



Town of Berlin

HDC # _____ - _____

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Berlin, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, proposed work as described below:

Property Owner(s): Greg Chandler

Project Address: 1224 Worthington Ridge Map: _____ Block: _____ Lot: _____

Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

Applicant Information

Name*: Greg Chandler Firm Name: _____

Street Address: 1224 Worthington Ridge City: Berlin ST: CT Zip: 06037

Email: goldshieldconstruction@gmail.com Phone: 860.982.9009

Signature: Greg Chandler Date: 11.3.2020

*Letter of Authorization Required (If not the Property Owner)

Proposed Work Involves:

☒ New Construction / Addition ☐ Renovation ☐ Repair

to a:

☒ Dwelling Unit ☐ Accessory Structure ☐ Garage ☐ Other (Explain Below)

Description of Project (Please be as specific as possible):

Enclose open porch on side of house to create a study area / office space inside the house. All building materials will match existing house.

If more space is needed, then please provide separate narrative document.

All municipal property taxes are paid in full at this location in accordance with Article 5, §4-40 local ordinance of the Town of Berlin.

Collector of Revenue

Date

NOTE: This form is for Historic District Commission Certificate of Appropriateness review ONLY. The owner &/or applicant is responsible to obtain any other agency's authorization in relation to the proposal. Please complete Instruction Checklist and refer to HDC Regulations for all submission criteria.

To be completed by P&Z staff only:

Received by: _____

HDC Application #: _____

Scheduled on HDC Agenda of: _____

HISTORIC DISTRICT COMMISSION DECISION:

Plan Title & Date: _____



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HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS

Application Instructions And Checklist

Project Address: 1224 Worthington Ridge Berlin, CT

All applications shall be submitted to Planning and Zoning Office during regular office hours.
Applications must be submitted a minimum of 14 days prior to the meeting per the adopted calendar.

Items To Be Submitted:

- ☐ 1. One original completed Historic District Commission Certificate of Appropriateness Application form with original applicant signature. (Make sure to obtain Tax Collector Office sign off.)
- ☐ 2. Notarized Letter of Authorization to act on behalf of the certified property owner(s) for matters related to this application, if required.
- ☐ 3. Scaled drawings showing the nature of the work to be performed, as well as a list of materials to be used. With respect to signs, the application shall state the size, materials and proposed location(s).
- ☐ 4. Applications for rehabilitation, new additions, and accessory structures shall include the following materials:
 - ☐ A. Written specifications, with measurements.
 - ☒ B. Photographs of building or lot.
 - ☐ C. Plot plan when necessary (for additions or new structures).
 - ☐ D. Historical photographs and statement including physical and/or documentary evidence or depictions of proposed changes.
 - ☐ E. Description of existing materials and their condition, particularly if replacement is proposed. *Be aware that the Commission may require or suggest material samples or color samples for either rehabilitation or new construction.*
- ☐ 5. Additional requirements for construction of new buildings or structures:

Per §5.1.4.1 All new buildings or structures are to be designed by a licensed architect.
Per §5.1.4.5 Plans are to be specific as to the architectural style, design, arrangement, texture, and material of architectural features; and also as to their relationship to the style and features of other buildings and structures in the immediate neighborhood.

 - ☐ F. Working drawings at a scale of no less than ¼ inch = one foot, with elevations of facades, site plans, and indications of materials.
 - ☐ G. Streetscape elevation or architectural rendering of the new design in context of neighboring buildings or structures.

To be completed by Planning and Zoning staff:

- ☐ 6. It is the belief of staff that this application is incomplete because of the failure of the applicant to provide the materials referred to above. This application will be reviewed by the HDC and a decision made as to whether it is complete or incomplete.

Items missing include item numbers: _____

Applicant Signature: _____ Date: _____

Staff Signature: _____ Date: _____

Existing roof and floor will be used.

Walls constructed of 2x4s and plywood sheathing.

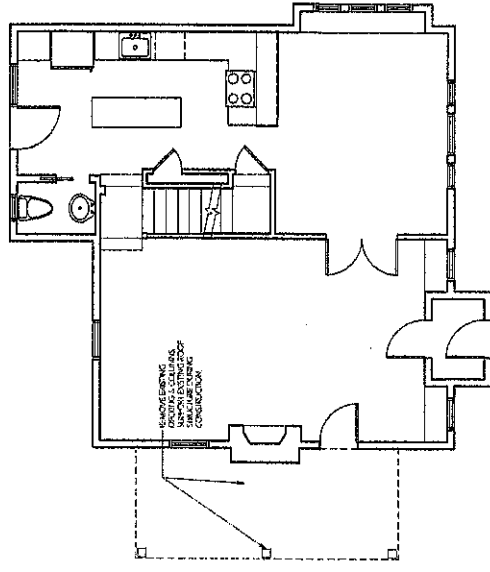
Siding will be cedar clapboard to match the existing historical house.

Windows installed will be wood with 6 over 1 grids to match the existing house.

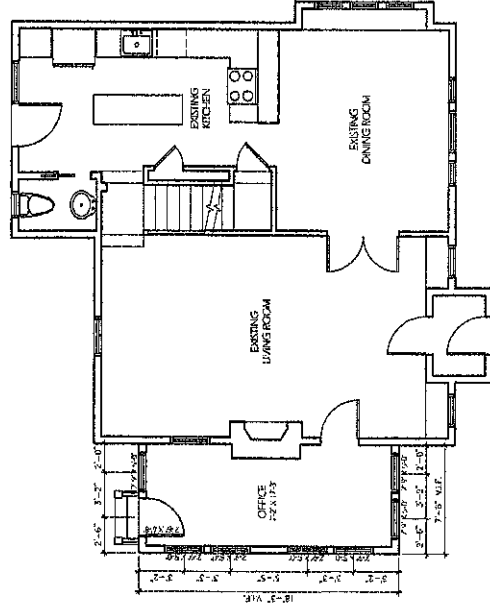
DEMOLITION NOTES

EXISTING CONDITIONS:

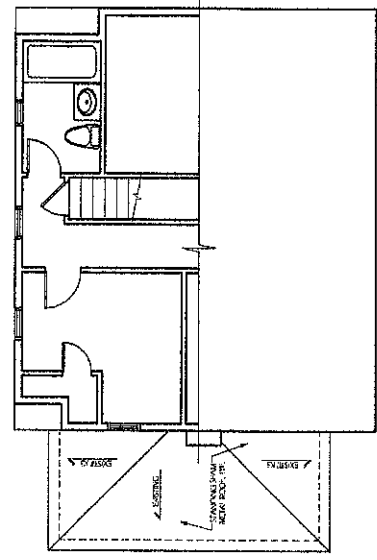
- The owner of the existing building is responsible for obtaining all necessary permits and approvals for the demolition project. The owner shall also be responsible for obtaining all necessary insurance coverage for the project.
- The existing building is a two-story structure with a total area of approximately 10,000 square feet. The building is located at 1224 Worthington Ridge, Berlin, CT 06037.
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G4 FIRST FLOOR PLAN - DEMOLITION
1/8" = 1'-0"



G4 FIRST FLOOR PLAN - NEW
1/8" = 1'-0"



G4 SECOND FLOOR PLAN - NEW
1/8" = 1'-0"

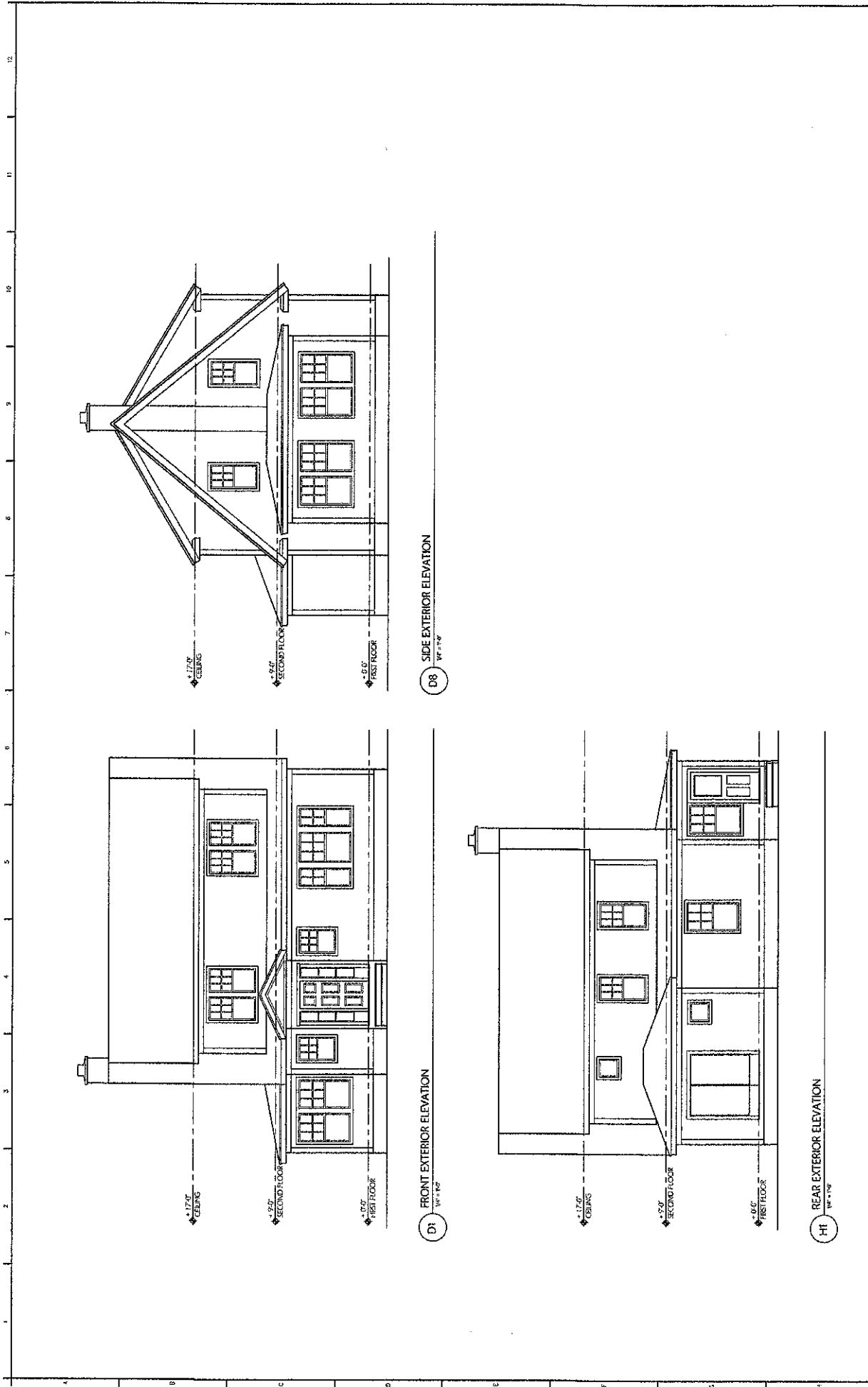
THE DRAWING HAS BEEN PREPARED FOR THE
OWNER OF THE PROJECT AND IS NOT TO BE
USED FOR ANY OTHER PROJECT WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

JENNIFER MORGENTHAU ARCHITECT LLC
17 Harris Drive
Newington, CT 06111
860.436.4870

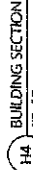
Greg Chandler
1224 Worthington Ridge
Berlin, CT 06037

DATE:	SCALE:	PROJECT:	DATE:	SCALE:	PROJECT:
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1/1/20	1/8" = 1'-0"	1224 WOR	1/1/20	1/8" = 1'-0"	1224 WOR
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UNIT: A1.0



THE DRAWINGS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT OF THE STATE OF CONNECTICUT. THE REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. RECORDING: 5/11/2011		JENNIFER MORGENTHAU ARCHITECT, LLC		17 Harris Drive		Newington, CT 06111		860.436.4870	
		Greg Chandler		1224 Worthington Ridge		Berlin, CT 06037			
		DRAWING NAME:		EXTERIOR ELEVATIONS					
		XREF #:		205		FILE: 500011.dwg			
		DATE:		5-1-11		SCALE:		1/8" = 1'-0"	
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CONSTRUCTION NOTES

2. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect.
3. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect.
4. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect.
5. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect. The authors' rationale for suggesting that depressive symptoms reflect a failure of self-regulation is based on the conceptualization of depression as a consequence of a failure to regulate negative affect.

CONCLUSIONS

1. A new method with a large capacity of the bearing plate is proposed for the repair of the bearing plate, which is suitable for the repair of local defects.
2. The repair method and technology shall be well on the bearing capacity of the bearing plate, and the bearing capacity of the repaired bearing plate is not lower than that of the original bearing plate.
3. The repair method and technology shall be well on the bearing capacity of the bearing plate, and the bearing capacity of the repaired bearing plate is not lower than that of the original bearing plate.

REFERENCES

1. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.
2. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.
3. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.
4. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.
5. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.
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8. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.
9. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.
10. Concrete Structure Repair and Strengthening Technology (2nd Edition). China Building Industry Press, 2004.

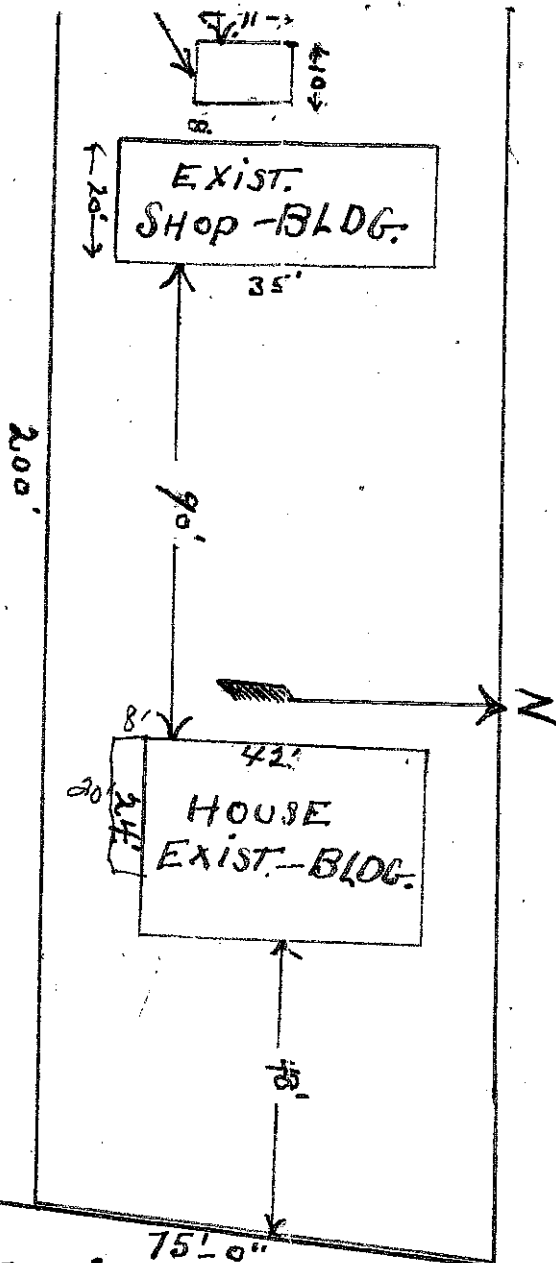
- [illegible]

L. Consider the count location of employees. What materials are used to grade it (if any) with the building owner's help?

1224 Worthington Ridge

BACHMAN

PROPERTY - OF
SELENA M. FITZGERALD
AND
WILLIAM HART



DANBERG

WORTHINGTON RIDGE

C. G. Farnley Co

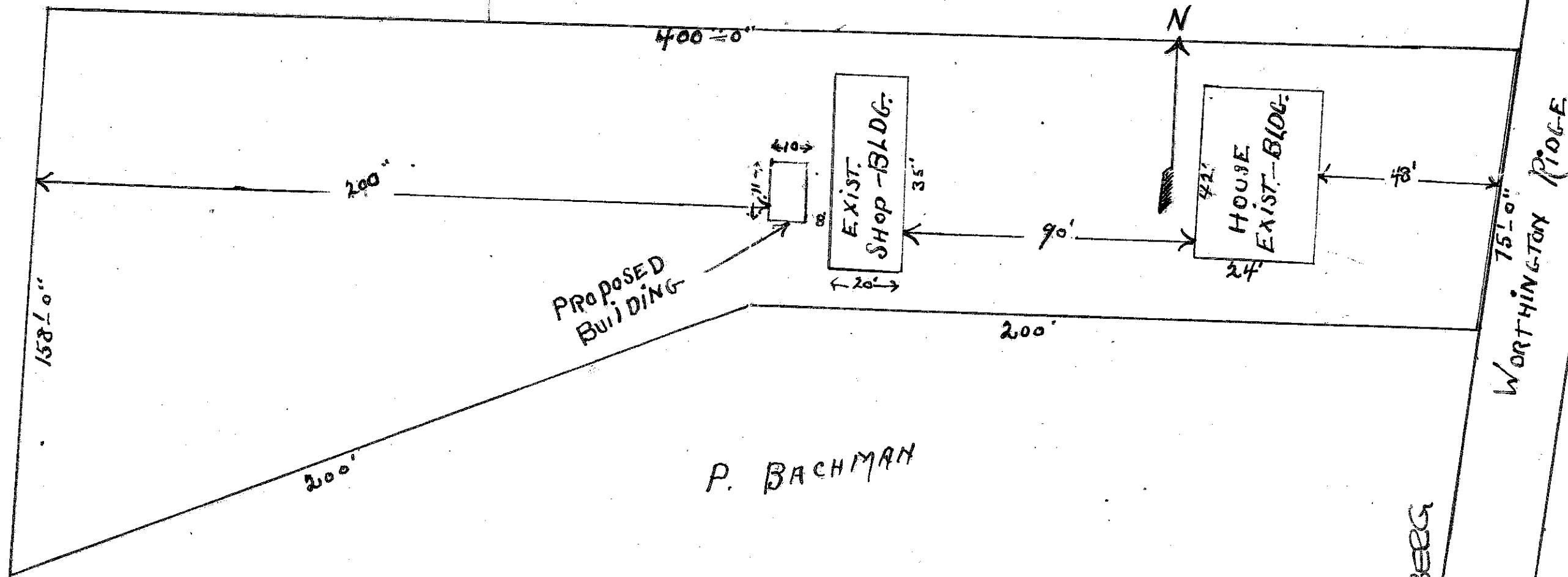
Charles Danberg Co
Worthington Ridge

2. 113

MAPLE CEMETERY
ASS'N

MAPLE - CEMETERY
ASS'N

PROPERTY - OF
SELENA M. FITZGERALD
AND
WILLIAM HART



P. BACHMAN

S. DANBERG

24

C. G. Lamy Co. Charles Lamy Co.
Huntington Bridge



THE TOWN OF BERLIN
HISTORIC DISTRICT COMMISSION
TOWN HALL, BERLIN, CT 06037

Town of Berlin
Received
NOV 3 2020
Planning & Zoning Department
Berlin, Connecticut

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Berlin, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, for proposed work as described below.

Owner of record: William E. Quirk / Susan Quirk

Address of proposed work: 724 Worthington Ridge

Owner's address (if different): 44 Robbinswood Drive Wethersfield CT 06109 / 724 Worthington Ridge

Architect (if applicable):

Contact (if applicable): Lee Hale Healds Cabinetry and Millwork LLC 860-478-1305

Approximate dates of commencement/completion of work: 03/20/21 - 07/18/21 healds@cox.net

PROPOSED WORK IS IN CONNECTION WITH (check one):	Nature and Description of Proposed Work: Be as <u>specific</u> as possible, including all pertinent design elements
<input checked="" type="checkbox"/> Dwelling <input type="checkbox"/> Accessory Building <input type="checkbox"/> Garage <input type="checkbox"/> Other	Restore front porch to include: Replace footings with Techno Posts, Replace Rotted floor framing, replace porch decking with Azek Porch Composite, Replace columns with H&B fiberglass columns, Replace Railings and Spindles in wood, Repair/re-frame roof framing, Replace roof sheathing, Replace roof shingles. ALL materials to be like in appearance and function. See attached cut sheets. Include <u>all</u> design data to scale. Architectural elevations and printed photographs are required. Documentary evidence, including material samples, is helpful and may be required. Attach a separate sheet if necessary. FAILURE TO SUBMIT ALL RELEVANT INFORMATION MAY RESULT IN COA DENIAL. <u>upper soffit, dentil, sunburst, frieze detail to remain untouched</u>
If other, please attach a separate sheet with a detailed explanation.	

*** OFFICE USE ONLY ***

Referred to Historic District Commission for Public Hearing on:

Notice of Public Hearing published on:

Hearing date:

COMMISSION ACTION TAKEN

[] DENIED | [] APPRVD AS SUBMITTED | [] APPRVD AS MODIFIED | [] APPRVD W/ STIPS (attached)

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NOV 2 2009

724 Worthymen Krdge



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Berlin, Connecticut

~~62-282~~ GAF Timberline to match main roof



Azek Slate Gray Porch

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Berlin, Connecticut



3 1/8"
Matches
orig had
porch decking
width exactly

Azek Slate Gray Porch

3 1/8"
Nubles
original porch
decking width
exactly




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Planning & Zoning Department
Berlin, Connecticut

Round Tapered **PERMA**Cast® Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 1/8"	4 3/8"	9"	1 1/8"	1 1/4"	3/8"	3/4"	1 1/4"	1 3/8"	8"	1"	6 1/4"	3 1/8"	4 1/8"	4, 6, 8
8"	7 1/8"	6 1/8"	10 1/2"	1 1/2"	1 3/4"	3/4"	1 1/2"	1 1/2"	1 1/2"	9 1/4"	1 1/2"	2 1/4"	4 3/8"	4 1/2"	5, 6, 8, 10, 12
10"	9 1/8"	8 1/8"	13 1/2"	2 1/8"	2 1/4"	3/4"	1 3/8"	1 1/4"	1 1/4"	11 1/4"	1 1/2"	2 1/2"	5 1/8"	5"	6, 8, 10, 12, 14, 16, 18
12"	11 1/8"	9 1/8"	16 1/2"	2 3/8"	2 3/4"	3/4"	1 3/8"	1 1/4"	2 1/4"	13 1/4"	1 1/2"	2 3/4"	6 1/8"	5 1/4"	6, 8, 10, 12, 14, 16, 18, 20, 22, 24
14"	13 1/8"	11 1/8"	19 1/2"	3 1/8"	3 1/4"	1 1/8"	1 1/2"	2"	2 3/8"	17"	1 1/2"	3"	7 1/8"	7"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
16"	15 1/8"	13 1/8"	22"	3 3/8"	3 3/4"	1 1/4"	1 3/8"	2 1/4"	2 3/4"	19 1/4"	1"	3"	8 1/8"	8"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
18"	17 1/8"	15 1/8"	24 1/2"	4"	4"	1 1/2"	1 3/8"	2 3/4"	3 1/4"	22 1/4"	1 1/2"	10 1/4"	9 1/8"	8 3/4"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
20"	19 1/8"	17 1/8"	27"	4 1/4"	4 1/2"	2"	1 3/8"	2 3/4"	3 3/4"	24 1/4"	1 1/2"	10 3/4"	11 1/8"	9"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
22"	21 1/8"	19 1/8"	30 1/2"	5"	5"	2 1/8"	1 3/8"	3"	3 3/4"	27 1/4"	1 1/2"	10 3/4"	12"	10 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
24"	23 1/8"	21 1/8"	33 1/2"	6"	5 1/4"	2 1/2"	2"	3 1/2"	4"	30 1/4"	1 1/2"	10 3/4"	13 1/8"	11 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28"	24 1/8"	38"	6 1/2"	6 1/4"	2 3/4"	2 1/4"	3 3/4"	4 1/4"	33 1/4"	1 1/2"	10 3/4"	15 1/8"	11 1/2"	20, 22, 24, 26, 28, 30
30"	29 1/8"	26 1/8"	41 1/2"	6 3/4"	5 3/4"	2 3/4"	3"	4"	4 3/4"	38 1/4"	1 1/2"	10 3/4"	14 1/4"	14 1/4"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions.  Standard Fluted Column (Fluted in mold)
 • Split columns are not load bearing.

COLUMN-LOC®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.



PLUMB-FIT®

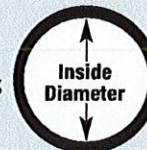
To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.

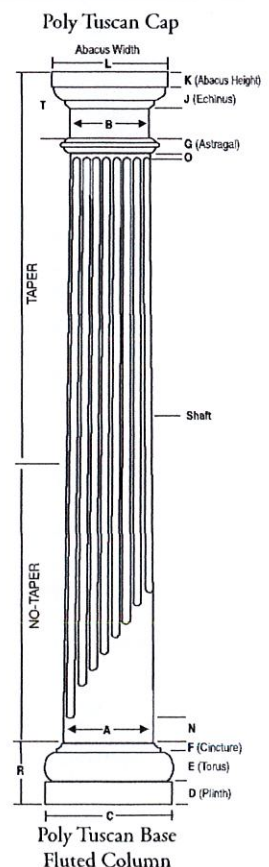
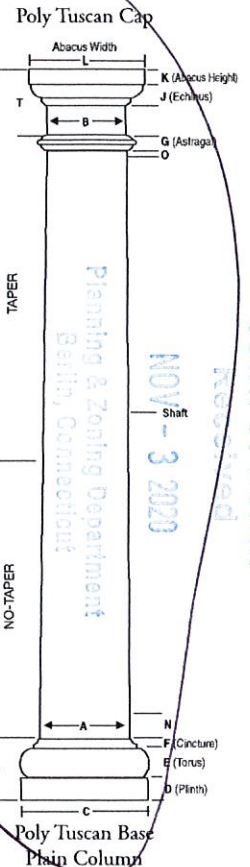
ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".

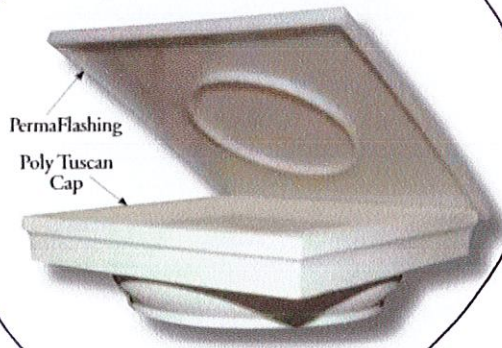


COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 3/4"	4"
8"	5 1/2"	6"
10"	7 1/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/4"	16 1/4"
20"	16 1/4"	18 1/4"
22"	18 1/4"	20 1/4"
24"	20"	22 1/4"
28"	22 1/4"	26 1/4"
30"	25 1/4"	28 1/4"

*Plain columns only



HB&G's number one goal is finding ways that we can save you time and make your life easier.



PermaCast® PermaFlashing and Installation Kit

The PermaCast® flashing with Plumb-Fit® and installation kit is available in selected Tuscan cap and base sets.*

This innovation will not only save time but will keep the elements out of the column and secure the top and bottom of the column.

*Not available in Tuscan cap and base sets for Craftsman, No-taper, PermaLite®, and Wood columns.

Split Column Assembly and Flange Kits

HB&G offers a split kit and a split kit with flange option with an improved MMA adhesive.

These kits can be purchased separately. **MMA adhesive must be stored in a climate-controlled environment.**



Installation Kit for Beveled Cap and Base



Installation Kit



Entasis - Parallel Dimensions are used to specify where the column begins to taper. These dimensions use length from the bottom of the column shaft to the point where the taper begins. This is necessary to determine how much a column can be shortened before the base begins to fit loosely. Filler and caulking may be used to fill the gap between the base and shaft if it is necessary to shorten the column beyond the parallel dimension.

PARALLEL DIMENSIONS*

Column Size	Parallel Dim.	Column Size	Parallel Dim.
6x4	0"	18x18	60"
6x6	8"	18x20	84"
6x8	32"	18x22	49"
8x5	12"	18x24	73"
8x6	24"	18x26	97"
8x8	32"	20x10	0"
8x9	28"	20x12	0"
8x10	40"	20x14	0"
10x6	8"	20x16	4"
10x8	32"	20x18	28"
10x9	28"	20x20	52"
10x10	40"	20x22	76"
10x12	48"	20x24	100"
12x6	8"	22x16	45"
12x8	32"	22x18	69"
12x9	20"	22x20	93"
12x10	32"	22x22	53"
12x12	48"	22x24	77"
12x14	59"	22x26	101"
12x16	40"	24x12	21"
12x18	73"	24x14	45"
14x8	32"	24x16	69"
14x9	12"	24x18	93"
14x10	24"	24x20	75"
14x12	48"	24x22	99"
14x14	27"	24x24	123"
14x16	51"	24x26	77"
14x18	75"	24x28	101"
16x8	16"	24x30	125"
16x10	40"	28x20	20"
16x12	29"	28x22	44"
16x14	53"	28x24	68"
16x16	36"	28x26	92"
16x18	60"	28x28	116"
16x20	84"	30x20	92"
18x8	0"	30x22	116"
18x10	16"	30x24	140"
18x12	40"	30x26	75"
18x14	48"	30x28	99"
18x16	36"	30x30	123"

Column Size	Bottom Diameter
6x4	5 ³ / ₈ "
18x8	17 ¹ / ₄ "
20x10	18 ¹¹ / ₁₆ "
20x12	18 ⁵ / ₁₆ "
20x14	19 ¹ / ₄ "

*For Tapered Round Columns

Planning & Zoning Department
Berlin, Connecticut

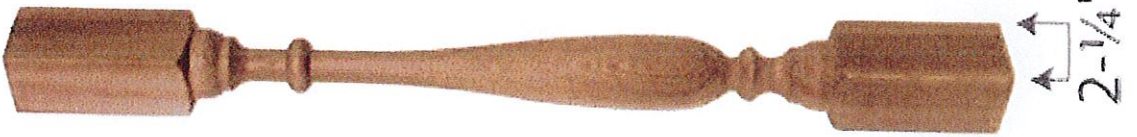
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Planning & Zoning Department
Berlin, Connecticut



* cedar or hemlock spindle
Height to match "24"
original
Railings to be 30" deep
Sapele to match
milled from original



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

Planning and Zoning Commission
Zoning Board of Appeals
Conservation Commission
Historic District Commission

PROPOSED Historic District Commission 2021 Meeting Schedule

All meetings are held at 7:00 pm
Berlin Town Hall, Room 121, 240 Kensington Road
Unless otherwise posted

*Meeting Date	**Filing Date
January 4, 2021	December 21, 2020
February 1, 2021	January 19, 2021
March 1, 2021	February 16, 2021
April 5, 2021	March 15, 2021
May 3, 2021	April 19, 2021
June 7, 2021	May 17, 2021
July 5, 2021	June 21, 2021
August 2, 2021	July 19, 2021
September 13, 2021	August 16, 2021
October 4, 2021	September 20, 2021
November 1, 2021	October 18, 2021
December 6, 2021	November 15, 2021
January 3, 2022	December 20, 2021

*All meetings are on the first Monday of the month, unless it is a holiday. In case of a holiday, meeting will be on the second Monday of the month.

**Applications are to be submitted by the filing date in order to be on the next agenda. The deadline is 4:00 pm unless otherwise noted.

Maureen K. Giusti, AICP, Acting Town Planner/ZEO. 860-828-7060. mgjusti@town.berlin.ct.us
Adam D. Levitus, PE, Zoning Enforcement Officer. 860-828-7008. alevitus@town.berlin.ct.us
Frances Semnoski, Land Use Administrator. 860-828-7066. fsemnoski@town.berlin.ct.us