

# BOSTON HOMES

## THE COMPLETE GUIDE

SEPTEMBER 20 - 26, 2014

SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER &amp; EAST BOSTON

## Five fine homes to be added in Back Bay

BY MARILYN JACKSON  
STAFF WRITER

**A**fter years of debate among the Commonwealth, the city land commissioners and the Boston Water Company, the Commonwealth in 1859 first began filling the Back Bay tidal flats block by block from the Public Garden at Arlington Street to Clarendon Street.

One of the earliest homes to be built on the new land was the Gibson House, now a Victorian house museum, constructed on Beacon Street in 1860.

A year later along the sunny north side of Commonwealth Avenue five elegant homes – Nos. 1, 3, 5, 7 and 9 – appeared on the first block from the Public Garden, all standing at least 20 feet back from the grand Parisian-style boulevard.

The distinctive home at 7-9 Commonwealth Ave. was designed in the French Academic style as a double house, with a grand recessed entry framed by Corinthian

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A parlor-and-garden-level duplex, Unit 2, at 37 West Newton St. in the South End is on the market for \$874,000.

COURTESY PHOTO / BOSTON REALTY ADVISORS

## In the South End Updated duplex has chic kitchen

BY ELEANOR BOSCHERT  
CORRESPONDENT

**L**ocated in the heart of the South End, the stylish duplex at 37 West Newton St. embraces the vibrancy of the neighborhood's restaurants, boutiques and galleries while ideally situated between the lush green spaces of Blackstone Square and the Rutland-Washington Street community gazebo garden.

Robb Cohen of Boston Distinctive Properties of Boston Realty Advisors has listed this parlor- and garden-level home, Unit 2, at \$874,000. Its 1,106 square feet of customized living space lies within one of the city's most culturally rich and distinctive locations.

The beautiful, brownstone build-

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A large open living room with crown molding, a gas fireplace and an American walnut floor, laid in a herringbone pattern will be featured in the five new Back Bay condominiums at Nine Commonwealth. Residence 2 is on the market for \$3.7 million.

COURTESY IMAGE / 3DI/GDI MODELS &amp; INTERIOR FURNISHINGS: RYAN DONNELLY DESIGN

## Beacon Hill renovation home is glorious

BY BARBARA FORSTER  
CORRESPONDENT



A Beacon Hill townhouse at 60 Chestnut St. has been totally renovated and provides 21st century amenities while preserving original details. It is listed at \$6.25 million.

COURTESY PHOTO / BREWSTER &amp; BERKOWITZ REAL ESTATE

**A**fter 190 years, this remarkable Beacon Hill townhouse is as impressive today as it was in 1824. Following a just completed, top-of-the-line total renovation, this exquisite residence offers the ultimate in modern luxury while retaining its original old world charm.

Sally Brewster of Brewster & Berkowitz has listed this home at 60 Chestnut St. at \$6.25 million.

What this old house has is that everything is new, starting at the top with a Monson slate roof while the brick rear wall and courtyard have been repointed.

The electrical and plumbing systems with ductwork) are brand new, and all seven fireplaces – six gas-fired and one wood-burning – have been relined. The dual-fuel hydro air with humidification heating and air-conditioning system lets you choose which fuel (depending on cost) will heat/cool the house. Each floor is zoned separately.

All this is what you don't see. What you *do* see has been superbly executed with the finest finishes and materials –

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Five exquisite residences are being created in the townhouse at 9 Commonwealth Ave. in the Back Bay, where the façade is also being restored. COURTESY IMAGE 3DI/GDI MODELS



This photograph, taken in 2013, shows how drastically the townhouse at 9 Commonwealth Ave. was altered. It originally mirrored that of 7 Commonwealth on its east side. The mansard roof had been eliminated and a tall elevator head house had been added. COURTESY PHOTO / MEYER & MEYER



This photograph of 7-9 Commonwealth Ave. was taken by Frederick M. Smith II, circa 1870. COURTESY PHOTO / PRINT DEPARTMENT, BOSTON PUBLIC LIBRARY

# Back Bay townhouse to feature five stunning condos

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columns, three-story bays and a slate mansard roof with decorative ornamental ironwork. The architect is unknown.

All that changed, however, in 1937, when the building at 9 Commonwealth Ave. was butchered and converted to 13 apartments. Brick replaced the limestone façade, the front



The kitchen will feature a long, walnut-stained center island with breakfast seating that will be topped with Calcutta gold marble or Caesarstone. COURTESY IMAGES / 3DI/GDI MODELS & INTERIOR FURNISHINGS: RYAN DONNELLY DESIGN

stairs were removed to create a new street-level entry, a new floor was added, windows were enlarged and the mansard roof was altered.

Now, 77 years later in a joint venture of Boston Residential Development of Boston and Luzern Associates LLC of Westport, Conn., Nine Commonwealth is being restored to its glory, creating five spectacular condominiums within and adding a limestone veneer to the façade that compliments the flanking buildings.

“It’s a coveted address, location and block. Something special had to be recreated, and that’s under way,” said Kevin J. Ahearn, president of Otis & Ahearn Real Estate and a principal in the joint venture.

Michael Durand, president of Back Bay Construction, the general contractor, is also a principal of Boston Residential Development.

Michael Moran of Otis & Ahearn Real Estate is marketing the homes, and three of them – the penthouse duplex and Units 3 and 4 – are already under agreement. The homes will be completed next June.

Listed at \$3.7 million, Residence 2 will comprise three bedrooms and three baths in a floor-through layout designed by noted Back Bay architect John Meyer of Meyer & Meyer Inc.

Unit 1, a four-bedroom, four-bath duplex

with 3,880 square feet of living space, will be listed at \$6.2 million. It is not yet on the market, said Moran.

“This is a boutique building, and the lobby will be intimate, with a marble floor, detailed picture molding and custom millwork, similar to the Carlyle Hotel in New York,” said Moran.

The lobby will have an elevator with key fob access to each floor, he said. Next to it will be the staircase.

In Unit 2 the elevator will open into a small vestibule tiled with Calcutta radiance scallop marble and double doors that will swing into an expansive and open living/dining room with a large three-window bay. A gas fireplace will have a wood mantelpiece and a marble surround, and the entire room will have American walnut flooring, laid in a herringbone pattern.

The kitchen will be open to the dining room, which will be furnished with top-of-the-line Energy Star appliances, including a Wolf six-burner dual-fuel range and a custom-designed range hood, a Sub-Zero refrigerator and a 24-bottle wine cooler, a stainless steel Sharp under-counter microwave drawer and a Bosch dishwasher.

A long center island with breakfast seating will face the dining area, and perpendicular to the island will be a built-in china cabinet. The

walnut-stained island, which will match the flooring, will be topped with Calcutta gold marble or Caesarstone, at the buyer’s request. The countertops will match. The European-style cabinetry, painted linen white, will have raised panels.

Beyond the kitchen will be a gallery, off which will be two bedrooms and a good-sized laundry room. The master bedroom suite will be at the far end of the residence, with windows on two exposures. The suite will include a luxurious en suite bath with a deep cast iron clawfoot tub and a frameless glass-enclosed shower with a rain showerhead and hand-held shower wand. The flooring will be tiled with Carrara marble and the vanity, at the buyer’s choice, will be topped with dark Bardiglio marble or Caesarstone or will be a double washstand. The Toto toilet will be opposite the shower.

The master will have an abundance of closets as well as a built-in desk in a dressing area.

Closets in the second bedroom will occupy an entire wall. Its bath will feature a combination tub/shower with a Carrara marble surround and enclosed by frameless glass. This bath will have Waterworks features, a Toto toilet and a vanity cabinet with a single sink and topped with Carrara marble. The flooring

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## DETAILS

**Address:** Nine Commonwealth, 9 Commonwealth Ave., Residence 2, Back Bay

**BR/BA:** Three bedrooms, three baths

**Size:** 2,080 square feet

**Age:** 1861; 2014-2015

**Price:** \$3.7 million

**Taxes:** To be determined

**Condo fee:** \$1,585 per month

**Features of building:** Striking 19th century building that has been completely renovated inside and out with five luxurious condominiums and a six-car underground garage.

**Features of unit:** Top-of-the-line finishes in spacious floor-through unit; open floor plan with gas fireplace and bay window; high-end appliances and counters in open kitchen; wal-

nut flooring in herringbone pattern in main living spaces; marble-tiled floors in lavish baths.

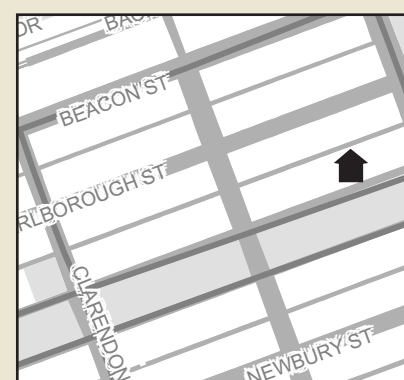
**Close by:** The Public Garden and the Esplanade; Back Bay restaurants, shops and galleries; Boston Public Library; easy access MBTA Green Line at Arlington Street or Red and Green Lines at Park Street, Orange Line, commuter rail and Amtrak at Back Bay station; Routes 93 and 90.

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**Website:** www.otisahearn.com



This property may be seen by appointment.



# A floor-through residence will have three bedrooms

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will be a Carrara marble mosaic accented with dark Bardiglio.

Next to this bath will be a full-sized laundry with a side-by-side washer and dryer. An interior utility room for the mechanicals will be housed within this space.

The third bedroom, which could be a study, will be located at the front of the residence, off the living room. Adjacent to this room will be a full bath with a glass-enclosed shower tiled with basket weave Carrara marble with Bardiglio dot accents and a single, two-leg



The master bath will include a three-leg double washbasin, a marble-tiled floor and a deep cast iron clawfoot soaking tub. It also will have an oversized shower.

washstand. Or the buyer could choose a European-designed custom vanity topped with rich Nero Marquina marble or with Caesarstone.

An outdoor deeded parking space will be included with this home.

Residence 1, listed at \$6.2 million, has been designed for four bedrooms and four baths. Its floor plan on the upper level is similar to that in Residences 2, 3 and 4 with the same quality finishes and millwork, except that there will be an interior staircase open to the floor below, and the laundry room will be moved to the other side of the gallery, replacing the second bedroom.

On the lower level the front room, which has a bay window and a fireplace, will have built-in shelving and a desk and a double door closet. Outside this room will be two more closets and an exercise room. Toward the back of the building will be two bedrooms. The smaller bedroom will have an en suite bath that also can be accessed from the hallway and a second door into the gallery. This bath will have a glass-enclosed, marble-tiled shower.

Opposite this bedroom will be a smaller laundry room with a side-by-side washer and dryer and a sink and a hallway with a built-in desk that will lead into an expansive bedroom, which could be a second master suite. It will have a huge walk-in closet, plus a second closet, and an en suite bath with an oversized shower and a double vanity.

Two deeded garage parking spaces will be included with this condominium.

The penthouse, Residence 5, which is under agreement, will have three bedrooms,

four baths and a magnificent, deep roof terrace that will span the entire 28-foot-plus width of the building. The top floor, which will be set back and clad in copper, will have an expansive eat-in kitchen with a center island that will hold two dishwashers and will have a built-in coffeemaker next to the range. On the far side of the kitchen will be a wine cooler.

A powder room will be next to the open dining/living room, where a wall of windows and a glass door to the roof terrace will fill this room with abundant natural light. Near the door will be a wet bar.

Converting Nine Commonwealth to exclusive condominiums has been complicated, but redesigning the exterior has been a bigger, multi-faceted challenge.

"We knew that we wanted to bring this building back to its original" appearance, said Moran.

"The new design required a stone that would match 7 Commonwealth Ave., plus a strong, two-story stone base had to be reassembled and then made to fit naturally over the shifted doors and windows," said Meyer in his architect's statement.

"New floors and floor heights had to be determined, and new windows cut and resized, then architectural details added to the new façade.

"The most difficult task was to recreate the stone horizontal banding of 7 Commonwealth Ave. and extend it across the new façade ... New mansard, scalloped slate roofs and copper skylights had to be added as well.

"In the end, Nine Commonwealth is a state-



Nine Commonwealth has a pre-eminent, sunny location, as depicted in this aerial view of the Public Garden and the Commonwealth Avenue Mall.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

ment of neighborhood respect and appreciation on the exterior and a thoroughly modern program of new systems and gracious living space within," Meyer wrote.

The building has been hidden by a green construction wrap for months but should be unveiled in December, said Moran.



The 1<sup>st</sup> block sunny side of Commonwealth Avenue, steps to the Public Garden. Meticulous design and restoration to include complete recreation of the façade to replicate the original 1861 limestone grandeur. Residence Two is an upper floor "flat" consisting of 2,080 square feet, three bedrooms, three baths with direct elevator access and one outdoor parking space included.

Call for more information or to arrange a private tour.

**Offered at \$3,700,000**

Nine Commonwealth LLC is a joint venture of BRD (Boston Residential Development) of Boston, Massachusetts, and Luzern Associates, LLC of Westport, Connecticut.

The information provided herein is deemed reliable, but is subject to errors and omissions. We do not guarantee and are not responsible for the accuracy or completeness of information, and provide said information without warranties of any kind. Please independently verify all information.

