



D/DRC Case

801 Wildwood Avenue

Individual Landmark

TMS: 09211-07-04

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 6

ADDRESS: 801 Wildwood Avenue

APPLICANT: City of Columbia, owner

TAX MAP REFERENCE: TMS# 09211-07-04

USE OF PROPERTY: Non-commercial/Recreational

REVIEW DISTRICT: Individual Landmark

NATURE OF REQUEST: Request for Certificate of Design Approval for exterior changes.

FINDINGS/COMMENTS:

This is a two story, Italianate home located on several acres of land in the Eau Claire section of Columbia. Built by Dr. Joshua Ensor in the late 1870's, the home was originally part of an 80 acre estate. The brick home has a central projecting tower, splitting the symmetrical façade, which is flanked by a front gabled projection on each side. A one story porch runs the full length of the façade, and its roof is supported by eight paired columns. The house sits back approximately 200 feet from the street.

In the early 1940's William Keenan, Jr. purchased the home and performed renovations, including finishing the upstairs portion of the home.

The home was listed on the National Register of Historic Places in 1979. In 1980, the home, along with 12 acres was sold to the City of Columbia and Council on Aging. The city renovated the home and held a dedication on November 18, 1982.

Water infiltration issues have been noted on the home due to an old roof and internal gutters. During the investigation in to causes, original wood shakes and also pressed tin roofing was found under the current asphalt shingles. Upon further examination of the roof structure, it is apparent that every other board of the roof decking appears to be newer, further bolstering the case that wood shingles were the original roofing material on the structure.

Three dormers that were added during the renovations undertaken in the 1940's, when the attic space was finished, are proposed for removal due to the water infiltration issues.

The City of Columbia is proposing to reroof the Ensor Keenan house with a composite material and remove the three dormers added in the 1940's that are causing additional water infiltration issues.

Individual Landmark Criteria for Review, Sec. 17-674(d) of City Ordinance

(d) Criteria for review of design of structures and sites.

(1) Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.

a. For landmark districts and individual landmarks, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property will be preserved with the changes being proposed. The dormers proposed for removal were added in the 1940's and significantly contribute to the current water infiltration issues. The current asphalt roof has been on the home for many years and is in need of replacement. While wood shingles would be the historic material to return to, they are not currently on the house and staff has serious reservations regarding the installation of this material as well as its longevity and maintenance, given the cyclical nature of roofs. Given the minimally visible nature of this particular roof, as a case study, staff has proposed the use of a composite roof material, made by Ecostar, which closely resembles the proportions of the wood shingle material currently located on portions of the roof beneath layers of other roofing material.

c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The Ensor Keenan House retains a high level of architectural integrity and has had few alterations over the years. No changes are being proposed that would create a false sense of historical development.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Rear additions and porch alterations will be retained.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The applicant intends to preserve the home's architectural character. Water infiltration has led the city to propose reroofing the structure, as well as removing the three 1940's era dormers.

f. Deteriorated historic features shall be repaired rather than replaced. Where severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal or neglect shall be rebuilt.

The proposed roof material will mimic the old wood shingle roof in finish, texture and other visual qualities. Staff is asking that the material, Seneca Shake produced by Ecostar, be used

as a case study for a replacement wooden shingle. This product is through color and carries a 50 year warranty.

While performing roof work, it is anticipated that some of the severely deteriorated wood features close to the roof will have to be replaced. Staff has noted several areas of such degradation, mostly related to the failure of internal gutters. Staff has informed the applicant that all features that suffer from deterioration must be examined by staff prior to the removal of the feature. If staff agrees that the feature is deteriorated beyond repair, the applicant will replace the wood in-kind, matching the dimensions and proportions of the pieces being replaced.

Staff Recommendations:

Staff finds that the removal of three dormers complies with the Individual Landmark Criteria for Review, Sec. 17-674(d) of City Ordinance; also that the D/DRC may consider the Eco star material as an alternative to wood shake as a test case, due to the minimal visibility of the roof from the street. Should the D/DRC not be comfortable with Ecostar material, then an asphalt architectural shingle would be a reliable alternative. The following conditions should apply:

- All details deferred to staff
- Staff will be contacted prior to the removal of any deteriorated feature. Staff will determine whether a feature is deteriorated beyond repair.



“Bellevue Place” Ensor Keenan House. April 3, 1898 (Digital Collections, South Caroliniana Library)



Ensor Keenan House, Maxey, 1979 (Richland Library)



Ensor Keenan House, 2015



Ensor Keenan House Roof Plan, 2015, provided by client of City of Columbia Parks and Recreation



Ensor Keenan House Rear Roofs with location of dormer proposed for removal, 2015



Location of proposed dormer to be removed







Location of proposed dormer to be removed. Note damage to eave below dormer.



Composite material on roof



Composite material on roof

Ecostar product at right.

Real cedar shake below.



Ecostar product at right. Real cedar shake above.