

63 Beech Glen
Sara & Rafi Segal

Sept. 27, 2022

Who we are

Sara & Rafi Segal, architect and designer/professor who purchased the house on 63 Beech Glen in early 2022 and are designing the renovation for themselves, as their new and first home in Boston.

Sara Segal, Architect with over 25 years of experience, owns her own firm *SLS Architecture*, designs mainly residential projects in the Boston area, New Jersey and New York.

Rafi Segal, designer, prof. of architecture and urbanism at MIT, directs MIT's SMArchS program in urbanism, PhD in architecture history (Princeton University)



Before

After



Works by Sara Segal
<http://slsarchitecture.com/>



Works by Rafi Segal
<http://rafisegal.com>



HIGHLAND PARK

ARCHITECTURAL CONSERVATION DISTRICT

BOSTON LANDMARKS COMMISSION STUDY REPORT



To retain “ integrity of location, setting, feeling, association, materials, workmanship, and design” (p.13)

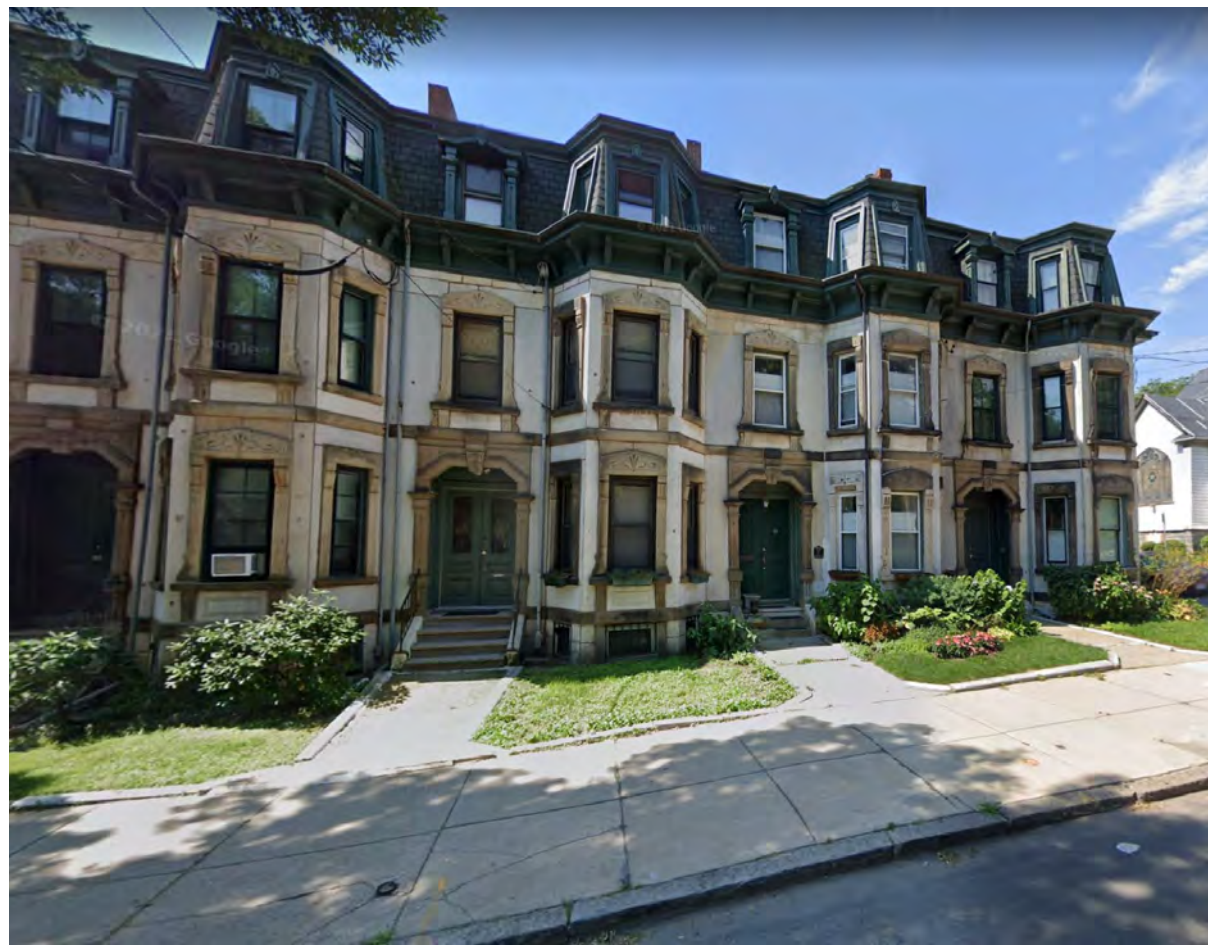
“ this district as a unique place of integration, diversity, multiple lifestyles, income levels, and cultural manifestations , showing the wide range of “ American stories”. “ (p15)



Petition #38
Boston Landmarks Commission
Environment Department
City of Boston
www.boston.gov/landmarks



Figure 1: Highland Park Architectural Conservation District proposed boundary



Historic architecture of Highland Park



Contemporary architecture of Highland Park



Beech Glen Street:
Study of street section, orientation and distance of buildings

Beech Glen Street: architecture diversity and variety of styles, materials, roof types, details.



67 BEECH GLEN



65 BEECH GLEN



63 BEECH GLEN



61 BEECH GLEN



59 BEECH GLEN



57 BEECH GLEN



55 BEECH GLEN



53 BEECH GLEN



51 BEECH GLEN



49 BEECH GLEN



47 BEECH GLEN



33 BEECH GLEN



31 & 29 BEECH GLEN



View from Beech Glen Looking West



View from Beech Glen Looking East

Thwing Street: Dominance of green open space



View from Thwing Looking West



View from Thwing Looking East



Dilapidated condition of house as a result of decades of neglect:
Rot
Lead
Asbestos
Roots into foundation
Structural problems - -major structural reinforcement needed



Vertical element, 'tower roof' decorative, no use nor function, lacks integrity
No significant style nor clear historical association - not proper Queen Ann nor Second Empire
Requires significant structural repair

Queen Ann Architecture



Second Empire Architecture



To objective of the Highland Park ACD is to preserve the character of the district.

The report addresses this on p. 82:

“What are character-defining features?”

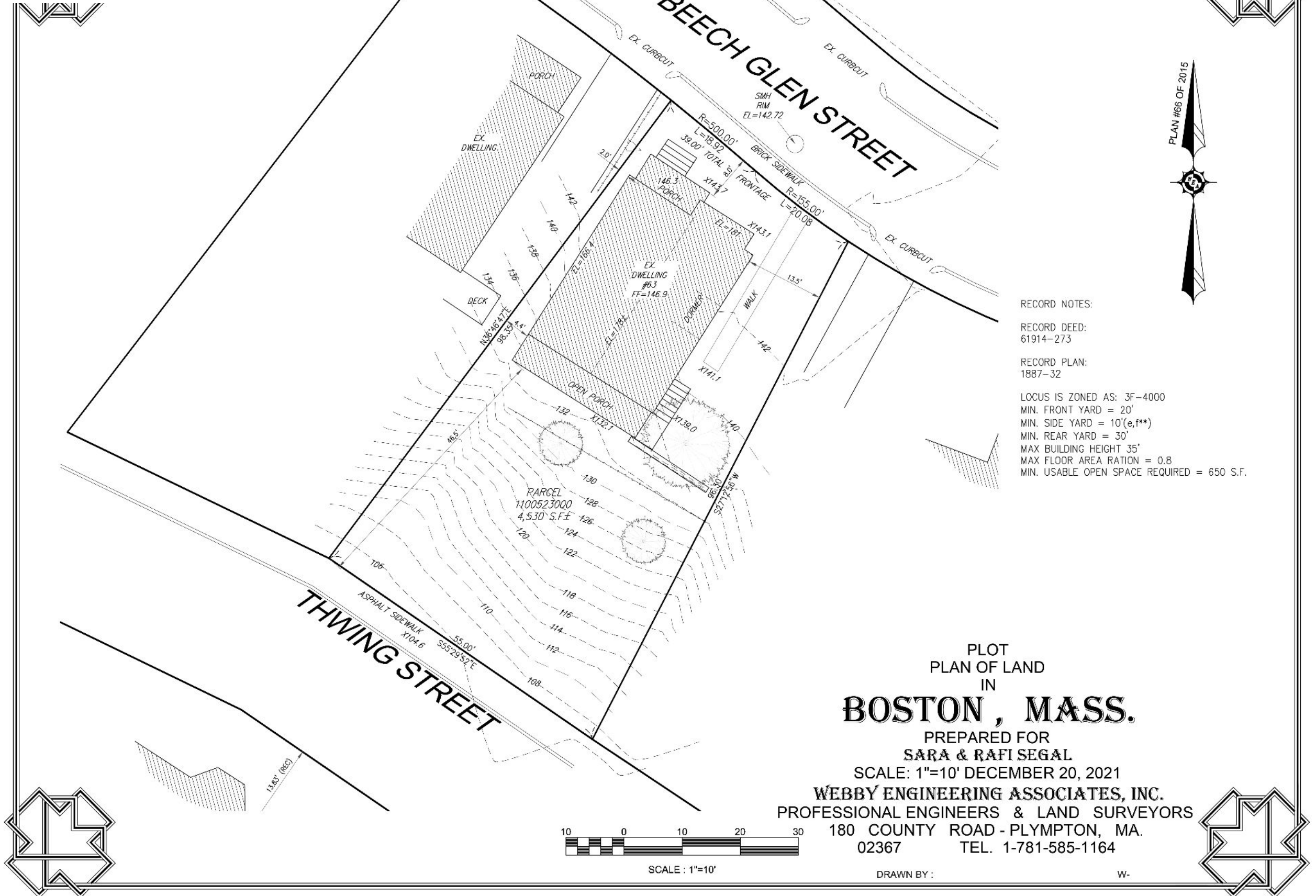
- “ , the character of the District includes the placement of buildings, their overall massing form, their height, distance from each other and the edges of the lots, and their distance from the street. “ (p.82)
- “ Character-defining features are the significant observable and experiential aspects of the district, whether a single building, pattern of development, natural landform, or landscape comprising all of them. Together these features define a district’s distinctive personality” (p.82)

The report indicates 129 single buildings in the District of significant observable aspects, 63 Beech Glen is not one of them.

Furthermore from p.58:

- “The juxtaposition of a variety of building types, architectural styles and landscapes gives Highland Park a unique contemporary character” (p.58)

Site Survey - Existing

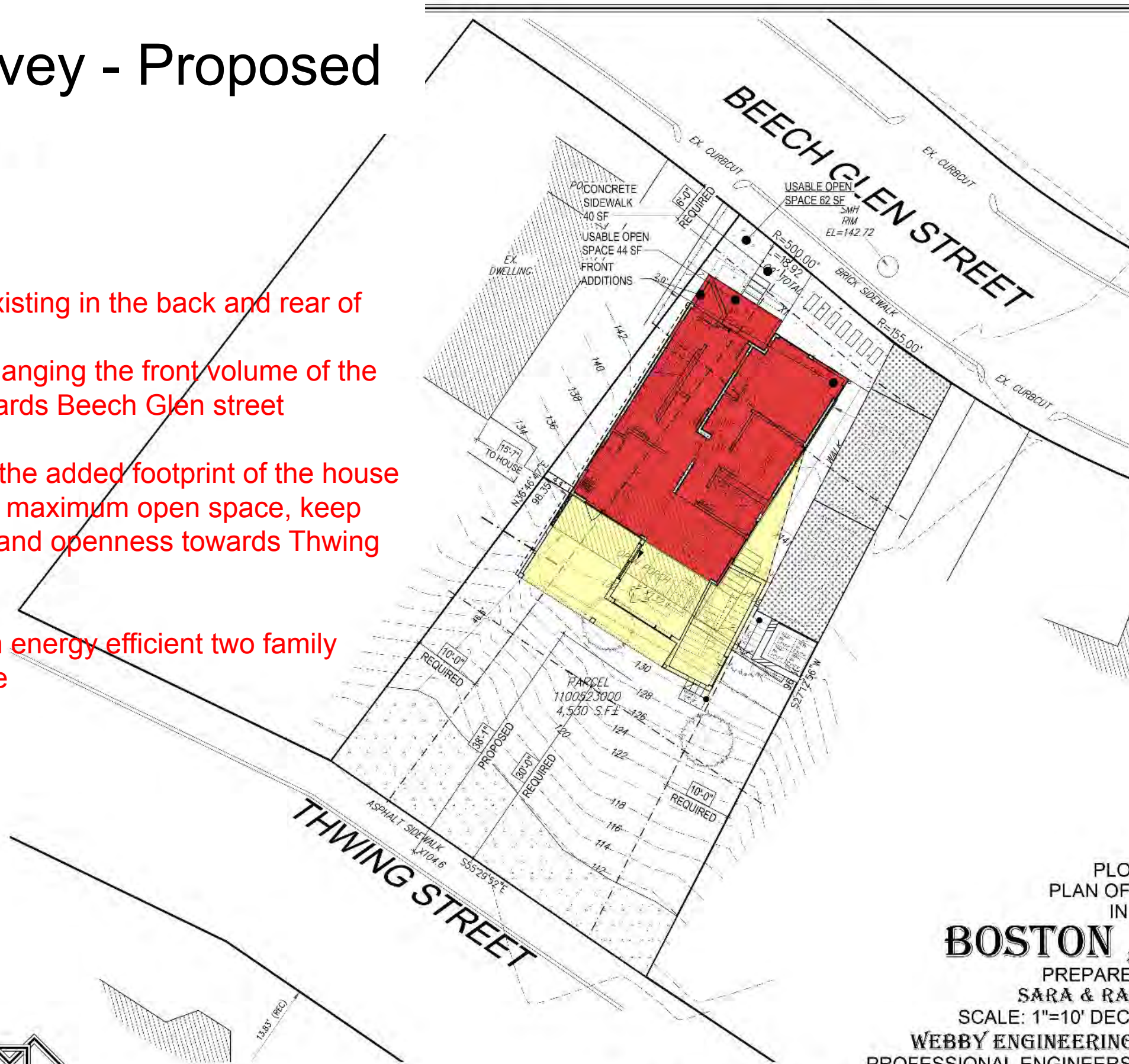


Site Survey - Proposed

Red: existing
Yellow: addition

Adding to the existing in the back and rear of left side yard:

- to avoid changing the front volume of the house towards Beech Glen street
- minimizing the added footprint of the house to preserve maximum open space, keep vegetation and openness towards Thwing street
- Creating an energy efficient two family urban home



RECORD NOTES:

RECORD DEED:
61914-273

RECORD PLAN:
1887-32

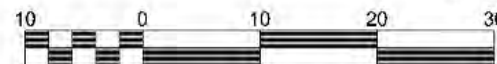
LOCUS IS ZONED AS: 3F-4000
MIN. FRONT YARD = 20'
MIN. SIDE YARD = 10'(e,f)**
MIN. REAR YARD = 30'
MAX BUILDING HEIGHT 35'
MAX FLOOR AREA RATION = 0.8
MIN. USABLE OPEN SPACE REQUIRED = 650 S.F.

PLOT
PLAN OF LAND
IN
BOSTON, MASS.

PREPARED FOR
SARA & RAFI SEGAL

SCALE: 1"=10' DECEMBER 20, 2021

WEBBY ENGINEERING ASSOCIATES, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD - PLYMPTON, MA.
02367 TEL. 1-781-585-1164



SCALE: 1"=10'

DRAWN BY:

W-

C. Architectural Alterations Intent (p.80)

1. The intent of the architectural alterations standards is to protect the features and improvements that are important for their historic, social, cultural, architectural or aesthetic significance and contribute to the quality of life in the District.

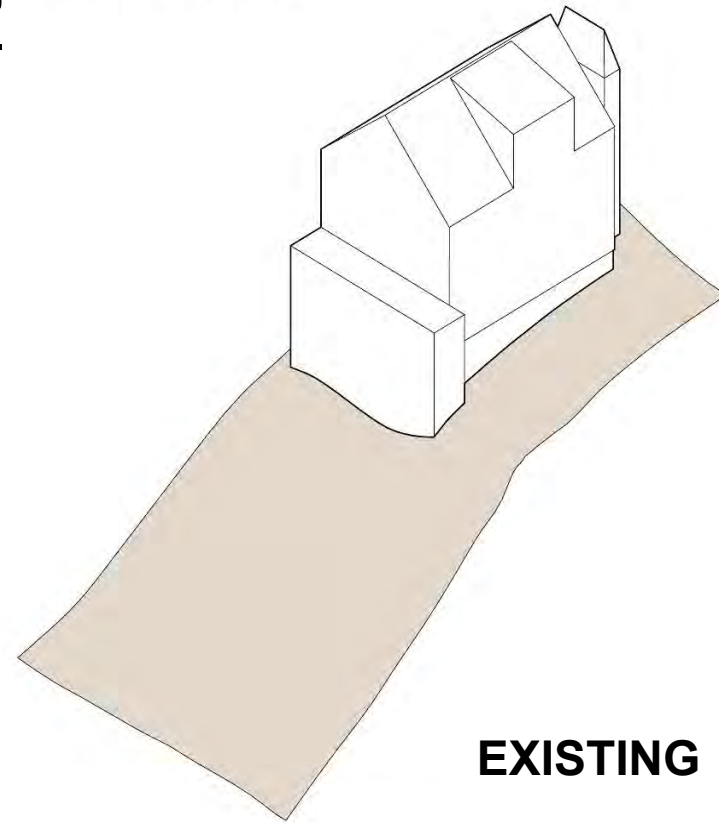
Commission Review

2. Major alterations or additions shall not destroy the overall shape of a building as well as the various aspects of its site and environment that form the spatial relationships that characterize a property.

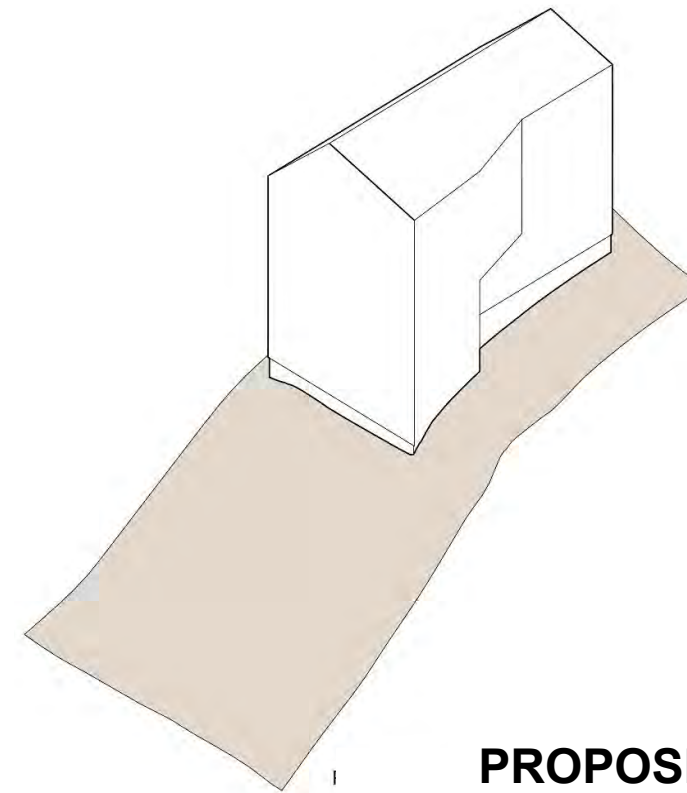
3. Major alterations or additions should seek to preserve or enhance a building's materials, craftsmanship, and decorative details and features.

shall not destroy:

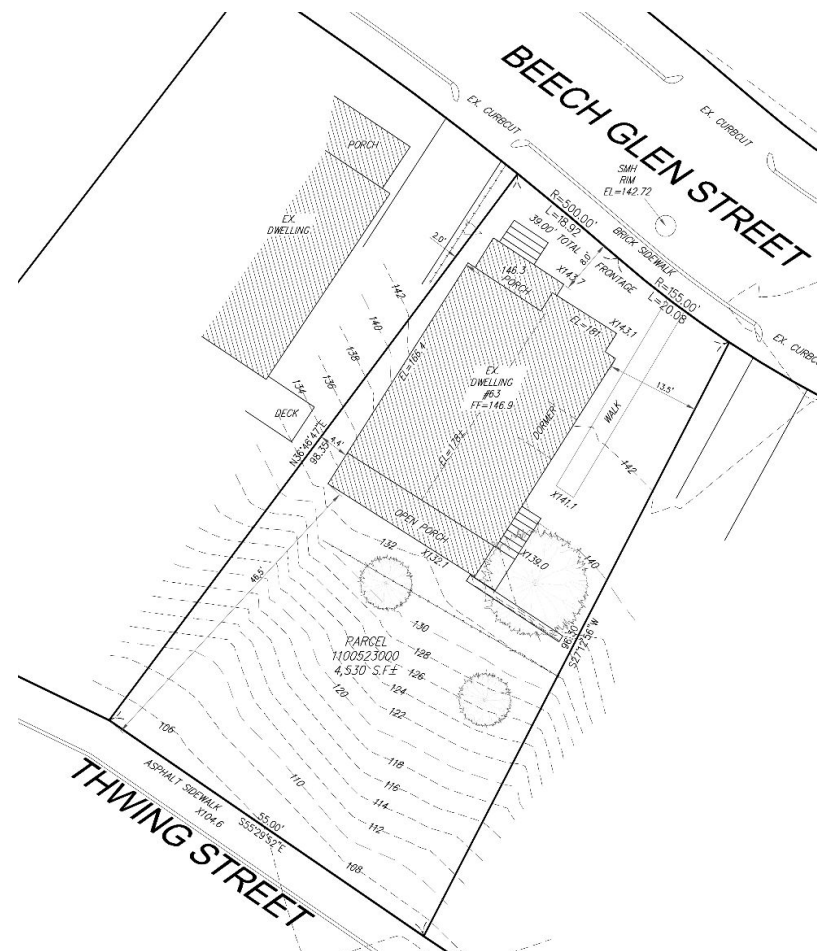
“ the various aspects of its site and environment that form the spatial relationships that characterize a property’



“open space side”

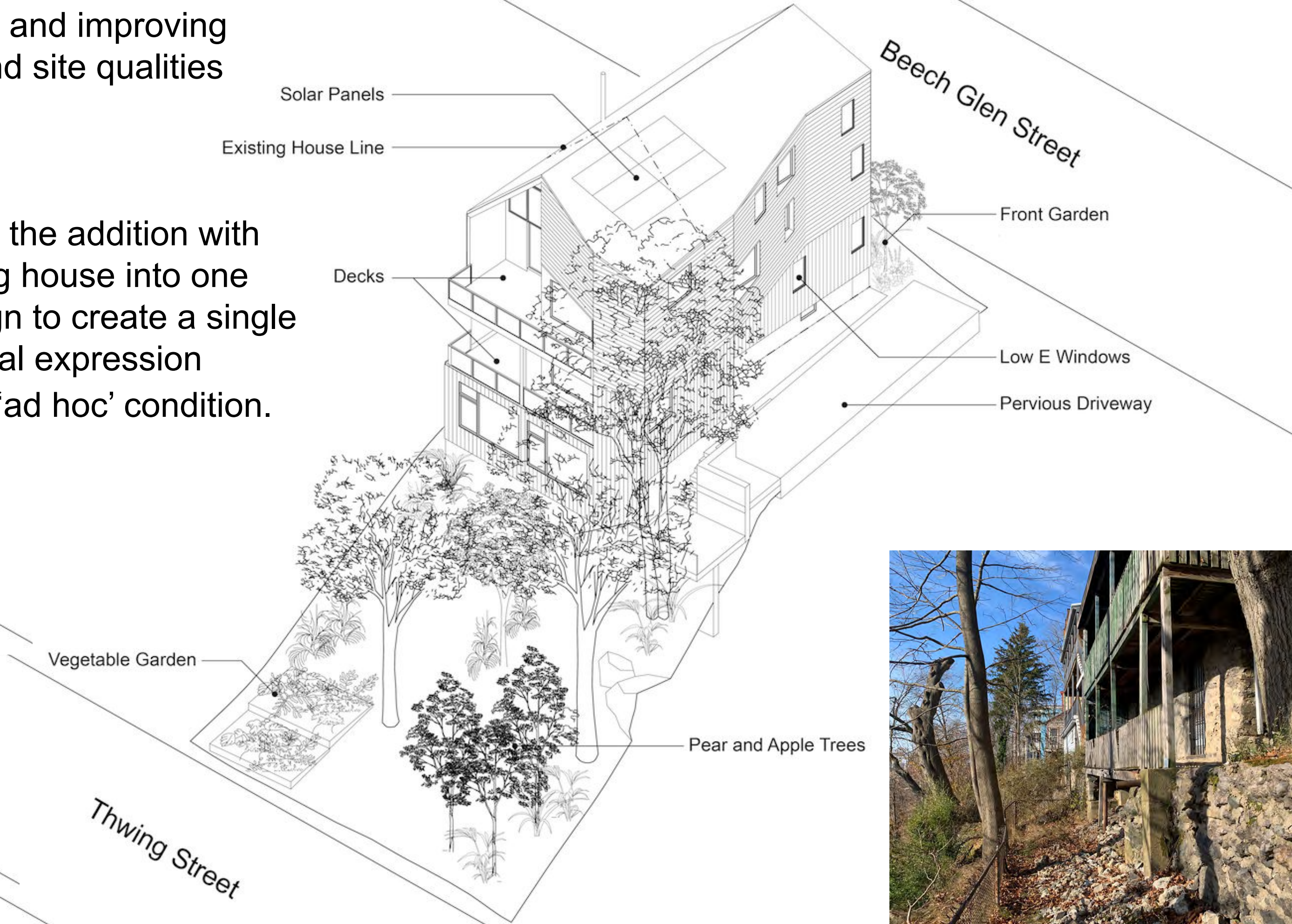


“urban side”

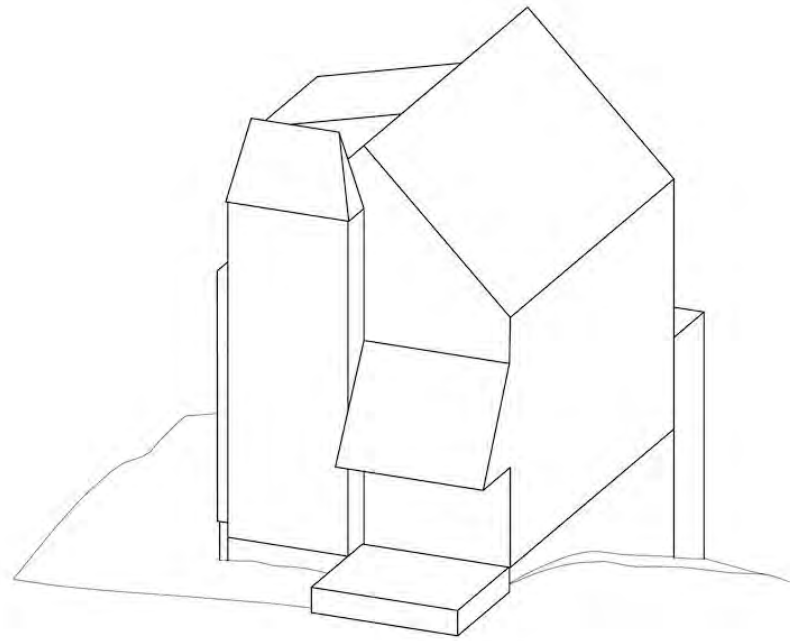


Enhancing and improving building and site qualities

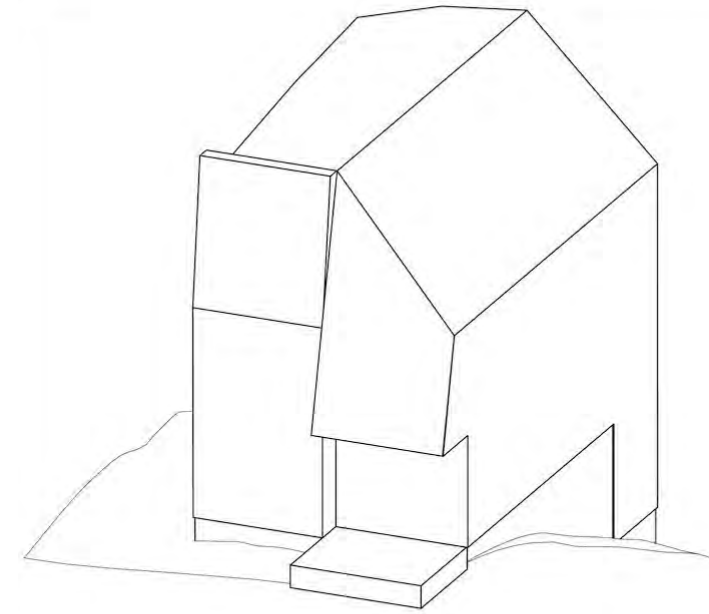
Integrating the addition with the existing house into one clear design to create a single architectural expression to void an 'ad hoc' condition.



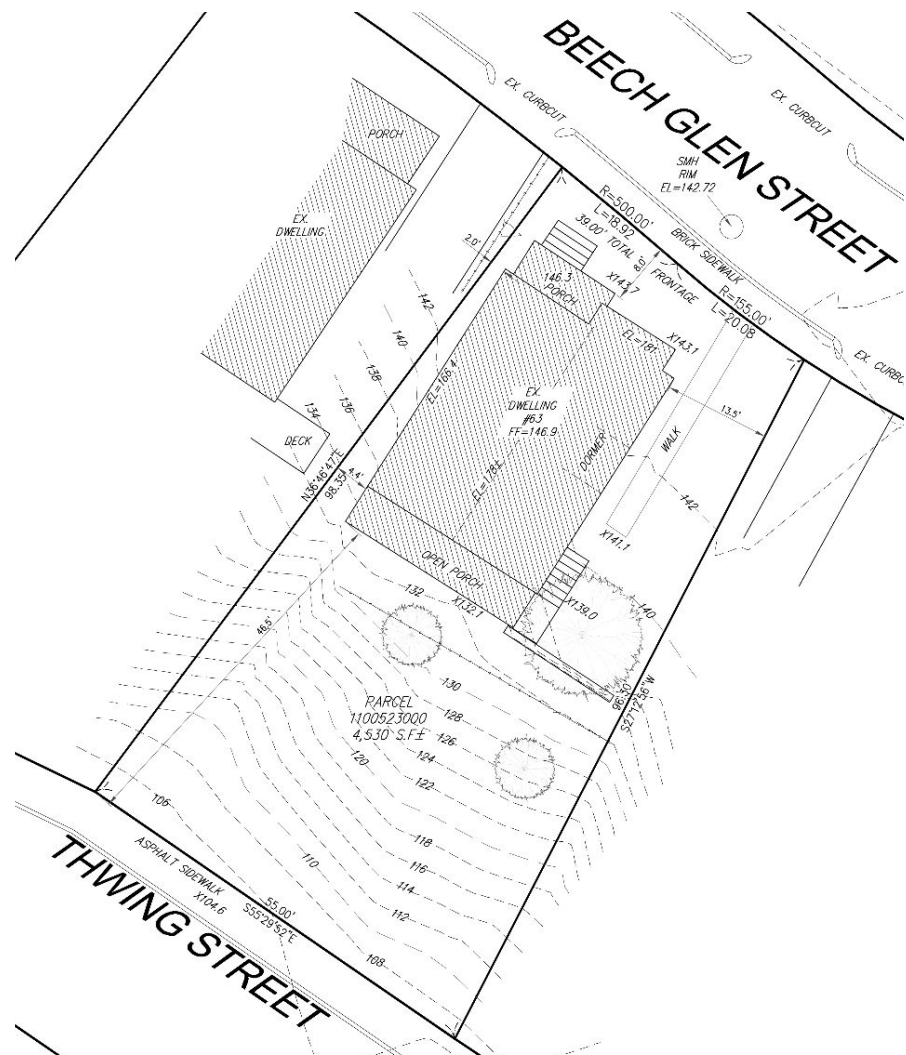
shall not destroy:
“ the overall shape of a building.”



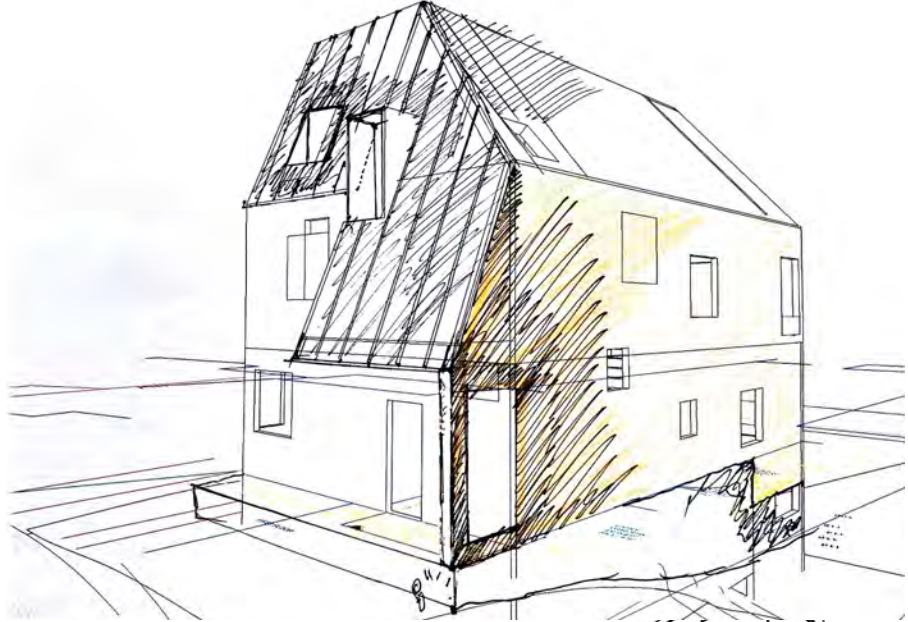
EXISTING

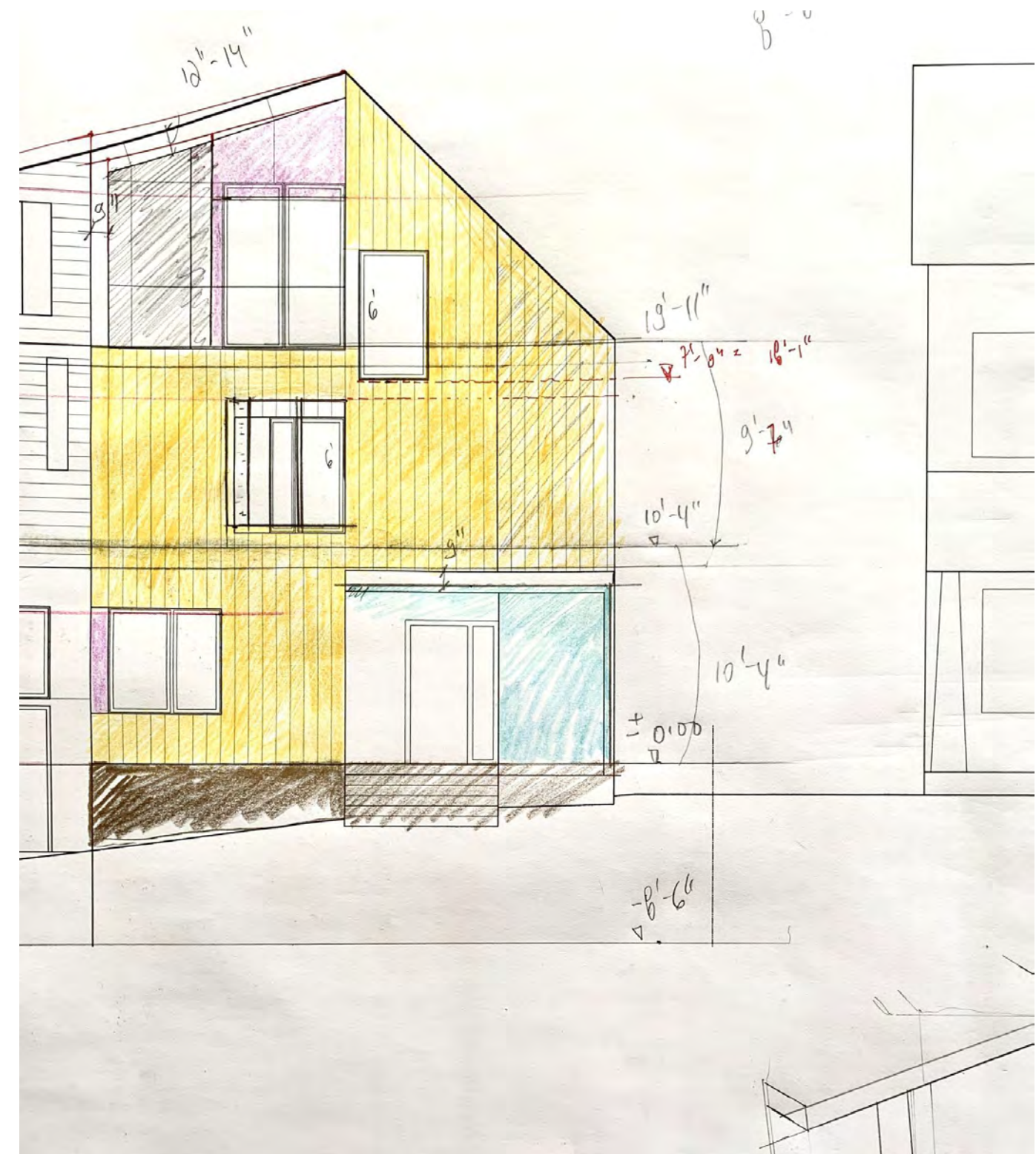


PROPOSED



Design studies



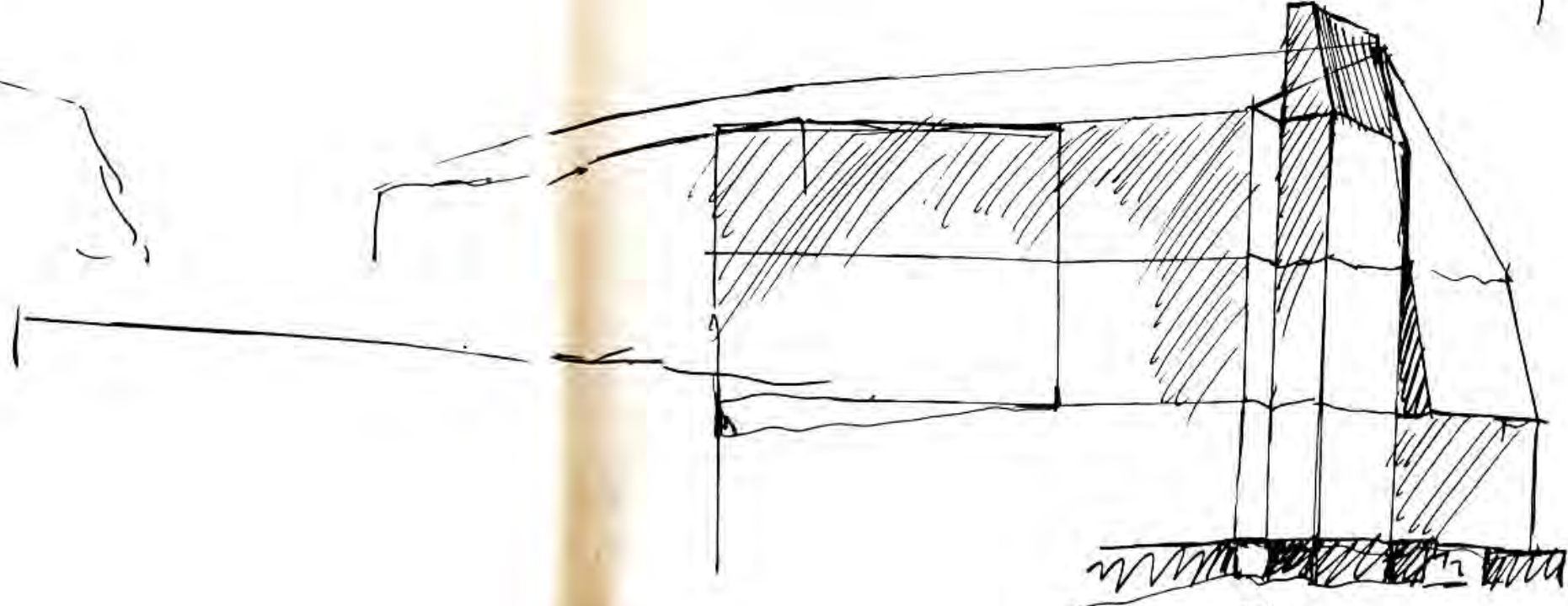




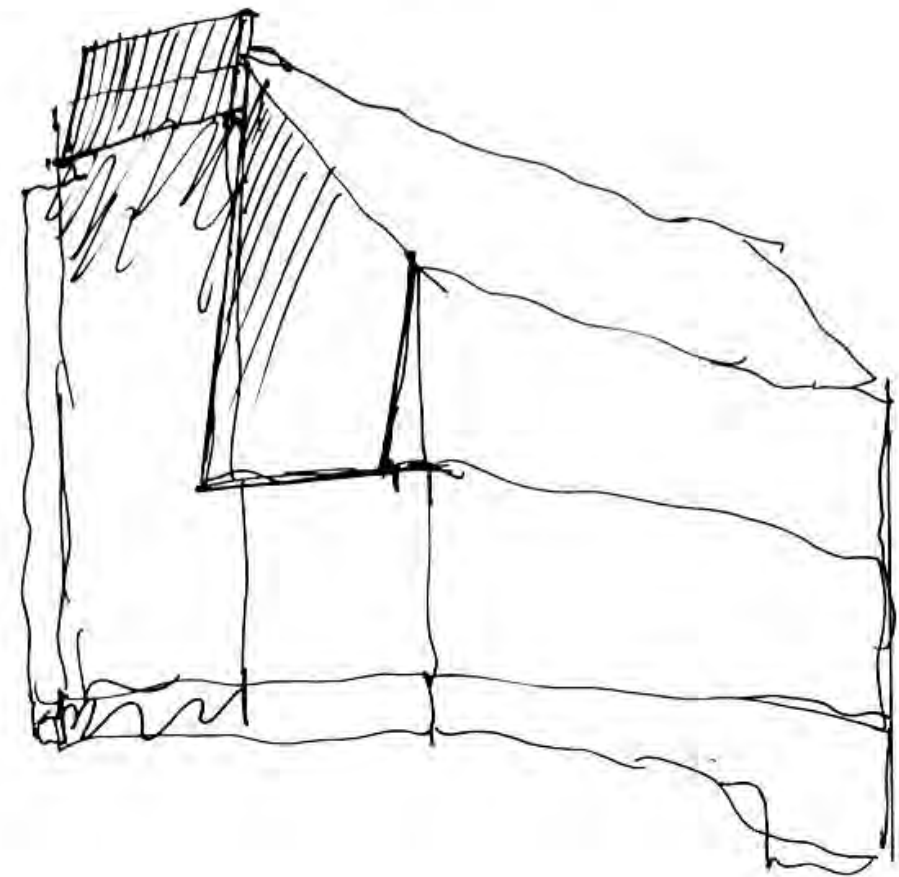
~~A2~~
A2



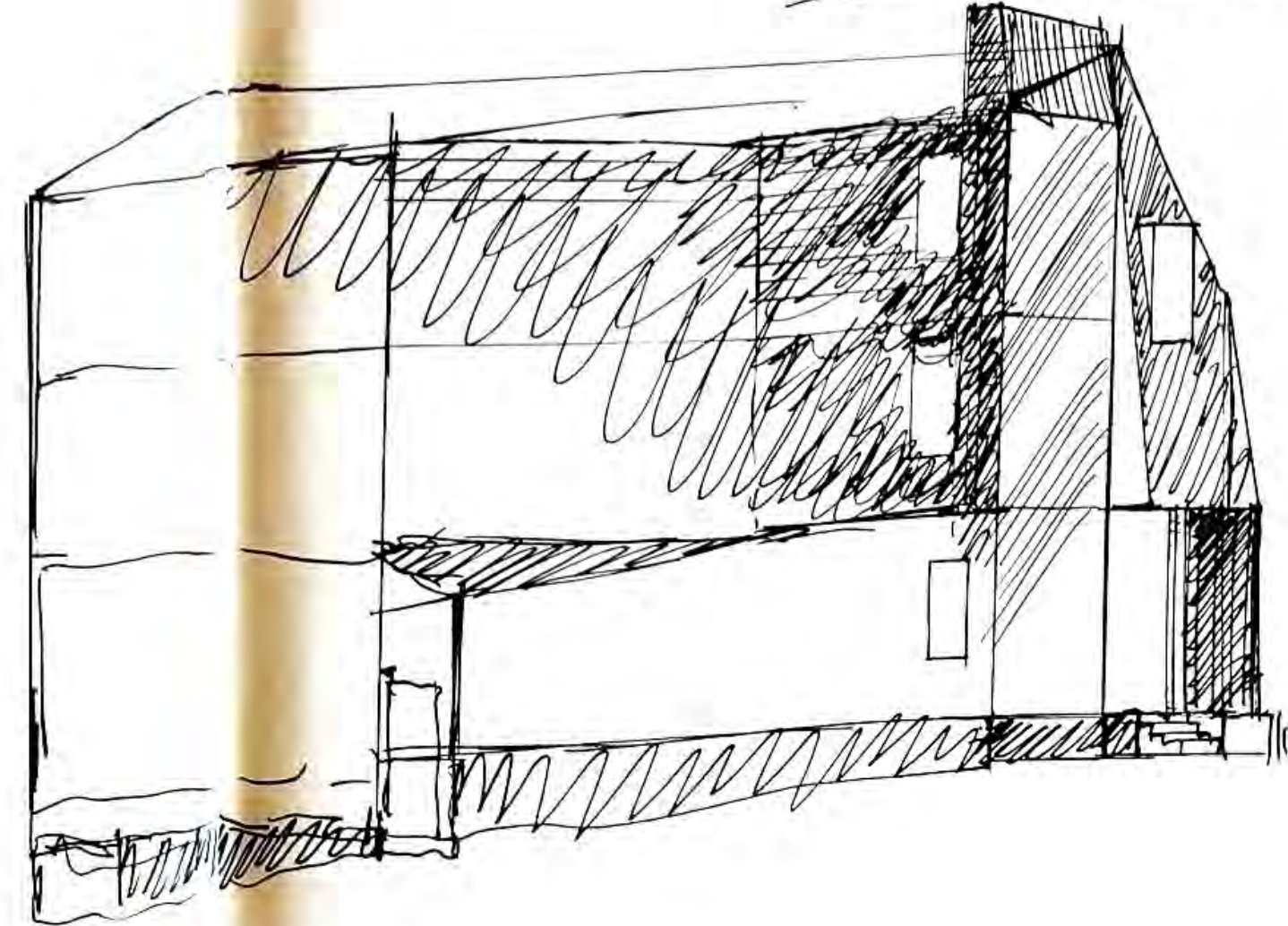
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A

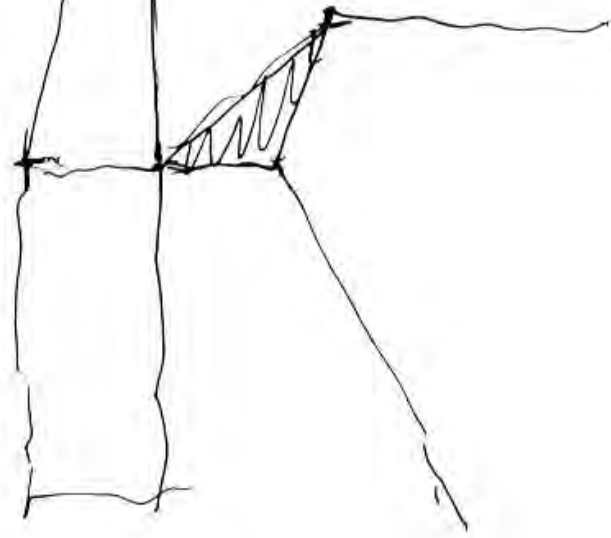
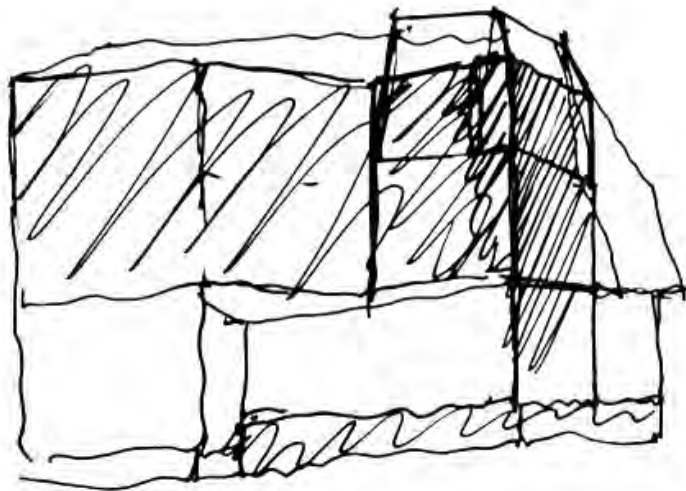
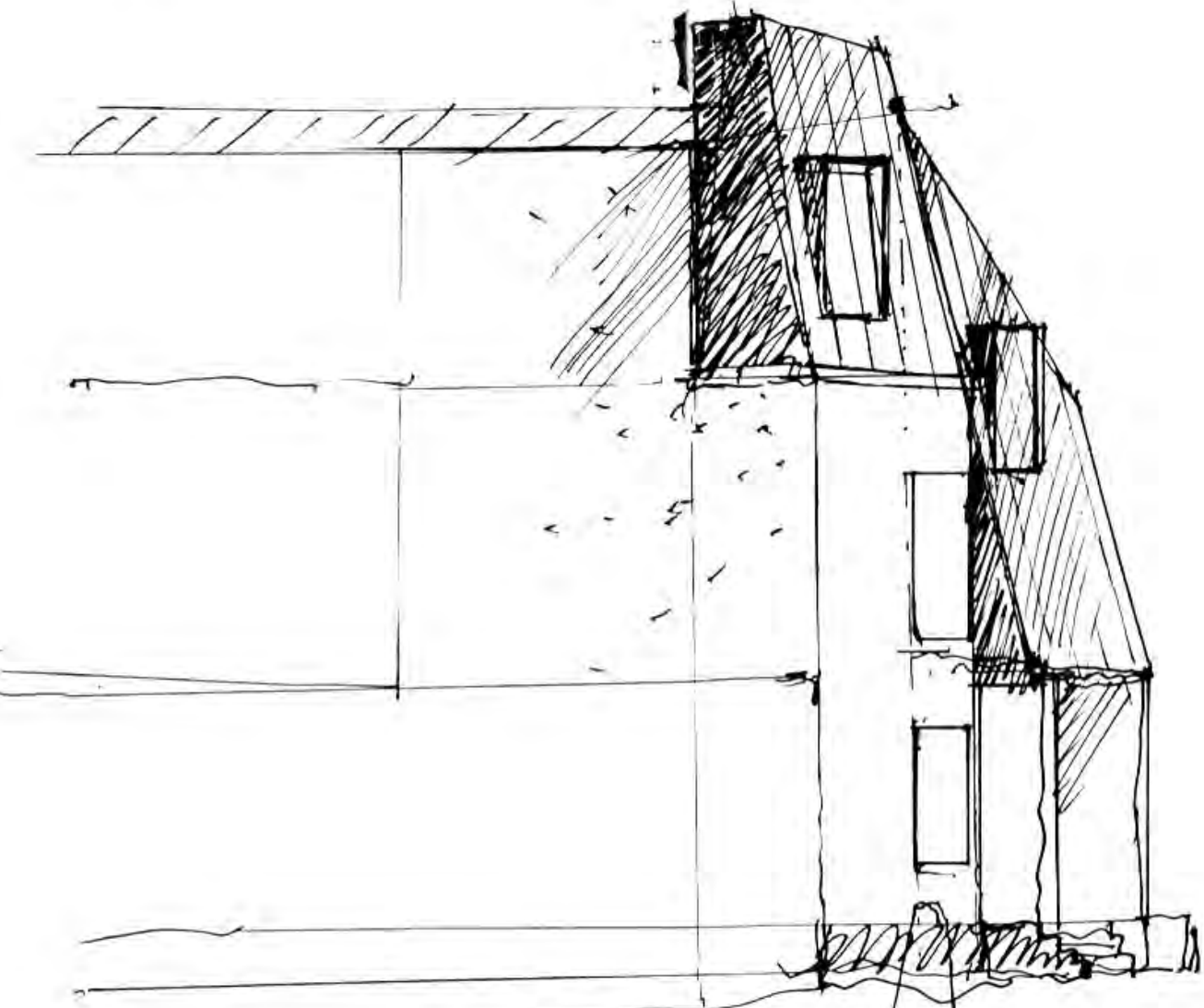


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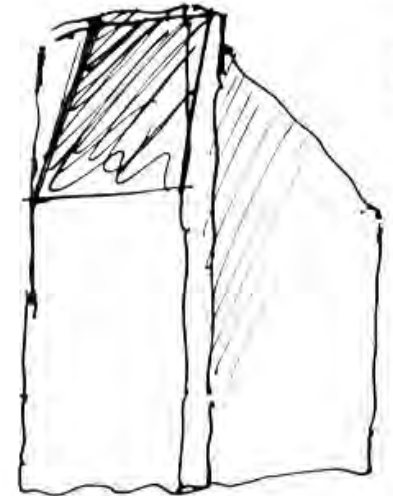
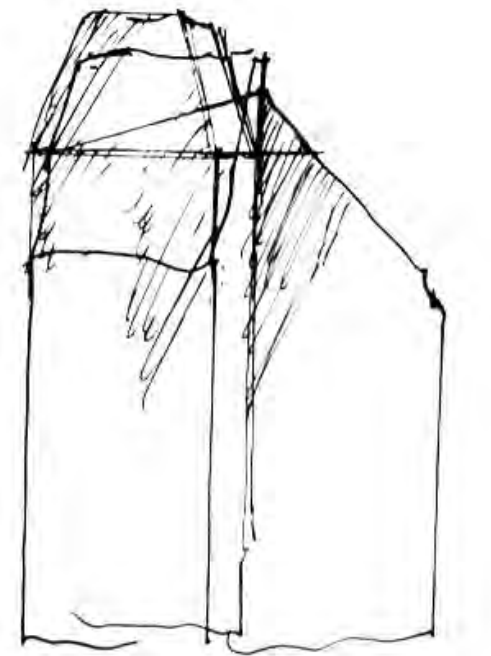
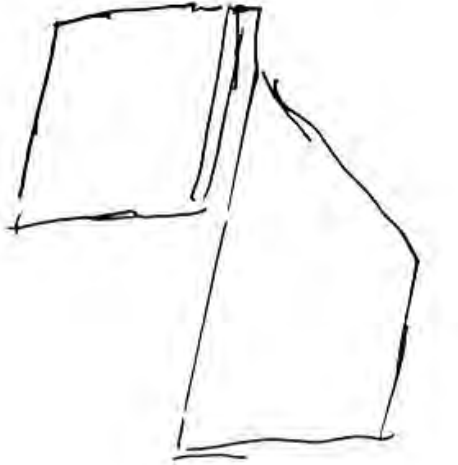
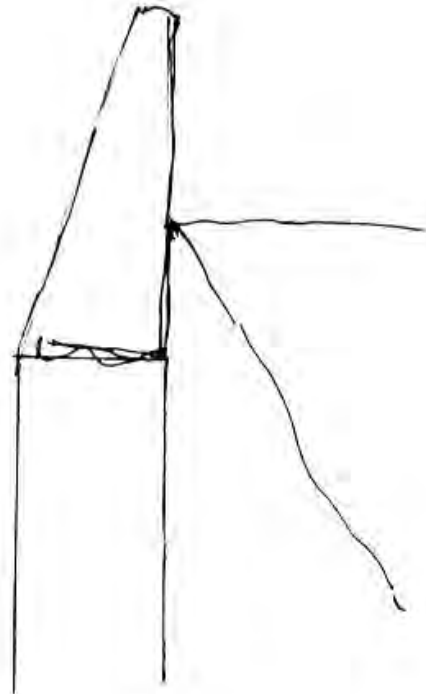
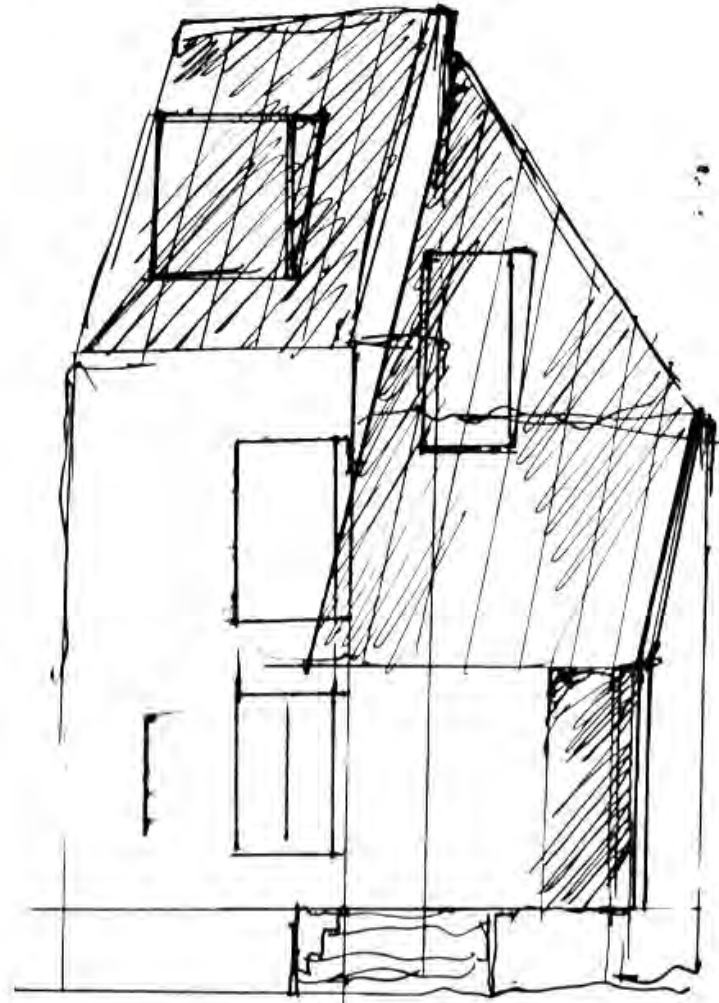


17.1.2011

B1



B

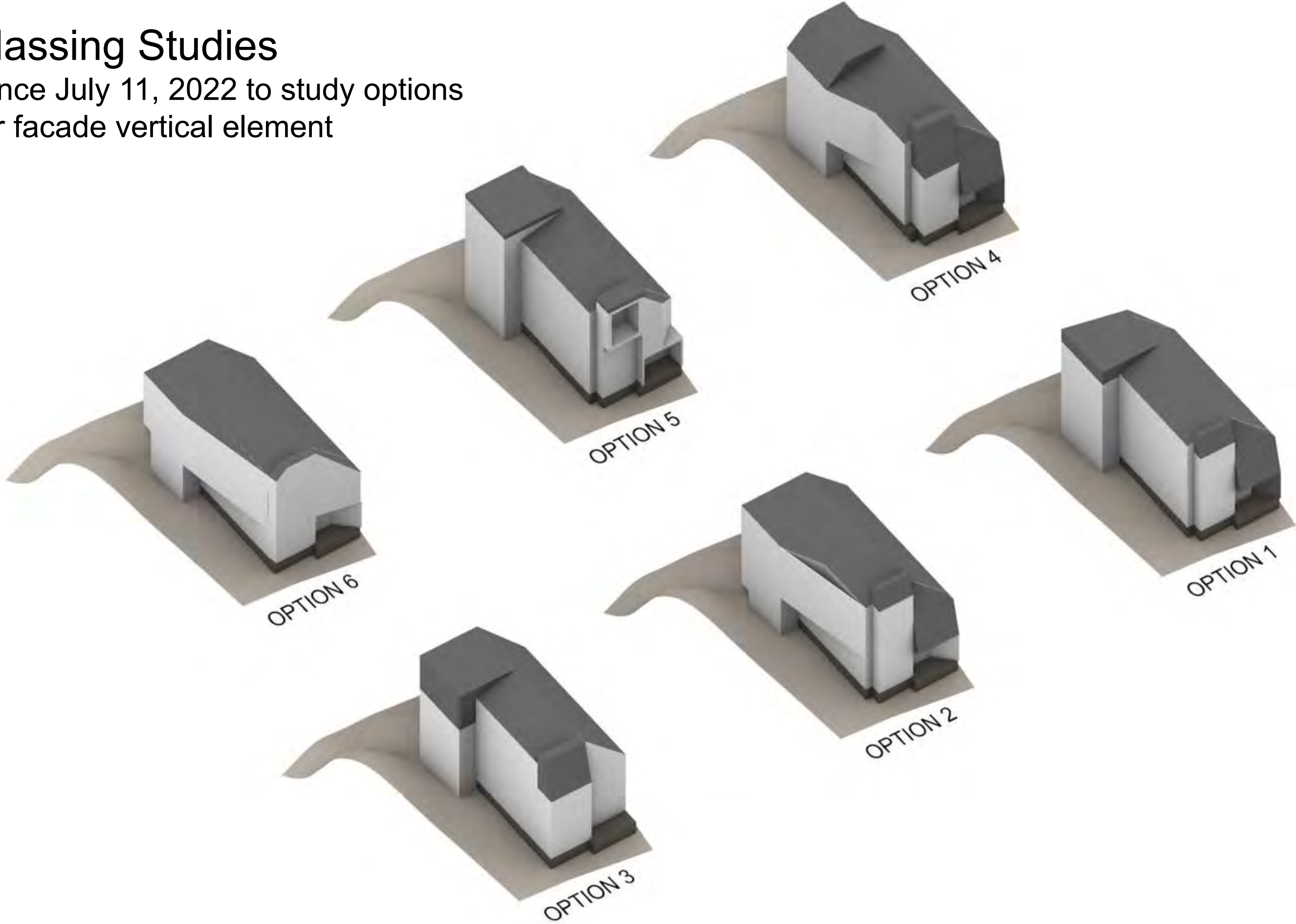


B + C

19-7-22

Massing Studies

Since July 11, 2022 to study options for facade vertical element



Selected option

Following July 26 advisory review.,



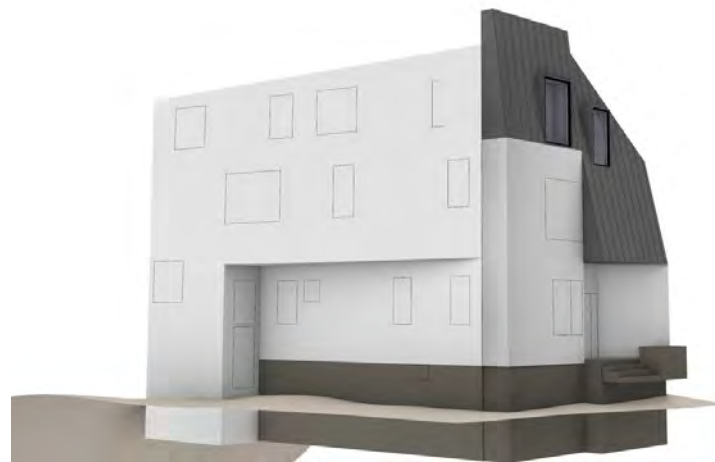
Option A



Option B



Option C



Proposed Front Elevation



65 Beech Glen St



63 Beech Glen St



61 Beech Glen St

Proposed - East Elevation





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Proposed Back Elevation



65 Beech Glen St

63 Beech Glen St

61 Beech Glen St

Thwing Street

Proposed - West Elevation



Site Plan



- Maintaining the existing volume towards Beech Glen Street.
- Proposed addition and design responds geometrically to both 61 Beech Glen and 65 Beech Glen
- minimizing the added footprint of the house to preserve maximum open green space towards Thwing street
- Creating an energy efficient two family urban home

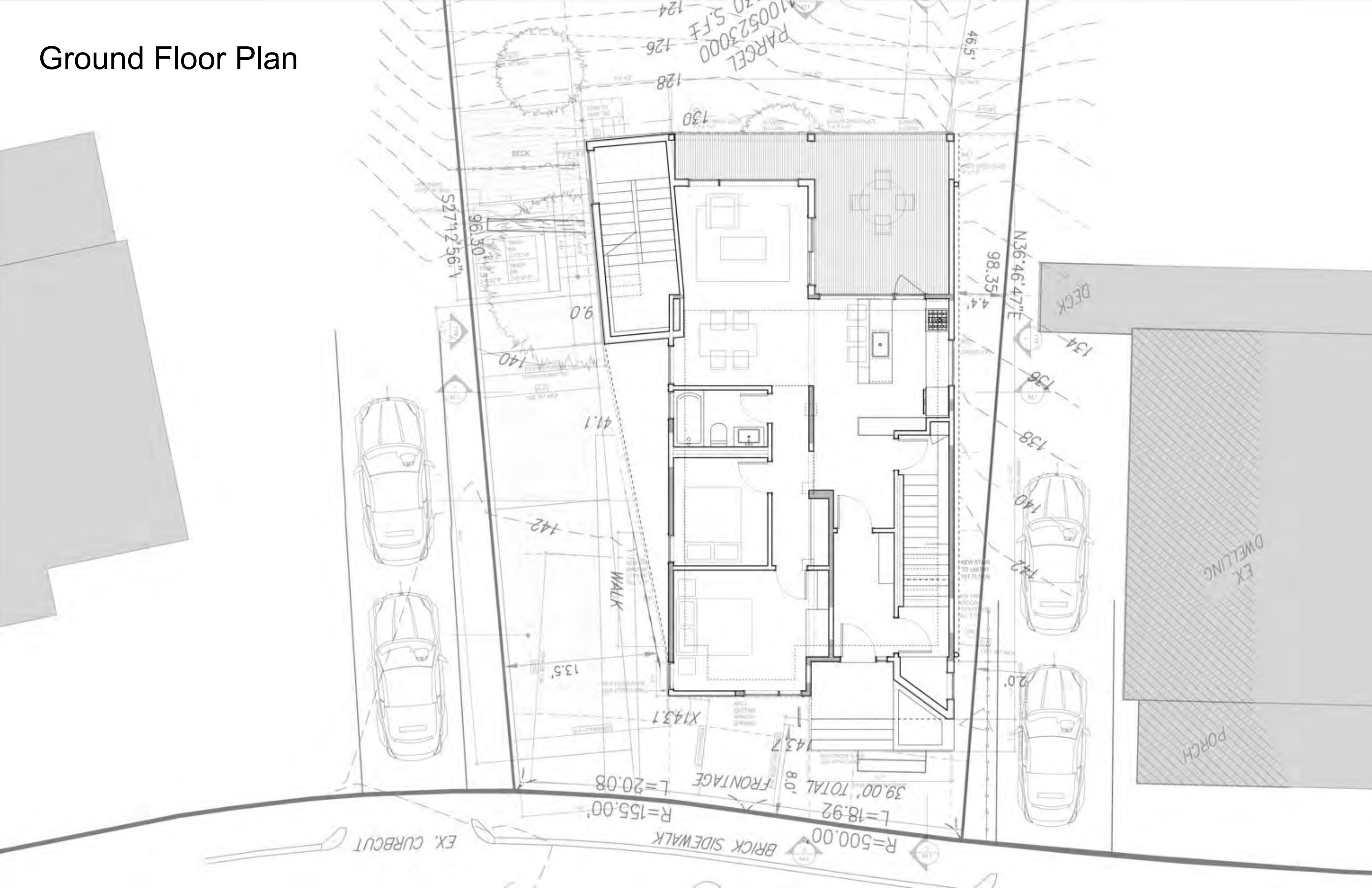


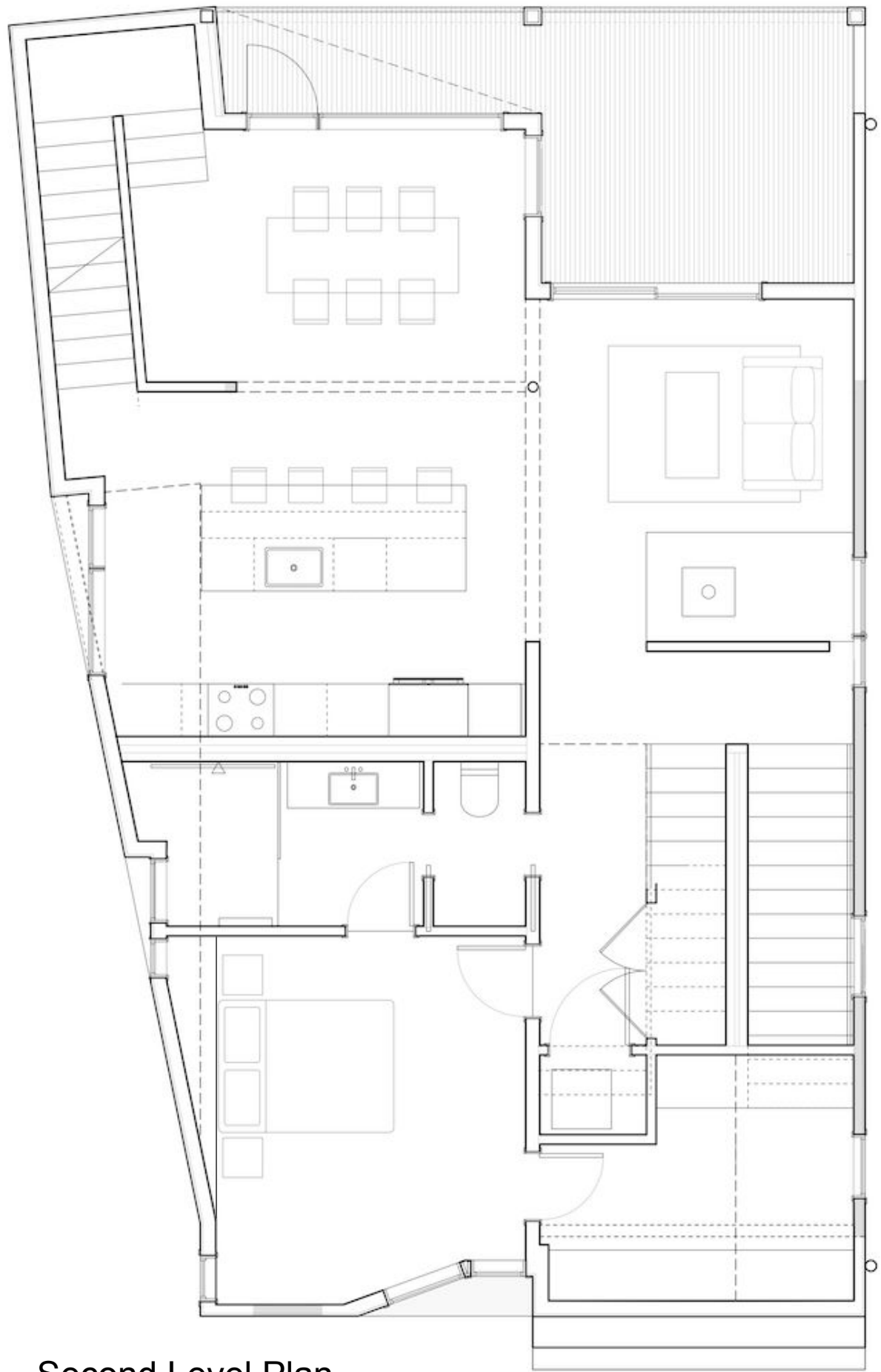
driveways on side yards, Beech Glen street



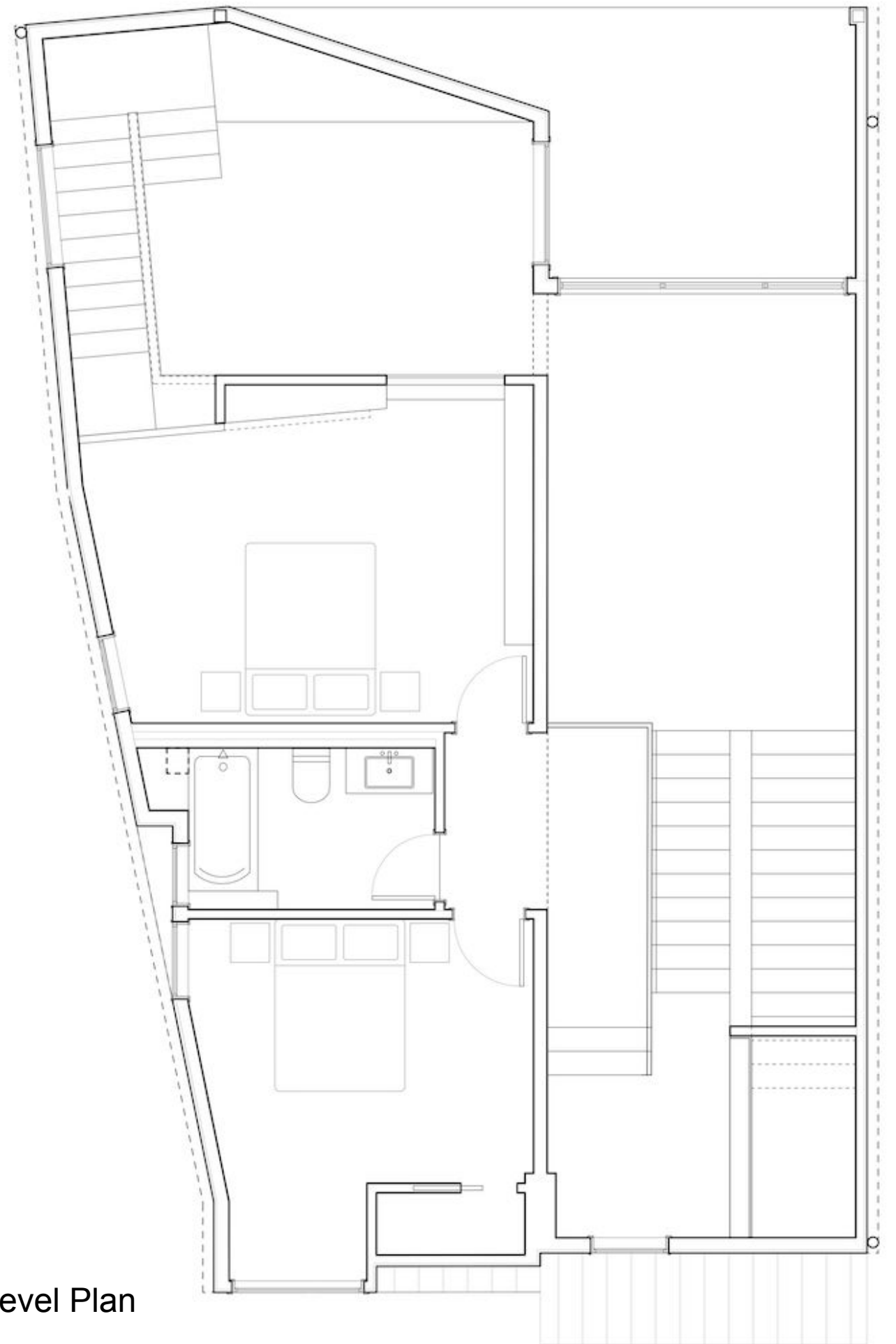
driveways on side yards, Thwing street

Ground Floor Plan





Second Level Plan



Attic Level Plan



Preservation of overall building shape:

- maintaining facade location and orientation to street
- maintaining the vertical element on left side of facade
- maintaining the emphasis on central axis and asymmetry of facade
- mansard-like roof
- preserving existing roof slopes
- maintaining location and size of porch
- maintaining side hall entry building typology



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Added benefits and contributions

- renovated and beautified house
- Improvement of overall site conditions and appearance
- creation of additional home
- new front garden to street
- upgrade to a sustainable home
- contemporary and traditional, modest expression
- landscaping of open space along Thwing street

Thank You