

## Real Estate

# 10Eleven condominiums meld modern, classical aesthetics

By **Audrey Hoffer** March 7



Sixty-seven of the 71 units in the nine-story 10Eleven Condominium have sold. The four remaining are priced from \$639,900 to \$969,900.

The view of 10Eleven from across the street on the southwest corner of 11th and M streets in Northwest Washington is akin to an aesthetically pleasing giant jigsaw.

The 71-unit condominium in the Shaw neighborhood is actually a composite of two buildings melded seamlessly into one on the inside — a nine-story white classical building fronting 11th Street with three-window bays, embellished cornices and the main entrance and a six-story modern glass and red brick building overlooking M Street.

Ensnared between the buildings is a low-rise historic rowhouse — with peaked roof and distinctive neon sign for a defunct 11-M Coin Laundry — that wraps around the corner and visually joins the two 10Eleven buildings. The rowhouse is not part of the condo.

“This marriage between modern and classic aesthetics is the overarching design theme,” said Timur Loynab, a vice president with McWilliams Ballard, “and is an homage to the surrounding historic neighborhoods.”

“Our intent was to design a structure with the soul of an old building and design of a new one,” said Grant Epstein, the president of Community Three Development and project developer together with Streetscape Partners. “We wanted a building that would be reminiscent of the great residences on Park Avenue but still be modern.”

No fish out of water: The architecture firm Torti Gallas + Partners designed the project, Darryl Carter designed the lobby and common areas, and McWilliams Ballard is handling marketing and sales.

“The developers were adamant about not creating cookie-cutter spaces,” said Loynab. They designed a couple dozen floor plans.

The interior spaces are bright white, flooded with light from big windows and outfitted with either classical or modern furnishings. In the modern kitchens, white thermofoil cabinetry, chrome pulls and white marble islands are standard. In the classical kitchens, white shaker-style cabinets with aged bronze hardware and black honed granite islands are standard.

“We spent a lot of time wrangling with the details, trying to craft something that every resident would like and that would look bigger than its square footage,” said Epstein.

#### Buying New | 10Eleven condos in Northwest Washington



The units still available are priced from \$639,900 to \$969,900.

Hallways are white-on-white with elegant yet simple wallpaper, modern LED lighting and classical door hardware.

Most of the units are sold. Four are on the market — three two-bedroom, two-bathroom units and one one-bedroom, one-bathroom unit. Three underground parking spaces at \$50,000 per space are available for purchase by buyers of the two-bedroom units.

Jon and Caitlin Moynihan are first-time buyers who'll move in from a rental in the District's West End neighborhood, which they said has character like Shaw.

“They did a nice job fitting into the neighborhood. The building doesn't look like a fish out of water. It's really beautiful,” said Jon Moynihan.

The couple married in October and started looking at real estate. “We saw 20 other properties before 10Eleven and



The 71-unit condominium in the Shaw neighborhood is actually a composite of two buildings.

thought, ‘Oh, we’ll just rent for another year.’ This was the first place in D.C. we fell in love with. When we walked into the lobby it felt homey,” he said.

When they learned that the designer, Darryl Carter, calls the building design “modern minimalist” and that he lives and runs his studio in the neighborhood, “that really spoke to us,” said Moynihan.

**Boutique feel:** The lobby entrance is tiled in white Carrara marble accented with black marble near the edges. “When you enter there’s an intimate boutique-like feeling. It’s not boxy or one-dimensional,” said Loynab.

A custom desk with curved legs and antique look was designed for the round-the-clock concierge. There’s a locked package closet behind it. “Buyers are thrilled to hear about this feature because so many have had packages stolen,” he said.

A residents’ lounge with a fireplace, high ceiling and library outfitted with custom shelving and books, is off the lobby through three double-glass doors. Glass doors inside the lounge lead to a courtyard, which will be stocked with bar-height tables and stools.

“We wanted the building interior to feel like the best of someone’s residence,” said Epstein. “So we created passive communal spaces that people could use together in contrast to a workout room where people occupy themselves alone. We wanted residents to interact and enjoy time with one another.”

Two elevators rise from the garage to the ninth floor. There are no lower-level or first-floor units. A bathroom is in the lobby.



The architecture firm Torti Gallas + Partners designed the project, and Darryl Carter designed the common areas.

**Schools:** Thomson Elementary, School Without Walls @ Francis-Stevens Middle, Dunbar High.

**Transit:** Shaw is an urban neighborhood with sidewalks, buses and bike lanes, two-hour parking for visitors plus resident-only parking. It's walking distance to several Metro stations: Shaw-Howard University, Mount Vernon Square-7th Street-Convention Center and U Street-African-American Civil War Memorial-Cardozo on the Green and Yellow lines, and to McPherson Square on the Orange, Blue and Silver lines.

**10Eleven**

1011 M St. NW, Washington

Seventy-one condominium units are in the nine-story building. Sixty-seven are sold. Four are for sale priced from \$639,900 to \$969,900.

**Builder:** Community Three Development and Streetscape Partners

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