

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: 261 COLLEGE STREET**, Authorization for Sign and Awnings over Public Right of Way (Avi Szapiro dba ROIA restaurant).

**REPORT:** 1466-02

**ADVICE:** Approval with Conditions

**BACKGROUND**

In behalf of Taste at 261, LLC, Avi Szapiro has petitioned the Board of Aldermen to place a sign and two awnings over the City right of way for a new restaurant, ROIA, at 261 College Street (the former Taft Hotel building in the space formerly occupied by Hot Tomato's). The two awnings with valances will be made of red Sunbrella canvas like material over galvanized steel tube framework. One awning will be situated over the restaurant entry door on College Street on the west side of the building at an approximate height of 10' above the sidewalk and will extend out 1'-10" from the building facade. It is 6'-4" wide by 3'10" tall. The other awning will be located on the south side of the building over an accessible side entry on a raised public walkway with a 4'-6" projection from the building at a width of 6' and height of 3'10".

The sign will project from the west side of the building near the main entrance and the southwest corner. It will be double sided, internally lit and flag mounted, at a height of 11' 7" above the sidewalk, 2' in height and extending 3'-5" from the building facade. The body of the sign will be fabricated aluminum with ornamental aluminum detail and yard arm. The sign will be fastened to the building using four fasteners made out of steel threaded rod, each set in a two part epoxy.

The exact text of the sign is yet to be determined.

**PLANNING CONSIDERATIONS**

The Board of Aldermen controls encroachments on the public right-of-way under the general authority of Section 49 of the Charter and Section 15-2 of the Code or Ordinances. The Commission advises the Board in considering proposals for appurtenances over City sidewalks, and looks at suitability of design, scale, durability of product and its supports, quality of construction materials, and height above the sidewalk in the light of potential vandalism and safety. The proposed sign and awnings appear in good taste and are constructed of durable materials at an adequate height above the sidewalk. In cases where the location is within a Historic District or the building is historic in nature, the Commission looks further at whether the appurtenances are complimentary to the architecture of the building. The former Taft building is listed as a contributing property within the Chapel Street National Register Historic District and is also listed on the City's Historic Resources Inventory. The sign and awnings do not appear to detract from the historic nature of the building.

The City requires an indemnity agreement where the City is held harmless from damages. A public liability insurance certificate acceptable to the City's Corporation Counsel has been provided with the application.

The City is considering a facade grant application from the applicant at the current time.

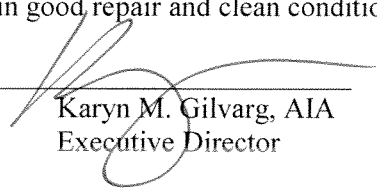
**ADVICE**

The City Plan Commission recommends approval of the proposed sign and awnings as shown in the submitted plans with the following conditions:

1. The applicant shall maintain a **current** and continuous public liability certificate of insurance, acceptable to the City's Corporation Counsel.
2. The City reserves the right to revoke the privilege for the sign and awnings if hazardous to pedestrians using the sidewalk or not maintained in good repair and clean condition, or the Certificate of Liability Insurance lapses.

**ADOPTED:** June 6, 2012  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director