

# 99 Trenton Street

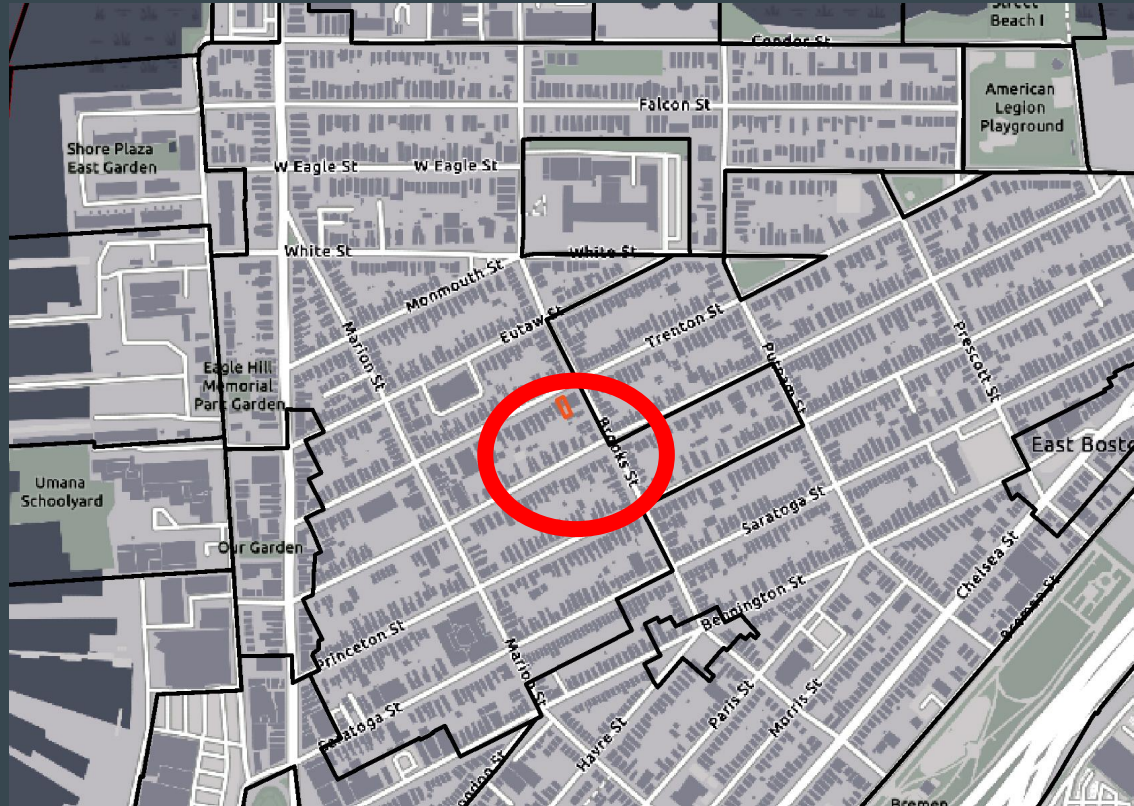


Renovation Plan Presentation

# PROJECT OVERVIEW

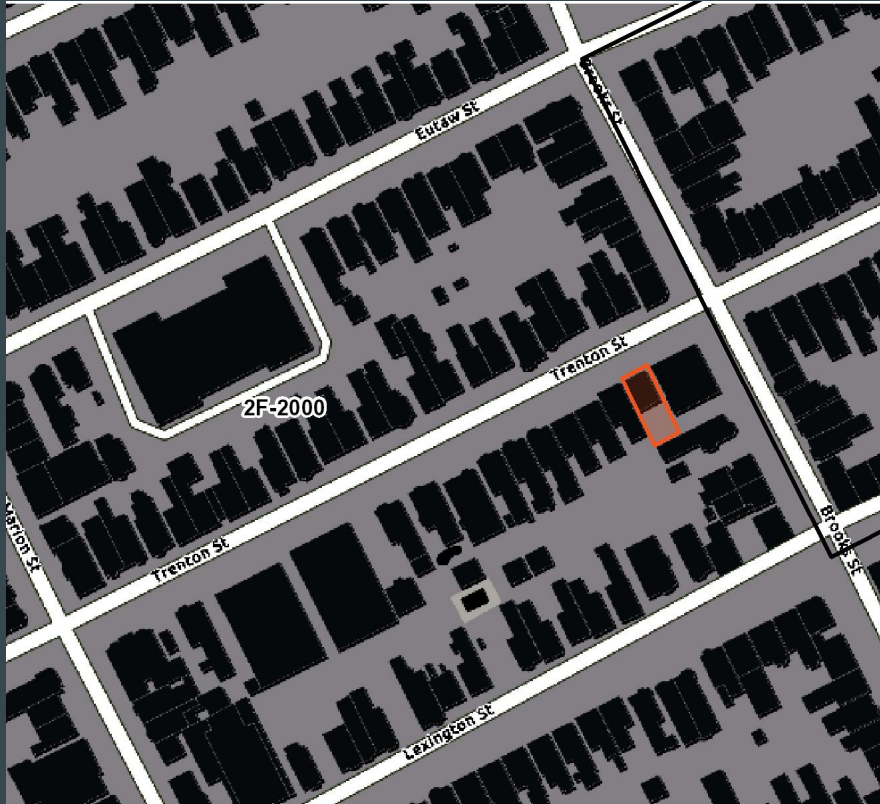
- REPLACE/ ENLARGE EXISTING DECKS, ADD DECK FROM 3RD FLOOR
- ADD FULL HEIGHT EGRESS FROM BASEMENT
- ADD DORMERS TO 3RD FLOOR EXPANDING USABLE LIVING SPACE
- OWNERS UNIT TO HAVE INTERIOR WORK DONE

# SITE CONTEXT-DISTRICT



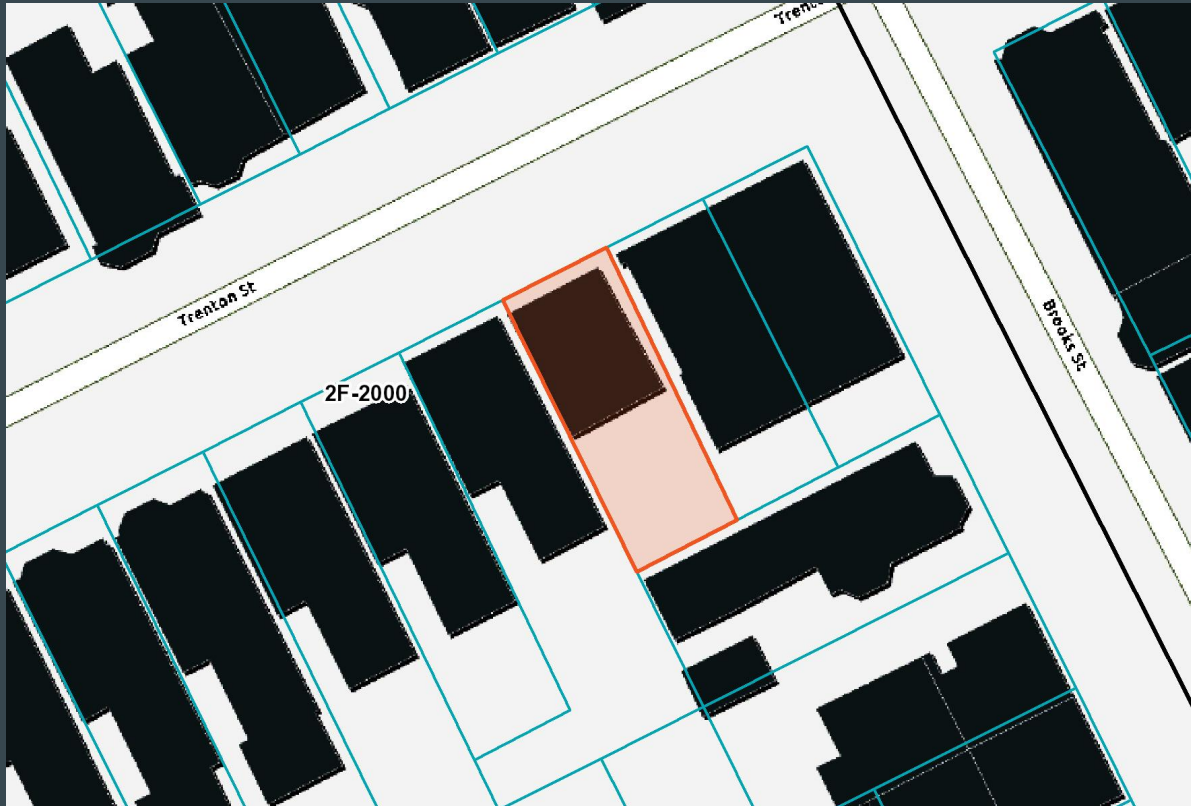
House to remain an  
Owner Occupied 2 family.

# SITE CONTEXT-NEIGHBORHOOD



- One of the earlier/ smaller Greek Revivals in the neighborhood.
- Important to maintain architectural details. Back cornices and side banding will be restored when old siding is removed.

# SITE CONTEXT-STREETScape



- Decks still do not go back as far as abutting homes
- Roof/ dormers still lower than neighbors.
- Upgraded landscaping/ fencing will improve neighbors yards.

**ZONING PARCEL**

# REASONS/ UPGRADES

- Current decks do not meet code
- Back of house is weather side of house and needs new siding and rubber roof repair
- Egress from basement inadequate and needs better drainage around.
- Interior stair is not to code/ very steep. Adding dormers to create more space for new stair, and add small bathroom to third floor
- Interior stair divide interior living space, plan to open up second floor unit



**EXISTING CONDITIONS**



# WORK SO FAR...

2018

- Officially approved as 2 family through long form process
- Relocation of exterior electrical service to alley
- Upgrade of building electrical to 200 amps
- Separated all utilities and upgraded all mechanical, electrical, plumbing and fire protection. Fully permitted work.
- Install new rear exterior doors and windows
- Complete renovation of Unit 1
- Partial renovation of Unit 2
- Installation of energy efficient systems and fixtures

2020

- Historic renovation of front facade including new windows, recreation of original moldings and Greek Revival elements
- Replaced alley gate

**PLANS/SCOPE**



CURRENT



PROPOSED



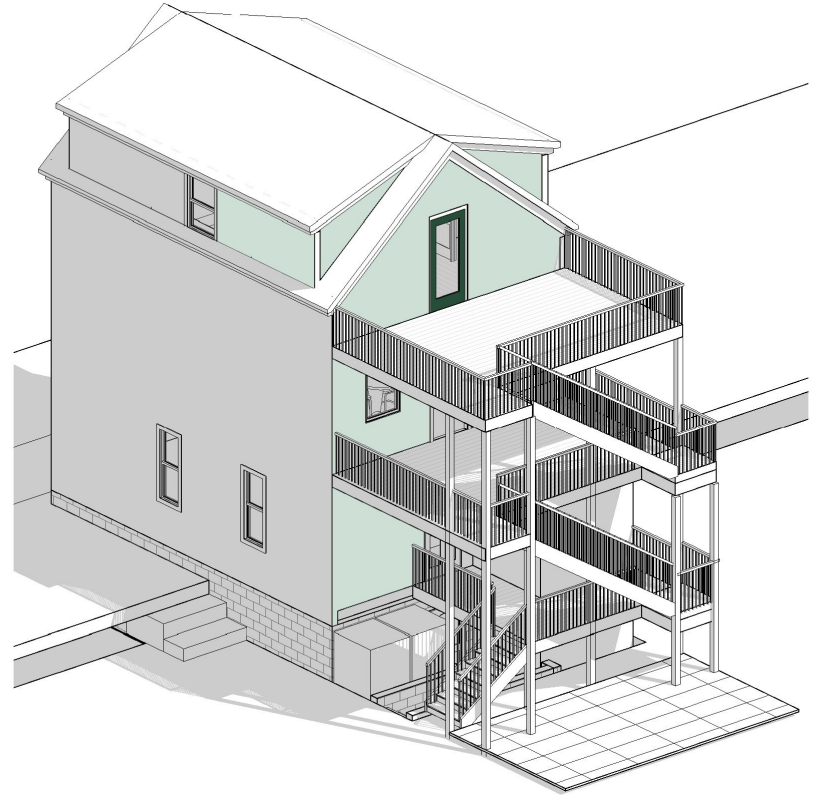
CURRENT

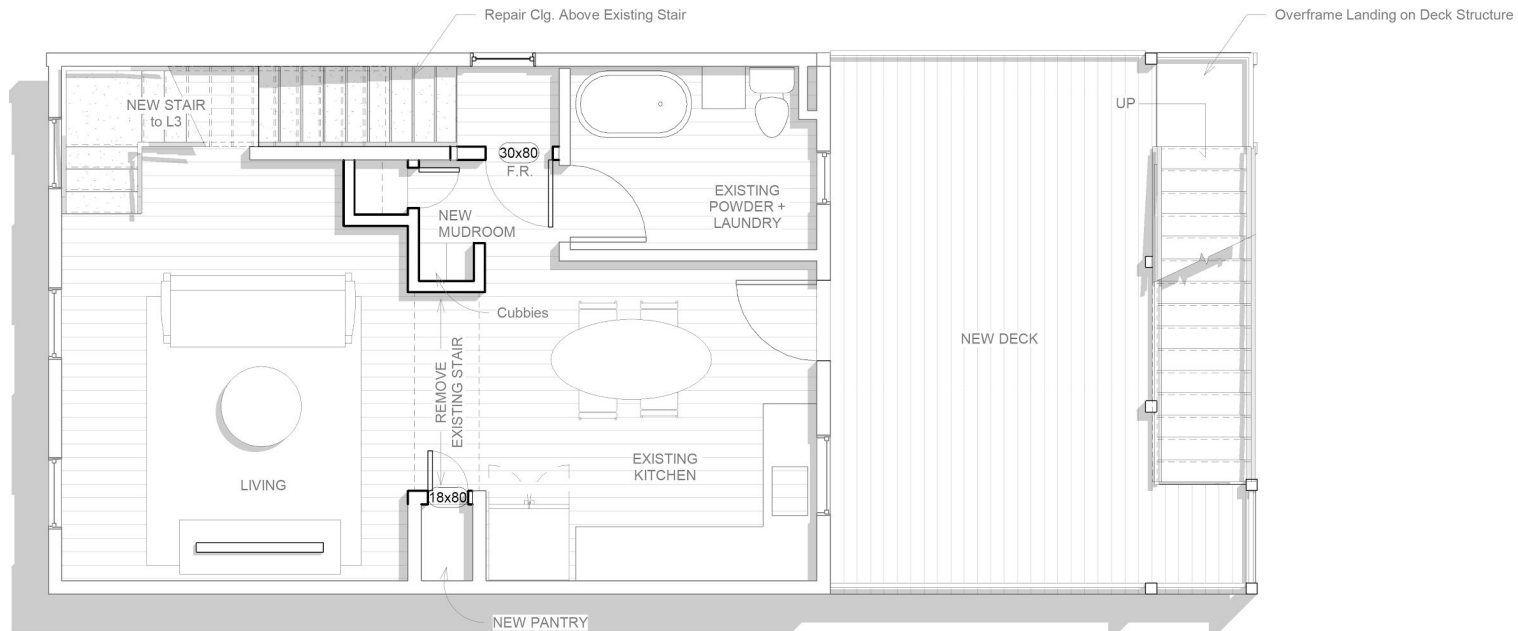


PROPOSED

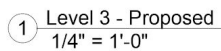
## MATERIALS

- HARDIE SIDING
- ARCHITECTURAL SHINGLES
- TREX RAILING
- STAINED WOOD/  
COMPOSITE RAILING
- BLUESTONE PATIO
- IMPROVED DRAINAGE
- NEW FENCING/  
LANDSCAPING

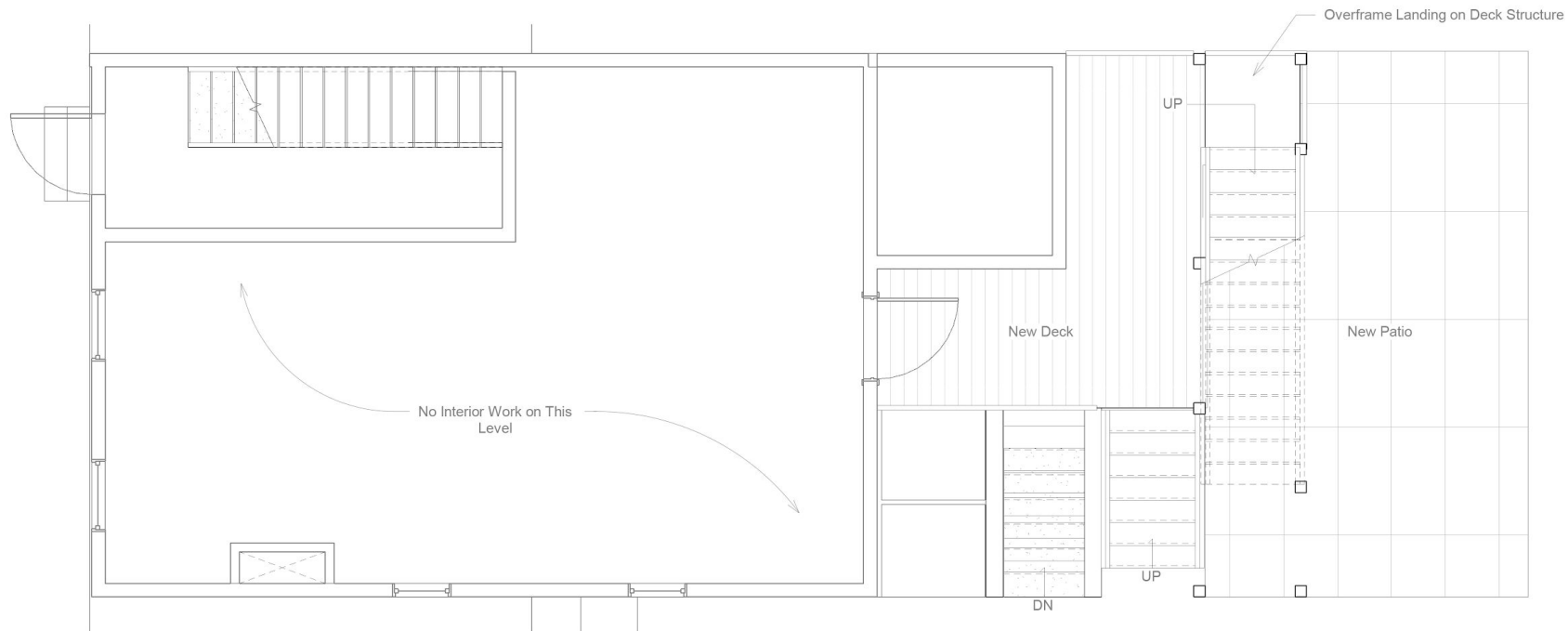




① Level 2 Proposed  
1/4" = 1'-0"

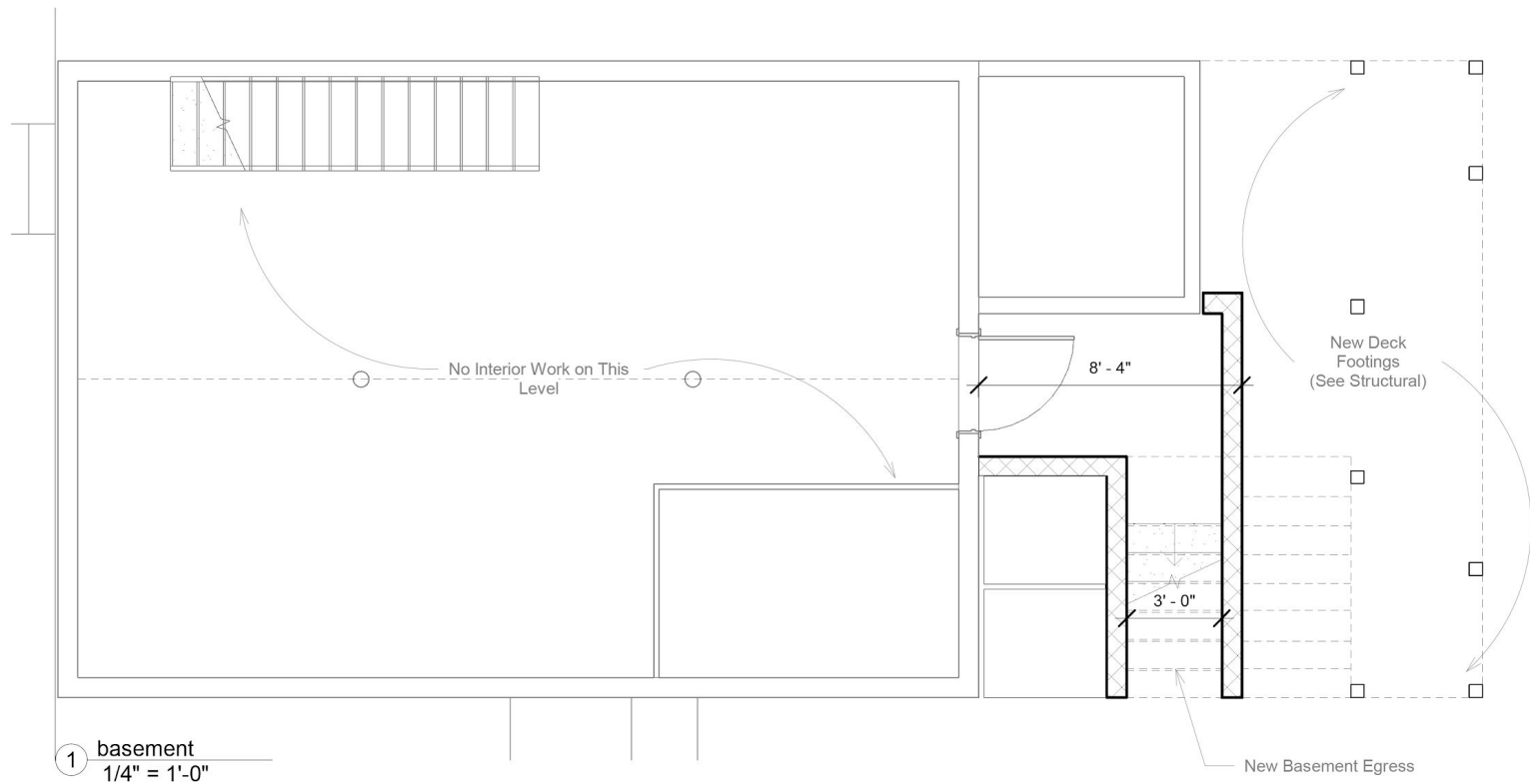


①



① Level 1 Proposed  
1/4" = 1'-0"





# ANTICIPATED ZONING RELIEF

	Proposed	Required/ Allowed	Currently	Relief
Use	2 family	2 family	2 family	None
Min Lot Size		2000		none
Front Yard Existing Modal		5'		variance
Side Yard		2.5'		variance
Rear Yard		30'		variance
Floor Area Ratio	1.07 1748sf	.08	1.01 1641 sf	variance
Building Height Excessive	3 storied	2..5	2.5	variance
Parking Building Height excessive	36"-7.5	35"	36"	variance
East Boston IPOD				variance
Roof Structure restrictions				variance

My intent is to continue to restore this property, maintaining the character and historic elements. Please reach out to me with any questions!  
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# ESTIMATED TIMELINES

- PROCESS OVERVIEW FILING OF LONG FORM WITH ISD - JUNE 2020
- FILING OF ZONING APPEAL WITH ZBA - JULY 2020
- I N I T I A L COMMUNITY OUTREACH - JULY 2020
- FOLLOW UP COMMUNITY OUTREACH - AUGUST 2020
- EAGLE HILL FIRST MEETING - AUGUST 26, 2020
- EAGLE HILL VOTING MEETING - SEPTEMBER 2020
- ABUTTER'S MEETING - JULY 28, 2020
- ZONING BOARD OF APPEAL HEARING - TBD
- SPRING 2021 CONSTRUCTION BEGINS - TBD