

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 55 DICKERMAN STREET (MBP 295-0306-03200), Land Disposition to rehabilitate two-family dwelling for sale or rent (Sampedro, Cruz)
REPORT: 1470-09
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Alejandro Sampedro & Virginia Cruz
Disposition Price: \$8,000
Site: 6,300 S.F.
Zone: RM-2
Use: Single family dwelling
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to Alejandro Sampedro & Virginia Cruz who will rehabilitate the existing single family dwelling and become owner occupants of this property. A recent site visit shows Dickerman Street comprised of single and multi-family dwellings. 55 Dickerman is currently in disrepair and vacant. Off street parking is not available on site.

PLANNING CONSIDERATIONS:

Evaluation of the site was based on examination of the City Tax Map and a site visit as rehabilitation plans were not submitted for review. The City proposes to sell 55 Dickerman for \$8,000 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.

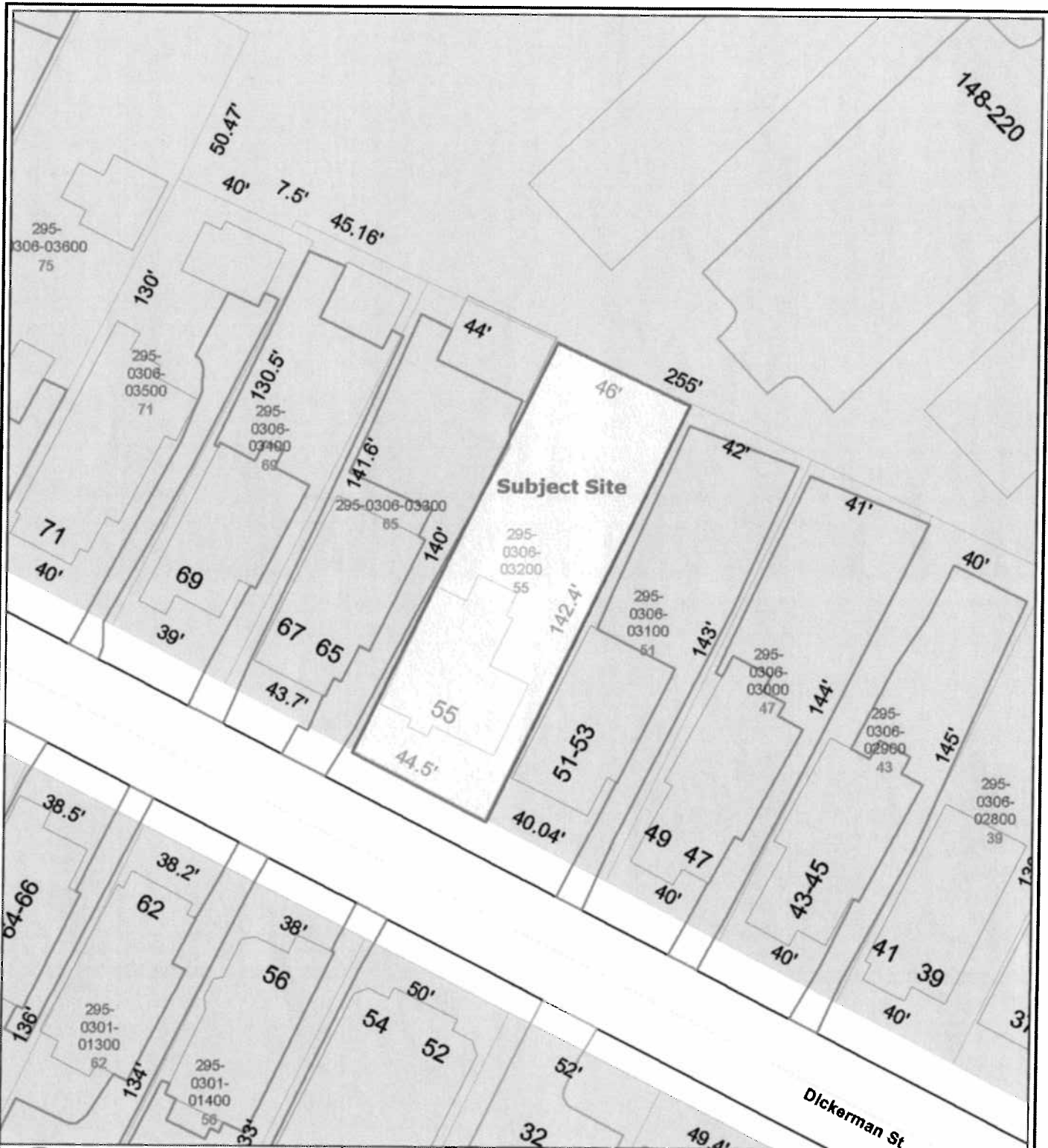
ADVICE:

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. Gilvarg, AIA
Executive Director



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



55 Dickerman Street

Produced by the
Office of Information Technology
Geographic Data Viewer

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| <p>Waterway</p> <ul style="list-style-type: none"> — Lake - Pond — River — Shoreline — Stream — Wetland <p>Parcel</p> <ul style="list-style-type: none"> — City Boundary Line <p>Schools</p> <ul style="list-style-type: none"> — Administration — Food Service — Private School — Public School — Fire Station <p>Police Station</p> <ul style="list-style-type: none"> — PD Headquarters — Substation — Health Centers — Hospital — Library | <p>Railroad</p> <ul style="list-style-type: none"> — Railroad Track — Abandoned Railroad Track — Airport Runway — Parcel Line_2005 <p>Parks</p> <ul style="list-style-type: none"> — Park — Triangle — Golf Course — Land Trust Preserves — Airport boundary — Shoreline |
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Scale: 1" = 42 ft

Created: September 26, 2012

