

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 477 PROSPECT STREET, Land Disposition for Rehabilitation as 3 Rental Units (Pike International, LLC).
REPORT: 1449-07
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Pike International, LLC, c/o Sam Hecht
Disposition Price: \$126,000
Site: Approximately 14,820 sq.ft.
Zone: RM-2
Use: Three residential dwelling units
Financing: No City financing
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The Board of Education acquired Reuse Parcel TF-248-0395-00101 as a donation from Yale University, and declared it surplus property. The City now proposes to dispose of it through the RFP process to Pike International, LLC for conversion to three residential dwelling units.

The subject parcel is located on a proposed subdivided lot just to the south of Celentano School in the Propect Street neighborhood. A lot conforming to the district regulations will be created. The lot, prior to subdivision, lot is 36,452 sq.ft. and encompasses a portion of the school. After subdivision, the house will sit on its own lot with the balance becoming school property. At approximately 14,820 sq.ft. seven dwelling units could be outfitted via conversion; the applicant is only looking to convert the building into three units.

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 subdivide then sell TF-248-0395-00101 for \$126,000. The developer anticipates \$400,000 in renovation costs. The Commission has not addressed the issue of price. This item was presented at the February 16, 2010 PAD meeting and was approved with five conditions.

1. Site Plan Review by the City Plan Commission prior to the issuance of a Building Permit.
2. Zoning relief, if required, to be obtained prior to site plan review and the issuance of a Building Permit.
3. Preparation of an A-2 survey, including building elevations, as part of any submittal for zoning relief and site plan review.
4. New lot to be recorded on the Land Records after the granting of zoning relief (if needed) and site plan review.
5. Renovation to be in accordance with the Secretary of the Interior Standards for Historic Renovation.

As stated above, a new lot will be created for this house. As shown on the working site plan the new lot will conform to both lot size and average width and the house will sit inside the setbacks. However, a new driveway is not shown on the plan although there is ample room to provide one. Also, the north elevation is setback 9.5' from the new lot line and conforms to zoning in that respect. But the regulations read that a building wall may not exceed two feet in height for each foot it is distant from a side or rear lot line. In this case the north elevation building wall may be no higher than 19' (9.5' x 2). The house is a 2 ½ story structure with high ceilings. The north elevation building wall is, most likely, higher than 19'. Zoning relief may be needed.

The property is a surveyed item on the Historic Resources Inventory (#729). Built for Observatory Officer Robert W. Wilson, who lived in it from 1882-1884, it has since fallen into some disrepair, but is still in fairly good condition. The house was moved south on the site in 2004 to its currently location to allow for the new Celentano school

building to be constructed. Architecturally, it is described as a Queen Anne as developed by Henry Hudson Holly in the late 19th century. It was designed and built along with #459 Prospect Street; both houses are very similar.

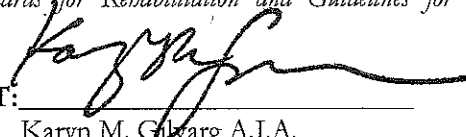
The buyer is proposing to renovate the building in accordance with the Secretary of the Interior's Standards for historic renovation. Pike International has developed other properties to a high standard including, most recently, 682 Prospect Street, a new three unit luxury condominium.

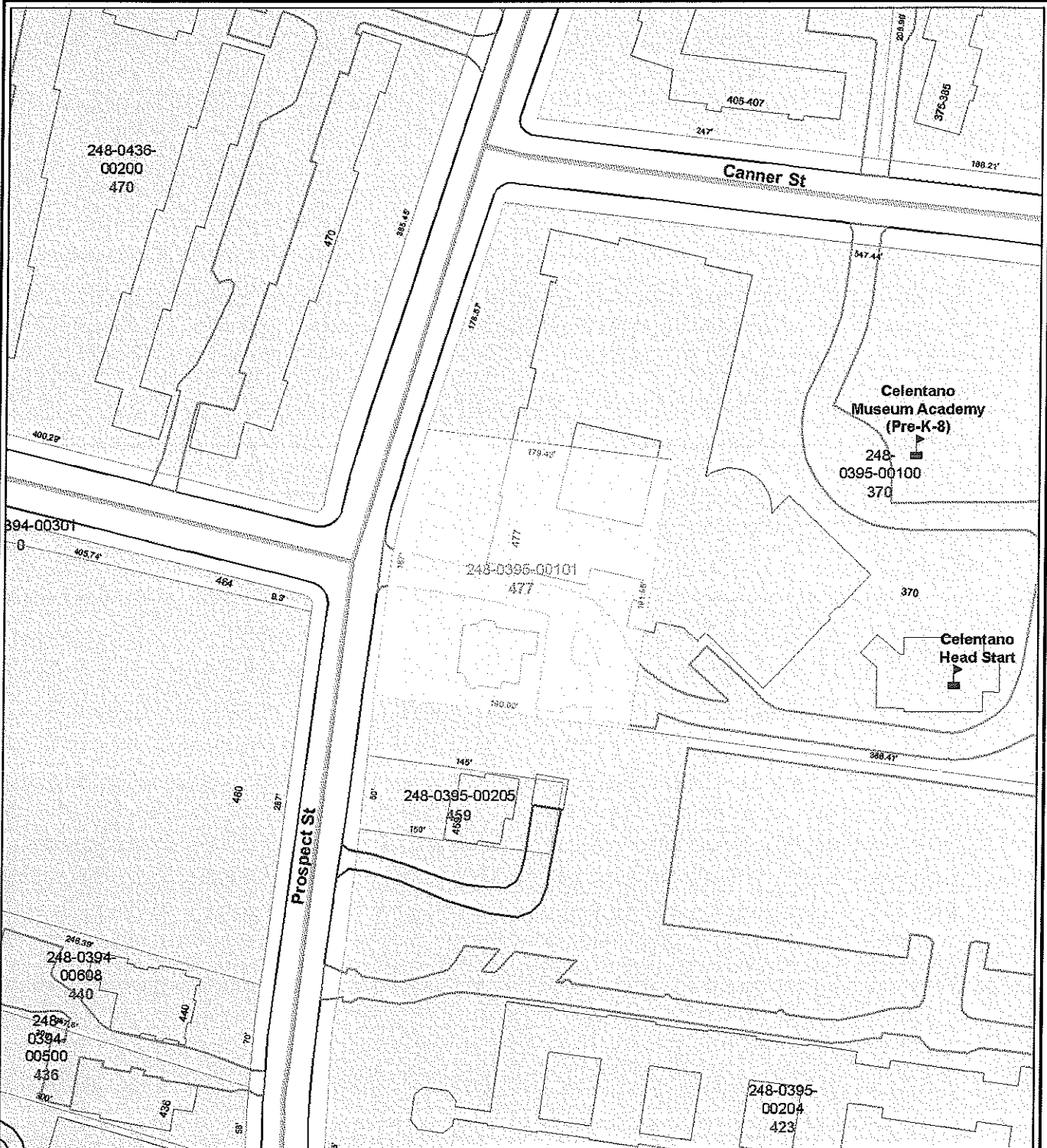
ADVICE



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

1. Site Plan Review by the City Plan Commission prior to the issuance of a Building Permit.
2. Zoning relief, if required, to be obtained prior to site plan review and the issuance of a Building Permit.
3. Preparation of an A-2 survey, including building elevations, required as part of any submittal for zoning relief and site plan review.
4. New lot to be recorded on the Land Records after the granting of any zoning relief (if required) and site plan review.
5. Renovation to be in accordance with the Secretary of the Interior Standards for Historic Renovation.
6. 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: February 16, 2011
Edward Mattison
Chair

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




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


477 Prospect Street

Produced by the
 Office of Information Technology
 Geographic Data Viewer

- | | |
|---|--|
| <p>Waterway</p> <ul style="list-style-type: none"> — Lake - Pond — River — Shoreline — Stream — Wetland <p>Parcel</p> <ul style="list-style-type: none"> ▭ Parcel <p>City Boundary Line</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 |
|---|--|

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" = 100 ft
Created: February 8, 2011

