

BOSTON HOMES

THE COMPLETE GUIDE

OCTOBER 15 - 21, 2011

SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON

INSIDE

DESIGN BOSTON FORECASTS HUES

The Boston Design Center's showrooms are featuring shades from amethyst, hydrangea, orchid, plum and fuchsia like the Laven-der Sunset hide from the Hippie Cow collection at Edelman Leather. See story on page 25.



NEW BANK COMES TO BEACON HILL



After a nearly five-month-long build-out, the Hingham Institution of Savings will open a new branch office at 80 Charles St. See story on page 10.

AUCTION SELLS 18 NEW LOFTS



Eighteen new DNA Lofts at the corner of Dorchester and Crescent avenues in Dorchester were sold at auction, and prices of the remaining units have been reduced. See story on page 42.

North End one-family home is hidden

BY JUNE ALBRITTON
CORRESPONDENT

John Tileston was born Feb 27, 1735, in Boston. When he was an infant, he fell into a fire. He burned his hand so severely that he was never able to use it normally, but a quill pen fit into it perfectly.

His parents sent him to North Writing School where he became a star pupil and then the school's teacher. Many Boston boys attended his school on Love Lane in the North End and remembered him fondly.

Love Lane is shown on the 1814 map of Boston, but on June 20, 1821, the street name was changed to Tileston Street in his honor. Tileston died Friday, Oct. 13, 1826.

Tileston Street is a short road that starts at Salem Street near the Old North Church and ends on Hanover Street, near St. Stephen's Church. It runs parallel to



A single-family house at 5 Tileston Pl. in the North End has a spacious living room with a wood-burning fireplace and a niche to hold firewood. It is listed at \$995,000.

COURTESY PHOTO / CL WATERFRONT PROPERTIES

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Loftlike Seaport condo is comfortable

BY MARILYN JACKSON
STAFF WRITER



A spacious condo at the Macallen at 141 Dorchester Ave. in the Seaport District is on the market for \$649,000.

COURTESY PHOTO / OTIS & AHEARN REAL ESTATE

The Macallen at 141 Dorchester Ave. in the Seaport District is a 14-story skyscraper of glass, recycled steel and bronze aluminum that was completed four years ago.

Its sloping roof with green vegetation, along with its proximity to the network of ramps and exits of Route 93, is distinctive, towering above surrounding buildings.

But even more remarkable is its focus on energy efficiency and environmental design, which succeeded in attaining a Gold LEED certification. The Macallen was one of the first residential buildings that received that designation in Boston.

An expansive paved courtyard from Dorchester Avenue leads to the entry, a large, roomy, calming space, staffed by a concierge.

Deep inside the lobby is the elevator, which carries you to a hallway finished with grasscloth wall coverings and cork

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LUXURY RENTALS — PAGES 45-47

LINK BOSTON HOMES

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SOUTH BOSTON TRANSACTIONS

LINK HOMES SOLD

| PRICE | ADDRESS | TYPE | SF | BR | BA | SPACE | PARKING | CLOSED |
|-----------|------------------------|------|------|----|-----|-------|-----------|-----------|
| \$285,000 | 91 P St # 1 | C | 831 | 1 | 1.5 | | Street | 10/7/2011 |
| \$399,000 | 328 K St # 1 | C | 1006 | 2 | 2 | Deck | Street | 10/5/2011 |
| \$420,000 | 5 Bay State Pl # 2 | C | | | | | Street | 10/3/2011 |
| \$559,000 | 246-250 W Third St # 4 | C | | | | | Street | 10/3/2011 |
| \$875,000 | 30-32 Marine Rd | 2F | 3285 | 5 | 2 | Deck | DdGar (3) | 9/30/2011 |
| \$526,000 | 46-48 G St # 4 | C | 1250 | 2 | 1.5 | Deck | Deeded | 9/30/2011 |
| \$305,000 | 7 Bay State Pl # 2 | C | 1126 | 1 | 1 | | | 9/30/2011 |
| \$379,900 | 33 Story St # 3 | C | | | | | Street | 9/29/2011 |
| \$570,000 | 736-738 E Fifth St | 2F | 3194 | 6 | 2 | | | 9/29/2011 |
| \$419,000 | 13-15 Story St # 2 | C | | | | | Street | 9/28/2011 |
| \$385,500 | 29 Vinton St # 8 | C | 1209 | 2 | 2 | | Street | 9/28/2011 |
| \$600,000 | 303 K St | 1F | 2694 | 6 | 1 | | Street | 9/28/2011 |
| \$431,000 | 108 N St | 2F | 1794 | 3 | 2 | | | 9/28/2011 |
| \$245,000 | 254 Bowen St # 2 | C | | 1+ | 1 | Deck | Street | 9/26/2011 |
| \$415,000 | 221 W Sixth St # 1 | C | 1220 | 2 | 2 | Deck | Rental | 9/23/2011 |
| \$307,500 | 240 W Fifth St # 3 | C | 831 | 2 | 1 | Deck | Street | 9/23/2011 |
| \$550,000 | 330 K St # 2 | C | 1850 | 3+ | 2.5 | Deck | Street | 9/23/2011 |
| \$224,000 | 43 Gates St # 1 | C | 800 | 2 | 1 | | Street | 9/23/2011 |
| \$385,000 | 410 E Third St # 3 | C | 907 | 2 | 1.5 | | Street | 9/23/2011 |
| \$730,000 | 112 N St # 5 | C | | | | | | 9/23/2011 |
| \$236,500 | 317 W Fourth St # 3 | C | 402 | 1 | 1 | | Street | 9/22/2011 |
| \$429,174 | 651 E Second St # 1 | C | 1301 | 2 | 1.5 | Deck | DdGar | 9/21/2011 |
| \$535,000 | 825 E Fourth St # 4 | C | 1274 | 2 | 2 | Deck | Deeded | 9/21/2011 |
| \$365,000 | 51 Old Harbor St # 1 | C | | | | | | 9/21/2011 |
| \$263,000 | 30 Woodward St # 3 | C | 610 | 1+ | 1 | Deck | Deeded | 9/20/2011 |
| \$415,000 | 314 W Fourth St # 3 | C | 1256 | 2 | 2 | | Street | 9/20/2011 |
| \$506,500 | 125 B St # 4-D | C | 1134 | 1+ | 2 | Deck | Deeded | 9/16/2011 |
| \$170,000 | 14 Rogers St | 1F | 1048 | 2 | 2 | | Street | 9/16/2011 |
| \$613,000 | 656 E Seventh St # 1 | C | 1555 | 3 | 2.5 | | Street | 9/16/2011 |
| \$219,000 | 11 Burnill Pl # 1 | C | | 1 | 1 | Patio | Street | 9/15/2011 |
| \$247,000 | 100 Old Harbor St # 3 | C | | | | | Street | 9/15/2011 |
| \$504,000 | 246-250 W Third St # 2 | C | | | | | Street | 9/15/2011 |
| \$625,000 | 1422 Columbia Rd | 3F | 2462 | 6 | 3 | | Street | 9/15/2011 |
| \$460,000 | 539 E Seventh St # 3 | C | | | | | | 9/15/2011 |
| \$290,000 | 68 F St | 1F | 1501 | 5 | 1 | | | 9/14/2011 |
| \$410,000 | 86 Old Harbor St | 1F | 1536 | 3 | 2 | Gdn | Street | 9/13/2011 |
| \$499,000 | 35 Tuckerman St # 35-C | C | 1830 | 3 | 2.5 | | Street | 9/13/2011 |
| \$315,000 | 258 Bolton St # 1 | C | | | | | Street | 9/12/2011 |
| \$355,000 | 258 Bolton St # 3 | C | | | | | Street | 9/12/2011 |
| \$266,000 | 764 E Sixth St # 3 | C | 500 | 1 | 1 | | Street | 9/12/2011 |
| \$342,000 | 656 E Second St # 3 | C | 771 | 2 | 1 | | Street | 9/12/2011 |
| \$490,000 | 533 E Fifth St # 2 | C | 1315 | 3 | 2 | Deck | Street | 9/9/2011 |
| \$300,000 | 40 Ellery St | 3F | 3648 | 9 | 3 | | Street | 9/9/2011 |
| \$525,000 | 161 Tudor St # 2 | C | 1415 | 2 | 2 | Deck | DdGar (2) | 9/8/2011 |
| \$326,500 | 764 E Sixth St # 1 | C | 870 | 2 | 1.5 | Yard | Street | 9/8/2011 |
| \$395,000 | 651 E Third St # 1 | C | 1416 | 2 | 2 | | Street | 9/6/2011 |
| \$475,000 | 6 Gates St | 3F | 2746 | 4+ | 3 | cYd | Street | 9/2/2011 |
| \$360,000 | 870 E Second St | 1F | 1424 | 4 | 1 | | Street | 9/2/2011 |
| \$247,000 | 75A Bolton St # 75A | C | 686 | 1 | 1 | Patio | Deeded | 9/1/2011 |
| \$545,000 | 141 W Second St # 202 | C | | | | | Street | 9/1/2011 |
| \$515,000 | 15 Beddler St | 2F | 1728 | 4 | 2 | | Street | 9/1/2011 |
| \$340,000 | 468 E Eighth St # 1 | C | 1022 | 2+ | 1 | | Street | 9/1/2011 |
| \$430,000 | 433 E Third St # 2 | C | | | | | | 9/1/2011 |



DORCHESTER TRANSACTIONS

LINK HOMES SOLD

| PRICE | ADDRESS | TYPE | SF | BR | BA | SPACE | PARKING | CLOSED |
|-----------|------------------------|------|------|----|----|-------|---------|-----------|
| \$85,000 | 359 Geneva Ave | 1F | 2395 | 5 | 1 | | Street | 9/30/2011 |
| \$210,000 | 195-197 Normandy St | 3F | 3536 | 7 | 3 | | Street | 9/30/2011 |
| \$375,000 | 40 Fayston St | 3F | 3741 | 9 | 3 | | Street | 9/30/2011 |
| \$100,000 | 45 Alpha Rd # 2 | C | | | | | | 9/30/2011 |
| \$140,000 | 77 Coleman St | 1F | 1698 | 2 | 2 | | | 9/30/2011 |
| \$95,000 | 88 Lucerne St | 1F | 1480 | 3 | 2 | | | 9/30/2011 |
| \$240,000 | 6 Iowa St | 2F | 2210 | 6 | 2 | | | 9/30/2011 |
| \$326,500 | 5 Claridge Terr | 3F | 2653 | 5 | 3 | | Street | 9/29/2011 |
| \$100,000 | 29 Gibson St # 2L | C | 726 | 1 | 1 | | | 9/29/2011 |
| \$275,000 | 25 Helena Rd | 1F | 1407 | 4 | 1 | | | 9/29/2011 |
| \$150,000 | 71 Leonard St | 2F | 1550 | 4 | 2 | | | 9/29/2011 |
| \$155,000 | 141 Pleasant St # 1 | C | | | | | | 9/28/2011 |
| \$350,000 | 6-8 Water St # 8 | C | | | | | | 9/28/2011 |
| \$349,000 | 60 Theford Ave | 2F | 2124 | 6 | 2 | | | 9/28/2011 |
| \$155,000 | 1277 Massachusetts Ave | 3F | 2808 | 6 | 3 | | | 9/28/2011 |



Model Unit A4 with a mezzanine has 1,361 square feet of space and two baths. Its new price is \$340,000. COURTESY PHOTO/VELOCITY MARKETING SERVICES

18 new DNA Lofts auctioned

Seventy-five percent or 18 of the condos at DNA Lofts, 944 Dorchester Ave., Dorchester, were sold at auction Oct. 6, realizing nearly \$5 million sales.

The participation was good with more than 700 people walking through the building before the auction, said Sue Hawkes, president and CEO of Velocity Marketing Services, which managed the auction.

At the auction, many of the would-be buyers were representing themselves, although some brokers accompanied their clients. One real estate firm represented three of the winning bidders, she said.

Sale prices varied from \$205,000 to \$340,000, all above the minimum bids. Four of the buyers are adding onto their units, i.e. building walls and kitchen islands or

installing washer/dryers, she said.

The remaining 13 units have been priced with the auction prices in mind. "The market was set at the auction," Hawkes said.

One-bedroom units start at \$225,000, two-bedroom lofts start at \$279,000, and the penthouses begin at \$365,000. All include a parking space.

The DNA Lofts comprise 59 units in three connecting buildings and include a community room and an enclosed landscaped courtyard.

The Davis Companies acquired the property in March, completed unfinished units and added the amenities that were planned by the original developers. Hawkes said the Davis Companies is pleased with the sales and anticipates that all of the lofts will be sold by the end of the year.