

DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: Bushnell Park Pumphouse For consideration: August 19, 2020

STAFF REPORT

To: HISTORIC PRESERVATION COMMISSION FROM: Aimee Chambers, Director of Planning

Email: oneplan@hartford.gov

PROJECT: Bushnell Park, 5 Trinity St. and 60 Elm St.

PARCEL IDS: 224-431-014 & 246-364-001

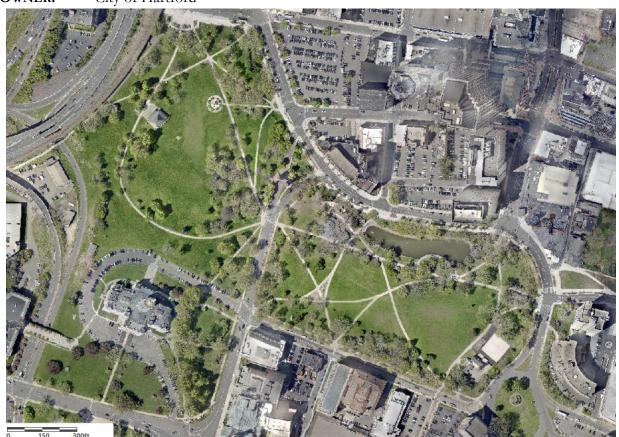
ZONE: OS **HISTORIC DISTRICT:** National Historic Landmark

Type: ARTICLE XII HISTORIC PRESERVATION COMMISSION

Sec. 28-170 through 28-221

APPLICANT: Maier Design Group

OWNER: City of Hartford



Aerial View

BACKGROUND INFORMATION

Highlights from the letter from Mayor Bronin to Court of Common Council and accompanying resolution, dated June 22, 2020:

The pending agreement is a License and Cooperation Agreement ("Agreement") between the City of Hartford and the Bushnell Park Foundation, Inc. (the "Foundation") which will allow the Foundation to carry out, among other things, the following relative to Bushnell Park (the "Park"): assist the City in the restoration, maintenance and preservation of the Park; organize and sponsor or seek sponsors for various events in the Park; work with the City and others on the design and development plan of the Park; recruit, organize and coordinate volunteers to assist in the Foundation's efforts under the Agreement;

On 07/28/20, the Planning & Zoning Commission voted in support of an 8-24 Review request from Council for a proposed use agreement between the Bushnell Park Foundation (BPF) and the City. In partnership with Maier Design Group, BPF and the Department of Public Works seek approval for modifications to the Bushnell Park Pumphouse.

Proposed Project: The applicant seeks to rehabilitate the structure and make interior and exterior repairs to the building including: replacing the existing windows with new historic windows, replacing the front carriage door to the gallery and the side entry door under the covered entry, repairing the existing slate roof, flashing and gutters. Additionally, the end-user would like to make the gallery ADA accessible. MAIER design group has designed a sidewalk adjustment to allow for wheelchair access and will help with current water drainage issues. Finally, the existing masonry and wood trim is in major disrepair, so repointing the building and repairing existing rotted wood trim is proposed.

LEGAL STANDARD

The Commission reviews and acts upon all applications for Document of Suitability. No person or entity may, without first applying and obtaining the approval of the Commission, file an application for a demolition permit, or for a building permit for any protected property as designated in the Historic Preservation Ordinance Sec. 28-219.

STANDARD SPECIFIC TO THE USE

The commission shall adopt the Secretary of the Interior's Standards for Rehabilitation and the Hartford Guidelines for Renovations and Additions to Historic Buildings.

According to page 27 - "Designing Alterations and Additions" of the adopted Guidelines for Renovations and Additions to Historic Buildings; "Alterations and Additions which are in character with the style, detail and massing of the existing building. Alterations and minor additions may reproduce historical style. Larger additions may be contemporary in style and detail, as long as they are compatible in materials, massing and scale to the original."

FINDING OF FACTS

CURRENT USE: Open Space PROPOSED USE: Open Space YEAR BUILT: mid 1850s STYLE: Tudor

Particular Mention in historic nomination: ... Thus Bushnell Park is significant because of its relation to a distinguished citizen of Hartford, and also now because it functions in part as it was intended: to refresh and revitalize people whose days are spent in the capitol area and in the center city

Current Conditions: The Pump House was built in 1947 by the Army Corps of Engineers as part of the Connecticut River Flood Control Program. Stones from the historic foot bridges that once provided entrance into the park were incorporated into the Tudor cottage design. The Pump House continues to be an essential part of the nine-mile conduit of the Park River and Hartford's flood control system. Part of this building is known as the Pump House Gallery, which has been used by the City and the Bushnell Park Foundation for public events. The building is in fair condition. The stone and brick structure is in need of some renovations, paint is peeling and it lacks energy efficiency. It must also be converted to comply with handicapped accessibility codes.

COMMENTS RECEIVED

(None received as of August 14, 2020)

ANALYSIS

The Pump House Gallery renovations intend to make it into functional, safe and usable space for the Bushnell Park Foundation (BPF). Interior renovations will create enough flexibility so that it can serve as office space for 2-3 people on a regular basis, while also being able to host larger working groups and small meetings, as well as for small events, such as intimate fund raising parties. Design lighting is proposed so the space can be used for as well for display of memorabilia or wall art reflecting the Park's history.

This application is for proposed exterior renovations including: new windows, new flashing and gutters, new decorative gates, grilles, and carriage doors, improve ADA access, masonry repointing, and slate roof repair. The applicant also seeks to improve drainage on site, update the electrical panels, and update the HVAC system. The applicant also seeks to improve site safety by installing new locks and increasing visability/transparency through windows and doors.

Details for exterior renovations are included from Maier Design Group as Attachment A. Staff believes that the proposed rehabilitation work meets the Guidelines for Restoration and Additions to Historic Buildings and will restore historic character in this building while improving its functionality.

STAFF RECOMMENDATION

Staff recommends approval of this application with the following condition(s):

1. HVAC shall be screened appropriately and in accordance with the Hartford Zoning Regulations.

A draft resolution follows.

ATTACHMENITS

ATTACHMENTS				
1. Bushnell F	Park Foundation Pump Ho	ouse Gallery Renova	ations Detail from Mai	er Design Group
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REVIEWED,				
Aimee Chambers,	Director			



CITY OF HARTFORD HISTORIC PRESERVATION COMMISSION RESOLUTION 60 ELM STREET HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for

rehabilitation at 60 Elm Street; and

Whereas, The structure is located in Bushnell Park, a National Historic Landmark; and

Whereas, The structure is a 1 story brick and masonry Tudor cottage; and

Whereas, The applicant proposes to rehabilitate the structure and make interior and exterior repairs

to the building including:

1. Install new windows

2. Repair the slate roof

3. Replace rotted wood window frames

4. Masonry repointing

5. Install new gutters and flashing

6. Restore decorative grates and grilles and install new carriage doors

Whereas, Staff believes that the proposed rehabilitation work will restore historic character of this

building and its contribution to the historic districts; and

Whereas, The proposed work is consistent with the City's Historic Design Principles;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed

work with the following conditions:

1. HVAC shall be screened appropriately and in accordance with the Hartford

Zoning Regulations.

Be It Further.

Resolved, This 19th day of August 2020.

60 Elm Street (Bushnell Park)

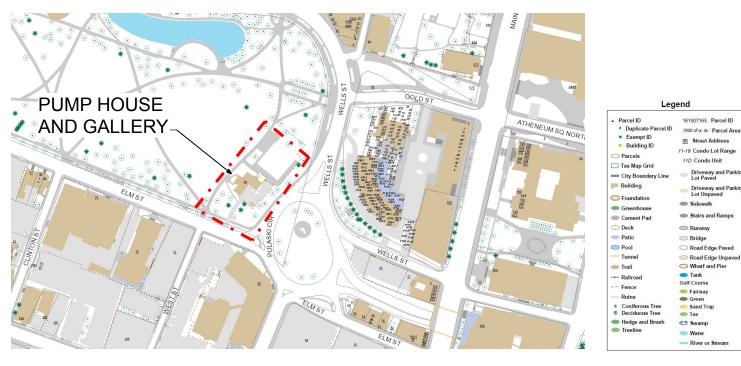
Hartford Historic Preservation Commission July 30, 2020











ZONING MAP







161507165 Parcel ID

88 Street Address

11D Condo Unit

7500 sfor Ac Parcel Area

Driveway and Parking Lot Paved

Driveway and Parking Lot Unpaved



PUMP HOUSE (PARK) - NORTHWEST



PUMP HOUSE (COURTYARD) - SOUTH



































HISTORIC WINDOW REPLACEMENT

FAILED FLASHING

ROTTED WOOD STRUCTURE

MASONRY REPOINTING AND WATER MANAGEMENT ISSUES

SLATE ROOF REPAIR







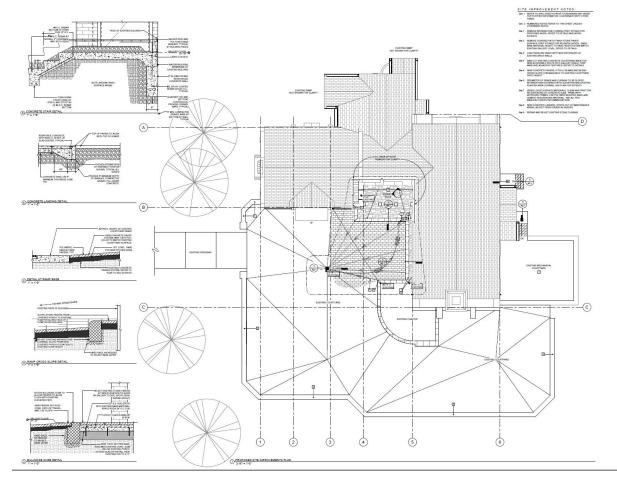












GOALS -

ADD ADA ACCESS TO GALLERY FLOOR

RESOLVE DRAINAGE ISSUES

MAINTAIN AND PRESERVE EXISTING MASONRY

INCREASE EGRESS SAFETY







PROPOSING -

HISTORIC WINDOW REPLACEMENT

RESTORING DECORATIVE GATES AND GRILLES

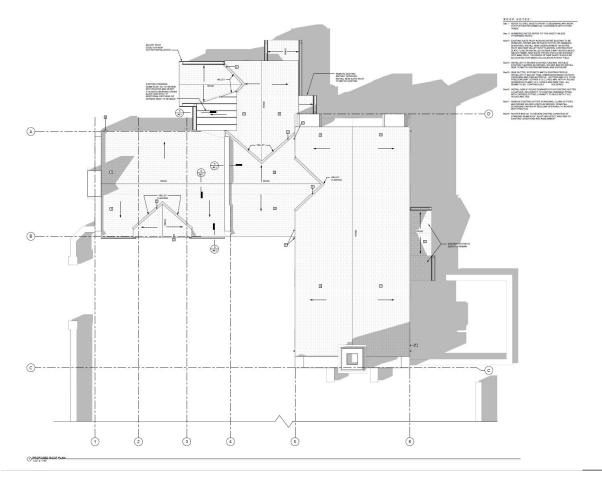
ADDING ADA ACCESS TO GALLERY FLOOR

INSTALL NEW CARRIAGE / ENTRY DOORS









PROPOSING -

REPAIR EXISTING SLATE ROOF

REPAIR FLASHING AND GUTTERS

INSTALL NEW GUTTERS AND DOWNSPOUTS (SELECT AREAS)







PROPOSING -

HISTORIC WINDOW REPLACEMENT

RESTORING DECORATIVE GATES AND GRILLES

REPOINTING AND CLEANING MASONRY

INSTALL NEW CARRIAGE / ENTRY DOORS







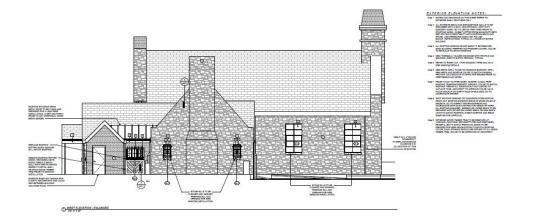
PROPOSING -

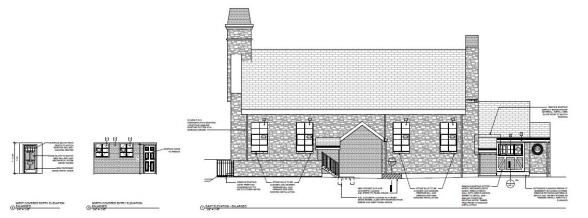
HISTORIC WINDOW REPLACEMENT

RESTORING DECORATIVE GATES AND GRILLES

REPOINTING AND CLEANING MASONRY

INSTALL NEW CARRIAGE / ENTRY DOORS







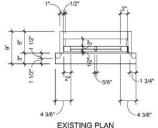


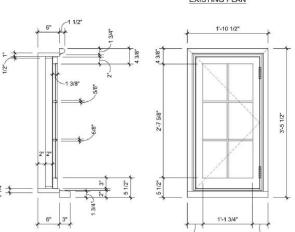


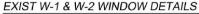


Architectural Window

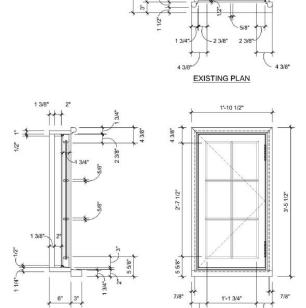
Corporation has been serving the general contractors, property managers, and homeowners in the Northeast and Mid-Atlantic states since 1997. We are a full service window and door supplier offering a single source responsibility that includes furnish, installation, historic approvals, and shop drawings. We are sensitive to the historic fabric of the buildings and offer products and services that respect that tradition.







SCALE: 1"=1'-0"



PROPOSED W-1 & W-2 WINDOW DETAILS

PROPOSED ELEVATION

SCALE: 1"=1'-0"

PROPOSED SECTION



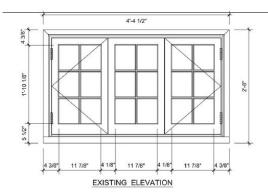
EXISTING SECTION



EXISTING ELEVATION

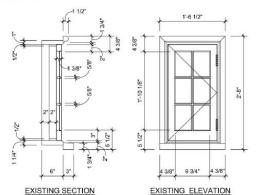






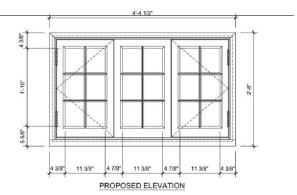
EXIST W-4 WINDOW DETAILS

SCALE: 1"=1'-0"



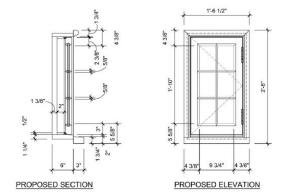
EXIST W-5 WINDOW DETAILS

SCALE: 1"=1'-0"



PROPOSED W-4 WINDOW DETAILS

SCALE: 1"=1'-0"



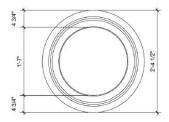
PROPOSED W-5 WINDOW DETAILS









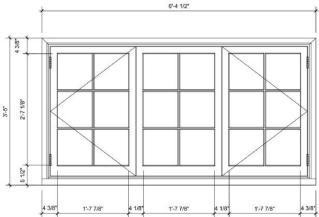


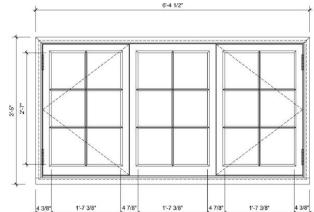
EXIST W-6 WINDOW DETAILS

SCALE: 1"=1'-0"









EXIST W-3 WINDOW DETAILS

SCALE: 1"=1'-0"

PROPOSED W-3 WINDOW DETAILS

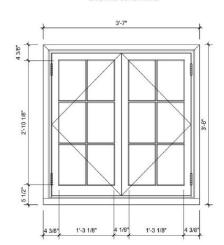








EXISTING CONDITIONS

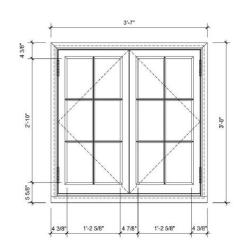


EXIST W-10 WINDOW DETAILS

SCALE: 1"=1'-0"





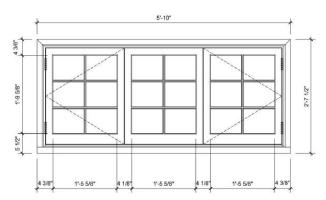


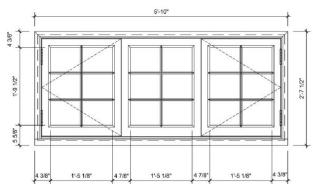
PROPOSED W-10 WINDOW DETAILS











EXIST W-7 WINDOW DETAILS

SCALE: 1"=1'-0"

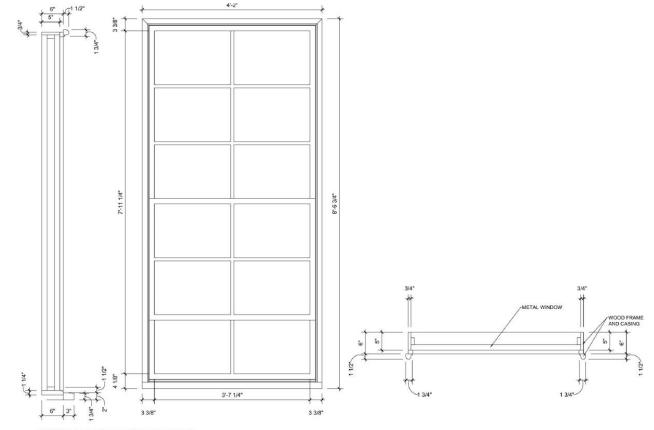
PROPOSED W-7 WINDOW DETAILS











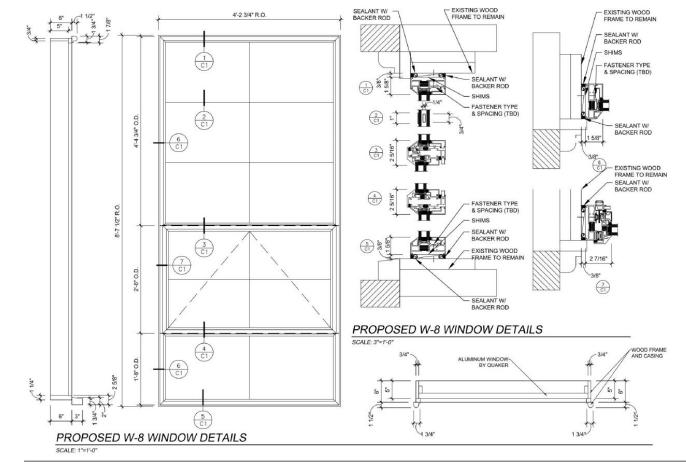
EXIST W-8 WINDOW DETAILS









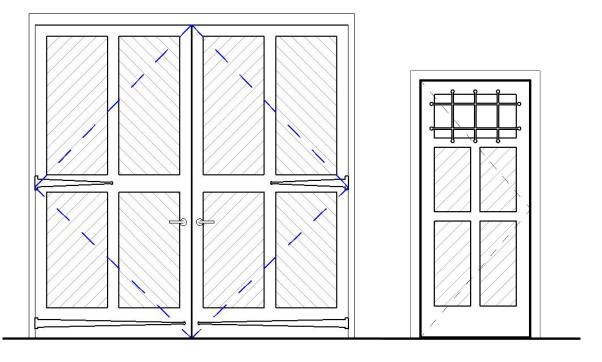












PROPOSED WOOD CARRIAGE DOOR

PROPOSED SIDE ENTRY DOOR

PROPOSING -

CARRIAGE DOOR MATERIALS AND PROFILES TO MATCH EXISTING

SIDE ENTRY DOOR
DESIGN TO BE IN LINE
WITH NEW CARRIAGE
DOOR DESIGN AND
MATERIALS WITH
STEEL GRILLE TO
MATCH EXISTING
BUILDING









QUESTIONS AND COMMENTS...





