



Town of Berlin

**2023 Plan of Conservation and Development
Committee Meeting #4**

12/20/21

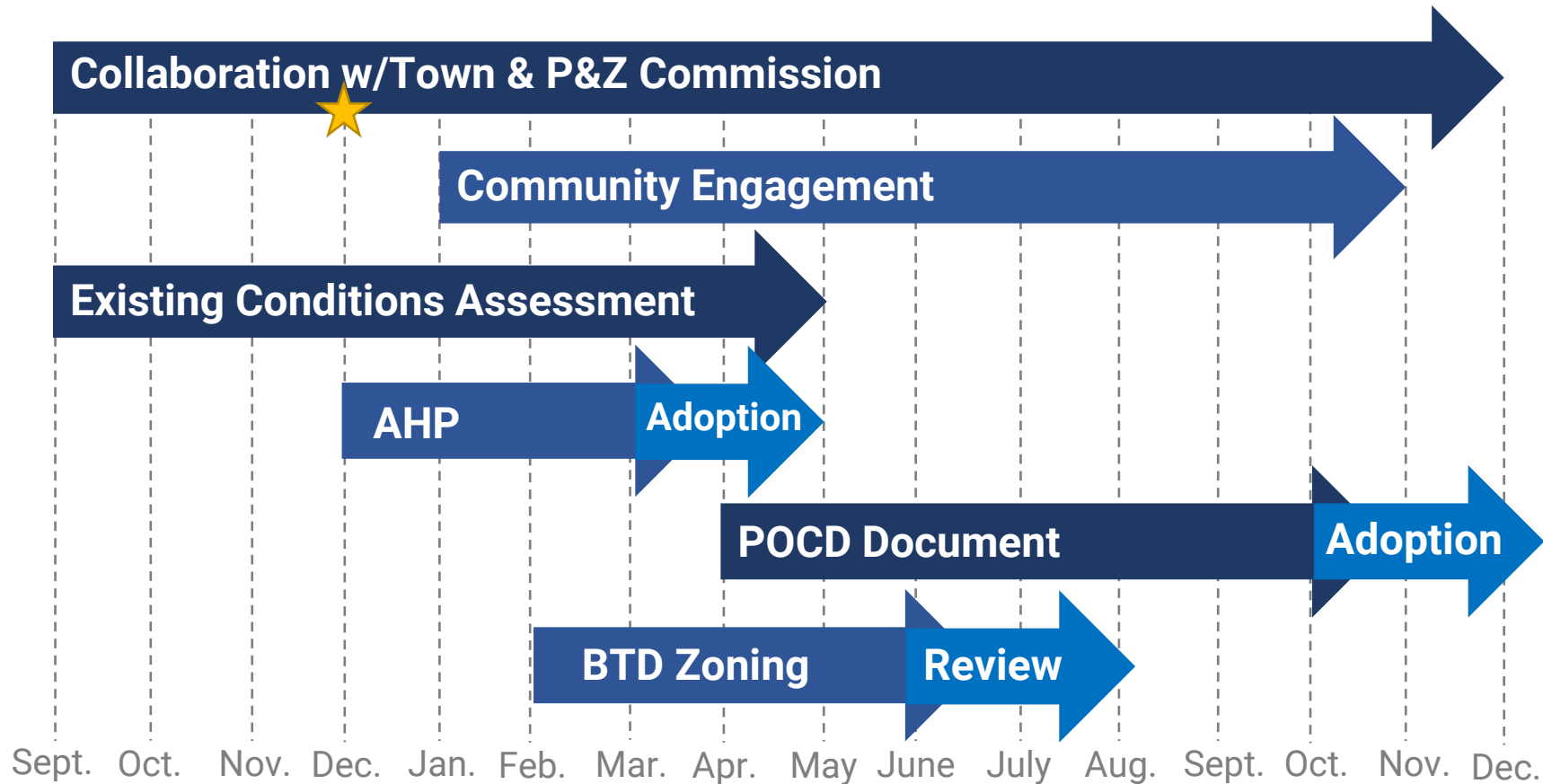


Agenda

1. Review cultural and historic resources
2. Discuss ideas surrounding cultural and historic resources
3. Discuss draft online survey
4. Draft vision statement
5. Next steps

Project Schedule

15 months (concluding by end of 2022)



Conservation Goal from the 2013 POCD

- Goal/Policy: Preserve and protect key features of Berlin's cultural landscape. Examples of features with cultural importance include: the historic district of Worthington Ridge; Clark's Grove in East Berlin; historic industrial structures such as the Main Street complex by Paper Goods Pond being made into condominiums; the train depot; the Berlin Fairgrounds; remaining agricultural lands even if not actively farmed; and, the unique features of historic church and parish life in old Berlin, including cemeteries and greens.
 - Strategy: Retain and improve the cultural landscape of the community including the historic fabric, scenic views, stonewalls and scenic vistas along roadways

Historic Preservation Primer

- **Local Historic Districts:** A Local Historic District offers the most protection for significant historic and architectural buildings in Connecticut and allows municipalities to establish districts for which exterior architectural changes are reviewed by a local preservation commission. This allows towns to ensure that alterations, additions or demolitions are in keeping with special character of the designated district.
- **State Register Properties:** The State Register of Historic Places is Connecticut's official listing of structures and sites that characterize the historical development of the state.
- **National Register Properties and Districts:** The National Register of Historic Places is the nation's official list of buildings, sites or areas worthy of preservation. Listing does not restrict what the property owner may do with the property unless the owner is using federal assistance.

Historic Preservation in Berlin

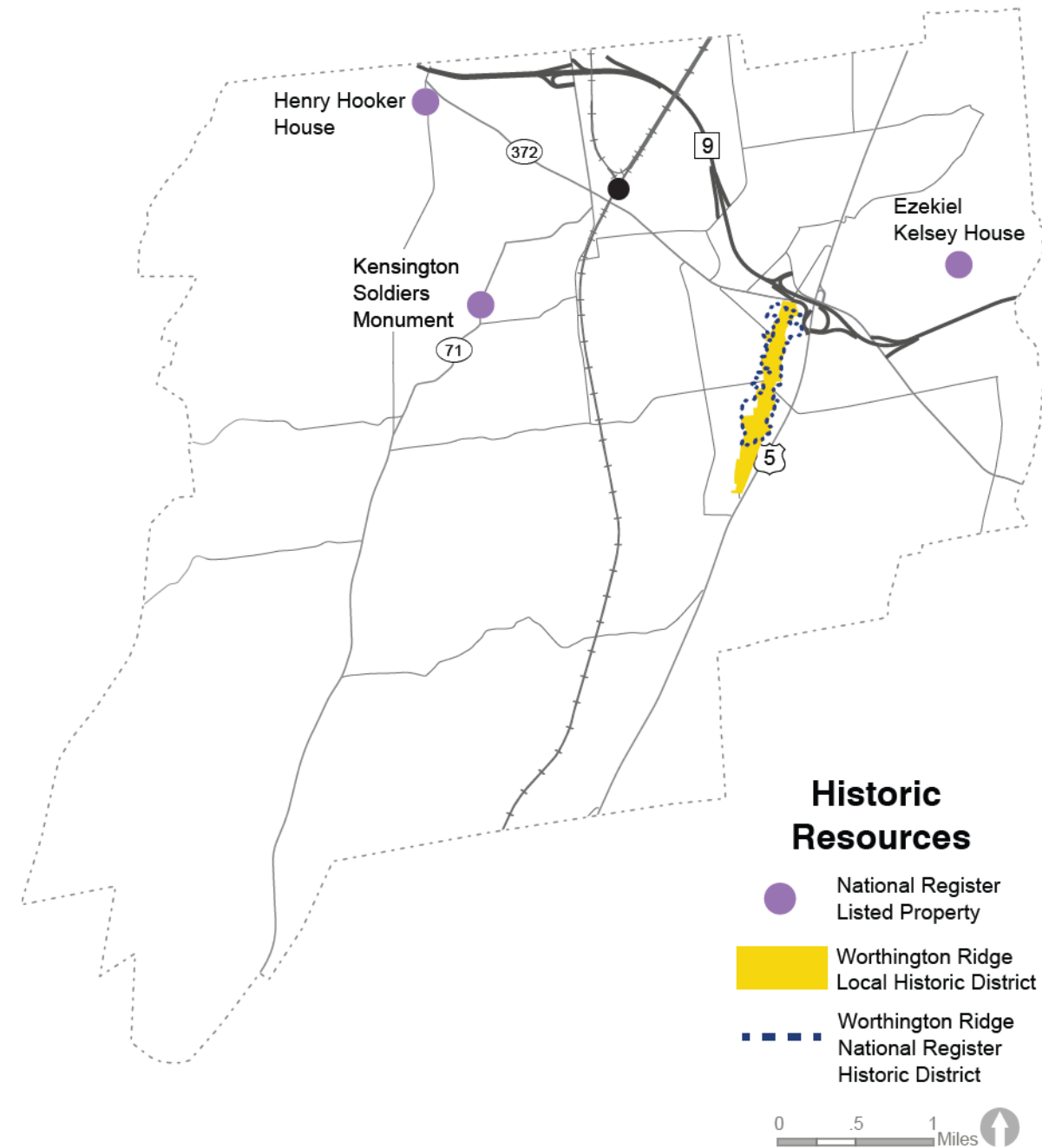
- Historic District Commission (HDC) established in 1978
- HDC regulate changes within Worthington Ridge Historic District
- HDC serves as resource regarding preservation, restoration, construction and education for all historic properties within Town
- Berlin became Certified Local Government in 2012 (approved by SHPO and NPS, provides Town with technical guidance regarding preservation and funding)
- 2013 POCD recognized value of Town's agricultural heritage
- *No demolition delay ordinance in Berlin (HDC formed a committee last year to research the feasibility of such an ordinance, no recommendations as of yet)*

Berlin's Historic District Commission

- Authority is established through Chapter X, Article 3 of Berlin's Ordinance Code Book
- Section 10-22. Certificate of Appropriateness
 - No exterior portion of any building or structure shall be erected, altered, restored, moved or demolished within the historic district and no building permit shall be issued by the town for exterior modifications open to view from a public street, way, or place within the district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the commission and approved by said commission. "Exterior architectural features" shall include such portion of the exterior of a structure as is open to view from the street line. In its deliberations the commission shall not take into consideration the color or paint used on the exterior of any building or structure nor shall it consider interior arrangements or use.

Historic Properties in Berlin

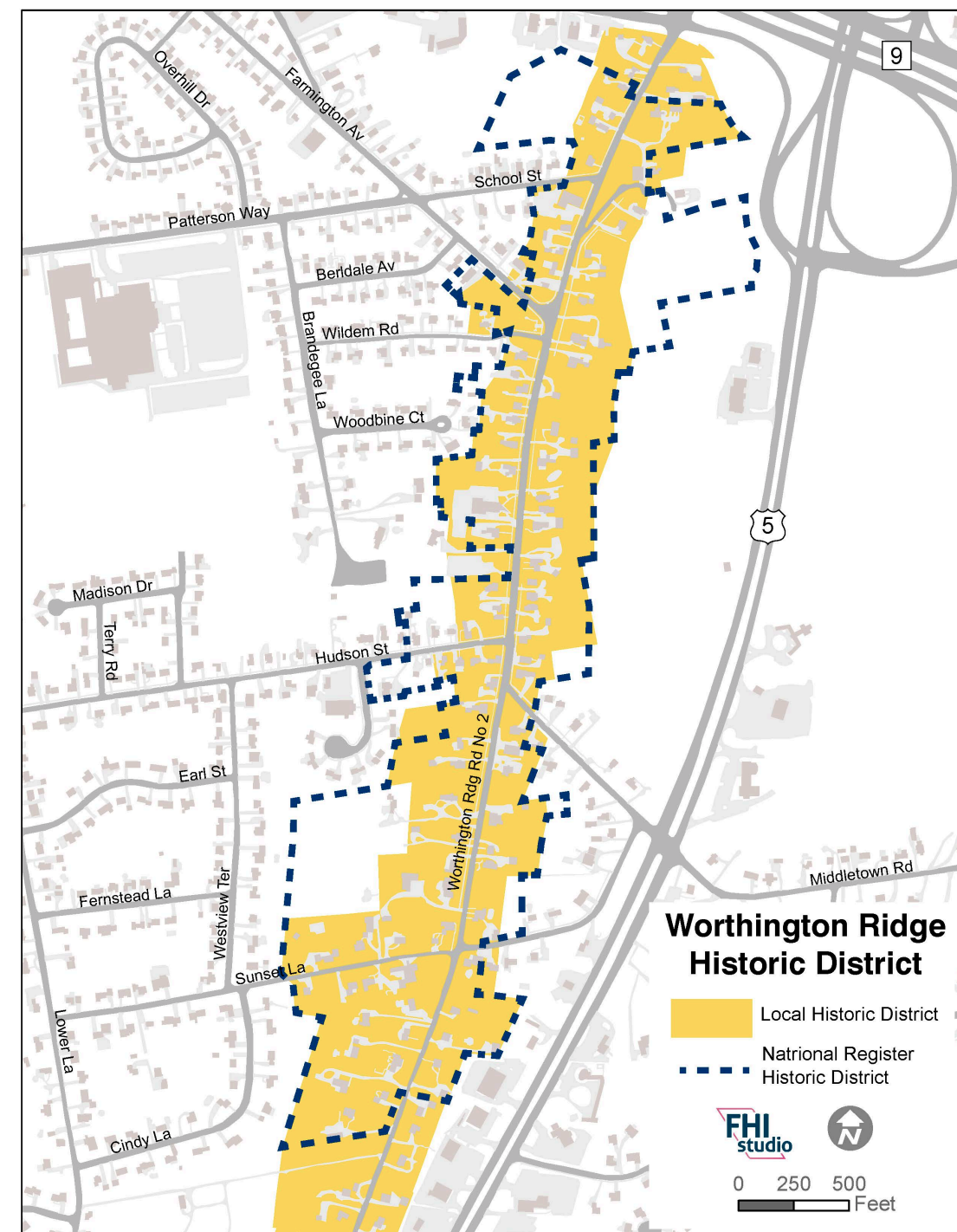
- The Worthington Ridge Historic District (NR, SR, LHD)
- Ezekiel Kelsey House (NR)
- Henry Hooker House (NR)
- Kensington Soldier's Monument (NR)
- Additional historic features and elements that make up the Town's cultural landscapes



Worthington Ridge Historic District

- National Register listing identifies 118 resources with 94 historically and/or architecturally significant properties
- Includes institutional and commercial center of Town through 1850
- Residential properties spanning more than two centuries
- Local Historic District with similar boundary

Berlin Plan of Conservation and Development and Affordable Housing Plan



Worthington Ridge Historic District

- Properties include residences, barns, a meeting house, hotels, taverns, and stores
- C.1720-c.1930
- Georgian, Federal, Greek Revival, Italianate, Queen Anne, Gothic Revival, Victorian, Tudor Revival, Colonial Revival and Bungalow architectural styles



Meeting House, Source: Berlin Historical Society

Ezekiel Kelsey House

- Built c. 1760
- Excellent example of saltbox form
- Common design in Berlin during 18th century
- Listed in the National Register



Source: Wikimedia Commons

Henry Hooker House

- 18th century residence, substantially altered in the Victorian era
- 19th century owner was leader in carriage manufacturing industry in New Haven
- Listed in the National Register



Source: Wikimedia Commons

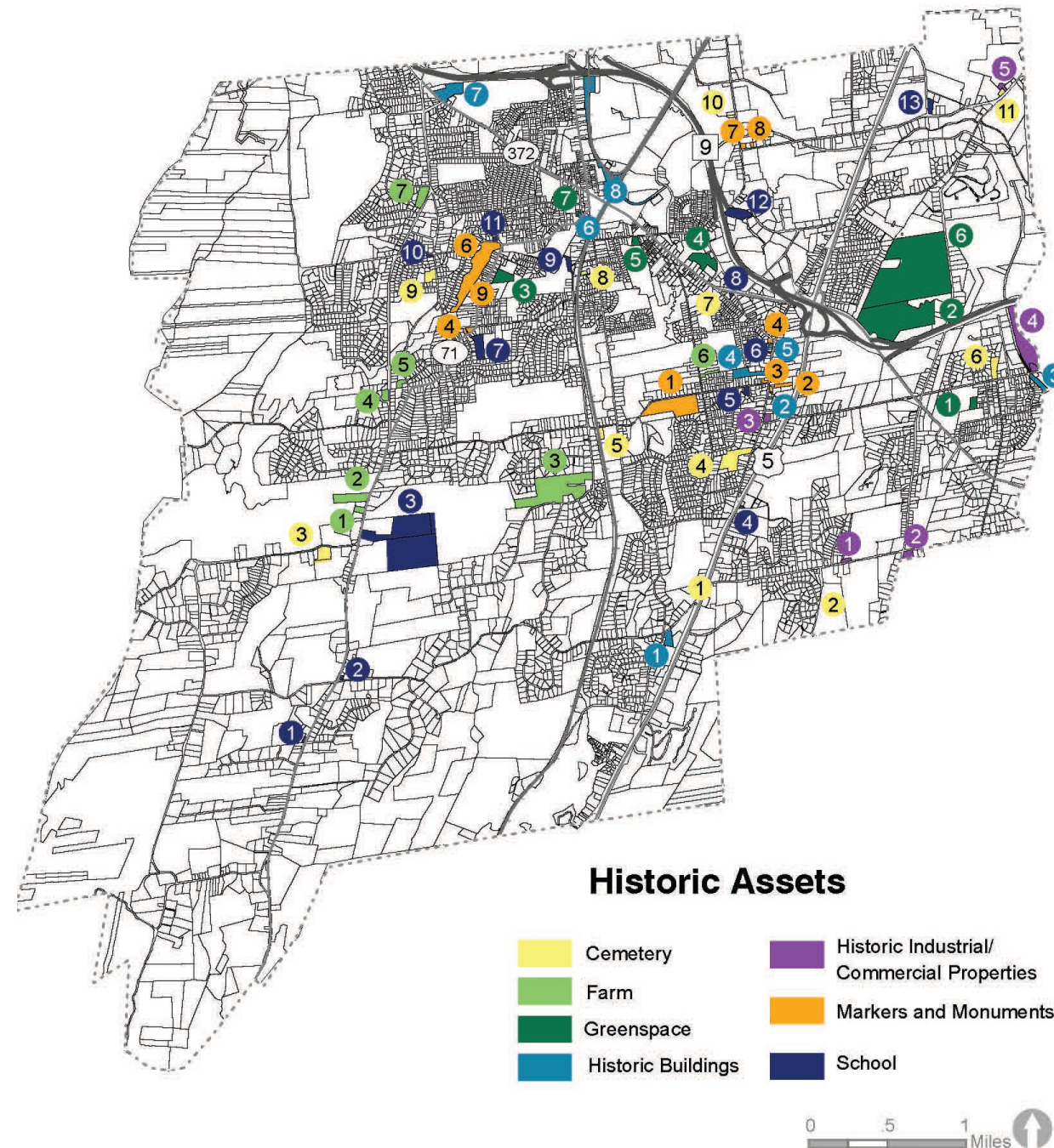
Kensington Soldier's Monument

- One of the oldest Civil War memorials in the US
- On the grounds of Kensington Congregational Church
- Designed by sculptor Nelson Augustus Moore
- Listed in the National Register

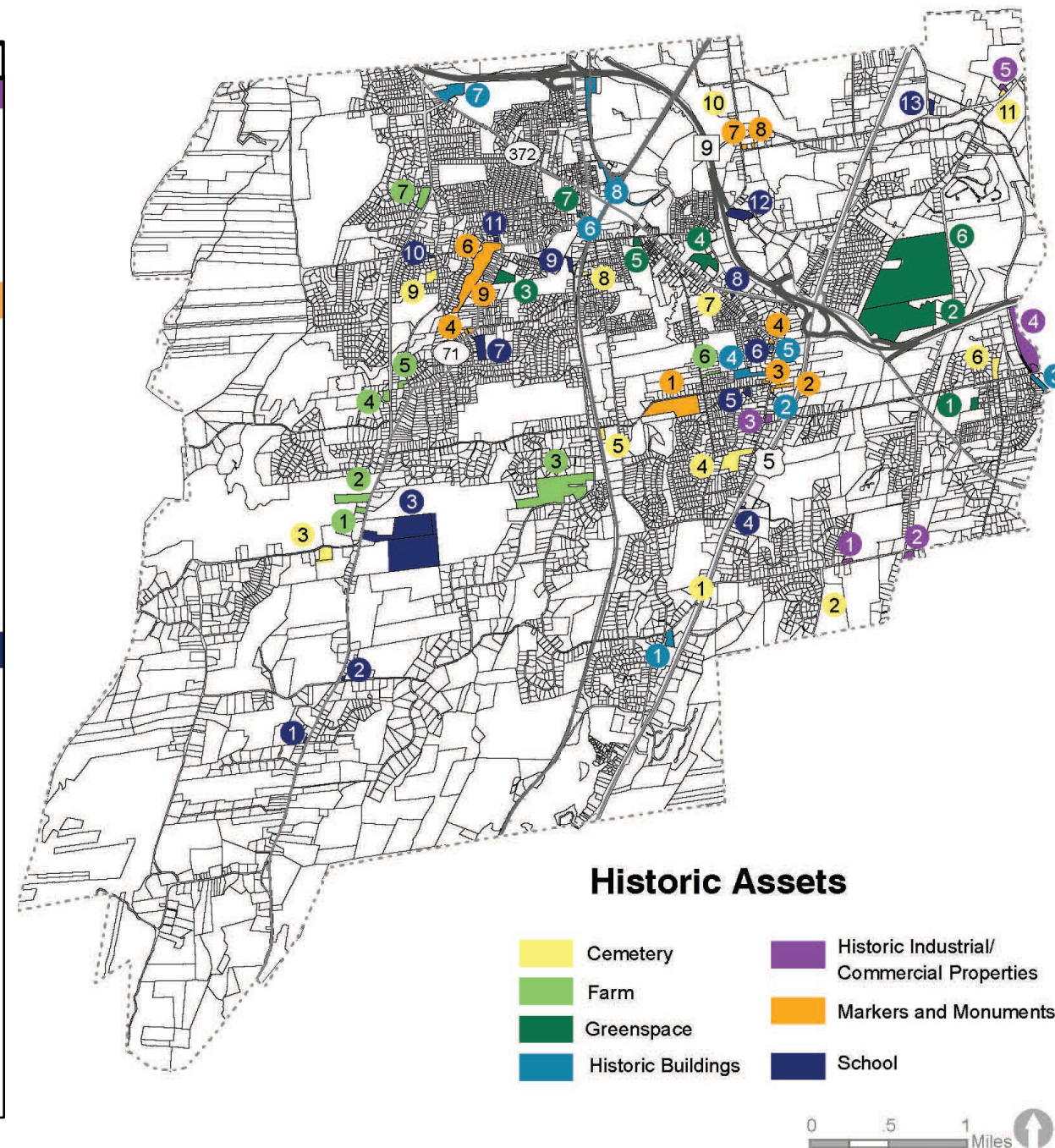


Source: Wikimedia Commons

TYPE	NAME	LEGEND NUMBER
Cemetery		
Cemetery	Hall Cemetery	1
Cemetery	Old Yard Cemetery	2
Cemetery	South Burying Ground	3
Cemetery	Maple, Brandegee, or South Cemetery	4
Cemetery	South Meadow, Dunham or Norton Cemetery	5
Cemetery	Wilcox Cemetery	6
Cemetery	Bridge, Blue House, Dennison Cemetery	7
Cemetery	East, Ledge or South Middle Cemetery	8
Cemetery	West Lane Cemetery	9
Cemetery	Christian Lane Cemetery	10
Cemetery	Beckley or East Cemetery	11
Farm		
Farm	Lukasiewicz	1
Farm	Johnson-Zwicks	2
Farm	Ottile Renn	3
Farm	Horbal Farm	4
Farm	Frank Indelak	5
Farm	Horbal Farm	6
Farm	Ferndale Dairy	7
Farm	Ottile Renn	3
Farm	Ottile Renn	3
Greenspace		
Greenspace	Clark's Grove	1
Greenspace	Webster Park	2
Greenspace	Municipal Field	3
Greenspace	Veterans Park	4
Greenspace	Original Berlin Fairgrounds	5
Greenspace	Berlin Lions Club Fairgrounds	6
Greenspace	Marjorie Moore Bird Sanctuary	7
Historic Buildings		
Historic Buildings	Toll House	1
Historic Buildings	Former Berlin Town Hall/ Brandegee Hall	2
Historic Buildings	East Berlin Train Station	3
Historic Buildings	Community Center and Field	4
Historic Buildings	Berlin Hotel	5
Historic Buildings	Berlin Historical Society Museum/ Peck Library	6
Historic Buildings	Hungerford Riding Stable	7
Historic Buildings	Berlin Train Station	8



TYPE	NAME	LEGEND NUMBER
Historic Industrial/ Commercial Properties		
Historic Industrial/ Comme Simeon North Mill		1
Historic Industrial/ Comme Cheney Clock Shop		2
Historic Industrial/ Comme Fuller Tavern		3
Historic Industrial/ Comme Berlin Iron Bridge Company		4
Historic Industrial/ Comme Beckley Mill		5
Markers and Monuments		
Markers and Monuments	Emma Hart Willard Marker	1
Markers and Monuments	Post Road Mile Marker/ Simeon North Mill	2
Markers and Monuments	Town Pump/ Well Marker	3
Markers and Monuments	War Monument	4
Markers and Monuments	First Civil War Monument	5
Markers and Monuments	Marine Corps. Monument	6
Markers and Monuments	Original Settlement Marker	7
Markers and Monuments	First Meeting House Marker	8
Markers and Monuments	Kensington Soldier's Monument	9
School		
School	Former Blue Hills School	1
School	First Blue Hills School	2
School	Stockings Brook School	3
School	South School	4
School	Merricourt and St. James School	5
School	Former Worthington Academy	6
School	Percival School	7
School	Loveland Tavern/ Miss Roy's School	8
School	Ledge School	9
School	West Lane School	10
School	Pond School	11
School	Bandbox School	12
School	Selden School	13



Cultural Landscapes

NPS defines a cultural landscape as:

a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

Four types of cultural landscapes (not mutually exclusive):

- Vernacular
- Designed
- Historic Site
- Ethnographic

Cultural Landscape Features

According to NPS, cultural landscapes made up of variety of characteristics:

- Natural and constructed setting
- Spatial organization
- Topography
- Buildings and structures
- Constructed water features
- Circulation
- Vegetation
- Views and vistas
- Small-scale features



Cold Spring Farm, Source: CT Farmland Trust

Elements of Berlin's Cultural Landscape

- Worthington Ridge Historic District
- The Central Victorian Core of East Berlin
- Peck King Building
- Kensington Grammar School
- Meeting House at Worthington Ridge
- Paper Goods Factory [and pond]
- 18th century homes and barns
- Augustus Moore home/property/stables
- Pistol Creek site and bridge/dam
- Seven Sisters Railroad Bridge
- Tower House
- Lustron houses on Tollgate Road, Westview Terrace, and Mountain View Road
- Monuments and cemeteries
- Churches built before 1950
- Selden and Ledge Schools
- Fontanella Farm
- Former Chotkowski Farm
- DeMaria Farm
- Krystopik Farm
- Scenic highway along Chamberlain Highway from Dr. Chotkowski's farm to Meriden Lane
- Timberlin Golf Course and Park
- Berlin Fair Grounds

Source: Berlin Historical Society

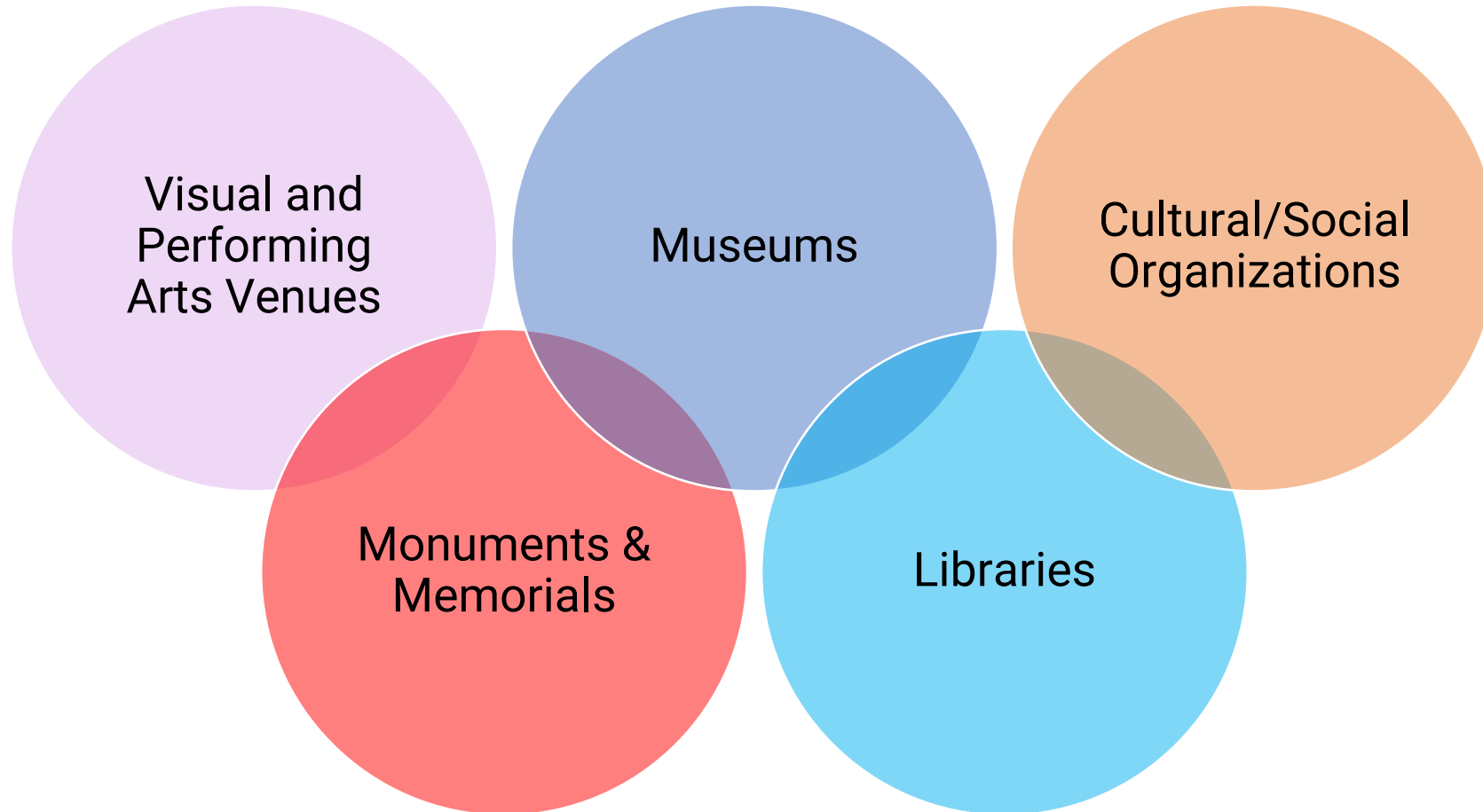
Berlin's Farms

- Berlin's Farm's play an important role in the Town's history and significantly contribute to its cultural landscape.
- Over 100 farms that were in operation in the 20th century have been documented by the Town. Several are still in operation.
- Ongoing work is being conducted through the POCD effort to identify the Town's active farms.



DeMaria Family Farm, Source: Ctvisit.com

Cultural Institutions, Organizations, and Places



Visual and Performing Arts Venues

- Buttonwood Tree
- Connecticut Cabaret Theater
- Berlin Fair



Source: <https://ctberlinfair.com/>

Museums

- Berlin Historical Society Museum
- New Britain Youth Museum at Hungerford Park



Source: *Berlin Historical Society*

Monuments & Memorials

- Soldier's Monument
- War Monument
- First Civil War Monument
- Marine Corps Monument
- Esther Woodruff Memorial Butterfly Garden



Source: Berlin Historical Society

Libraries

- Berlin-Peck Memorial Library
- Berlin Free Library Association
- East Berlin Library Association



Source: berlin-peck.org

Cultural/Social Organizations

- Loyal Order of Moose Lodge
- Berlin-Kensington Branch YMCA
- Veterans of Foreign Wars
- American Legion
- Others?

Historic and Cultural Resource Issues

- What are the concerns surrounding the Town's historic and cultural resources?
- What ideas do you have for protecting these resources?

Online Survey

- We need your feedback on the draft survey

Berlin Plan of Conservation and Development

Welcome to Berlin's Plan of Conservation and Development Survey!

The purpose of this survey is to collect information to assist the Town with its update to the Plan of Conservation and Development (POCD). The plan covers areas such as economic development, housing, transportation, infrastructure, open space, environment, and municipal services.

The Town would like your thoughts on how Berlin should grow and change in the future. Your response to this survey will help in the preparation of the 2023 POCD. This is an opportunity for everyone in the community to decide how to guide change over the coming decade. By participating in this survey, you will be contributing to this effort.

[+ NEW QUESTION](#) ▼

or Copy and paste questions

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Next

Draft Vision Statement

Berlin is a community with a small-town feel founded in a rural and historically agrarian landscape that benefits from its location at the center of the state. The town has a rich history, strong community, and provides a peaceful atmosphere for its residents. Berlin will continue to grow, but in a sustainable manner and without compromising the town's natural resources or outgrowing its ability to provide high-quality services to its residents. Strong connections to the region and within town are highly valued by the community for all modes of travel. Berlin will balance growth against preservation of its historic landscape and village centers. The town's village centers, and farmland are important to the history and identity of Berlin; protecting and improving areas such as Kensington Center will remain a priority for the town.

Next Steps

- Launch Community engagement efforts
 - Develop press release and social media content
 - Launch online survey mid-January
 - Develop list of key stakeholders for interviews/focus group meetings. Conducts meetings late February or early March.
- Continue to coordinate mapping with NEGEO
- Continue economic development and housing research
- Continue collection of data for the Affordable Housing Plan

Recommended Meeting Topics through April 2022

- **January:** Economic Development
- **February:** Housing and Affordable Housing
- **March:** Facilities and Infrastructure
- **April:** Mobility
- *Discussion and updates on Community Engagement progress will be conducted at all meetings*

Next Meeting

- Economic Development
February 10th at 6:00 pm?
- Housing February 24th at
6:00 pm.

FEBRUARY 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					
Holidays and Observances: 14: Valentine's Day, 21: Presidents' Day						Wiki Calendar