

# BOSTON HOMES

## THE COMPLETE GUIDE

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## Harvard Club Residences to be peerless

BY MARILYN JACKSON  
STAFF WRITER

**F**ive distinctive Back Bay residences will be constructed within the former Harvard Club Annex at 380 Commonwealth Ave. during the next 14 months, creating an unparalleled opportunity to savor the finest of lifestyles in stately surroundings.

The developers – Sea-Dar Real Estate Inc. and CNW Capital Partners LLC – completed the purchase of the property last month from the Harvard Club of Boston. The club, which occupies 374 Commonwealth Ave., will retain a portion of the annex where the formal dining room, the Boston Room, will be totally renovated, and the ground floor will be converted to administrative offices.

The general contractor for these new homes is Sea-Dar Construction of Boston, and the designer of the project is LDa Architects of Cambridge. Tracy Campion



This computer-generated image of a kitchen at the Residences at the Harvard Club in the Back Bay at 380 Commonwealth Ave. shows the efficient design with quartzite counters and a granite center island, high-end-appliances and custom cabinetry. These homes are available at prices between \$3.85 million and \$6.65 million.

COURTESY IMAGE / CAMPION AND COMPANY REAL ESTATE

# Residences at the Harvard Club to have best finishes

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of Campion and Company Fine Real Estate is the exclusive broker for these spectacular homes, one of which is already under agreement.

“With the Residences at the Harvard Club, buyers do not need to choose between the Back Bay brownstone and the full service building,” said Campion. “Here they will enjoy the best of both worlds in that modern amenities and new, high-end finishes combine with the historic architecture of a Peabody and Stearns masterpiece in the heart of the Back Bay.”

Indeed. When Peabody and Stearns designed the four-story brick double houses at 378 and 380 Commonwealth in 1883 for the Park Entrance Land Company, the imposing building stood alone, between Chester Park (now Massachusetts Avenue) and Charlesgate East and not too far from the Back Bay Fens.

Henry Melville Whitney, who started the West End Railway between Brookline and downtown Boston, headed the Park Entrance Land Company. He also was president of the Metropolitan Steamship Company.

The first occupant of 378 Commonwealth

Ave. was Albert Augustus Pope, who built a manufacturing empire producing Columbia bicycles and later electric automobiles. His friend, Henry Dwight Hyde, a corporate lawyer, was the first resident of 380 Commonwealth Ave.

The houses mirror each other, boasting tall, arched entries, three-window bay fronts that rise three stories and modest ornamentation. Some time ago, the Harvard Club replaced the arched entrance to 378 Commonwealth with a large window, arched, in a paneled frame.

LDa Architects have designed five luxurious residences with the finest finishes, ranging in size from 2,415 square feet to 4,052 square feet; three of them are duplexes. Prices range from \$3.85 million to \$6.65 million.

A magnificent lobby will include an Athens Gray marble floor with pewter carpet insets and a wide ribbon gas fireplace. A direct access elevator will accompany a graceful staircase and a welcoming desk for a daytime concierge.

Each home has a unique floor plan, and one of the homes, Residence 3, offers an optional design. It also is the largest.

Listed at \$6.65 million, Residence 3 encompasses the entire third floor of the



The entry lobby will have pewter carpeting by Landry & Arcari, bordered by Athens Gray marble, crown molding and picture molding. This area will hold ribbon gas fireplace, a direct-access elevator and a concierge desk.

COURTESY IMAGES / CAMPION AND COMPANY REAL ESTATE



The view from the rooftop extends from Commonwealth Avenue to Downtown Boston and sweeps across Back Bay.

property. Under the first option, the home will include an expansive living and dining room with five windows, including the three-window bay, overlooking Commonwealth Avenue.

The main living spaces will be elegant, with crown molding surrounding the room. The flooring throughout will comprise stained quarter-sawn white oak, except for the baths, which will be marble.

The kitchen will be open to the living/dining area, anchored by a center island of Quartzite Renoir granite that will hold a deep sink and provide breakfast seating. Caesarstone quartz will be used for the counters. Top-of-the-line Miele appliances will include a gas cooktop and double wall oven, a refrigerator/freezer and a dishwasher. The abundant cabinetry will be Shaker style.

Under the first option the master bedroom will have the same orientation as the living/dining room, facing the allée, and have a three-window bay. Access to the master suite will be off a short hall from the large foyer, passing a huge dressing room/walk-in closet and a sumptuous master bath.

A deep cast iron soaking tub will be set

into an Arabescato marble deck, and the glass-enclosed shower will feature Waterworks fixtures, like the rain showerhead and hand-held shower wand. Between these two bathing elements will be the marble-topped vanity with the undermount sinks. The Toto dual-flush toilet will have its own room; opposite will be a linen closet.

Two more bedrooms, each with an en suite bath and a good-sized closet, will be located at the back of this level, as will be a large laundry room with a side-by-side washer and dryer and shelving.

The slightly larger bedroom will have three windows, plus a fourth window in the bath, which will have a shower. A glass door will open onto a private balcony facing Newbury Street.

The second guest bedroom will have a combination tub/shower in its en suite bath. Both baths will have a tiled floor with Thassos and Carrara marble laid in a herringbone pattern. This bedroom will have a window and a glass door that opens onto the balcony.

On the easterly side of the unit will be a

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## DETAILS

**Address:** The Residences at the Harvard Club, 380 Commonwealth Ave., Back Bay

**Residence 1:** Three bedrooms, three-and-a-half baths, 2,415 square feet, \$3.85 million; condo fee, \$2,988 per month

**Residence 2:** Three bedrooms, three-and-a-half baths, 2,966 square feet, \$4.75 million; condo fee, \$3,784 per month

**Residence 3:** Three bedrooms, three baths and two half baths or four-and-a-half baths, 4,052 square feet, \$6.65 million; condo fee, \$4,780 per month

**Penthouse 1:** Three bed-

rooms, three full baths, two half baths, 3,524 square feet, \$6.35 million; condo fee, \$4,581 per month

**Penthouse 2:** Three bedrooms, three-and-a-half baths, 2,952 square feet, \$5.35 million; condo fee, \$3,784 per month – under agreement

**Age:** 1883; 1920s; 2014-2015

**Taxes:** To be determined

**Features of building:** Completely renovated 19th century double house with state-of-the-art utilities; marble entry foyer with gas ribbon fireplace, direct access elevator and concierge

desk staffed from 7 a.m. to 11 p.m.

**Features of units:** Former Harvard Club Annex that will boast five exquisite residences with the finest millwork and finishes; high ceilings, crown molding, wainscoting, gas fireplaces and wide stained white oak flooring; elegant and open living/dining rooms and kitchens with high-end appliances, quartzite granite islands and Caesarstone quartz countertops and Shaker-style cabinets; splendid marble-tiled baths with soaking tubs and glass-enclosed showers in the master baths; private balconies and terraces; two deeded on-site parking spaces.

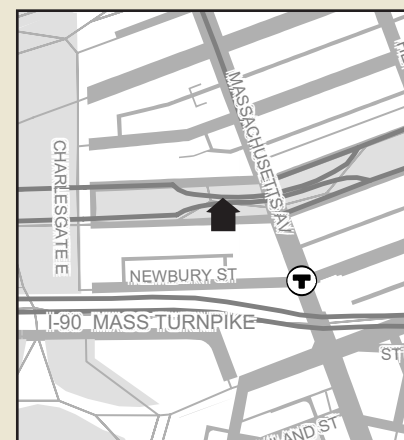
**Close by:** Back Bay restaurants; Newbury Street shops; Copley Place, Shops at the Prudential; Fenway Park, Back Bay Fens, Charles River Esplanade; easy access to Storrow Drive, Route 90.

**Contact:** Tracy Campion, Campion and Company Fine Real Estate, 172 Newbury St., Boston, MA 02116. Phone: 617-236-0711.

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**Websites:** www.380comm.com or www.campionre.com

 This property may be seen by appointment.





# Club membership will be among the amenities

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grand family room with a full bath with a shower. Storage space, a home office and a large closet will be next to this room off a short hallway from the kitchen. Nearby will be a powder room, tiled in a marble mosaic. The vanity top will be Caesarstone.

The second option calls for replacing the

family room with the master suite, which will change the configuration of the master bath and dressing room, and rearranging the entire front of the home, which will be open. The family room will be on the easterly side of the condo and flow into the dining room, which will continue to the living room. Another difference will be that the fourth bath will become a powder room.

Residence 1, listed at \$3.85 million, is a duplex on the first and second floors of the building. The private living spaces – a master bedroom suite facing Commonwealth Avenue and two other en suite bedrooms facing Newbury, plus a laundry – will be on the first level. The upper level will comprise an open living/dining room and stunning kitchen, outfitted with the same high-end appliances as the other condos. A powder room will be off the foyer.

Offered at \$4.75 million, Residence 2 will feature a living and dining room with grand views of the avenue, and the interior kitchen will include a center island that is parallel to the living room and a pantry. A small office and a powder room will be off a hallway that leads to the three en suite bedrooms and

the laundry. There will be a private balcony, accessed from two of the rooms.

The two other residences are the penthouse duplexes. Penthouse 1, listed at \$6.35 million, encompasses most of the fourth floor, where the living room and dining room face Commonwealth Avenue and the bedrooms overlook Newbury Street. A powder room will be located off the magnificent kitchen. The top floor, which is smaller, will have an expansive family room, a long wet bar and a powder room, plus an expansive 22-foot-long terrace.

Penthouse 2 is under agreement, but its design is worth mentioning. The master bedroom suite on the lower level will have two huge walk-in closets/dressing rooms and a lavish master bath, a perfect retreat, while the top floor will have two more en suite bedrooms, a spacious eat-in kitchen with a view of Newbury Street and a separate living room and dining room. But the piece de resistance will be the terrace, which is 36 feet long.

Each home has two on-site deeded parking spaces off Newbury Street with valet parking between 7 a.m. and 11 p.m.

And ownership has its privileges. The new residents will have membership to the Harvard Club in the Back Bay and its Downtown facilities and all that entails, such as fine dining and cultural events and access to the fitness center.

Club membership also includes reciprocity at 140 private clubs throughout the world that are affiliated with the Harvard Club.



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**The buildings that will house the Residences at the Harvard Club were constructed in 1883, 25 years before the Harvard Club was established. Architects Parker, Thomas and Rice designed the private club in 1913.**

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**The master baths will feature a glass-enclosed shower and a deep soaking tub set into a marble deck, and the wide vanity will be topped with matching marble. The floor will have alternating light and gray marble tiles.**

