

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



The Forecaster Building at 121 Portland St. in the Bulfinch Triangle in the North End will house 80 condominiums and three retail spaces. Seven of the condos will be sold at below-market prices.

COURTESY IMAGE / PIZZUTI DEVELOPMENT

In the North End 80 new condos are under construction

BY MARILYN JACKSON
STAFF WRITER

The 10-story brick boutique building at 121 Portland St. in the Bulfinch Triangle of the North End, presently under construction, will feature 80 striking condominiums with retail space on the street level and a 30-car garage.

Called Forecaster 121, it is scheduled for completion at the end of the year.

Built in 1918 by L.P. Soule to the designs of Andrews, Rantoul and Jones, the onetime six-story, block-deep building – it extends to Friend Street – was a garage with two stores.

In the ensuing years, the Classic Revival building with keystone lintels was home to outdoor clothing manufacturer Forecaster of Boston

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Midtown penthouse is a grand place

BY DEBORAH NORKIN
CORRESPONDENT

Millennium Place is in the heart of Boston's vibrant Theater District with the Opera House and the Paramount Theater as neighbors. This landmark 16-story building of angled glass and stacked stone is steps away from world-class dining at Sips, Legal Express and the Ritz-Carlton. It has become one of Boston's most coveted addresses, not just because of the superior location or the grand amenities. What sets it apart from other high-end residences is that Millennium Place has created a community of 252 one-, two- and three-bedroom condominiums. It is not just a place to live, it is a way of life.

The signature La Vie social club hosts well-attended events, such as mix & mingle wine tastings, casino night and, recently, a fireside chat with Blake Middleton, the talented architect behind the design of Millennium Place

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A 2,313-square-foot Midtown corner penthouse at Millennium Place has a magnificent living room with a fireplace set into a marble wall and floor-to-ceiling windows. Above the 15th floor living space are a solarium and a spacious roof terrace. It is listed at \$4,199,000.

COURTESY PHOTO / BUSHARI GROUP REAL ESTATE

North End condo has 24-hour concierge

BY CINDY BAILEN
CORRESPONDENT



Floor-to-ceiling glass spans the width of the living room in this two-bedroom condo at Strada234, 234 Causeway St., in the North End. It is listed at \$1,100,000.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

Standing near the intersection of Causeway and North Washington streets, the condominium Strada234 is located at the nexus of Boston's North End and West End. Strada, in Italian, is "street" and 234 is the Causeway Street address.

Longtime Boston residents may remember the old Stop & Shop sign on the side of the building. Built in 1899, the structure has served as a warehouse, a site for shipping, a bakery and administrative offices.

Now, Strada234 is a high-rise, mixed-use building with retail and business offices downstairs. There are 108 condominium units on the upper six floors, designed in an industrial chic style.

There's a front entry foyer at 234 Causeway St. and another entrance on the Beverly Street side. Both foyers have dark, shiny marble floors and high ceilings. The main entrance also rocks with tall wavy glass panels,

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Forecaster 121 is a boutique condo building

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for 42 years until it relocated to Fall River in 2002.

Now the property is being revitalized.

Longtime developer Pizzuti Development assembled a team to infuse new life into the historic factory, redesigning the space and adding another four stories above the 73,000-square-foot building. Clad with Trespa siding, the 36,000-square-foot addition is set back, allowing for balconies.

The development team includes Golden Architects of Boston and Consigli Construction Company of Boston, general contractor. East Boston Savings Bank is providing financing.

The estimated cost of the project is about \$40,000,000.

Tina Pizzuti Brzezinski of PSR Real Estate is the broker for the development, and Barbara Cusack is the on-site sales director.

Marketing consultant is Tina Marie Bacci of RESIS.

Forecaster 121 is the culmination of a nearly decade-long plan to rehabilitate the building, as the Bulfinch Triangle neighborhood was "re-discovered" with the removal of the Central Artery overpass as part of the Big Dig.

(In the early 19th century, America's first architect, Charles Bulfinch, had mapped out a plan for newly made land between what is now Causeway Street and Haymarket Square, and the area has since been called the Bulfinch Triangle. About 50 acres were created when the Mill Pond was filled.)

Forecaster 121 will comprise loft-like studios, one- and two-bedroom condos on the top nine floors, with high ceilings – 10 feet high on floors two through six and 9 feet on floors seven through 10 – and Plyboo prefinished bamboo flooring in the main living spaces. Many also will have exposed brick.

Approximately 3,500 square feet of retail space will be on the ground floor, flanked by two Portland Street entries to the residences. (A small commercial space is on Friend Street.)

The southerly entrance is the principal one, and the lobby hall will slope up to the concierge desk, which will be staffed around the clock. The tiled lobby will have a 12-foot tray ceiling with recessed lighting and textured walls with planters. A seating area off the reception area will be next to two eleva-



The loft-like open plan easily flows from living room to the kitchen/dining area.

COURTESY PHOTOS / PIZZUTI DEVELOPMENT



The kitchen and dining area are in the middle of this two-bedroom model unit. The flooring is Plyboo prefinished bamboo.

COURTESY PHOTOS / PIZZUTI DEVELOPMENT

tors. A flight of stairs is on either side of the building; one is next to the elevators.

An interesting design component will be the two atria in the center of the building, designed to draw in natural light into interior units.

The second floor will include a fitness center and a small meeting center called the Bulfinch Room.

The garage will have single and stacked parking spaces with 24-hour valet service. Bike racks will be available as well.

The condominiums will have varying floor plans. Some will have linear chef's kitchens while others will be L-shaped with peninsulas. They will be furnished with stainless steel Bosch appliances, including a five-burner gas range, a French door refrigerator and dishwasher. (The penthouses will have Thermador appliance packages.) The counters will be quartz, and the high-gloss cabinetry will have different colors – white, tan or mocha or a combination. Soft-close drawers will be standard.

The oversized showers will feature porcelain tile floors and Arctic white quartz-topped vanities. Condos with two bedrooms will have a second bath with a combination tub/shower.

The bedrooms will be carpeted, but a buyer could upgrade that to hardwood flooring. Each unit will have a laundry closet with hookups.

Although the building is under construc-

tion, a model unit has been completed showcasing a two-bedroom floor plan, styled by Angela Juliano. Immediately inside the unit is a hallway with 5-inch-wide Plyboo flooring that leads to the main living space. On the right a bath with a combination tub/shower is next to the second bedroom that has a floor-to-ceiling frosted glass panel that brings in light. The double-door closet is good-sized.

The open kitchen/dining area is in the middle of this home, which features a dining table with seating but could be used as a center island. A laundry closet with hookups is next to the interior wall that holds the appliances, including a trash compactor and a deep stainless steel sink with a sculptured Moen faucet. Above the range is a microwave. The high-gloss cabinets here are Metropolitan white and feature task lighting.

This space flows into the bright living room, which has a 12-foot-high ceiling with recessed lighting. Two 9-foot-tall windows set in an exposed brick wall look out to Merrimac Street and the Edward W. Brooke Courthouse.

Adjacent to the living room is the master bedroom, which offers the same view. A large dressing room/closet lies between the carpeted bedroom and the master bath that boasts an oversized shower with vertical porcelain wall tiles and a glass tile accent panel for the fixtures. A long vanity topped with white quartz is beneath a mirror.

The condos will have lots of closet space, and buyers will be able to buy additional closet storage outside their unit for \$12,000.

Garage parking spaces cost \$100,000 and will have digital card security.

Prices for the condos begin at \$595,000 for a one-bedroom, one-bath unit with 500 square feet. More than 20 percent of the condos are under contract, including all of the penthouses on the 10th floor and all but one condo on the ninth floor, Cusack said.

The condo fees, which will include the concierge and valet services, will begin at about \$0.70 per square foot.

What is particularly unusual is that each condo will be metered for water and sewer, which will make homeowners aware of their usage.



When the Forecaster building was constructed in 1918, the Friend Street façade was one story higher.

COURTESY IMAGE / PIZZUTI DEVELOPMENT



The second bedroom is good-sized with room for a queen-size bed. It has a double-door closet and a floor-to-ceiling frosted glass panel that lets in diffused light.

STAFF PHOTO / MARILYN JACKSON

DETAILS

Address: Forecaster 121, 121 Portland St., Bulfinch Triangle, North End
Eighty sleek, minimalist-style loft-like condominiums with high ceilings, chef's kitchens and modern baths; residents' only fitness studio; meeting room; on-site garage; central air conditioning; pet friendly with restrictions.

Close by: Restaurants and shops in North End, Waterfront, Beacon Hill, Charlestown; historic sites; Boston Public Market; TD Garden; Faneuil Hall and Quincy Market; HarborWalk

and Rose Kennedy Greenway; easy access to MBTA Orange Line at Haymarket Square and Orange and Green Lines and commuter rail at North Station, Storrow Drive, Routes 93 and 90.

Contact: Barbara Cusack, Forecaster 121 sales director at sales office at 192 Friend St., Boston, MA 02114. Phones: 617-285-5560 (direct) or 617-227-5100 (office). Email: Barbara@forecaster121.com

Website: www.Forecaster121.com

The sales office is open Tuesday through Saturday from 11 a.m. to 6 p.m. and by appointment.

