

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 2 GILBERT AVENUE, Land Disposition to owner occupant for rehabilitation (Antonio Arcos).
REPORT: 1442-07
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Antonio Arcos
Disposition Price: \$25,000
Site: 4,841 sq.ft.
Zone: RM-2
Use: Owner occupied 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-315-1290-01400 through tax foreclosure and proposes to sell it to Antonio Arcos as an owner-occupied two family dwelling.

The subject parcel is located on a residential street at the corner of Gilbert Avenue and Waverly Street in the West River neighborhood.

Previous History:

1414-16. Disposition to West River Neighborhood Services Corporation for rehabilitation and sale owner occupant as a two-family dwelling. The house was never rehabilitated as planned.

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-315-1290-01400 for \$25,000. The Commission has not addressed the issue of price. This item was presented at the June 16, 2010 PAD meeting and was approved without conditions.

The existing house is a two-story wood frame structure that has been vacant for some time. A pair of tall evergreen trees is located in the small front yard hiding the house. The lot is enclosed with a chain-link fence. The majority of the homes in the area are two-family dwellings so the rehabilitation of this building back into a two-family dwelling fits the character of the area.

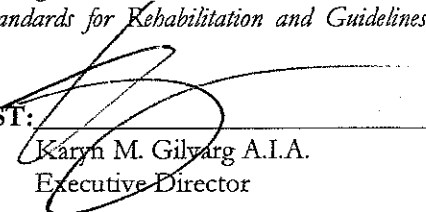
The lot is narrow at 35' wide but fairly deep at 131'. Off street parking is available via a driveway at the rear of the lot off of Waverly Street. The front yard parking spaces are a pre-existing condition.

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: July 21, 2010
Edward Mattison
Chair

ATTEST:

Karyn M. Gilyarg A.I.A.
Executive Director