

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 182 TEMPLE STREET, Authorization for Awnings over City Sidewalk (KOJI Restaurant).

REPORT: 1436-12

ADVICE: Approval with Conditions

BACKGROUND

Darren Piquol, Managing Partner of KOJI, a new Pan Asian restaurant and lounge at 182 Temple Street, has petitioned the Board of Aldermen to install four awnings over the windows and entrance to the restaurant. The awnings will be black and will be mounted on the outside wall of the building facing Temple Street. The restaurant has a substantial frontage on the street where there are three windows plus the entry. The canvas awnings will be installed at a height of 9'1" above the sidewalk with a 6'0" drop from top to bottom, and no valance.

New Haven Awning Company will do the mounting and installation. The entry awning will be 17' wide with a projection of 5' over the walk and with the restaurant name in white lettering. The lettering will be cut out and back lit to present a subtle glow of the lettering. The Window #1 awning will be 19'8" wide with a 2'6" projection; the window #2 awning will be 7'8" wide with a 2'6" projection; and the window #3 awning will be 6'8" wide with a 2'6" projection. The awnings over the windows will have no lettering and will not be lit.

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. The awnings appear in good taste and will be 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 appurtenance is complimentary to the architecture of the building. 182 Temple Street is not an historic building.

The City requires an indemnity agreement where the City is held harmless from damages. A current public liability insurance certificate acceptable to the City's Corporation Counsel is required. The current policy will expire 2/11/10.

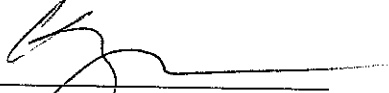
ADVICE

The City Plan Commission recommends approval of the proposed awning installation 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 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: January 20, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director

