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Nov. 4

BOSTON HOMES

THE COMPLETE GUIDE

NOVEMBER 3 - 9, 2012

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



Diana L. Frucci, owner of the Furniture Consignment Gallery in Hanover and Chestnut Hill, designed an au pair suite for this year's Junior League show house at the Potter Estate in Newton. She used cobalt damask to cover the ceiling and walls and create a sense of spaciousness.

STAFF PHOTO BY KEITH E. JACOBSON

Brick, beam waterfront penthouse is luxurious

BY BARBARA FORSTER
CORRESPONDENT

A penthouse duplex in a 19th century granite warehouse with breathtaking views of Boston Harbor was meticulously renovated down to the studs to create a luxurious home with three-plus bedrooms.

Carmela Laurella of CL Waterfront Properties has listed this matchless home, the combined Units 517 and 617, at Lewis Wharf, 28 Atlantic Ave., at \$1.799 million.

Built in the 1830s as a major shipping warehouse, Lewis Wharf was converted to condominiums in 1973.

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Exposed brick and refinished beams are endearing in this luxurious penthouse at Lewis Wharf, 28 Atlantic Ave. The duplex, Units 517/617, is on the market for \$1.799 million.

COURTESY PHOTO / BOSTON VIRTUAL IMAGING

Junior League showcases local designers

BY CINDY BAILEN
CORRESPONDENT

The Potter Mansion, a Newton landmark built in 1862 at 71 Walnut Park, is a Victorian/Second Empire-style home with a lot going on under its Mansard roof.

The home's current owners, the Sisters of St. Joseph, offered the historic home to the Junior League of Boston for use as a show house. If you've never been to one, a show house introduces potential clients to designers, makes furnishings available for purchase and serves as a source of home decorating ideas for visitors.

The Potter house underwent a total transformation, with 36 gorgeous spaces renovated by local design talents. It is now open to the public for design inspiration.

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Back Bay co-op has unique features

BY ELEANOR BOSCHERT
CORRESPONDENT

Tucked within the bustling Back Bay, Harcourt Street is a quiet nook cobbled with brick sidewalks and lush trees where the majority of through traffic is on foot. At 16 Harcourt lies Unit 1B, a rarely available three-bedroom, three-bath co-op at the Residences at Copley Place. The largest unit in an elegant concierge building, it offers 2,030 square feet of luxury living combined with an exclusive private entrance.

Courtney Trautman of Hammond Residential Real Estate has listed this exceptional street-level unit at \$1.299 million, which includes a deeded full parking space in the garage that connects directly to Copley Square Mall.

Walk right into the private entrance off the street and you step into an intimate foyer featuring a convenient coat closet. Immediately, the space opens up to an expansive living room that flows into a dining room area atop gleaming hardwood floors.



A three-bedroom co-op at 16 Harcourt St. in the Back Bay has an expansive living room. The residence, Unit 1B, is listed at \$1.299 million.

COURTESY PHOTO / HAMMOND RESIDENTIAL REAL ESTATE

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Waterfront penthouse boasts original, new features

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Despite a myriad of changes within the building proper, many original features were retained, such as the hand-cut granite lintels in the hallways.

At least 24 inches wide with keystones at the top, these architectural elements run the length of the building and are mesmerizing.

A primary feature of this 1,658-square-foot penthouse is its space from top to bottom. Ceilings soar to almost 11 feet on the first level with 10-foot ceilings on the floor above.

Abundant storage is the norm, too. Over-sized and deep double closets are everywhere. The renovation even added enclosed storage under the stairwell to the second floor.

Gleaming hardwood floors, multi-paneled interior doors, along with detailed millwork throughout the unit blend seamlessly with the timelessness of this home.

In the custom-designed U-shaped kitchen with stainless steel Maytag appliances (stove, refrigerator, dishwasher), every square inch of space is usable. For example, pullout corner shelves in numerous upper and lower cabinets ensure that dead space doesn't exist.

With recessed ceiling lights and under-

cabinet lighting, dark corners are non-existent. Efficient appliance layout has produced the maximum amount of granite counter space possible. This room has a beautiful tile floor.

Two double closets anchor one end of the entertainment size open flow dining/living area. At the other end a private balcony with harbor views is an ideal spot for morning coffee or late night aperitifs.

The current dining area seats six easily. A bar with two wine coolers-refrigerators tucked under the stairwell also works as a server during dinner. Recessed lighting highlights the original back splash: an exposed brick wall.

The living room encompasses the rest of the space. A working fireplace is concealed behind a panel, but this feature can reappear with minimal effort.

Attractive custom light fixtures in the dining and living room areas are practical and add visual interest. They convey with the sale.

An exposed brick wall and large refinished exposed beams in the spacious first-floor master bedroom reflect the origins of the building, and a double closet that has a bumpout for additional space represents today's demands for storage, storage and



A nice dining area has been arranged in front of the long staircase that leads to three bedrooms.

more storage. A decorative niche under an eave, one of several throughout the home, is a whimsical touch.

An ever-changing, ever-fascinating harbor view is always available via attention-getting floor-to-ceiling windows in this room. Of course, at this penthouse level every view is wonderful.

The well-sized full bath on this floor with a tub/shower combination also has a large linen closet. A Carrara marble countertop and tile floor are good-looking accents.

This level currently has discrete rooms, but the absence of load-bearing walls on this floor means that the spaces can be reconfigured.

Make the bedroom smaller or change its entrance with space-saving pocket doors. Create a library/den as another option, or eliminate the room entirely to create a loft-like ambiance. The ceilings are high enough.

Going up or down the stairs is almost a journey into the past. The exposed brick wall on one side of the stairwell that continues to the second floor has original niches and stepped designs from its days as a hardworking warehouse.

Another entrance from the building's common area is on the second floor. This convenient egress gives this home the advantages of single-floor living, especial-

ly since the landing is room size. In fact, this area is large enough to work well as a family/sitting/TV room, and 10-foot ceilings give this completely interior space an unexpected airiness.

Two extra-deep storage closets are on one wall.

The three remaining bedrooms that rank as "big, bigger, and biggest" have character to spare. For example, all have exposed brick walls, and two have floor-to-ceiling windows that provide grand harbor views.

One bedroom, which has a set of glass sliders, also has a wall of closets. Another has a standard double closet and a decorative niche carved under an eave.

The smallest bedroom also could be guest space, a sweet nursery, a getaway study or a generously sized home office. The shared bathroom has a tub/shower combination, a Carrara marble vanity top and marble-tiled floor.

Beauty aside, this urban residence comes with a fair number of amenities, including a beautifully landscaped garden just steps outside the lobby doors. The lobby, which has a comfortable seating area to meet or linger with guests, doubles as a history class with numerous historic photos and artifacts of Lewis Wharf. In addition to on-site rental parking opportunities, marina slips are also available.



The custom-designed kitchen includes stainless steel Maytag appliances, Shaker-style cabinetry and granite counters, plus a beautiful tiled floor.

COURTESY PHOTOS / BOSTON VIRTUAL IMAGING

DETAILS

Address: Lewis Wharf, 28 Atlantic Ave., Units 517-617, Waterfront

BR/BA: Three-plus bedrooms, two baths

Size: 1,658 square feet

Age: Circa 1830; 1973

Taxes: \$12,041 (FY 2012 with residential exemption)

Condo fee: \$1,025 per month (includes electricity, heat and hot water)

Features of building: Granite building with 95 condos on top four floors and 59 commercial units on first and second floors; on-site professional management; two elevators; rooftop common laundry room with panoramic views; 24-hour concierge; heated swimming pool; landscaped garden rental parking and marina slips available.

Features of unit: Two-level penthouse with custom kitchen with granite counters and stainless steel appliances;

huge living-dining area, floor-to-ceiling windows; high ceilings; original timbers and exposed brick walls; breathtaking harbor views.

Close by: Historic North End and numerous restaurants and shops; Faneuil Hall; Christopher Columbus Park; the New England Aquarium; HarborWalk; Holocaust Memorial Park; Haymarket; easy access to MBTA Blue Line and Aquarium station and Orange Line at Haymarket; Routes 93 and 90, airport.

Contact: Carmela Laurella or Scott Accorsini, CL Waterfront Properties, Suite 113, Lewis Wharf, Boston, MA 02110.

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Websites: www.LewisWharf517-617.com or www.wpboston.com



An open house will be held at this property Sunday, Nov. 4, from 12:30 to 1:30 p.m.

