

148 MORRISON AVE
HPC APPROVAL PACKAGE | NARRATIVE DESCRIPTION
APRIL 2025



VIEW FROM CORNER OF MORRISON AVE AND CLIFTON ST



VIEW FROM REAR OF PROPERTY ON CLIFTON ST



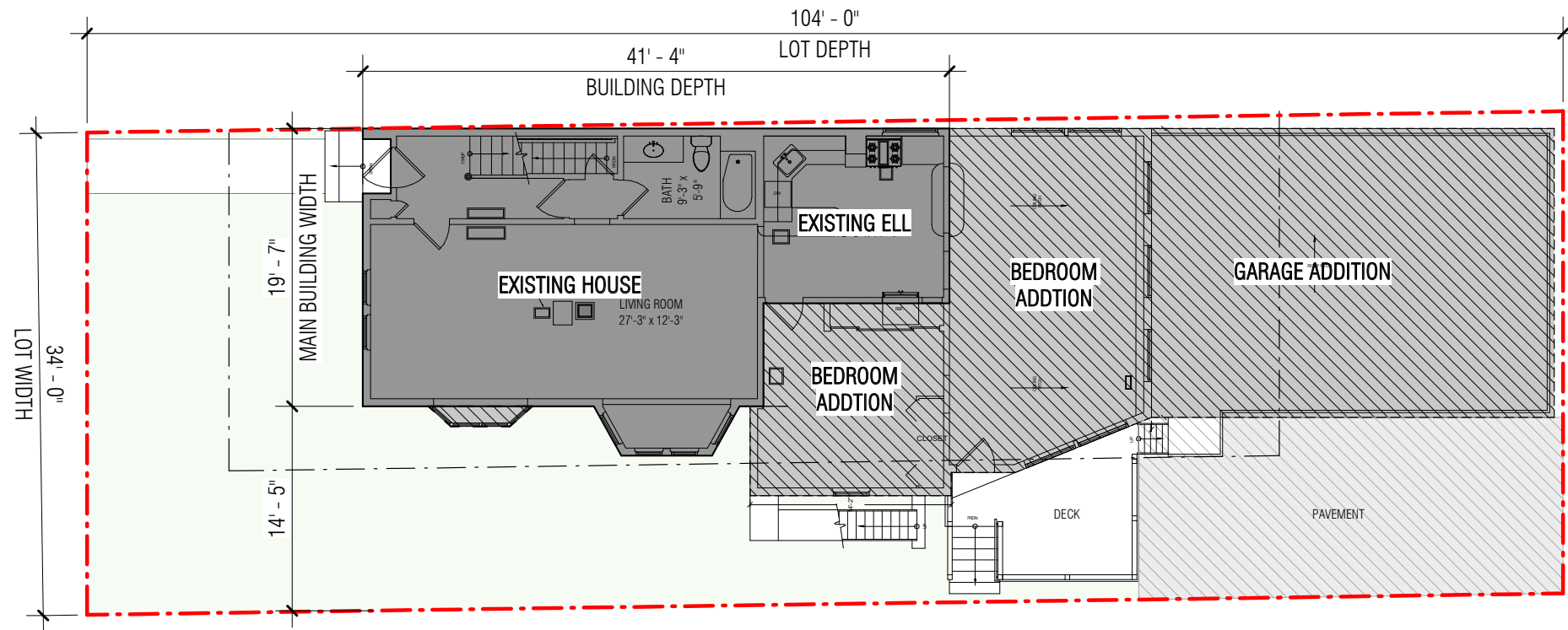
VIEW OF WEST ELEVATION ON CLIFTON ST



VIEW OF REAR GARAGE FROM ALLEYWAY

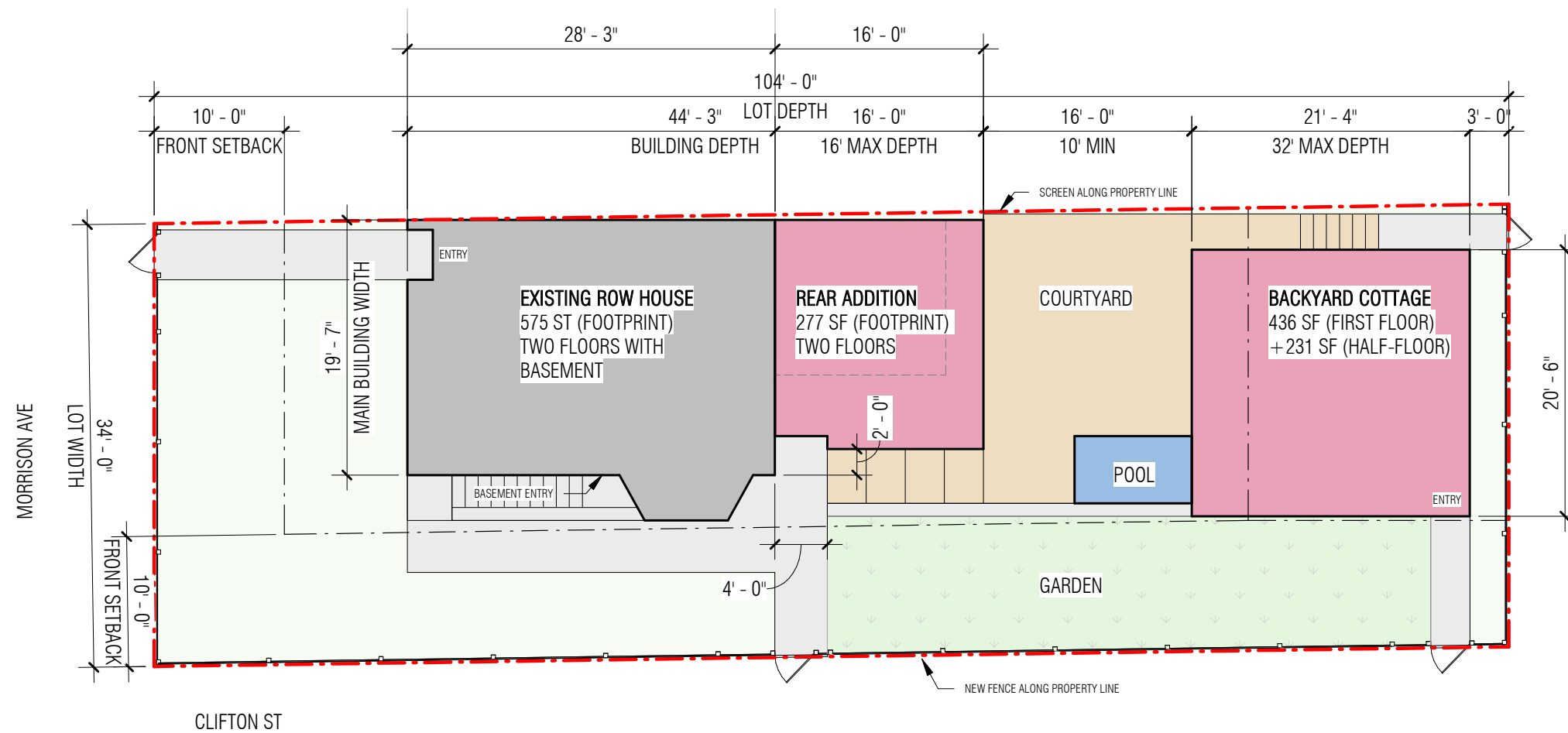


CLOSE UP OF MORRISON AVE ELEVATION



EXISTING

- End property of a set of late 19th century row houses
- Corner lot with two frontages: Morrison Ave and Clifton Street
- Three late 20th century additions: two bedrooms and one garage
- Large paved area with a side deck



PROPOSED

- Demolition of 20th century additions
- Repair of the existing row house, building out the basement
- **New: two-story rear addition**
- **New: backyard cottage**
- An elevated courtyard between the addition and cottage with a small plunge pool
- Landscaping and planted areas in frontage
- Fencing around the property

DIMENSIONAL TABLE¹
NEIGHBORHOOD RESIDENTIAL (NR)
BACKYARD COTTAGE (SZO 3.1.12)

	ITEM	REQUIRED	PROPOSED	COMPLIANCE
LOT	ZONE DISTRICT	NR	NR	COMPLIES
	BUILDING TYPE	PER 3.1.6	BACKYARD COTTAGE	COMPLIES
	LOT AREA (SF)	NONE	3,535 SF	COMPLIES
	LOT WIDTH (FT) (NO DRIVEWAY ACCESS)	32' MIN	34'	COMPLIES
	LOT DEPTH (FT)	NONE	104'	COMPLIES
	LOT COVERAGE (%)	60% MAX	39%	COMPLIES
	GREEN SCORE	0.35 MIN 0.40 IDEAL	NOT CALCULATED	WILL COMPLY
SETBACKS	PRIMARY FRONT (FT) (ABUTTING MORRISON AVE)	60' MIN	73'	COMPLIES
	SECONDARY FRONT (FT) (ABUTTING CLIFTON ST)	10' MIN	10'	COMPLIES
	SIDE (FT) (ABUTTING PRIVATE ALLEY AND PARTY LINE)	3' MIN	3'	COMPLIES
	REAR (FT) (ABUTTING N/A)	3' MIN	N/A	COMPLIES
	BUILDING SEPARATION (MIN)	10'	16' - 0"	COMPLIES
BUILDING	BUILDING WIDTH (FT)	24' MAX	20' - 6"	COMPLIES
	DEPTH (FT)	32' MAX	21' - 4"	COMPLIES
	FLOOR PLATE (SQFT)	576'	436'	COMPLIES
	STORY HEIGHT	12' MAX	10'-6"	COMPLIES
	NUMBER OF STORIES	1.5 STORIES	1.5 STORIES	COMPLIES
	ROOF TYPE	FLAT, GABLE	GABLE	COMPLIES
FACADE COMPOSITION	GROUND STORY FENESTRATION (MIN/MAX)	15% MIN 50% MAX	NOT CALCULATED	WILL COMPLY
	UPPER STORY FENESTRATION (MIN/MAX)	15% MIN 50% MAX	NOT CALCULATED	WILL COMPLY
USE	DWELLING UNITS	1	1	COMPLIES

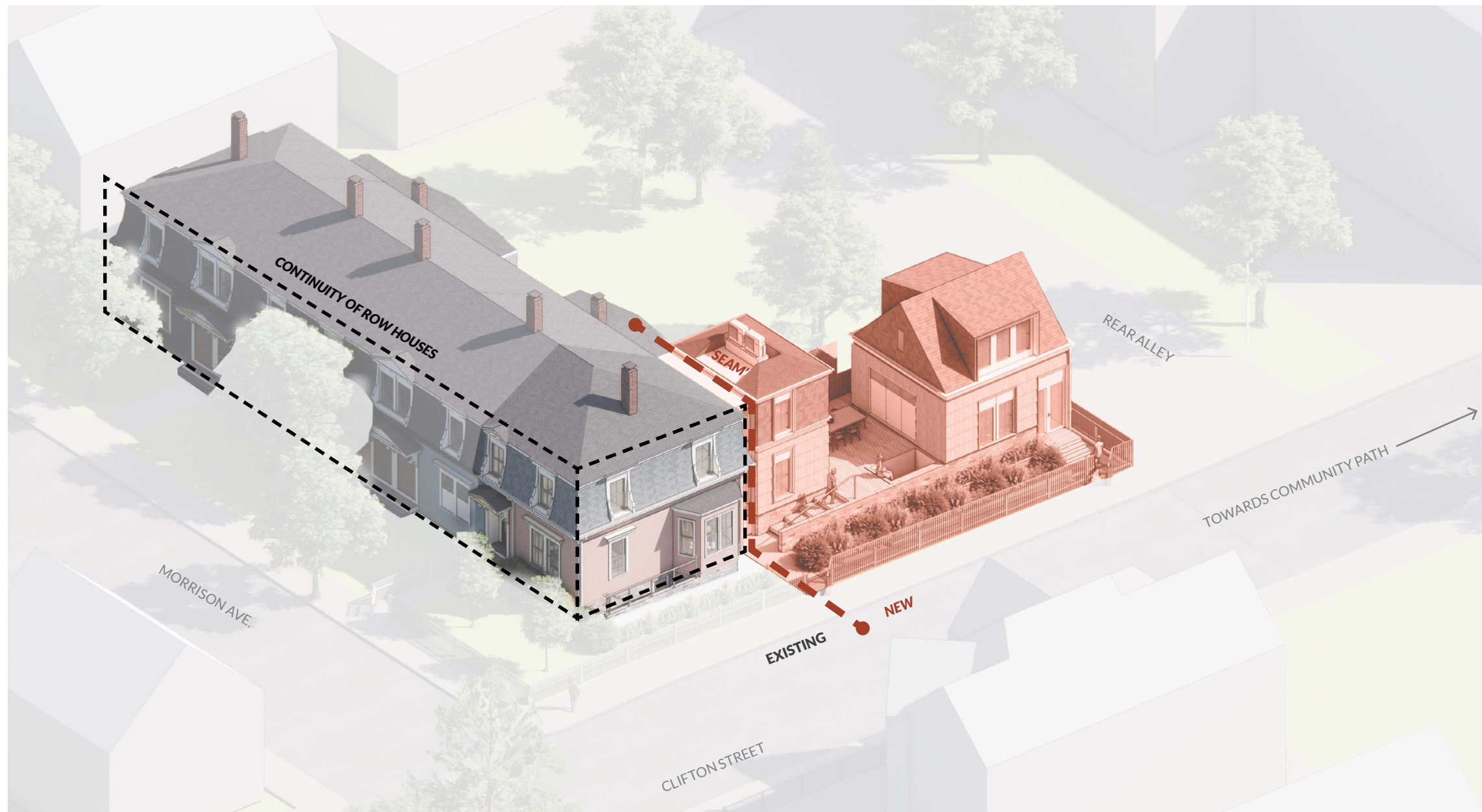
DIMENSIONAL TABLE¹
NEIGHBORHOOD RESIDENTIAL (NR)
BUILDING COMPONENT: REAR ADDITION (SZO 3.1.13.P)

	ITEM	REQUIRED	PROPOSED	COMPLIANCE
BUILDING	ZONE DISTRICT	NR	NR	COMPLIES
	PRINCIPAL BUILDING TYPE	PER 3.1.6	ROW HOUSE	NON-CONFORMING, SPECIAL PERMIT REQUIRED ²
DIMENSIONS	SETBACK FROM EXTERIOR WALLS	1'	ON CLIFTON ELEVATION: 2'	COMPLIES
			ON PARTY WALL ELEVATION: 0'	ALIGNS WITH EXISTING, HOWEVER DOES NOT COMPLY ³
	PRINCIPAL BUILDING FOOTPRINT (GROSS)	N/A	575 SF	
	REAR ADDITION FOOTPRINT (GROSS)	N/A	277 SF	
	FLOOR PLATE (MAX)	50% OF THE FLOOR PLATE OF THE PRINCIPAL BUILDING	48.2%	COMPLIES
	HEIGHT (MAX)	TWO (2) STORIES	2	COMPLIES
	SETBACK ENCROACHMENT (FRONT, SIDE & REAR) (MAX)	0'	0'	COMPLIES

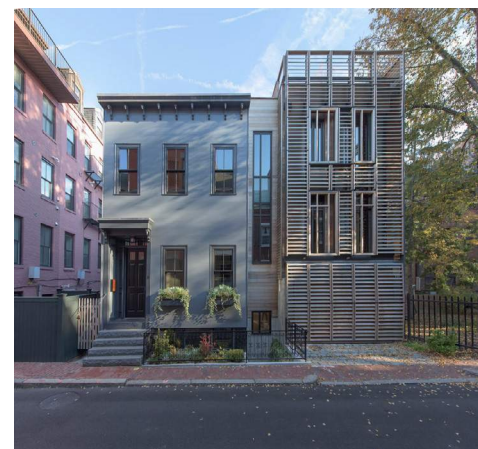
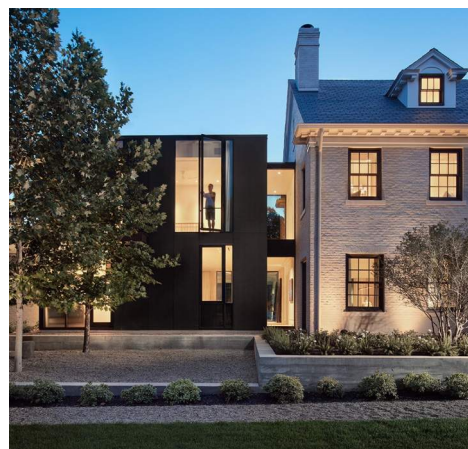
(1) ACCORDING TO SOMERVILLE ZONING ORDINANCE DATED 02/06/23
(2) THE EXISTING PRINCIPAL BUILDING TYPE (ROW HOUSE), WHICH PRE-DATES THE SZO, IS NOT AN ALLOWABLE IN THE NEIGHBORHOOD RESIDENTIAL DISTRICT. THEREFORE, THE REAR ADDITION REQUIRES A SPECIAL PERMIT.
(3) THE PROPOSED WALL DIRECTLY ALIGNS WITH THE EXISTING WALL OF THE EXISTING ELL, WHICH LIES ON THE PARTY WALL BETWEEN EACH ROW HOUSE. THEREFORE, THE NON-COMPLIANCE IS A DIRECT RESULT OF THE NON-CONFORMING ROW HOUSE IN A NR ZONE. THE INTENT IS TO RESOLVE THIS THROUGH THE SPECIAL PERMIT PROCESS.

NOTES

- The existing row house is a non-conforming building type within the Neighborhood residential zone.
- Any significant modifications, like the proposed rear addition, to the row house requires a special permit from the Zoning Board.
- After approval from the HPC, the team will be seeking this special permit.
- All other work, including the backyard cottage will be as-of-right.



AXONMETRIC DIAGRAM



EXAMPLE PROJECTS

THOUGHTCRAFT
ARCHITECTS

148 MORRISON AVE
HPC APPROVAL PACKAGE

APRIL 2025

OUR APPROACH

HONOR

The goal of the proposed development is to clean up the property by removing the years of unsightly additions and replacing them with a thoughtful rear addition and backyard cottage that honors the existing row house.

BALANCE

As the primary residence for the property owners, the proposed design strives to balance today's lifestyle, craftsmanship, materials, and environmental requirements with the charm of New England architecture.

CLARITY

There is a distinct and legible difference between the historic property and the new work to protect the integrity of the historic property's presence in the foreground while the new work recedes to the background.

SEAM

To further enhance this distinction, a recessed 'seam' is introduced between the old and new to preserve the historic property if the new work were to be removed in the future.

INTERPRETATION

The new work is differentiated from the old as a compatible, less ornate, interpretation of the existing row house's materials, proportions, and details.



1 PAINTED SHAKES



2 PAINTED OFF-WHITE TRIM



3 GREY ASPHALT SHINGLES



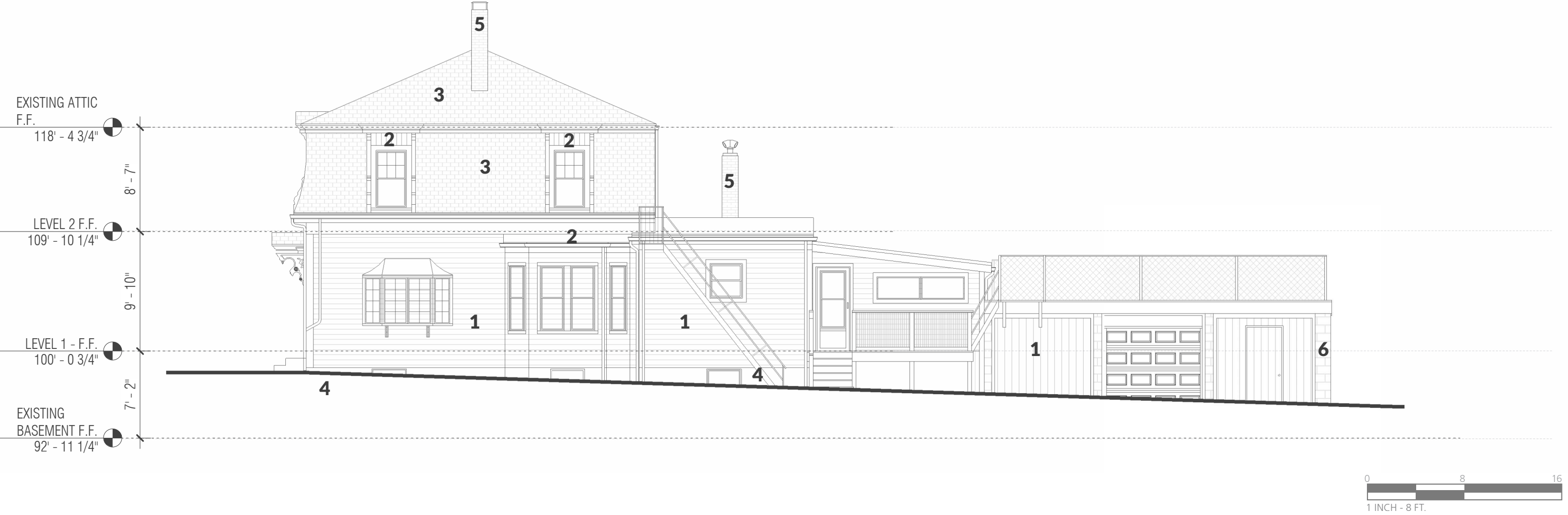
4 PAINTED BRICK MASONRY FOUNDATION WALLS



5 RED BRICK CHIMNEYS



6 PAINTED INDUSTRIAL MASONRY



+19'-4"
ADDITION CEILING HEIGHT

+18'-4"
EXISTING CEILING HEIGHT

+9'-10"
EXISTING SECOND STORY

0'
EXISTING FIRST STORY

-7'-2"
EXISTING BASEMENT

NORTH ELEVATION

EXISTING



NORTH ELEVATION

PROPOSED

- No proposed architectural changes
- Paint face of row house a pink-ish color to contrast the abutting row house so the separation reads clearer
- Paint eave white to match rest of the existing row houses
- Front door and windows will be replaced, see page 10 for more info



CLOSE UP OF ROW HOUSE



PHOTO OF CLIFTON ST. ELEVATION

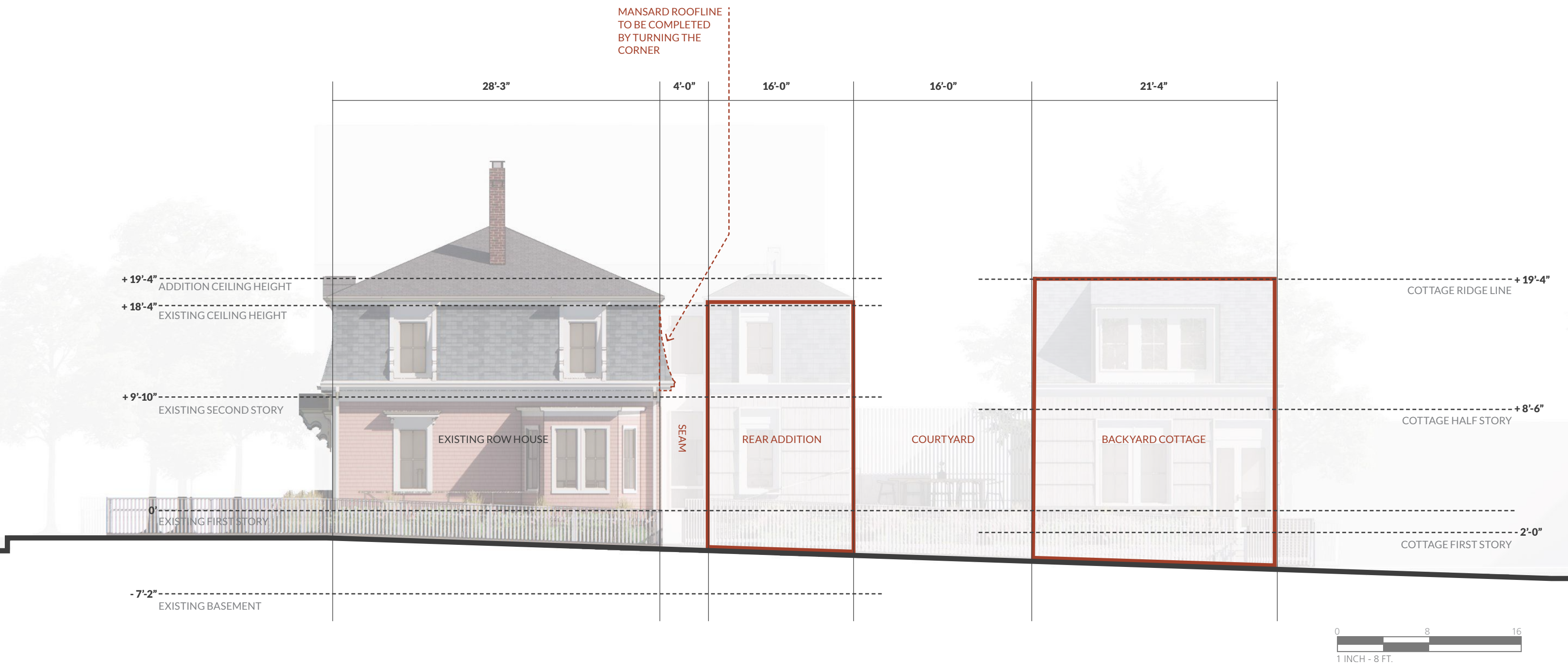


EGRESS STAIR ON ADDITION

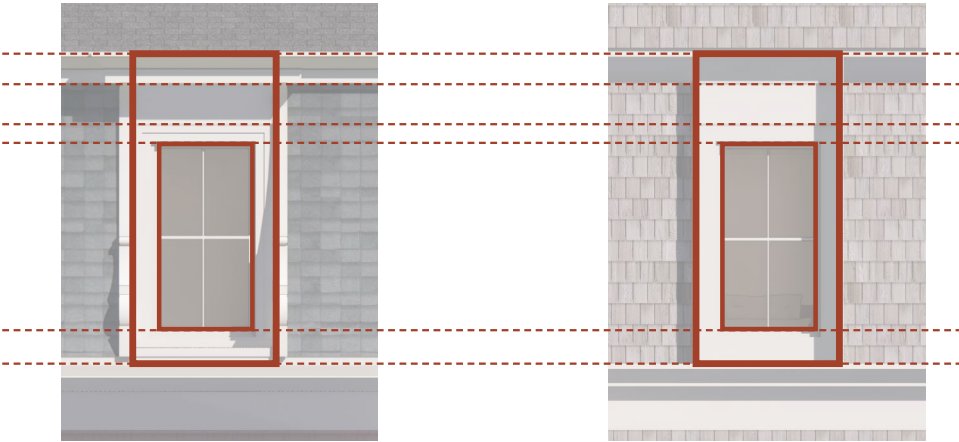


VIEW OF GARAGE ADDITION



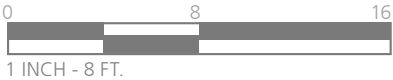


TYPICAL WINDOW ALIGNMENTS



EXISTING WINDOW OPENING

PROPOSED WINDOW OPENING



WINDOW/DOOR SPECS

W1

TYPE	DOUBLE-HUNG
MANUFACTURER	ANDERSON
SERIES	400 SERIES WOODWRIGHT
MATERIAL	WOOD + FIBEREX (FIBERGLASS)
GRILLE PATTERN	2 OVER 2
GRILLE TYPE	FULL DIVIDED LIGHT
GRILLE PROFILE	3/4" CHAMFER
PRODUCT ID	WDH2046
COLOR	CANVAS, MATCHES TRIM

W2

TYPE	FIXED PICTURE WINDOW
MANUFACTURER	ANDERSON
SERIES	400 SERIES
MATERIAL	WOOD + FIBEREX (FIBERGLASS)
GRILLE PATTERN	NONE
GRILLE TYPE	NONE
GRILLE PROFILE	NONE
PRODUCT ID	P3050
COLOR	CANVAS, MATCHES TRIM

D1

TYPE	SINGLE DOOR
MANUFACTURER	ANDERSON
SERIES	PANEL SYTLE 102 STRAIGHTLINE
MATERIAL	WOOD + GLASS
GRILLE PATTERN	NONE
GRILLE TYPE	NONE
GRILLE PROFILE	NONE
HARDWARE	ANVERS, OIL RUBBED BRONZE
COLOR	CANVAS, MATCHES TRIM

D2

TYPE	SINGLE DOOR
MANUFACTURER	ANDERSON
SERIES	PANEL SYTLE 181 STRAIGHTLINE
MATERIAL	WOOD + GLASS
GRILLE PATTERN	EQUAL LIGHT
GRILLE TYPE	FULL DIVIDED LIGHT
GRILLE PROFILE	3/4" CHAMFER
HARDWARE	ANVERS, OIL RUBBED BRONZE
COLOR	TBD

D3

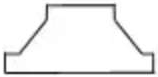
TYPE	SLIDING DOOR
MANUFACTURER	ANDERSON
SERIES	MULTIGLIDE
MATERIAL	ALUMNIMUM-CLAD WOOD
PANEL STYLE	TRADITIONAL, 5" BOTTOM RAIL
HARDWARE	OIL RUBBED BRONZE
COLOR	CANVAS, MATCHES TRIM

NOTE: SPECIFICATIONS SHOWN MAY BE SUBSTITUTED WITH EQUIVALENT PRODUCTS

PRODUCTS SHOWN ON THIS ELEVATION ARE TYPICAL AND WILL BE USED ON OTHER FACES

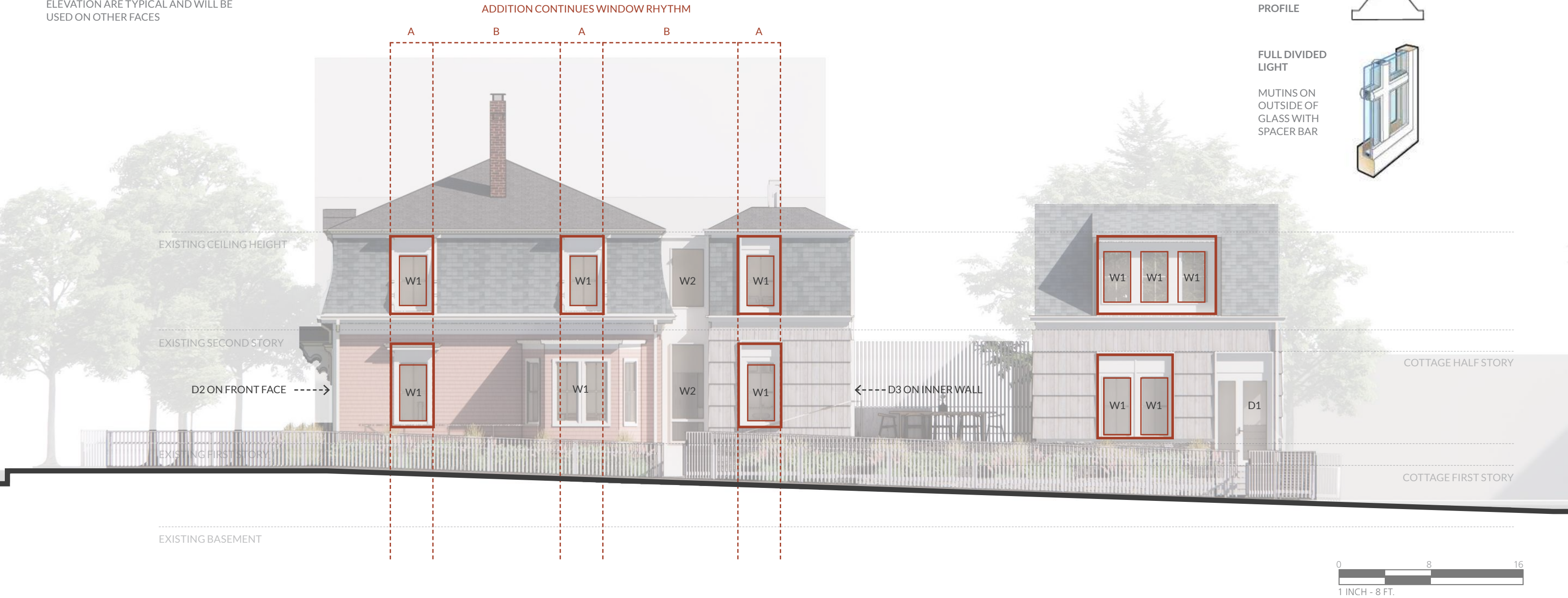
GRILLE (MUTIN) DETAILS

CHAMFER PROFILE



FULL DIVIDED LIGHT

MUTINS ON OUTSIDE OF GLASS WITH SPACER BAR



WINDOW/DOOR SPECS

W1

TYPE	DOUBLE-HUNG
MANUFACTURER	ANDERSON
SERIES	400 SERIES WOODWRIGHT
MATERIAL	WOOD + FIBEREX (FIBERGLASS)
GRILLE PATTERN	2 OVER 2
GRILLE TYPE	FULL DIVIDED LIGHT
GRILLE PROFILE	3/4" CHAMFER
PRODUCT ID	WDH2046
COLOR	CANVAS, MATCHES TRIM

W2

TYPE	FIXED PICTURE WINDOW
MANUFACTURER	ANDERSON
SERIES	400 SERIES
MATERIAL	WOOD + FIBEREX (FIBERGLASS)
GRILLE PATTERN	NONE
GRILLE TYPE	NONE
GRILLE PROFILE	NONE
PRODUCT ID	P3050
COLOR	CANVAS, MATCHES TRIM

D1

TYPE	SINGLE DOOR
MANUFACTURER	ANDERSON
SERIES	PANEL SYTLE 102 STRAIGHTLINE
MATERIAL	WOOD + GLASS
GRILLE PATTERN	NONE
GRILLE TYPE	NONE
GRILLE PROFILE	NONE
HARDWARE	ANVERS, OIL RUBBED BRONZE
COLOR	CANVAS, MATCHES TRIM

D2

TYPE	SINGLE DOOR
MANUFACTURER	ANDERSON
SERIES	PANEL SYTLE 181 STRAIGHTLINE
MATERIAL	WOOD + GLASS
GRILLE PATTERN	EQUAL LIGHT
GRILLE TYPE	FULL DIVIDED LIGHT
GRILLE PROFILE	3/4" CHAMFER
HARDWARE	ANVERS, OIL RUBBED BRONZE
COLOR	TBD

D3

TYPE	SLIDING DOOR
MANUFACTURER	ANDERSON
SERIES	MULTIGLIDE
MATERIAL	ALUMNIMUM-CLAD WOOD
PANEL STYLE	TRADITIONAL, 5" BOTTOM RAIL
HARDWARE	OIL RUBBED BRONZE
COLOR	CANVAS, MATCHES TRIM

NOTE: SPECIFICATIONS SHOWN MAY BE SUBSTITUTED WITH EQUIVALENT PRODUCTS

PRODUCTS SHOWN ON THIS ELEVATION ARE TYPICAL AND WILL BE USED ON OTHER FACES

WINDOW/DOOR VISUALIZATIONS



W1 NOTE: VISUALIZATION DOES NOT INCLUDE MUTINS



W2 NOTE: VISUALIZATION DOES NOT INCLUDE MUTINS



D1



D2 NOTE: EXACT COLOR TBD



D3

NOTE: SPECIFICATIONS SHOWN MAY BE SUBSTITUTED WITH EQUIVALENT PRODUCTS

PRODUCTS SHOWN ON THIS ELEVATION ARE TYPICAL AND WILL BE USED ON OTHER FACES



PAINTED CEDAR SHINGLES ON EXISTING ROW HOUSE

TO BE REPAINTED



REPLACE EXISTING WITH NEW ARCHITECTURAL ASPHALT OR SYNTHETIC SLATE SHINGLES

ASPHALT: GAF TIMBERLINE HDZ, SLATE

SLATE: BRAVA OLD WORLD SLATE, GRAPHITE



ARCHITECTURAL ASPHALT OR SYNTHETIC SLATE SHINGLES

ASPHALT: GAF TIMBERLINE HDZ, SLATE

SLATE: BRAVA OLD WORLD SLATE, GRAPHITE



BARE CEDAR SHINGLES

OVERSIZED PROPORTION



ARCHITECTURAL ASPHALT OR SYNTHETIC SLATE SHINGLES

ASPHALT: GAF TIMBERLINE HDZ, SLATE

SLATE: BRAVA OLD WORLD SLATE, GRAPHITE



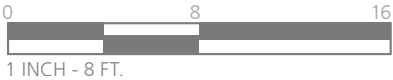
PAINTED WOOD TRIM

TO MATCH EXISTING WARM WHITE COLOR



STONE BASE

LOCALLY SOURCED GRAINTE VENEER

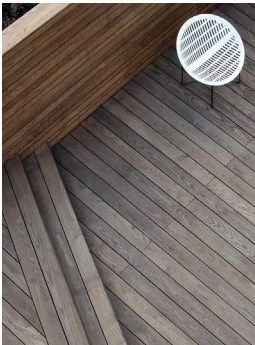


DECK MATERIALS



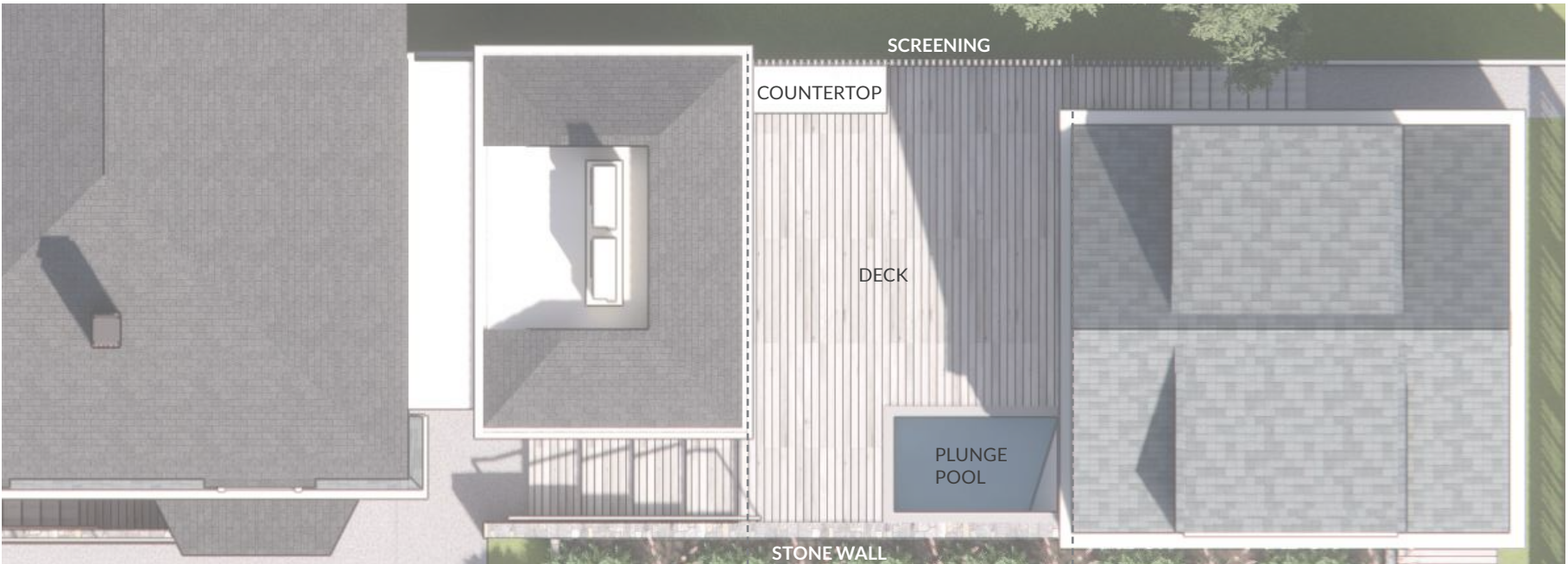
STONE WALL

LOCALLY SOURCED
GRANITE VENEER



WOOD DECKING

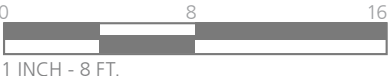
THERMORY
BENCHMARK ASH
DECKING 1X6
STANDARD



NOTE: SPECIFICATIONS SHOWN MAY
BE SUBSTITUTED WITH EQUIVALENT
PRODUCTS

PRODUCTS SHOWN ON THIS
ELEVATION ARE TYPICAL AND WILL BE
USED ON OTHER FACES

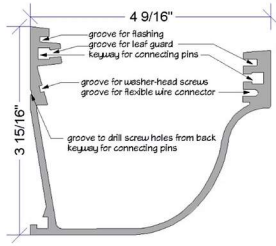
PLAN VIEW



DOWNSPOUT AND GUTTER SPECIFICATIONS

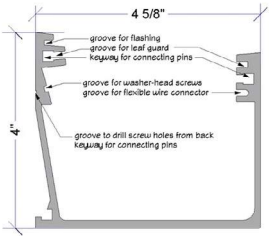
G1 - TRADITIONAL GUTTER

MANUFACTURER DURAGUTTER
 MODEL OG-5
 MATERIAL ALUMNINUM
 COLOR PAINTED TO MATCH TRIM



G2 - MODERN GUTTER

MANUFACTURER DURAGUTTER
 MODEL SQ
 MATERIAL ALUMNINUM
 COLOR PAINTED TO MATCH TRIM



D1 - TRADITIONAL DOWNSPOUT

PROFILE CORRUGATED ROUND
 SIZE 4"
 MATERIAL ALUMNINUM,
 COLOR PAINTED TO MATCH TRIM



D1 - MODERN DOWNSPOUT

PROFILE SQUARE
 SIZE 3" X 4"
 MATERIAL ALUMNINUM
 COLOR PAINTED TO MATCH TRIM



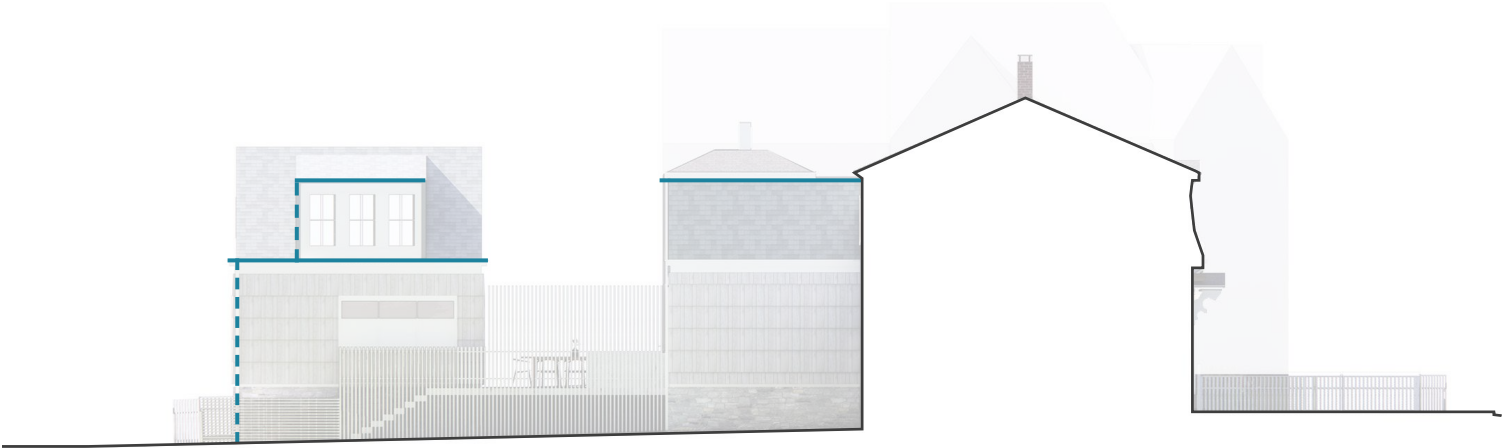
NOTE: SPECIFICATIONS SHOWN MAY
 BE SUBSTITUTED WITH EQUIVALENT
 PRODUCTS

ELEVATION KEY

- EXISTING TO BE REPLACED (G1, D1)
- NEW (G2, D2)



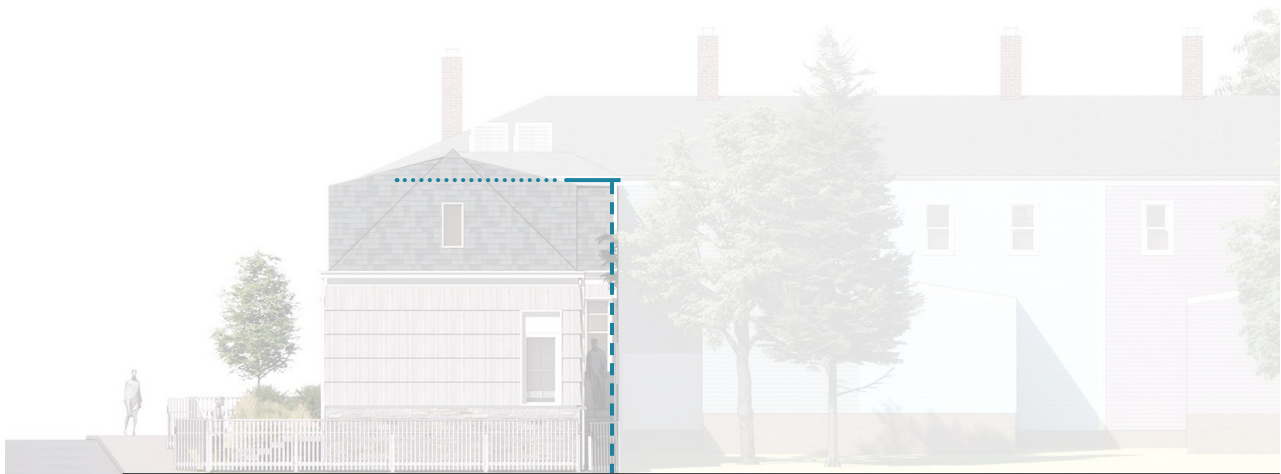
NORTH ELEVATION



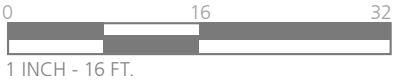
EAST ELEVATION

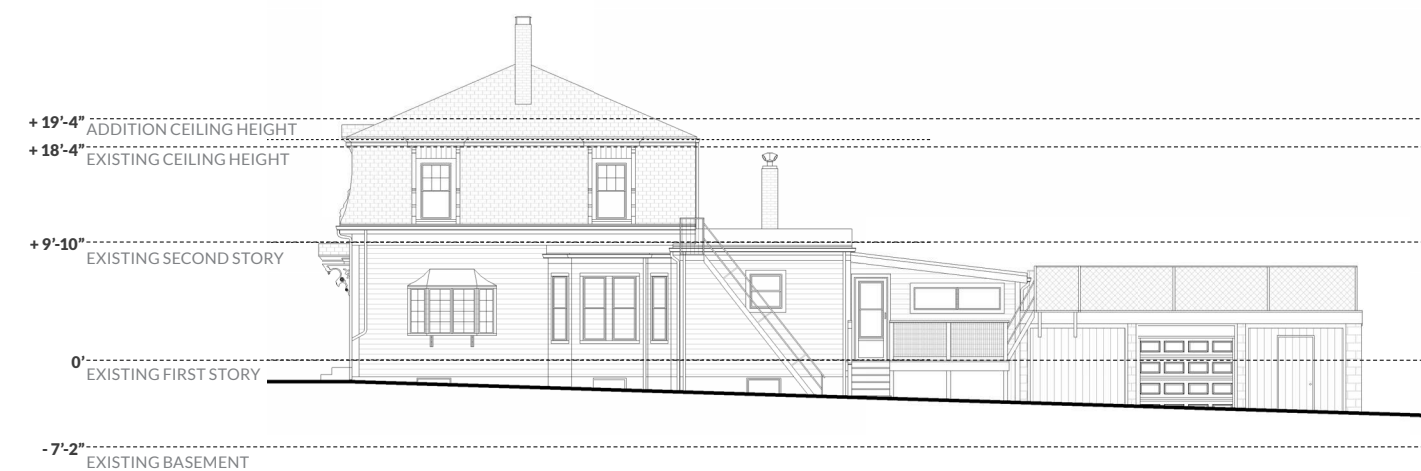


WEST ELEVATION



SOUTH ELEVATION





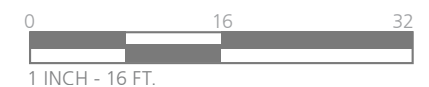
WEST ELEVATION

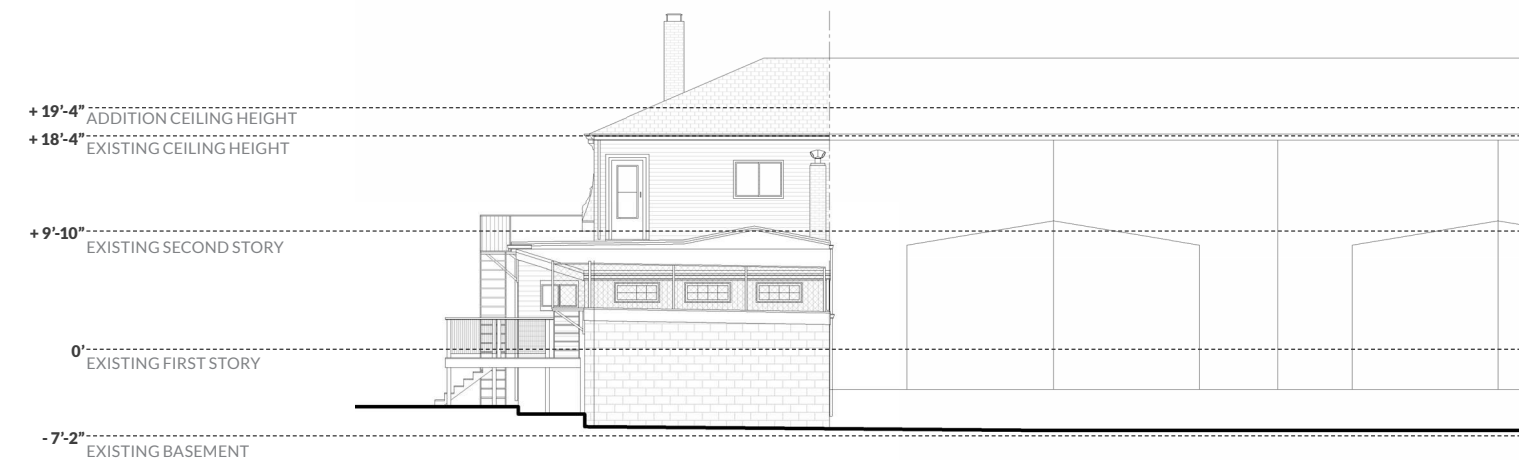
EXISTING



WEST ELEVATION

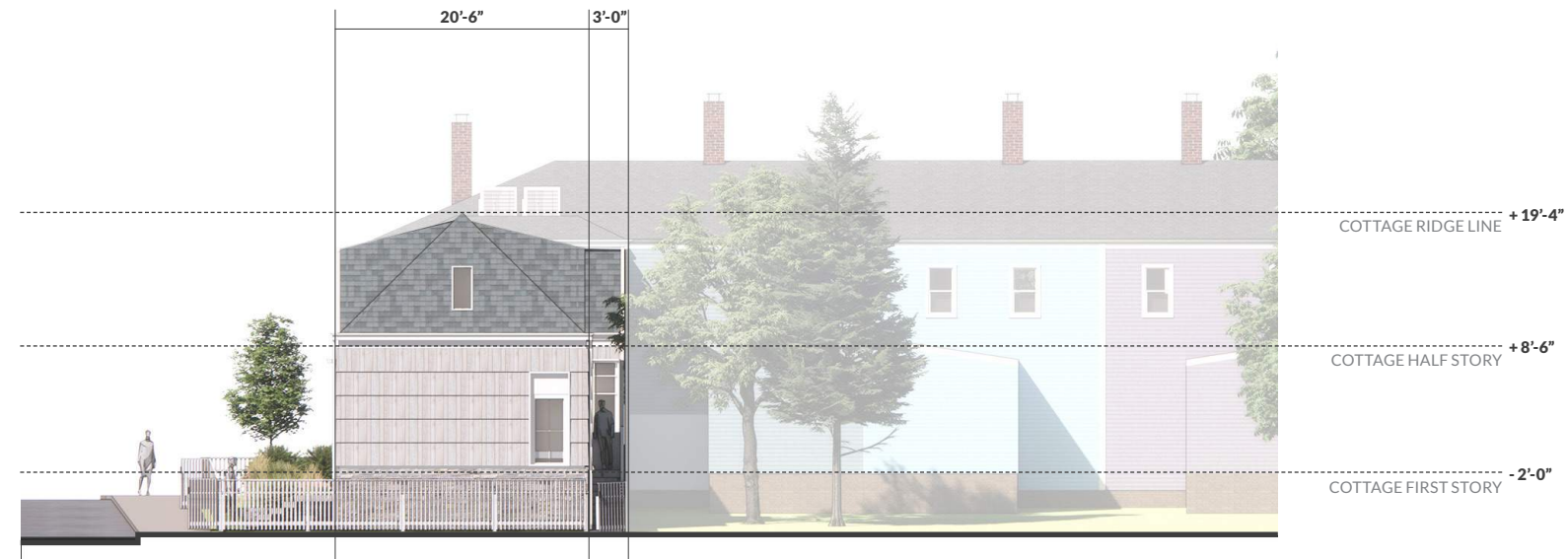
PROPOSED





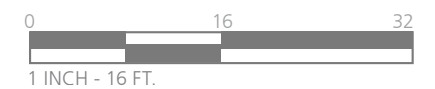
SOUTH ELEVATION

EXISTING



SOUTH ELEVATION

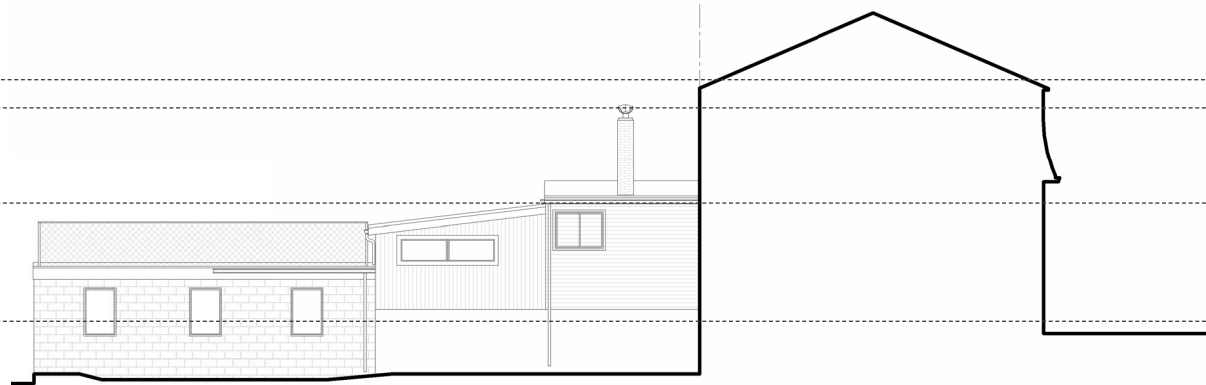
PROPOSED



+ 19'-4" ADDITION CEILING HEIGHT
 + 18'-4" EXISTING CEILING HEIGHT
 + 9'-10" EXISTING SECOND STORY
 0" EXISTING FIRST STORY
 - 7'-2" EXISTING BASEMENT

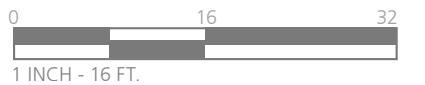
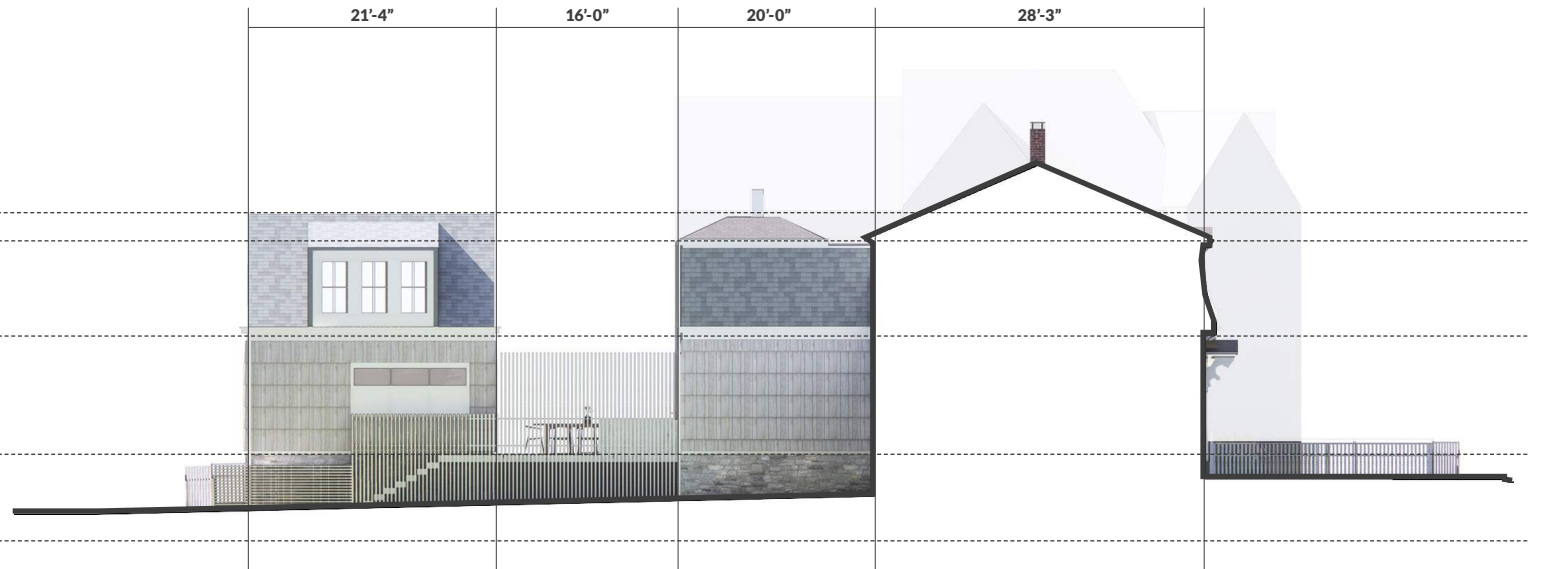
EAST ELEVATION

EXISTING



EAST ELEVATION

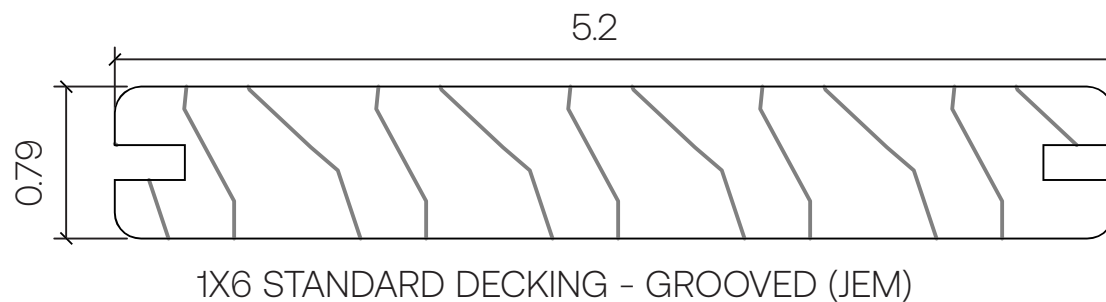
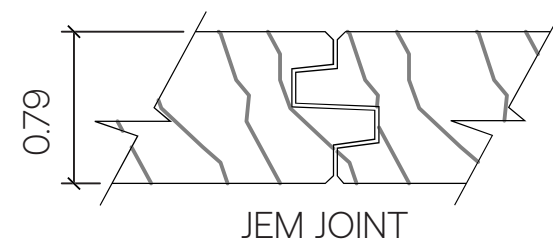
PROPOSED











Profile Type:

White Ash Decking

Sizing:

1X6 STANDARD DECKING - GROOVED (JEM)

Installation:

T6 Hidden Clip

Scale:

1'-0" = 1'-0"



THERMORY®

LEAVE A LASTING IMPACT

THERMORYUSA.COM



Brava Old World Slate



Brava Old World Slate Light Arendale



Brava Old World Slate Onyx



Brava Old World Slate Washington



Brava Old World Slate Atlantic

Beautifully authentic high-performance roofing.

The beautiful look of a slate roof without the maintenance.

Truly realistic

Our proprietary process creates the most authentic-looking old world slate on the market.

Superior performance

Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

Enhanced curb appeal

Curb appeal directly correlates with owner satisfaction and higher property value.

Maintenance free

Brava's proprietary formulation ensures extreme durability.

Color technology

Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

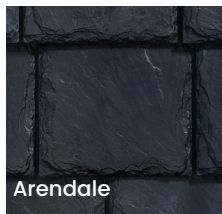
Fully sustainable

Brava uses recycled material to create a roof that is fully recyclable.

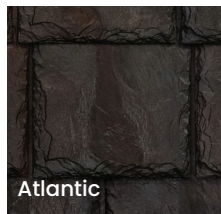
Complete

Brava offers a complete line of accessory tiles.

Unparalleled Performance



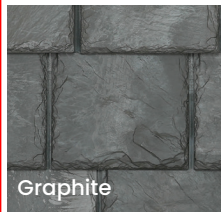
Arendale



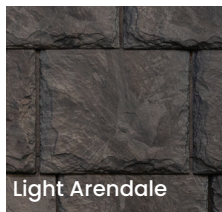
Atlantic



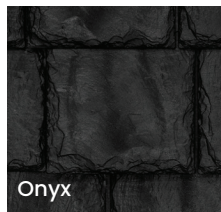
Cottage



Graphite



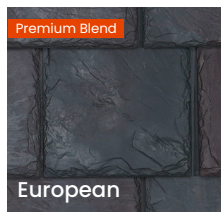
Light Arendale



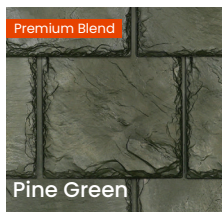
Onyx



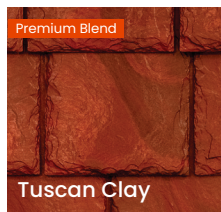
Washington



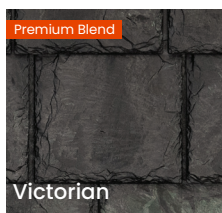
European



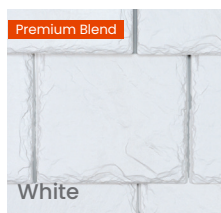
Pine Green



Tuscan Clay



Victorian



White

Note: Premium Blend and Title 24 Cool Roof Colors are available as an upcharge from Standard Color pricing. Please consult your sales representative for additional information.

Description	Weight	Dimensions
6" Field Tile	1.4 lbs.	6" x 22"
9" Field Tile	1.8 lbs.	9" x 22"
12" Field Tile	2.7 lbs.	12" x 22"
Starter	1.6 lbs.	12" x 12"
Hip & Ridge	2.0 lbs.	5 5/8" x 6" x 16"
Solid Multi-Width Accessory	4.5 lbs.	12" x 22 7/8"
Weight Per Square (Standard Slate)	311 lbs./sq.	
Weight Per Square (Multi-Width Slate)	305 lbs./sq.	

Aesthetics	Brava Old World Slate	Natural Slate
Authentic Look	✓	✓
1" Thickness	✓	✗
Multi-Colored Variegated	✓	Only the most expensive
Solid Accessories for Realistic Installation	✓	✗

Performance	Brava Old World Slate	Natural Slate
Fire Retardant: Class A or Class C	✓	✓
Wind Resistance: 188+ mph*	✓	✗
Impact Resistance: Class 4	✓	Varies by product
Freeze/Thaw Resistant	✓	May spall in alpine regions
Maintenance-Free	✓	Requires inspection and repair throughout the life cycle
Colorfast	✓	Only some varieties
Hail Warrantied	✓	Varies by product

Installation	Brava Old World Slate	Natural Slate
Lightweight	✓	✗
Estimated Waste Factor	Low	High; slates with hairline cracks or broken during install will be discarded
Gun Nailed in Cold Weather	✓	✗



Class 4 hail rating



Class A fire rating available



Made in USA



*Brava tiles are tested and approved to withstand wind speeds of up to 188 mph with nails and up to 211 mph with high wind / screw installation.

Tolerances + or - 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.

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