



Two duplex dwellings in a historic landmark were combined into 14 condos totaling nearly 10,000 square feet. By adding space below, behind, and above the existing structure and creating interior natural light, NewCity radically expanded premium space, all while preserving the historic streetscape.



**>\$7MM**

total outsale value



**9,800**

square feet of finished space



**14**

finished units

### Value Creation Strategies

- Increase the amount of salable space to make the project financially viable
- Optimize the quality of the living experience in each of the units
- Maximize the number of units
- Add natural light to enhance all units
- Find design solutions to create historical touches in each unique unit

## Project Story

Copyright NewCity Construction, LLC. All rights reserved.

NewCityBuilds.com  
202.800.7100  
info@NewCityCompanies.com



## Project Details

### Project Type

Twin rowhome expansion down, up and back, and condo conversion.

### Business Context

As a NewCity in-house development project – complete with strategy, resource assembly, transformation, and value realization services – the Hart-Wardman offered private investors an attractive investment opportunity.

### Starting Point

The historic landmark sat vacant and undeveloped for years before its acquisition by NewCity.

### Key Challenges

- Ensure that additions allow for adequate space while maintaining key elements of the original historic buildings.
- Secure necessary historic and zoning approvals.
- Design unique features for each unit that mix a modern aesthetic with the building's historic character.
- Execute a complex construction project that involves underpinning the entire foundation, expanding up and back, and cutting a 350 SF light court across the middle of both buildings.

## NewCity Alchemy



NewCity built value at Hart-Wardman through a balance of thoughtful design and the hidden expansion of the building. Creating fourteen stunning units from the two original structures required managing the neighbors and the community to secure support for historic and zoning approvals. Adding a light court bisecting the building created a common feature upgrading the value of every unit. Value was further enhanced by each unit's unique finish selection and floor plan.

