

# **Conclusion of Environs Analysis of 821 New York Street, Edward Manter House**

## ***Conclusion***

The Environs for the 821 New York Street, the Edward Manter House, should be reviewed in the following manner. The Environs should be divided into two areas (see attached map) and the following standards applied to each of the areas:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) 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 on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. 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 on Project on Environs, and the Criteria set forth in 22-205.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial areas of the neighborhood. However, the area should create a transition area between the commercial area and the residential area if possible.

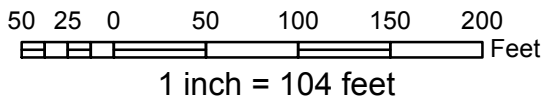
The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building 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 except for demolition of main structures, new infill construction, significant additions (additions greater than 20% of the existing footprint), will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should

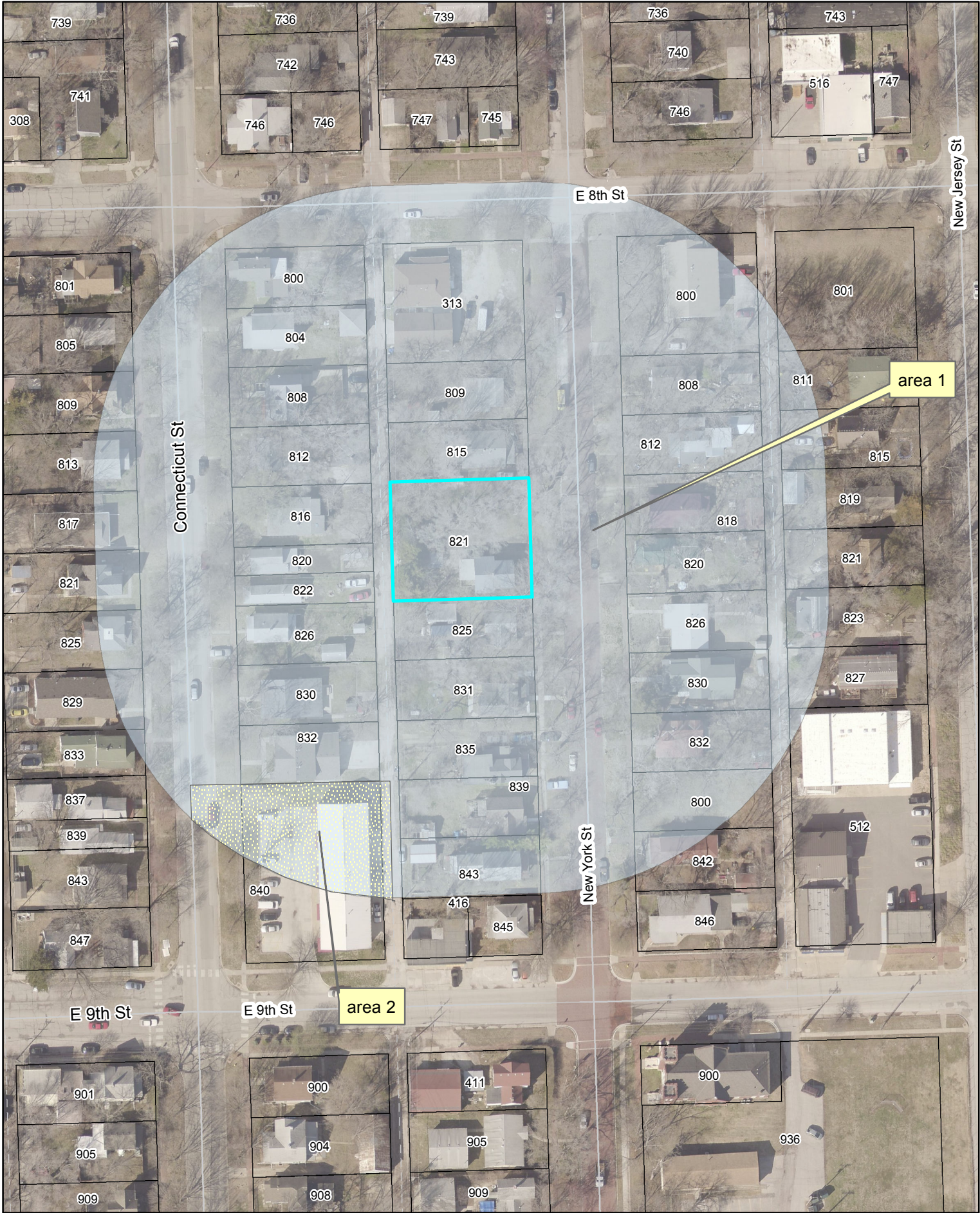
meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) 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 on Project on Environs and the Criteria set forth in 22-205.





# 821 New York Street





# 821 New York Street Existing Environs



# 821 New York Street Proposed Environs

