

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 129 CLAY STREET (MBP 172-0766-01200), Land Disposition Agreement to rehabilitate Two-family dwelling for sale or Rent [92 Woolsey, LLC].  
**REPORT:** 1470-07  
**ADVICE:** Approval with Conditions

## PROJECT SUMMARY:

---

**Developer:** 92 Woolsey, LLC - Gil Marshak, member  
**Disposition Price:** \$3,500  
**Site:** 6,702 S.F.  
**Zone:** RM-1  
**Use:** Rehabilitate 2-family dwelling  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Tracthen  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired this parcel and proposes to sell it to 92 Woolsey, LLC who will rehabilitate the existing 2-family dwelling for sale or rent. The existing 3-story house is currently in disrepair. Limited off street parking is available on site.

## PLANNING CONSIDERATIONS:

Evaluation of the site was based on examination of the City Tax Map as rehabilitation plans were not submitted for review. The City proposes to sell 129 Clay Street for \$3,500 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price. The building is listed on the City's Historic Resources Inventory.

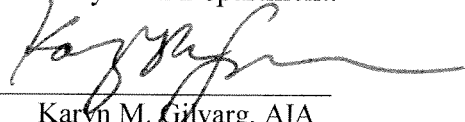
## ADVICE:

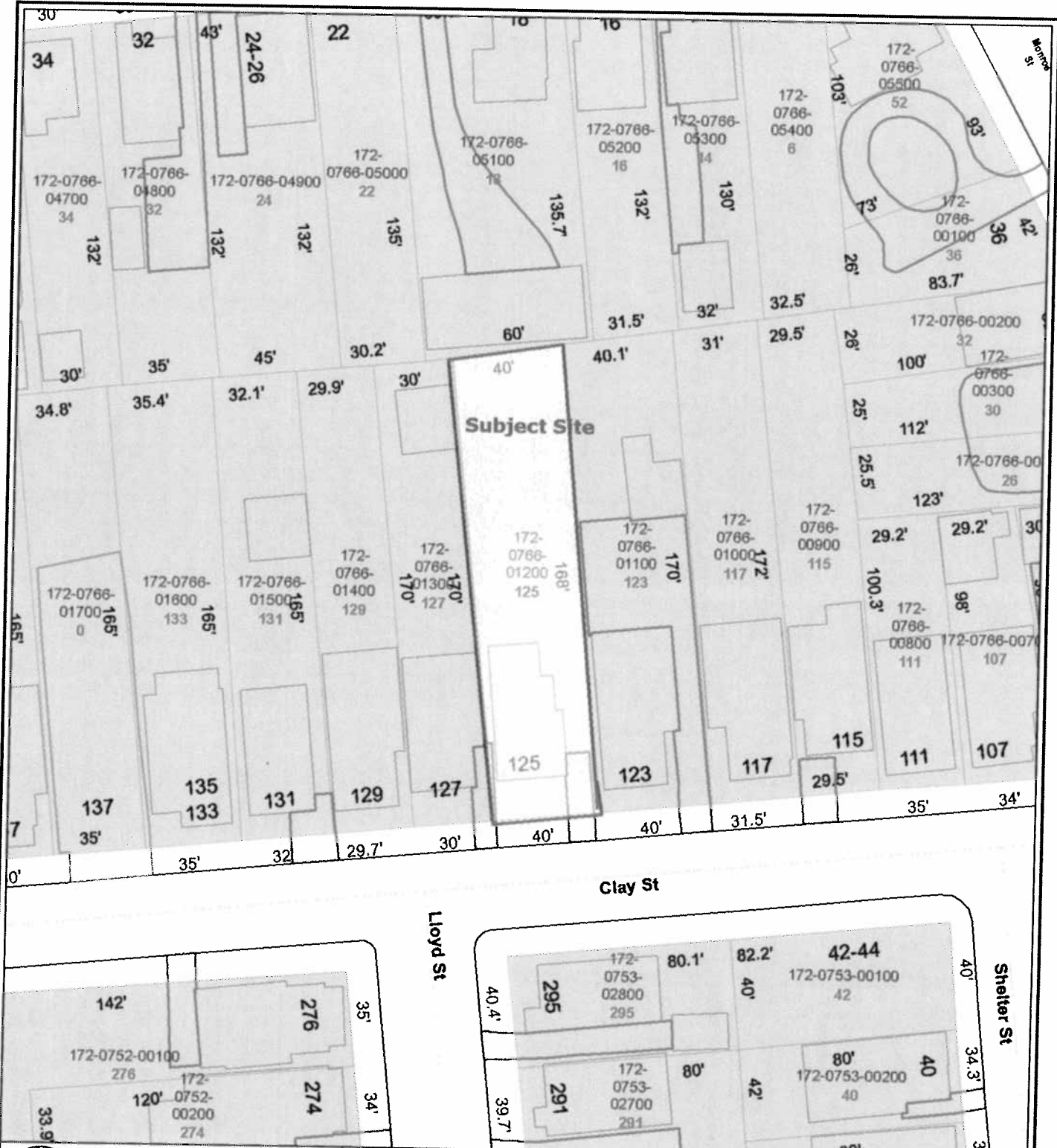
The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval with conditions:


1. Any planned exterior rehabilitation shall take into account the prior appearance of the house, and that any remaining historic architectural features shall be preserved in accord with *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* if economically feasible.
2. Outline of proposed rehabilitation work shall be submitted to the City Plan Department.


**ADOPTED:** October 17, 2012  
Roy Smith, Jr.  
Vice Chair

**ATTEST:**

  
Karyn M. Givarg, AIA  
Executive Director




 City of New Haven, Connecticut  
 John DeStefano Jr., Mayor

- 
 New Haven 2003
- Waterway
    - Lake - Pond
    - River
    - Shoreline
    - Stream
    - Wetland
  - Parcel
    - City Boundary Line
  - Schools
    - Administration
    - Food Service
    - Private School
    - Public School
    - Fire Station
    - Police Station
    - PD Headquarters
    - Substation
    - Health Centers
    - Hospital
    - Library
  - Railroad
    - Railroad Track
    - Abandoned Railroad Track
    - Airport Runway
    - Parcel Line\_2005
  - Parks
    - Park
    - Triangle
    - Golf Course
    - Land Trust Preserves
    - Airport boundary
    - Shoreline

**125 Clay Street**

Produced by the  
 Office of Information Technology  
 Geographic Data Viewer

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 50 ft  
 Created: September 26, 2012

