



photo courtesy of Hacin + Associates

# FP3

**Hacin + Associates**

Historical/Contemporary  
Architecture

346-352 Congress St.

Condominiums  
(Repurposed Boston  
Wharf Co. Warehouses)

Brick/Copper  
Glass/Steel

141,000 sq. ft.  
97 units

2008

Virginia Ofer



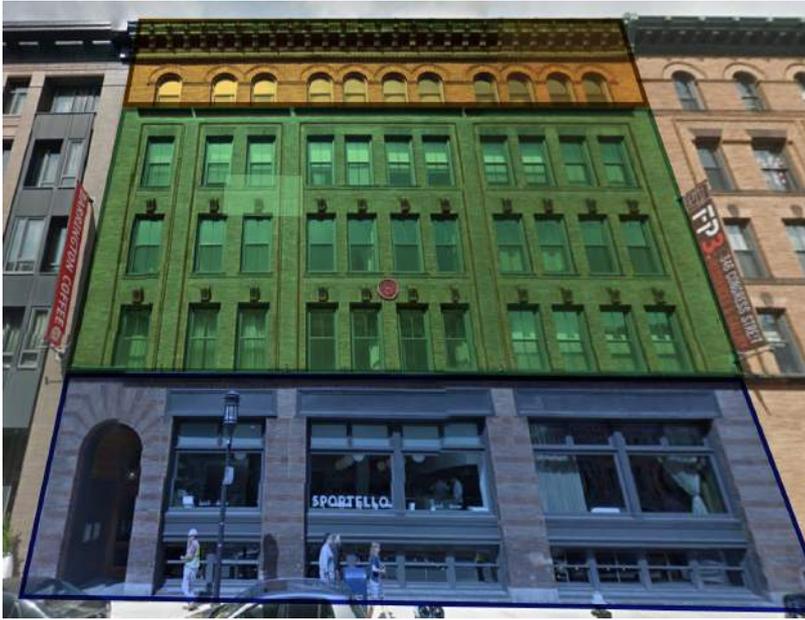
## FP3 Location

The seaport side of the Fort Point Channel on Congress St. is essentially an education in turn-of-the-century styles of commercial building. Many of the buildings in the highlighted area were designed as warehouses by Morton D. Safford from the 1880s to 1910s for the Boston Wharf Company. Because of the extent of the company's ownership and development, a majority of the district is characterized by similar size and building style, lending the area a pleasing architectural unity. Although Congress St. originates near City Hall Plaza, and extends through the seaport, the street feels relatively local and walkable because of mixed use developed in many buildings. FP3 is just two blocks from the Fort Point Channel waterfront, in close proximity to many of the other district buildings which have been historically preserved and repurposed for new programmatic use.



## 346-358 Congress

This section of Congress Street was developed beginning in the 1890s, with three buildings east of the fire station at 344 Congress Street. The C. L. Hawthaway Building at 346, long since gone, has been replaced by the new infill building seen at the left of the photo. All three buildings are united by the FP3 condominiums, and crowned with several levels of new penthouse construction, found necessary to render the project economically viable.



### **348-352 Congress St.** (1894, BWCo)

One of the best examples of Classical Revival in the High Style in Fort Point.

The facades of both original buildings are tripartite, consisting of an open ground floor with metal lintels, central floors characterized by windows grouped between piers and accentuated by terra cotta details, and a top level capped with projecting metal cornices. Both still display the BWCo circular medallion. The architectural style of the new building at 346 Congress Street retains the tripartite definition.



### **354-358 Congress St.** (1900, BWCo)

A good example of Classical Revival.



## The Units

The condos are considered luxury, with top of the line appliances and materials. Units range in size from 500 sf to 2000 sf. Each of the penthouse suites contained within the new construction on the roof feature a terrace, floor-to-ceiling windows, and views of the seaport.

The building also houses two restaurants and a coffee shop in the ground floor retail space.