



# Town of Berlin

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

**12/20/21**

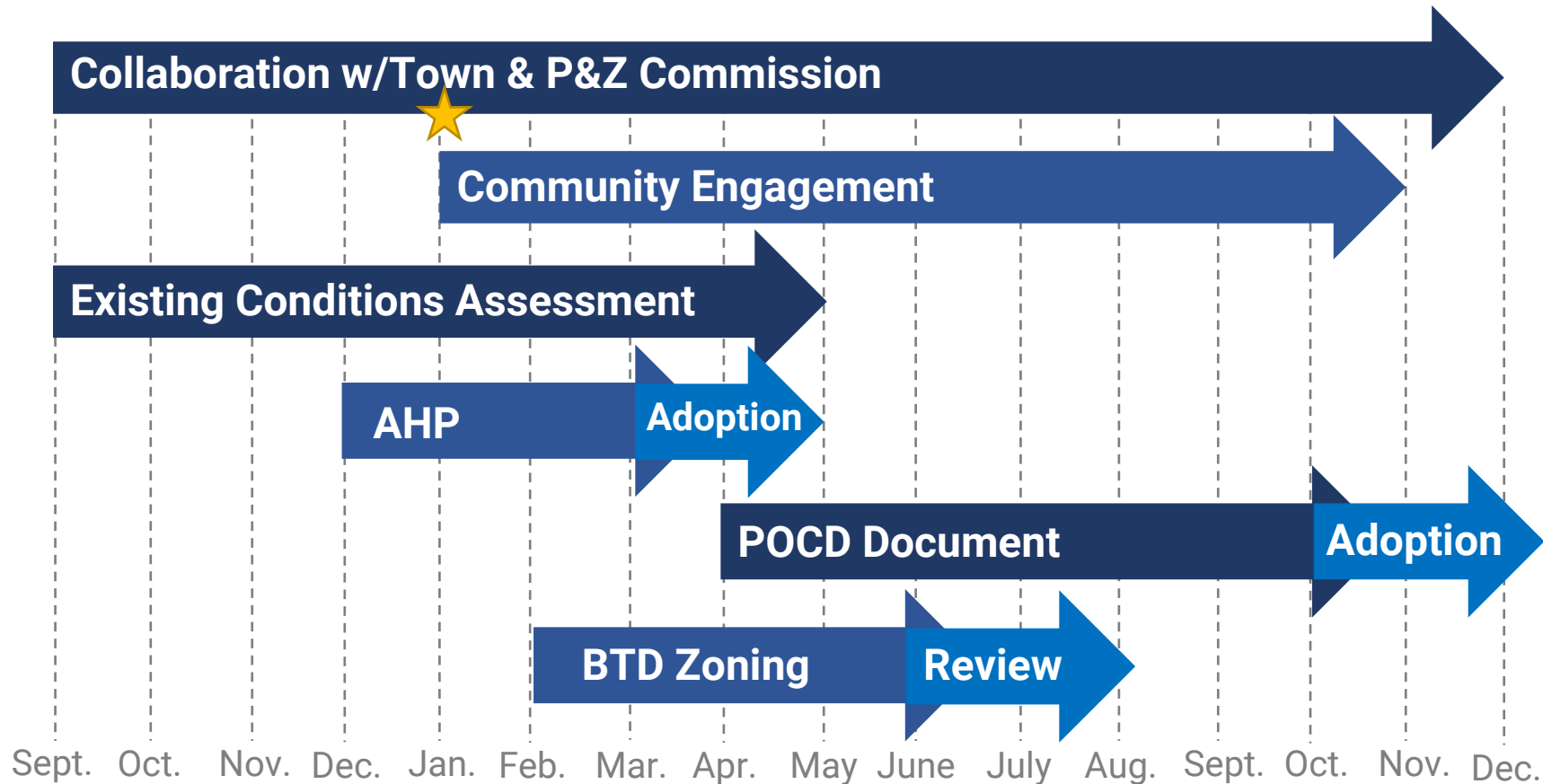


# Agenda

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

# Cultural Landscapes

The National Parks Service (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*

# 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)*

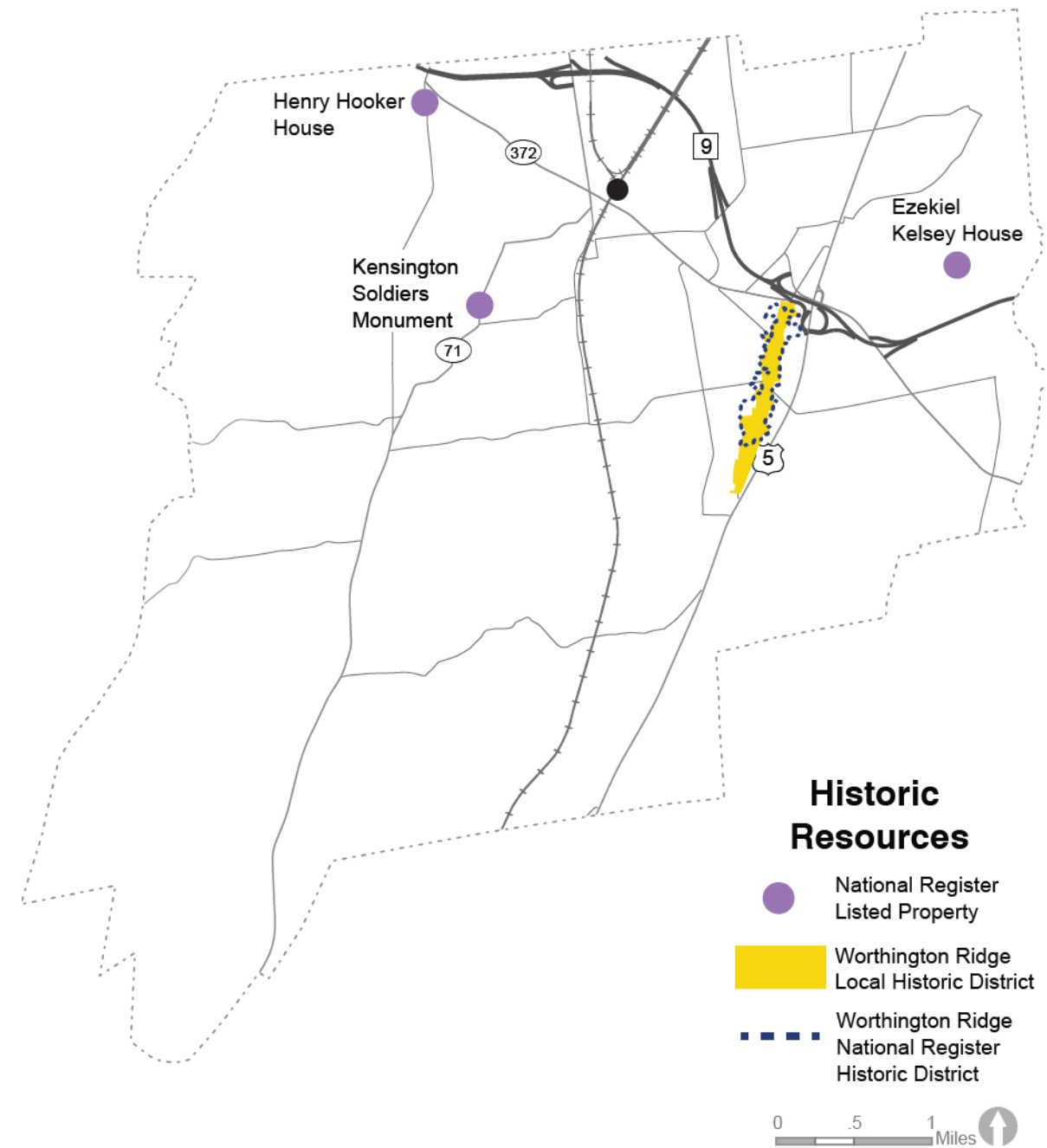


# Berlin's Historic District Commission

- 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.

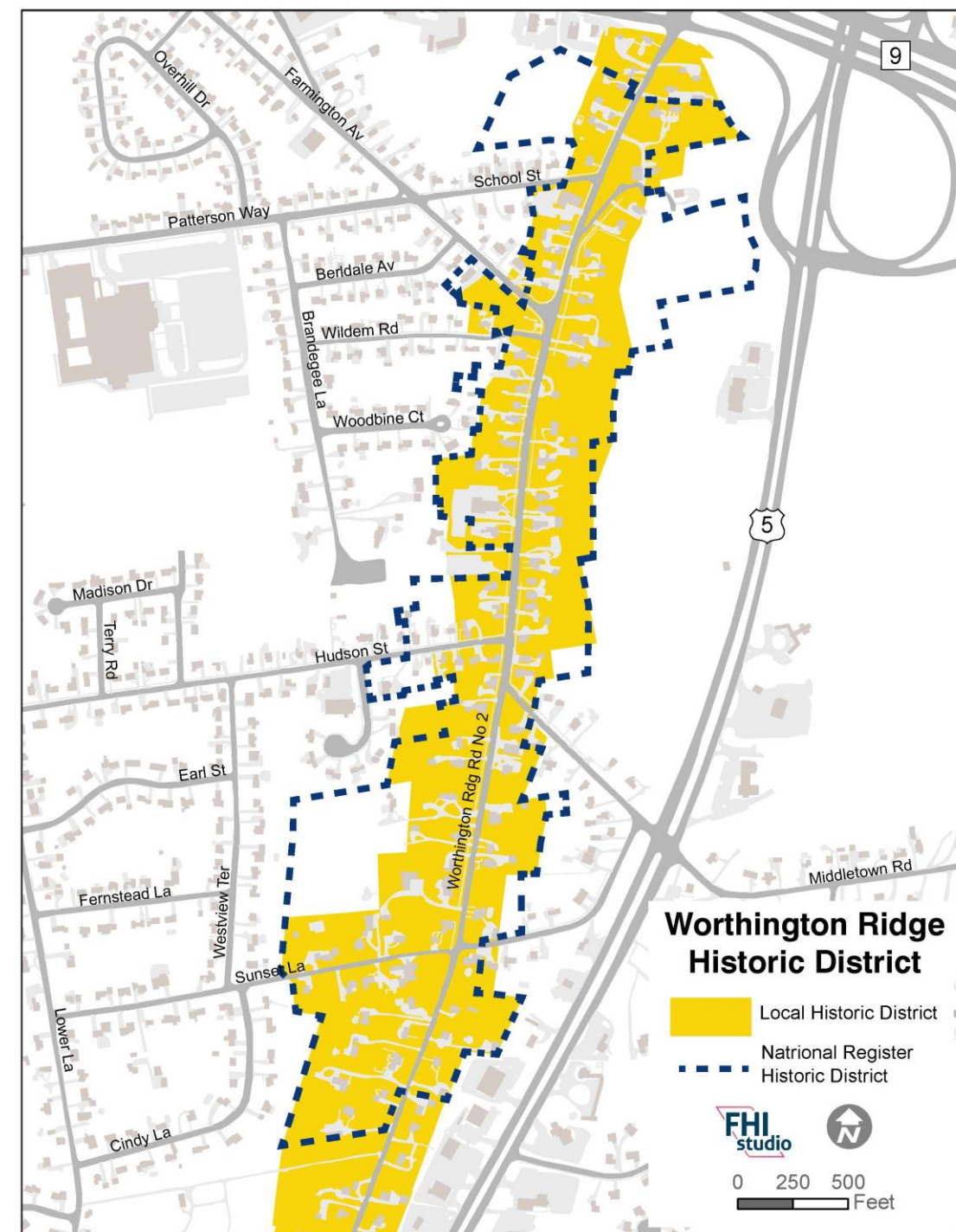
# Historic Properties in Berlin

- 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



# 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 18<sup>th</sup> century
- Listed in the National Register



Source: Jerry Dougherty, [Wikimedia Commons](#)

# Henry Hooker House

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



Source: Wikimedia Commons

# Kensington Soldier's Monument

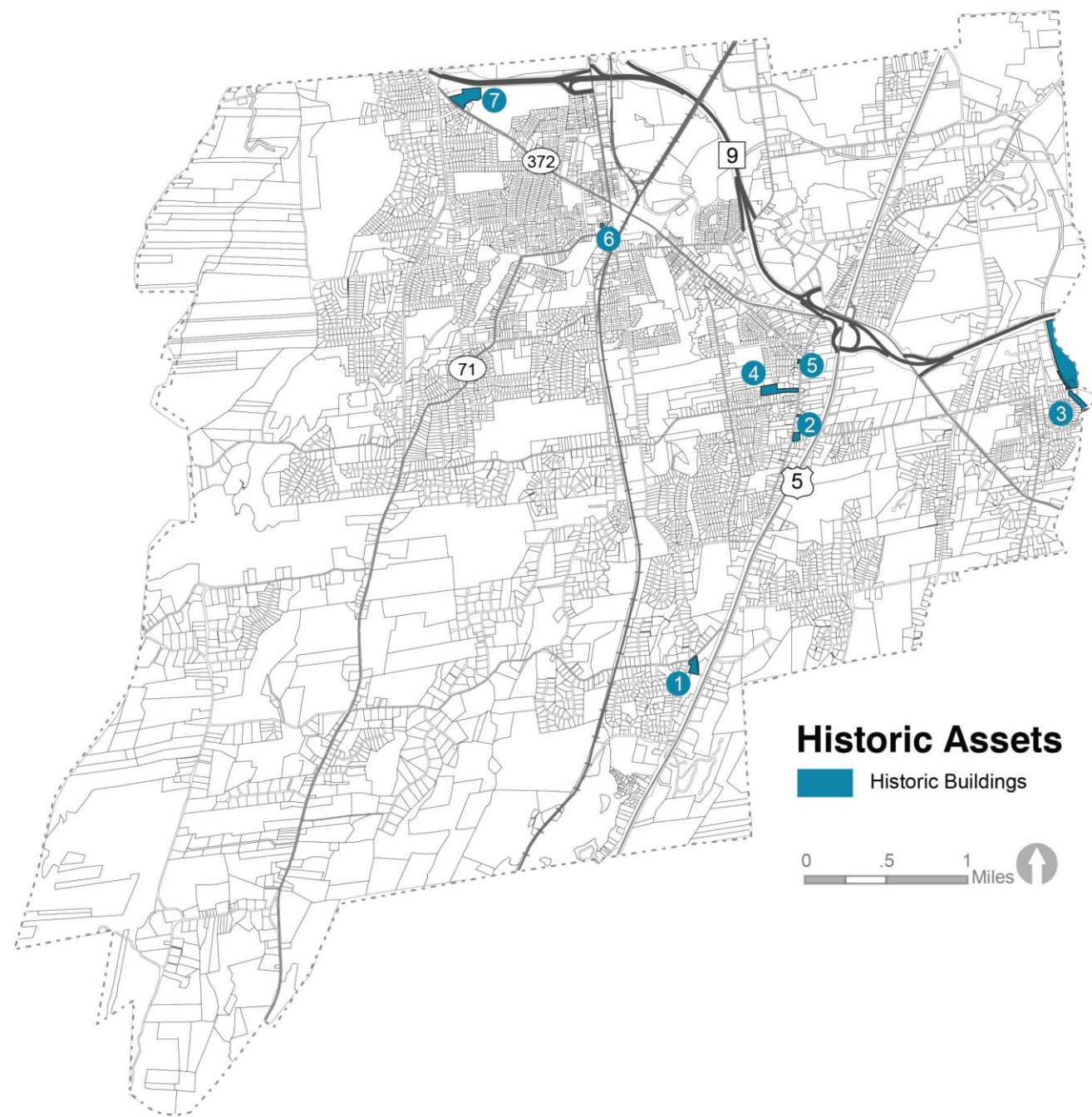
- One of the oldest Civil War memorials in the US
- On the grounds of Kensington Congregational Church
- Designed by sculptor Nelson Augustus Moore
- Listed in the National Register



Source: Jerry Dougherty, [Wikimedia Commons](#)

# Historic Buildings

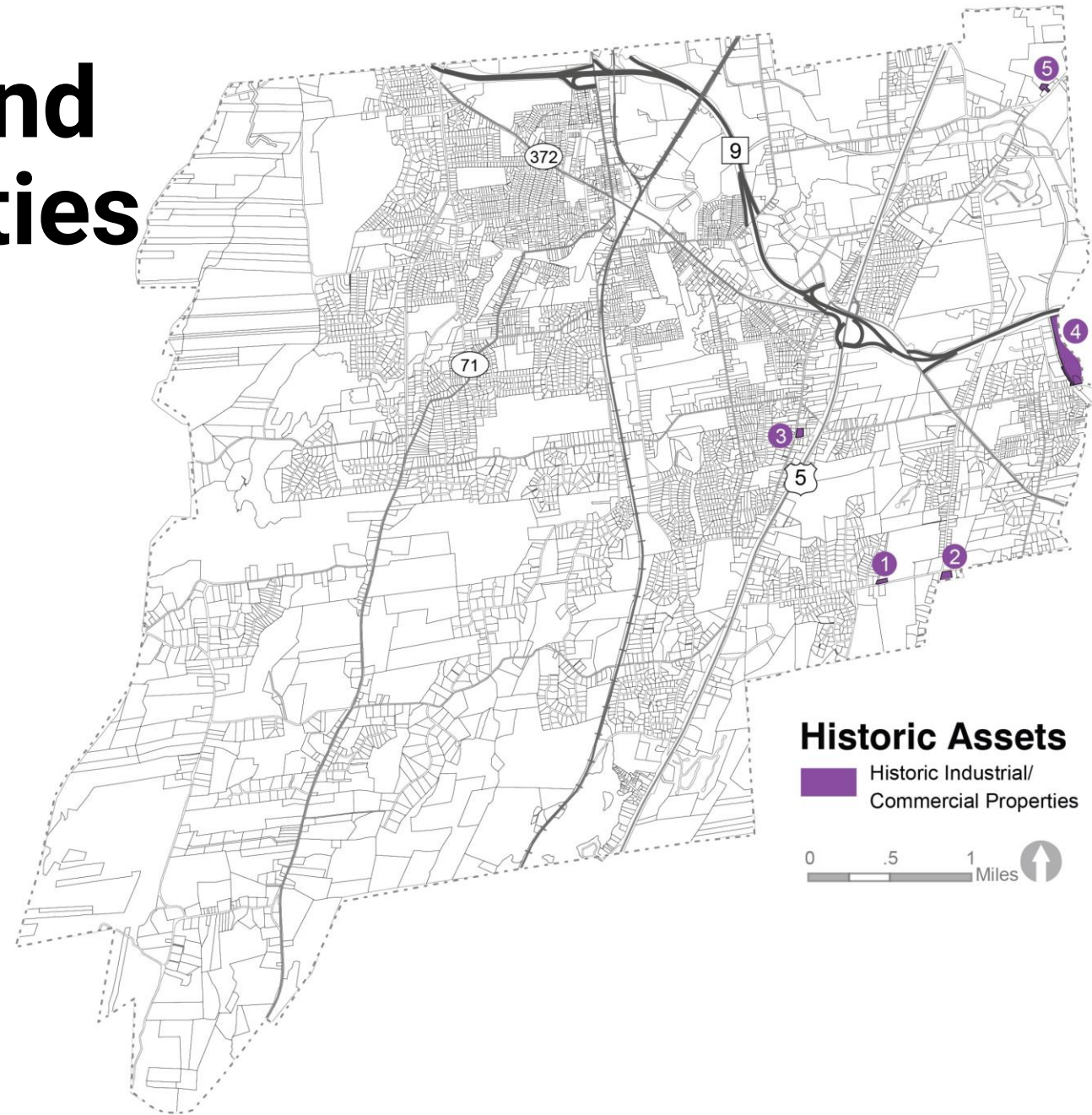
Historic Buildings	
NUMBER	NAME
1	Toll House
2	Former Berlin Town Hall/ Brandegee Hall
3	East Berlin Train Station
4	Community Center and Field
5	Berlin Hotel
6	Berlin Historical Society Museum/ Peck Library
7	Hungerford Riding Stable





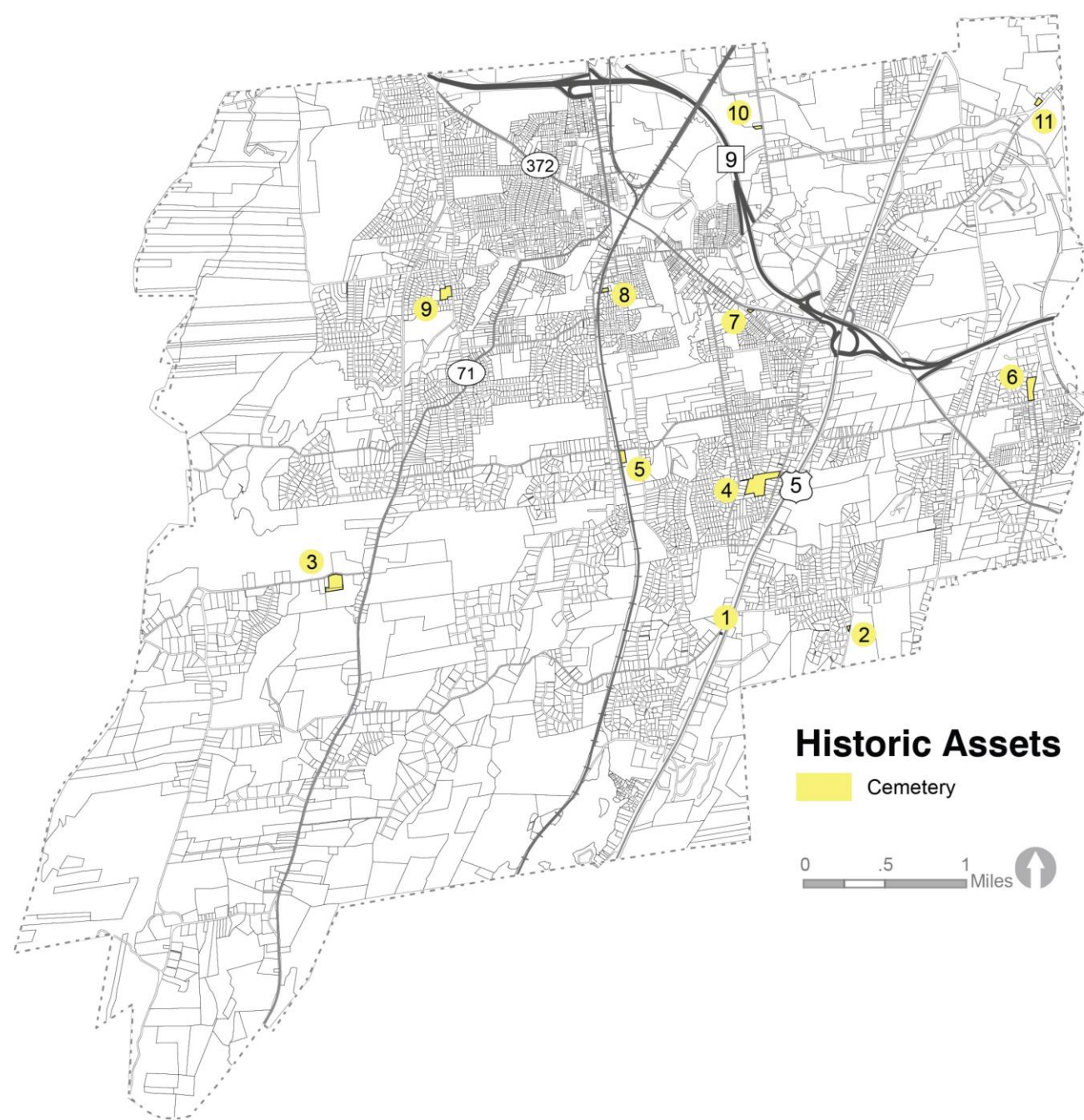
# Historic Industrial and Commercial Properties

Historic Industrial/ Commercial Properties	
NUMBER	NAME
1	Simeon North Mill
2	Cheney Clock Shop
3	Fuller Tavern
4	Berlin Iron Bridge Company
5	Beckley Mill



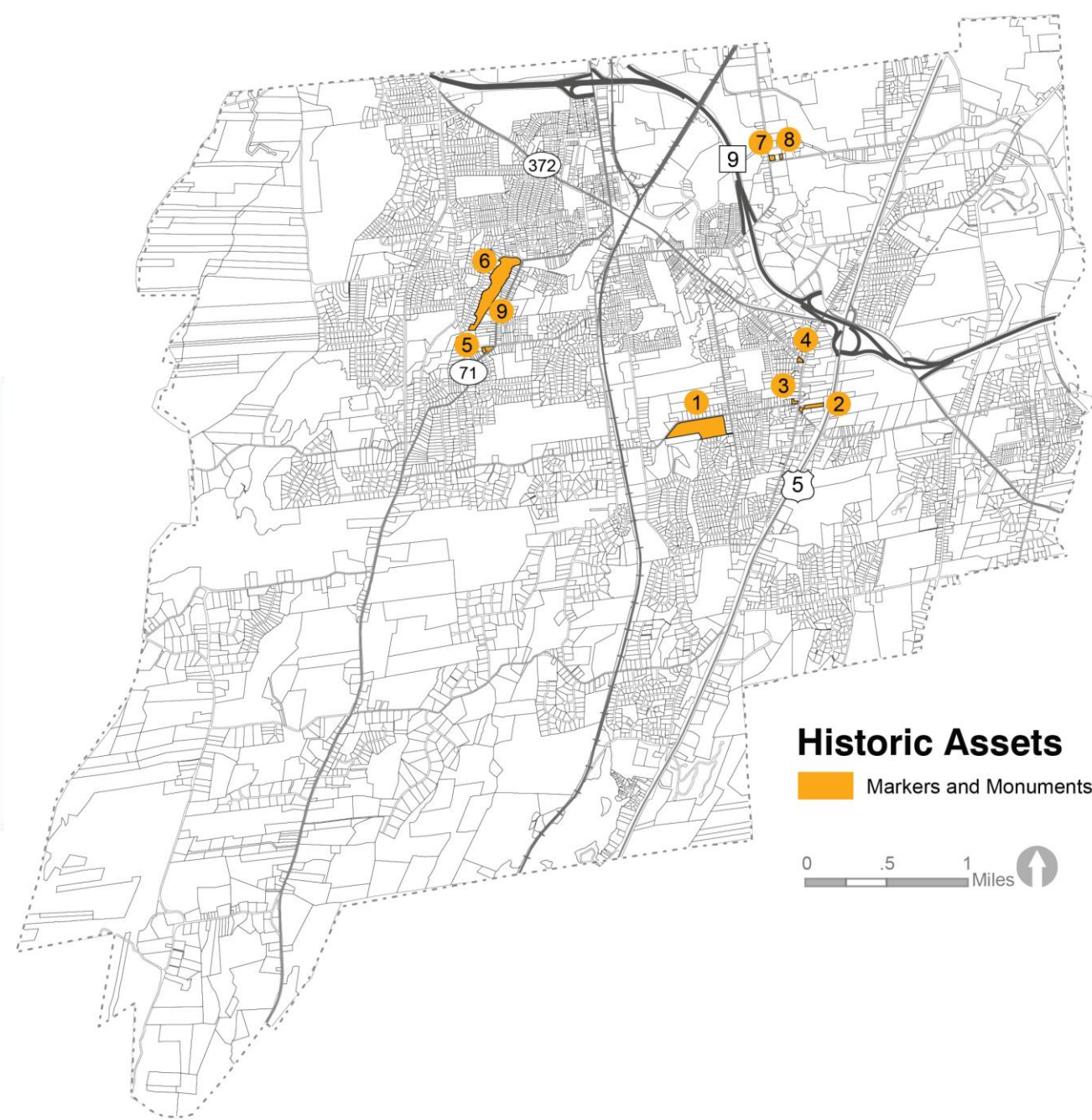
# Cemeteries

Cemetery	
NUMBER	NAME
1	Hall Cemetery
2	Old Yard Cemetery
3	South Burying Ground
4	Maple, Brandegee, or South Cemetery
5	South Meadow, Dunham or Norton Cemetery
6	Wilcox Cemetery
7	Bridge, Blue House, Dennison Cemetery
8	East, Ledge or South Middle Cemetery
9	West Lane Cemetery
10	Christian Lane Cemetery
11	Beckley or East Cemetery



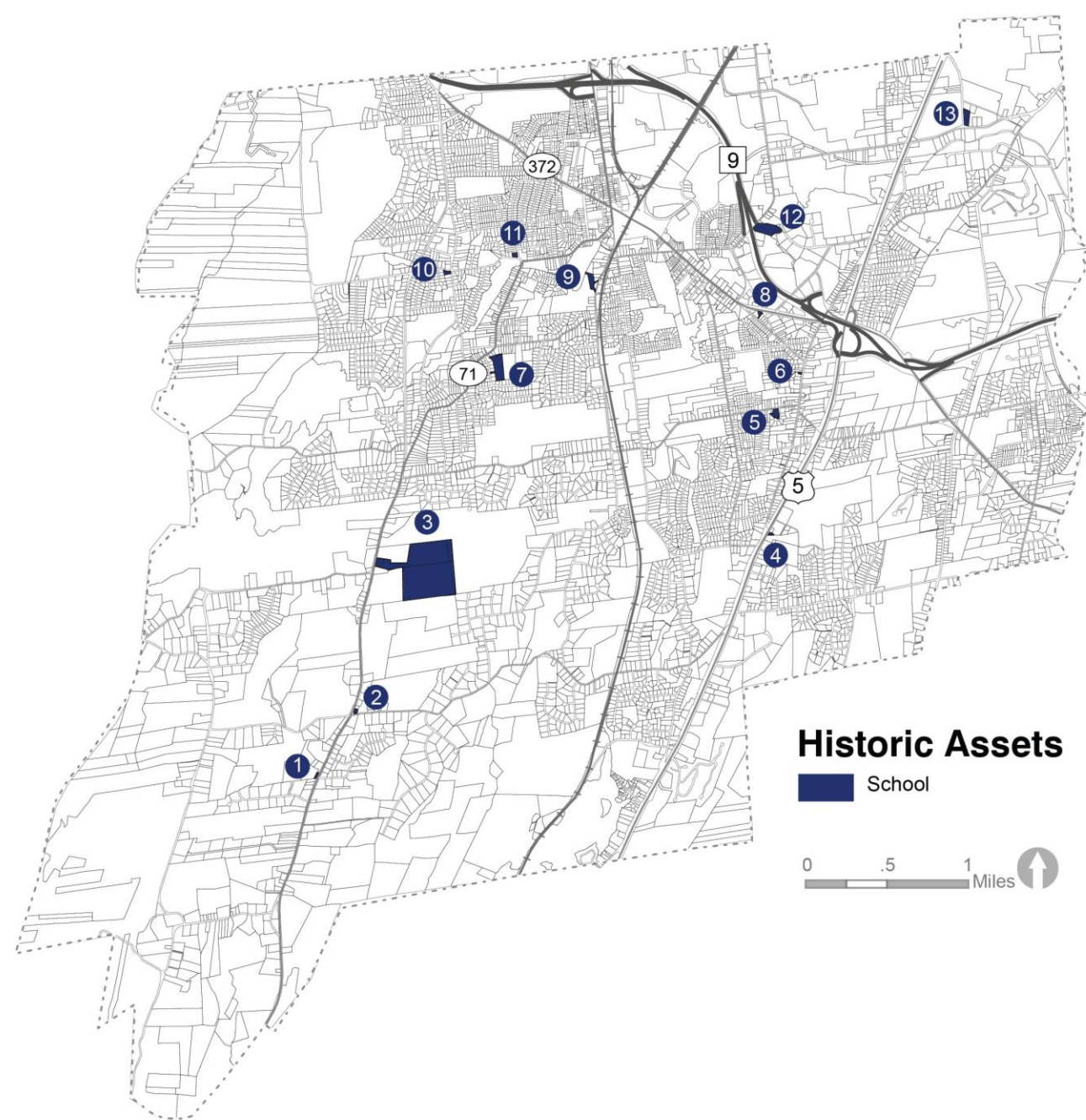
# Markers and Monuments

Markers and Monuments	
NUMBER	NAME
1	Emma Hart Willard Marker
2	Post Road Mile Marker/ Simeon North Mill
3	Town Pump/ Well Marker
4	War Monument
5	First Civil War Monument
6	Marine Corps. Monument
7	Original Settlement Marker
8	First Meeting House Marker
9	Kensington Soldier's Monument



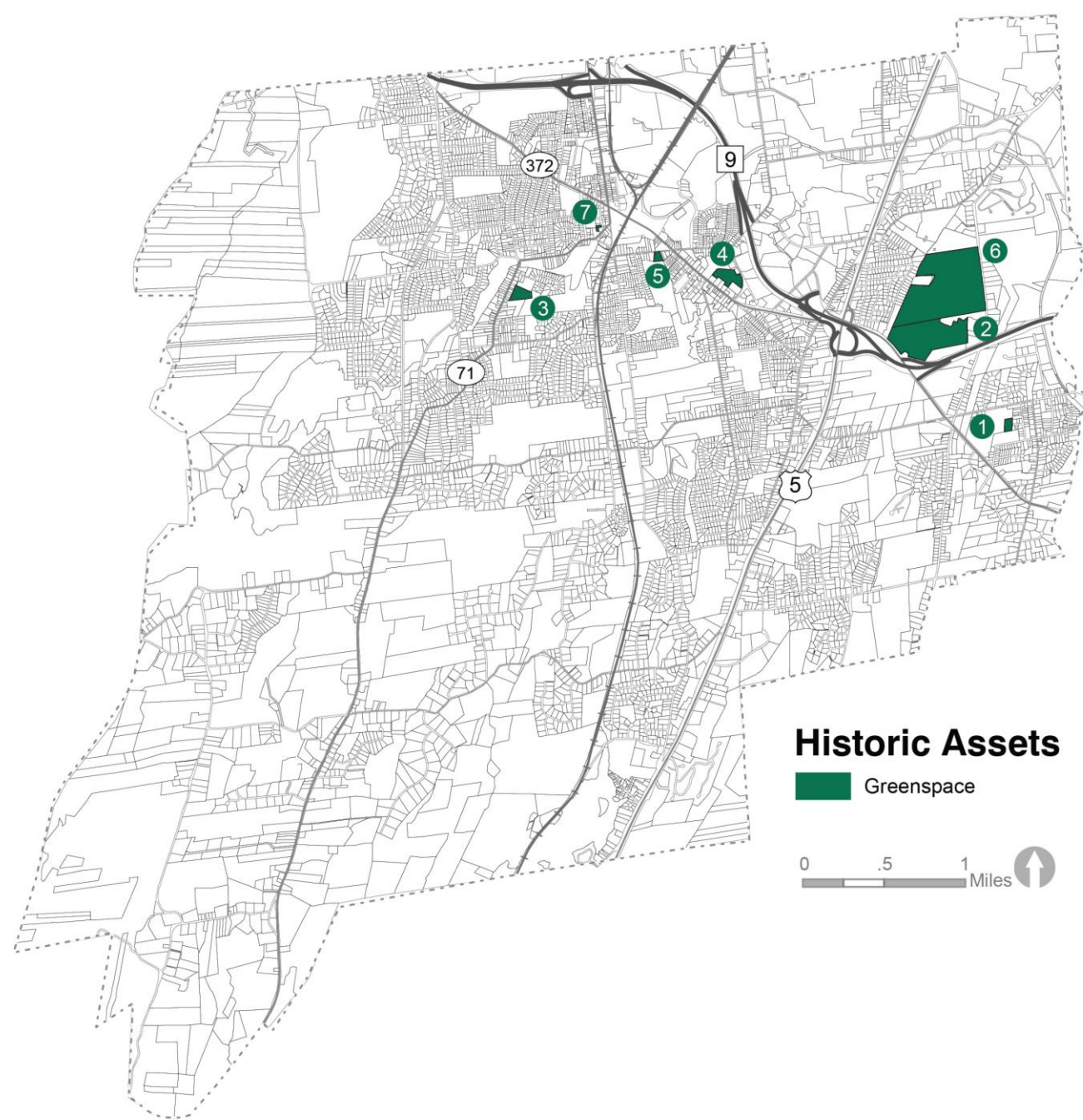
# Schools

Schools	
NUMBER	NAME
1	Former Blue Hills School
2	First Blue Hills School
3	Stockings Brook School
4	South School
5	Merricourt and St. James School
6	Former Worthington Academy
7	Percival School
8	Loveland Tavern/ Miss Roy's School
9	Ledge School
10	West Lane School
11	Pond School
12	Bandbox School
13	Selden School



# Greenspaces

Greenspace	
NUMBER	NAME
1	Clark's Grove
2	Webster Park
3	Municipal Field
4	Veterans Park
5	Original Berlin Fairgrounds
6	Berlin Lions Club Fairgrounds
7	Marjorie Moore Bird Sanctuary



# Elements of Berlin's Cultural Landscape

- Worthington Ridge Historic District
- The Central Victorian Core of East Berlin
- Peck King Building
- Meeting House at Worthington Ridge
- Paper Goods Factory [and pond]
- 18th & 19th century homes/barns identified in Berlin Historical Society architectural survey
- Augustus Moore home/property/stables on High Road
- Pistol Creek site and bridge/dam on Spruce Brook
- Seven Sisters Railroad Bridge
- Tower House on Farmington Avenue
- Lustron houses on Tollgate Road, Westview Terrace, and Mountain View Road
- Monuments and churches built before 1950
- All cemeteries
- Selden School
- Ledge School

*Source: Berlin Historical Society*

# Elements of Berlin's Cultural Landscape

- Fontanella Farm/ Chotkowski Farm (now Rooster's Rise)/ DeMaria Farm/ Krystopik Farm/Petow Farm/Lower Lane Dairy Land
- Scenic highway along Chamberlain Highway from Dr. Chotkowski's farm to Meriden Line
- Timberlin Golf Course and Park
- Old East Berlin Train Depot
- Berlin Iron Bridge spanning the Mattabessett River from E. Berlin to Cromwell
- Site of Seymour Fort on Christian Lane
- Site of Beckley Mill on Wethersfield Road
- Quarry off Wethersfield Road
- Berlin Free Library (originally the Academy Building)
- Brandegee Hall - became Berlin Town Hall
- Cupola from Worthington School
- Labieniec Barn on Farmington Avenue

*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 20<sup>th</sup> 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*



# Active Farms

- Fontanella Farms
- Chotkowski Farm (now Rooster's Rise)
- DeMaria Farm
- Krystopik Farm
- Petow Farm
- Lower Lane Dairy Land
- Hanson Farm
- Matson Farm



*Fontanella Farms, Source: Fontanellafarms.com*

# Preservation Priorities

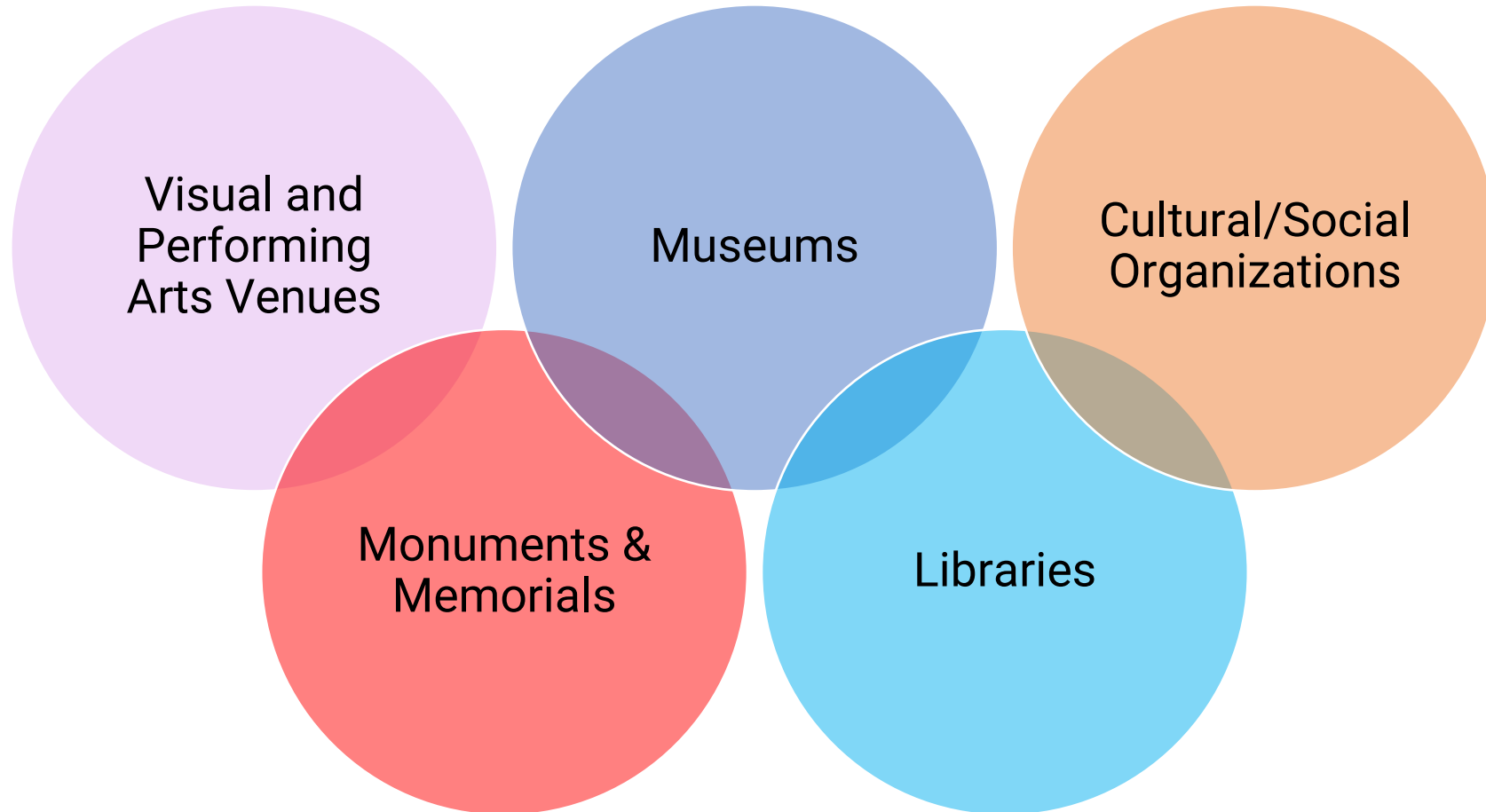
- Ledge School
- Worthington Meeting House
- Old Berlin Train Depot
- Old Town Hall
- Berlin Iron Bridge spanning the Mattabessett River
- Augustus Moore home/property/stables on High Road
- Historic barns

*Source: Berlin Historical Society*



*Worthington Meeting House  
Source: Berlin Historical Society*

# 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](http://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

- **February:** Economic Development, 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 1<sup>st</sup> 5:30 pm.
- Housing February 24<sup>th</sup> 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