

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 152 LAMBERTON STREET, (MBP 274-0021-00800) Land Disposition Agreement for Rehabilitation of 2-family dwelling [National Construction, LLC].
REPORT: 1475-07
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: National Construction, LLC
Disposition Price: \$5,000
Site: 9,148 S.F.
Zone: RM-2
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 National Construction, LLC who will rehabilitate and lease the existing 2-family dwelling. A recent site visit shows the subject site near the intersection of Wilson and Lambertson Streets within the Hill neighborhood. 152 Lambertson is the only house within the street block that is vacant and in disrepair. Off street parking is not available due to the narrow lot width.

PLANNING CONSIDERATIONS:

The Commission notes the planned renovation will return a long neglected structure back to a viable dwelling that will contribute to the neighborhood. Office records show the existing house is recognized as a historic structure on the *New Haven Historic Buildings Index Data Base*. As a result, the planned renovation shall take into account the *Guidelines for Rehabilitation Historic Buildings*. Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the lot for \$5,000 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

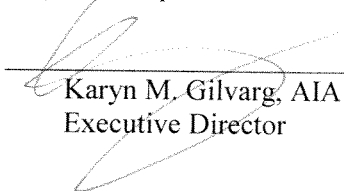
ADVICE:

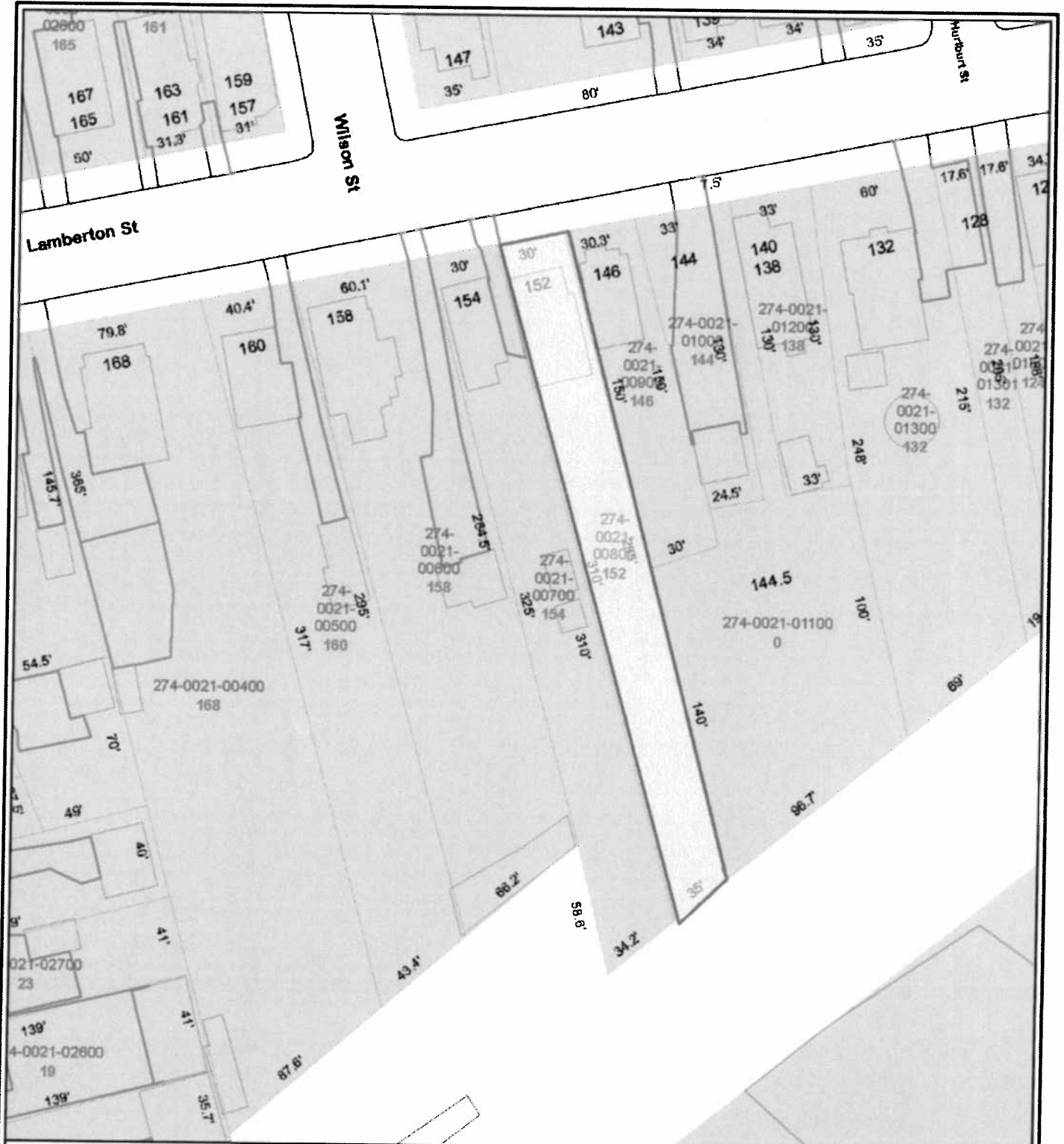

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval with conditions:

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: March 20, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director

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



152 Lambertson Street

Produced by the
Office of Information Technology
Geographic Data Viewer

- Wetland
- 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

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Scale: 1" = 60 ft

Created: March 7, 2013

