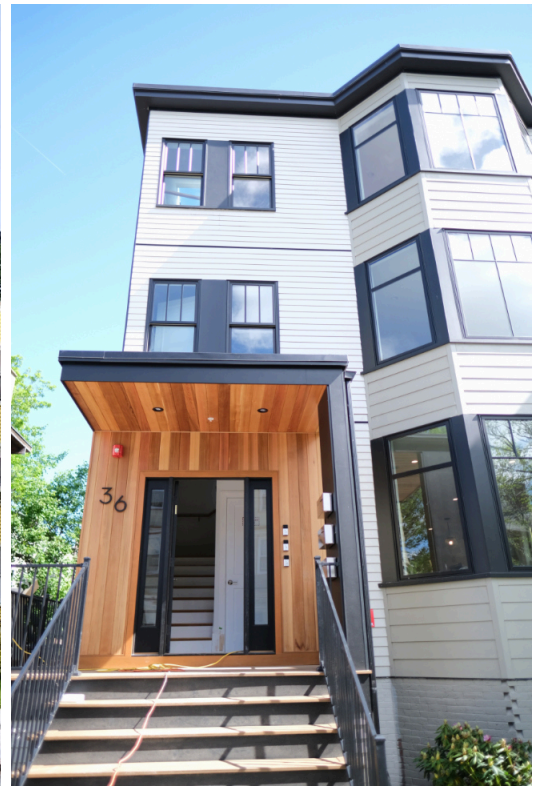
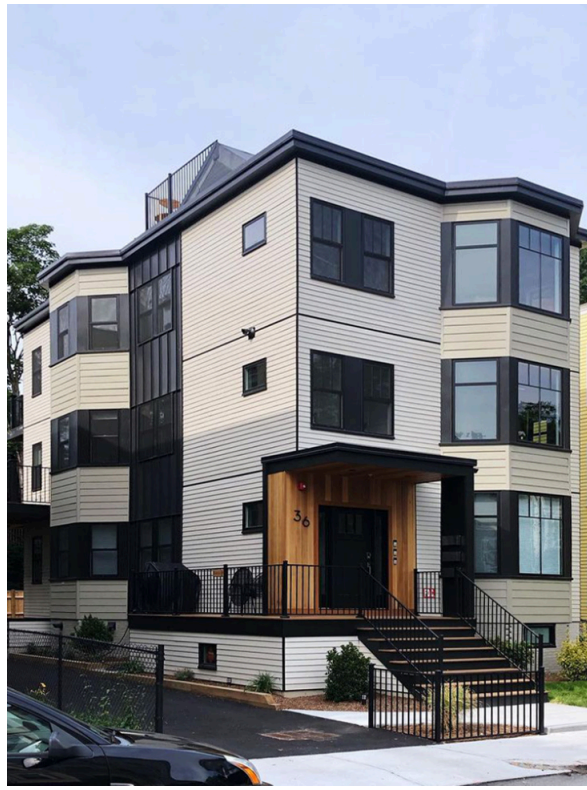


ZEPHYR ARCHITECTS

# 36 Hall Street



**Location**

South End, MA

**Use**

Multi Family Residential

**Size**

4,500 sq.ft.

**Cost**

\$900K

**Constraints**

Existing Burnt Down  
Renovation

36 Hall Street is a three-unit building reborn from the shell of a two-family structure that remained partially intact after a catastrophic fire. Damage to the original structure was severe and required a nearly total gut renovation. The original Arts and Crafts era building sits on a block dotted with original Craftsman and Victorian homes. Zoning conditions in Jamaica Plain called for a sensitive design that balanced conservative contextual cues and a contemporary approach to program and building science. The new building features a finished basement, a new roofline, parking for all residents, and generous outdoor spaces and decks for each unit. The open plan living spaces are flooded with natural light and feature beautiful fixtures and finishes that complement the old-but-new attitude of the building. The private rooftop deck on the highest unit has 360-degree views of the Boston Skyline, the Arnold Arboretum, Franklin Park, and the Blue Hills.