

Environs for 1204 Oread Avenue, the Ecumenical Christian Ministries Building

The Environs for the Ecumenical Christian Ministries Building (ECM) at 1204 Oread Avenue shall be reviewed in the following manner. The Environs will be divided into two areas (see attached map) and the following standards applied to each of the two areas:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions may be approved if documentation is provided that indicates the structure is unsound and a replacement structure is proposed, or a certificate of economic hardship is approved.

Minor projects will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (demolition, new construction and additions larger than 20% of the building footprint) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction shall meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Area 2: This area has changed considerably since the period of significance. While this area still maintains some of the University, commercial, and residential character that is important to the environs of the ECM building, many of the properties in this area do not reflect the original environs in size, scale, massing or materials. This area is fractured and the following shall apply:

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects will be approved administratively by the Historic Resources Administrator except for demolition and new construction. The proposed alteration or construction shall meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Demolition of main structures and new infill construction will be reviewed by the Historic Resources Commission. Proposed construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.