

Marists' rectory to become luxury condo complex

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Posted Sep 7, 2017 at 4:55 PM

Updated Sep 7, 2017 at 5:05 PM

New Boston Ventures, headed by Dennis Kanin and David Goldman, bought the 23,136-square-foot building last month for \$11.4 million.

Within the next year, nine luxurious floor-through condominiums will be created within the old French Renaissance rectory of the Marist Fathers' Our Lady of Victories Church on Isabella Street in Bay Village, between Arlington Street and Columbus Avenue.

It will be called The Marc. Ricardo Rodriguez of Coldwell Banker Residential Brokerage said this boutique development will feature five homes with two-plus bedrooms and four homes with three-plus bedrooms.

In addition, each unit will have two stacked parking spaces in the garage.

In January 2016, the Marists closed the historic church after 130 years of ministry and placed the parochial residence at 27-29 Isabella on the market last October.

(They own another building at Isabella Street, No. 13, which is being completely renovated for their new living quarters.)

New Boston Ventures, headed by Dennis Kanin and David Goldman, bought the 23,136-square-foot building last month for \$11.4 million. The adjacent church was not part of the sale.

Our Lady of Victories was the oldest Marist shrine in New England. It was first established as a chapel near the State House in 1882. About three years later, the Marists acquired land on Isabella Street and built a new church, opening its doors in 1886.

The stand-alone building was constructed in two phases. According to the city records, a building permit for the five-story section, which has two sets bay windows, was secured in 1885; another permit for the four-story portion, which has two two-story oriels, was obtained in 1887.

The patterned brick exterior trimmed with limestone has a trapezoidal shape that juts toward Columbus Avenue and a distinctive conical top.

The Marc. will have three entrances, but two of them will be private ones for the first floor condos. The main entrance in the center of the building will open into a grand lobby with wainscoting. To the right will be a two-sided elevator that will provide direct access for all the units and to the garage.

In addition to the developer, the team includes Zephyr Architects of Boston and Michael D'Angelo of MDLA of South Boston, landscape architect. At present, the building abuts the sidewalk and has no greenery, said Rodriguez.

The two-bedroom condos range in size from 1,800 to 2,000 square feet, while the three- and three-plus units will be between 2,400 and 2,600 square feet. The larger condos will be in the four-story building.

The "plus" units will have studies that are like an interior glass box, he explained.

Prices for the two-bedroom homes start at \$2.2 million and for the three-bedroom units, \$3.4 million. The two penthouses will have roof decks; Rodriguez said the developer would seek outdoor space for the other units.

All have different open layouts, but they will have the same spectacular finishes.

"It will be a balance between traditional and contemporary," he said.

Wide crown molding will encircle the ceilings, which will range from 9 to 12 feet, and the baseboards will be high. There are lots of windows, and the detailed casings will echo the crown molding.

Each condo will have a ribbon-gas fireplace in the living room, and hardwood floors with a milk chocolate stain will be prevalent throughout, except for the baths.

The kitchens will blend the contemporary and traditional in a tone-on-tone color scheme. Custom-designed pewter cabinets with task lighting will reflect a Shaker-style influence, but their edges will be scored.

Refrigerators and dishwashers will be paneled to match the cabinetry.

The center islands will have a Shaker-style base, topped with white stone with an overhang that will allow for seating for three. Suspended above the islands will be two metal and glass globes.

Other appliances will include wine refrigerators and Gaggenau double wall ovens and cooktops.

The sumptuous master baths will boast white, black and gray palettes as well. Generous-sized soaking tubs next to wainscoting with horizontal tiles will be outside the huge glass-enclosed showers with two rain showerheads. The tiles in the showers will be vertical, and there will be no thresholds into the showers, said Rodriguez. "They will be seamless."

Double vanities with undermount sinks set into white stone counters will sit beneath mirrored cabinets, and the basket weave tile flooring will have radiant heat.

The guest baths will have single high-gloss, Shaker-style vanities topped with white Caesarstone, and the floors will have gray and white stone tiles laid in a checkerboard or diamond pattern.

The condos will have smart house technology, and K2 Design & Integration of Brockton will provide those systems.

The interior designer for The Marc. is Wolf in Sheep Design, a South End company that worked with New Boston Ventures previously at the Lucas in the South End. That is a 33-unit complex of a former rectory and church that included new construction.

The team also is partnering with Roche Bobois, the international furniture designer, which has furnished the vignette at the Coldwell Banker offices at 137 Newbury St. Art curator is Abigail Ogilvy whose South End gallery selected artwork by Marie Najera depicted in the renderings.

Completion of The Marc. is expected in the fourth quarter of 2018.