

# D/DRC Case

801 Wildwood Avenue

Individual Landmark

TMS: 09211-07-04

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**CONSENT AGENDA**  
**EVALUATION SHEET**  
Case # 5

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**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.

The rear entry was framed in sometime during the 1980's to accommodate a door, glass panels and a metal stair/landing with attached ADA lift. Water infiltration and splash back from the metal stair landing has caused deterioration of the wood framing on the rear entry. The proposed replacement for the rear entry will have a single door centered within the existing opening and symmetrical glass elements on either side.

**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 rear infill discussed above was constructed in the early 1980's.

*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.

*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 reconfiguration of the rear entry does not affect any historic features.

*g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Not Applicable.

*h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The rear exterior alteration will not destroy historic material. The new rear entry will be differentiated from the old, but will remain compatible with the massing and scale of the surrounding architectural features.

*i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The project as proposed will not impact the essential form or integrity of the existing home.

### **Staff Recommendations:**

Staff finds that the replacement of the ca. 1980's rear entry does not unduly impact the historic character of the building and complies with the Individual Landmark Criteria for Review, Sec. 17-674(d) of City Ordinance. The following conditions should apply:

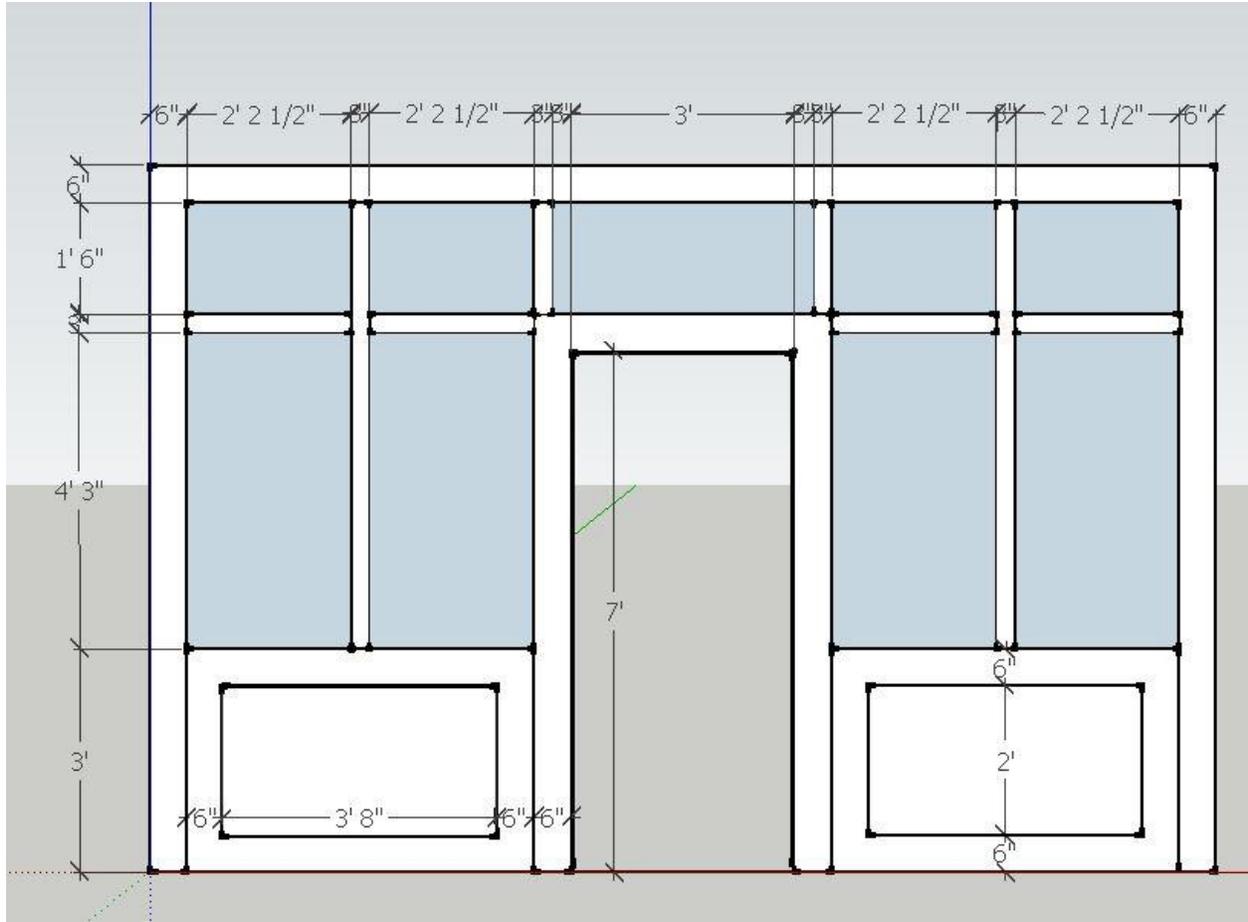
- All details deferred to staff



Ensor Keenan House, 2015



Ensor Keenan rear entry



Ensor Keenan proposed rear entry