

BOSTON HOMES

THE COMPLETE GUIDE

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



Back Bay triplex is magnificent

BY MARILYN JACKSON
STAFF WRITER

Not far away from the Ames-Webster Mansion in the Back Bay is another distinctive, significantly historic home at 163 Marlborough St.

It is the Cushing-Endicott House, which today contains five luxurious condominiums.

Tracy Campion of Campion

and Company Real Estate has listed Units 2/4, the largest residence, at \$5.3 million.

Snell and Gregerson designed the home in 1871 for Thomas Forbes Cushing, who was involved in the China Trade. In 1898, he sold it to William Crowninshield Endicott, another Boston Brahmin.

Endicott was a lawyer and Supreme Judicial Court judge who served as Secretary of War under President Grover Cleveland.

The home looks as massive as the Ames-Webster Mansion but is actually three separate houses comprising brick and sandstone and built as an

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In the historic Cushing-Endicott House at 163 Marlborough St. in the Back Bay is a four-bedroom triplex for sale for \$5.3 million. Another unit in the building is available for \$950,000.

COURTESY PHOTO / BOSTON VIRTUAL IMAGING



A two-bedroom, two-bath condo at One Charles in Midtown is listed at \$1.15 million. Unit 15H has a contemporary sensibility with white furnishings and red accents. COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

In Midtown A chic condo

BY MONICA COLLINS
CORRESPONDENT

The 17-story modern glass and brick building, rising over the skyline in the quadrant of Boston where the Park Plaza Hotel and the Four Seasons dominate the landscape, is called One Charles, with 233 condominiums that opened in 2005.

The complex is in the thick of the city, hard by the Theater District, Bay Village, Back Bay, Downtown Crossing, Chinatown, the Public Garden and Boston Common.

Currently, Karen Peters and Susan Gram of Otis & Ahearn Real Estate are marketing Unit 15H, a 1,571-square-foot condominium, at \$1.51 million.

The current owner of Unit 15H has taken impeccable care of the property, and this oversight is reflected in the shine of the marble and the gleam of the kitchen. Indeed, as you enter shoeless

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Charlestown home has contemporary features

BY JUNE ALBRITTON
CORRESPONDENT

Charlestown's Training Field was set aside in the 1640s as a place for the colonial militia to train. It is located in Winthrop Square, bordered by Adams, Winthrop and Common streets, which was named for John Winthrop, the first governor of the Massachusetts Bay Colony.

Charlestown residents gathered here to send off their soldiers for the Revolutionary War, the War of 1812 and the Civil War. In 1872, a beautiful Soldiers and Sailors Monument was dedicated there; it was restored in 2008.

Today the Training Field is also called Charlestown's living room, where fairs, movie nights, and doll carriage parades are held and the chief marshal's reviewing stand is set up for the Bunker Hill Day parade. Terry

Phelps who grew up on Adams Street has published a charming book about growing up on the square.

The homes and buildings around Winthrop Square were destroyed in 1775, either during the Battle of Bunker Hill or when the British set fire to the town as they left at the end of the battle.

Just down the street from the Training Field, Daniel Leeman bought two vacant house lots from Barnabas Barker and Aaron Putnam in 1798 and

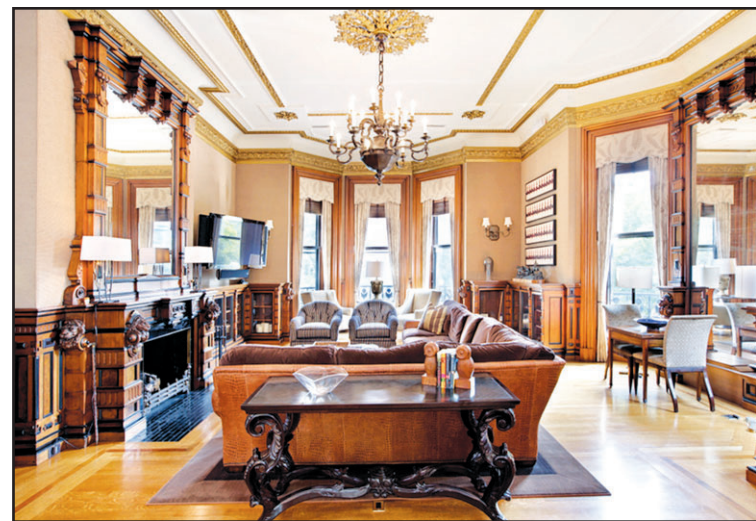
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The single-family home at 14 Putnam St. in Charlestown, built in the early 19th century, features five bedrooms and three-and-a-half baths. It is listed at \$1.15 million.

COURTESY PHOTO / BOSTON VIRTUAL IMAGING



Boston Homes will not publish Dec. 24 or Dec. 31 but will return Jan. 7.
Happy holidays!



At left, the family room with a bay window features a stunning ceiling that was painstakingly restored. The ceiling is 14 feet high. Next to this room is the formal dining room that has ornate crown molding with gilt accents and a white marble fireplace. At right is the present-day living room, which originally was the library. Barrister bookcases flank the bay windows, and a grand fireplace with a mirrored overmantel faces a floor-to-ceiling mirror.

COURTESY PHOTOS / BOSTON VIRTUAL IMAGING

Triplex in historic Back Bay residence is exquisite

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ensemble. The other houses have addresses on Dartmouth Street.

The 50-foot-wide façade of 163 Marlborough is elegant, set behind an intricate cast iron fence and bayberry hedges and holly.

A bronze plaque cut into a stone behind the hedge states that the Endicott family lived there until 1958. Nicholas Abraham and Company restored the home in 1985.

Six wide steps lead up to the entry with tall double doors, flanked by pairs of Tuscan columns. Three-window bays are on each corner, and above the entrance are four tall windows (one is bricked), set behind an ornate cast iron balcony.

Inside the marble vestibule is another door that opens into a spectacular reception hall, exclusive to Units 2/4. It has a cove ceiling

and boasts the original raised paneling and, against one wall, a huge gas fireplace with the original bronze hearth.

The staircase with an intricate wrought iron rail with gilt accents dominates the entire back wall and ascends to the main entertaining spaces or *piano nobile* with 14-foot-high ceilings.

The three rooms are off a wide columned hallway with two beautiful chandeliers. The stair hall is a perfect area to display large paintings.

To the right is a beautifully paneled family room with a grand fireplace and mirrored overmantel. Set into the mantelpiece are yellow porcelain plaques that are repeated in a built-in chinoiserie ebony sideboard and a chandelier that was restored and electrified.

Opposite the fireplace is a long bar that looks out to a small balcony and the side yard.

A refrigerator and wine cooler are tucked beneath the bar.

In front of the bay windows overlooking Marlborough Street is a casual dining area.

The ceiling in this room is remarkable, featuring its original oriental design. During the restoration, layers of wallpaper were painstakingly removed to uncover this glorious work.

Tucked into a corner is a compact kitchen with extra-tall cabinets, many faced with seeded glass, and high-end appliances, including a JennAir electric range, Sub-Zero refrigerator and Bosch dishwasher. Black granite counters with a black tiled backsplash rim this room.

A set of doors opens into the dining room, which bursts with light in contrast to the family room with its dark red walls. The dining room features a white marble fireplace and raised moldings, white walls and an oak parquet floor.

The crown molding is exquisite. It's three-dimensional with panels of garlands separated by lion's heads.

The dining room flows into the living room, which originally was the library. Windows look out onto Dartmouth and Marlborough streets, and barrister bookcases are built on either side of the bays.

Another grand fireplace with a handsome oak mantelpiece that incorporates lion's heads occupies one wall. Above it is an elaborate mirror that faces a floor-to-ceiling mirror across the room. Quarter-sawn oak flooring has a dark accent that surrounds the room, and the ceiling features a chandelier suspended from a gold medallion and panels trimmed with gold rosettes.

The walls are upholstered. Pocket doors lead into the hall and another flight of stairs to the four bedrooms and baths.

The master bedroom is spacious and has two exposures. Its fireplace has a wooden mantel with a marble surround and hearth. An en suite Carrara marble bath with radiant heat includes a glass-enclosed shower with multiple sprays and two sinks, set into marble tops.

A huge walk-in closet/dressing room is divided in half for him and her, and in between is a long desk for stacking bundles or making notes.

Three other bedrooms are located off the hallway, where there is a linen closet. One of them is a corner bedroom and has a marble fireplace and an en suite bath with a deep soaking clawfoot tub.

Another has two closets and an en suite bath with a shower, and the fourth has its bath outside the room and features a combination tub/shower.

This triplex home is in mint condition, says Campion. Two parking spaces are included in this sale.

Another condo in the building, Unit 3, is offered for sale separately at \$950,000 and includes 1,610 square feet of living space. The first level of the duplex includes a sunroom or dining room with floor-to-ceiling windows and a wood-paneled living room with wall tapestries and a handsome fireplace.

The kitchen has stainless steel appliances, granite counters and custom cabinetry. The garden level features two large bedrooms with marble baths and a family room, lined with bookshelves.



The wood-paneled living room has a marble fireplace set into a wall covered with tapestry.



The bright sunroom or dining room in Unit 3 has floor-to-ceiling windows with shutters and a marble floor.

DETAILS

Address: Cushing-Endicott House, 163 Marlborough St., Back Bay

Unit 2/4: Four-plus bedrooms, four-and-a-half baths, 4,856 square feet

Price: \$5.3 million

Taxes: \$36,067 (FY 2011)

Condo fee: \$1,450 per month

Unit 3: Two-plus bedrooms, two baths, 1,610 square feet

Price: \$950,000

Taxes: \$10,699 (FY 2011)

Condo fee: \$482 per month

Age: 1871; 1985; 1997

Close by: Back Bay restaurants, shops and galleries on Newbury and Boylston streets, at Copley Place and Prudential Center; Boston Public Library, Green Line at Copley MBTA

station; Orange Line, commuter rail and Amtrak at Back Bay Station; easy access to Storrow Drive, Route 90.

Contact: Tracy Campion, Campion and Company Real Estate, 172 Newbury St., Boston, MA 02116. Phones: 617-236-0711 (office) or 617-851-3506 (cell).

Website: www.campionre.com



This property may be seen by appointment.

