

## High-Profile Focus: RENOVATIONS/RESTORATION

# Hamilton Begins The Riverside Restoration

**B**oston, MA - Hamilton Construction Management Corp. recently began construction on The Riverside in Boston's historic Back Bay, for Beacon Development, LLC. This landmark building is located at 134 Beacon Street on the corner of Beacon and Berkeley streets, with panoramic views of the Charles River, Beacon Hill, and the rest of the Back Bay. The 24,000sf building is being redeveloped into six luxury condominiums with a new indoor parking garage at an anticipated cost of \$7,500,000. The project is expected to take approximately 16 months, not including extra work for individual buyers.

Interior demolition and re-framing is almost complete and exterior restoration is well along. The project includes a complete restoration of the building's exterior

architectural elements, including brownstone, masonry, slate, copper, ornamental iron, and windows. The existing marble portico facing Berkeley Street, which has many missing pieces after decades of neglect, is being replaced with an exact repli-

ca that is being produced in Italy and will be shipped to the United States.

The deteriorated carriage house and gar-



*Redevelopment is underway on Boston landmark*

dens at the rear of the property will be replaced with a new six-car garage and garden walls within the original footprints.

Each of the floor structures of the six-story building have been rebuilt to repair structural deficiencies and accommodate new floor plans, stairways, and an elevator. One of the units has been sold and is undergoing design changes to suit the desires of the buyer.

The remaining units will include imported stone bathrooms with Water Works fixtures and heated floors. Kitchens and wet bars will have custom cabinetry and Viking appliances. Millwork packages in all units include multi-piece crown moldings, panel moldings, window and door casings, and ornate mantels. As one would expect with this type of unit, they are being fully wired throughout for voice / data, sound, entertainment systems, and other amenities.