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TAT designs The Davis Cos.' 138 unit condo project

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Boston, MA The Architectural Team (TAT) has revealed design details for 100 Shawmut Ave., a 138-unit condominium community underway for developers The Davis Companies.

Located on a corner site in the city's South End Landmark District, the project transforms an existing six-story brick warehouse structure into a new 232,000 s/f, 13-story luxury residential landmark through a contemporary yet contextual addition.

Drawing inspiration from this neighborhood's industrial past, TAT's design solution for 100 Shawmut Ave. maintains the character of the streetscape and the original building, setting the new L-shaped structure back from a carefully restored warehouse façade to highlight the latter's historic form and profile. The striking angular, gridded pattern of the new façade further highlights a distinction between old and new, adding visual drama and creating terrace space for upper-floor residential units, with interiors by EMBARC Studio. Construction is now underway, following a recent groundbreaking ceremony attended by local officials including mayor Martin Walsh, as well as representatives from the development and design teams.

The project's amenity package emphasizes outdoor areas and tenant-responsive uses, including planned ground-floor café or restaurant space, a rooftop deck and ninth-floor terrace — both with sweeping views of the Boston skyline — as well as a three-story parking garage and bike storage. Part of a larger eventual three-building development masterplanned by TAT, 100 Shawmut Ave. and the two adjacent parcels are sited to form a large, publicly accessible internal courtyard which provides outdoor amenity space and creates important north-south and east-west public pedestrian routes connecting to the surrounding neighborhood.

"As development accelerates in Boston's South End, innovative design solutions ensure that the neighborhood maintains the best of its historic character while thoughtfully moving into the future," said Michael Liu, AIA, NCARB, vice president and principal at TAT. "Working closely with a forward-looking team at The Davis Companies enabled us to unlock the potential of this underutilized site, creating value for future residents and the broader community alike with attractive housing, new public space, and preserved historic fabric."

TAT's work at 100 Shawmut Ave. is the latest in a long line of adaptive reuse projects with sensitive modern additions for residential, hospitality, and mixed use, including award-winning Lovejoy Wharf

and Uphams Crossing developments, the acclaimed Back Bay Hotel, 375 Newbury St. commercial property, and the upcoming Archer Residences condominiums.

Completion of 100 Shawmut Ave. is expected in fall 2020.

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