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Historic Renovations Yield Nation's Rarest Multimillion-Dollar Homes




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Real Estate

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Rooftop patio at The Archer Residences, occupying a nearly-century-old structure in Boston's Beacon Hill. [-] SEAN LITCHFIELD

There's a certain cache, a kind of exaggerated swagger, associated with ownership of any multimillion-dollar home. Of course, anyone who can afford such a lofty price tag can own a multimillion-dollar home. However, only a few people can own the next higher strata: a multimillion-dollar home featuring an historic back story.

Several of the nation's most legendary and head-turning architectural jewels, each featuring one-of-a-kind historic legacies, are being reborn as singular multimillion-dollar residences. Here is a quick tour of these splendid historic treasures.

The Archer Residences

When the term "pre-war" is used on Boston's Beacon Hill, the conflict referenced is the Revolutionary War. By that standard, the structure housing The Archer Residences is a comparative newbie, being "only" about a century old, yet steeped in the tradition of old Boston. Reborn as the first full-service, white glove condominium in the historic enclave, The Archer Residences exudes a brand of charm entirely appropriate for this district of

cobblestone streets and Federal-style rowhouses. The building's appeal is evident in the fact a \$10 million penthouse went under contract during the pandemic.

“The Archer provided a unique opportunity to create a rare new residential experience in one of Boston's most historic neighborhoods,” said Kevin Caulfield of Compass, who oversees the Archer's sales. “The building marries classic and contemporary living with its restored red brick façade complemented by incredible original architectural features, such as soaring ceilings and oversized windows and brand-new finishes . . . Amenities, private outdoor space and spacious homes [make] The Archer a first-of-its-kind offering for Beacon Hill.”

Century Plaza

Imagine living in the same structure once known as the Century Plaza Hotel, a hostelry renowned for putting up Hollywood royalty and U.S. presidents starting with LBJ. Having undergone a \$2.5 billion makeover orchestrated by Next Century Partners, Century Plaza has been reimagined as Fairmont Century Plaza, a 400-room flagship hotel with 63 private residences, along with two new residential towers featuring 268 mega-luxe condominium homes and a full suite of top-of-the-line amenities.

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“The Century Plaza Hotel is a Los Angeles institution that has hosted awards shows, astronauts, Hollywood royalty and U.S. presidents,” Michael Rosenfeld, Next Century Partners CEO, said. “[It's] an icon and we're excited to usher in a new era of modern luxury living, where residents will have access to unrivaled services and amenities.”

Four Seasons New Orleans

At one time the Big Easy's World Trade Center tower, this National Register of Historic Places-registered landmark has been artfully revitalized and rechristened Four Seasons New Orleans Hotel & Private Residences.

Now housing the Crescent City's first five-star hotel and branded condos, Four Seasons New Orleans has bested every condominium home pricing record in the city. Remaining residences bear price tags extending from \$2 to \$10 million.

One Wall Street

One of Downtown Manhattan's – and indeed America's – most cherished Art Deco representations, this one-time symbol of financial fortitude is being reinterpreted as a modern lifestyle destination. Developer extraordinaire Harry Macklowe is undertaking an intricate, complex and costly renovation of the Ralph Walker-designed limestone tower, which once housed the Irving Trust and later the Bank of New York, into a 566-residence condominium. Sales are set to launch later this year.

555 West End Avenue

The William A. Boring-designed Beaux Arts building is a circa-1908 landmark that housed a private school before its renaissance as the most distinctive condominium on New York's Upper West Side. The 13 unique homes – many former classrooms – feature enormous windows that flood interiors with natural light, and ceilings that tower 12 to 20-plus feet in height. Among the homes are The Library and the Solarium Penthouse, the latter carved from the school's one-time rooftop gymnasium.

Aman New York

Constructed in 1921 by Warren & Wetmore, the architects of Grand Central Station, this is mega-luxe hospitality company Aman's second urban hotel, after its Aman Tokyo. It will offer 83 guest rooms, with just 22 residences – all serviced by Aman – in its loftier stories. Each home features wood-burning fireplace, while several have private pools on the original building's architectural-tiered setbacks.

Half the one- to six-bedroom homes have sold; they include the \$180 million Crown Penthouse at the top of the building.

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