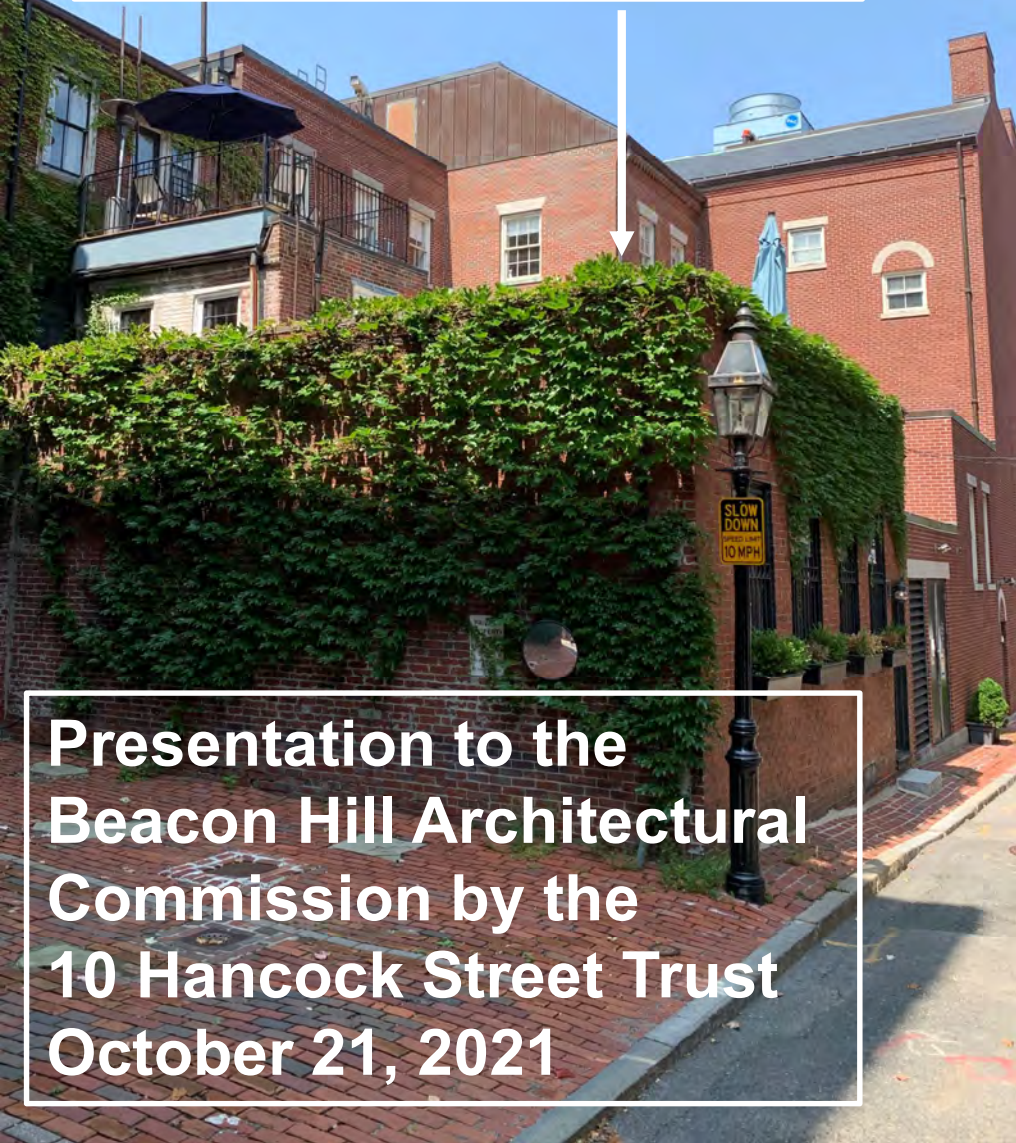


Existing condition:
roof deck above
carriage house at 10
Ridgeway Lane



Presentation to the
Beacon Hill Architectural
Commission by the
10 Hancock Street Trust
October 21, 2021

Existing condition:
Opaque brick 20"-
30" high parapet
wall surrounds
sloping roof
deck

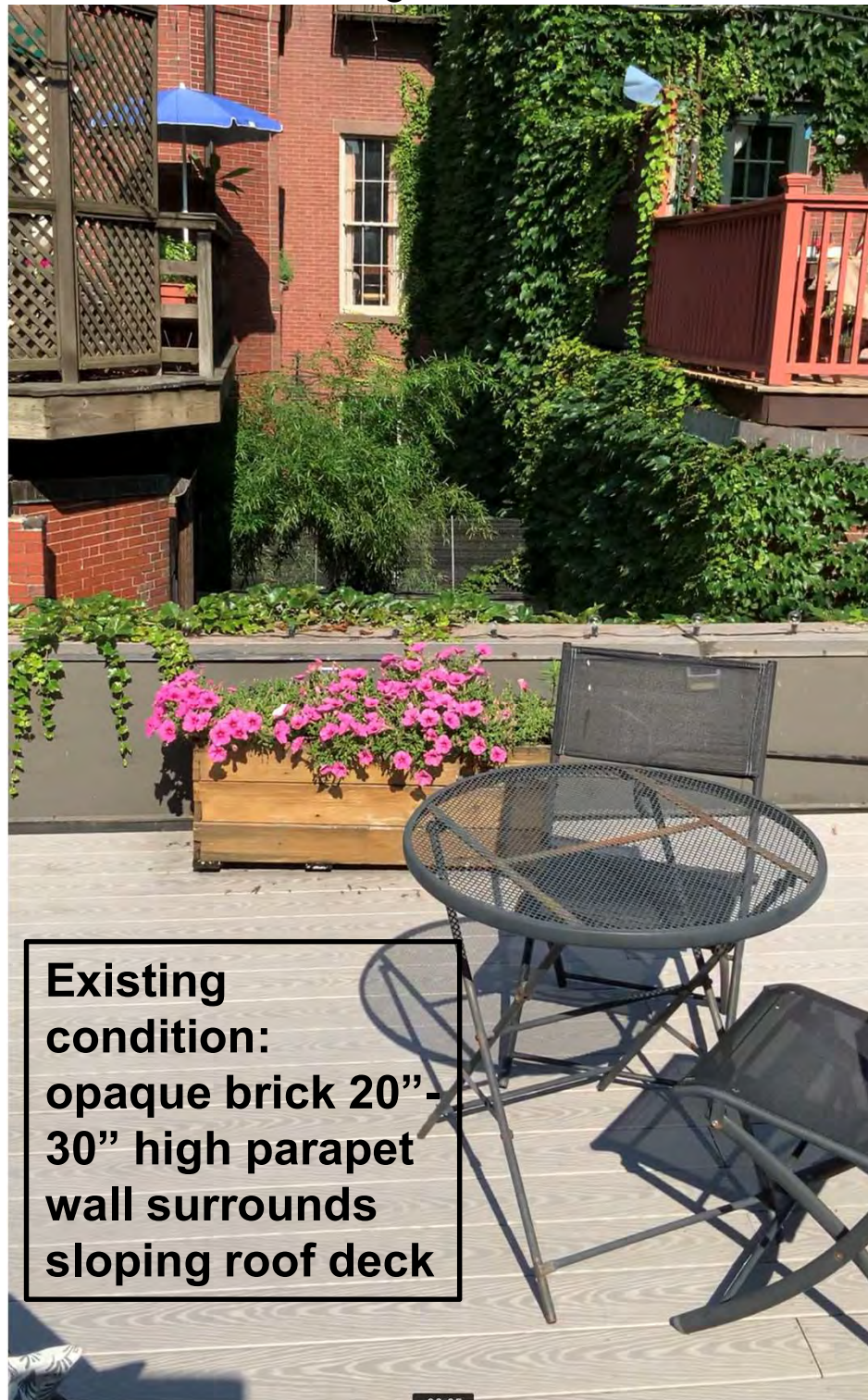


Carriage House at
10 Ridgeway Lane

Suffolk
University

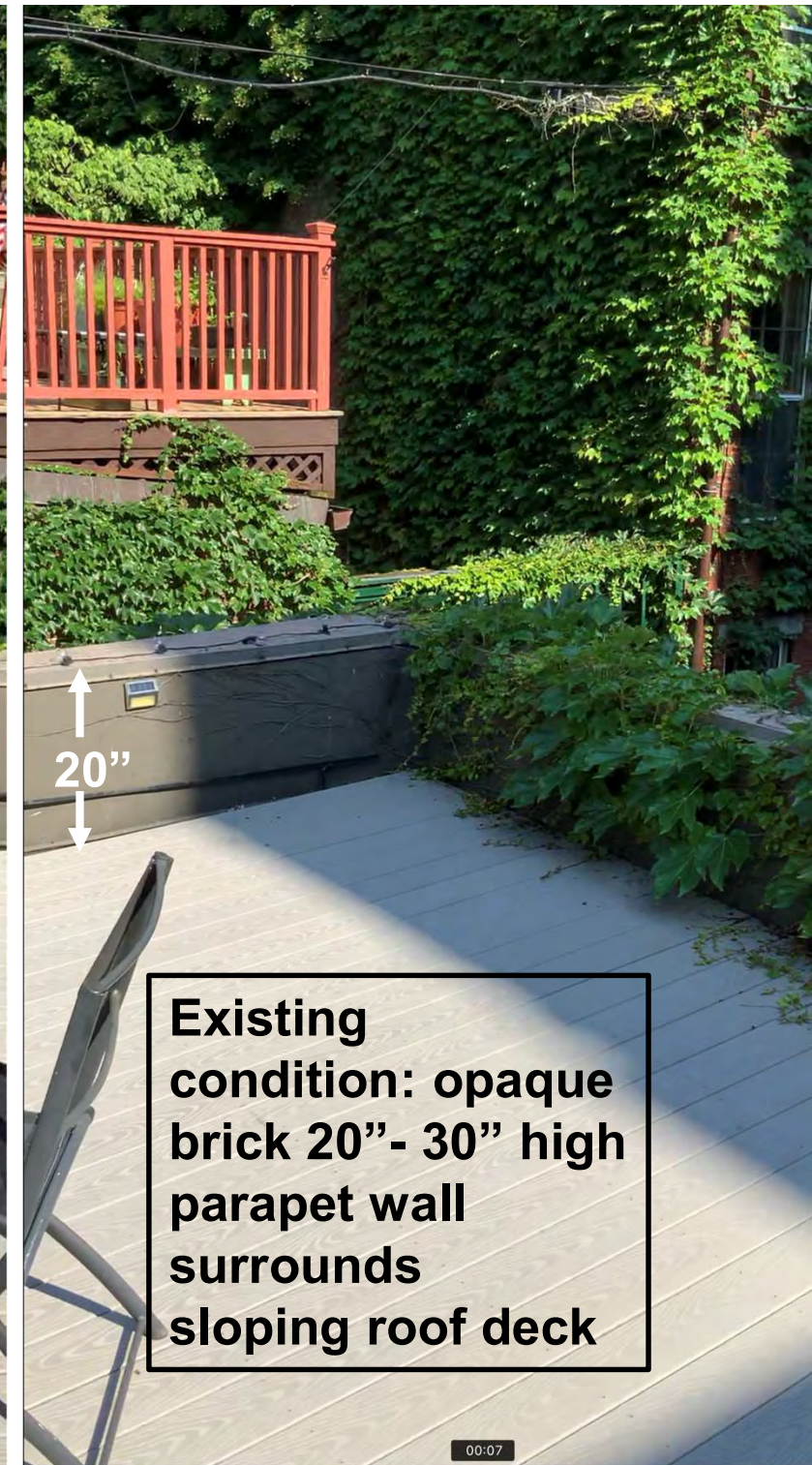


October 21, 2021 Presentation



**Existing
condition:
opaque brick 20"-
30" high parapet
wall surrounds
sloping roof deck**

10 Hancock Street Trust



**Existing
condition: opaque
brick 20"- 30" high
parapet wall
surrounds
sloping roof deck**

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Roof deck has existed since well before 1977: Easement for Roof Deck Recorded with Suffolk County Registry of Deeds on October 28, 1977

EASEMENT

WHEREAS, John A. Humbert and Stephen C. Barnes, Trustees of 11 Revere Street Realty Trust, under declaration of trust recorded with Suffolk County Registry of Deeds, Land Court Section, as Document No. 330242 are the owners of the property at 10 Hancock Street, Boston, Suffolk County, Massachusetts and have this date, by recording of a Master Deed, pursuant to Massachusetts General Laws, Chapter 183A, submitted said property at 10 Hancock Street, Boston to the provisions of said Chapter 183A and accordingly have established a condominium, said Master Deed having been recorded simultaneously herewith; and

WHEREAS, John A. Humbert and Stephen C. Barnes, as Trustees of 11 Revere Street Realty Trust have this date sold Unit No. 1B in said condominium as described in the Master Deed and plans recorded therewith to H. Robert Magee, a Unit Deed of which is recorded simultaneously herewith; and

WHEREAS, John A. Humbert and Stephen C. Barnes, as Trustees of 11 Revere Street Realty Trust are the owners of all of the units in said condominium, prior to the conveyance this date to H. Robert Magee; and

WHEREAS, said John A. Humbert and Stephen C. Barnes, are Trustees of the 10 Hancock Street Trust formed pursuant to the Master Deed above-described and recorded simultaneously herewith; and

9000 482

-2-

WHEREAS, said John A. Humbert and Stephen C. Barnes wish to convey an easement and exclusive right to the use of a portion of the common areas and facilities in said condominium to H. Robert Magee to run with the Title to Unit 1B;

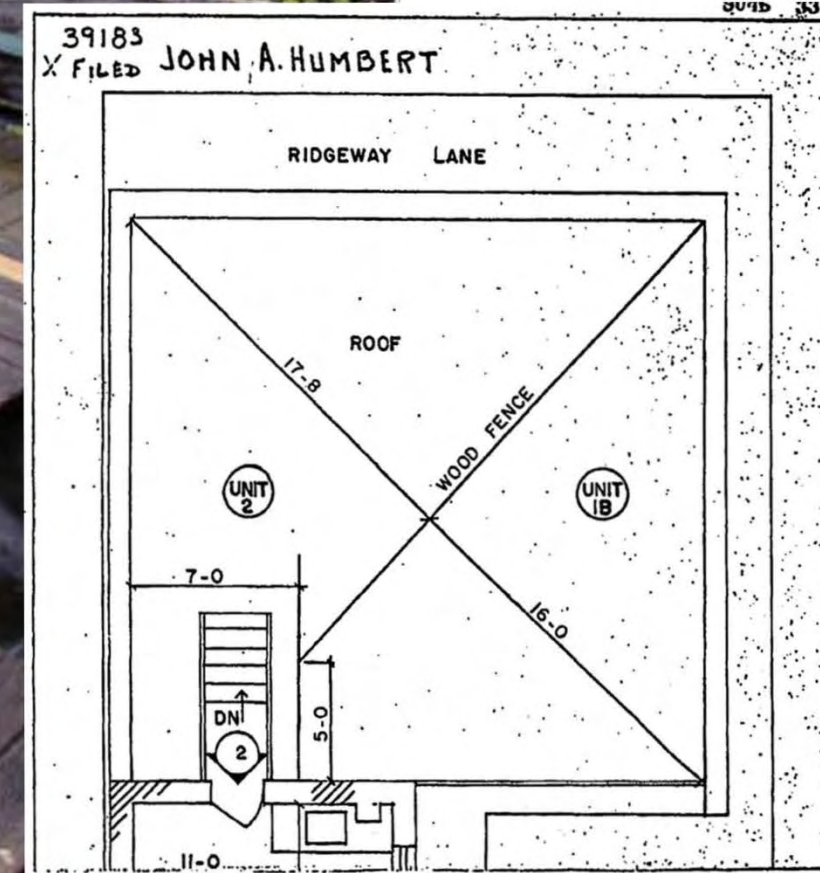
NOW, THEREFORE, in consideration of One Dollar (\$1.00) each to the other paid, the parties hereby agree as follows:

John A. Humbert and Stephen C. Barnes, as the sole Trustees of the 10 Hancock Street Trust, a declaration of trust for which is recorded simultaneously herewith, pursuant to the provisions of a Master Deed recorded simultaneously herewith, pursuant to the provisions of Massachusetts General Laws, Chapter 183A, hereby GRANT UNTO H. Robert Magee of 10 Ridgeway Lane, Boston, Suffolk County, Massachusetts an easement and the exclusive right to the use of that portion of the roof deck above Unit No. 1B as shown on a plan recorded with said Master Deed simultaneously herewith dated July, 1977 by R. Wendell Phillips & Associates, Inc. said easement is intended to run with the record title holder of Unit No. 1B for the exclusive right to use in connection with the residential use of Unit No. 1B.

EXECUTED as a sealed instrument on this 28th day of October, 1977.

John A. Humbert
JOHN A. HUMBERT, Trustee as aforesaid but not individually nor on behalf of the beneficiaries individually
H. Robert Magee
H. ROBERT MAGEE
Stephen C. Barnes
STEPHEN C. BARNES, Trustee as aforesaid but not individually nor on behalf of the beneficiaries individually

**Easement for
Roof Deck
Recorded with
Suffolk County
Registry of
Deeds on
October 28,
1977**

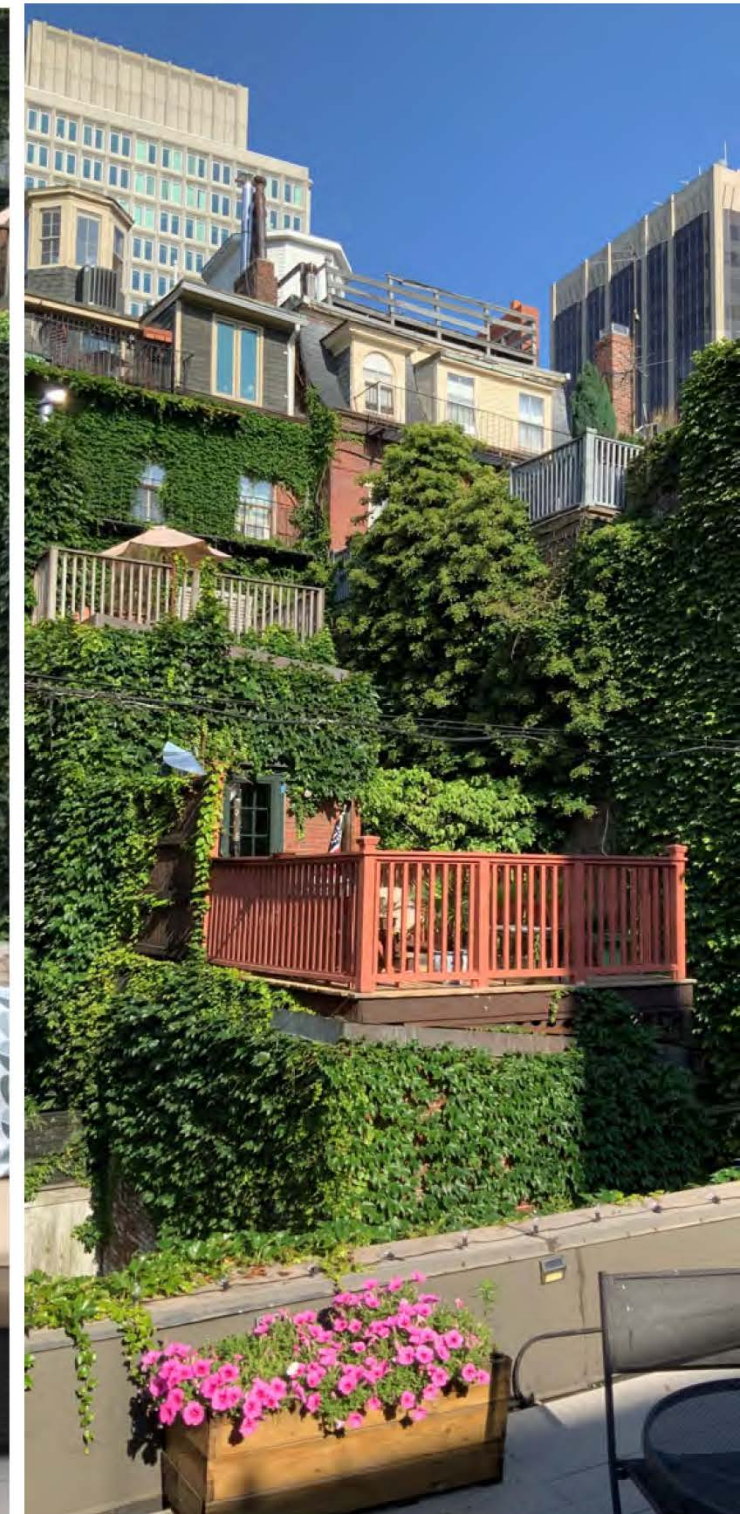




October 21, 2021 Presentation



10 Hancock Street Trust



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Recently renovated
roof deck at 9
Ridgeway Lane





CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

November 25, 2016

BEACON HILL ARCHITECTURAL COMMISSION

Lori and Ayaz Mahmud
10 Hancock Street
Boston, MA 02114

APPROVAL WITH PROVISOS

NOTICE OF DECISION
Application #: 17.531 BH
Property: 10 Hancock Street, Apt. 3

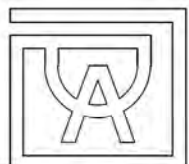
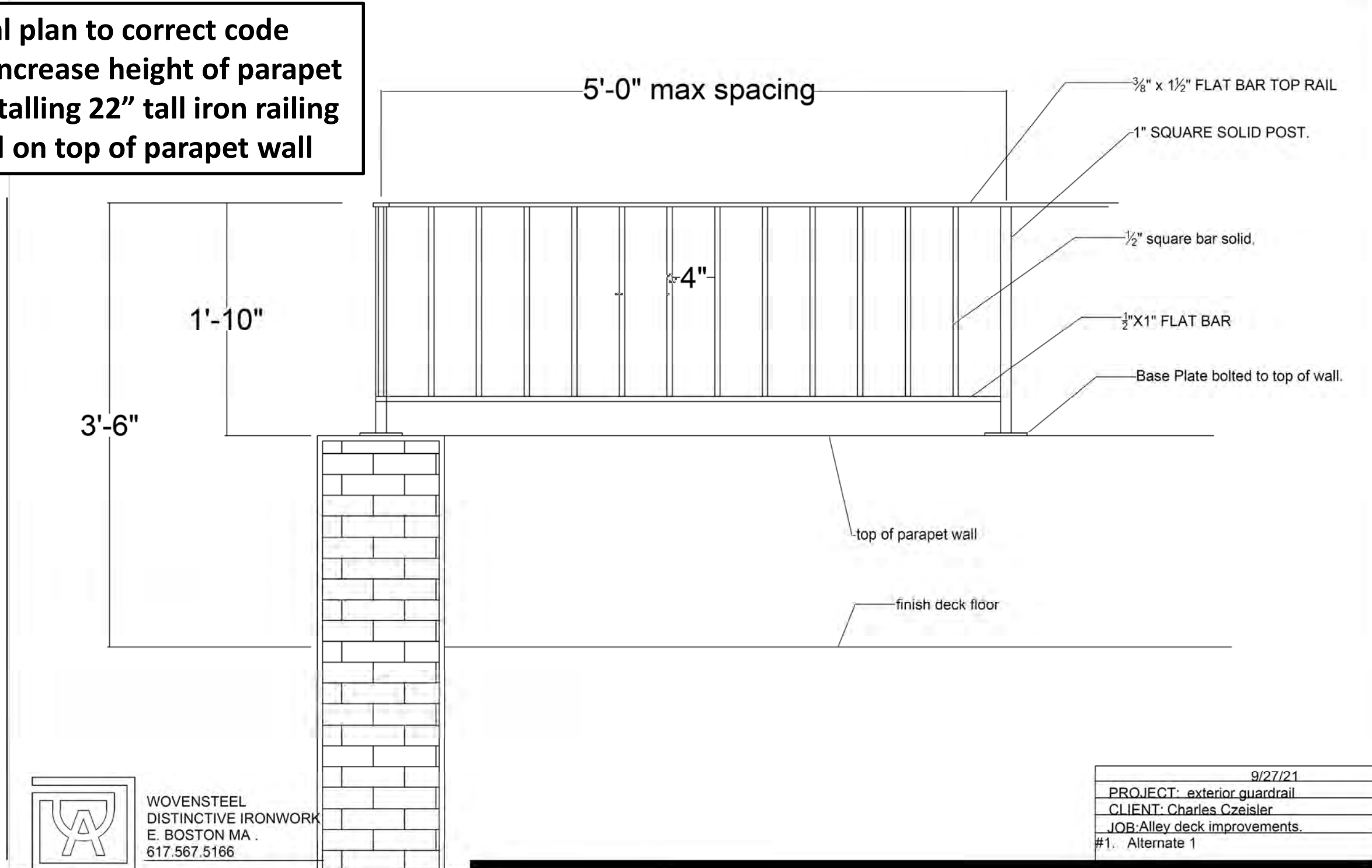
Dear Mr. and Mrs. Mahmud:

At the November 17, 2016 public hearing, the Beacon Hill Architectural Commission (BHAC) reviewed your application for a Certificate of Appropriateness to perform exterior work at 10 Hancock Street, a Greek Revival style rowhouse built in 1820, and later altered with Italianate details. The proposed scope of work included construct a roof deck and stairs on the roof of the two-story rear extension, as described and shown in the presentation existing condition photographs, rooftop mock-up photographs, and drawings labeled A1, A2, A3a, A3b, A4, A5, and A6, dated issued November 2, 2016, prepared by S. E. Ritch & Associates.

The Commission voted to approve your application as submitted with the following provisos remitted to staff:



Original plan to correct code violation: Increase height of parapet wall by installing 22" tall iron railing mounted on top of parapet wall

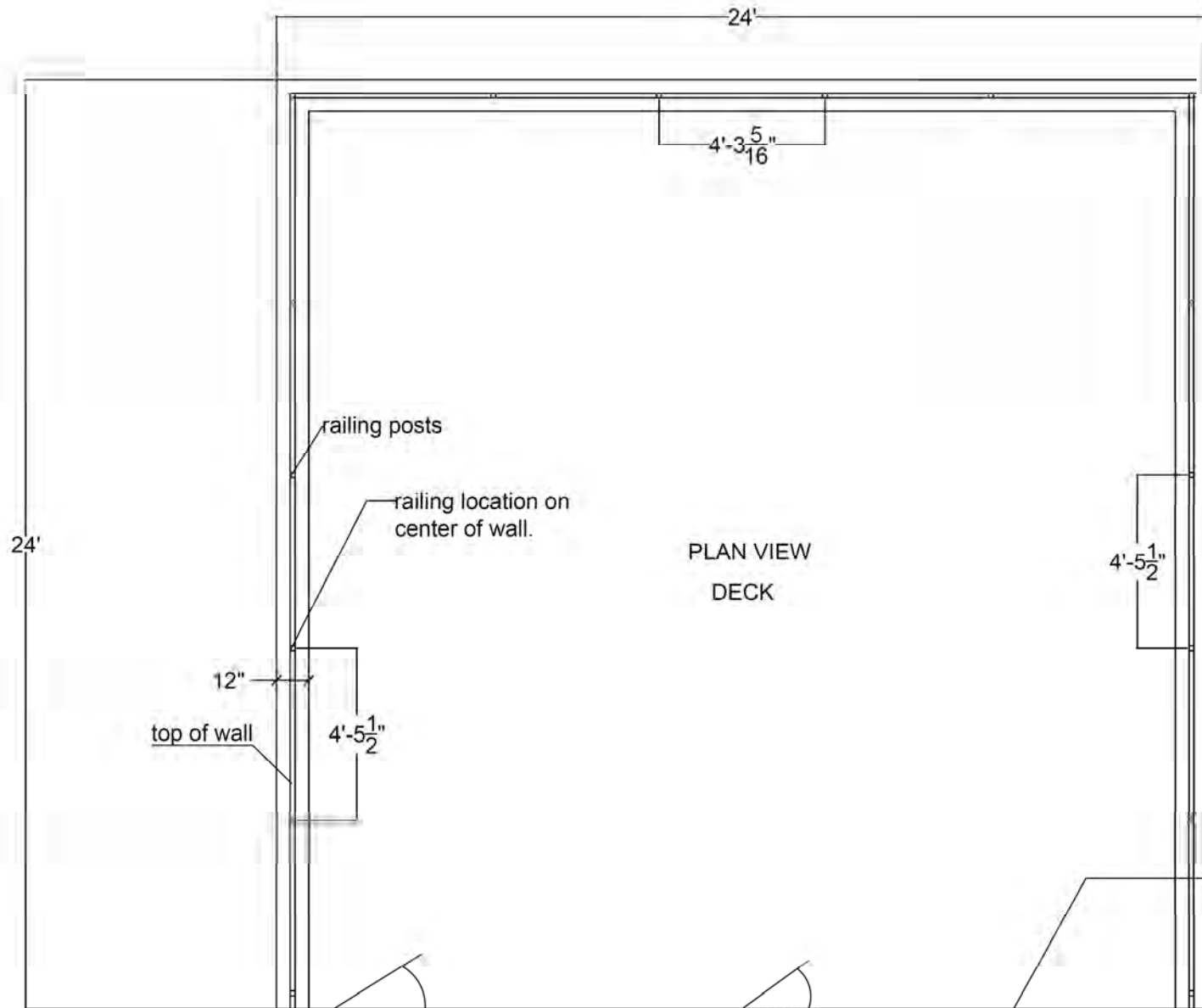


WOVENSTEEL
DISTINCTIVE IRONWORK
E. BOSTON MA .
617.567.5166

9/27/21
PROJECT: exterior guardrail
CLIENT: Charles Czeisler
JOB: Alley deck improvements.
#1. Alternate 1

Notes:

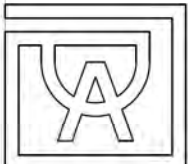
Original plan to correct code violation: Increase height of parapet wall by installing 22" tall iron railing mounted on top of parapet wall



PLAN VIEW
DECK

modify and connecting
existing fire escape rail
to new guardrail.

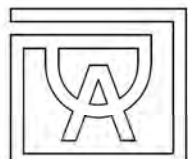
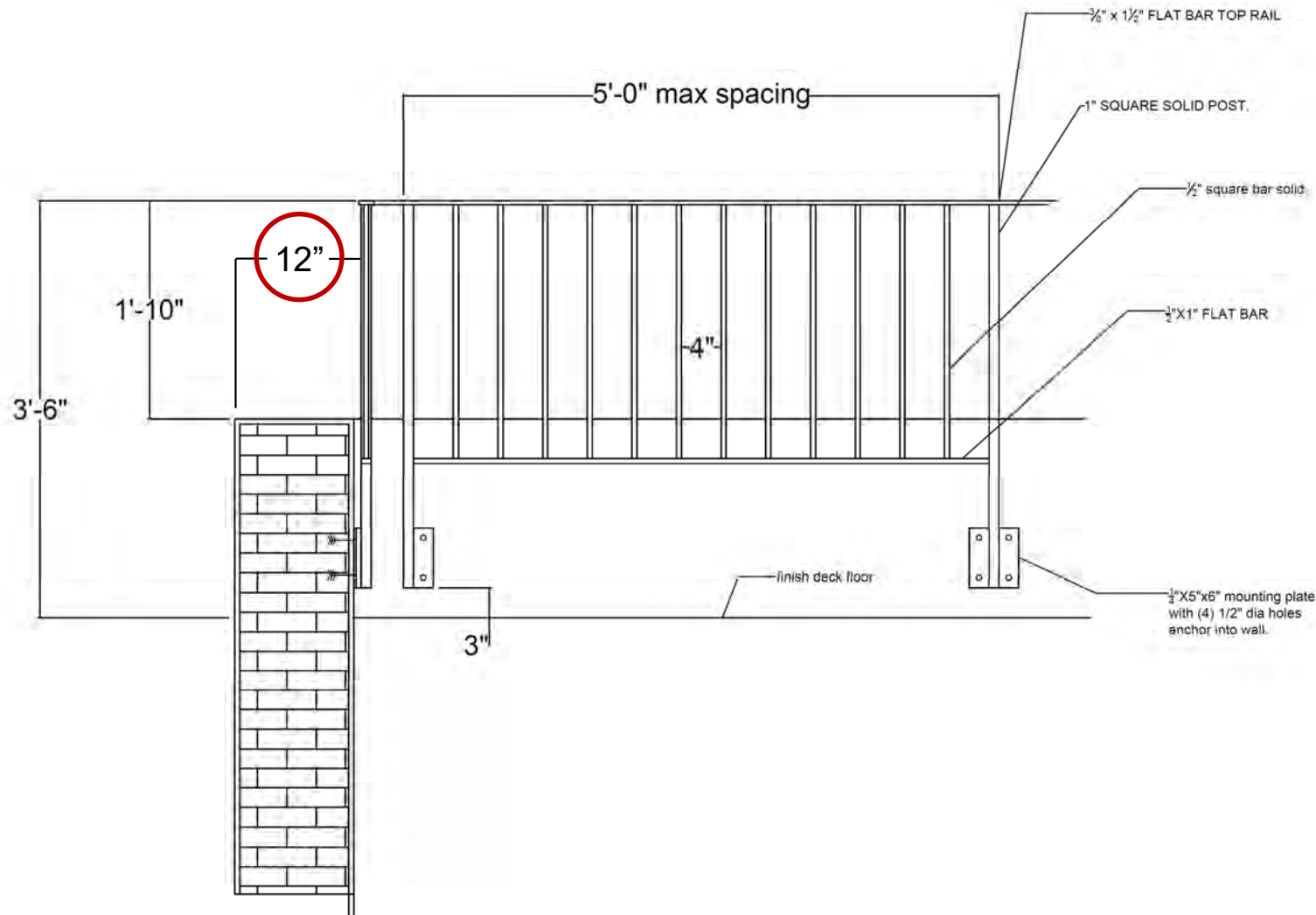
existing fire escape



WOVENSTEEL
DISTINCTIVE IRONWORK
E. BOSTON MA
617.567.5166

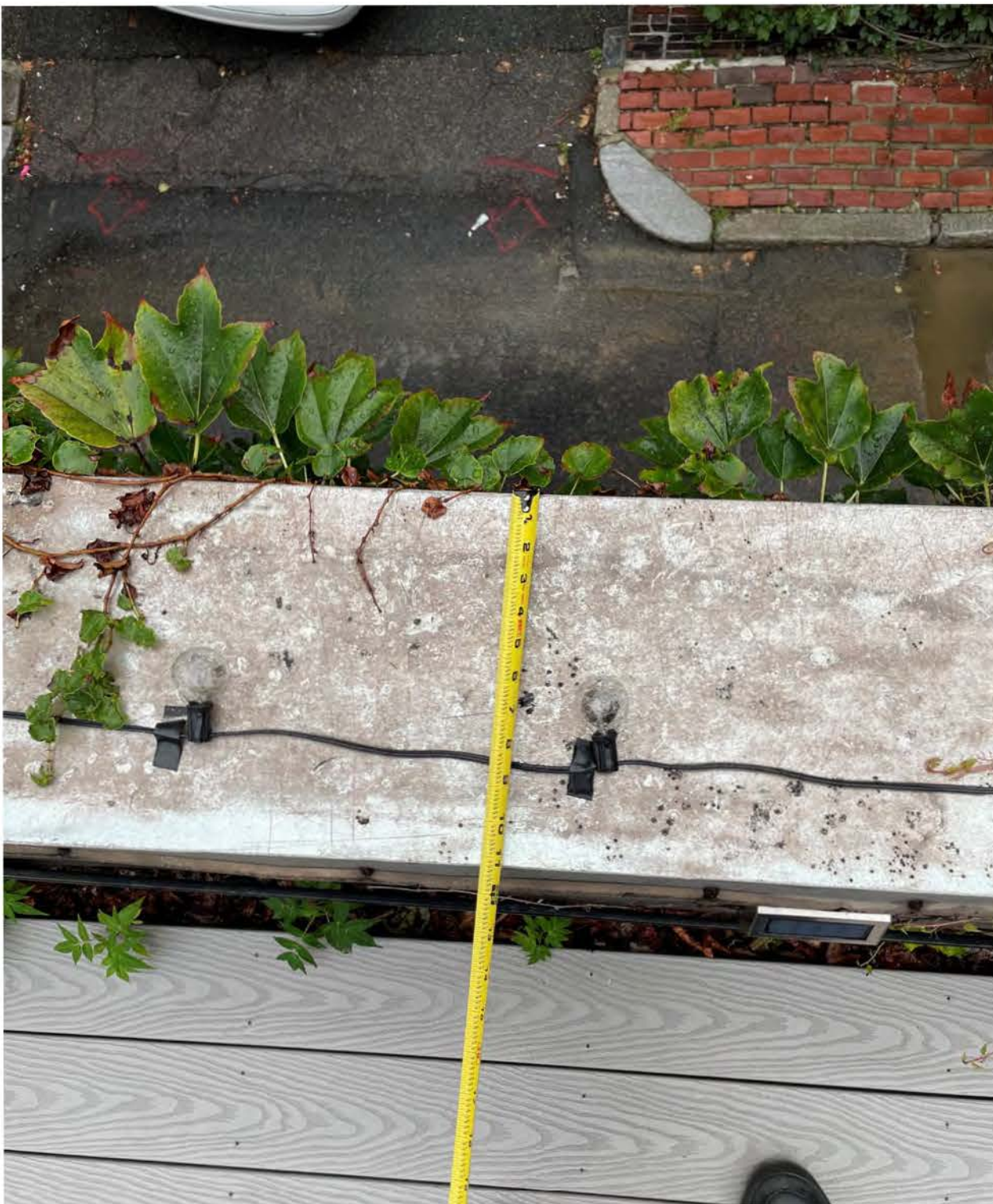
9/27/21
PROJECT: exterior guardrail
CLIENT: Charles Czeisler
JOB: Alley deck improvements.
#2. Alternate 1.

Revised plan to correct code violation: Increase height of parapet wall by installing 39" tall iron railing mounted 12 inches from the exterior surface of the parapet wall, bolted to the bricks on the interior surface of the parapet wall, rising 22 inches above the top of the parapet wall



WOVENSTEEL
DISTINCTIVE IRONWORK
E. BOSTON MA .
617.567.5166

9/27/21
PROJECT: exterior guardrail
CLIENT: Charles Czeisler
JOB: Alley deck improvements.
#1:

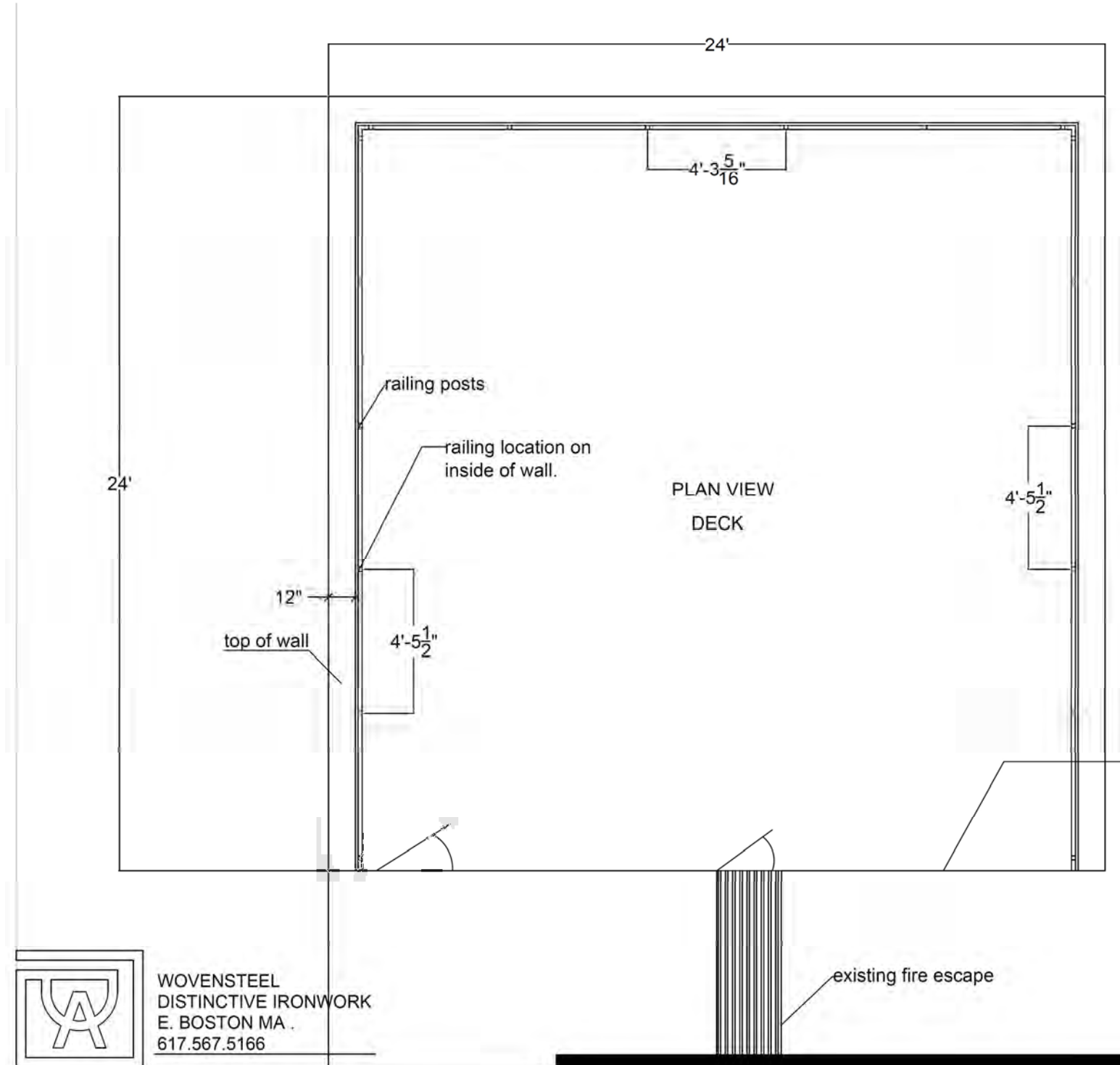


October 21, 2021 Presentation



10 Hancock Street Trust

**Revised plan to correct code violation:
Increase height of parapet wall by
installing 39" tall iron railing mounted
12 inches from the exterior surface of
the parapet wall, bolted to the bricks
on the interior surface of the parapet
wall, rising 22 inches above the top of
the parapet wall**



Railing Height Mock-up—northeast corner, on interior of parapet wall, rising 1'10" above parapet wall



Existing condition—code violation

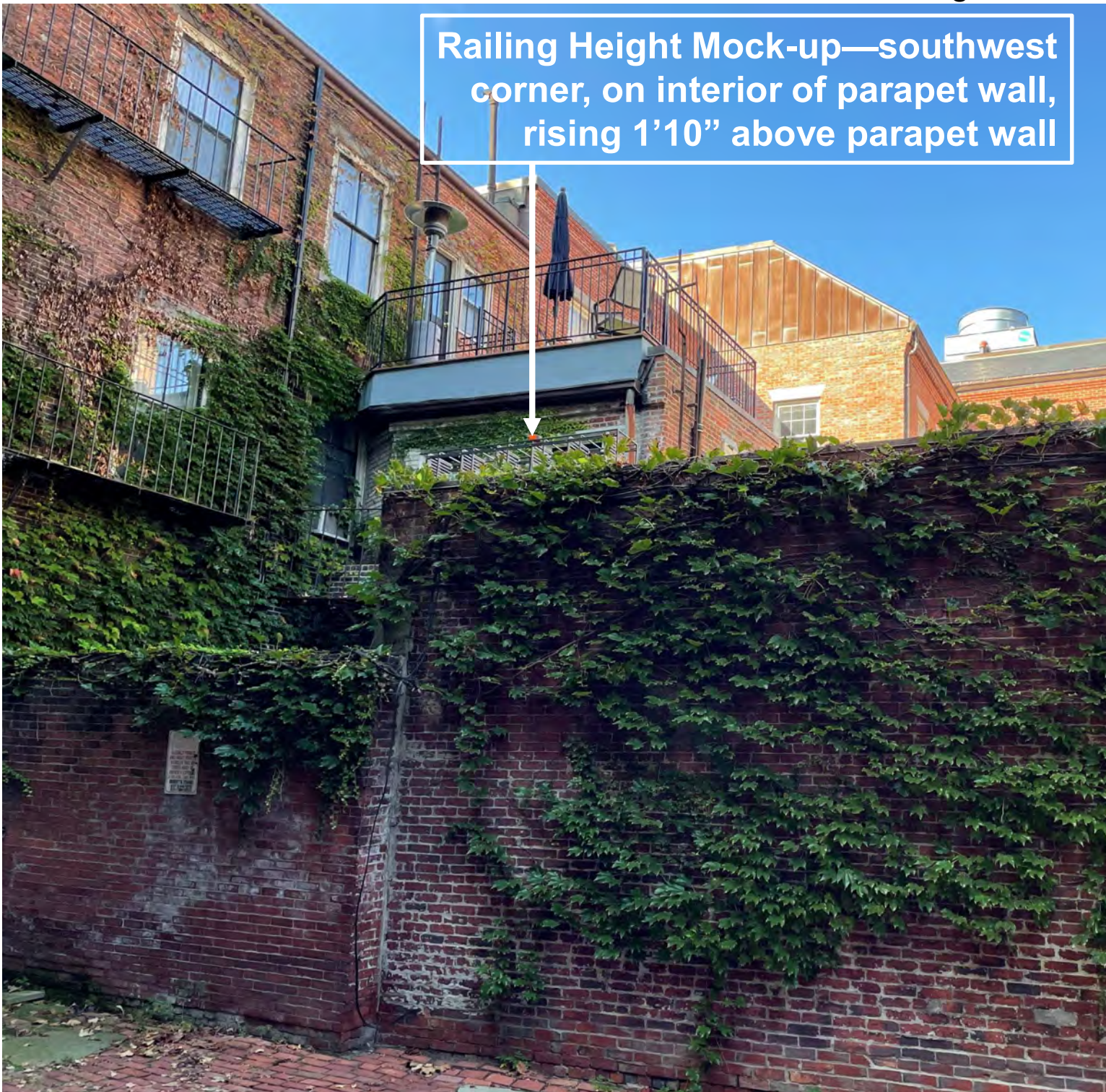


Railing Height Mock-up—southeast corner, on interior of parapet wall, rising 1'10" above parapet wall

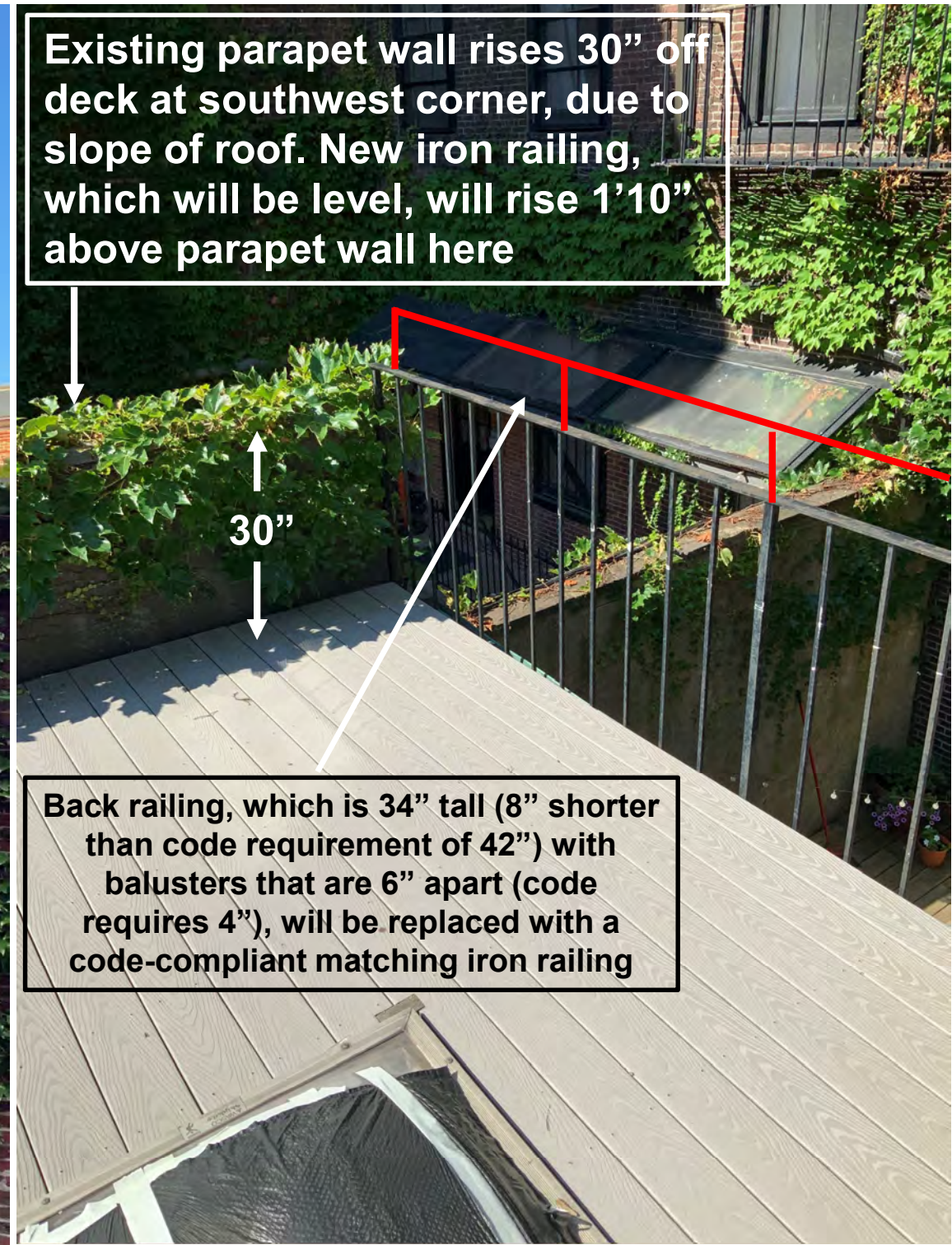


Railing Height Mock-up—southeast corner, on interior of parapet wall, rising 1'10" above parapet wall





Railing Height Mock-up—southwest corner, on interior of parapet wall, rising 1'10" above parapet wall

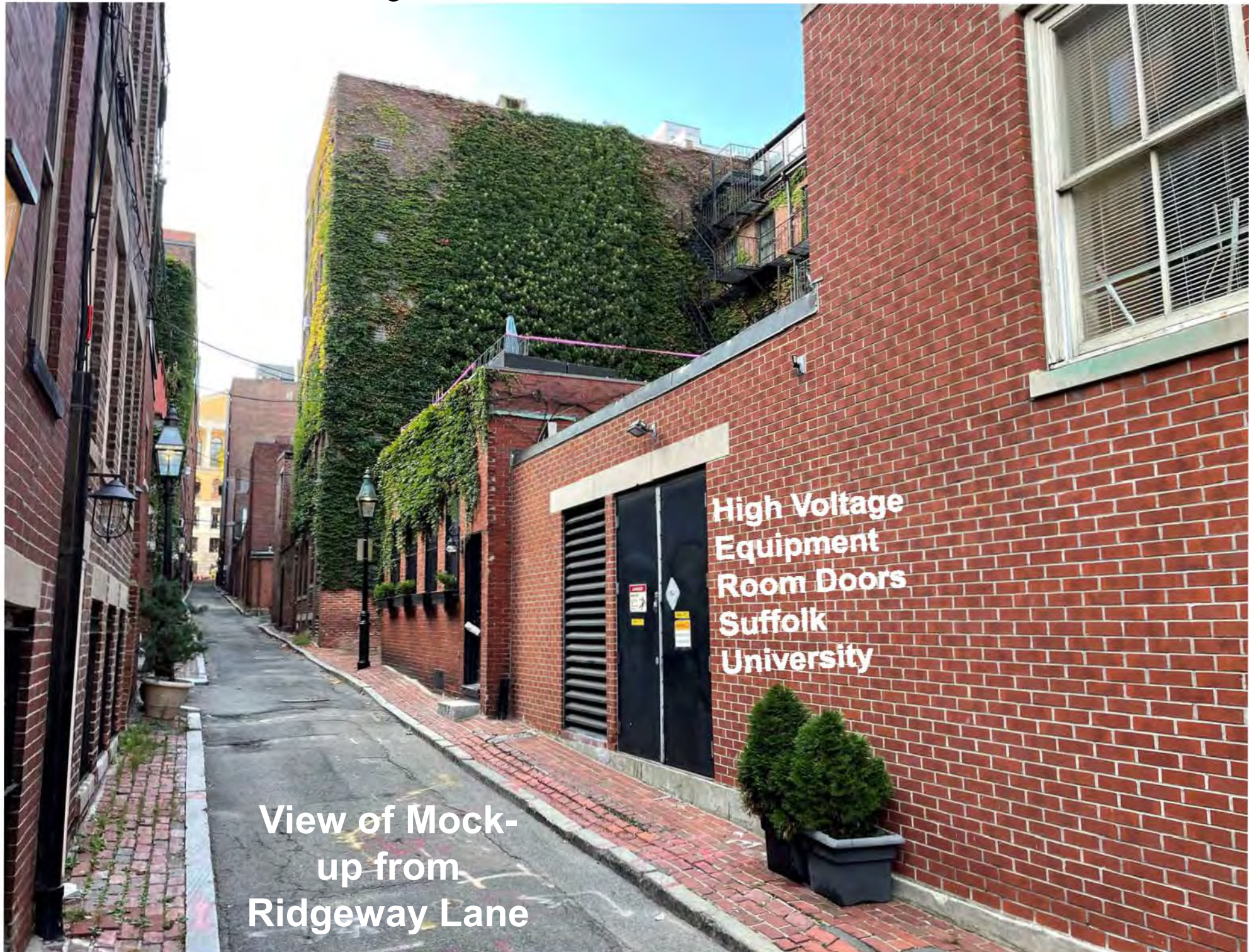


Existing parapet wall rises 30" off deck at southwest corner, due to slope of roof. New iron railing, which will be level, will rise 1'10" above parapet wall here

Back railing, which is 34" tall (8" shorter than code requirement of 42") with balusters that are 6" apart (code requires 4"), will be replaced with a code-compliant matching iron railing



**View of Mock-up
from Cambridge
Street**



**View of Mock-up
from
Ridgeway Lane**



**View of Mock-up from
10 Ridgeway Lane**

October 21, 2021 Presentation



**Mock-up with third floor
terrace railing above**

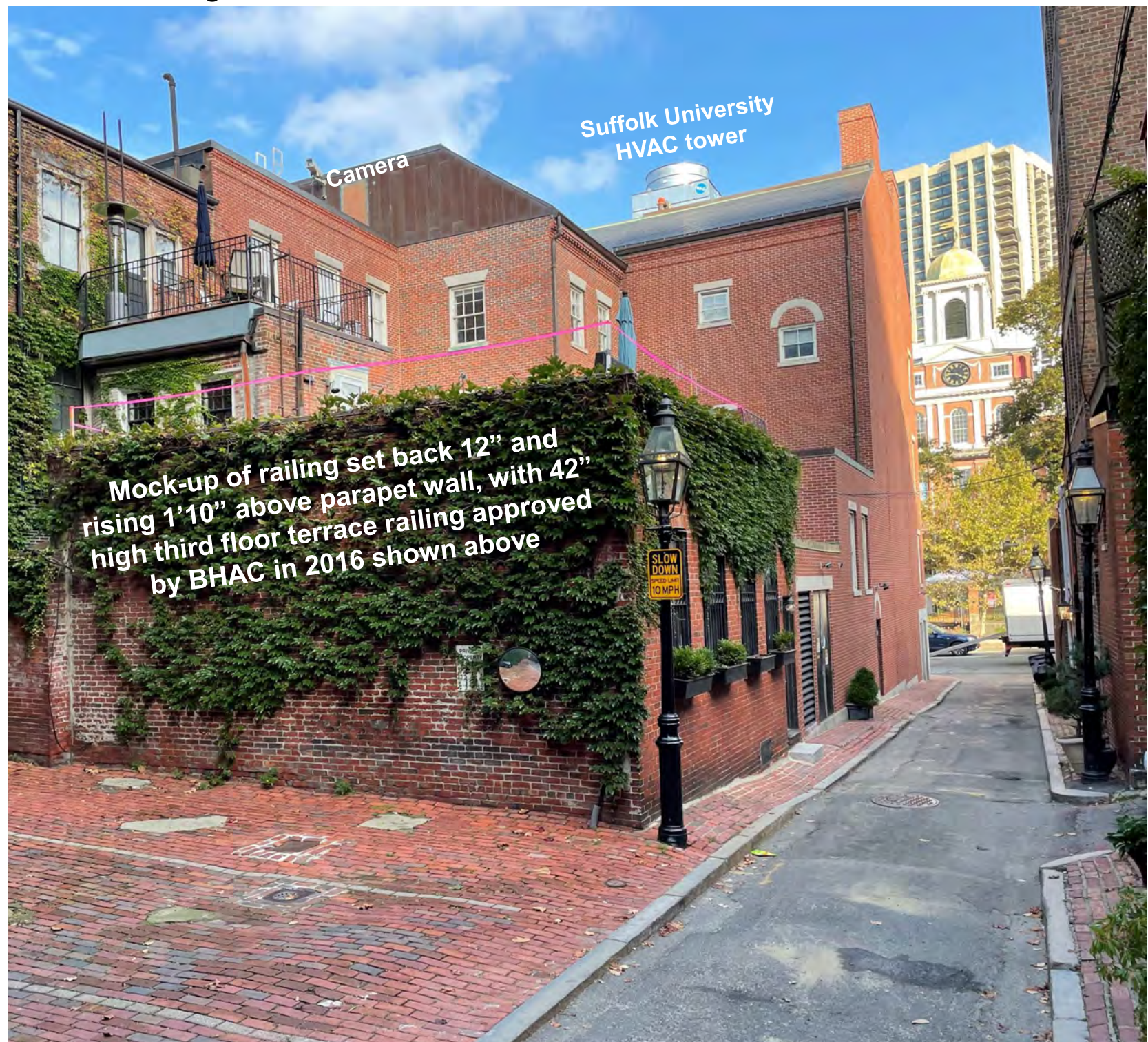
10 Hancock Street Trust

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**View of
Mock-up
from 12
Ridgeway
Lane**

October 21, 2021 Presentation



**Mock-up of railing set back 12" and
rising 1'10" above parapet wall, with 42"
high third floor terrace railing approved
by BHAC in 2016 shown above**

Camera

Suffolk University
HVAC tower

10 Hancock Street Trust



**Design question:
If approved, which style iron railing would be preferred by the BHAC? Match the railing BHAC approved in 2016 for Unit 3 (left) or the window guards on the carriage house below (right)**

