

# Roxbury condos true to period details

By Teri Borseti  
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Hutchings Street in Roxbury is lined with trees and huge old well-maintained homes, many occupied for generations by the same families.

And the Arts and Crafts-style house that is being converted into condominiums at 42-44 Hutchings St. still looks like a single-family home. The developer, neighborhood resident Domenic Calautti, said it was his intention to keep it that way.

"I love to restore old homes," he said. "I usually deal with Victorians, but this house was built in 1930. I did quite a bit of research before attempting to restore its Art Deco features."

The brownish hue trim he used was once so popular in the area that "Roxbury Caramel" is now a Benjamin Moore Historic color.

The three condos will be ready for occupancy in about six weeks. Realtor Peter Phinney of Prudential Prime Real Estate in nearby Jamaica Plain has listed the units for sale. Two three-bedroom units and one two-bedroom unit are listed, for \$255,000, \$329,000, and \$339,000.

"Urban real estate buyers are

always looking to find the newest hot neighborhood, and I believe this one could be it," said Phinney.

The Art Deco style is actually an eclectic mix of architectural elements that can include English Tudor, Mission, and Dutch features. The stucco-finished house has exposed roof beams and rafter

tails, decorative (Tudor style) half-timbering, and side dormers with Dutch Colonial roof lines. The wraparound front porch has several arched openings.

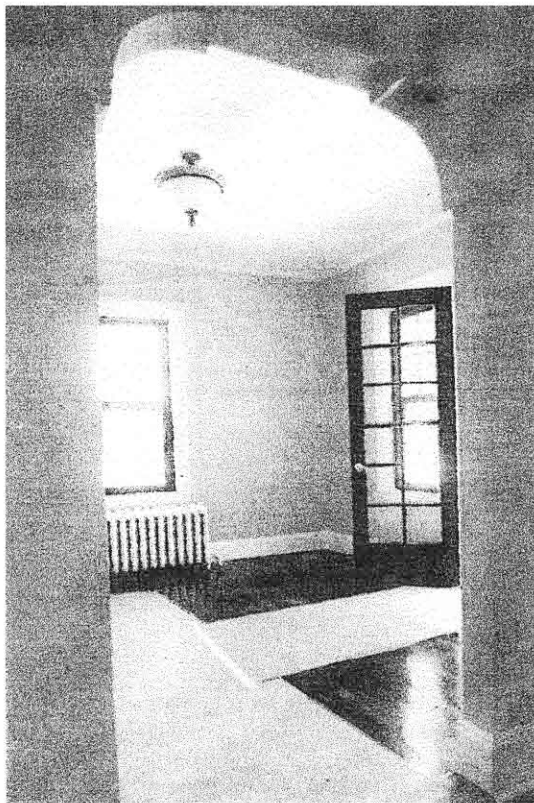
Calautti restored the hardwood floors in each of the spacious condos. Bathrooms were renovated and the developer added Art Deco-style mirrors and light fixtures.

Bathroom floors were covered with Italian tile.

Every room has a unique period-style ceiling light fixture. "When I can't restore something I find a way to replicate it," Calautti said.

The larger units have roomy living rooms and master bedrooms. New eat-in kitchens have maple cabinets and stainless appliances. The smaller unit has a galley-style kitchen, a gallery-style foyer, and a built-in storage cabinet. The units have ample closet space, and each has a porch or

HOME OF THE WEEK, Page H4



The house at 42-44 Hutchings St. in Roxbury features three spacious Art Deco-style condos.

42-44 Hutchings St.,  
Roxbury  
Price: \$255,000;  
\$329,000;  
\$339,000  
Style: Arts & Crafts  
condos  
Rooms: 4,5,6  
Bedrooms: 2,3  
Baths: 1 full  
Sewer: Public  
Year built: 1930  
Lot: 1,128; 1,376;  
1,394 sq. ft.

## Roxbury condos stay true to period details

► HOME OF THE WEEK  
Continued from Page H1

deck. Ceilings are 9½ feet high.

"Most people don't know much about this area. It's quiet, well-established, and minutes from downtown. If these condos were listed in Jamaica Plain they'd be \$500,000 to \$650,000. I think the units will probably be purchased

by young professional couples priced out of JP or the South End. It's only a matter of time before this section takes off," Phinney said.

"You get most of the same things here that you'd get in other parts of the city for less money," he added.

The three-bedroom units will

come with a garaged parking spot. The smaller unit will have one off-street parking spot.

Phinney said he expects monthly condo fees to be \$130 to \$150.

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