

2014

The City Flats Project

Elizabeth Venuti
Connecticut College

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The views expressed in this paper are solely those of the author.

ELIZABETH VENUTI

SENIOR INTEGRATIVE PROJECT:
INTERNSHIP

ARCHITECTURAL STUDIES
CONNECTICUT COLLEGE
2014



CONNECTICUT
COLLEGE



The City Flats Project

Elizabeth Venuti '14
Connecticut College
Senior Integrative Project
Fall 2013

*Architectural Studies Department
Senior Integrative Project Presentation
April 30, 2014*



About the Organization



About the People



Sandra Chalk
Executive Director 2003-2013



Constance Kristofik
Executive Director 2013 - Present

About the People



Thomas Couser
Board Member at New London Landmarks
Project Advisor

About the Project



NEW LONDON
HARBOUR TOWERS introduces...

Cityflats

Historic Downtown
Neighborhood Transformation Project

By Kristen Wich

As part of his vision and eight-step plan to transforming New London, developer Tony Silvestri, who is well known in the region for his 53-unit New London Harbour Towers, is introducing his City Flats initiative.

The project, which will initially involve Westwater, Coit, Reid, Tilley and Blinnus streets, will convert current rental housing into condominiums. The conversions will not only update the multi-family structures, but will also encourage homeownership in the city and increase the tax base by 50% per existing building.

The planned one-, two-, and three-bedroom condo units, sold through Admiral Properties, will range from \$85,000 - \$135,000 each, with average monthly payments of \$750, or roughly \$25 per day. This low monthly payment will include principal, interest, taxes, insurance and condo fees. Minimal monthly operating costs for heat, hot water and electricity are planned.

Owning a City Flats condo will be less expensive than renting most nearby two-bedroom apartments with similar appointments, and will be up to current building codes. The plan is to gut the houses to the framing, updating all the mechanicals, and installing new kitchens, baths, roofs, windows and siding. The energy-efficient, maintenance-free units will also offer off-street parking, decks, garages, and more yards.

Silvestri is also planting parks and gardens for the general vicinity and is looking to keep the integrity of the historic area.

"Our plan is to work closely with New London landmarks," he said. "Our intention is to keep and/or replicate the original architectural details, and to honor the history of the area."

Silvestri plans to host a public informational session on May 7th at the Harbour Towers' ballroom to discuss the City Flats initiative and answer any questions, and to discuss his eight steps to homeownership. RSVP request to attend. Call 860-334-5579 or email admin@cityflats.com for more information or to reserve your seat for the session.

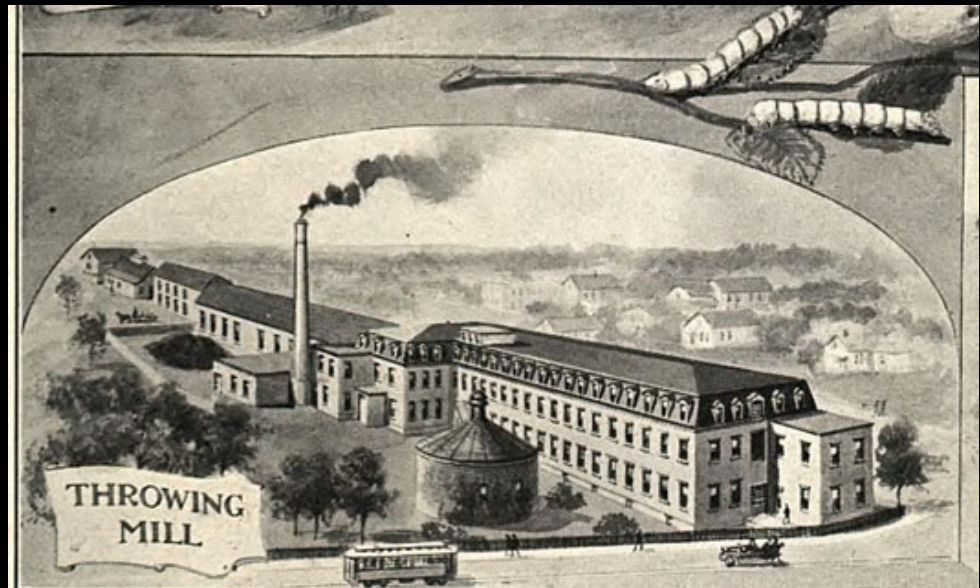
"This is an opportunity for buyers to be a part of something historic, in a historic neighborhood," said Silvestri. "The process for buyers will be easy. There is no better time, so why not when you can own?"

Silvestri's 8 Steps to City Flats home ownership:

1. Attend information seminar
2. Sign up for your position on the priority list
3. Get pre-qualified
4. Take homeownership course
5. Identify property (pick yours out)
6. Sign a contract
7. Process paperwork
8. Close, move in, and enjoy the pride of home ownership

Coit Street Historic District:

A National Register
Historic District



1179200ftE

Parcel and property line information depicted on this map was taken from property deeds and maps, assessor records, and other sources of information in the City of New London. The intent of this map is to depict a graphical representation of the property information relative to planimetric features, for the City of New London and is subject to change as a more accurate survey may disclose. IT IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY

CITY OF NEW LONDON
TAX MAP

1179200ftE



3
SHEET E42

Starr Street





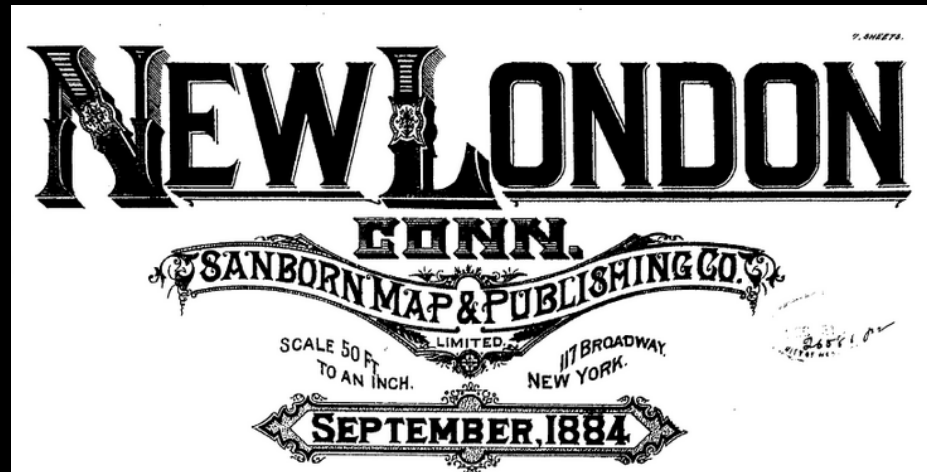
28-30 Reed Street



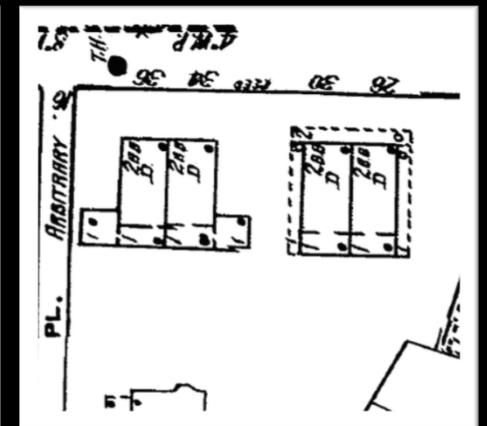
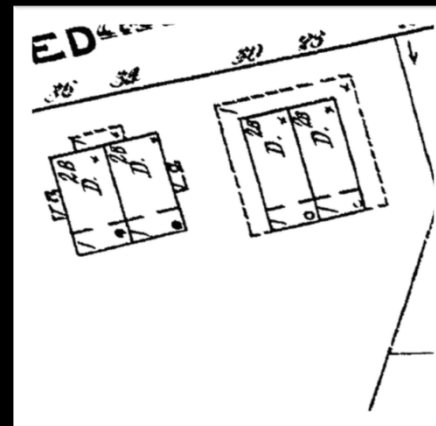
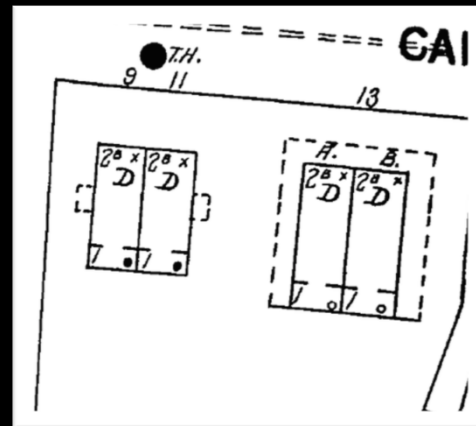
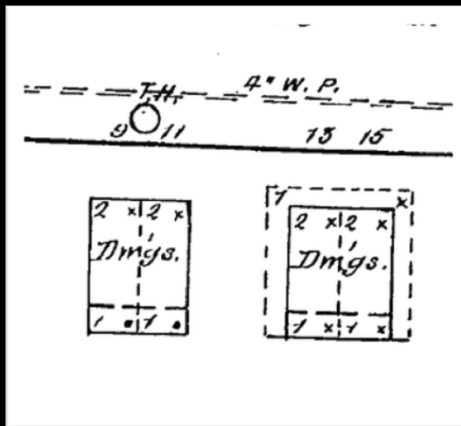
2 Coit Street



34-36 Reed Street



28-30 & 34-36 Reed Street





10 Prospect Street



2 Coit Street



Library Street, Groton, CT



Greek Revival



36 Blinman Street



24 Brewer Street

Italianate



Franklin Street (New London)



5 Coit Street



48 Blinman Street

Queen Anne



16 Tilley Street



18 Reed Street



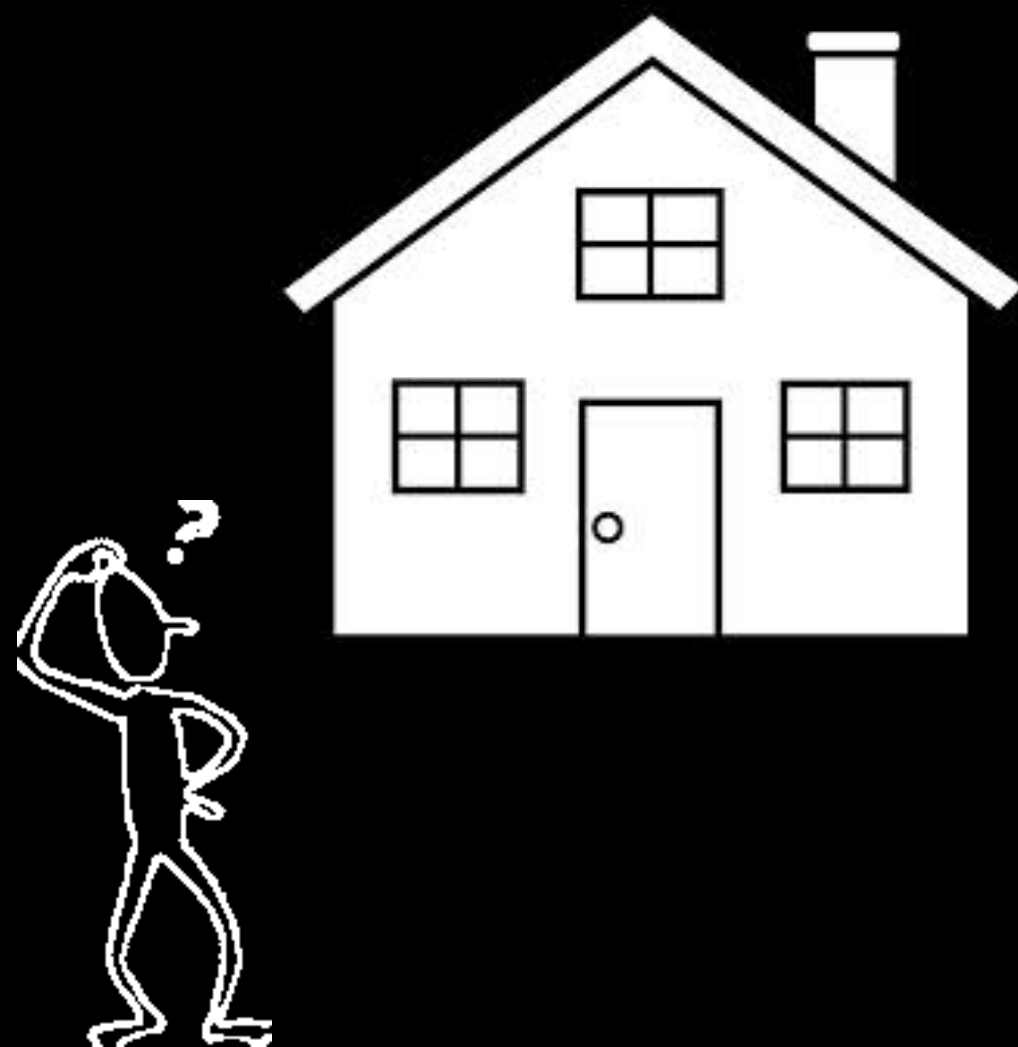
20 Reed Street



40-42 Blinman Street



7 Coit Street





Thank you!



49 Washington St
New London, CT 06320
(860) 442-0003
constance@newlondonlandmarks.org