

Boston multifamily development combines a historic warehouse with a new, modern addition

The Architectural Team designed the project.

David Malone, Associate Editor



Renderings courtesy The Architectural Team

100 Shawmut Avenue is a new 138-unit condominium community under construction in Boston's South End Landmark District.

The project combines adaptive reuse and new construction to turn an existing six-story brick warehouse into a 232,000-sf, 13-story luxury residential building. The design preserves the character of the streetscape and the original building by setting the new L-shaped structure back from the restored warehouse façade to highlight the warehouse's historic form and profile. The new façade's angular, gridded pattern highlights the distinction between the old structure and the new, while also creating terrace space for upper-floor residential units.

The project's amenities highlight outdoor areas like a rooftop deck and a ninth-floor terrace. Other amenities include ground-floor café and restaurant space, a three-story parking garage, and bike storage. 100 Shawmut Avenue will be part of a larger three-building development planned for the future. The three buildings will form a large, publicly accessible internal courtyard when completed.

100 Shawmut Avenue is slated for completion in fall 2020.