

Project: Alterations to Varnik Residence
10 Perry Street, Somerville MA

Project Description

The purpose of this renovation is to enlarge and update the living space in this single family home for a growing family with two young children currently enrolled in the Somerville public schools. The addition of a half bath on the first floor will allow elderly family members and others with mobility limitations to visit the home without having to climb the steep staircase to access a bathroom. The existing derelict bulkhead and stairs will be replaced with a full height entry door providing a safer means of egress from the new basement bedroom. The new covered porch provides a rear entry through the kitchen and provide some protection for bicycles. The small, attached shed provides some dry storage for gardening tools and outdoor recreational gear.

The Alterations Include:

- 1) Add one half bath on the first floor
- 2) Add one three quarter bath to the basement level
- 3) Add one bedroom to the basement level
- 4) Replace a leaking sewer line under the existing slab
- 5) Renovate the kitchen including appliances
- 6) Increase head room in the basement to meet living space code requirement.
- 7) Relocate the washer / dryer from basement to second floor
- 8) Provide an interior perimeter drain with sump pump (10 Perry St elevation is ~20', one of the lowest lying areas of the city is prone to flooding)
- 9) Provide an unconditioned storage shed to the rear of the house
- 10) Replace a crumbling bulkhead and stair
- 11) Correct undersized and damaged first floor framing and support columns
- 12) Remove existing abandoned chimney and reclaim space for storage

To accomplish this; the footprint of the existing rear concrete porch will be used for the half bath. The existing derelict hollow conc. block bulkhead and stair will be replaced in the same location with a full height entry to provide a safer egress. The basement walls will be underpinned per Waltman Engineering's design in order to facilitate the excavation of the basement to increase the headroom to an estimated 7'6" height to the underside of the existing first floor framing. The undersized and damaged first floor framing will be supported with new lally columns, beams, headers and joists per Waltman Engineering's design. New living space will be created in the basement including a bedroom and bathroom. An emergency egress window will be added in the new bedroom which will provide escape to a window well on the driveway side. On the first floor, a new kitchen will be installed to replace the antiquated existing kitchen. A beam will be installed to create an open plan in the kitchen / dining area. The abandoned single flue brick chimney will be removed and adjacent closets will be enlarged on the second and third floors. The existing washer / dryer will be relocated to the second floor.

The proposed addition will add 67 SF of gross floor area to the building, from 2105 SF to 2172 SF. It does not change the use, it does not change the number of units (1), it does not change existing parking and it does not change any public right of way. It also does not negatively impact neighbors, their privacy, access to daylight and fresh air, nor does it impede views, cast shadows or remove trees.