

The Environs for the Fernand-Strong House at 1515 University Drive 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: This area is currently in the environs of the Chi Omega House and is subject to review under K.S.A. 75-2724.

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 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 Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Area 2: This area still maintains the residential character that is important to the environs of the Fernand-Strong House and some of the properties in this area have a direct "line-of-sight" to 1515 University Drive. This area should maintain the overall residential character of the historic environs 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.

Minor projects will be approved administratively by the Historic Resources Administrator. 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.

Major projects (demolition of main structures, new infill construction, and significant additions – greater than 20% of the building footprint) will be reviewed by the Historic Resources Commission. 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. The main issue in the review is whether the project will encroach upon the listed property.