

THE MARLBOROUGH APARTMENTS.

Completion of a Splendid Building at the Corner of Marlborough Street and Massachusetts Avenue.

Conspicuous among the fine apartment houses that have been erected in the Back Bay this year is The Marlborough, at the corner of Marlborough street and Massachusetts avenue, an eight-story brick and stone building that has just been completed from plans by W. T. Sears. This magnificent structure faces north and west, and covers a lot of land with a total area of 11,872 square feet, fronting on the street 106 feet, and on the avenue 112 feet. It is constructed of selected brick, with stone trimmings and copper bays, and presents a classic exterior, while the details, which have been handled with rare taste, do not detract from the appearance of great strength.

The general plan carried out in the building was to insure light and air and security from fire. With walls of unusual thickness, floors and partitions of steel and masonry, stairways of marble and porcelain tiling, the building is made fireproof, which fact is borne out by the action of the underwriters in placing the insurance rates on The Marlborough lower than on any other building in Boston.

The handsome main entrance is from Marlborough street, but a side entrance has been provided in the avenue for the accommodation of persons coming from Commonwealth avenue and beyond. These entrances are fine specimens of the mason's art and are something unusual in the line of domestic architecture in Boston. All the halls are high-studded and commodious. Above the porcelain tiling, the walls are covered with burlap, stained a brick-red, producing a rich effect. The woodwork in the halls is quartered oak and the doors are massive and severely plain. The floors are laid in marble tiles, the stairways surrounding the passenger elevators—of which there are two—are constructed of marble, with porcelain-tiled walls and cathedral-glass lights. There are two other elevators at the east end of the house which will be used for freight. The elevators are of the Whittier make and are operated by electricity, the motors being in the basement. The Edison system for lighting and motors is used. It is announced that service for the passenger elevators will be given all night.

There are thirty-two suites in the building, each suite containing seven rooms, a bathroom and a servant's room. A feature of the suites that commends itself is the location of the servant's room. This is on the same floor with the suite, and the great objection to apartment life, that the rooms for the service are so far removed from the suite, is overcome in this building.

Connected with each well-appointed kitchen is a butler's pantry, through which is an entrance to the dining-room. The pantry proper has a modern refrigerator, and every convenience. An annunciator in the kitchen connects with the outer doors, and with the different rooms in the suite.

The parlor and reception room and foyer are separated by sliding doors, and when thrown into one room make a large apartment. Fireplaces are in all the parlors and in a number of the suites there are three fireplaces—one each in the parlor, the reception-room and the dining-room. The bathrooms are furnished with porcelain tubs, open-plumbed; the floors are marble, and the walls are of porcelain. A feature of the plumbing of this house is the absence of lead pipes. The piping is both nickel and brass. All the hardware in the house is of the best quality, nothing cheap having been permitted to enter into any part of the construction. The fact is emphasized by the owner that the floors and partitions being of steel and solid masonry, effectively prevents the transmission of sounds.

All the rooms in each suite are warmed by the hot water system. Two seventy-five horse-power boilers have been provided to supply the water to the fixtures. There are no hot water boilers attached to the kitchen ranges; but in the basement are two large boilers, which will supply the thirty-two families all that can possibly be desired. This service will be complete in all respects.

In the basement are extra servants' rooms, ten in number, trunk and fuel rooms, the switchboard for the electric lighting, and the engineer's quarters.

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The rooms are of moderate proportions, thus relieving the tenant from the great expense in furnishing large rooms; and they are of the size shown by experience to be most sought after in apartment houses. The most striking feature of the building, however, is the stamp of honesty which it bears in its construction from basement to roof. Nothing has been done for effect merely. Everything is of the best, both as to material and thoroughness of workmanship. The decoration is quiet and simple and quite different from the tawdry ornamentation which renders so many apartment houses offensive. In many instances apartment hotels are objectionable to the neighborhood in which they are situated; but in this instance the structure is so attractive in all respects that it is an ornament to its section of the city, and cannot but increase the value of property in its immediate neighborhood.