

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 show-rooms are featuring shades from amethyst, hydrangea, orchid, plum and fuchsia like the Lavender 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 Beckler 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.