

## FOR IMMEDIATE RELEASE

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# Murillo/Malnati Group Breaks Ground in Georgetown with the Adams-Mason House Apartments

*Historic Property Being Transformed to Add Modern Apartments*

The Murillo/Malnati Group announced today that it has broken ground on the apartment tower building at 1072 Thomas Jefferson Street in Georgetown. The boutique mixed-use property currently includes the historic Adams Mason House, a 3-story dwelling constructed c.1812 which was retrofitted to become an updated and contemporary office space.

In many respects, the Adams Mason House project mirrors MMg's award-winning Woodley-Wardman Condominium with the exception that the former is 80% smaller, making the logistical challenges yet more complex.

The re-development of the site came with a series of unique challenges including historic preservation, new foundation work, the underpinning of adjacent structures and the combining of historic architecture with new and modern design concepts.

The design of the all new brick apartment building, which constitutes phase II of the project, was reviewed and approved by the Old Georgetown Board (OGB) at no fewer than eight hearings. Additionally, the Foundation for the Preservation of Historic Georgetown who holds a preservation easement on the property, reviewed the project several times. "It was important to get it right" commented Julio Murillo, the firm's principal. "We worked diligently with the OGB and the FPHG on preservation and design integration matters in order to meet the expectations of all participants." added Murillo.

The new rear tower of the site will complete the project and feature six new luxury apartments. The Adams-Mason House is a unique mixed-use commercial and residential development in Historic Georgetown, just 1/2 block off of M Street at 1072 Thomas Jefferson Street. The apartment tower is scheduled to deliver in May of 2014.

### **ABOUT THE MURILLO MALNATI GROUP**

The Murillo/Malnati Group is a privately held local real estate investment and development company specializing in asset repositioning, urban infill and development of multi-family and commercial properties in Washington DC.

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