

For 2020: New Luxury Homes In An Old Building Atop Boston's Beacon Hill



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Real Estate

I think old houses, and the people who love them, are fascinating.

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Located near the golden dome of the Massachusetts State House, the Archer Residences have superb ... [+]

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Boston's ultimate neighborhood will boast a new address when two historic Suffolk University buildings unveil 62 new living units. Ingeniously tucked into a handsome red brick envelope, [The Archer condominiums](#) will be Beacon Hill's only full-service residences with 24-hour concierge and door service, as well as an underground parking garage with an automated system.

Beacon Hill, the legendary home of historic townhouses, hidden private gardens and narrow, cobblestone streets, is famous for its beauty and residential desirability. Many of Boston's A-list celebrities live here. The area proudly supports some of the country's most stringent zoning and building regulations in an attempt to maintain the historic charm of the neighborhood. As a result, repurposing the former Suffolk University Law School buildings as housing required strict adherence to those regulations. None of the red brick exterior could be altered, including the school's name in stone at the top of the building.



The exterior of the handsome 1920s building makes for interesting interior spaces. JARED KUZIA PHOTOGRAPHY

Using the original building makes for a much more interesting layout than is usually found in a new condominium development: the builders and realtors of the project like to point out that, with 62 living units, the Archer has 57 different floor plans on six stories. Ceiling heights range from nine feet to 16 feet, depending on the floor, and the use of the original windows creates architectural interest that cannot be found in a new glass and steel building. Some units are graced by sections of an enormous arched window, others feature deep-set windows with steel muntins and true divided lights.

A gym, children's play area and rooftop deck among the building's amenities; three penthouses have private decks. Since the building, which was erected in the 1920s, is beside the Massachusetts State House at the very top of Beacon Hill, views in all directions are dramatic and varied. The most desirable amenity in this crowded neighborhood is the underground parking: in all of Boston and, especially on Beacon Hill, parking spaces are at a premium.

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Penthouse units include private decks. NEOSCAPE2018

The finish level of the units is high, boasting Waterworks fixtures in the bathrooms, Wolf and Sub Zero appliances in the kitchens, marble sinks, cove, baseboard and niche lighting, deep crown moldings and five-inch rift oak flooring. Five units have their own private entrances.

The condominiums, 25% of which have been sold, are offered for \$1 million for a one-bedroom unit to \$9.5 million for a penthouse. Located in the middle of an established and tight-knit neighborhood, they promise to be among Boston's favorite new homes.



Regina Cole

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