

DDS- Planning & Zoning: Historic Review Application



Submission date: **5 May 2021, 2:37PM**
Receipt number: **209**

Property Information

Property Address
Street: **166 Capitol Ave**
City: **Hartford**
State: **Connecticut**
Zip Code: **06106**

Zoning District: **MX-2**

Parcel ID: **247-443-023**

Property Owner: **The Horace Bushnell Memorial Hall Corp.**

Property Owner's Address:
Street: **166 Capitol Ave.**
City: **Hartford**
State: **CT**
Zip Code: **06106**

Phone: **8605500263**

Email: **spizzoferrato@bushnell.org**

Applicant

Please check if "Applicant" is the same as "Property Owner"

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Name of Applicant:

STEPHEN PIZZOFERRATO

File Date:

05/05/2021

Address: Street: 166 Capitol Avenue
City: Hartford
State: CT
Zip Code: 06106

Phone: 860-550-0263

Email: spizzoferrato@bushnell.org

Primary Point of Contact

Name: Terri Hahn, LADA, P.C. Land Planners

Phone: 860-651-4971

Email: ladapc@snet.net

Describe your application action(s) and provide as much detail as possible.

The Bushnell has a long history of providing quality shows to the public. Over the years the main entry on Capitol Ave (the historic main doors) have become less important as they are not handicap accessible and because the use of 'sliver' steps to take up the sidewalk grade creates a trip and fall hazard, that regularly results in insurance claims. The new entry for the Belding Theater addition has been the main entry for some time. However, for the public and the interior of the building- the Capitol Ave steps remain the main entry for the Bushnell. The Bushnell now wants to make these steps handicap accessible and repair the existing stairs. Funds from CTDECD have been allocated for this project, and the project's preliminary design has been reviewed and approved by SHPO.

The work to be completed is as follows-

- 1. Reset the upper walk area to be flush with the main entry doors (raised approximately 6")**
- 2. Create a handicap accessible walk to the main entry doors on the west side of the building (near Trinity Street). This will require new concrete,**

resetting of the existing bricks to match the historic pattern and the addition of a low, granite faced plinth to pick up the existing/ new grade conditions in this area. The new Plinth will match the profile of the plinths on either side of the building's exterior steps. Additionally, bollards are being proposed along Capital Avenue in front of the steps to provide pedestrian protection from wayward vehicles, as was provided to the east in front of the Belden Theater.

3. Remove, clean off and reset the bricks on the top walk (this walk gets slightly smaller in size (from 8.1' to 7.1' wide) to accommodate the new step).
4. Increase the height of the steps requiring the addition of one step for each section.
5. Remove the 'sliver' steps, repour concrete to the existing sidewalk and add railings.
6. Remove and reset existing granite steps.
7. On the east side of the upper walk- remove existing brick and granite pieces that make up the walk surface, replace fill materiel and reinstall bricks, granite and steps to original design/ location (Due to poor drainage, this area is in a state of disrepair).
8. Sawcut and remove existing City sidewalk to allow for removal of granite stair, reset stairs and repour concrete with required expansion joints, match existing concrete patterns and joints.
9. Install new handrails lined up with the centerline of building sections to minimize access to short steps.

The end results will be the existing steps repaired to their original condition, with the addition of an accessible route into the building. The resulting design work will also provide better protection to the public and eliminate the tripping hazard from the original design.

Proposed work:

New Construction
Repairs

Current materials being repaired/replaced:

Existing granite steps, existing granite walkway slabs, existing brick- reuse existing unless damaged. Replace handrails, add new granite in darker pink color to differentiate new additions of stonework.

Materials/products being used in work:

granite, metal rail, brick, concrete

Please upload all supporting materials and photographs below.

[Bushnell Steps Project - submitted to Historic Commission .pdf](#)

Signatures

Signature of Applicant:



[Link to signature](#)


Name of Applicant:

STEPHEN PIZZOFERRATO

Date:

05/05/2021

Signature of Property Owner:



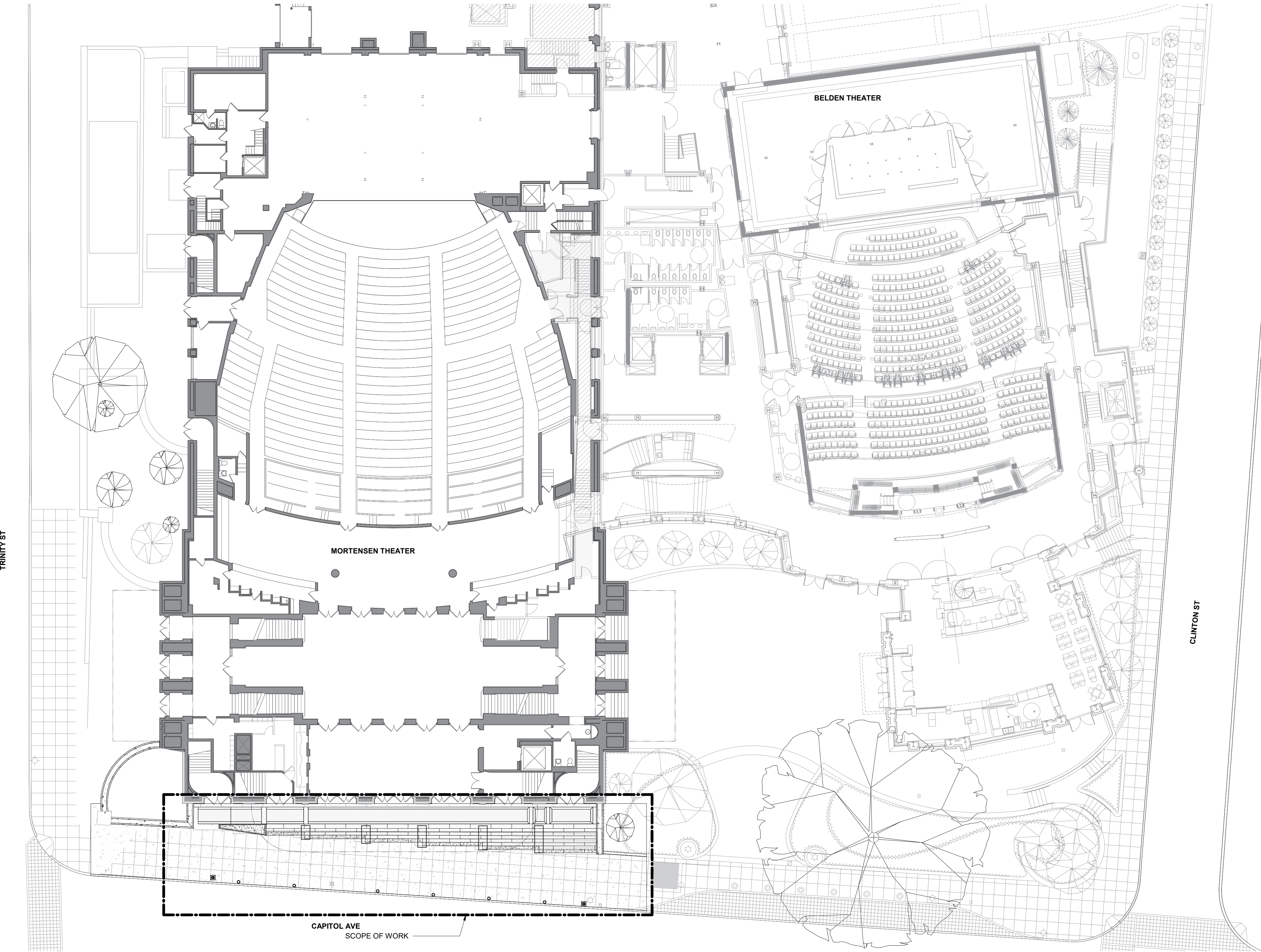
[Link to signature](#)

Name of Property Owner:

STEPHEN PIZZOFERRATO

Date:

05/05/2021



① MAP OF PROJECT AREA
1/16" = 1'-0"

Owner:
The Bushnell
166 Capitol Ave.
Hartford, CT

Applicant:
The Bushnell
166 Capitol Ave.
Hartford, CT

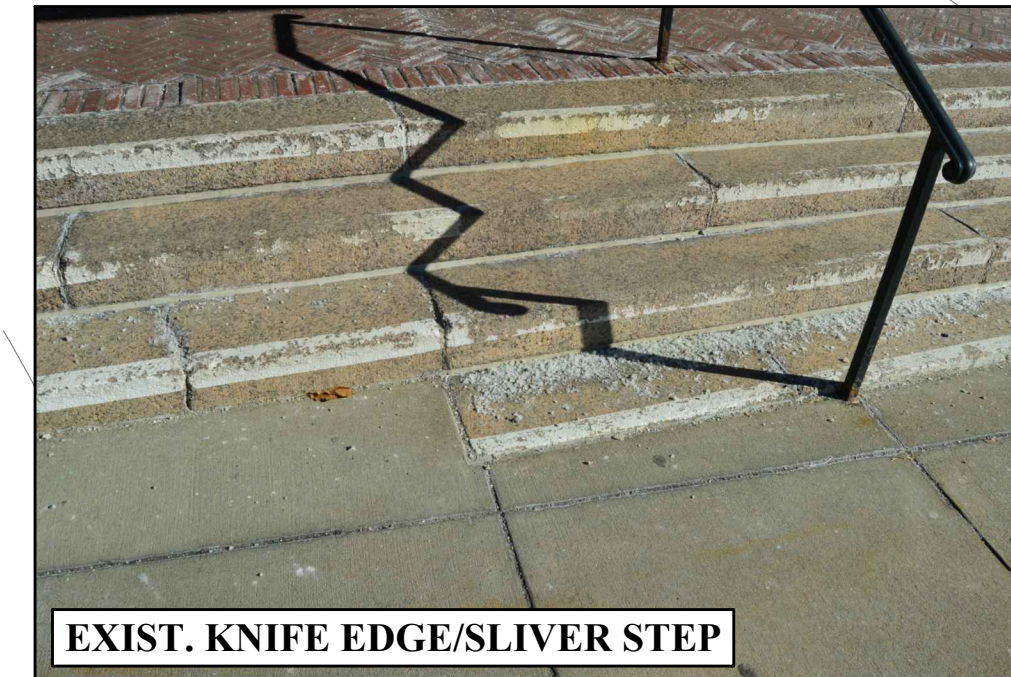
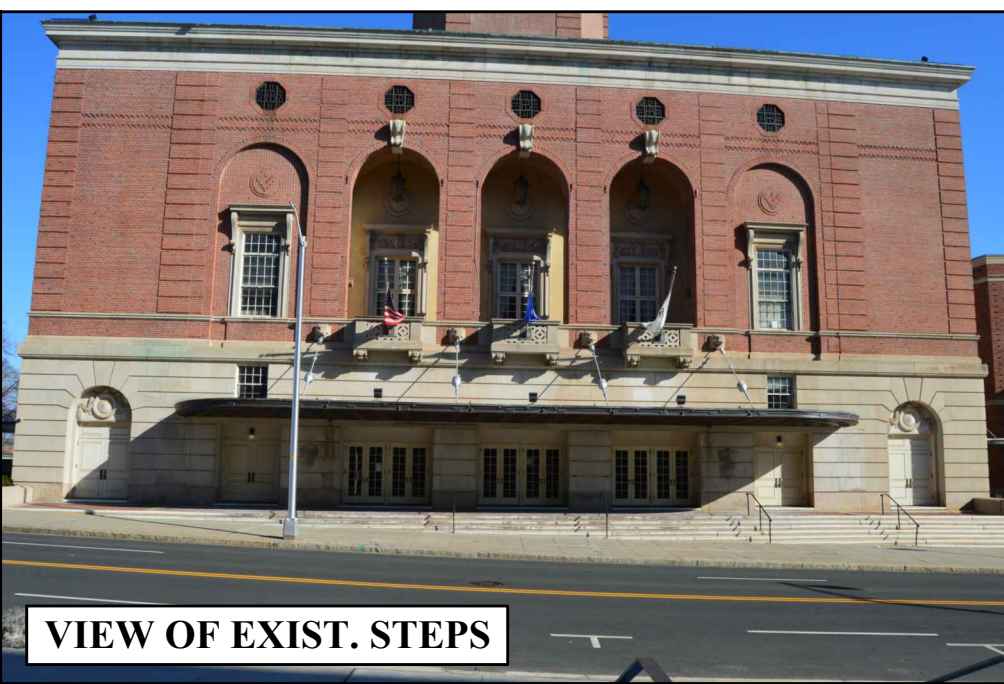
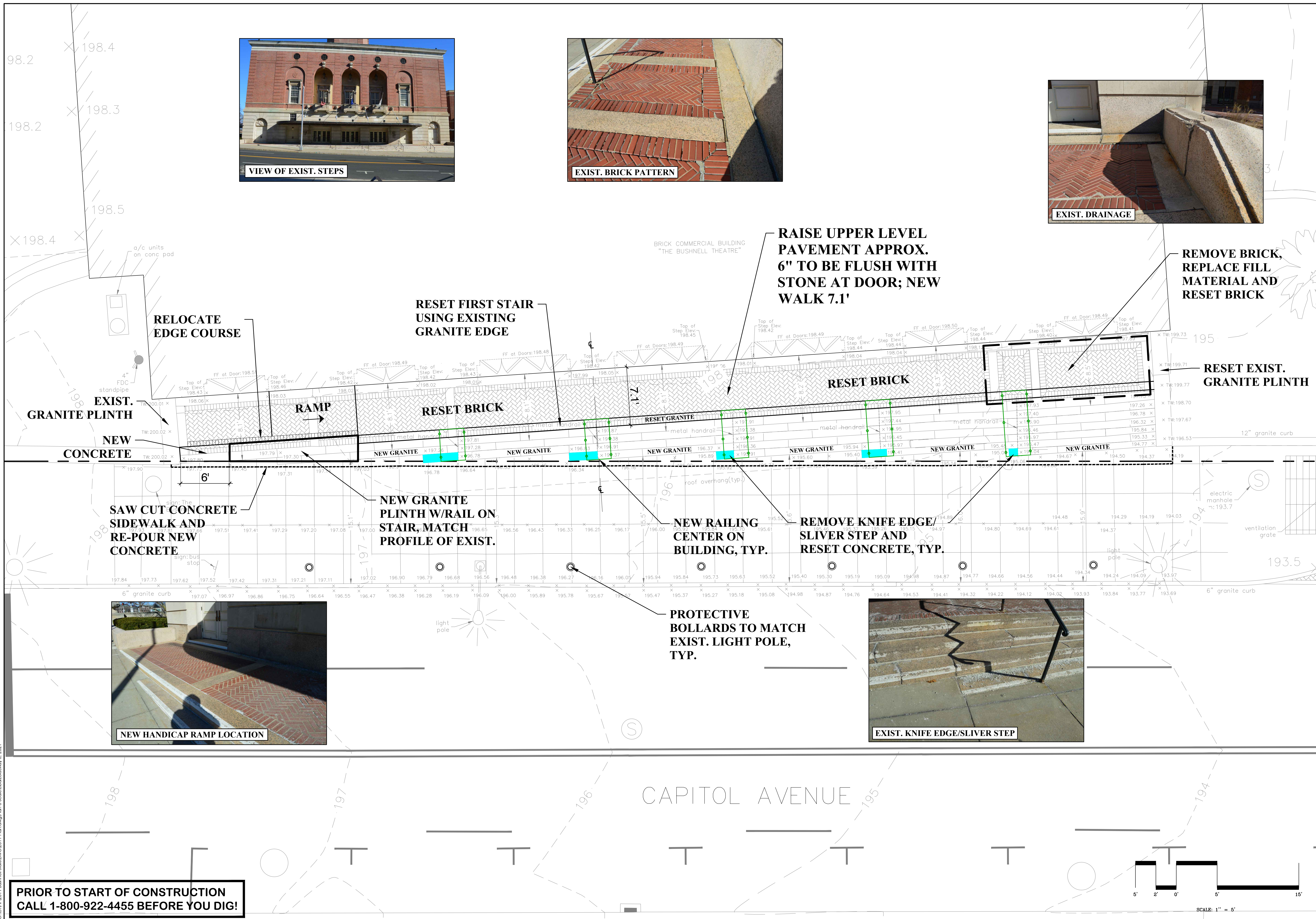
Date	Description	No.

Revisions
Date Description No.

Map of Project Area

Proposed Changes to Bushnell Theater Steps
166 Capitol Ave.
Hartford, CT

Project: 2311
Scale:
Date: 05/05/2021
Drawn by: HAP
Checked by: MW
Drawing No.



PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

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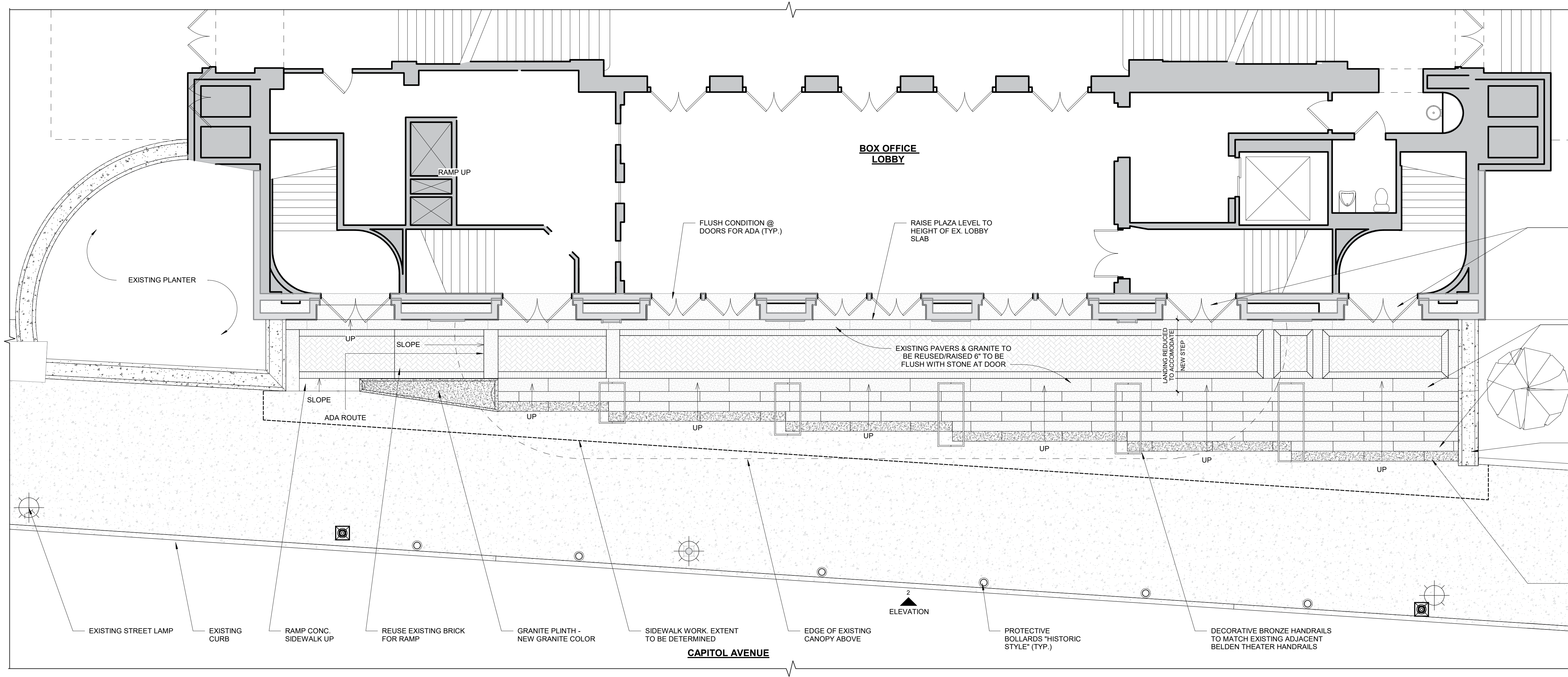
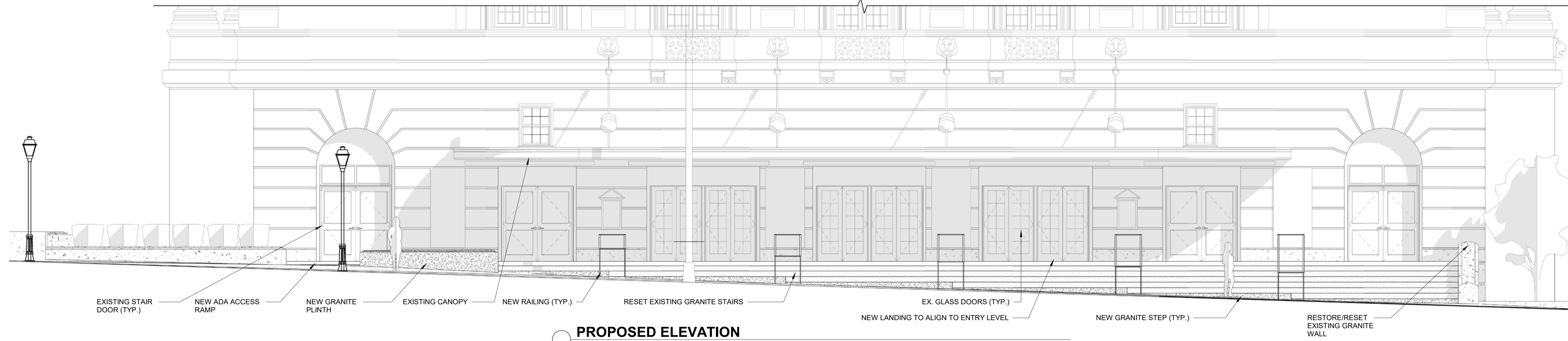
Date	Description	No.

Illustrative Site Plan

Proposed Changes to Bushnell Theater Steps
166 Capitol Ave.
Hartford, CT

Project: 2311
Scale: 1" = 5'
Date: 05/05/21
Drawn by: DFM
Checked by: TPH
Drawing No. 3

O:\CT\Proj\2311_Bushnell_Steps\DWG\2311_Plan.dwg/Plan 5 Scale/05/05/21/05.2021



PROPOSED CHANGES TO BUSHNELL THEATER STEPS

Owner: The Bushnell
 166 Capitol Ave.
 Hartford, CT

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 166 Capitol Ave.
 Hartford, CT

Date	Description	No.

Proposed Plan

Proposed Changes to Bushnell Theater Steps

166 Capitol Ave.
 Hartford, CT

