

A minimalist and a hoarder reach a renovation compromise **M7**



MANSION

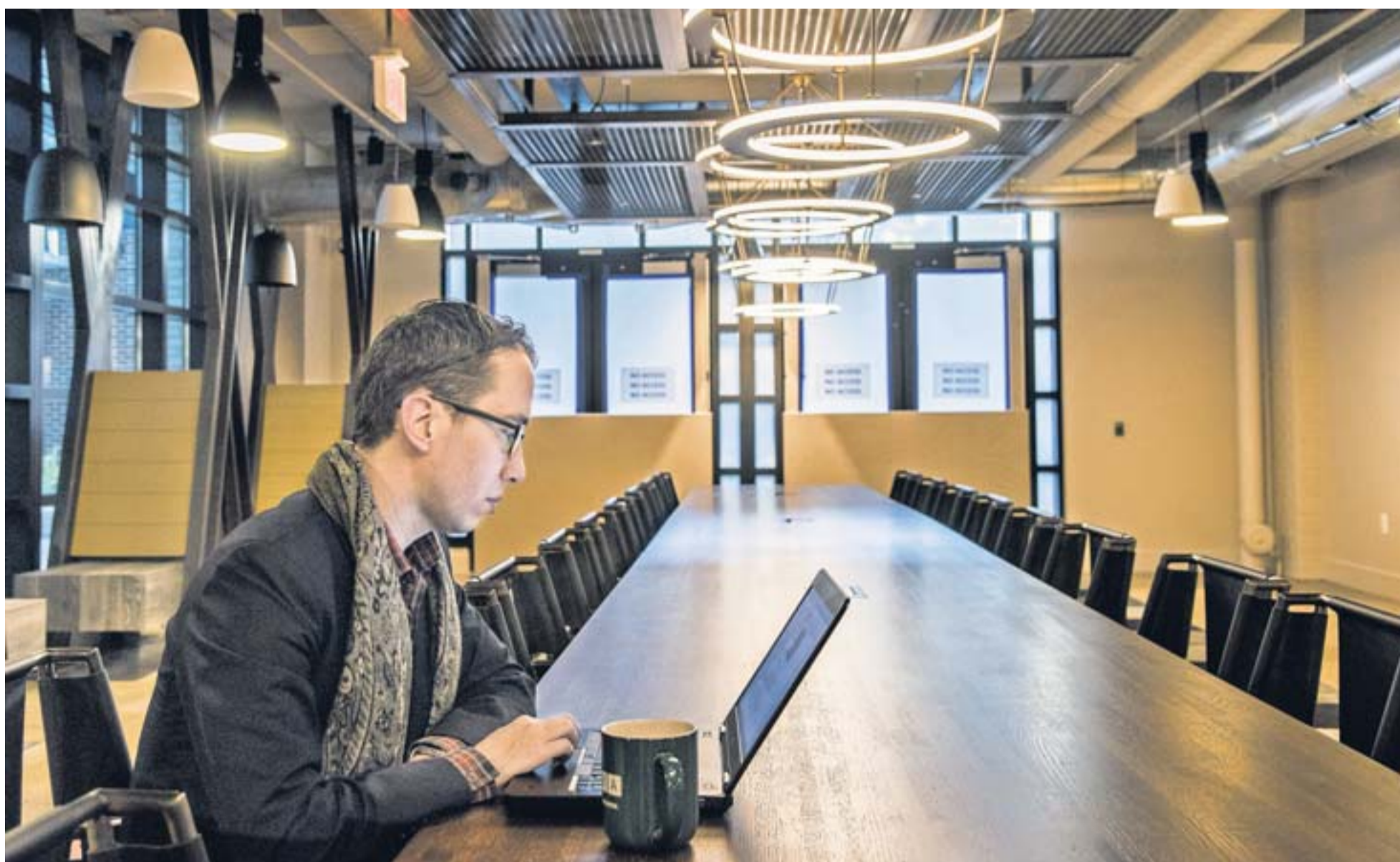
'Wherever technology reaches its fulfillment, it transcends into architecture.'
—Ludwig Mies van der Rohe

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THE WALL STREET JOURNAL.

Friday, April 28, 2017 | **M1**



FROM TOP: DOROTHY HONG FOR THE WALL STREET JOURNAL (INSET); STEPHEN VOSS FOR THE WALL STREET JOURNAL; BOB STEFKO FOR THE WALL STREET JOURNAL (2)

MOBILE LIFESTYLE Michael Weinberger at the ground-floor workspace in his building, called AVA NoMa, in Washington, D.C. It's 'like I'm going to a coffee shop without going to a coffee shop.'

Kiss the Commute Goodbye

Residential developers welcome workers with communal office spaces equipped with Wi-Fi, 3-D printers and private spots for Skype calls; a coffee-shop vibe at home.

BY CECILIE ROHWEDDER

WHEN JOSHUA BRYAN leaves his apartment to go to work, he travels up three stories, to the 40th floor of his building in Chicago's South Loop neighborhood. There, he settles into a workspace with television screens, a kitchenette and sweeping views of Lake Michigan.

For meetings, Mr. Bryan books a first-floor conference room with teleconference equipment and interactive white boards for presentations. The building also has a fifth-floor "Makerspace," a shared office area with personal computers, a 3-D laser printer and a computerized milling machine for cutting and shaping metal or wood.

"The communal workspace is pretty much the reason I chose this building," says Mr. Bryan. *Please turn to page M4*



AT THE OFFICE The 40th-floor workspace at 1001 South State, a Chicago building where Joshua Bryan, far right, rents an apartment.



LIFE INSIDE A TIME CAPSULE

Some buyers seek out homes that are seemingly frozen in time—built and maintained in their original style, sometimes for decades. Celebrating Formica countertops, shag carpeting, popcorn ceilings and pink bathroom tile.



BY LEIGH KAMPING-CARDER

TED THOMAS'S childhood home in Los Angeles has barely changed since his parents built it in the late 1940s. There is the same oak paneling—fashionable at the time—on the walls. The bedrooms have the same Formica-top built-ins. The same postwar sofa, chairs and Herman Miller coffee table sit in the living room. The animation desk of his late father, Frank, a Walt Disney animator, sits untouched. Mr. Thomas's mother, Jeanette, died in 2012.

Now, Mr. Thomas, a 65-year-old producer, writer and



FROZEN In Los Angeles, the home of Ted Thomas, above left with wife Kuniko Okubo, has barely changed since the late 1940s.

director, is listing his 3,500-square-foot, four-bedroom house for \$3.228 million, betting that the home of his youth will appeal to buyers.

He could be right. Some buyers go out of their way to find time-capsule homes—in contact single-owner properties, many of which boast de-

cadecades-old décor. Rather than being refurbished or updated, like many Midcentury Modern houses, or left to fall into disrepair, like many

fixer-uppers, these homes are meticulously maintained in their original style. Buyers say that forgoing contempo- *Please turn to page M6*

INSIDE



IRON MAN
Cal Ripken Jr. on house-hunting **M12**



ROCK REAL ESTATE
Guns N' Roses bassist lists L.A. home **M2**



RISKY BUSINESS
Showing homes when the art is risqué **M10**

JOE SCHMELZER FOR THE WALL STREET JOURNAL (2)

MARK SINGER PHOTOGRAPHY

MANSION

YOU CAN KISS THAT COMMUTE GOODBYE

Continued from page M1

who is 37 and owns the Chicago franchise of Poop 911, a company for dog-waste removal.

With his wife, Irene Rivera, a 36-year-old practitioner of alternative medicine, and cocker spaniels Gracie and Sophie, he rents a two-bedroom corner unit with floor-to-ceiling windows for \$3,705 a month. Since moving there in December, Mr. Bryan has saved \$1,500 a month in office rent he used to pay in a suburb—not counting the gas “and the years of my life sitting in Chicago traffic,” he says. Now, he likes to take work calls on a 40th-floor terrace, also equipped with TVs and Wi-Fi.

One of today’s most practical amenities in residential buildings: shared office space equipped with the latest tech and communications equipment. With more Americans working from home, architects and developers are designing spaces that spare residents from conducting business at a Starbucks. At Mr. Bryan’s building, 1001 South State, developer Golub & Co. hoped to build a creative, techie vibe for young professionals. The idea, says president and chief executive Michael Newman, was to differentiate the building and charge higher rents than what is typical for the neighborhood. Developers say amenities such as communal offices and gyms also keep revenue in the building, rather than residents paying for them elsewhere.

In 2016, 15 million workers, or 10% of the American workforce, were self-employed, according to the U.S. Bureau of Labor Statistics. Along with telecommuters, consultants and others with flexible schedules, they make up a sizable market of renters and home buyers in need of living space that fits their lifestyle. For single-family houses, home builders are now conceiving floorplans with fully wired “flex space” suitable as an office area. In apartment buildings, they are installing work lounges inspired by the creative work environments of the tech world—less



MULTITASKING Michael Weinberger, a transportation planner, uses an enclosed workstation for Skype calls and other tasks that require privacy. He leases a 650-square-foot studio for \$1,950 a month at AVA NoMa, which also offers mobile workers meeting areas and a fireplace, top and bottom right.



PRODUCTIVE Joshua Bryan’s Chicago apartment building also has a kitchenette, above, and a shared office area, right, with a 3-D printer and computerized milling machine.



business center and more cyber-café—with big windows, hip furniture and often, free coffee.

Shared office space reflects the tastes of young Americans growing into the real-estate market. Those in their 20s and 30s are more social than their parents were, archi-

fects say, and need larger spaces for public amenities and smaller private apartments. Whether at work or play, they note, young renters and buyers need functioning electronics, electrical outlets and Wi-Fi everywhere in a building. And even if freelancing, ob-

servers note, young adults crave the camaraderie that comes with an old-fashioned office.

“It’s not just giving them a space to work in the building, but a space to interact with fellow residents—for sharing ideas, social events and for being part of a big-

ger community,” says Rohit Anand, principal in the Tysons, Va., office of Irvine, Calif.-based KTG Architecture + Planning.

Community was a draw for 31-year-old Michael Weinberger, who moved into a new KTG-designed building in Washington, D.C., on

Luxury Defined



Central Park Views | 1136 Fifth Avenue, 2A
Premier prewar white-glove co-op, palatial corner Classic 8, 3 BR/3 bath, 2 staff rooms, WBFP, high ceilings \$4.995M | WEB# 5131217



Grand Prewar Five Bedroom Home | 993 Park Avenue, 3E
Premier prewar white-glove co-op, 5 BR/3.5 bath, WBFP, ceilings over 10 feet, oversized windows, gym \$4.995M | WEB# 5128466



Brand New Renovation in Manhattan House Condo
200 East 66th Street, D1805-D1806
High floor 3 BR/3 bath, open city views, WBFP, premier white-glove condo with 5 star amenities | \$4.695M | WEB# 3694004



Vicente Wolf designed Manhattan House Penthouse Collection
200 East 66th Street, PH D2101
2 BR/2 bath, WBFP, brand new renovation, open city views, premier white-glove condo with 5 star amenities \$3.5M | WEB# 4203292



Vicente Wolf designed Manhattan House Penthouse Collection | 200 East 66th Street, PH D2102
4 BR/4 bath, 2 WBFPs, top-of-the-line finishes, 702 sf wrap terrace, open city views, premier white-glove condo with 5 star amenities | \$8.995M | WEB# 3821058



Historic Treadwell Farms 1875 Townhouse | 215 East 61st Street
Brand new state-of-the-art renovation, 5 stories plus a finished basement, 5BR/6.5 bath, 5 WBFPs, huge EIK, 35-ft landscaped garden, terrace off master bedroom and finished rooftop terrace \$14.79M | WEB# 5127227 | Co-Exclusive



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MANSION



LOS ANGELES Lisa Phillips Visca, a writer and script consultant, works out of a bedroom at her home, while husband Dennis Visca, a garment-industry executive, works in their home's flex space. 'There is perfect privacy,' she says.



SILVER SPRING, MD. Michael Shulman, an investment adviser, works from a first-floor flex space, above right, and his wife, freelance journalist Jackie Judd, works from a third-floor bedroom, right, of their townhouse.



April 12. The building, called AVA NoMa for its location in the bustling North of Massachusetts Avenue district, has an open-plan ground floor, where chill-out seating groups are adjacent to a long work table reminiscent of Apple Inc.'s Genius Bars.

Mr. Weinberger, a transportation planner with Rockville, Md.-based Foursquare ITP, works remotely two days a week and plans to use the space on those days. For meetings or Skype calls that require privacy, there are enclosed workstations with sliding doors.

"There was no other place that was going to make telework so convenient," says Mr. Weinberger, who leases a 650-square-foot studio for \$1,950 a month. The building's open ground floor, he says, is "like I'm going to a coffee shop without going to a coffee shop."

Mr. Weinberger also hopes to use other amenities, such as a bike-repair shop and yoga studio, now nearly ubiquitous in new buildings, along with pet spas, gyms and outdoor hot tubs. In most cases, renters don't pay extra to use the amenities.

Even luxury condo developments lure buyers with facilities for at-home work. 50 West, a new residential tower in Manhattan's Financial District, where a three-bedroom, 3,400-square-foot penthouse costs \$24.5 million, lists a "laptop bar" among the amenities on its entertainment floor.

The building, designed by Chicago-based architect Helmut Jahn, also has 15 office condominiums with a separate entrance that residents can buy separately from their apartments. Prices for the office condos range from roughly \$500,000 for a 260-square-foot space to \$1.4 million for a 740-square-foot space.

The offices, which are set to be completed in the summer, are drawing interest from foreign buyers who need workspace when in New York, says Francis Greenburger, founder and chief executive of real-estate firm Time Equities Inc., which developed the building. He predicts that the suites will also appeal to New Yorkers like himself.

"I work a lot at the office, but I have adopted a mobile lifestyle, where I work from home early in the day and on weekends," says Mr. Greenburger, who bought an office condo in the building to complement his main office on Fifth Avenue.

Self-employment rates are higher for older Americans than for younger workers, according to the Bureau of Labor Statistics, and new homes targeting mature buyers reflect this trend.

At Chelsea Heights, a development in Silver Spring, Md., developer EYA built townhouses with a

flex space on the ground floor, which many owners use as an office.

In 2015, Michael Shulman and Jackie Judd paid \$950,000—more than they planned—for a 2,600-square-foot townhouse in Chelsea Heights. It has three bedrooms, along with flex space.

"The flexibility of the floorplan was very important to us," says Mr. Shulman, a 60-year-old investment adviser who runs an on-line service called "Options Income Blueprint" from his townhome's first-floor flex space. Ms. Judd, a freelance journalist, works on the townhome's third floor, far away from her husband's frequent webinars.

"We don't get into each other's way during the day," says Mr. Shulman. "You know that old saying: I married you for better or for worse, but not for lunch."

Lisa Phillips Visca, a writer and script consultant in Los Angeles, works out of her three-bedroom, 2,200-square-foot condominium at Playa Vista, a planned community on the Westside of the city. At least once a day, she leaves to get air, grab coffee or lunch or shop for groceries.

With her husband, Dennis Visca, a garment-industry executive, she moved from a larger house in Pacific Palisades in January. The couple was drawn to the vibe and walkability of the neighborhood, which locals call Silicon Beach for its lively technology scene, with startups and offices of tech titans such as Google and YouTube.

The Viscas, both empty nesters in their 50s, paid \$2.1 million for their condo, located in a modern brick building designed by KTG. Mr. Visca took the unit's flex space as his home office, while his wife uses one of the bedrooms for her work, which includes directing and producing films, plays and television shows. Ms. Phillips Visca starts the day as early as 3 a.m. with coffee in her office, conveniently located on the far end of the space, away from master bedroom and living room.

"There is perfect privacy," she says. For a creative person working from home, she says, "the floorplan was a huge bonus."

THE REALTRENDS FIVE HUNDRED

Presents the 2017 Top 25 Residential Real Estate Brokers

We are pleased to present the 25 largest residential real estate brokerage firms in the United States from our survey of more than 1,700 of the nation's leading firms. These elite firms are ranked by total closed residential transaction sides in the calendar year 2016, accompanied by respective closed sales volume.

COMPANY	HEADQUARTERS	SIDES	VOLUME
1. NRT LLC	Madison, N.J.	337,780	\$166,022,150,000
2. HomeServices of America, Inc.	Minneapolis, Minn.	245,154	\$86,009,311,021
3. Hanna Holdings	Pittsburgh, Pa.	90,016	\$16,776,143,161
4. Long & Foster Companies, Inc.	Chantilly, Va.	81,032	\$28,934,452,173
5. RealtyONEGroup	Irvine, Calif.	44,182	\$15,236,117,192
6. Keller Williams Realty, GO Management Offices	Arlington, Texas	33,769	\$8,780,944,541
7. Crye-Leike Realtors	Memphis, Tenn.	29,314	\$5,723,848,601
8. REALHOME Services and Solutions Inc.	Atlanta, Ga.	27,830	\$3,266,466,127
9. Real Estate One	Southfield, Mich.	26,923	\$5,431,251,139
10. HomeSmart LLC	Scottsdale, Ariz.	24,381	\$6,919,101,917
11. RE/MAX Results	Eden Prairie, Minn.	22,691	\$5,798,057,656
12. Allen Tate Companies	Charlotte, N.C.	22,194	\$5,452,160,075
13. William Raveis Real Estate, Mortgage, and Insurance	Shelton, Conn.	20,604	\$9,327,114,682
14. Douglas Elliman Real Estate	Huntington Station, N.Y.	20,441	\$24,551,000,000
15. Ebby Halliday Real Estate, Inc.	Dallas, Texas	19,717	\$7,797,417,171
16. RE/MAX Alliance/Equity Group	Arvada, Colo.	19,369	\$7,435,798,139
17. West USA Realty, Inc.	Phoenix, Ariz.	18,768	\$3,149,508,377
18. Keller Williams Realty Pinnacle Partners Group	Lawrenceville, Ga.	18,312	\$4,089,398,013
19. CENTURY 21 Affiliated	Madison, Wis.	18,284	\$3,211,978,387
20. Coldwell Banker Honig Bell/The Real Estate Group	Joliet, Ill.	18,011	\$3,121,263,798
21. @properties	Chicago, Ill.	17,247	\$8,095,495,212
22. John L. Scott	Bellevue, Wash.	16,771	\$6,706,816,358
23. Watson Realty Corp.	Jacksonville, Fla.	16,188	\$3,254,454,413
24. Baird & Warner	Chicago, Ill.	16,066	\$5,198,885,902
25. Berkshire Hathaway HomeServices Homesale Realty	Lancaster, Pa.	14,646	\$2,886,347,238



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