CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Paul Keusenkohen, owner

Property: 408 Hawthorne Street, Lot 17, Block 1, Westmoreland Subdivision. The property includes a historic 3,588 square foot, two-story wood frame single-family residence situated on a 6,000 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1907, located in the Westmoreland Historic District.

Proposal: Alteration – Remove the non-original second-story porch and reconstruct the porch roof to a hipped roof.

- Roof pitch will be changed from 1/12 to 3/12 to improve drainage.

See enclosed application materials and detailed project description on p. 2-14 for further details.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		**S - satisfies D - does not satisfy NA - not applicable**
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☐	☐	☒	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☒	☐	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
☐	☐	☒	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and

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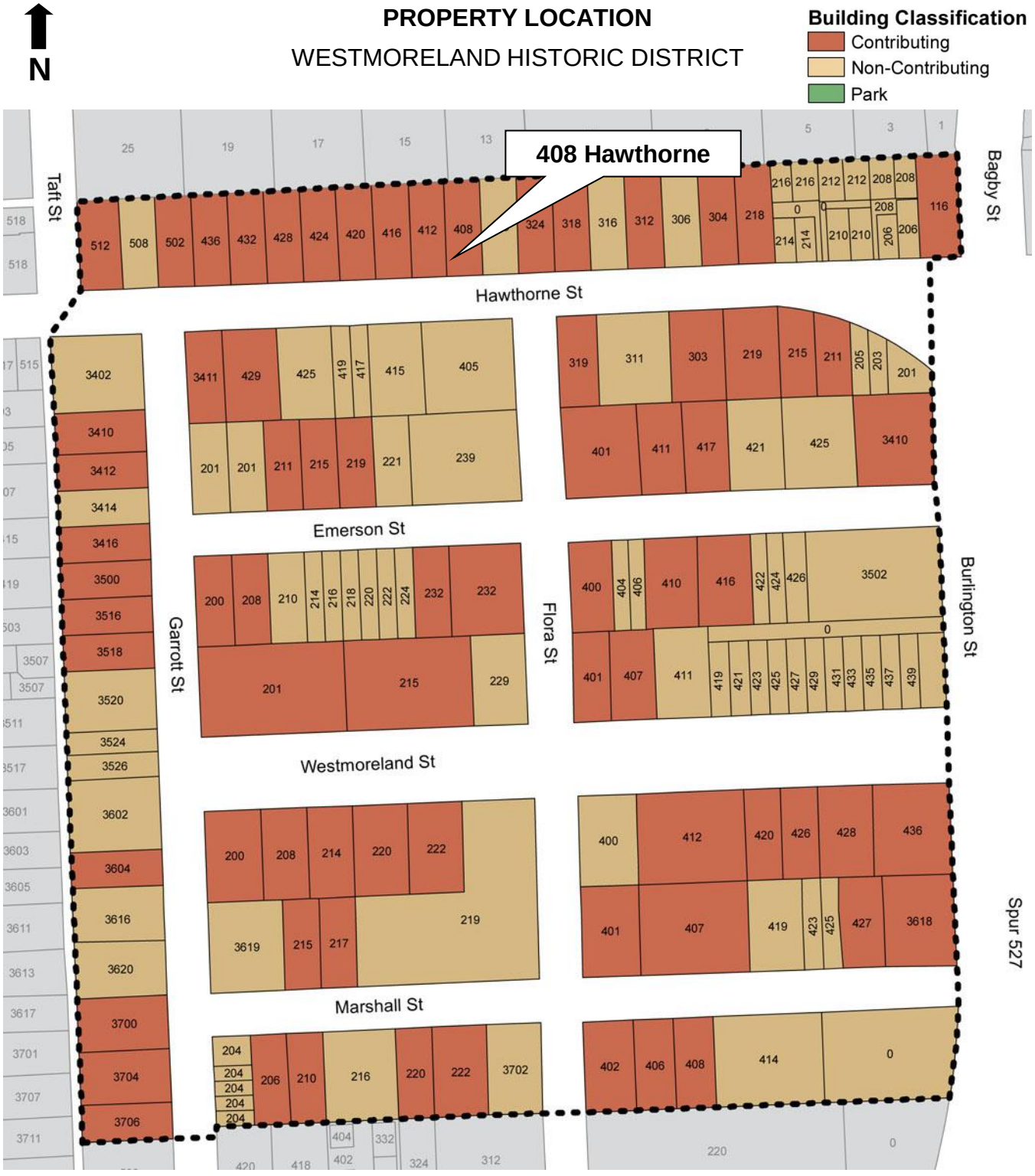
PROPERTY LOCATION

WESTMORELAND HISTORIC DISTRICT



INVENTORY PHOTO

SOUTH ELEVATION – FRONT FACING HAWTHORNE

EXISTING

SOUTH ELEVATION – FRONT FACING HAWTHORNE

PROPOSED

EAST SIDE ELEVATION

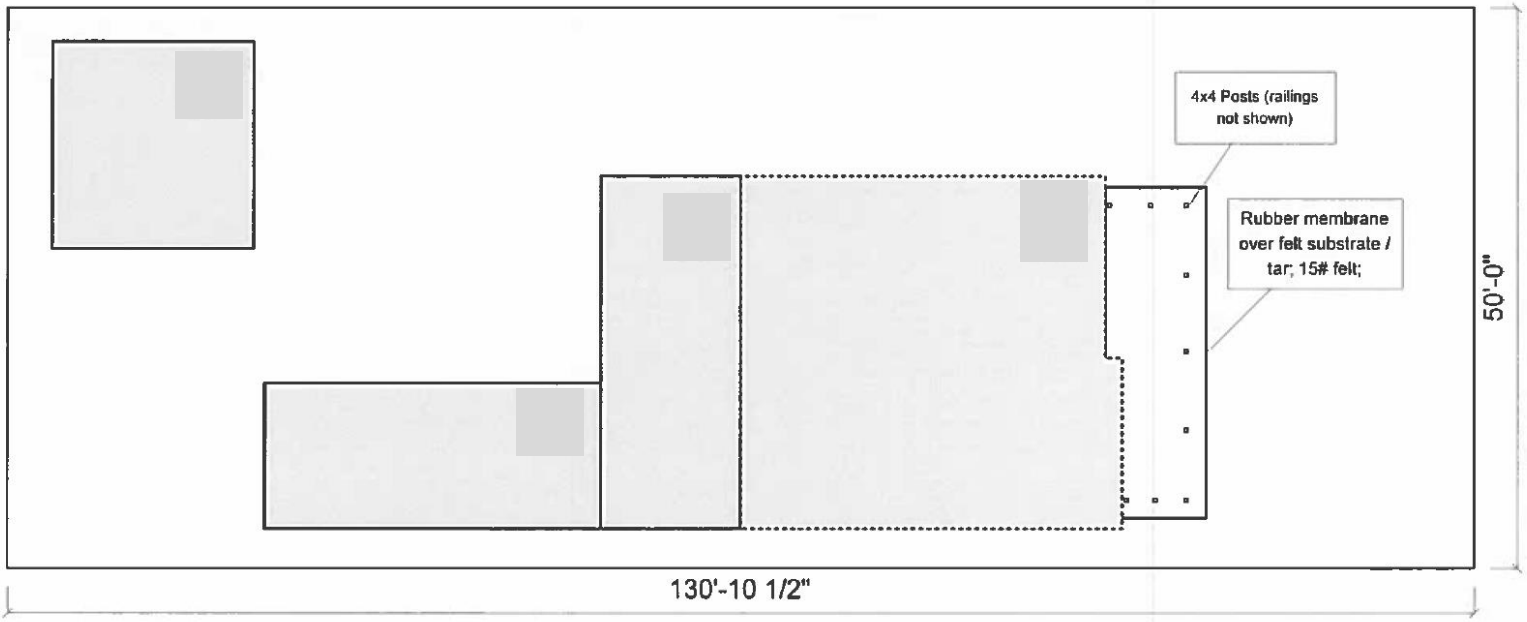
EXISTING

PROPOSED

SITE PLAN

EXISTING

N



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ROOF PLAN

EXISTING

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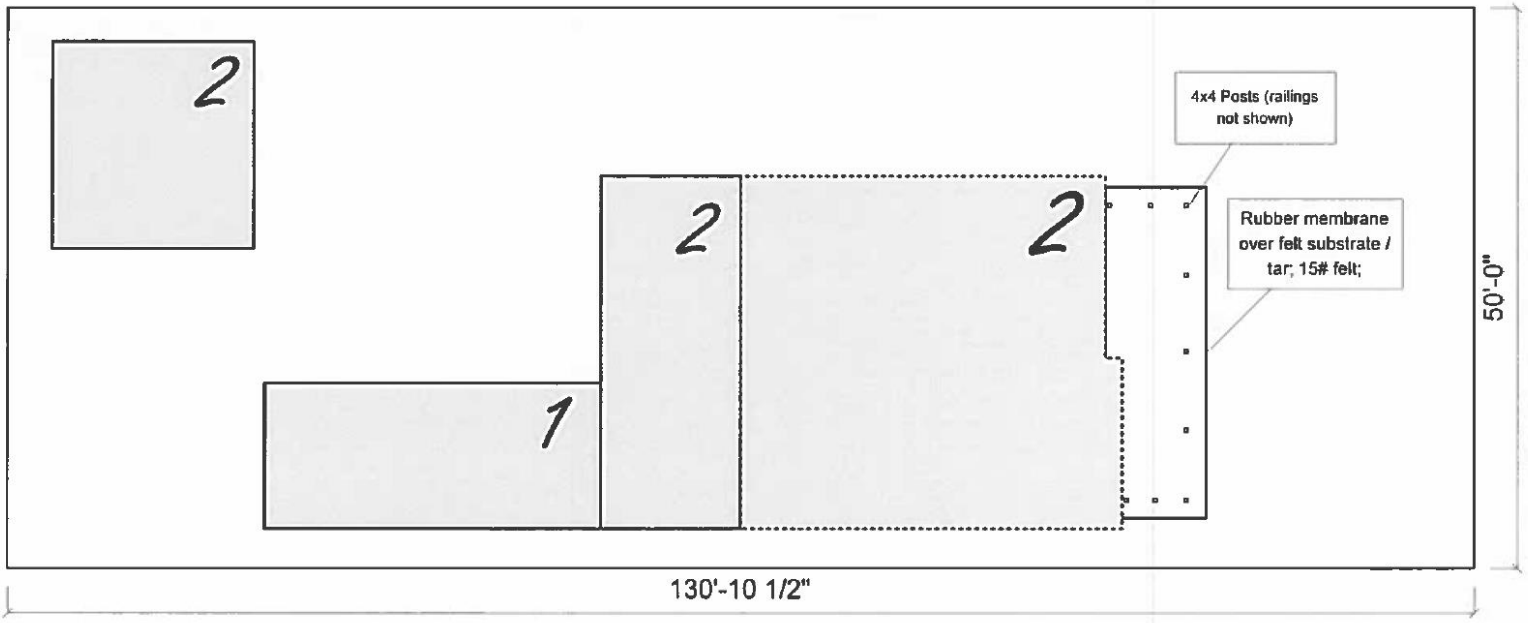
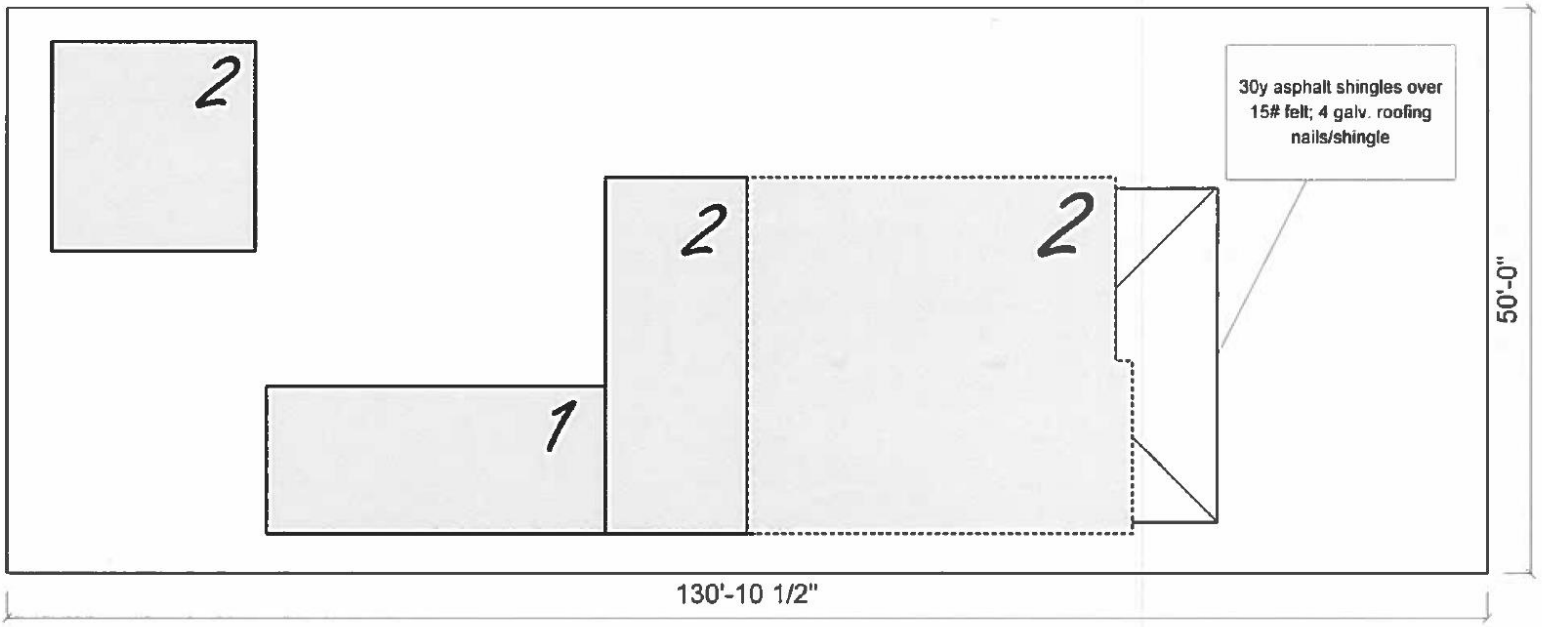
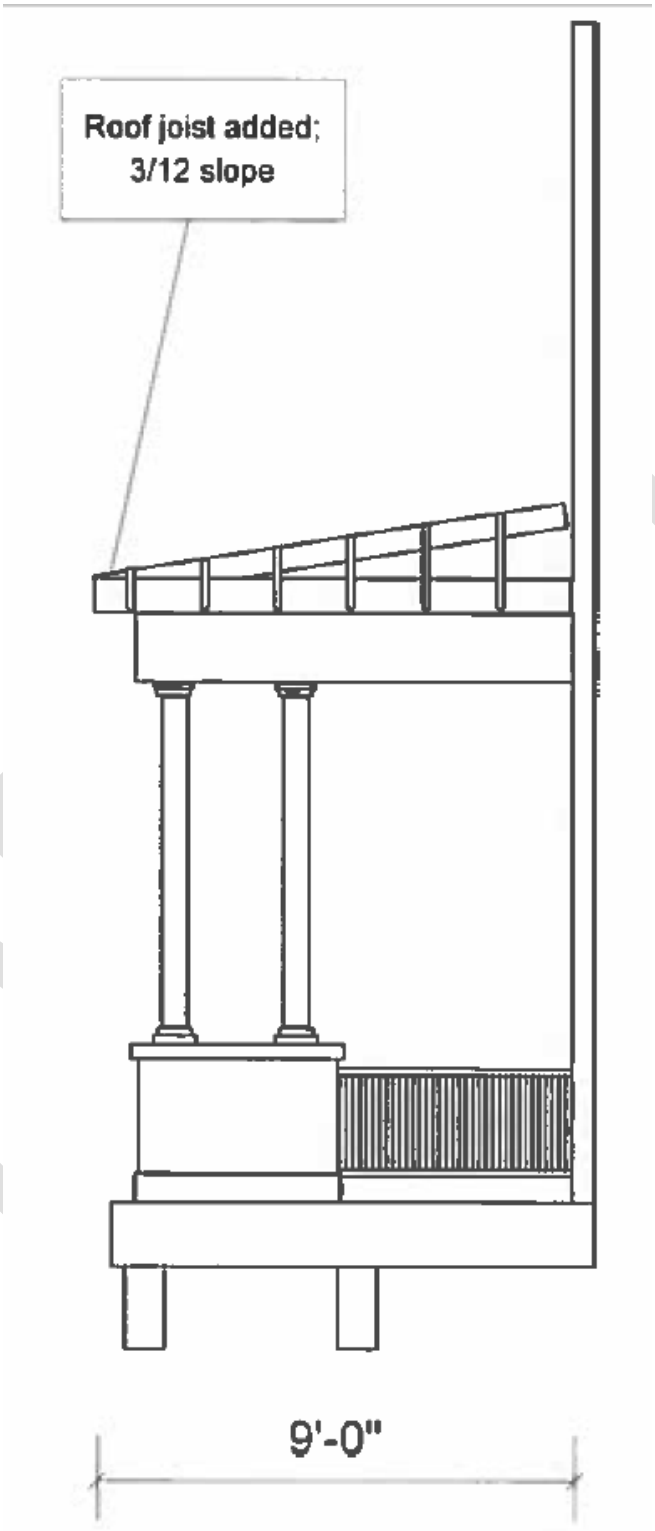


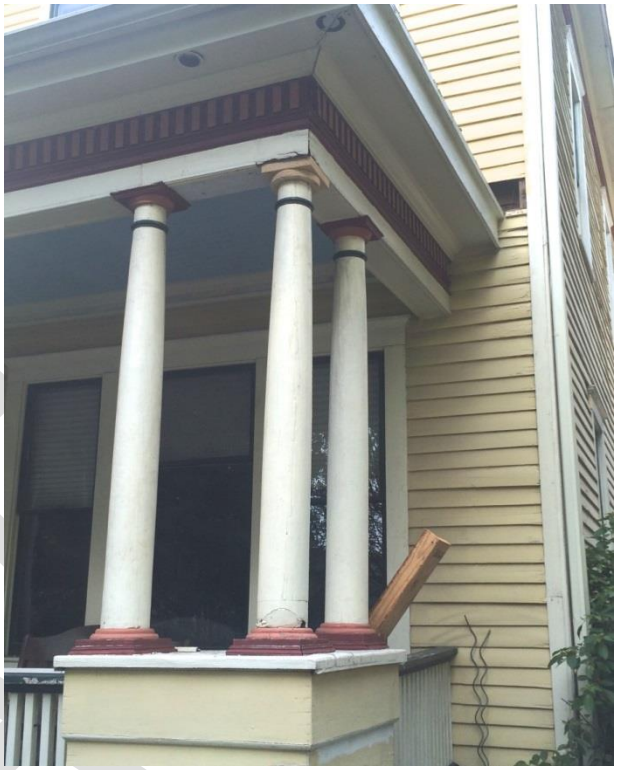
PROPOSED



DETAIL OF NEW PORCH ROOF



CONDITION PHOTOGRAPHS



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CONDITION PHOTOGRAPHS

WESTMORELAND HISTORIC DISTRICT NATIONAL REGISTER DISCRIPTION

408 Hawthorne, Contributing, c.1907 (Photo #10)Legal Description: Block 1, Lot 17Description: 2-story frame house with clapboard siding.There is porch on front facade with shed roof supported bypaired Doric columns on piers, which divide front facadeinto two bays. Wood sash, double-hung windows with 1/1 lightconfiguration. Entry is through single door with transom.The pyramidal roof has dormers with windows and woodshingles on dormers ends.Significance: Late Queen Anne style house built by J. J.Shannon and first occupied by Nannie A. Prouty. Occupied byMrs. Lovie K. Griffths and her daughter, music teacherBessie Griffiths from 1920 until at least 1951. Retains highlevel of integrity.

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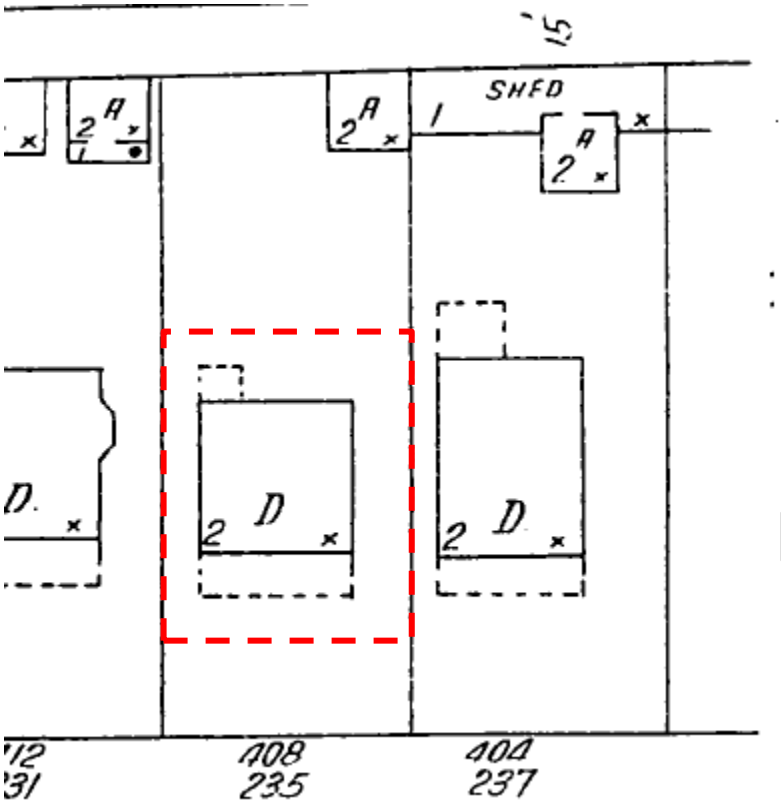
SANBORN MAP

1924-Volume 5- Sheet 549



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PROJECT DETAILS

Roof: The proposed front porch roof will be modified from a pitch of 1/12 to 3/12 to improve drainage. The current porch roof pitch causes water to drip through the framing and into the house. As noted during a recent repair of the porch, the low pitch has led to significant water damage and rot to the front porch façade, balcony railing and supporting columns. The proposed change will restore the front porch from a nearly flat roof to a slightly pitched roof slope that is typical in the Westmoreland Historic District.

Front Elevation: (South) Non-original second-story porch will be removed and a new hipped roof will be constructed. No other changes to the house will be made.

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