

WHITNEY

MODERN

BOUTIQUE APARTMENT RESIDENCES





WHITNEY MODERN

Relaxed style is a way of life at the distinctive boutique residences at Whitney Modern. Combining historic New England charm with classic modern design, the residences incorporate the best of both worlds - from the understated to the bold. Soft hues meet sleek angles. Warm, inviting spaces meet the most updated technology. All set together, creating a park-like community in New Haven's beautiful East Rock neighborhood, it is just a short walk from the City's best outdoor spaces and schools and the culture, shopping and night life of downtown.

Welcome to Whitney Modern.

THE MODERN



THE COTTAGE





RESIDENCES | The Modern and The Cottage

The 42 apartment homes of Whitney Modern are a study in contrasts between two architecturally distinct buildings – The Modern, with its stunningly contemporary design and inspired interiors, and The Cottage, a storied shingle style 1902 mansion updated to its original splendor and beyond. While preserving a historic building is the greenest form of development, the elegant Whitney Modern also features green spaces and energy efficiency in both its historic and contemporary buildings.



THE MODERN

- 35 boutique modern residences with unique floorplans in a 4-story building
- Wonderfully livable one- and two-bedroom apartments, some with separate study
- Elevator to each floor
- Ranging from 632-1189 square feet

THE COTTAGE

- 7 historically curated floorplans in a turn of the last century mansion
- Unique one- and two-bedroom residences, including one duplex residence with media/entertaining space
- Original paneling, marble fireplace surrounds and hardwood floors
- Restoration of grand central staircase
- Ranging from 810-2215 square feet

INTERIORS | Relaxed Elegance



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THE INTERIORS

Whether you're surrounded by the relaxed open spaces of The Modern or the charming historic details of The Cottage, you'll reap the rewards of inviting interiors that were designed for the way you live. Every amenity thoughtfully imagined, every aesthetic inspired.





THE MODERN RESIDENCES



THE MODERN'S INTERIOR DISTINCTIONS

- Floor-to-Ceiling Windows
- Gas Fireplaces*
- Wide Plank Wood Look Floors
- Modern Sliding Doors to Fenced Backyards*
- In-Unit Washer/Dryer
- SmartAir Access Controls
- Nest Thermostats
- Acoustic Soundproofing

KITCHEN

- White Quartz Countertops
- High Gloss, White Wall Cabinets and Wood Grain Lower Cabinetry
- Glass Tile Backsplash
- Soft Close Doors and Drawers
- GE Appliances

BATHROOM

- En-suite Master Bathrooms*
- Floating Vanities
- Quartz Countertops
- Elegant Designer Tile
- Glass Shower Enclosures*
- Spa Showerheads

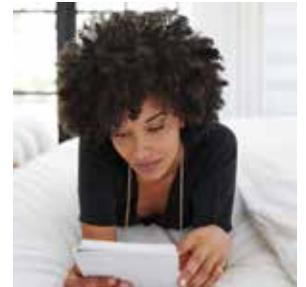
*In Select Residences



THE COTTAGE RESIDENCES

COTTAGE RESIDENCES UNIQUE HISTORIC FEATURES

- Private and Direct Entrances
- Private Front and/or Rear Porches*
- Refurbished Gas Fireplaces with Marble Surrounds
- Original Paneling and Hardwood Floors
- Restoration of Grand Central Staircase
- Marble and Subway Tiled Bathrooms
- Quartz Countertops in Kitchens and Baths
- Double Height Space*
- Historic Original Details
- Separate Pantry/Laundry Room*
- Media/entertaining space*
- Nest Thermostats
- SmartAir Access Controls
- In-Unit Washer/Dryer
- GE Appliances



*In Select Residences

AMENITIES | Live Remarkably





THE CARRIAGE HOUSE

Home has taken on a whole new meaning for us today. We crave peace, nature, convenience, and lots of opportunities to enjoy recreation and relaxation without having to travel far. Whitney Modern offers all of that, and more. Situated at the center of the property is **The Carriage House**, featuring 3800 square feet of amenity spaces for the exclusive use of residents and their guests. Here is what you'll come home to as a Whitney Modern resident:



WELLNESS

- Private Gym with Yoga Space
- Interactive Mirror with Workouts On Demand

SOCIAL

- Residents' Lounge with Sofas, Fireplace and Large Screen Television
- Workspace with Tables and Reading Area
- Public Wifi in Amenity Spaces
- Game Room/Ping Pong and Child's Play Area
- Outdoor Patio with Dining Area
- Outdoor Grilling Area

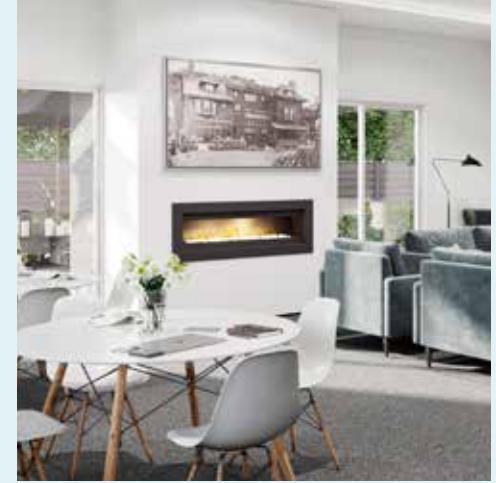
ESSENTIALS

- Outdoor Green Space
- Local Resident Manager
- Interior and Exterior Bike Storage

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CONVENIENCES

- Virtual Doorman
- Locked Package Room
- Refrigerated Storage for Food Deliveries
- On-site Parking available





NEIGHBORHOOD | Historic Convenience

Located within the Whitney Avenue Historic District of the highly desirable East Rock Neighborhood, Whitney Modern features a long list of lifestyle offerings and conveniences. The streets are lined with historic homes, and many lead to some of the region's best green spaces, including the peaceful and charming Edgerton Park, and the larger East Rock Park with its jogging trails and sports fields – both just steps away. Situated in the highly rated Worthington Hooker School district, and near some of New Haven's best private schools, Whitney Modern is also just a short walk or ride from great shopping and dining. And with the Yale Blue Line at your front door, all of Yale and Downtown are just minutes away.

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Edgerton Park – 7 min walk

East Rock Park – 2 min walk

Yale – 15 min walk, 2 min drive

Downtown New Haven – 15 min walk, 2 min drive

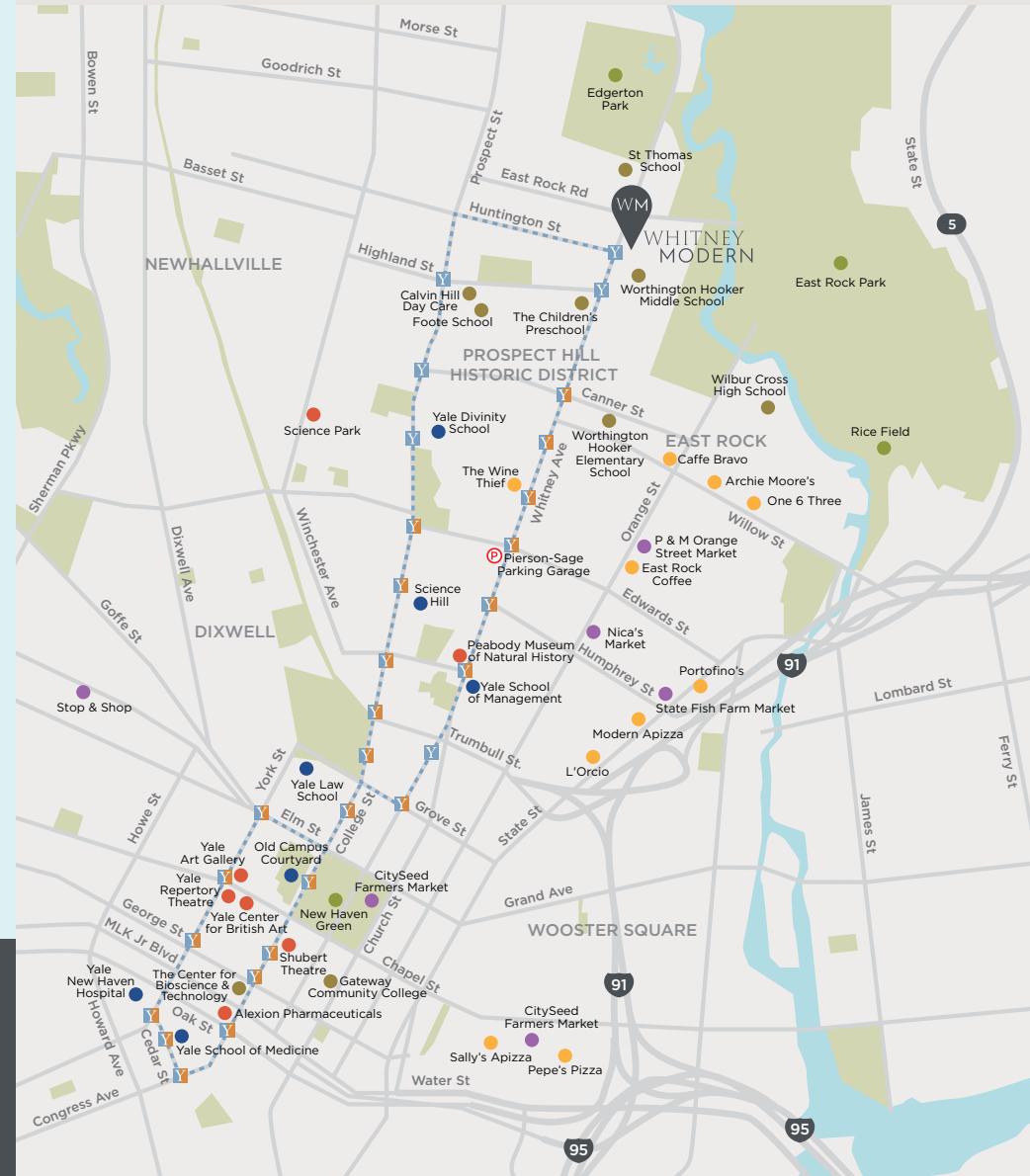
Orange Street Shops and Restaurants – 10 min walk, 1 min drive

Yale New Haven Hospital – 12 min drive



WHITNEY MODERN

- Blue Line Shuttle
- Blue & Orange Line Shuttles
- Yale Landmarks
- Food & Markets
- Parks
- Education
- Restaurants & Entertainment
- Business & Culture



WHITNEY MODERN
TheWhitneyModern.com
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FROM WHITNEY TO MODERN | Building History

Like the city in which it sits, the Whitney Modern is a distinctive blend of innovative contemporary design and historic New England charm.



The Cottage and Carriage House at the Whitney Modern were designed in the Shingle Style by Richard Williams, architect of many of New Haven's most notable buildings, including the New Haven County Courthouse and the Union League Club (now the Union League Café). The residence was built in 1902 as a single family home for Abner Hendee, a prosperous grain merchant, and was later owned by Dr. William Verdi, a prominent surgeon, who was one of the founding physicians of St. Raphael's Hospital and its Surgeon-in Chief until 1949.

The home, known as the Abner Hendee house, was described by architectural historian Elizabeth Mills Brown of New Haven in *A Guide to Architecture and Urban Design*, "One of New Haven's most romantic houses and long a landmark of the upper Avenue. It was built in open country, empty fields behind running down to the river and the Rock. Like the classic country houses of the Shingle Style it was designed as part of the land, a design of horizontals. The great shadow of the porch was as mysterious and cool as a cave in the woods, and a porte-cochere carried the long line out into the grounds, holding the house close to the earth and terminating in a low pillar that seemed another part of nature—a tumble of stones."



After 50 years as a private residence, in 1957 the house and carriage house were sold to the American Red Cross, which continued to use the property as its local headquarters for the next 60 years. The Whitney Modern team purchased the property from the Red Cross with the intention of preserving its historic features while remaking it for a new century as the iconic anchor of an intimate luxury rental community.

The Cottage has been meticulously renovated into seven boutique residences. The grand main staircase, closed off for years, has been rebuilt. Original marble and tiled fireplaces have been restored and converted to gas. Coffered ceilings have been retrofitted with recessed lighting. Bathrooms have been outfitted with marble mosaic flooring. Raised paneling and pocket doors have been repurposed and hardwood floors have been reclaimed. Gracious spaces have been renewed while modern technology has been added to make each boutique residence function with the ease of a newly built building – from Nest thermostats, to in-unit washer/dryers, to central air conditioning. The house has been reborn.

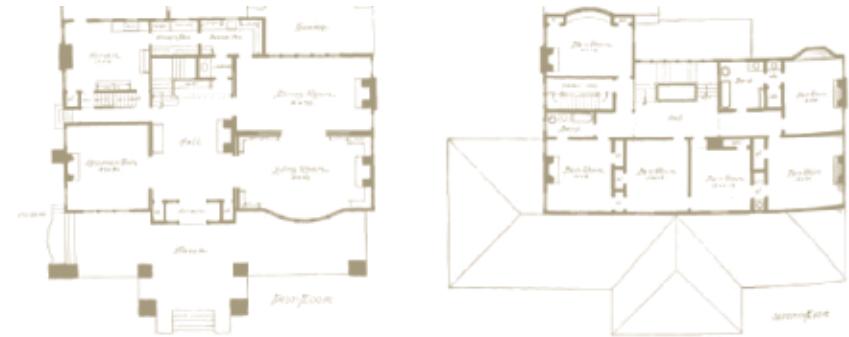


The Modern building, sited across the driveway from the Cottage, was designed as a contemporary counterpoint to the traditional architecture of the Cottage by the New York-based architectural firm of Gluck+. Led by Yale architecture graduate, Peter Gluck, Gluck+'s projects have been recognized worldwide through national and international design awards and publications. Gluck+ brought their visionary genius to the Modern building in the form of clean lines, sleek angles and contrasting textures. The light-flooded interiors feature floor-to-ceiling windows that capture magnificent views of East Rock and of New Haven. Nine foot ceilings enhance the sense of spaciousness in each apartment. Gas fireplaces add a touch of coziness to the two-bedroom residences. All of its 35 residences feature elegant contemporary kitchens and baths, in-unit washer/dryers, Nest thermostats and central air conditioning. A SmartAir virtual doorman access system provides easy but highly secure access throughout the property.

The Carriage House has been transformed into a fabulous amenity building for the exclusive use of the Whitney Modern community. It features secure enclosed bike storage; a fully equipped gym; a residents' living room with large-screen television and oversized fireplace; a yoga/game and children's play room; and a large conference room set off by

massive pocket doors relocated from the original living room of the Abner Hendee house. The Carriage House opens onto a private garden with outdoor tables and seating as well as a gas barbecue available for residents' use.

The Whitney Modern is a unique celebration of East Rock's historic architectural legacy as well as an important contribution to the area's existing examples of significant contemporary design. We are proud of what we have built. We hope you will share our enthusiasm for the Whitney Modern and consider making it your home.



A RESIDENCE AT NEW HAVEN, CONN.—See page 84.
MR. RICHARD WILLIAMS, ARCHITECT.