

ZEPHYR ARCHITECTS

THE MARC



Location

Bay Village, Boston, MA

Use

Condominium

Size

27,000 sq.ft.

Cost

7 Million

Constraints

Historic Preservation

The Marc, named in tribute to the renowned modernist painter Marc Chagall, is a distinctive nine-unit condominium that was thoughtfully transformed from a historically significant 19th-century Marist rectory. Zephyr Architects carefully merged two independent structures, combining them into one seamless split-level building, all while preserving the integrity of the original architecture. The building's ordered facade conceals an intricate and modern interior, reflecting a balance between historical preservation and contemporary design.

Adhering closely to the City of Boston Historical Commission's guidelines, the project embraces a preservationist ethos while promoting an ecologically conscious approach. This was achieved by maximizing the reuse and re-purposing of original elements wherever possible. The interior features advanced sound and thermal mitigation through the installation of high-STC-rated windows, specialized sound-isolating floor systems, and upgraded insulation, ensuring both comfort and efficiency.

Each residence within The Marc showcases spacious layouts, enhanced by refined mill-work, high-quality fixtures, and luxurious finishes. Residents also benefit from the convenience of dedicated parking located beneath the building. The two penthouse units stand out with their expansive private roof decks, offering sweeping views and generous outdoor living spaces, elevating the urban living experience.