

# **GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE**

## **APPLICATION FOR CPA FUNDING – Step 1**

Date Received (for office use only) \_\_\_\_\_

Applicant Name: Clinton Church Restoration (CCR)

Project Name: Preserving Clinton Church: Celebrating its History, Fashioning a Bright Future

Project Address: 9 Elm Court, Great Barrington, MA 01230

Contact Person: Mr. Wray Gunn Title: Chair, Board of Directors

Phone No. (413) 229-2668 Email wraygunn@msn.com

Brief Project Description (attach up to 1 additional page if necessary)

Clinton Church Restoration (CCR) seeks \$100,000 to preserve the former Clinton A.M.E. Zion Church in Great Barrington. CCR's goal is to repurpose the 130-year-old building as a visitor and community center that will honor the legacy of W.E.B. Du Bois, the local African American community, and the church's history including its first female pastor, Rev. Esther Dozier. The church is historically significant for its role shaping Du Bois's thought and as a distinctive example of late 19th century vernacular church architecture. Since the 1880s, it has been central to the small but vibrant African-American community in south Berkshire County. (continued)

Amount of CPA funding you are seeking: \$100,000

When do you request the CPA funding be received by your project? June 2018

Property Owner (if different from applicant)

Owner's Name Clinton Church Restoration

Owner's Address P.O. Box 1075, Great Barrington, MA 01230

Phone No. 413.229.2668 Email: wraygunn@msn.com

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

**In the following chart, mark the box(es) that best apply to your project.**  
Boxes with an X through them are not CPA eligible activities.

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B				
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)				
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction				
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				
<b>REHABILITATION AND/OR RESTORATION</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Only applies if property was acquired or created with CPA funds			Only applies if housing was acquired or created with CPA funds

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

End of Step 1 application

Clinton Church Restoration purchased the deconsecrated church in 2017 after raising \$100,000 from the community. Listed on the National Register of Historic Places and a vital site on the Upper Housatonic Valley African American Heritage Trail, the church has been the most enduring of African American churches in the Berkshires. Dedicated in 1887, it has been a beacon of community activity. In the 1880s, it provided rhetoric, public speaking and music education to black children, opened its Literary and Sewing Society events to all, and in 1890, more than 400 people attended the church's New England Supper—one of many it hosted. In 1955, the church was the site for the first south county meeting of the NAACP's Berkshire chapter, and in 1969, Construct was founded in the church basement. Reverend Esther Dozier, the church's first female pastor began an annual birthday tribute to Dr. Du Bois in 2001. When restored, the Clinton Church will again serve as community gathering place for cultural, artistic, educational and social events that will honor its 130-year history as a spiritual, cultural, and political home for the African-American community. A living tribute to the ideas that Du Bois championed throughout his life, it will educate and inspire residents and visitors about W.E.B. Du Bois and the church's remarkable history.

This vision is only possible if the building is preserved.

Without imminent intervention, the structure will deteriorate beyond repair. The roof and the foundation are significantly compromised by water. The first priority is to address the consequences of water entering the building through holes and leaks in the roof, which have weakened all three levels and caused significant interior damage to the parsonage (rear of the building). The existing roof will be replaced with a new fire-retardant-treated cedar shingle roof, reflecting the building's earliest period.

Second, CCR must address the subsurface moisture that is damaging the basement and threatens the foundation. High humidity and condensing moisture have created mold and mildew. If not checked, moisture can cause structural failure of floor joists, rafters and studs, and even rust steel pipe columns to a structurally unacceptable level. To address this longstanding problem, we will improve subsurface drainage in the basement and around the building's perimeter by installing drainage tied to a sump pump to drain away from the foundation. A moisture barrier will be installed under a new slab floor. The basement ceiling is only 6 foot high and ducts further lower head clearances. CCR will raise the building by 1-2 foot so the basement can once again be used as a meeting space. Most of the basement walls, ceiling, and floor finishes must be removed and replaced. The shell of the parsonage will be retained, while the interior will be reconfigured to create a space that will support future programming. Finally, a grade-level entry at the rear of the building will allow access for persons with disabilities and create a common point of visitor entry. Together these measures will stabilize the structure and allow for final renovation work to be undertaken.

**GREAT BARRINGTON  
COMMUNITY PRESERVATION COMMITTEE**

**APPLICATION FOR CPA FUNDING – Step 2**

Date Received (for office use only) \_\_\_\_\_

All applicants invited to submit Step 2 must include a copy of their Step 1 application.

Please number each attached Page 1 of 8, Page 2 of 8, etc. Please number each answer so that it corresponds with the number of the question you are answering.

Address: 9 Elm Court, Great Barrington, MA 01230

Map 13 Lot 14-206

Deed Book / Page: 022419/ 118

**1.)** Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:

Clinton A.M.E. Zion Church is listed on the National Register of Historic Places and the State Register of Historic Places. It is also a site on the Upper Housatonic Valley African American Heritage Trail.

**2.)** Project Budget (list all sources and uses, including grants, fundraising, etc.)

Source Name	Amount	% of total	Used for	Committed?
National Park Service Civil Rights Preservation Grant	350,000	64%	Phase One	Pending
Massachusetts Historical Commission	50,000	9%	Phase One	Pending
Clinton Church Restoration (CCR) Fundraising	51,049	9%	Phase One	Pending
Community Preservation Act Funds	100,000	18%	Phase One	Pending
Total budget: \$551,049				

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8-page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

**3.) Timing of Funds: Describe when CPA funds and other funding sources are to be received.**

- a) Housatonic Heritage/CCR will hear about the National Park Service African American Civil Rights Preservation grant in February 2018. Funds would likely be available summer 2018.
- b) CCR will hear about its grant to MA Secretary of State (Mass Historical Commission) for a MA Preservation Project Grant in Spring 2018; funds should be available in summer 2018.
- c) CPA funds, if awarded, should be available in Summer 2018.
- d) CCR fundraising is ongoing and underway; a specific Phase I campaign will kick off Dec 2017.

**4.) Proposed Use/Deed Restrictions after Project Completion (in accordance with CPA rules):**

CCR will abide by the Secretary of the Interior Standards for Rehabilitation and its architect will certify such compliance. Funding from the National Park Service would require a 15 or 20-year covenant on the property to ensure that the property is maintained and the historic integrity is respected. In addition, CCR is committed to ensuring that the Clinton Church building and property are accessible to the public. This proposal for Phase I funding is to protect and preserve the structure so it can once again be a place for public programs and gatherings.

**5.) Describe the project team,** including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.

**Wray Gunn, Sr.,** Chair of Clinton Church Restoration (CCR), is a longtime member and Trustee of the Clinton A.M.E. Zion Church. His family roots in the Berkshires date back to the 1700s. He retired from Pfizer Industrials after a 40-year career as an analytical chemist. He has served as president and is now treasurer of the Sheffield Historical Society. He is a member of the W.E.B. Du Bois National Historic Site Working Committee, Friends of the W.E.B. Du Bois Homesite, and the advisory council of the Upper Housatonic Valley African American Heritage Trail. Mr. Gunn will assist with administration of the project.

**Diego Gutierrez,** CCR Board of Directors, is a licensed architect specializing in residential and commercial design; ADA applicability; Change of Use; and building permit applications and reviews. He is the owner of Housatonic Architecture and is assisting the town's Parks Committee in developing a Master Plan for the Housatonic Village Green. Mr. Gutierrez chairs CCR's Building Committee, which will oversee the design and construction process.

**Beth Carlson,** CCR Board of Directors, is an entrepreneur, community activist, and executive director of Oldtone Productions, a company dedicated to the preservation and continuation of American Roots music tradition. She was a key player in the effort to save the historic Searles School in Great Barrington. She is a board member of Dewey Memorial Hall in Sheffield and the bipartisan Massachusetts Women's Political Caucus Berkshire Branch. Ms. Carlson is a member of the CCR Building Committee.

**Lydia Littlefield,** M.S. Historic Preservation University of Massachusetts, Ms. Littlefield has worked for 30+ years experience as a Preservation Consultant, providing design services and paint color consultation for 19th century homes throughout New England. She is a Curatorial Assistant at Hancock Shaker Village, making recommendations for proper care of their buildings. Ms. Littlefield is on the CCR Building Committee.

*NOTE: A part-time project manager is budgeted for the project.*

**Consultants**

**Steve McAlister** is a licensed architect who has practiced since 1977 and has extensive experience with historic structures and historic districts, including the French Quarter, the Hartford region, Boston and Cambridge. His projects have received AIA and other design awards at the city, state and multi-state regional level. He and his firm Clark & Green Architects are currently conducting a Historic Structure Report on the church for CCR.

*Please see Attachment for additional consultants working on the project and the list of CCR Board and Advisory Board members, whose expertise will be drawn upon as needed.*

### Funding Considerations

**6.) Consistency:** Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

CCR's project aligns with the Master Plan, which identifies Historic Preservation as a core tenet. CCR's effort also aligns with the goal of maintaining Great Barrington's distinctive character (Vol 1, p 19). The Master Plan is replete with references and recommendations concerning the wise use of the town's historic resources. Historic preservation is a key tool to achieving goals to maintain community character, identity, and in this case, redevelop resources in the town center.

*"Successfully preserving our historic and cultural resources will advance a number of this master plan's Core Initiatives—protecting our community character, enhancing our neighborhoods, and promoting redevelopment of our village centers." (Vol. 1, p. 47).*

This project is in keeping with the Vision, which articulates an *"embrace of people of many ages, incomes, and ethnicities," and calls for "history, walkable neighborhoods, and vibrant village centers"* as the foundation for the town's future viability (Vol. 1, p 10).

Throughout the overarching goals, a strong value is placed on historic treasures and protecting village centers—an objective this project helps achieve. Additionally, the Land Use vision calls for redevelopment of dilapidated properties and in Goal LU2: *Support Downtown so it continues to prosper as a regional hub of business, employment, entertainment, and civic life.*" (Vol. 1, p 20). Finally, the Master Plan identifies the value of a walkable downtown that is rich with cultural and historic opportunities that will help support the mix of shops and restaurants that are defining features of Great Barrington's more urban side. A vibrant cultural heritage center that celebrates and interprets the life and legacy of native son W. E. B. Du Bois in a way that is fitting for his national and international stature will attract new and returning visitors and contribute to the economic wellbeing of downtown. Market research on heritage tourism has found that those tourists (118 million adults in 2009) spend more, do more, and stay longer than others. "The vast majority of these travelers (65%) say that they seek travel experiences where the "destination, its buildings and surroundings have retained their historic character." (Culturalheritagetourism.org). *The New York Times* reported in 2003 that African American heritage tourism continues to increase and grow, a trend seemingly backed up by the 3 million people who have visited the Smithsonian National Museum of African American History and Culture in its first year.

The Community Preservation Plan identifies historic preservation as *"essential to our small town feeling and sense of place, and are vital elements of our tourism sector"* (p. 7). Clinton Church has been an anchor of the small African American neighborhood behind Main Street for 130 years. The plan prioritizes two items under which this project falls: *"Preserve buildings and sites that are in listed the National Register of Historic Places"* and *"Preserve a threatened historic resource"* (p.8).

**7.) Town Projects:** Is the proposed project for a town-owned asset? No

**8.) Public Benefits:** Describe the public benefits of the project.

As the spiritual, cultural and political home of the African American community for nearly 130 years, the Clinton Church has a long history of providing public benefit beyond its religious activities. According to *Sewing Circles, Dime Suppers and W. E. B. Du Bois: A History of the Clinton A.M.E. Zion Church* by David Levinson, the church's Literary Society organized public readings, plays, musicals, debates, concerts, and guest speakers. Prior to 1920, when educational opportunity for

Blacks and whites was not equal, the Children's Mite Society provided lessons in music, rhetoric, and public speaking. In the 1950s and 1960s, the church's basement meeting room was a hive of social activism and ecumenism, hosting meetings of the Berkshire Chapter of the NAACP, the first office of the housing agency Construct, Inc., and activities of the United Church Women.

As the only independent public institution devoted to African American heritage in southern Berkshire County, CCR intends to keep the church's rich legacy as a vital community center alive. On the 150th anniversary of W. E. B. Du Bois's birth, the organization seeks to restore and repurpose this historically significant church that so influenced him while creating a memorial appropriate to his national and international stature as a seminal writer and activist who shaped the African American Civil Rights movement.

CCR is guided by its mission to be "a vital and self-sustaining entity for public use and public service that celebrates, honors, and educates visitors about the church's history, including the work of its first female pastor, the Rev. Esther Dozier, the local African American community, and the legacy of Great Barrington's native son, W.E.B. Du Bois."

Developing plans for the restored church include educational and cultural programming to be held in the former sanctuary, an interpretative space and visitor center dedicated to local African American heritage and culture, including of course, the legacy of W. E. B. Du Bois in the former parsonage, a banquet space with kitchen facilities in the downstairs social hall. With an intimate performance space seating 75-100, the church will complement the larger downtown performance spaces offered by the Mahaiwe (680 seats) and St. James Place (304 seats).

As an anchor on the Upper Housatonic African American Heritage Trail, its focus on African American heritage and culture, and its ties to Du Bois, the new entity will attract visitors of all ages and backgrounds who hail from neighboring towns, the region, across the country, and beyond as well as those who live in Barrington. Finally, the restoration will transform what is currently an eyesore into a vibrant and welcoming community resource in the heart of downtown.

**9.) Leverage:** Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

Yes. CCR's fiscal agent, Housatonic Heritage has applied for a \$350,000 National Park Service African American Civil Rights Preservation Grant on behalf of CCR for this Phase I project. (CCR's 501c3 status is pending) The decision is expected in February 2018. Although no matching funds are required, the NPS looks favorably on projects with multiple sources of funding. CCR is applying for \$50,000 in emergency funding from the Massachusetts Historical Commission/Secretary of the Commonwealth and expects a decision in Spring 2018. The grant is a 50% matching reimbursable grant. CCR will also raise a minimum of \$50,000 from individuals and area businesses.

**10.) Community Input and Support:** Describe any community input and/or organization support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit).

CCR's effort to save "the little church" on Elm Court has received an outpouring of community support from the beginning. The group's first organizing meeting November 2016 drew dozens of local residents, favorable media attention, and numerous offers of assistance. Within a month, nonprofit incorporation papers had been filed, a contract to buy the church was signed, the building's leaking roof had been patched with donated labor and materials, and \$30,000 in cash and pledges had been secured.

Community support continues to be strong—within Great Barrington and beyond. More than 400 donors contributed \$110,000 to CCR’s initial fundraising campaign, an active investment in a positive future for the deconsecrated church. (An additional \$5,000 has since been raised.) More than 200 people have attended CCR events, which ranged from a sold-out film screening at the Triplex to a celebration of the 130th anniversary of the dedication of the church. Finally, dozens of key stakeholders representing the public and private sectors have participated in facilitated planning sessions.

CCR has actively sought community input in order to ensure the development of an appropriate and sustainable vision for the future of the Clinton Church. Last March, master planner Veronica Jackson facilitated a public visioning session and two design charrettes. In October, consultants from Partners for Sacred Places, a national, nonsectarian nonprofit dedicated to saving the country’s historic religious properties, led a group of stakeholders and architects through a two-day planning workshop/charrette to build on that visioning work. Consulting fees for both were covered or subsidized by grants.

CCR is fortunate to have strong support from the Upper Housatonic Valley National Heritage Area (Housatonic Heritage) and UMass Amherst, two of the institutions involved in the development of the 2009 report, *W.E.B. Du Bois Boyhood Homesite and Great Barrington: A Plan for Heritage Conservation and Interpretation*. The report was the outcome of a comprehensive planning process that included local residents, educators, design professionals, and a representative from the National Museum of African American History and Culture. A key component that emerged from the process was the need to develop a downtown Du Bois Heritage Visitor and Interpretative Center, an idea that surfaced again in recent planning sessions and offers opportunities for deeper partnerships with both the university and Housatonic Heritage. As mentioned above, the church is a site on the Upper Housatonic Valley African American Heritage Trail.

UMass Amherst’s existing programs to interpret the Du Bois Homesite—including archaeological field schools (Clinton Church was the headquarters for one field school in 2003); an interpretive trail with wayside exhibits; and guided tours led by students in the Public History Program—dovetail with CCR’s educational focus. Youth involvement is being cultivated through partnerships with Greenagers, Railroad Street Youth Project, Youth Alive, and local public schools.

Collaborations with the Berkshire Oral History Project and the Berkshire Chapter of the NAACP are underway. Cultural organizations that have expressed support for CCR and/or interest in collaborating include the Mahaiwe Performing Arts Center, Jacob’s Pillow, St. James Place, Berkshire Playwrights Lab, and the Word X Word Festival.

**11.) Permits:** Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received.

The building is located in a B2 General Business zone and in the Village Center Overlay District. Proposed use for the restored property will require a Special Permit from the town’s Select Board., which will be applied for once the Historic Structure Report and architect’s schematic drawings are completed (est. Spring 2018.) A building permit will be required before construction begins and will be applied for after the bidding phase has been completed. (Note: CCR will work with the Mass. Historical Commission on required state and federal compliance reviews, i.e., Section 106, MEPA and NEPA. See timeframe.)



## Historic Preservation Projects

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

**15.) Historic Preservation Projects:** Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

This project is well aligned with the Historic Preservation goals identified in the Community Preservation Plan, which states that historic preservation is “*essential to our small town feeling and sense of place, and are vital elements of our tourism sector*” (p. 7). Clinton Church has been an anchor of the small African American neighborhood behind Main Street for 130 years. It has been the most enduring African American church in Berkshire County and the Queen Anne, Shingle-style, wood framed building is a distinctive example of late 19th century vernacular church architecture. The sanctuary and entryway have retained much of the building's 1887 character including the exterior clapboard siding, belfry, sanctuary ceiling, and two stained glass windows. The church is the only extant building so integrally associated with W. E. B. Du Bois's formative years. Other structures linked to the town's most influential native son have been demolished or have other dedicated uses. Du Bois scholar Homer Meade called the church “a crucible that nurtured the spirit and honed the skills of ‘Willie’ Du Bois.” David Levering Lewis, Du Bois's biographer described it as “a place of continual and important social reference for him.”

Furthermore, the plan prioritizes the preservation of buildings that are listed on the National Register of Historic Places. Clinton Church (Information System Number: 08000464) was listed in 2008 for its Historically Significant Architecture. Areas of significance are Black religion, social history, and Architecture from 1875-1974. Finally, the plan identifies the need to use CPA funds to “*Preserve a threatened historic resource*” (p.8). Clinton Church is threatened by the current failure of the building envelope to keep out rain, snow, and moisture. Inaction will further deteriorate the building and make any efforts to protect it more expensive or worse, impossible. As we hope this application also demonstrates, the building is historically significant architecturally, for its early—yet momentous—impact on a young Du Bois and for its 130-year history as the center of African American life in southern Berkshire County.

**16.) Other Information:** Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

Without imminent intervention, the structure of Clinton Church will continue to deteriorate, putting this historic building at risk. In July, CCR engaged Clark and Green Architects to develop a Historic Structure Report (the preliminary findings of which are outlined below). In the process of developing the report, a structural engineer, historic preservationist, veteran architect, mechanical/electrical and plumbing engineer as well as a civil engineer have thoroughly explored the building—attic to basement, interior and exterior including siting—to develop a comprehensive understanding of the issues the building faces and identify critical next steps to preserve it. (Although the full HSR has not yet been delivered, the draft Structure and MEP reports are available for the committee upon request and we are happy to share the final report when it is completed).

Most pressing is the need to address the serious consequences of water entering the building through holes and leaks in the roof, which affect all three levels of the building, and subsurface moisture that is damaging the basement and potentially the foundation.

Roof leakage has caused significant interior damage to the parsonage at the rear of the building. Subsurface moisture in the basement has caused pooling on the floor slab. The combination of high humidity and condensed moisture has created a home for mold and mildew on most of the basement walls, ceiling, and floor finishes. These finishes, which date back to 1951, must be removed and replaced. In this climate, such conditions can eventually cause structural failure of floor joists, rafters and studs, and can even rust steel pipe columns to a structurally unacceptable level. Sills and plates can be compromised if they are damp for extended periods of time. Moist wood can become a food source for destructive pests like carpenter ants.

CCR will replace existing roofing with a new fire-retardant-treated cedar shingle roof, reflecting the building's earliest period of existence—a decision made in consultation with the Massachusetts Historic Commission. To address moisture concerns in the basement, we will improve subsurface drainage around the exterior of the building by installing French drainage around the perimeter tied to a sump pump that will drain in the municipal storm water system.

In the basement, we will remove the existing concrete floor slab, put down a heavy-duty moisture barrier, and then crushed stone. We will insulate the new slab floor to prevent condensation. All interior finishes are damaged beyond repair and will be removed. The basement's ceiling doesn't meet code and creates an oppressive space. Based on the recommendation of a structural engineer, we will raise the building by 1 – 2 feet to allow the space to once again be useful for public gatherings. Between reroofing and addressing drainage in the basement, CCR will solve the water and mold issues that are currently damaging the building.

The belfry is settling toward the sanctuary. The structural engineer reports that this is due to rot damage below. The belfry will be stabilized and where it connects with the roof must be sealed before additional leaks develop that could rot roof beams and cause new structural problems.

Finally, we will retain the shell of the parsonage but will modify interior walls and finishes, which have been changed over time. This first phase of the project—Rehabilitation—will preserve the building from deterioration and create a shell that that can be finished to support for future programming needs. A grade-level entry at the rear of the building will allow access by persons with disabilities, create a common point of visitor entry, and obviate the need for an unsightly ramp system on the outside of the historic building. The exterior of the sanctuary will be restored to its original condition. The newer and often changed parsonage wing will be restored to its original exterior with possible slight modifications to the fenestration. Together these measures will stop the ongoing damage to the structure, prevent imminent new damage, and allow for renovation work to be undertaken.

**Zoning:** As noted above in the Permits section, the church is in a B2 General Business Zone and also in the Village Center Overlay District (VCOD.) While some of the future uses of the building (public gatherings, meetings, administrative activities) are consistent with its past uses, others may not be (e.g., interpretative exhibit space and visitor hub.) CCR plans to apply to the Great Barrington Select Board for a Special Permit once the schematic building design is complete.

### Certification

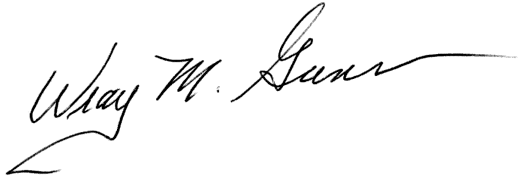
**19.) This application was prepared, reviewed, submitted by:**

Name: Wray Gunn, Chair, Clinton Church Restoration, Inc.

Ph: 413-229-2668 Email wraygunn@msn.com

***I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]***

Signature:

A handwritten signature in black ink that reads "Wray M. Gunn". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right.

Wray Gunn, Chair  
Clinton Church Restoration, Inc.

Date: November 2, 2017

Enclosures:

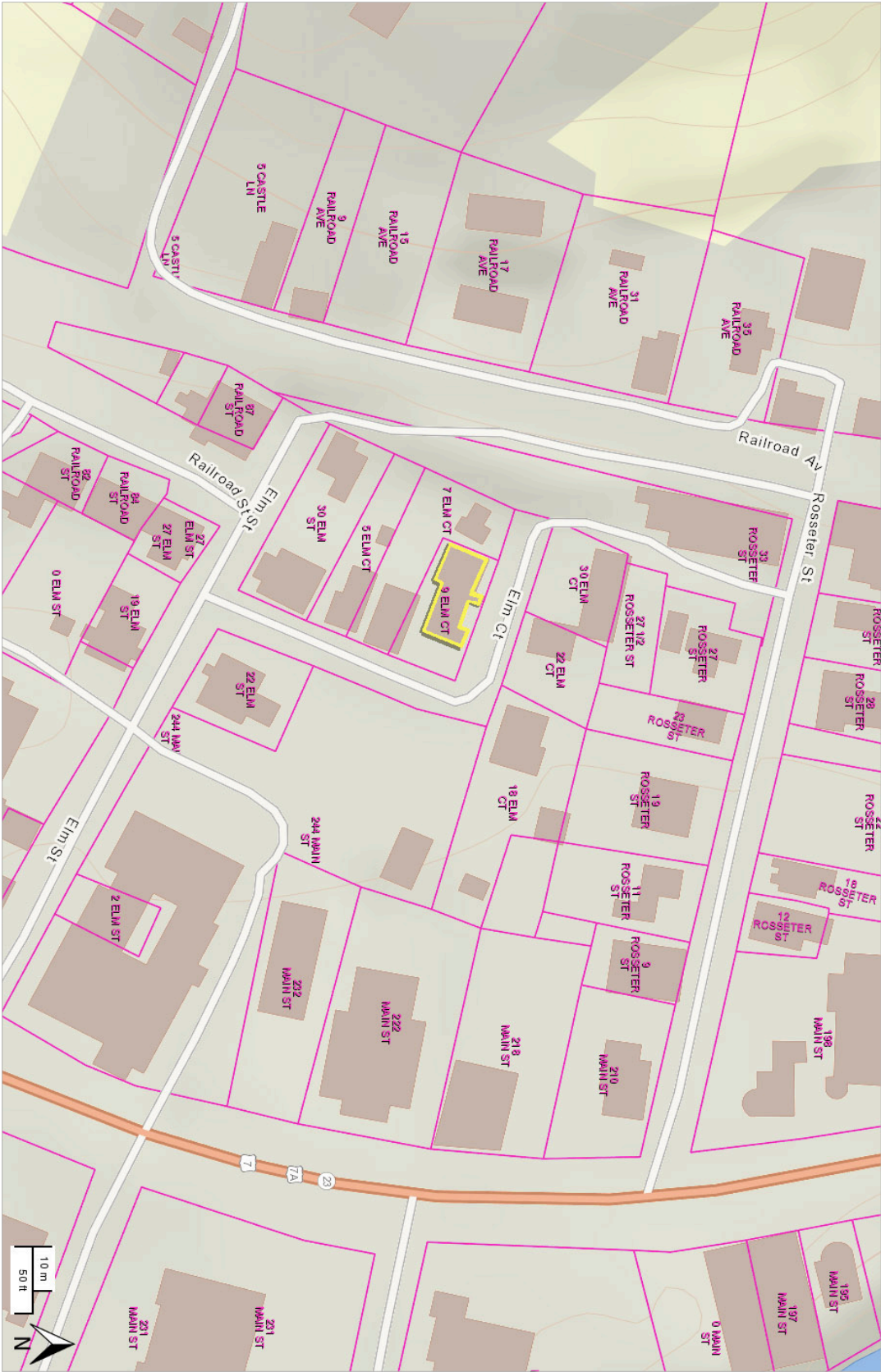
CCR Attachments (24 pages)  
CCR Photos (11 pages)

# Clinton Church Restoration Attachments

- Map
- Drawings
- Timeline
- Budget: Overall Phase I project cost estimate
- Budget: Detailed Phase I cost estimates
- Question #5 continued (bios)
- Letters of support (5)
- Deed

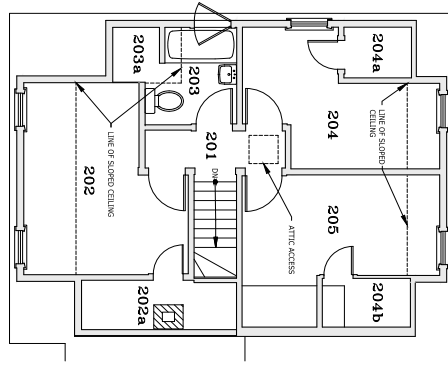
*A Historic Structure Report is underway. The draft Structural and MEP Reports are available upon request.*

# Clinton Church Restoration project map

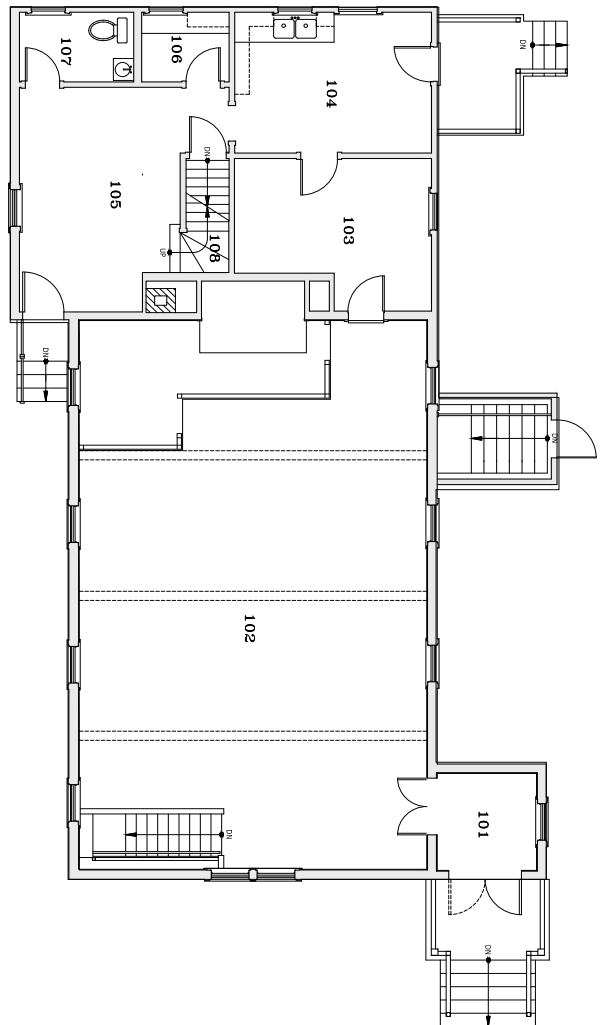


## EXISTING CONDITIONS

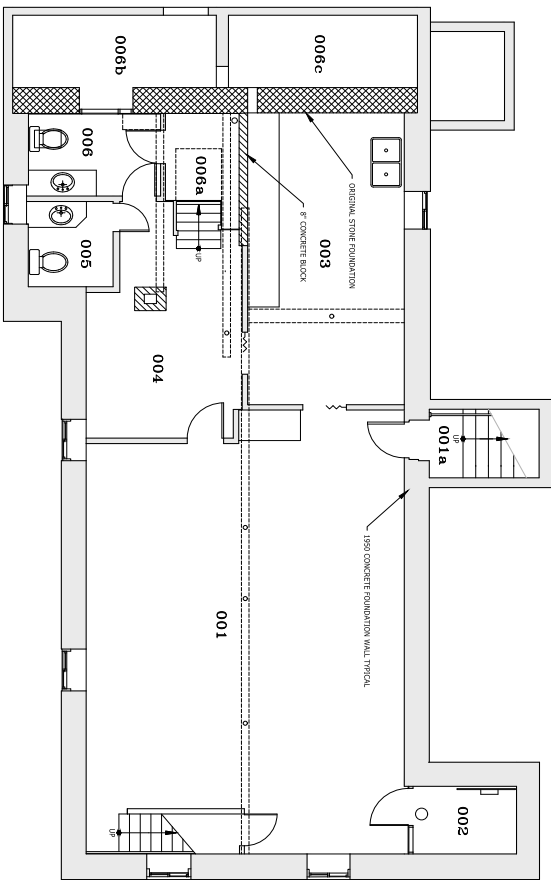
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UPPER FLOOR PLAN



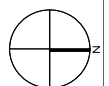
GROUND FLOOR PLAN



BASEMENT PLAN



EXISTING  
CONDITIONS



LEGEND OF SYMBOLS

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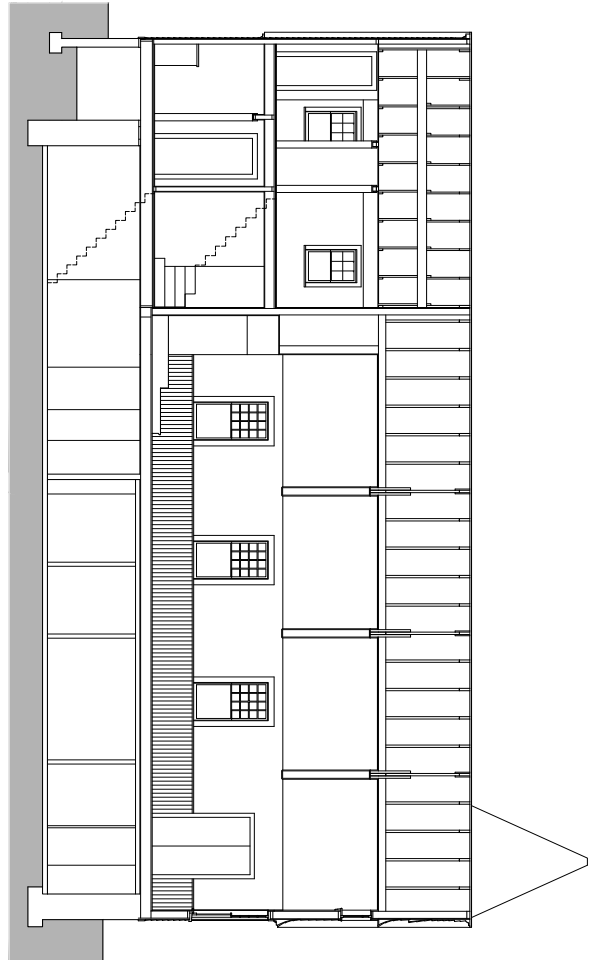
CLINTON CHURCH RESTORATION  
HISTORIC STRUCTURE REPORT  
9 ELM COURT, GREAT BARRINGTON, MA 01230

CLARK & GREEN, INC.  
ARCHITECTURE + DESIGN

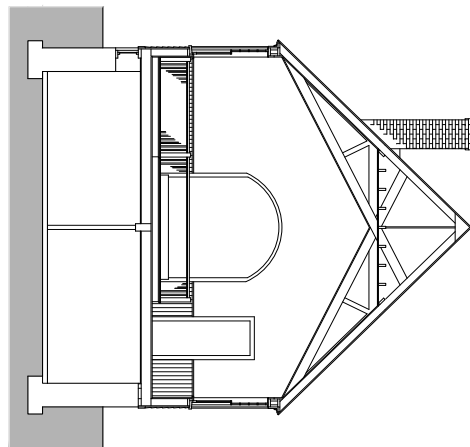
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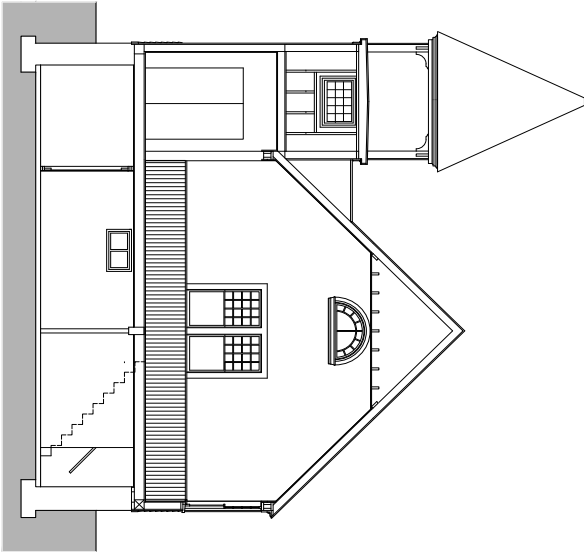
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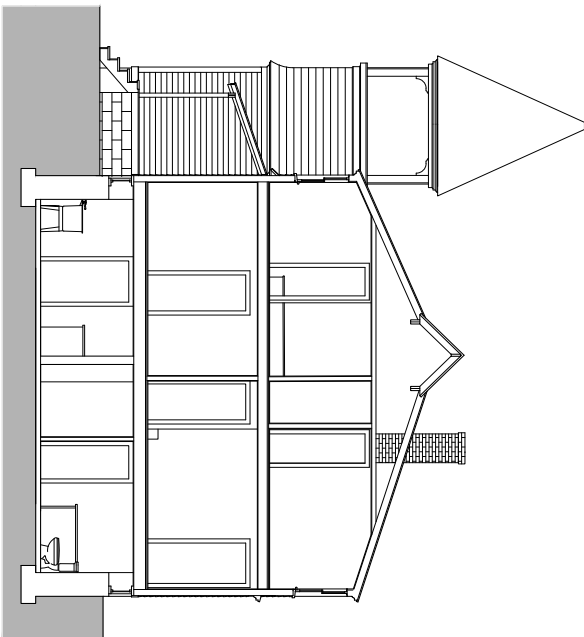
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CROSS SECTION AT SANCTUARY  
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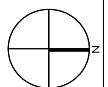
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LOOKING EAST



CROSS SECTION AT APARTMENT  
LOOKING EAST



EXISTING  
CONDITIONS



LEGEND OF SYMBOLS

1	SOIL EXPOSURE
2	WATER EXPOSURE
3	CHIMNEY EXPOSURE
4	STREET EXPOSURE
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ARCHITECTURE + DESIGN

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GREAT BARRINGTON, MA 01230  
413/238-3180 FAX 413-238-4450

BRIDGE STREET  
BUILDING SECTIONS-  
EXISTING CONDS.

EX1.3



## Clinton Church Restoration

PHASE I   projected timeline		2018												2019											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Schematic Design																									
Special Permit																									
Design Development / Construction Documents																									
MEPA Compliance Review (State)																									
Section 106 + NEPA Compliance Review (Federal)																									
Bidding and Contract																									
Building Permit																									
Phase I Construction																									

updated November 1, 2017

**Clinton Church Restoration**

## Phase I estimated project costs

<b>Direct costs</b> (see attached for more detail)		
Re-roofing with fire-retardant western red cedar shingles	79,078	
Civil/Site Work construction costs	62,000	
Mold remediation and raising of building	111,467	
Basement slab replacement	9,398	
Reframing first floor	21,250	
<i>subtotal direct costs</i>		283,193
<b>Add</b>		
Design + construction contingency @20% of direct costs	56,639	
General Conditions @20% direct costs + contingencies	67,966	
Escalation @0.20% per month for 6 months	8,156	
<i>subtotal of contingencies, OH, escalation, etc.</i>		132,761
<b>Add</b>		
Part-time project coordinator (contractor)	30,000	
Architect (Design Phase 1)	35,000	
Architect (Design Phase 2)	20,000	
<i>subtotal consultant fees</i>		85,000
<b>Add</b>		
Indirect costs @10%	50,095	
<i>subtotal indirect costs</i>		50,095
<b>Total Phase I Project Costs</b>		<b>\$551,049</b>
Date: October 30, 2017		

**THE CLINTON CHURCH RESTORATION**  
**Great Barrington, MA**



**PRELIMINARY COST ESTIMATE - PHASE 1 - FOR GRANT APPLICATIONS**

Revised 9/26/2017

**Re-roofing with fire-retardant western red cedar shingles**

Main roof area = approx. 2,425 sf, or 24.25 squares. Belfry = 200 sf or 0.2 sq. Total roof area = 26.25 sq.

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Subtotal</u>
<b><u>DIVISION 2 - EXISTING CONDITIONS</u></b>				
Removal of existing roof, paper and flashing, fasteners	2625	sf	2.00	5250
Removal of misc. deteriorated framing, sheathing, clapboards	1	allow	1000	1000
Subtotal				6250
<b><u>DIVISION 4 - MASONRY</u></b>				
Repointing of main brick chimney	1	ls	2500	2500
Subtotal				2500
<b><u>DIVISION 6 - WOOD</u></b>				
<b><u>Rough carpentry:</u></b>				
Construction of 1-layer wood breathing grid w/screening	2425	sf	3.00	7275
Replacement of deteriorated spaced board sheathing	20	bf	46	920
Replacement of deteriorated roof rafters	15	bf	61	915
Replacement of uncovered deteriorated 2x framing	36	lf	61	2196
Treat beetle damage in attic rafters with boric acid	1	allow	1000	1000
Subtotal				12306
<b><u>Finish Carpentry:</u></b>				
Replacement of deteriorated exterior flat trim	10	bf	650	6500
Subtotal				6500
<b><u>Architectural Woodwork:</u></b>				
Replacement of any deteriorated wood moldings to match	1	allow	1500	1500
Subtotal				1500
<b><u>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</u></b>				
<b><u>Wood Shingle Roofing</u></b>				
PT red cedar shingles nom. 5/8" x 18" long, triple coverage	2625	sf	16.40	43050
Ice & water barrier at eaves/detail membranes	1145	sf	1.25	1431

Polypropylene base/polyolefin-coated roofing underlayment	2300	sf	0.55	1265
Ridge vent	80	lf	7.50	600
Subtotal				46346

Flashing and Sheet Metal

Red copper sidewall flashing	75	lf	18.50	1388
Red copper roof cricket flashing-24 sf	24	sf	24.50	588
Red copper chimney flashing	2	ls	750	1500
Stack vent flashing	2	ea	100	200
Subtotal				3676

SUBTOTAL - DIRECT COSTS **79078**

Civil/Site Work Construction Costs

See separate estimate:

ENGINEER'S CONCEPTUAL BUDGETARY OPINION OF  
PROBABLE CIVIL/SITEWORK CONSTRUCTION COSTS

SUBTOTAL - DIRECT COSTS **62000**

Mold Remediation and Raising of Building

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Subtotal</u>
HVAC removal	3556	sf	1.50	5334
Plumbing removal	3556	sf	1.10	3912
Electrical removal	3556	sf	2.00	7112
Removal of exterior basement stair walls & roof	1	ls	500	500
Removal of exterior concrete basement stair & foundations	6.5	cy	300	1950
Removal of basement finishes and nonstructural partitions	602	sf	2.35	1415
Removal of stairs	24	risers	25	600
Disconnection of sills and pipe columns for raising	1	ls	3200	3200
Removal of remaining bearing elements following shoring	250	sf	1.90	475
Removal of concrete slab - contained in site work estimate	-	-	-	0
Excavation under slab 6+" - contained in site work estimate	-	-	-	0
Steel beams, jacking, shoring and support dunnage	1	ls	42000	42000
Removal of steel posts and concrete footings	5	ea	140	700
New 3'x3' concrete post footings- assume 6	6	ea	600	3600
New steel posts and bearing plates/brackets- assume 6	6	ea	850	5100
New 12" engineered lumber beams to replace partitions	98	lf	14.50	1421
New 10" concrete block between conc. foundation & sills	396	sf	22	8712
New double P.T. wood plate around perimeter of bldg.	197	lf	4.25	837.25
New approved basement windows for enlarged openings	6	ea	600	3600
Assumed replacement of deteriorated sills	60	lf	300	18000

Reattachment of superstructure to foundation	1	ls	3000	3000
SUBTOTAL - DIRECT COSTS				<b>111468</b>

**Basement Slab Replacement:** 1230 sf

20-mil vapor barrier	1230	sf	0.85	1046
2" rigid insulation under entire floor	1230	sf	2.1	2583
4" thick 3500 lb. mesh-reinforced concrete slab	15.5	cy	350	5425
Formed perimeter slab gutter	172	lf	2.00	344

SUBTOTAL - DIRECT COSTS				<b>9398</b>
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**Reframing Parsonage First and Second Floors (following installation of new slab)**

Removal of parsonage stair	12	risers	32	384
Removal of parsonage floors including ceiling	1120	sf	1.80	2016
Removal of parsonage partitions	1280	sf	2.35	3008
Removal of interior finish at exterior wall	1624	sf	0.90	1462
New first floor framing based on new plan	565	sf	9.88	5582
New second floor framing based on new plan	555	sf	9.88	5483
New rough stairs in final locations (1) 1ft, (1) 2ft	39	risers	85.00	3315

SUBTOTAL - DIRECT COSTS				<b>21250</b>
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TOTAL - DIRECT COSTS				<b>283,193</b>
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Add:	Design & construction contingency @ 20%	339,832
Add:	General Conditions incl. overhead & profit @ 20% of direct costs + contingency	407,798
Add:	Escalation @ 0.20% per month for 6 months (spring 2018 bid)	415,954

<b>GRAND TOTAL</b>	<b>\$ 415,954</b>
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**Foresight Land Services, inc.**

FILE:						
	<b>PRELIMINARY REVIEW DRAFT</b>					
	<b><u>ENGINEER'S CONCEPTUAL BUDGETARY OPINION OF PROBABLE CIVIL/SITEWORK CONSTRUCTION COSTS</u></b>					
<b>Project:</b>	<b><u>CLINTON CHURCH RESTORATION - DRAINAGE (HSR)</u></b>			<b>Proj. No:</b>	<b><u>E2598.01</u></b>	
<b>DATE:</b>	<b><u>25-Sep-17</u></b>					
Ref Dwgs:	SCHEMATIC SITE DRAINAGE IMPROVEMENTS, SP-2, 9/18/17					
Basis of Costs (e.g. ENR Index, MHD, Local Bids, Private/Public, etc.)						
Notes and Factors: (e.g. Schedule, Inflation Factors, Contingencies, Public or Private Bidding/Wage Rates, etc.)						
Item No.	Item	Est. Quant.	Est. Unit Price	Estimated Item Total	Estimated Totals	
1	MOBILIZATION, MISC PERMITS	1 LS	\$2,000	\$2,000		
2	EROSION & SED CONTROLS & SAFETY FENCING	1 LS	\$2,000	\$2,000		
3	REMOVE AND RESET FENCE TO ACCESS EXTERIOR OF FOUNDATION	1 LS	\$3,000	\$3,000		
4	STRIP TOPSOIL; - 250' X 5'; STOCKPILE FOR REUSE	1 LS	\$1,500	\$1,500		
5	EARTH EXCAV/OFF SITE DISP - AROUND EXTERIOR OF FOUNDATION 220 LF X 3' X 4' - very tight area; assume fence removed with permission of abutters	100 CY	\$50	\$5,000		
6	CONCRETE EXCAVATION - INTERIOR - REMOVE & DISPOSE OF CONCRETE SLAB; ~1400 SF ~ 16 CY - Assume work will be done by hand?	1 LS	\$8,000	\$8,000		
7	EARTH EXCAVATION UNDER SLAB FOR DRAINAGE BLANKET ~ 1400 SF Assume work will be done by hand? Include Dewatering as required	1 LS	\$3,000	\$3,000		
8	INSTALL EXTERIOR FOUNDATION DRAIN ENVELOPE & BACKFILL TRENCH note: estimate does not include waterproofing the foundation or related work which should be included in other sections	220 LF	\$30	\$6,600		
9	EXT FDN DRAIN CLEANOUT RISERS TO FG	10 EA	\$300	\$3,000		
10	INSTALL INTERIOR PERIMETER DRAIN ENVELOPE	203 LF	\$20	\$4,060		
11	INT PERIMETER DRAIN CLEANOUTS TO FIN FLR.	10 EA	\$250	\$2,500		
12	INSTALL CRUSHED STONE UNDERSLAB DRAINAGE BLANKET (note: this estimate does not include underslab moisture barrier, insulation, new slab or related work which should be included in other estimate)	1400 SF	\$2	\$2,800		
13	SUMP PUMP SYSTEM:			\$0		
14	BASIN FOR THREE SUMP PUMPS	1 EA	\$500	\$500		
15	PIPE THROUGH FND TO CONNECT INTERIOR & EXTERIOR DRAINS	1 EA	\$500	\$500		
16	DUPLEX ALTERNATING SUMP PUMP SYSTEM, WITH CONTROL AND ALARM PANEL WITH WIRELESS CONNECTIVITY	1 LS	\$5,000	\$5,000		
17	INDEPENDENT BACKUP BATTERY POWERED SUMP PUMP SYSTEM	1 LS	\$2,500	\$2,500		
18	DISCHARGE PIPING FOR THREE SUMP PUMP OUTLETS, AIR GAP AND DROP PIPES TO DAYLIGHT OUTSIDE BLDG	1 LS	\$1,000	\$1,000		
19	note: Electrical work for sump pumps is not included in this estimate and should be included under other sections: electrical work should include three separate circuits: two for pumps, one for control/alarm system; also include a transfer switch and wiring to allow the two sump pumps to be powered from a portable temporary generator	0		\$0		
20	CATCH BASIN TO RECEIVE OUTLETS OF SUMP PUMPS	1 EA	\$2,500	\$2,500		
21	DRAIN PIPING FROM CB TO TOWN CB IN ELM COURT	35 LF	\$30	\$1,050		
22	REMODEL EXISTING TOWN CB	1 LS	\$500	\$500		
23	REPAIR SIDEWALK AT TRENCH	1 LS	\$1,000	\$1,000		
24	CR. STN DRIP EDGE WITH IMPERVIOUS MEMBRANE	270 SF	\$10	\$2,700		
25	RESPREAD LOAM AND SEED	1 LS	\$3,000	\$3,000		
	Subtotal					\$53,460
	Markup for Davis Bacon wage & administrative requirements @ 35%					\$18,711
	Total Direct Costs					\$72,171
	<b><u>Refer to Main Estimate Sheet for Budgetary Estimate Totals with Further Markups</u></b>					
<b>Notes:</b>	This Preliminary Budgetary Estimate does not include General Contractor's overhead and profit, bonds, and other likely costs.					
	This Budget Estimate has been prepared without the benefit of actual surveys, soils investigations, geotechnical design and final engineering.					
	FLS has included an Allowance for Contingencies to allow for changes as a result of final design and bidding, plus an owner's reserve for unknown conditions that may arise during construction. A combined Allowance for Contingencies of 30% is included in the preliminary budget estimate.					
	Conceptual Budget Analysis is for Review only, and is not a Cost Estimate for Construction Purposes.					
	Budget does not include Land or Building Costs.					
	Rock Excavation is assumed to be 0% of total excavation. Actual Quantity subject to detailed site analysis & soils investigations.					
	<b>Not Included: Surveying, Engineering Design and Construction Phase Services, Legal, Appraisals, Land Acquisition, Easements, Bonding and Bond Counsel, Construction Financing Costs, Owner's Bid/Construction Contingency, Owner's Project Representative, etc.</b>					

Clinton Church Restoration  
Application for CPA Funding — Step 2

*Continuation of application narrative*

**#5 — Project Team**

**Consultants (continued)**

**Joshua Castano**, Senior Program Manager, Partners for Sacred Places, has worked with owners of deconsecrated churches across the northeast. He has consulted on several Berkshire projects including St. James Place in Great Barrington.

**William Finch**, Principal, Finch and Rose has been involved with historic preservation projects throughout New England including Bidwell House and Naumkeag.

**Robert Hoogs**, Principal, Foresight Land Services, has been involved in site engineering for more than 30 years. His firm has consulted extensively in the four-state Berkshire Region. Mr. Hoogs has served as project manager for the Civil/Sitework design of many local institutional projects, including Great Barrington's Streetscape project and Iredale Cosmetics adaptive reuse of the old Bryant school.

**Veronica Jackson**, Principal, the Jackson Design Group, has been an interpretive master planner, creative exhibit designer, developer, curator, and interior architect for more than 20 years. Her projects include the *African Voices* exhibit for the Smithsonian Institution's National Museum of Natural History, *Discovering the Civil War* at the National Archives and Records Administration, and the inaugural and permanent exhibit at Baltimore's Reginald F. Lewis Museum of Maryland African American History and Culture. Ms. Jackson designed the interpretative signage at the W.E.B. Du Bois Homesite in Great Barrington.

**Thomas Newbold, PE**, Principal, Landmark Facilities Group, has focused on unique engineered systems in buildings for more than 20 years. He has designed special climate control systems for The Cloisters at the Metropolitan Museum, The Frick Collection, National Trust for Historic Preservation, and many house museums.

**John Wathne, P.E.**, President, Structures North, is an engineer with a wide range of structural analysis and design experience related to historic building restoration and renovation. He has experience in nearly all types of existing structures with an emphasis on construction built before or during the 19th century.

**Robert Yeager**, President and Founder, Partners for Sacred Places has been helping congregations and others with a stake in older religious properties make the most of them as civic assets since 1989. He has worked on several Berkshire projects and is on the Board of Directors of St. James Place in Great Barrington.

**Clinton Church Restoration Board of Directors**

**Wray Gunn, Sr., Chair** (for bio see main application #5)

**Cora Portnoff, Secretary**, is a former teacher of the hearing impaired and the current store manager of a local antique center. She was a longtime member of the Clinton A.M.E. Church, where she was involved in various church activities with the late Reverend Esther Dozier, the Church's first female pastor. She is a loyal supporter of the Olga Dunn Dance Company, where she has served on the board for more than 30 years. Cora is also a member of the W.E.B. Du Bois National Historic Site Working Committee.

**Dennis Powell** is a retired culinary educator and executive in the food service and hospitality industry, a community activist and president of the Berkshire County Unit of the NAACP. He has served as chair of the advisory council of the Massachusetts Commission Against Discrimination, on the boards of Pittsfield Economic Revitalization, Berkshire County Regional Employment and the Berkshire Museum, and on Pittsfield's Police Citizen Advisory Committee. Dennis currently serves on the Pittsfield Licensing Board and the Steering Committee of the W.E.B. Du Bois Educational Series in Great Barrington. For more than 12 years, he prepared meals for the homeless at St. Stephen's Church in Pittsfield.

**Beth Carlson** (for bio see main application #5)

**Diego Gutierrez** (for bio see main application #5)

**Ted Thomas** is an award-winning poet and author of three collections of poetry. He has edited more than a dozen anthologies of poetry including *Winter Roses*, which won a Governor's Award for promoting multicultural understanding. Ted is a former faculty member in the Department of Art Education at the Massachusetts College of Art and Design and in the Humanities Department at Roxbury Community College. He currently serves as Humanities Scholar and committee member for the W.E.B. Du Bois Educational Series in Great Barrington and recently completed a six-week Poet-In-Resident Program at MASS MoCA.

**Dan Bolognani, ex officio** (for bio see main application #5)

### **Clinton Church Restoration Advisory Board**

**Whitney Battle-Baptiste**, Associate Professor of Anthropology at the University of Massachusetts, Amherst and Director of the University's W.E.B. Du Bois Center. She is a member of the W.E.B. Du Bois National Historic Site Working Committee.

**John Bissell**, the President and CEO of Greylock Federal Credit Union, serves on the board of 1Berkshire, co-chairs the Berkshire Initiative for Growth and is the founder of the early literacy initiative, Pittsfield Promise.

**Pearl Conaway**, sister of the late Reverend Esther Dozier, who was the first female pastor of the Clinton A.M.E. Zion Church. Retired from Becton Dickinson. She is secretary of the Macedonia Baptist Church in Great Barrington.

**Maia Conty**, a social change activist and co-founder of the Generosity Economy, a local group that practices meeting the needs and wants of their lives and community through gifting and relationship.

**Rev. Mattie Conway**, sister of the late Reverend Esther Dozier. She is co-pastor of the Macedonia Baptist Church in Great Barrington.



**Rachel Fletcher**, Adjunct Professor at the New York School of Interior Design, and founding director of the Housatonic River Walk in Great Barrington. She is the co-director of the Upper Housatonic Valley African American Heritage Trail, director of Friends of the W. E. B. Du Bois Boyhood Homesite, and a member of the W.E.B. Du Bois National Historic Site Working Committee.

**David Glassberg**, Professor of History at the University of Massachusetts, Amherst, and an affiliated investigator with the Northeast Climate Science Center. He is the author of *American Historical Pageantry: The Uses of Tradition in the Early Twentieth Century* and *Sense of History: The Place of the Past in American Life* (2001) and a member of the W.E.B. Du Bois National Historic Site Working Committee.

**Sally Harris**, president of St. James Place, a nonprofit working to save and restore the former St. James Episcopal Church in Great Barrington, and repurpose it as a center for arts and community.

**Bobby Houston**, a local developer and director of the Academy Award-winning film, *Mighty Times: The Children's March*, and the Emmy Award-winning *Mighty Times: The Legacy of Rosa Parks*.

**John James**, an architect is the former principal at the firm Bond Ryder James. His projects include the Studio Museum in Harlem and the Schomburg Center for Research in Black Culture. He has taught architectural design and historic preservation at the Graduate School of Architecture, Planning, and Preservation at Columbia University.

**Barbara Krauthammer**, an Associate Graduate Dean for Student Inclusion and Engagement and Associate Professor of History at the University of Massachusetts, Amherst. She is the author of *Black Slaves, Indian Masters: Slavery, Emancipation, and Citizenship in the Native American South*. She is a trustee at the Samuel Harrison House in Pittsfield.

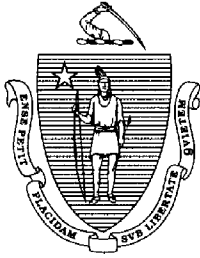
**Homer "Skip" Meade**, an educator, researcher and W.E.B. Du Bois scholar. He is a former member of the W.E.B. Du Bois Department of Afro-American Studies at the University of Massachusetts, Amherst, and has taught in local public and private secondary schools. He was the organizer of the 1976 National Historic Landmark Dedication of the W.E.B. Du Bois Boyhood Homesite.

**Wm. Smitty Pignatelli**, State Representative for Massachusetts' 4<sup>th</sup> Berkshire District, is Chair of the Joint Committee on Environment, Natural Resources, and Agriculture. He also serves on the Joint Committee on Education, Joint Committee on Consumer Protection and Legislative Licensure, and the Joint Committee on State Administration and Regulatory Oversight. He has served on the board of the Berkshire Visitors Bureau and is a former president of the Lenox Historical Society.

**Eugenie Sills**, consultant and principal of TWT Media, co-founded the bi-annual festival Lift Ev'ry Voice: Celebrating African American Heritage and Culture in the Berkshires. She was a founding board member of the Women's Fund of Western Massachusetts and the Berkshire Creative Economy Council.

**Frances Jones-Sneed**, Professor of History at MCLA, and associate editor of *African American Heritage In the Upper Housatonic Valley*. She is co-director of the Upper Housatonic Valley African American Heritage Trail and a trustee at the Samuel Harrison House in Pittsfield.

**Clinton Church Restoration Key Volunteers:** Paul Ivory (preservation), Richard Stanley (building), Liana Toscanini and Anne O'Dwyer (fundraising) and Michael Citrin (pro bono attorney)



# The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

SMITTY PIGNATELLI  
STATE REPRESENTATIVE  
4<sup>TH</sup> BERKSHIRE DISTRICT  
P.O. BOX 2228  
LENOX, MA 01240  
TEL. (413) 637-0631

CHAIR  
Joint Committee on Environment,  
Natural Resources and Agriculture

STATE HOUSE, ROOM 473F  
TEL. (617) 722-2210

October 27, 2017  
Great Barrington Community Preservation Committee  
C/O Chris Rembold  
Town of Great Barrington  
334 Main St. Great Barrington MA, 01230

Dear Selection Committee,

It gives me great pleasure to write to you today in strong support in the Clinton Church's request of funding from the Great Barrington Community Preservation Committee. Funding this project will help address the serious consequences of water entering the building through holes and leaks in the roof. It will fund the replacement of a new wood roof, improving drainage in the basement to prevent mold in the future. It is crucial to maintain this historic building with the best effort possible.

For many years I have been involved with efforts to celebrate the vibrant African American Heritage in southern Berkshire County. It has always struck me that Great Barrington would be richer culturally if it had a center that celebrates Dr. Du Bois and the African American community that has enriched our region.

Clinton Church Restoration's efforts to save the church from further deterioration and develop a center that is responsive to community needs have been herculean. After numerous public meetings, charrettes, and visioning sessions, their vision for the building is becoming clearer; with the community support getting stronger. This project has been a community effort that is significant to Great Barrington, Berkshire County, and the African American Heritage.

Before a full program is possible, the building must be preserved from ruin. This is the next crucial step and I wholeheartedly support their application for Community Preservation Act moneys as this funding will secure the building so it can survive another 130 years. Please do not hesitate to contact me if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Smitty".

Smitty Pignatelli  
Representative, Berkshire 4th

## Great Barrington Historical Commission

c/o Selectboard's Office

Town Hall

334 Main Street

Great Barrington, MA 01230

Paul W. Ivory, Chairman • 413-528-4384 • pwivory@gmail.com

October 24, 2017

Mr. Tom Blauvelt, Chair  
Community Preservation Committee  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

RE: Community Preservation Funds for A.M.E. Preservation Project

Dear Tom and Members of the Community Preservation Committee:

The Great Barrington Historical Commission strongly endorses Clinton Church Restoration's (CCR) application for Community Preservation Act grant support of the first phase of their project to sensitively preserve the historic Clinton A.M.E. Zion Church. The project goals are to recover the building, preserve its architectural character, and use it as a center for the interpretation of native son W.E.B. Du Bois and local Black heritage. This program will secure both its long-term presence in our town and service to our community.

The church building and connected parsonage suffer from deferred maintenance, poor drainage, severe mold, leaking roofs and water infiltration, the New England freeze-thaw cycle and the rotting of building parts. Sensitive intervention is urgently needed. CCR raised funds to contract with a team comprising an architect, a preservation specialist, structural engineer and a mechanical, plumbing and electrical firm that specializes in older buildings to assess the condition of the building, identify priorities and their costs, and complete an historic structure report. Their report and guidance is the basis for CCR's building program and funding requests.

CCR's program to adaptively use this prominent National Register property as a visitor and community center to celebrate our rich African-American heritage, particularly the contributions of W.E.B. Du Bois, has emerged from a carefully considered and prudent textbook-like process, marked by detailed planning, strong community involvement and consultation with authorities in the fields of interpretive and program planning, architecture and engineering. Indeed, their hard work in developing a clear vision and project goals and laying out a phased course to bring them to fruition will result in the preservation of a local landmark that will enrich the cultural landscape and contribute to the economic vitality of Great Barrington.

The building is the embodiment of our town's African American history and culture and association with W.E.B. Du Bois and its preservation will not only save a significant legacy of this community but a piece of architecture that is a key component of our rich catalogue of historic buildings. As the proposal makes clear, Clinton Church transformed Du Bois' understanding of the power and

possibilities inherent in the Black church. The church and its community showed him the vitality that was possible there and not evident on the other side of the color line.

Funds from the Community Preservation Committee will be transformational in furthering our goals of creating a true and living monument to Du Bois. The Great Barrington Historical Commission registers its enthusiastic support of this application.

Sincerely,



Paul W. Ivory  
Chairman  
Town of Great Barrington Historical Commission



October 21, 2017

Community Preservation Committee  
c/o Chris Rembold  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

Dear Mr. Rembold,

On behalf of the Board of Trustees, Upper Housatonic Valley National Heritage Area (Housatonic Heritage), I am providing this letter to express our ongoing support for the Clinton Church Restoration project. Housatonic Heritage has been supportive of efforts to preserve and reuse historic buildings in the region, and the Clinton Church is of high importance in this regard.

This is not just because of its historical and architectural significance, but also because the Church is a critical site of Upper Housatonic Valley African American Heritage, figures prominently into a broader plan of interpretation centered around Du Bois, and is a vital link in the story of African Americans in Southern Berkshire County. This property presents as an excellent opportunity to serve the community of Great Barrington on many levels.

As a program of the National Park Service, our mission is to preserve and celebrate the heritage of the upper Housatonic River region; we believe that it's a highly valuable and admirable undertaking to restore the Clinton Church to its rightful place as a beacon for social justice and civil rights issues, educational opportunities, and service to the community. The proposed project will provide much-needed funding to this worthwhile undertaking, and we urge the Committee to act favorably upon the application.

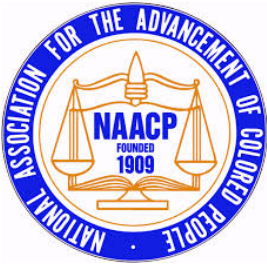
Housatonic Heritage is pleased to provide ongoing support for the Clinton Church Restoration project.

Warmest regards,

A handwritten signature in blue ink, appearing to read "Dan Bolognani", is located below the "Warmest regards," text.

Dan T. Bolognani  
Executive Director

860.435.9505 /  
dbolognani@housatonicheritage.org



*“One Nation Working Together,  
For Justice and Equality  
Everywhere”*

**Berkshire County Branch, NAACP**

**Officers:**

**Dennis L. Powell**, President

**Leah Reed**, Vice President

**Tommie Hutto-Blake**, Secretary

**Megan Whilden**, Assistant Secretary

**Nichole Calautti**, Treasurer

**Shirley Edgerton**, Board Member

**Henry Lee**, Board Member

**Standing Committee:**

**Megan Whilden**  
Public Relation/Social Media

**Marlena Willis**  
Finance and Freedom Fund

**Tommie Hutto-Blake**  
Membership & Life Membership

**Myla Franklin**  
Education

**Tariq Pinkston**  
Economic Development Labor & Industry,  
Political Action

**Shirley Edgerton & Joel Priest**  
Race Relations Co-Chairs

**Marcia Mitchell, Akilah Edgerton &  
Sarah Trudgeon**  
Youth Committee Co-Chairs

Berkshire County Branch, NAACP

P.O. Box 605

Pittsfield, MA 01202-0605

Phone:

**(413) 464-7898**

Email Address

[naacpberkshirecounty@gmail.com](mailto:naacpberkshirecounty@gmail.com)

Web-Site

[www.naacpberkshires.org](http://www.naacpberkshires.org)

September 17, 2017

Mr. Tom Blauvelt, Chair  
Community Preservation Committee  
Town of Great Barrington  
Great Barrington, MA 01230

Dear Mr. Blauvelt,

As the President of the National Association for the Advancement of Colored People Berkshire County Branch, I offer my wholehearted support for Clinton Church Restoration's application for Community Preservation Act grant.

At the Berkshire County Branch, we take great pride in knowing that Du Bois—one of the founders of the NAACP—was born and raised here, yet the county is sorely lacking in appropriate testimonies to the life of this great native son. So while preserving Clinton Church with its 130 year history of supporting and revitalizing the local African American community is important, but when that same church played a major role in shaping the beliefs and thinking of the architect of the Civil Rights Movement in the 20th century, Clinton Church's local importance is magnified to a national and international level. During critical years as a teenager, W. E. B. Du Bois was actively involved in the church and documenting its activities in the *New York Globe*.

No other structure in Great Barrington with such strong associations with his boyhood and youth is available to honor Du Bois' legacy and to continue to be a vital community center. Once preserved, Clinton Church will be an anchor on the African American Heritage Trail and an inspiration for generations to come.

If you have any questions or would like additional information, please feel free to contact me at [naacpdennis@gmail.com](mailto:naacpdennis@gmail.com) or (413) 464-7898.

Thank you for your commitment to preserving and interpreting the unique history of Great Barrington. I am most appreciative for your thoughtful consideration of this most worthy application.

Sincerely,

Dennis L. Powell



UNIVERSITY OF MASSACHUSETTS  
AMHERST

Herter Hall  
161 Presidents Drive  
Amherst, MA 01003-9312

Department of History

voice: 413.545.1330  
fax: 413.545.6137

September 26, 2017

Community Preservation Committee  
c/o Chris Rembold  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

Dear Mr. Rembold:

For almost 40 years, the University of Massachusetts Amherst has participated in a unique partnership with groups in Great Barrington seeking to commemorate the life and legacy of W.E.B. Du Bois and communicate that legacy to the public. In 1979, shortly after the University Library (renamed the W.E.B. Du Bois Library in 1994) acquired the W.E.B. Du Bois Papers, Professor William Strickland and his colleagues in the W.E.B. Du Bois Department of Afro-American Studies collaborated with Great Barrington residents in a celebration at Tanglewood to mark the W.E.B. Du Bois Boyhood Homesite's new status as a National Historic Landmark. In 1983, archaeologist Robert Paynter conducted the first of his four archaeological field schools at the Homesite, and in 1987, the local group that had dedicated a Memorial Park at the site in 1969 transferred ownership to the Commonwealth of Massachusetts with the University of Massachusetts Amherst as its steward. Since that time, with the support of grants from the 1772 Foundation, the Berkshire Taconic Community Foundation, and the National Trust for Historic Preservation, the University has made improvements to the property, culminating in Chancellor Kumble Subbaswamy cutting the ribbon on a half-mile interpretive trail with seven wayside exhibits in 2014.

The University's partnership with groups in Great Barrington commemorating Du Bois has extended well beyond the boundaries of the Homesite, the place two miles from the center of town where the house that Du Bois lived in with his mother and grandparents between the ages of 2 and 5 once stood. Clinton AME Zion Church in downtown Great Barrington served as the headquarters for Professor Paynter's archeological field school in 2003, and in the years that followed, each February the Du Bois Library and faculty from the Departments of History, Anthropology, and Afro-American Studies were regular speakers at the Church's joyous celebration of Du Bois's birthday organized by the late Reverend Esther Dozier. In 2012, graduate students from the University's Public History Program created "Becoming a Son of Great Barrington," an exhibit about Du Bois for the lobby of the Triplex Movie Theater, and Public History students this fall are developing a new interpretive panel about Du Bois that will be installed at the corner of Church and Main Street, directing visitors to a sign marking the spot where the house where Du Bois was born in 1868 once stood. Every summer since 2015, Public History students have led guided tours of sites in Great Barrington associated with Du Bois, not only at the Homesite, but downtown. In February 2014, the W.E.B. Du Bois Center in the Library brought the acclaimed one-man play, "W.E.B. Du Bois: Man for All

Seasons” to the Mahaiwe Theater in Great Barrington, and in February 2018, is bringing renowned Du Bois scholar Reiland Rebaka to the Mahaiwe as part of the town’s commemoration of the 150<sup>th</sup> anniversary of Du Bois’s birth.

Perhaps most significant, the University of Massachusetts was the principal funder of *W.E.B. Du Bois Boyhood Homesite and Great Barrington: A Plan for Heritage Conservation and Interpretation* (2009), a comprehensive plan developed by Michael Singer Associates to create a W.E.B. Du Bois National Historic Site encompassing all the places in Great Barrington that interpret Du Bois’ life and legacy to the public. The result of a year-long visioning process, the Plan identified the need for a visitor and community center in downtown Great Barrington.

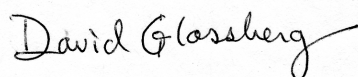
Clinton Church Restoration’s efforts to preserve Clinton Church as a center for the commemoration and interpretation of Du Bois’s life and legacy would bring that plan to realization. The various units of the University that have partnered with Great Barrington in the past—the Library, the Du Bois Center, the Public History Program—are excited by the opportunity to partner with the town again on this important project. Clinton AME Zion Church is the only standing structure in town closely associated with Du Bois, and taking immediate action to protect this historically significant building from further deterioration from rain, snow, and subsurface water is of the highest priority.

Since founding the University’s Public History Program in 1986, I have been involved in nearly all of the activities with which the University has partnered with Great Barrington residents on the commemoration and interpretation of Du Bois. Once the building is stabilized, I am fully committed to continuing my involvement with Clinton Church Restoration as it begins to plan and develop the interpretive spaces in the interior, as well as public programming, and look forward to involving future graduate students in my Museum and Historic Site Interpretation courses in the process.

The urgency of taking action to preserve the structure are beyond question,. I am not qualified to comment on the feasibility of the proposed construction measures, but I have no doubt whatsoever that the project is sustainable, in large measure because I have witnessed first hand decades of dedication and persistence of Great Barrington residents to make sure that their most prominent citizen is not forgotten in the town of his birth. The University has supported their efforts, and based on its track record, can be counted on to continue its involvement in the stewardship and interpretation of Du Bois’s legacy not only at the Homesite but also the restored Church. I am eager to be part of ensuring that Clinton Church is preserved as a center for commemorating Du Bois and African-American history and culture in Great Barrington.

Please do not hesitate to contact me if you would like additional information about the University of Massachusetts Amherst Public History Program’s involvement in the Clinton Church Restoration project. Thank you for your consideration.

Sincerely,



David Glassberg  
Professor of History and Director, Public History Program





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Page: 1 of 3 05/31/2017 03:34 PM

MASSACHUSETTS EXCISE TAX  
Southern Berkshire ROD 001  
Date: 05/31/2017 03:34 PM  
Ctrl# 010289 12799 Doc# 00244260  
Fee: \$319.20 Cons: \$70,000.00

9 ELM COURT, GREAT BARRINGTON, MA 01230

CLINTON AFRICAN METHODIST EPISCOPAL ZION CHURCH, and its Trustees, acting by and through the New England Annual Conference of the African Methodist Episcopal ("AME") Zion Church, for consideration paid in the amount of SEVENTY THOUSAND and 00/100ths (\$70,000.00) DOLLARS, grants to CLINTON CHURCH RESTORATION, INC., a Massachusetts nonprofit corporation, having a post office address of P.O. Box 1075, Great Barrington, MA 01230, with QUITCLAIM COVENANTS, the land in Great Barrington, Massachusetts, bounded and described as follows:

A certain tract or parcel of land with Church building thereon, situated in the village and town of Great Barrington, bounded and described as follows:

Northerly and easterly by Elm Court and southerly and westerly by land formerly of Charles E. Gorham, now or formerly of Nellie Morrow.

Being all and the same premises conveyed to the Clinton African Methodist Episcopal Zion Church and its Trustees, by deed of the Trustees of the African Methodist Episcopal Zion Church of America, dated March 27, 1945 and recorded on March 29, 1945 in the Southern Berkshire Registry of Deeds in Book 277, Page 267.

IN WITNESS WHEREOF, CLINTON AFRICAN METHODIST EPISCOPAL ZION CHURCH, and its Trustees, acting by and through the New England Annual Conference of the AME Zion Church, as authorized by its Trustees, has caused this instrument to be signed and its seal to be affixed hereto on its behalf by BISHOP DENNIS V. PROCTOR, Bishop and Presiding Prelate of the Northeastern District of the AME Zion Church, of which the New England Annual Conference and the Boston District are a part, this 27 day of May, 2017.

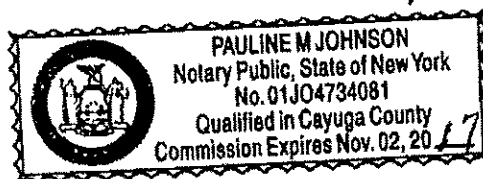
CLINTON AFRICAN METHODIST EPISCOPAL ZION CHURCH, and its Trustees, acting by and through the New England Conference of the AME Zion Church as authorized by its Trustees

By [Signature]  
BISHOP DENNIS V. PROCTOR,  
Bishop and Presiding Prelate, as  
aforesaid  
(See Certificate of Resolution recorded  
herewith in Book 2419, Page 119).

STATE OF New York  
County of Cayuga, ss.

On this 27<sup>th</sup> day of May, 2017, before me, the undersigned notary public, personally appeared BISHOP DENNIS V. PROCTOR, as Bishop and Presiding Prelate, as aforesaid, proved to me through satisfactory evidence of identification, which was drivers license (Type of Identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Pauline M. Johnson  
NOTARY PUBLIC  
My Commission Expires: 11/2/17



# Clinton Church Restoration project images



Clinton A.M.E. Zion Church | 9 Elm Court, Great Barrington, MA | August 2017

# Clinton Church Restoration project images



Apartment door damage



View from SE, apt door on left



# Clinton Church Restoration project images



Basement stair, original window



West wall apartment

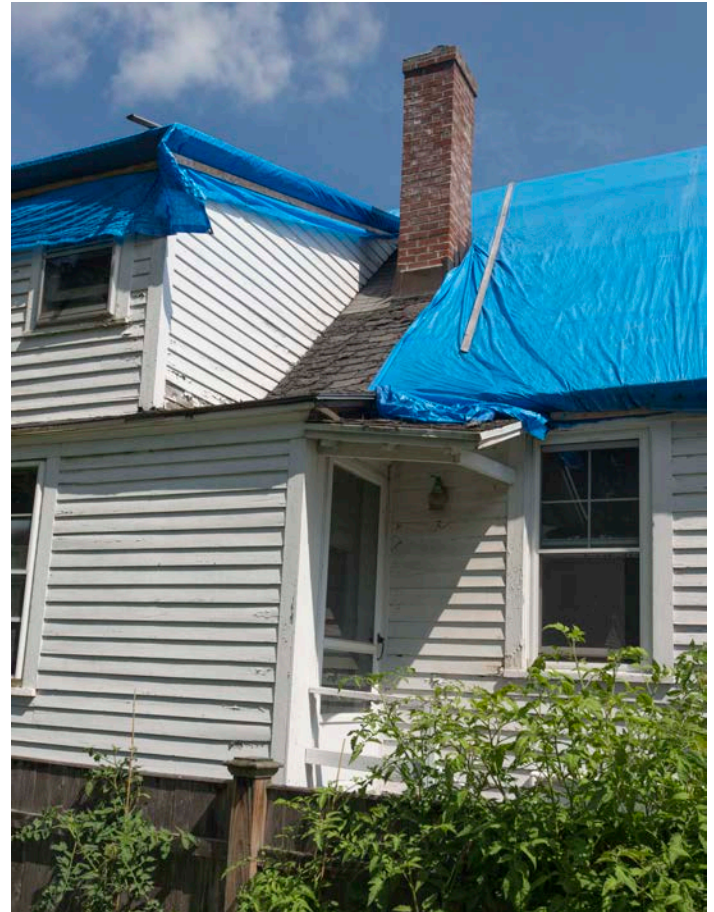
# Clinton Church Restoration project images



North elevation, apt on right



South elevation, apt on left



Apartment door showing roof damage



# Clinton Church Restoration project images



East elevation detail



Damage detail east elevation



# Clinton Church Restoration project images



Sanctuary looking west

Clinton A.M.E. Zion Church | 9 Elm Court, Great Barrington, MA | August 2017

# Clinton Church Restoration project images



Sanctuary looking east

Clinton A.M.E. Zion Church | 9 Elm Court, Great Barrington, MA | August 2017



# Clinton Church Restoration project images



Former alter rail



Sanctuary original windows



# Clinton Church Restoration project images



Left: Basement toilets showing mold



Top right: Basement social hall showing low ceiling

Bottom right: Basement kitchen showing mold





# Clinton Church Restoration project images



Water damage: Top: Apt LR | Bottom: Apt BR

Top: Apt LR ceiling damage | Bottom: Apt kitchen

Clinton A.M.E. Zion Church | 9 Elm Court, Great Barrington, MA | August 2017

# Clinton Church Restoration project images



Attic showing original back wall