

**32-34 Hancock Street Condominiums  
Beacon Hill Architectural Commission (BHAC)  
PART III APPENDIX A - WRITTEN DESCRIPTION OF PROPOSED WORK**

**24 May 2017**

**Re: Continuation to the 18 May 2017 Beacon Hill Architectural Commission (BHAC) Hearing**

- At the 18 May 2017 BHAC Hearing, the Commission concluded that the proposed exterior projected vent wall hoods on the Ridgeway Lane side of the 32 and 34 Hancock Building elevations were not acceptable. Please find attached proposal that includes the following revisions:  
34 Hancock Street: Reroute the bathroom and kitchen exhaust vents to an internal building chase along the east elevation rear wall. Vent bathroom and kitchen exhaust through the roof.  
32 Hancock Street: Reroute the bathroom and kitchen exhaust vents to an internal building chase along the north party wall and then offset the kitchen exhaust above the Ridgeway Lane elevation dormers and the bathroom exhaust through a previously approved chase to the roof of 34 Hancock Street.
- Please see attached "Part III Appendix A - Written Description of Proposed Work", and "Part III Appendix B - Supplemental Information for Boston Landmarks Commission / Beacon Hill Architectural Commission Application for Certification of Appropriateness" for an itemized list of additional information.

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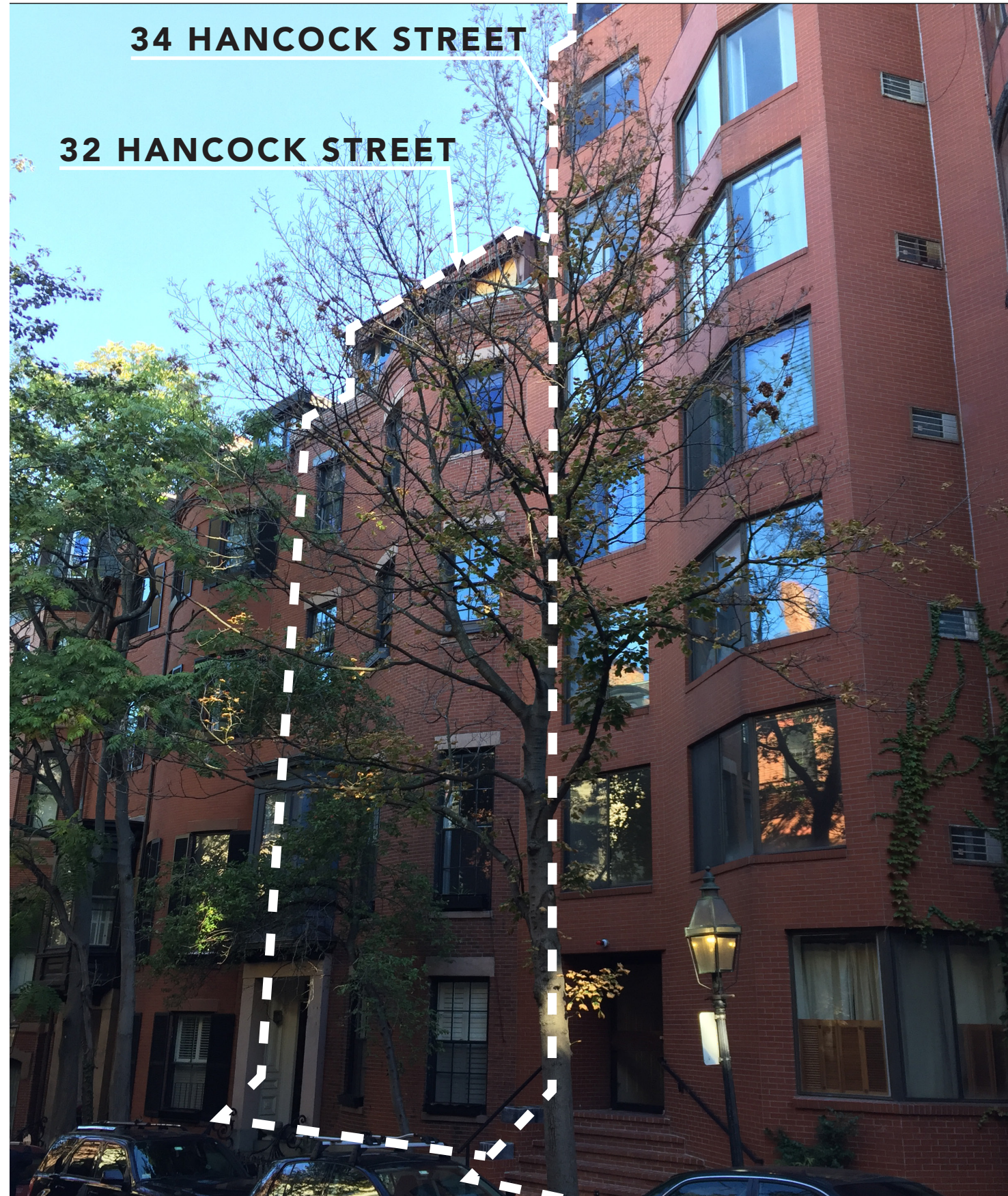
# **32-34 Hancock Street Condominiums**

## PART III - Appendix B: Supplemental Information for Boston Landmarks Commission / Beacon Hill Architectural Commission Application for Certification of Appropriateness

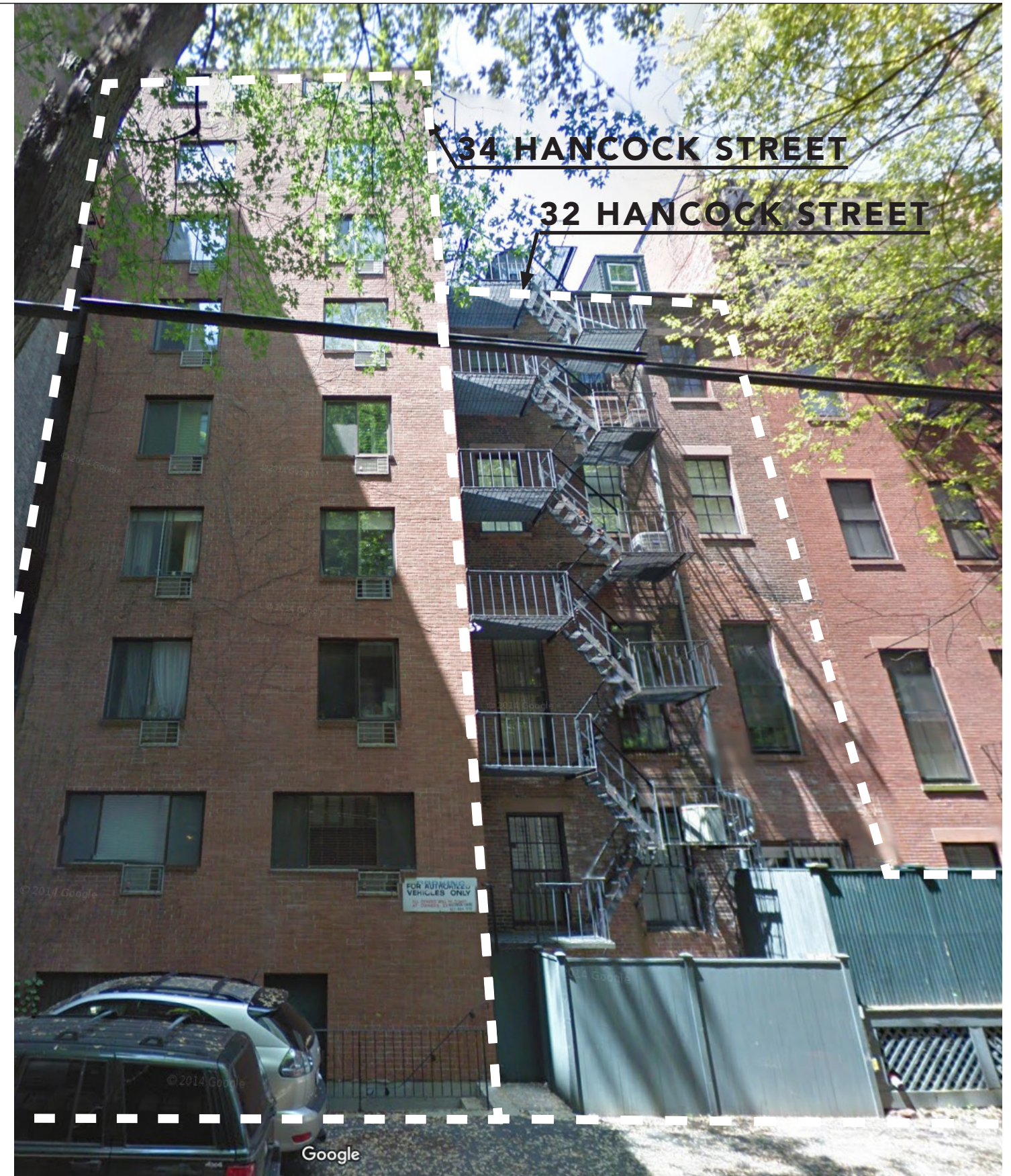
-Continuation to the 18 May 2017 Beacon Hill Architectural Commission (BHAC) Hearing-

Boston, MA

24 May 2017



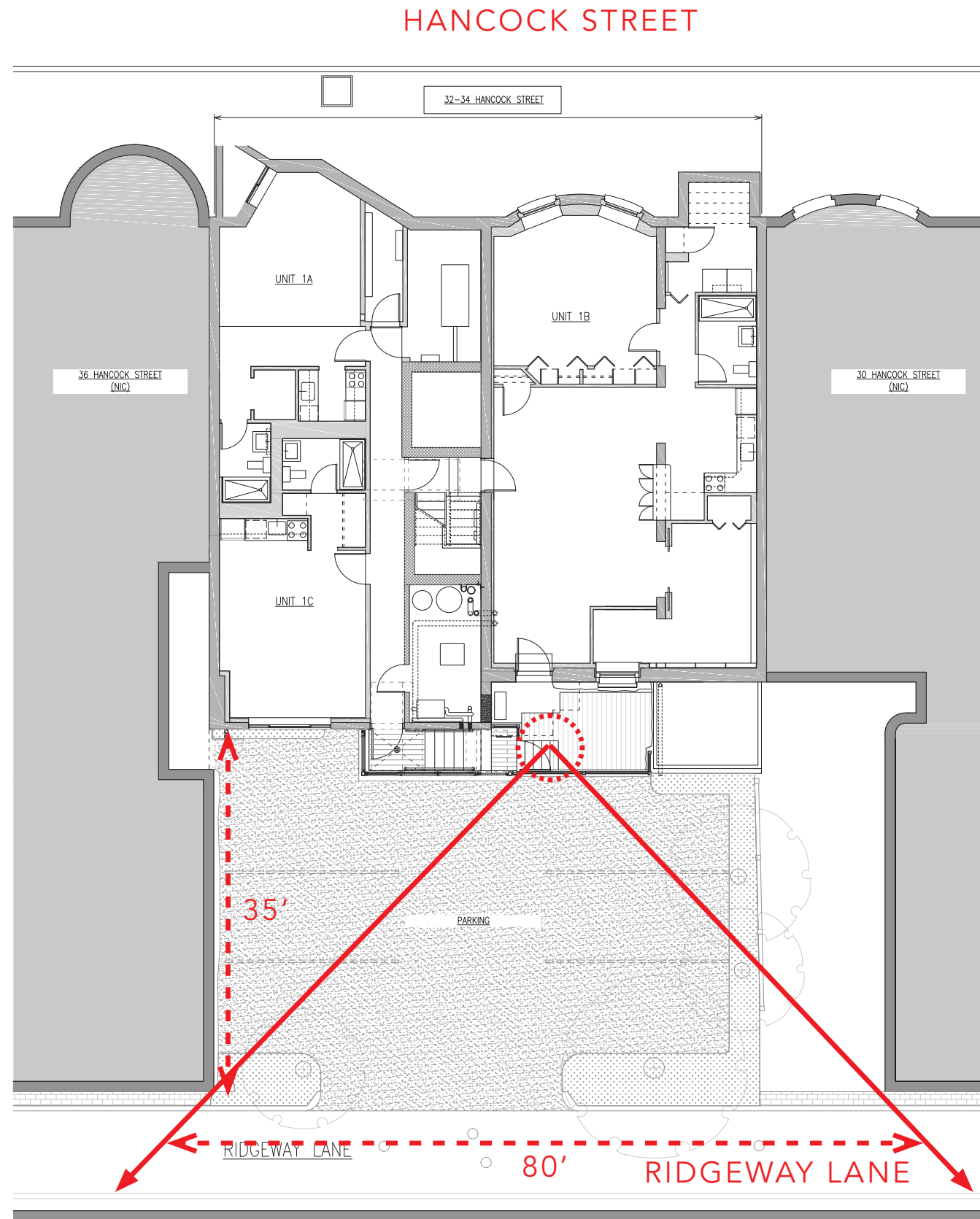
Existing Front From Hancock Street



Existing Rear From Ridgeway Lane



Overall Rear Exterior From Ridgeway Lane



Proposed Site Plan

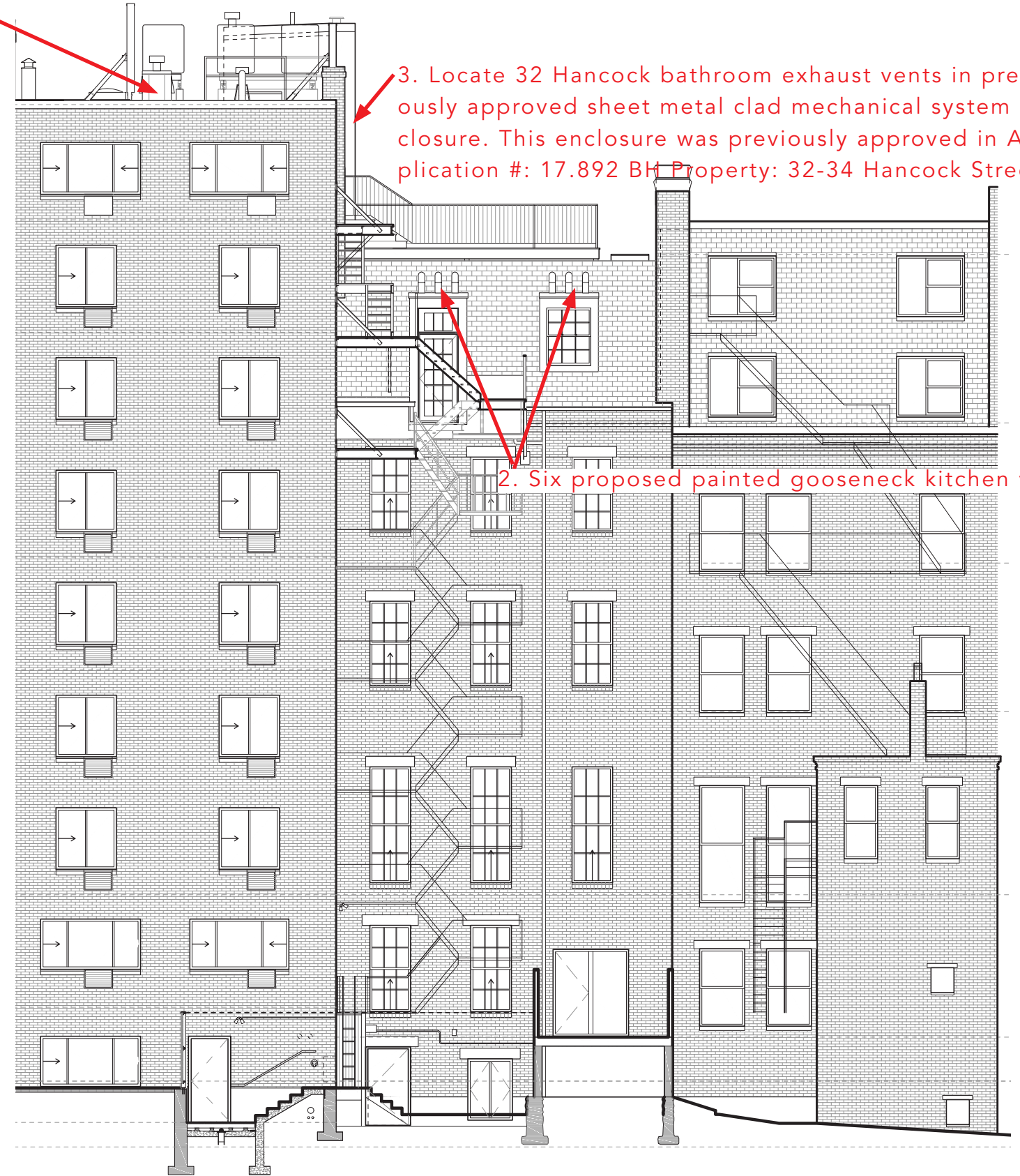
1. Proposed painted sheet metal clad rooftop Mechanical venting enclosure for 34 Hancock Kitchen and Bathroom vents.

3. Locate 32 Hancock bathroom exhaust vents in previously approved sheet metal clad mechanical system enclosure. This enclosure was previously approved in Application #: 17.892 BH Property: 32-34 Hancock Street.

2. Six proposed painted gooseneck kitchen vents.



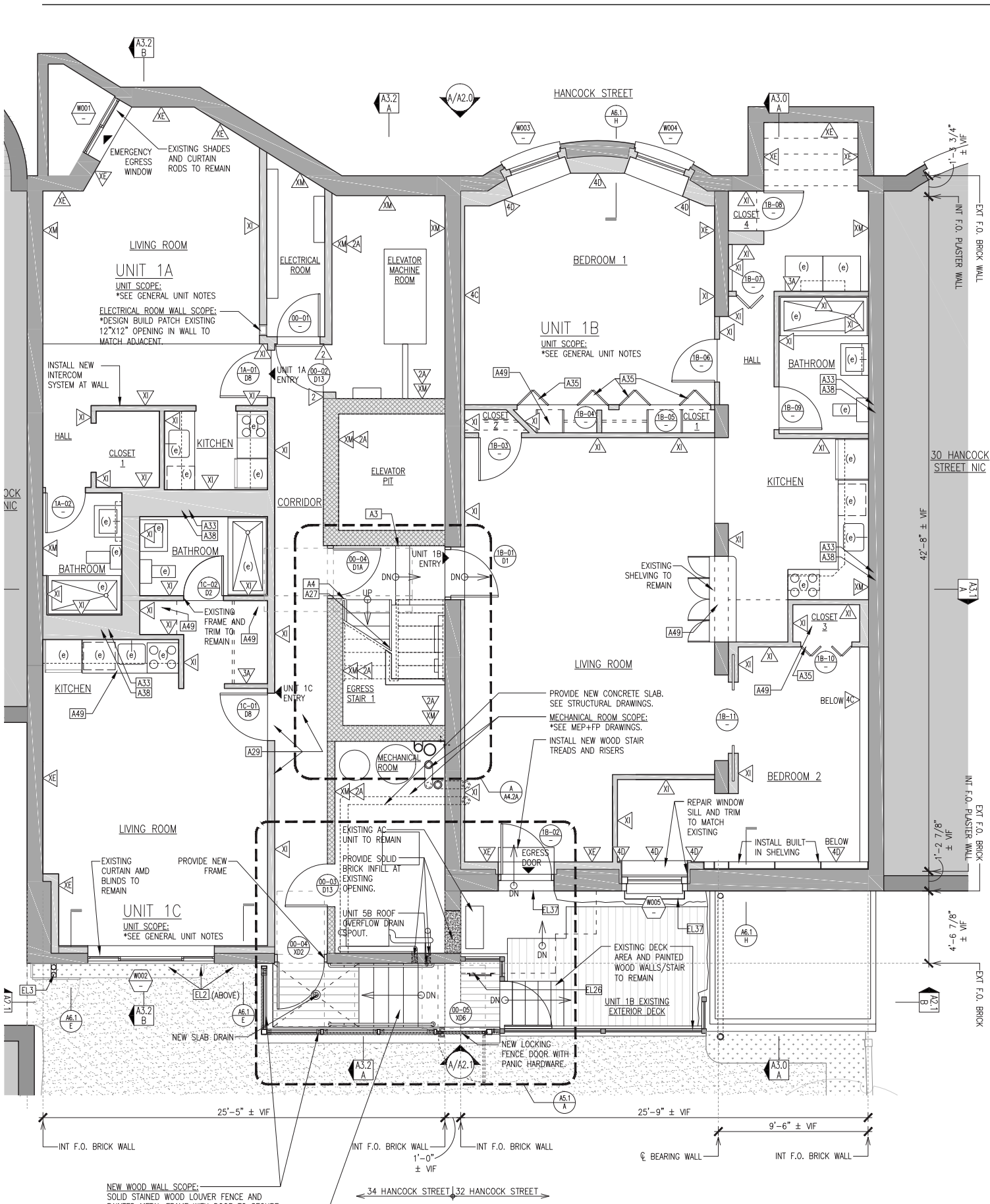
Existing



Proposed

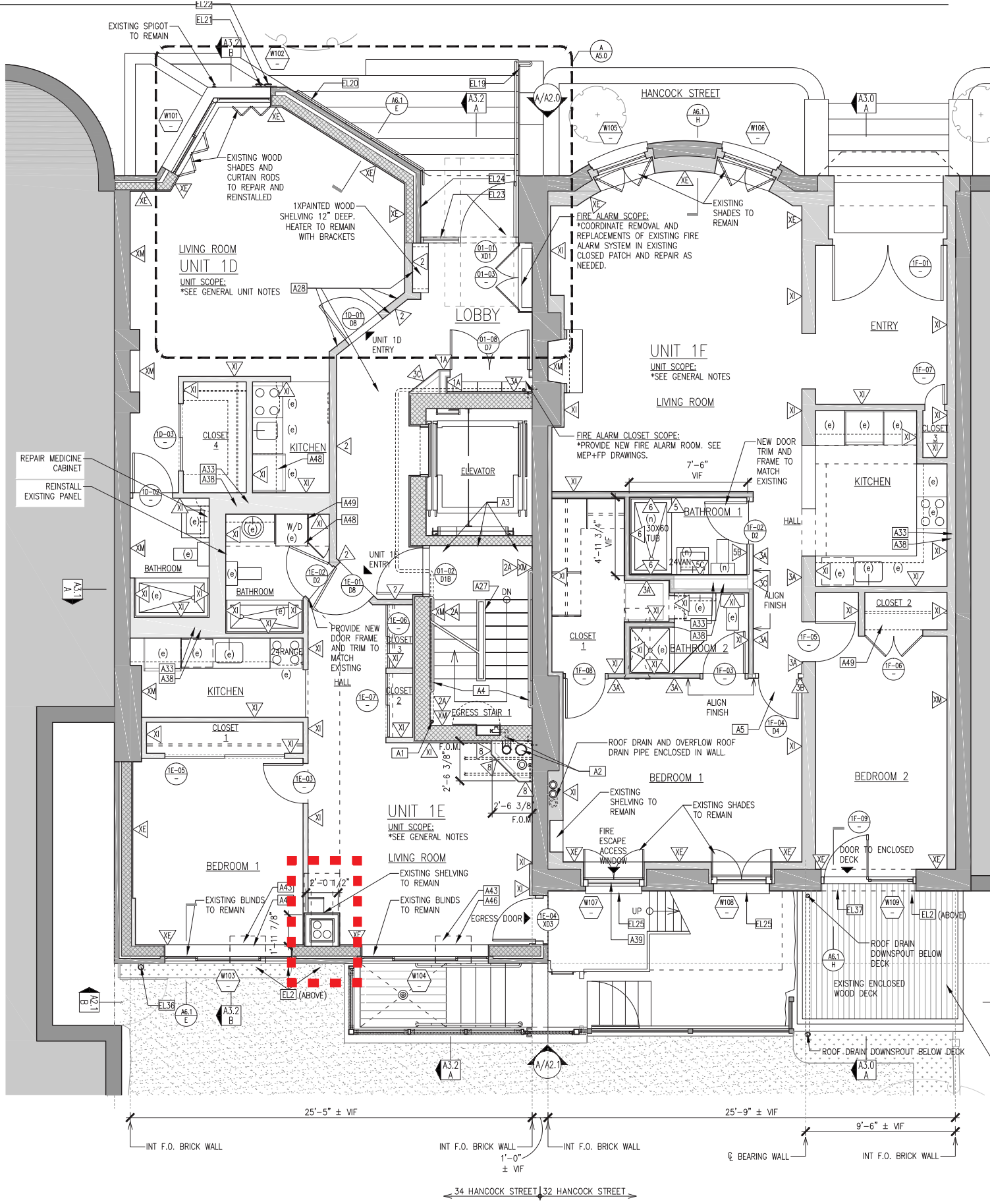
3/32" = 1'

Rear Elevation



**A: LOWER FLOOR PROPOSED PLAN**

Scale 1/4" = 1'-0"



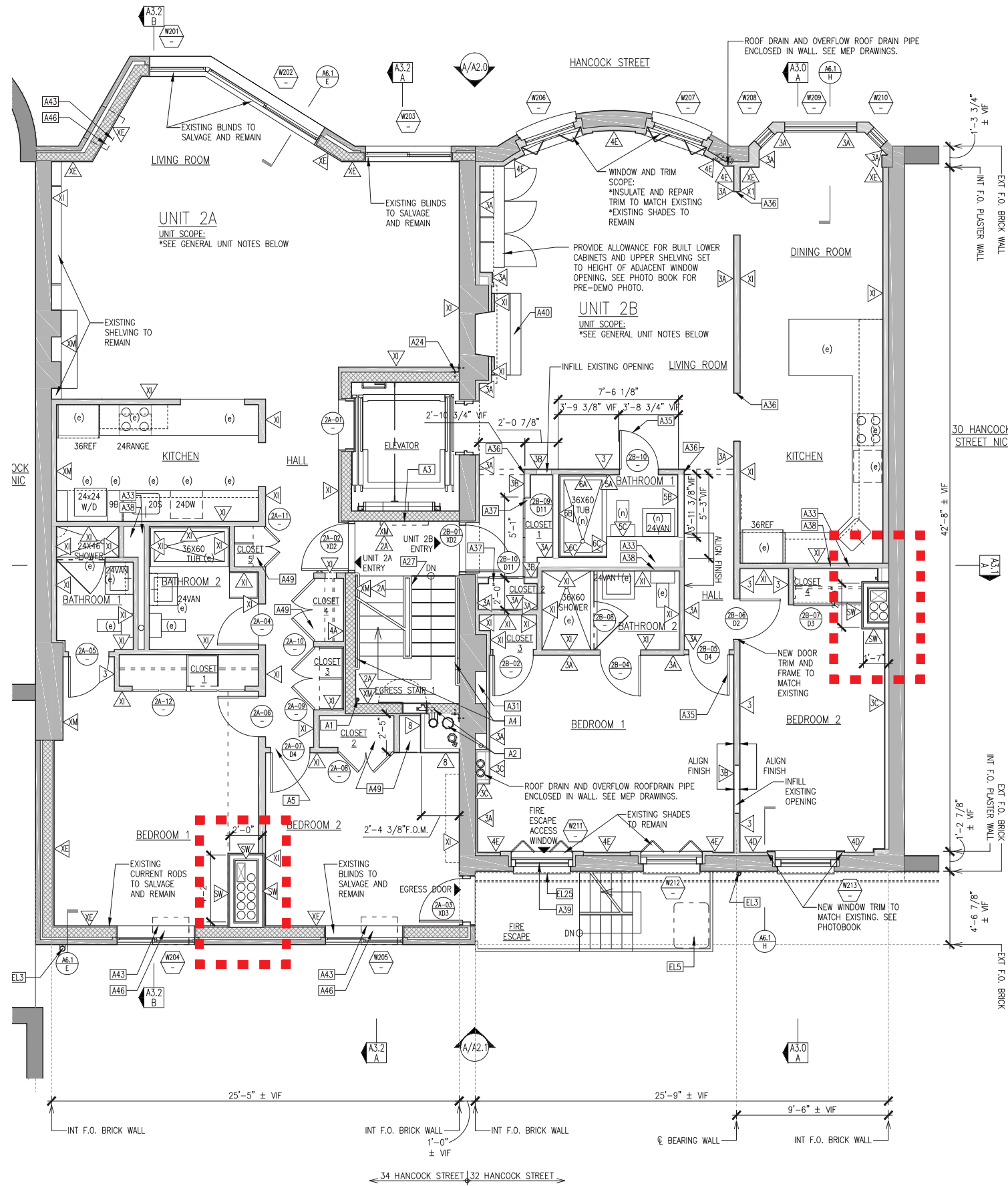
**B: FIRST FLOOR PROPOSED PLAN**

Scale 1/4" = 1'-0"

NEW WOOD WALL SCOPE:  
SOLID STAINED WOOD LOWER FENCE AND PAINTED METAL FRAME WITH DOOR TO SECURE FIRE ESCAPE LADDER.

NEW CONCRETE STAIR AREA SCOPE:  
REMOVE EXISTING STAIR AS REQUIRED FOR NEW UTILITY ROUTING, EXISTING STAIR FOUNDATION TO REMAIN, REPLACEMENT CAST CONCRETE STAIRS AND



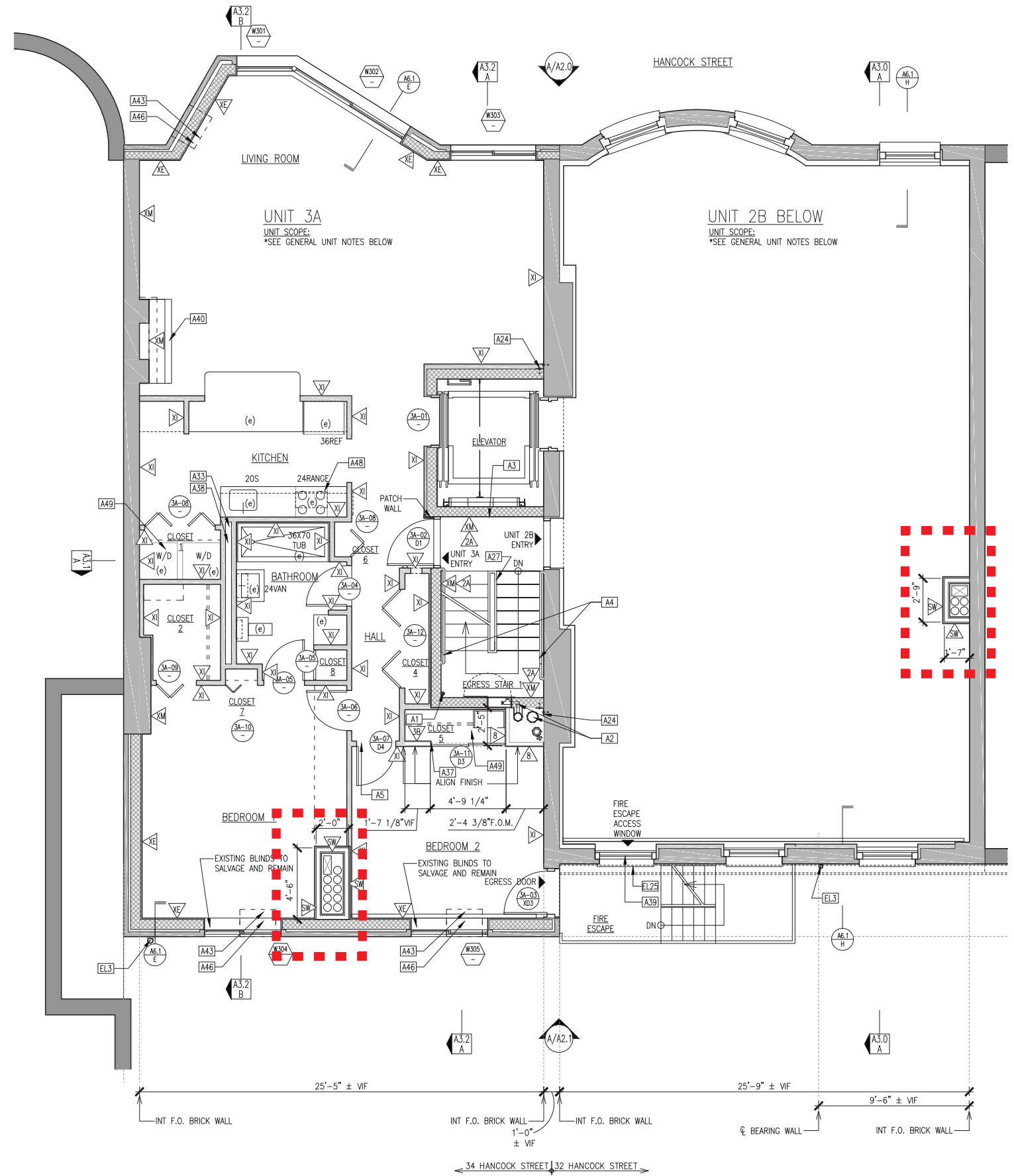


**A: SECOND FLOOR PROPOSED PLAN**

Scale 1/4" = 1'-0"



CASED OPENING. SEE TYPICAL  
DETAIL ON SHEET A7.0.  
PROVIDE DRYWALL RETURN AT  
OPENING

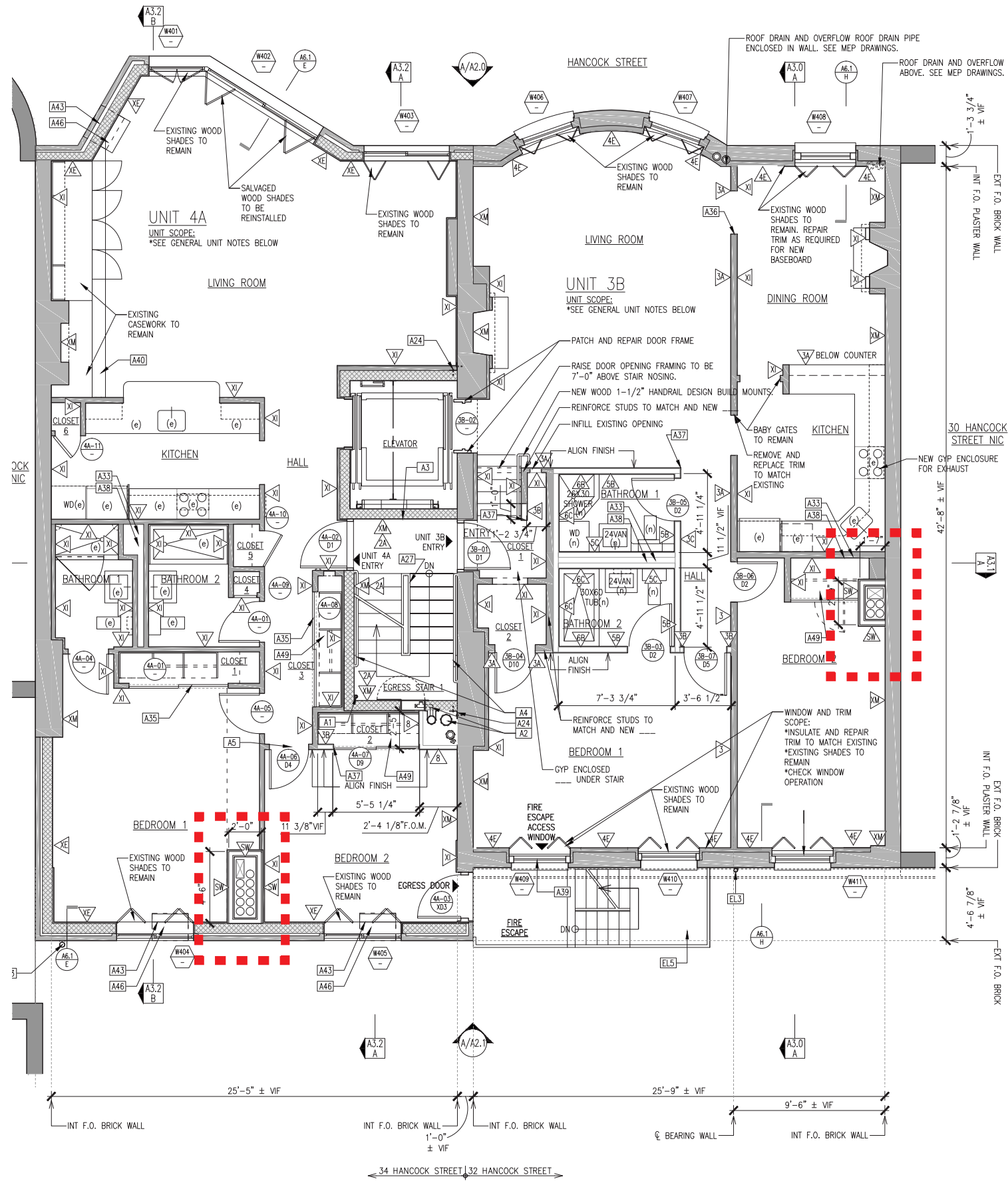


**B: THIRD FLOOR PROPOSED PLAN**

Scale 1/4" = 1'-0"

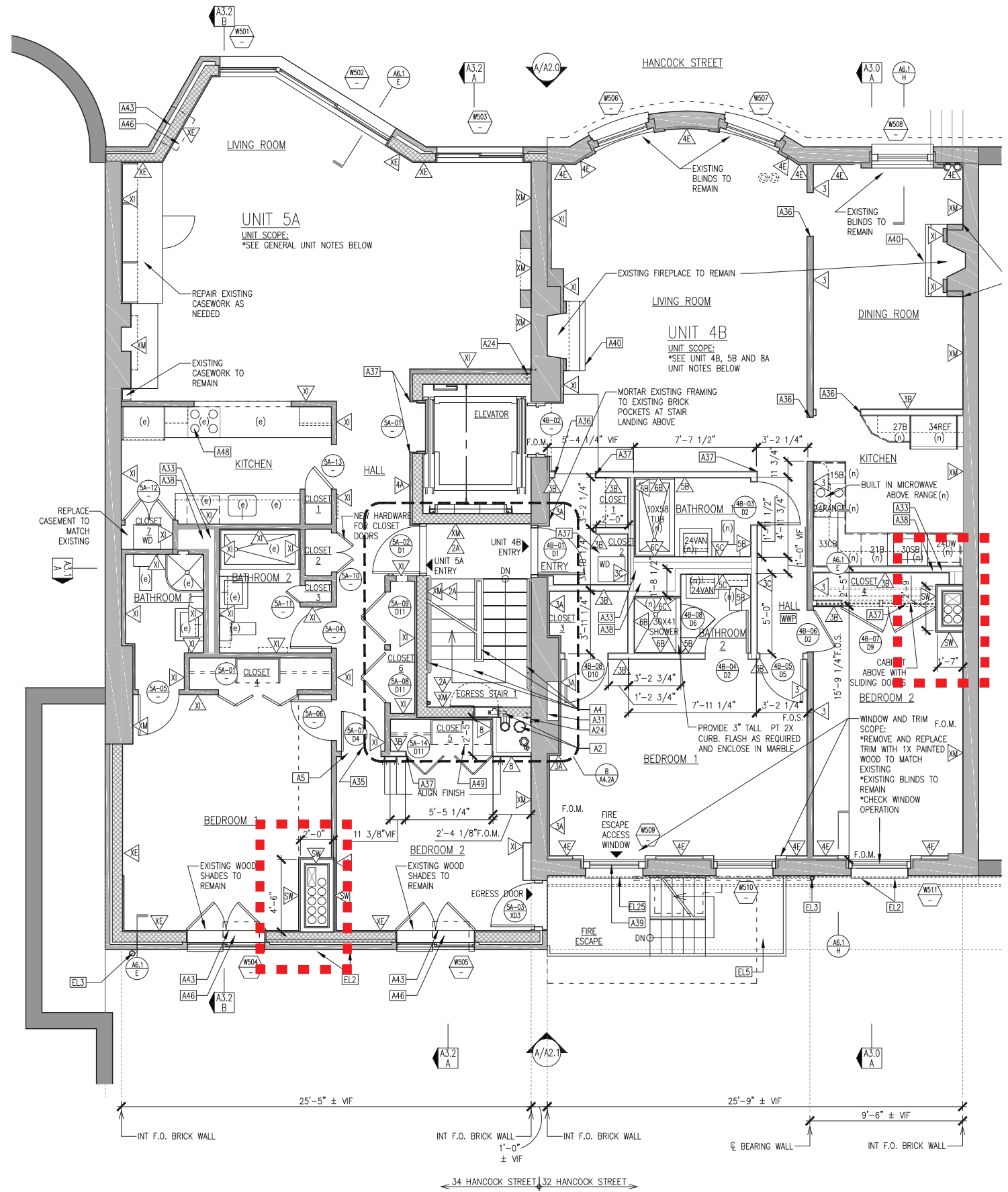






A: FOURTH FLOOR PROPOSED PLAN

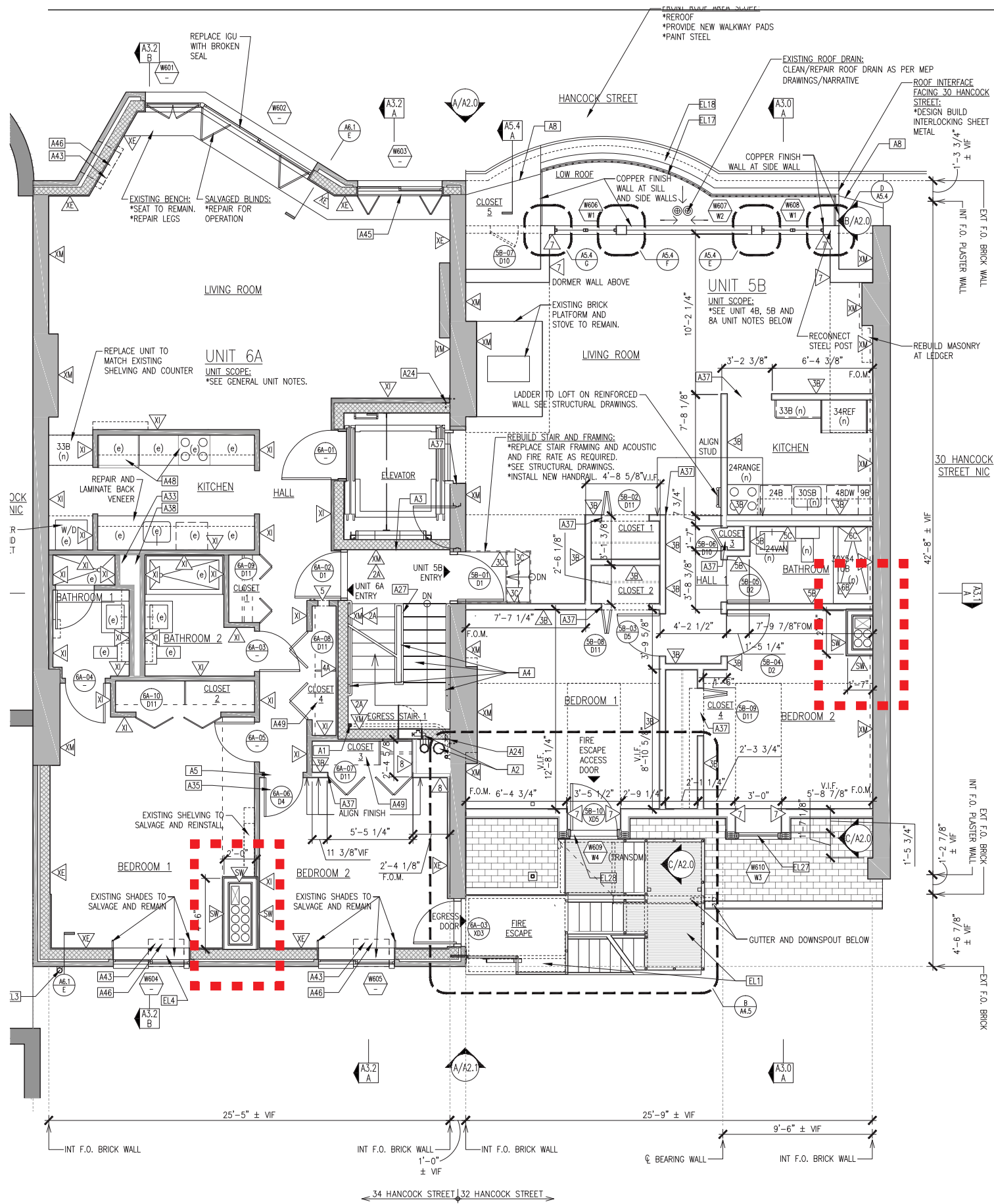
Scale 1/4" = 1'-0"



B: FIFTH FLOOR PROPOSED PLAN

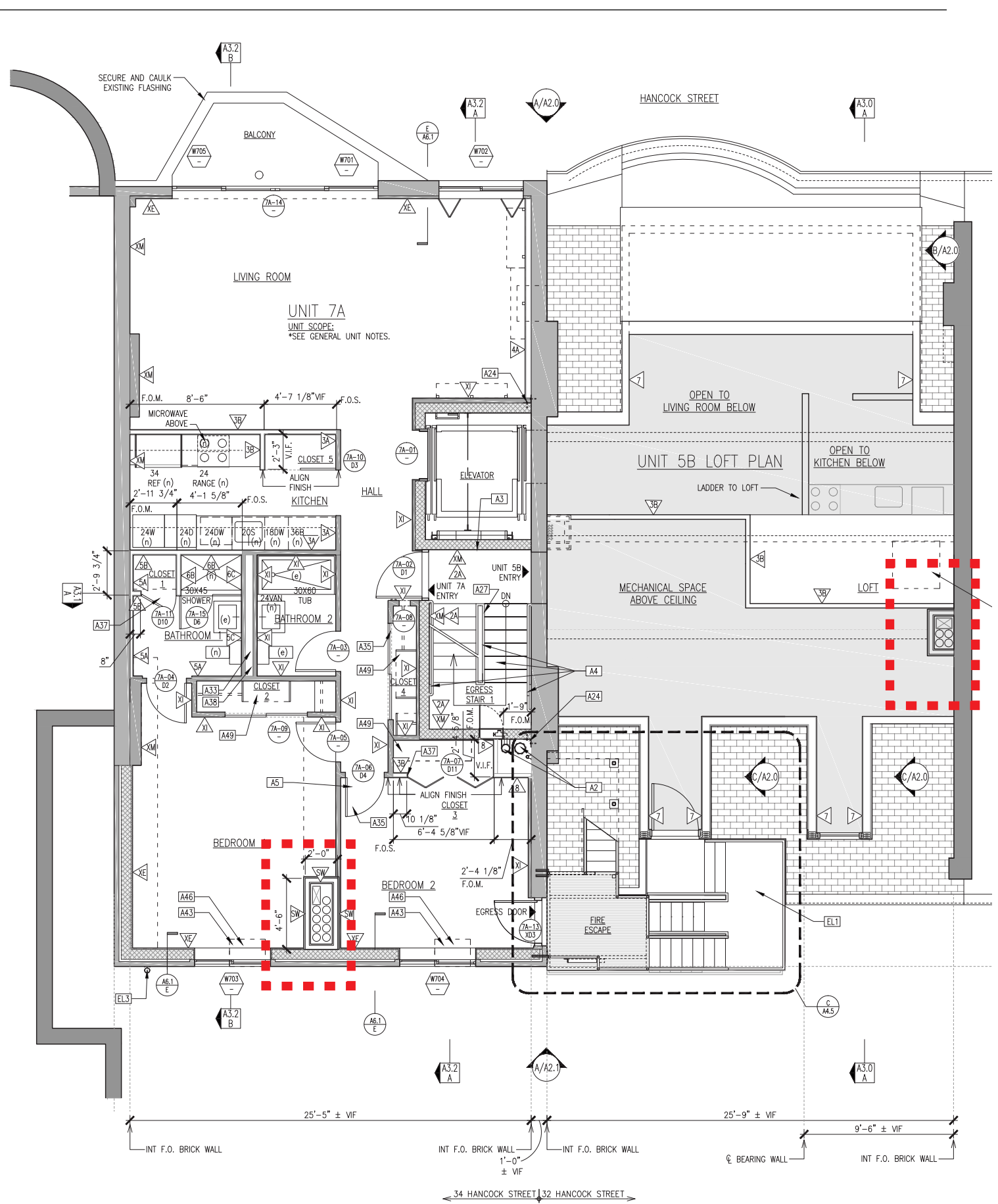
Scale 1/4" = 1'-0"





A: SIXTH FLOOR PROPOSED PLAN

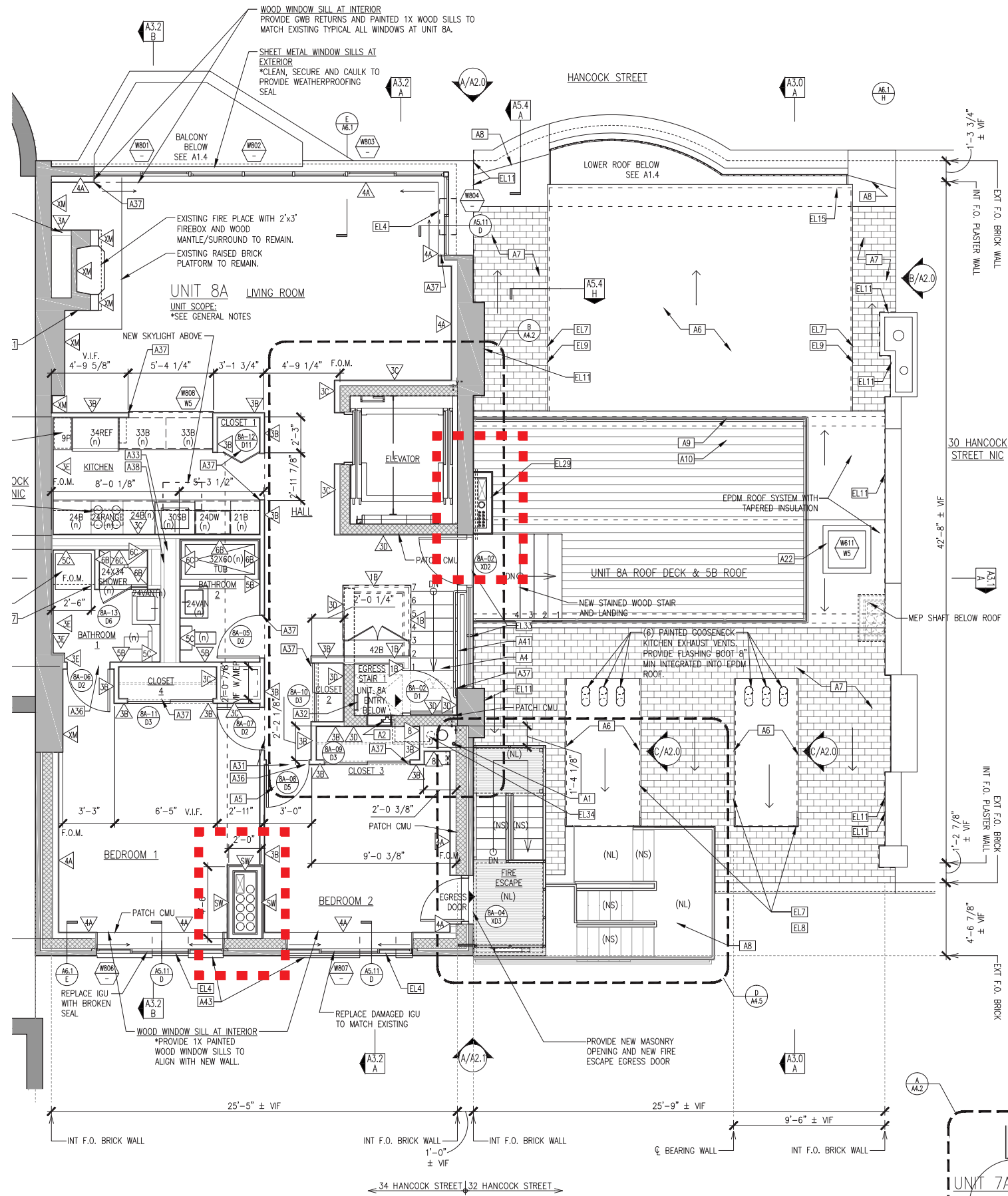
Scale 1/4" = 1'-0"



B: SEVENTH FLOOR PROPOSED PLAN

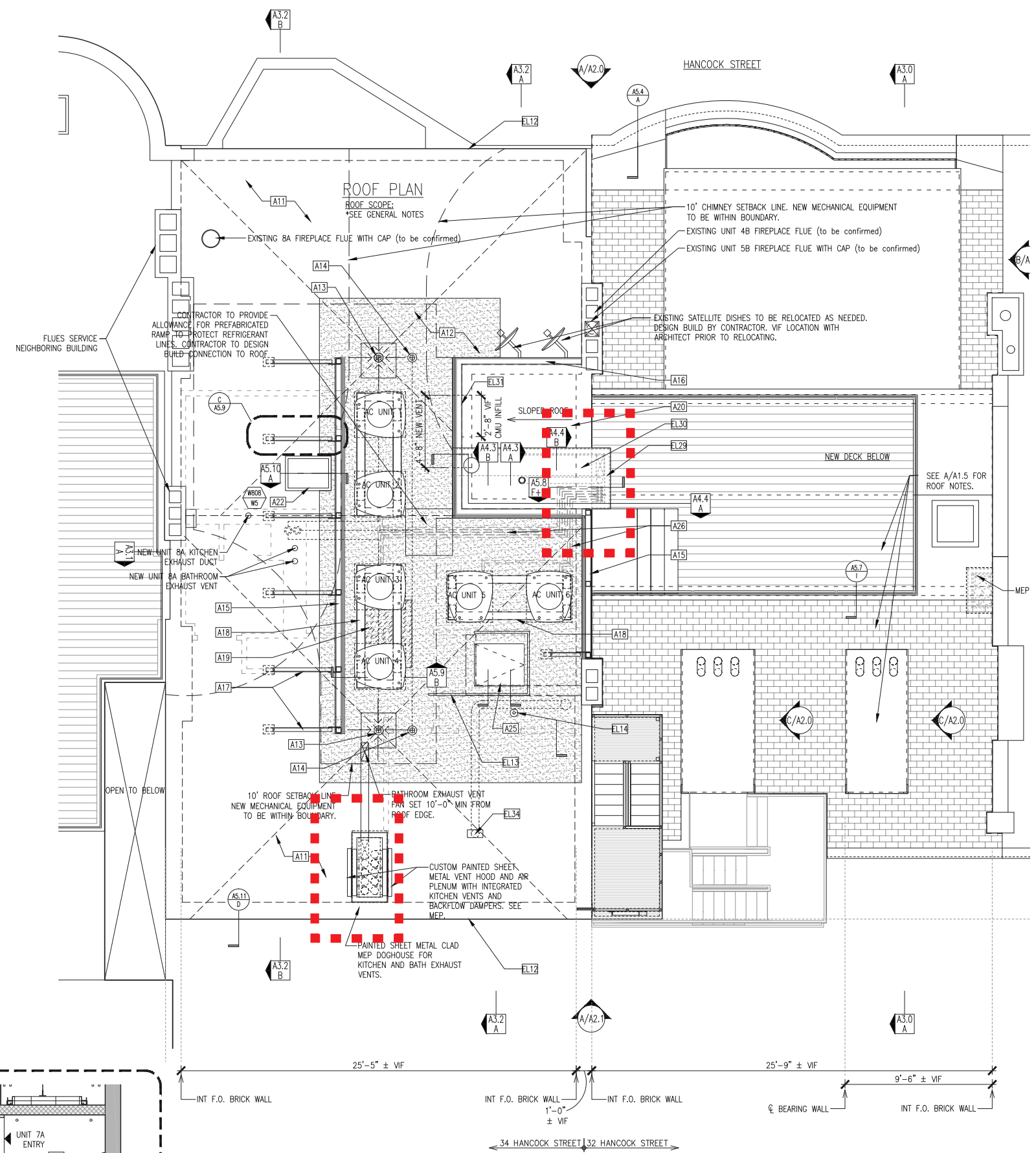
Scale 1/4" = 1'-0"





**A: EIGHTH FLOOR PROPOSED PLAN**

Scale 1/4" = 1'-0"



**C: UNIT 8A PROPOSED ENTRY PLAN**

Scale 1/4" = 1'-0"

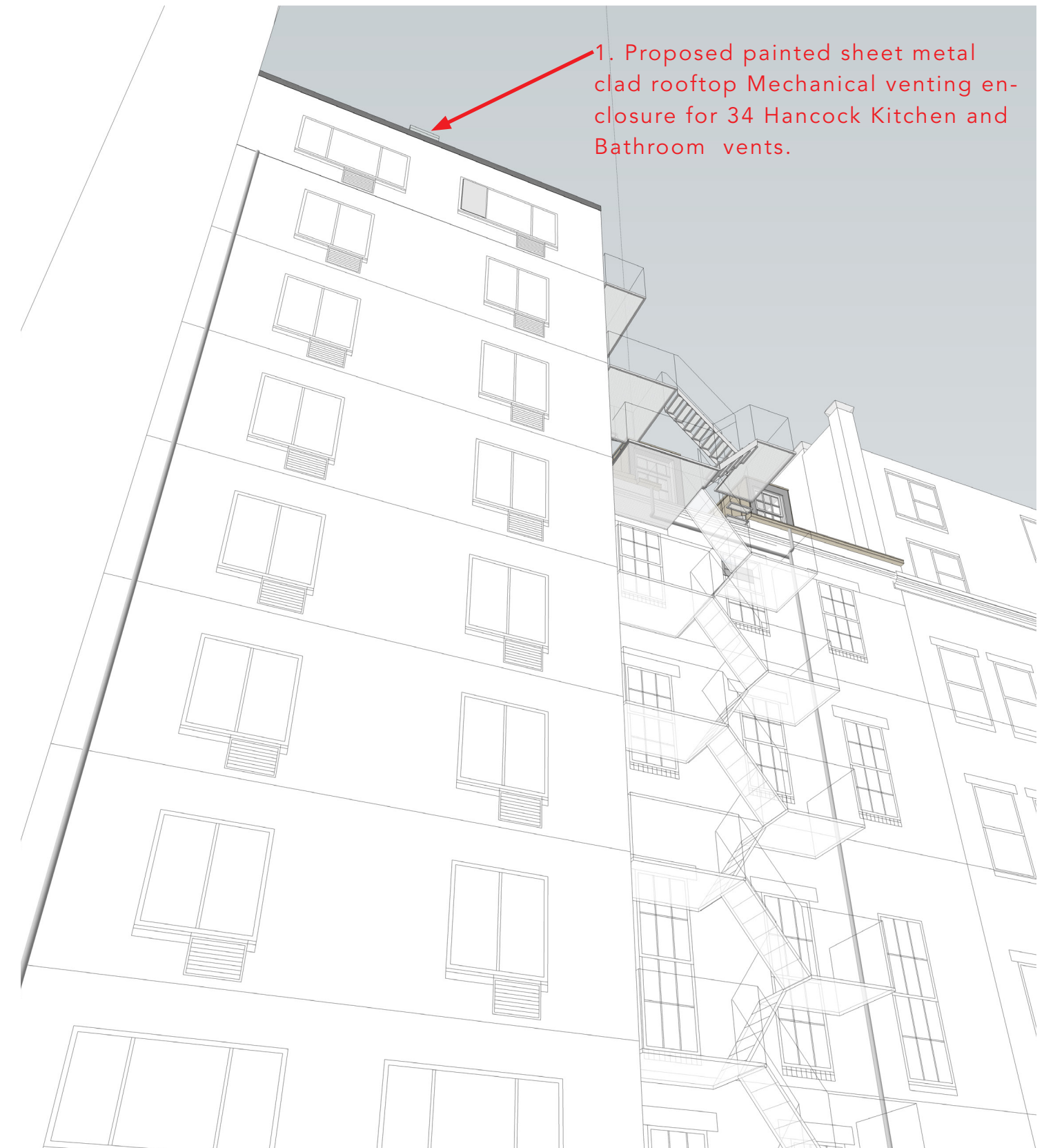
**B: ROOF PROPOSED PLAN**

Scale 1/4" = 1'-0"





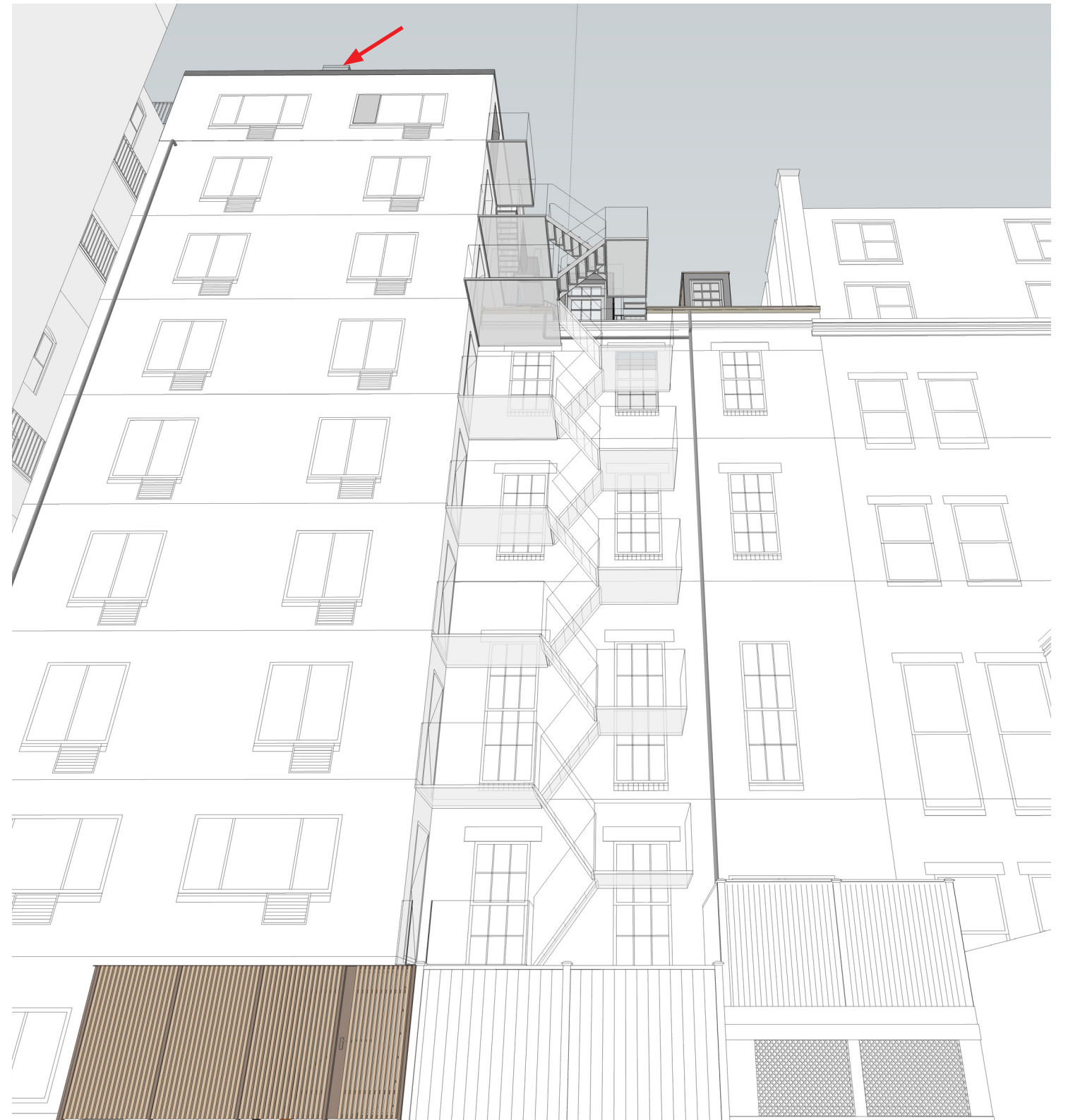
Existing



Proposed



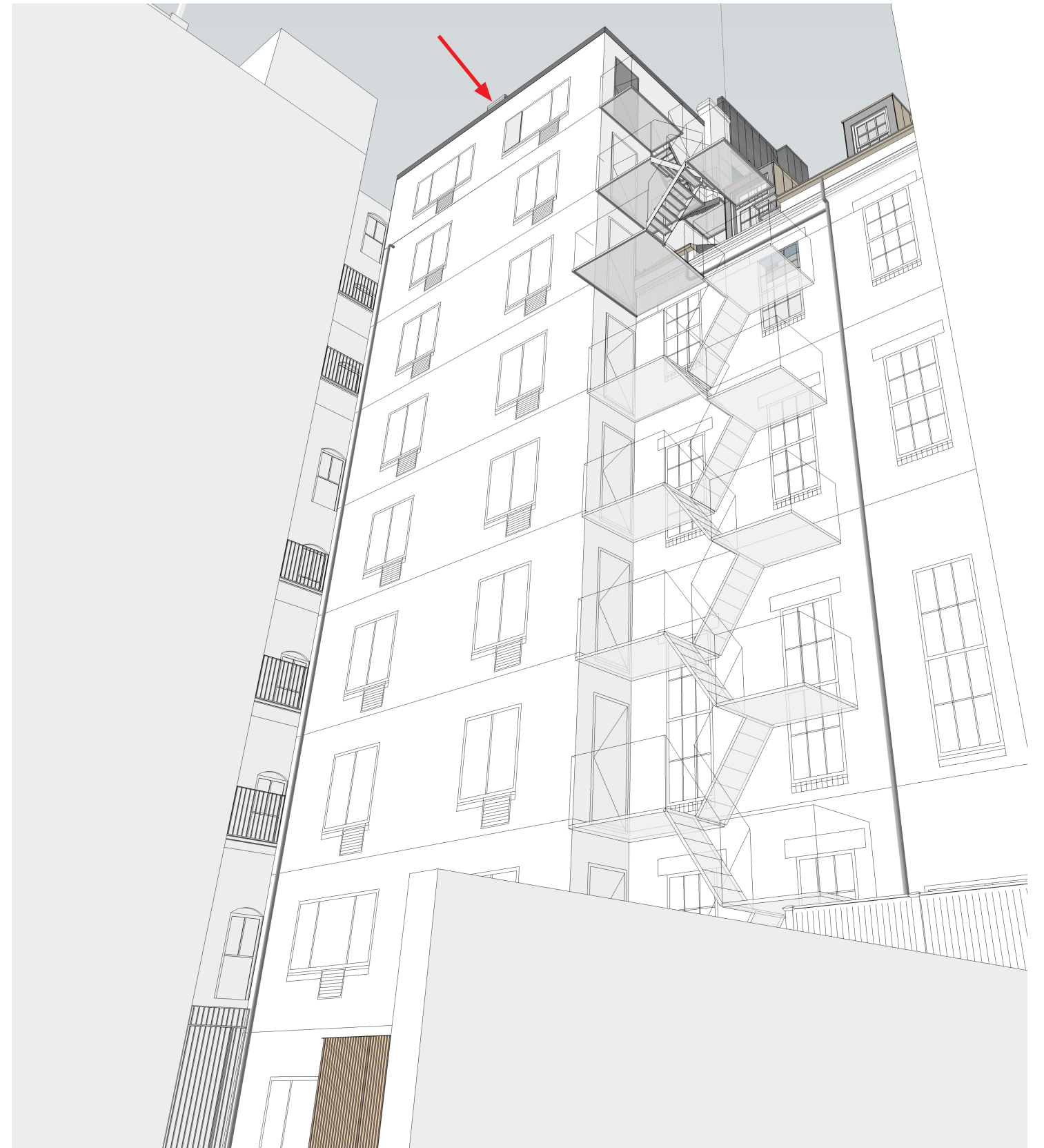
Existing



Proposed



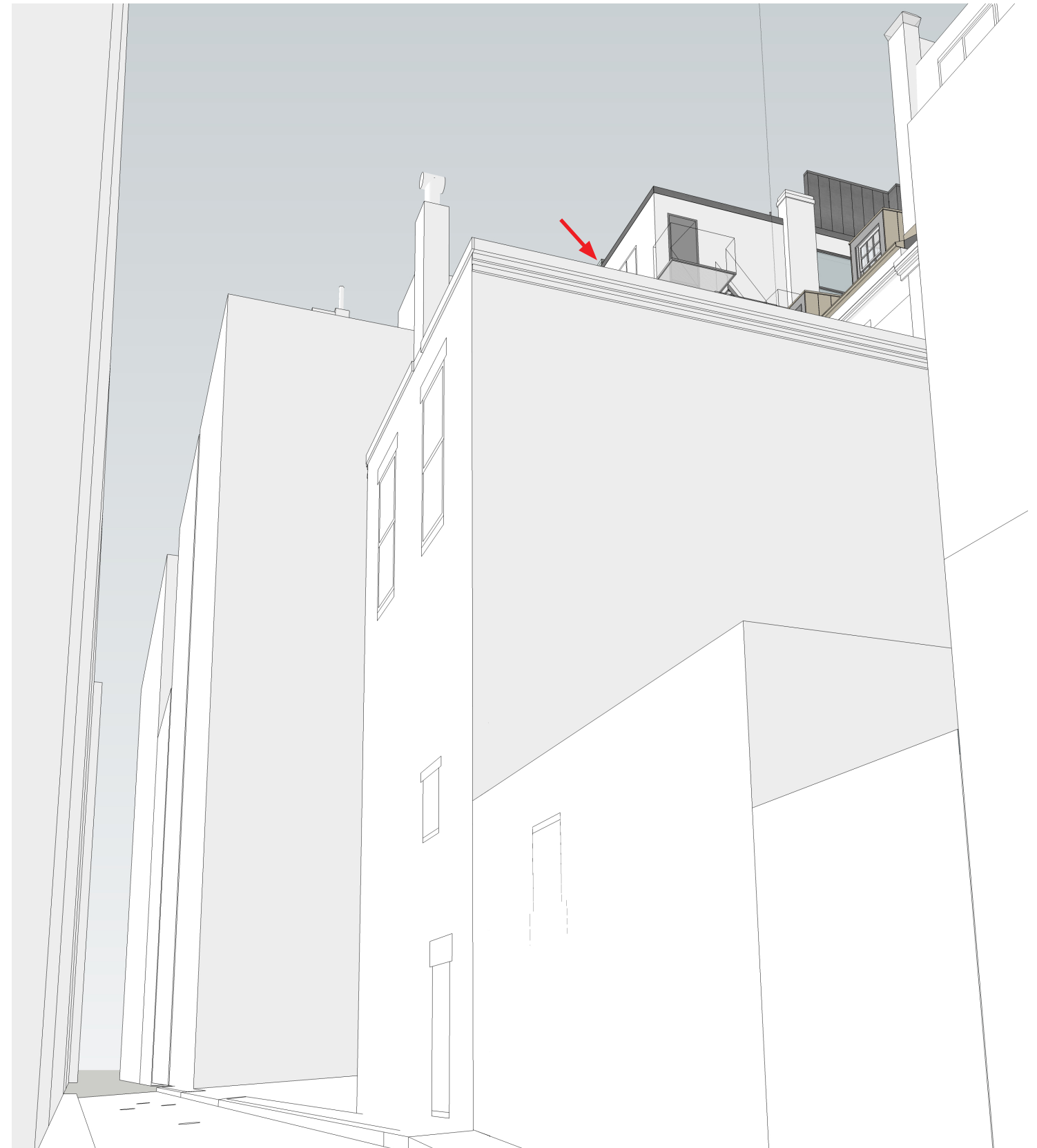
Existing



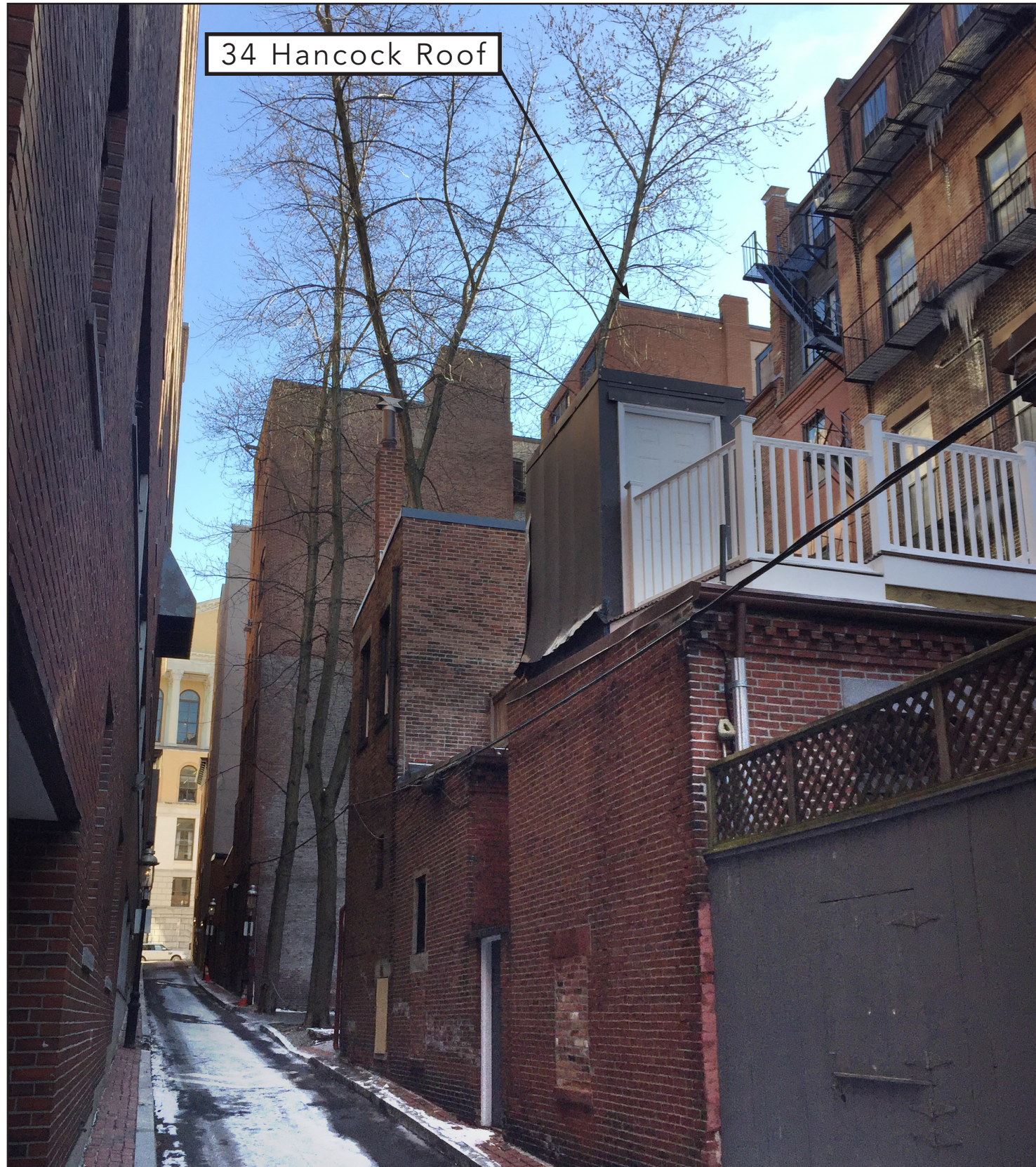
Proposed



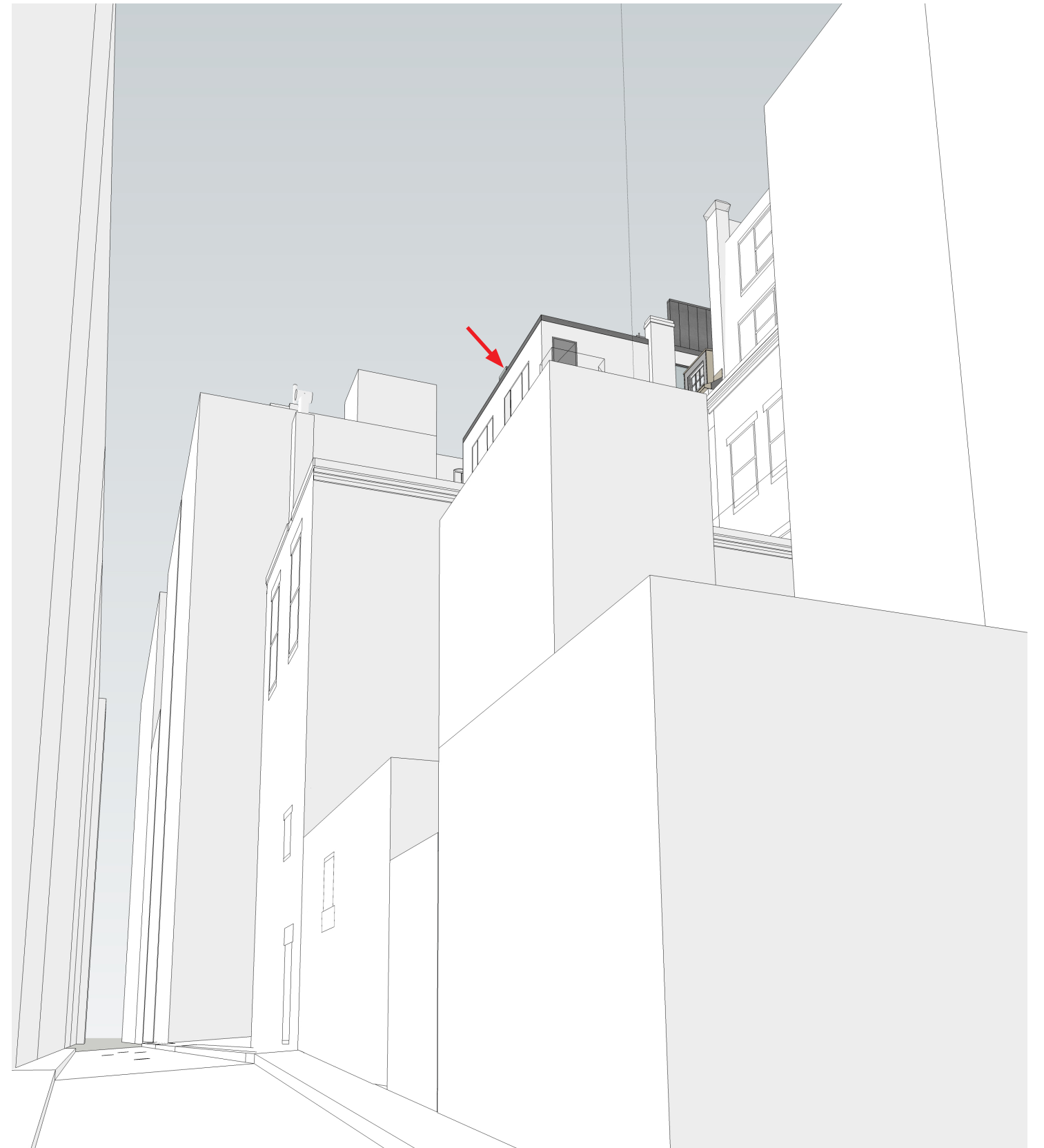
Existing



Proposed



Existing



Proposed