

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 47 **BUTTON STREET**, Disposition of vacant two-family house for rehabilitation (Robert Keene).  
**REPORT:** 1432-18  
**ADVICE:** Approval with Condition

**PROJECT SUMMARY:**

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**Developer:** Robert Keene  
**Disposition Price:** \$15,000  
**Site:** 3,049 sq.ft.  
**Zone:** RM-2  
**Use:** Two-family dwelling  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND**

The City acquired Reuse Parcel TF-275-0030-03900 through tax foreclosure and proposes to sell it to Robert Keene for rehabilitation as a two-family dwelling. This building was a two-family dwelling which is now vacant.

The subject parcel is located on a residential street in the Hill neighborhood near the intersection of Button Street and Rosette Street.

**PLANNING CONSIDERATIONS**

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-275-0030-03900 for \$15,000. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 PAD meeting and was approved without conditions.

The lot was platted and the house built in 1900, prior to the adoption of current zoning in 1963; therefore it is considered existing nonconforming and may continue. There appears to be room on the side of the house for one parking space. However, parking, or the lack thereof, is also a pre-existing condition that may continue.

This block of Button Street has many small houses on narrow lots, but the street is not that heavily traveled because it is only an intra-neighborhood street. Therefore, the Commission advises there should not be any negative traffic impact.


Also, the Commission feels it is in the best interest of the city to rehabilitate existing housing stock whenever possible to bring them back into productive use. Since the applicant only seeks the previous density and no more, the Commission feels the proposal fits the character of the neighborhood.

**ADVICE**

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Any planned exterior rehabilitation shall take into account any remaining historic architectural features. Such features shall be preserved in accord with *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* if economically feasible.

**ADOPTED:** September 16, 2009  
Edward Mattison  
Chair

**ATTEST:**  
  
Karyn M. Gilvarg A.I.A.  
Executive Director