

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

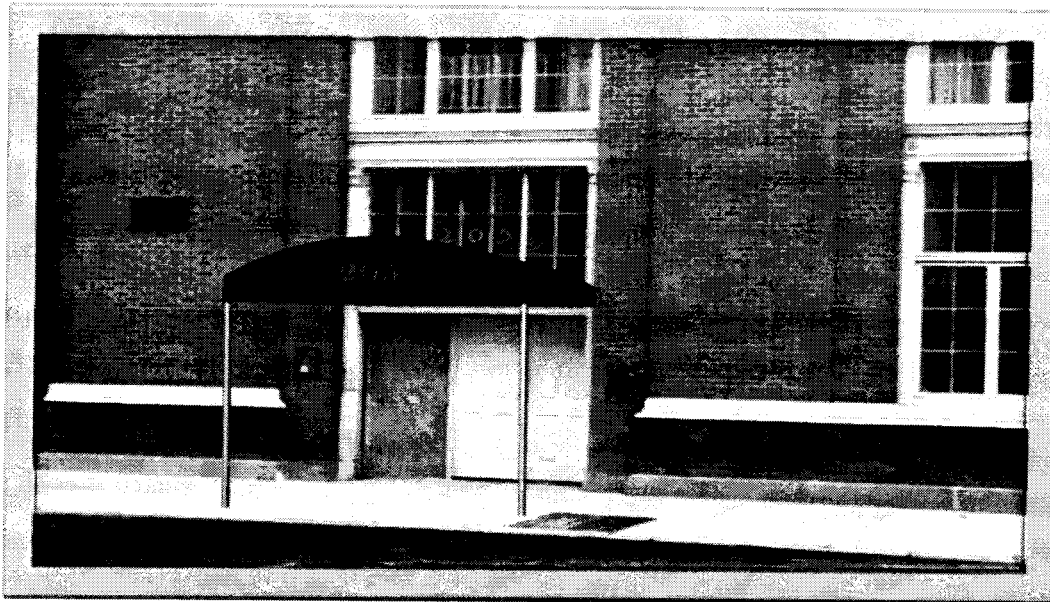
**RE:** APPLICATION FOR AWNING for residential apartment building in Union Trust Bank building at 205 Church Street. (FS Project Management, LLC)

**REPORT:** 1503-10

**ADVICE:** Approval of Awning with Conditions

### BACKGROUND

Harron Zimmerman, project manager for FS Project Management, LLC, has petitioned the Board of Alders for the Union Trust Bank building at 205 Church Street. Mr. Zimmerman submitted a rendering and depiction of the proposed awning, as well as a certificate of liability insurance. The awning will measure 9' wide and 2'6" tall, set on top of a 9' rigid valence. The awning extends 12 feet out from the building over the city sidewalk. Several lights on the underside of the awning will provide a safe and inviting entrance. A rendering of the proposed awning is below:



Originally built in 1928, The Union Trust Bank, located at 205 Church Street, is being converted from a vacant commercial space into 138 residential units, which will be maintained and rented by the owner. The unit mix will consist of (28) studio apartments, (87) 1-Bedroom apartments, and (23) 2-Bedroom apartments. The 13<sup>th</sup> floor is being erected to create one penthouse unit, accessible only by private elevator. Amenity space will be located on the 2<sup>nd</sup> floor and the basement level. Construction on the building began in early 2014 and it is anticipated that residents will move in on 3 floors by the middle of May 2015. Substantial completion of the building is slated by mid-summer and a final certificate of occupancy is expected by August 2015. The building has been branded as New Haven's newest and safest residential luxury high-rise. A crucial element in achieving its safety is to install a new, well-lit awning.

## 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 awning appears in good taste and is constructed of durable materials, at a height of 9' 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.


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 is required to be submitted. The applicant has submitted a copy of his current insurance policy that names the city as an additional insured.

## ADVICE

The City Plan Commission recommends approval of the proposed awning 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, naming the City of New Haven as additional insured.
2. The City reserves the right to revoke the privilege for the awning if hazardous to pedestrians using the sidewalk or not maintained in good repair and clean condition, or the Certificate of Liability Insurance lapses.

**ADOPTED:** March 18, 2015  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director