

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 158 CEDAR STREET, Land Disposition for Rehabilitation of single-Family Residence
(Hermilo Garcia Aguilar).

REPORT: 1453-15

ADVICE: Approval with Condition

PROJECT SUMMARY

Developer: Hermilo Garcia Aguilar
Disposition Price: \$8,000
Improvement Cost: \$N/A
Site: 2,178 SF
Zone: RM-2
Use: single-family residence
Financing: private
Subsidy: none
City Lead: Livable City Initiative
Evan Trachten **Phone:** 203-946-8373

The City acquired Reuse Parcel TF-265-0058-00200 through tax foreclosure and proposes to sell it to Hermilo Garcia Aguilar as an owner-occupied single-family dwelling. The small subject parcel is located on a narrow residential street south of Trowbridge Square in the Hill neighborhood.

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-265-0058-00200 for \$8,000. The Commission has not addressed the issue of price. This item was presented at the May 18, 2011 PAD meeting and was approved subject to Alderwoman Colon's approval.

The original existing house is a tiny wood frame structure on a raised brick basement with hip roof constructed around 1874. A front concrete block porch and some brick piers were added later. The property was up for foreclosure in February 2011. Rehabilitation as a single family dwelling is appropriate and will be in character with the area.

The 2,178 SF lot is approximately 48' deep and 44' wide. There is a minimal front yard and nonconforming sideyards. The lot formerly contained also #160 Cedar which was demolished so there is ample room for an off street parking space. There is a new driveway apron in this location as there have been new sidewalks recently installed in the neighborhood.

ADVICE

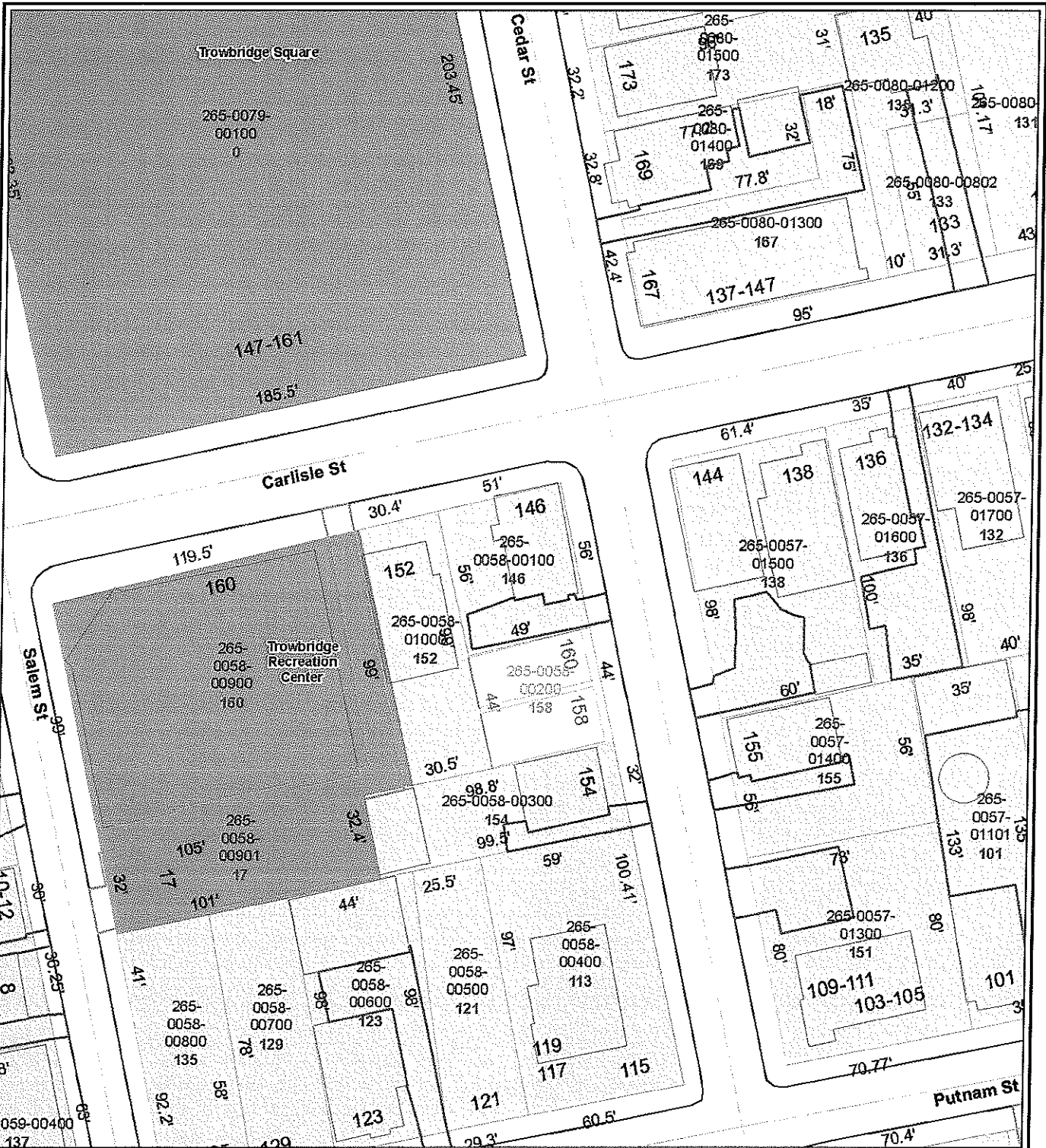
The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:


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.

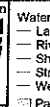
ADOPTED: June 15, 2011
Roy Smith, Jr.
Vice Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director




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

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 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

158 Cedar St.

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 Office of Information Technology
 Geographic Data Viewer

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Scale: 1" = 52 ft

Created: June 3, 2011

