

The Clarendon to feature posh amenities in condos

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A signature 33-story mixed-use building of limestone, brick and glass is rising at the corner of Clarendon and Stuart streets in the Back Bay that will offer 103 magnificent condominiums.

Called the Clarendon, it is scheduled for completion in the fall of 2009. The three penthouses, each of which encompasses an entire floor, will have fireplaces in the living room and master bedrooms. They will be delivered in 2010.

The developers are the Related Companies LP of New York City and the Beal Companies LLP of Boston who selected the world-renown firm Robert A.M. Stern Architects of New York to design the \$100 million-plus building. CBT Architects is the architect of record, and Bovis Lend Lease is the general contractor.

Stern also designed the retail and office building at 222 Berkeley St. that wraps around Boylston Street. Across the Charles River his firm designed the

Spangler Center at the Harvard Business School and renovated the Baker Library at Harvard as well.

The Clarendon boasts a classic design that has a five-story limestone and glass base that ascends in steps. The upper floors are brick with oversized windows, interrupted by two two-story walls of glass. At the top of the building will be a lighted glass and brick "lantern" that also will conceal the building's mechanical systems. In addition, the highest part of the building is the farthest away from the street corner and the nearby iconic 60-story John Hancock glass skyscraper.

The complex will also include 178 apartments on the lower floors, a distinctive restaurant, a gourmet market, a new, expanded Back Bay post office and a four-level garage below ground for 393 vehicles. A residents-only fitness center, a library and 178 apartments on floors 3 to 15 are part of the development as well.

"There is nothing like it," said Bruce



The Clarendon at the corner of Clarendon and Stuart streets in the Back Bay will include 103 condominiums with a library/culture room, a clubroom, a children's room and a fitness center. A restaurant, a gourmet market and a new post office as well as 178 apartments also are part of the development.

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Back Bay mixed-use tower defines luxury at new level

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Beal of the Beal Companies. "Other than [Ronald] Druker [who completed the Colonnade in 2003], there has been no new rental building in the Back Bay in more than 20 years."

During that same period there was no new construction in the Back Bay of residential ownership either. Trinity Place was the first complex in the Back Bay, which was close to 10 years ago. That building was followed by the Belvedere and later by the Residences at the Mandarin, which are part of the hotel, which will open this year.

The blending of ownership and rental units has been a successful combination in New York, he continued. At present, just the condominiums are being marketed, and a big banner advertising the Clarendon says it all: "The way to live."

The condominium owners will have their own canopied entrance at 400 Stuart St., which will open into a spectacular lobby, with a soaring ceiling, marble floors and light sycamore wood paneling, designed by Robert A.M. Stern. A concierge desk will be stationed near the elevator.

All the residences will have 10-foot ceilings and French white oak plank floors throughout, and the oversized windows will create a sense of airiness and light. The condominiums will vary in configuration, from studios and one-bedroom units to one-plus-, two-, three- and three-plus-bedroom condos. Sizes range from 580 square feet in a studio to 3,545 square feet in the penthouses; prices start at \$675,000 and top out at \$6.85 million. To date, according to Barbara Cusack, director of sales, 20 percent of the luxury condominiums are under agreement.

Ismael Leyva Architects P.C. has designed the interior spaces, and at the sales center at 14 Newbury St., a vignette has been created to showcase the style of the gourmet kitchens in these homes as well as the elegant finishes of the master baths.

Rich, dark Italian Canaletto walnut cabinetry that looks more like furniture will be used in the kitchen, contrasting with the polished Ivory Coast granite countertops. High-end appliances will include a stainless steel Miele gas range cooktop and oven, a GE Profile Spacemaker microwave and a Sub-Zero wine cooler. The Sub-Zero refrigerator and Miele dishwasher will be paneled with the same Canaletto walnut. The two- and three-bedroom units will have double ovens, said Cusack.

The master bathrooms will feature an oak

vanity topped with polished gold onyx that complements the polished Calacatta gold marble tub deck and floor. A separate glass-enclosed shower will be tiled with marble too. The powder rooms and other baths will be spa-like. White lacquered vanities will be topped with stone, either polished Cedar stone or Mystique Dark stone. Botticino marble will surround the tubs in the baths that will match the floor tiles while polished Crema Delicato marble will be used in the powder rooms.

Beal said that concerns about the environment prompted the developers to pursue a LEED (Leadership in Energy and Environmental Design) silver certificate. In addition to smart construction practices, energy efficiency and water conservation were incorporated into the design. The developers even chose to use dual flush toilets to reduce water consumption. Its proximity to public transportation contributes to achieving a silver LEED designation as well.

The landscape architectural firm for the Clarendon, the Copley Wolff Design Group, which worked on the Rose Kennedy Greenway and on the restoration project of the Frog Pond on Boston Common will design plantings on the roof terraces as well as along the sidewalks on Stuart and Clarendon streets.

Other amenities of the Clarendon include a clubroom adjacent to one of the terraces and a "culture lounge" with wall-to-wall bookshelves and custom-made furniture designed by Prosper Assouline, who is the premier French publisher of art, style and fashion books.

Behind the sixth floor clubroom will be a children's room, said Cusack. "It's not day care; it's a playroom."

Equinox will operate a fitness center at the Clarendon, and in addition, residents will have access to the A private fitness center will Equinox Fitness Club at 131 Dartmouth St., a block away. The Related Companies acquired this lifestyle business two years ago.

Kenneth Himmel, who founded American Food Management, which owns and operates three acclaimed restaurants - Grill 23 & Bar, Excelsior and Harvest - will open a premier restaurant in the Clarendon, said Beal. In addition to fine dining, the restaurant will deliver lunches and dinners, as requested, and provide in-home catering services.

The sales and design office for the Clarendon at 14 Newbury St. is open from 11 a.m. to 4 p.m. Saturday and Sunday and from 10 a.m. to 6 p.m. weekdays. The Web site is www.TheClarendonBackBay.com.



The chef's kitchens will be beautifully appointed with dark walnut cabinetry, contrasting Ivory Coast granite counters and high-end appliances. COURTESY PHOTO



Assouline, which publishes fine art, style and fashion books in France, is furnishing a culture lounge with custom-made furniture and bookcases.



The clubroom on the sixth floor has been designed for entertaining and opens onto a large terrace. Off this room will be a children's playroom.



The entrance to the condominiums into a spacious lobby will be from 400 Stuart St. Sycamore woodwork and marble flooring add to the elegance of this area, where there will be a concierge desk staffed around the clock. COURTESY IMAGES / NEOSCAPE