

NORTHWEST REAL ESTATE

A LOOK AT THE MARKET IN NORTHWEST WASHINGTON

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Petworth renovation qualifies for highest LEED certification

Fresh from a major facelift, a 1920s row house in Petworth is now one of the most sustainably built residences in the District.

ON THE MARKET KAT LUCERO

trict.

This “green” home is on track to reach LEED Platinum status, the highest level of energy-efficient design certification. The city currently has three single-family homes at this level, according to Tanya Topolewski of True Turtle, a builder who specializes in green residences. Her company built two of them.

Located at 311 Varnum St., this row house with four bedrooms and three-and-a-half baths is on the market for \$789,900.

For this Petworth property, Topolewski’s team used a wide range of environmentally friendly features. The project included installation of green appliances and utility systems, as well as the use of sustainable and reused materials in almost every nook and cranny.

Filtered fresh air is constantly delivered to every room thanks to an Energy Recovery Ventilator, and

draft-free construction techniques retain quality air inside the home.

To top things off, the dwelling is wired for solar panels. Once a new owner installs this renewable energy technology, the home is expected to become a “net-zero energy building,” which the U.S. Department of Energy defines as a structure that “produces as much energy as it uses over the course of a year.”

Outside, a mix of native plantings typical of the Chesapeake Bay watershed provide low-maintenance greenery that will sustain itself through scorching D.C. summers. There are also perennials and a dogwood tree. A covered porch is set against a brick facade, spruced up with soft blue hues.

The entrance opens to a sun-washed living room, which seamlessly flows north to the kitchen. Stainless steel Energy Star appliances, rare chocolate-hued bamboo countertops and espresso-stained wooden cabinets complete the trendy look. An 11-foot-long island seats five people.

Toward the rear is the dining room, which was once a sleeping porch, added — along with the section above it — in the 1970s. Wide windows and a side door lead out to an elevated deck and spacious rear

yard.

Along a side hallway is a study area with shelves and countertops matching the adjacent kitchen. There’s also a rear powder room and more closet space.

While most of the interior has undergone major upgrades, the house still has a vintage flavor. It’s most notable on the second floor, where the renovation kept the original layout and refurbished the doors, transom windows, handles and moldings.

In tip-top shape, the shared bath has plenty of original features, from the wall sink and towel rods to the wall tiles and claw foot tub. The black and white floor tiles are new, but they’re still in keeping with the bathroom’s vintage style.

A new skylight now brightens the hallway, and as a nod to modern convenience, there’s also a laundry closet stacked with more energy-saving appliances.

Two of the home’s four bedrooms look over Varnum Street, while the master suite takes over



Photos courtesy of True Turtle

This four-bedroom Petworth row house is priced at \$789,900.

the rear of this level. A private hallway leads to a walk-in closet and en suite bathroom. The bedroom sits above the dining room and offers wide views of the backyard. It has the original exposed brick and reclaimed oak floors.

Down in the basement is a wide area that could serve as a recreation room. A kitchenette and more storage spaces are also here. The fourth bedroom and third full bath are toward the back, next to another point of access to the yard.

By next year, the enclosed rear yard will be lush with goldenrods,

black-eyed Susans, blue flag irises and creeping phlox, among other landscaping. Raised planters are already sprouting some vegetables, tomatoes and strawberries.

There are also two parking pads adjacent to the alley.

This row house at 311 Varnum St. with four bedrooms and three-and-a-half baths is listed for \$789,900. An open house will be held Sunday from 1 to 4 p.m. For more information, contact Tanya Topolewski at 202-550-3671, tmt@truerturtle.com or visit petworthgreenhome.com.

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