

BOSTON HOMES

THE COMPLETE GUIDE

June 11, 2010

Lofts at American Brewery to be auctioned



Twenty-one lofts at the former American Brewery at 251 Heath St. in Jamaica Plain will be auctioned at noon Saturday, June 26, at the Colonnade Boston Hotel, 120 Huntington Ave., to close out the development.

Three of the lofts will be auctioned at a minimum bid of \$195,000. Others will begin at a minimum of \$225,000 to \$295,000. Garage parking, a \$30,000 value, will be included with the sale.

"This is another opportunity for a first-time homebuyer," said Sue Hawkes, president of Velocity Marketing Services, which will conduct the auction. The auctioneer will be Ken Cullum.

"It's been a year since the last closeout auction" at this price point, she said, referring to The 1850 at 90 Waltham St. in the South End. Velocity Marketing conducted that accelerated sale as well.



The kitchen is open to the living/dining space in this duplex. Above is a mezzanine sleeping area.

“These units are bigger, much more unique,” she said. The development is close to the Longwood Medical and Academic Area and Frederick Law Olmsted’s famed Emerald Necklace, and it has easy access to MBTA Green Line E Train and D Train at Brookline Village and Route 9.

American Brewery Lofts comprise 48 lofts in the original Queen Anne-style brick complex, constructed in 1891, that has been completely renovated and a new L-shaped glass-and-aluminum structure with 31 lofts completed in 2007 along Lawn Street.

A two-level garage is part of the new construction. In the center of the complex is a cobblestone courtyard.

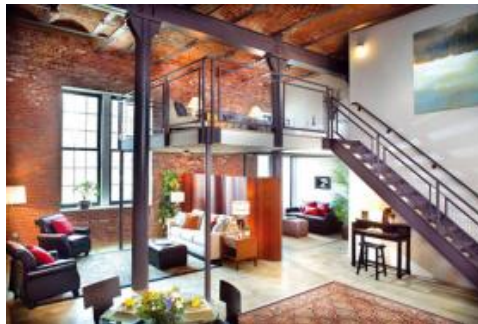
Elkus | Manfredi Architects of Boston designed the project.

The American Brewing Company was one of the most productive breweries in the Stony Brook area and at its peak was producing 100,000 barrels annually. It closed during Prohibition and was used as a laundry. It reopened for a year in 1933. Subsequently, Haffenreffer used it as a second brewery.

Many of the elaborate architectural details of the original buildings have been preserved, including the grand double arches on Heath Street, the terra cotta ornamentation and the period clock faces in the peak of the turret.

During the past six months, two or three lofts have been sold each month, said Hawkes. At that rate, the sellout would take about eight months to a year, but the developer, Commonwealth Ventures LLC of Southport, Conn., liked the premise of selling the remaining units in 60 days, she said.

The floor plans of the available condos vary from triplexes, duplexes, lofts with mezzanines and just plain lofts, with ceiling heights ranging from 9 to 23 feet.



Exposed brick and a vaulted ceiling are endearing architectural details of some of the lofts.

Some of the lofts feature exposed brick and beams and metal staircases; others have more traditional finishes.

The kitchens feature stainless steel appliances and counters that combine butcher block and Formica, and the baths have combination tub/showers and vessel sinks.

Each loft has a washer/dryer hookup.

One of the duplexes, located in the turret, will be delivered as a shell. "Someone could do something very special in this two-story, 1,800-square-foot space," said Hawkes. The minimum bid for this duplex is \$195,000.

FHA financing with a 3.5 percent down payment is available to qualified buyers, according to the development's website. Other financing details can be obtained upon registration at www.BreweryLoftAuction.com or by calling 617-566-5638.

Velocity Marketing has opened an information center on site to accept registrations and show the lofts between noon and 7 p.m. weekdays and from 11 a.m. to 5 p.m. Saturdays and Sundays.