

# **GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE**

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

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

Applicant Name Clinton Church Restoration, Inc.

Project Name Preserving the Historic Clinton A.M.E. Zion Church

Project Address 9 Elm Court, P.O. Box 1075, Great Barrington, MA 01230

Contact Person Eugenie Sills Title Interim Executive Director

Phone No. 413-329-8748 Email esills@clintonchurchrestoration.org

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

Clinton Church Restoration, Inc. (CCR) seeks \$200,000 for the second phase of restoration work on the former Clinton A.M.E. Zion Church. Preservation of Great Barrington's first Black church will save this significant historic building, built in 1886, and secure an important legacy of this community. Once restored, the property will be adaptively reused as an African American heritage site and cultural center. Exhibits and programming will educate the public about the complex life and legacy of civil rights pioneer W.E.B. Du Bois, the Berkshires' rich African American history, and the work of the church and its first female pastor, Rev. Esther Dozier. (continued)

Amount of CPA funding you are seeking: \$200,000

When do you request the CPA funding be received by your project? June 2021

Property Owner (if different from applicant)

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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. Contact the Town Planner if you need more information.

	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		X		
<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	X		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

**Historical Significance**

Dedicated in 1887, the Clinton A.M.E. Zion Church served as the spiritual, cultural, and political center of local African American life for nearly 130 years. The A.M.E. Zion Society that built the church was a formative influence in the life of W.E.B. Du Bois, who was born and raised in Great Barrington. The shingle-style church is also significant for its association with the religious and cultural heritage of African Americans in rural New England, and is a distinctive example of 19th-century vernacular church architecture. It is listed on the National Register of Historic Places, the Massachusetts Register of Historic Places, the Upper Housatonic Valley African American Heritage Trail, and has been named one of Massachusetts' Most Endangered Historic Resources. It is also located in Great Barrington's new Downtown Cultural District.

**Value to the Town of Great Barrington**

CCR's phased program to restore and repurpose the historic property will return the church building, vacant since 2014, to the center of community life. Exhibits and programming will educate the public about Du Bois' complex life and legacy and the region's African American history, inspiring local youth, attracting school groups of all ages, and providing a unique Berkshire destination for visitors in the multibillion-dollar cultural, civil rights and heritage tourism markets. The project, part of national movement to save historic Black places, has secured substantial grants from federal, state and local sources. It has also garnered hundreds of enthusiastic local donors and volunteers, who are eager to see this important American story fully told in Du Bois' hometown.

**Restoration Work to Date**

Funding for the project's initial phase of work was based on priorities and costs outlined in CCR's 2018 historic structure report. Construction began last October. In late January, the contractor uncovered extensive, unanticipated structural damage, triggering several months of investigation and analysis by the design team's structural engineers. By summer, it was clear that the damage, combined with a fundraising environment dramatically changed by COVID-19, would have a significant impact on the project's overall budget, schedule and planned sequence of work. CCR worked closely with its grantors, including the Town of Great Barrington, to redirect funds to the most urgent work, which includes temporary shoring and structural repair on the building's south side and completion of the roof's base layer. Construction will resume in mid-late October.

**Current Request**

CCR now seeks funding for the next steps of the restoration which include:

- **Utility Work:** Due to planned town work on Elm Court in mid 2021, work related to connecting the church's sewer lines, water lines and storm drains to the town's has been prioritized to meet the DPW's schedule. This will involve hiring a contractor to open the street, replace the connections, secure town approval, patch the street and terminate the lines on our site for future connection to the church.
- **Stabilization:** Damage identified in the structural engineer's existing conditions report will be further investigated and plans for needed repairs will be drafted in coordination with the architectural design team and conservation consultant. Once plans are approved, this additional stabilization work will be completed.
- **Structural Repair:** With the building stabilized, structural upgrades will be undertaken. This work will include protection of the building's historic fabric, select removals, mold remediation, asbestos abatement, rough carpentry, new structural posts and sheathing.

As a condition of federal and state funding, all work is being done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and in coordination with the Massachusetts Historical Commission. An easement will restrict the property in perpetuity.

**GREAT BARRINGTON  
COMMUNITY PRESERVATION COMMITTEE**

RECEIVED  
TOWN OF GREAT BARRINGTON

**APPLICATION FOR CPA FUNDING – Step 2**

NOV 06 2020

Date Received (for office use only) **SELECTBOARD &  
TOWN MANAGER'S OFFICE**

All applicants submitting Step 2 must include a copy of their Step 1 application.

Applicant Name Clinton Church Restoration, Inc.

Project Name Preserving the Historic Clinton A.M.E. Zion Church

Project Address 9 Elm Court, P.O. Box 1075, Great Barrington, MA 01230

Assessor's Map 13 Lot 14-206

Property Deed Book / Page 022419 / 118

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

Total CPA funds requested: \$200,000

Fill in the chart below showing all project sources and uses, including requested CPA funds:

Source Name	Amount	% of total	Used for	Committed?
National Park Service Civil Rights Preservation Grant	\$400,000	63%	Stabilization, site work and structural repair	Pending
Town of GB Community Preservation Act funds	\$200,000	31%	Stabilization, site work and structural repair	Pending
Clinton Church Restoration fundraising	\$37,122	6%	Stabilization, site work and structural repair	Pending
Total budget:	\$637,122	100%		

(See attached project budget)

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

- Town of GB CPA funds, if awarded, would be available early Summer 2021
- National Park Service African American Civil Rights Preservation grant funds, if awarded, would be available Spring 2021
- Clinton Church Restoration fundraising is ongoing; funds would be secured prior to the use of any CPA funds



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

The Clinton A.M.E. Zion Church is listed on the National Register of Historic Places, the State Register of Historic Places, and Preservation Massachusetts' list of Massachusetts Most Endangered Resources. It is a site on the Upper Housatonic Valley African American Heritage Trail, the W.E.B Du Bois Walking Trail, and Tufts University's African American Trail Project. It is also located in the Downtown Great Barrington Cultural District.

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

Clinton Church Restoration is restoring the historic Clinton Church for adaptive reuse in order to return it to the center of community life in downtown Great Barrington and preserve public access to this important site. Once restored, the building will house an African American Cultural Heritage Center that educates the public about the life and legacy of W.E.B. Du Bois, local African American history, and the role of the town's first Black church and its first female pastor, the Rev. Esther Dozier, in the community. In addition to interpretive exhibits and programming, the center will include a flexible performance space, visitor center, oral history recording booth and community space.

To ensure that the property is maintained and its historic integrity is respected, a preservation restriction agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission and Clinton Church Restoration, Inc, will protect the Clinton A.M.E. Zion Church property in perpetuity. This agreement has been drafted by the State Historic Preservation Office and will be executed upon signoff by the National Park Service.

**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, 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. Wray retired from Pfizer Industrials after a 40-year career as an analytical chemist. He has served as president and treasurer of the Sheffield Historical Society, 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.

**Eugenie Sills** is the interim executive director of Clinton Church Restoration. She spent two decades in publishing as the founder and publisher of *The Women's Times*, an award-winning regional monthly in the Berkshires and Pioneer Valley. Eugenie co-founded the biannual festival Lift Ev'ry Voice: Celebrating African American Heritage and Culture in the Berkshires in 2010, and has served as a board member and advisor for many local nonprofits.

**Pedro Pachano**, chair of Clinton Church Restoration's building committee, is a licensed architect and founding partner of Pachano & Vollert Architecture. The firm has over 30 years of combined experience working on projects that range from the design of an energy efficient skyscraper in Manhattan to a museum for the city of Galicia in Spain to custom homes in the Berkshires. Pedro is a certified Passive House consultant and currently sits on Great Barrington's Planning Board and Design Advisory Committee.

## Consultants

**Mario Gooden** is principal of Huff + Gooden Architects, an award-winning, full-service architectural firm with 25+ years of experience designing cultural, community and arts projects. He is also an associate professor at the Columbia University Graduate School of Architecture, Planning and Preservation and the co-director of its Global Africa Lab. As the CCR project architect, Mario leads a design team that includes three engineering firms and a construction cost estimator.

**Christopher Cole** is president of Cole Company Inc, a consulting firm offering construction management, preservation engineering and building conservation services. For the past 18 months, he has provided owner's rep, historic preservation and project management services for CCR.

**Tina Reichenbach** is the owner of Richbrook Conservation, a small, independent architectural conservation firm consulting on the materials aspects related to restoration, preservation, or conservation of historic buildings. She joined the CCR team earlier this year.

*See attached for more on consultants and their qualifications.*

Additional Information: These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline;
- Plans and drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel

## Funding Considerations

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

### Community Preservation Plan 2020-2021

The Clinton Church Restoration project fulfills the Historic Preservation goals of the Community Preservation Plan, which states: *"Great Barrington's historic legacy and cultural resources are important contributors to our quality of life and economy."* (p.7). The church project will restore a historically significant site, revitalize a deteriorated downtown building, and draw local residents and tourists to the town center, creating vitality and economic activity.

### Great Barrington Master Plan

Historic Preservation advances the Great Barrington Master Plan's core initiatives by *"protecting our community character, enhancing our neighborhoods, and promoting redevelopment of our village centers"* (Vol. 1, p. 47). The Clinton Church project aligns with these goals in several ways:

**Historic Preservation:** The restored Clinton Church will become a cultural and economic resource in Great Barrington's downtown. The Plan's vision 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). The Master Plan identifies the value of a walkable downtown that is rich with cultural opportunities that will help support the surrounding mix of shops and restaurants. A vibrant cultural heritage center will draw local residents and tourists through a robust schedule of programs, exhibits, and events.

**Land Use:** The Plan calls for redevelopment of dilapidated properties and to “*support Downtown so it continues to prosper as a regional hub of business, employment, entertainment, and civic life*” (Vol. 1, p 20, Goal LU2). The restoration will transform what is currently an eyesore into a vibrant and welcoming community resource in the heart of downtown.

**Tourism:** According to the Plan, historical and cultural resources “*are an important basis of our downtown tourism*” (Vol. 1, p. 47). Heritage tourism is a \$171 billion industry and one of the fastest growing markets in the country. Interest in sites devoted to African American and civil rights history in particular is increasing dramatically, a trend accelerated by the opening of the National Museum of African American History and Culture which drew 2 million visitors in 2019. According to the CEO of the American Association for State and Local History, museums and cultural organizations, its members “are all working on emphasizing the history of civil rights and the history of race relations... it's a priority for everyone.” (2018 article in *Stateline*, an initiative of The Pew Charitable Trusts) CCR is uniquely positioned to tell the story of W.E.B. Du Bois in his hometown and provide a window into the largely untold history of African Americans in rural New England.

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

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

The Clinton Church project has received national attention, most recently in *Architectural Digest*, as part of a fast-growing movement to preserve historically important African American and civil rights heritage sites around the country and to more accurately present the full scope of American history. It has also brought hundreds of thousands of dollars of new funding to the Berkshires. The project's early success was called out in Great Barrington's application to establish a downtown cultural district. The historic church, located in a historically African American neighborhood, is now a key site anchoring the northern end of the district. Continued success will provide additional public benefit in a number of ways:

**Heritage tourism site:** With its focus on W.E.B. Du Bois and the legacies of African Americans in 19th- and 20th- century rural New England, the repurposed church will also bring new groups of students and tourists to the Berkshires by leveraging national trends in African American, civil rights, and heritage tourism, which are among the fastest growing sectors in the industry. The project will add a unique new site to the region's rich cultural offerings.

**Preserve and interpret local history:** The Clinton Church played a central role in the history of the African American community and civil rights in the Berkshires, a story that has been long overlooked. The founding congregation had a formative influence on the life and work of W.E.B. Du Bois, the internationally known scholar and activist who has been called “the premier architect of the Civil Rights movement.” Interpretive exhibits and programming will explore Du Bois' story, along with other stories of local African American history and culture. It will also keep alive the stories of the church, its first female pastor, the Rev. Esther Dozier, and its members through oral histories and archives.

**Cultural and educational resource:** The restored church's flexible performance space, interpretative exhibits and visitor center will provide space for CCR's planned educational and

cultural programming dedicated to local African American heritage and culture. With seating for 75-100, the former sanctuary will complement the larger downtown performance venues for groups seeking rental space. The downstairs social hall will provide community meeting space with kitchen facilities.

**Community forum for issues of social and racial justice:** The Clinton Church has long been a focal point for social and political activism, driven first by the segregation and violence of the Jim Crow era and continuing into the 1950s and 1960s when the church hosted meetings of the Berkshire Chapter of the NAACP and activities of the United Church Women. In 1973, Construct, the local housing agency that grew out of a forum on housing and poverty held at the church, used the basement as its temporary office. Community-focused programming at the restored site will once again make it a forum for public engagement on issues of civil rights, race, and social justice.

**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. Clinton Church Restoration has a proven track record of leveraging grants for additional funding. In this case, CCR will be applying for a \$400,000 National Park Service African American Civil Rights Preservation Grant for this phase of work. Although no matching funds are required, the NPS looks favorably on projects with multiple sources of funding. CCR also plans to raise \$37,000 from individual donors or other grants.

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

**Local support:** Clinton Church Restoration's effort to save "the little church" on Elm Court has received an outpouring of community support from its beginning in 2016. The group's first organizing meeting drew dozens of local residents, favorable media attention, and numerous offers of assistance, and local support continues to be strong. To date, more than 500 individual donors have contributed over 300,000 to CCR's fundraising campaign. Community interest is evidenced by the hundreds of residents who attend CCR events, including concerts, film screenings, theater works, a youth poetry slam, and the current, online scholar-led discussion of Du Bois' seminal work, *The Souls of Black Folk*. Many of these events have been held in collaboration with local organizations and businesses, including the Great Barrington Land Conservancy, Berkshire International Film Festival, WordXWord, NAACP, First Congregational Church, Hevreh, Fuel Bistro, the Triplex Cinema, and others.

**Community input in planning:** Community input to ensure the development of an appropriate and sustainable vision for the future of the Clinton Church is a priority of CCR. Early input was garnered through a public visioning session, design charrettes and a planning workshop that were attended by dozens of individual and organizational stakeholders. Earlier this year, Proun Design, the project's exhibition design team, presented a draft interpretive plan to a group of CCR stakeholders at the Norman Rockwell Museum. The audience research firm People Places Design Research conducted an online survey of potential visitors to solicit input on a range of topics. Through collaborations with the Berkshire Museum and Berkshire Historical Society, members of those organizations were also surveyed.

**Partnerships:** CCR is fortunate to have strong partnerships with the Upper Housatonic Valley National Heritage Area (Housatonic Heritage) and UMass Amherst, two of the institutions involved in the development of a 2009 master plan for interpreting the legacy of W.E.B. Du Bois in Great

Barrington. The plan, *W.E.B. Du Bois Boyhood Homesite and Great Barrington: A Plan for Heritage Conservation and Interpretation*, 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, and has been a foundational resource for CCR's work.

Housatonic Heritage, a program of the National Park Service, has been an integral partner in the project, serving as CCR's financial sponsor prior to our receiving our 501c3 status, providing support in the form of sponsorships, grants and technical assistance, and stewarding our relationship with the Park Service. Housatonic Heritage's executive director serves on CCR's board of directors (ex officio) and a collaboration with their Oral History Project is in the planning stages.

CCR is also working closely with the University of Massachusetts Amherst, which houses the papers of W.E.B. Du Bois and maintains his Boyhood Homesite in Great Barrington. The visitor and interpretive center at the restored church will extend the homesite's interpretation and that of other sites that comprise the W.E.B. Du Bois Great Barrington Walking Tour. The university's programs at the homesite—from archaeological field schools to guided tours—provide opportunities for collaboration. Last year, under the guidance of a public history professor, graduate students created temporary interpretive signage to be installed at church site during construction.

**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. Larochelle Construction now holds a building permit for a phase of construction work that will be completed this winter. One or more new building permits will be required for the utility/site work, probes, stabilization and repair work outlined in this application (see timeline.) Once the project's comprehensive building design has progressed further, CCR will apply for a special permit from the town's select board.

### 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.

The CCR project is 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."* In addition, *"historic resource preservation helps Great Barrington be a more sustainable community"* by reusing existing buildings, promoting tourism, and providing educational opportunities (p. 7).

The Clinton Church Restoration project aligns with these values by preserving and repurposing a downtown building as an educational resource, community cultural center, and heritage tourism site. The CCR project incorporates a number of the specific goals named in the Plan:

- **Preserving a site listed on the National Register of Historic Places:** Clinton Church (Information System Number: 08000464) was listed in 2008 for its Historically Significant

Architecture. 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.

- **Preserving artifacts and records that are significant to the history of Great Barrington:** 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 only extant building integrally associated with W. E. B. Du Bois's formative years. 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."
- **Preserving a threatened historic resource:** Clinton Church was cited by Preservation Massachusetts as one of the state's most endangered resources. Vacant since 2014, the building was severely damaged by water infiltration and structural failure. Without the stabilization work begun by CCR, the historic church might have been lost.
- **Providing public access to the site:** The planned cultural center will be open to the public and will host exhibits, performances, lectures, public discussions, student and children's programming, an oral history archive, and community events.

**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.

### 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. While some of the future uses of the building (public gatherings, meetings, performances) are consistent with its past uses, others may not be (e.g., interpretative exhibit space and visitor hub.) Therefore, CCR plans to apply to the Great Barrington Select Board for a Special Permit once the architectural plans are sufficiently developed.

### Construction Status

Work at the site resumed in mid-October.

### Note

Clinton Church Restoration has worked diligently to plan this multi-phase restoration and to raise monies to cover each phase of the project as we go. Unfortunately, no one anticipated the extent to which the combined forces of age, deferred maintenance and New England winters would ravage this building. While the project's phasing, timeline and budget have changed, our plan to restore the Clinton A.M.E. Zion Church for use as an African American Cultural Heritage Center has not. Despite the setbacks, we have made significant progress in other areas:

- Our architectural design team is mid-way through schematic design
- The exhibition design team has completed our interpretive plan and a first round of audience research
- We have had an incredible response to our online community read of W.E.B. Du Bois' seminal work, *The Souls of Black Folk*. which both affirms interest in our programming and helps to build our audience

This has been a challenging year but we are more determined than ever to bring our vision to fruition.

## Certification


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

Name: Eugenie Sills

Ph: 413-329-8748

Email: [esills@clintonchurchrestoration.org](mailto:esills@clintonchurchrestoration.org)

*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: \_\_\_\_\_

Date: November 5, 2020

Signature: \_\_\_\_\_

Date: November 5, 2020

Enclosures: CCR Attachments

- Map
- Photographs
- Elevations
- Property deed
- Existing conditions report with photographs
- Project budget
- Project timeline
- Question #5 (cont): Consultant qualifications
- Letters of support (5)

**10 hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.**

## Clinton Church Restoration Attachments

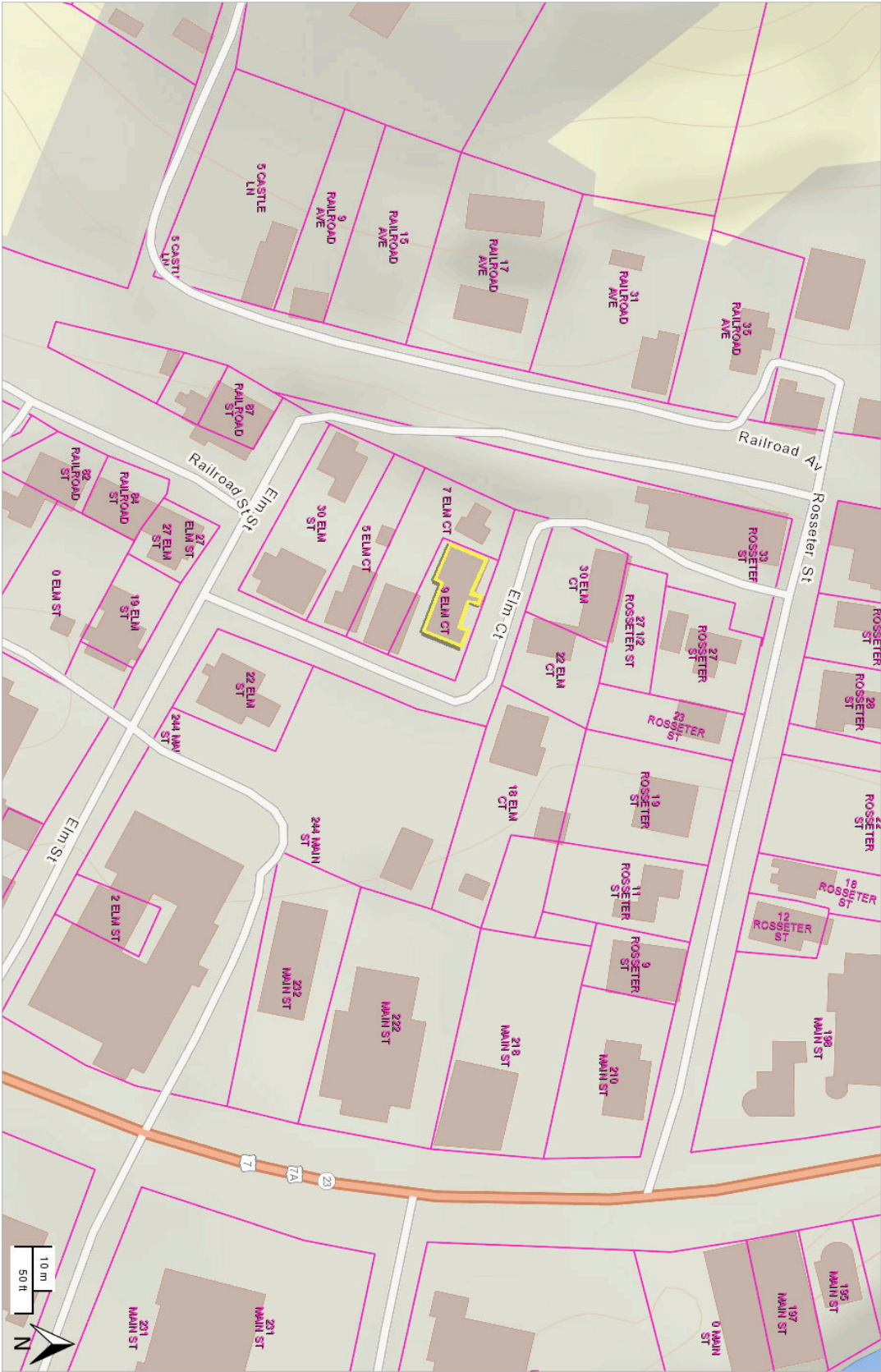
- Map
- Photographs
- Elevations
- Property deed
- Existing conditions report with photographs
- Project budget
- Project timeline
- Question #5 (cont): Consultant qualifications
- Letters of support (5)

### Available Upon Request

- Silman Existing Conditions Field Notes SK-1, SK-2, SK-3
- Historic Structure Report by Clark and Green Architects



# Clinton Church Restoration project map



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



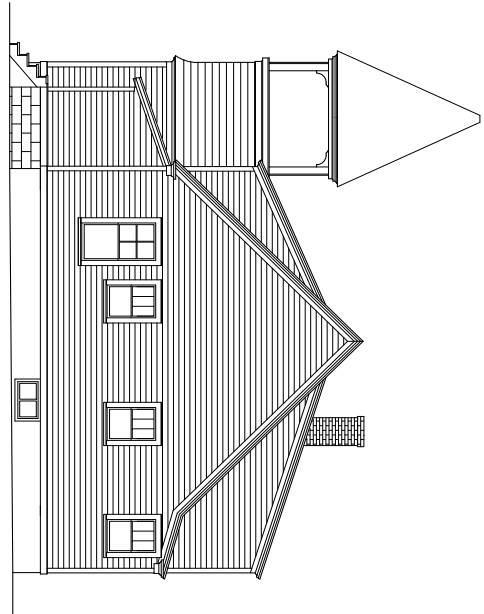




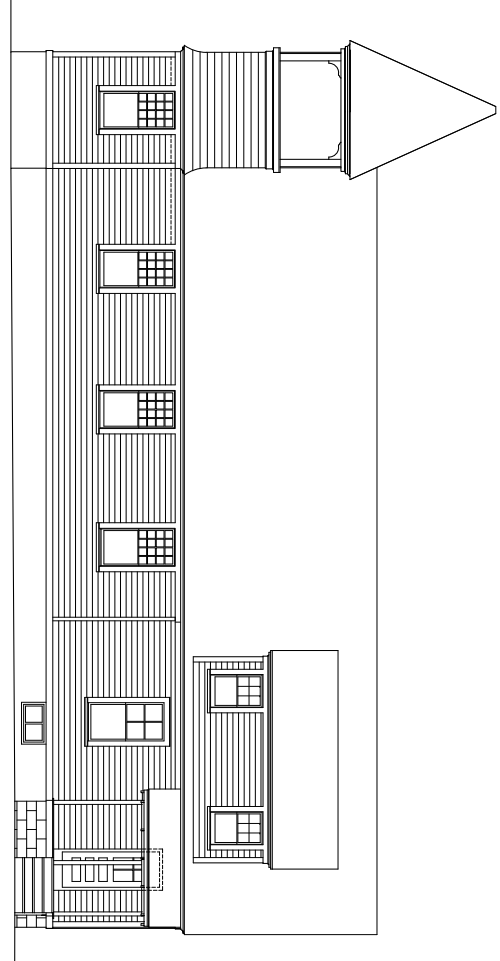


Interior shoring and exterior protection of south sanctuary wall | 10.23.20

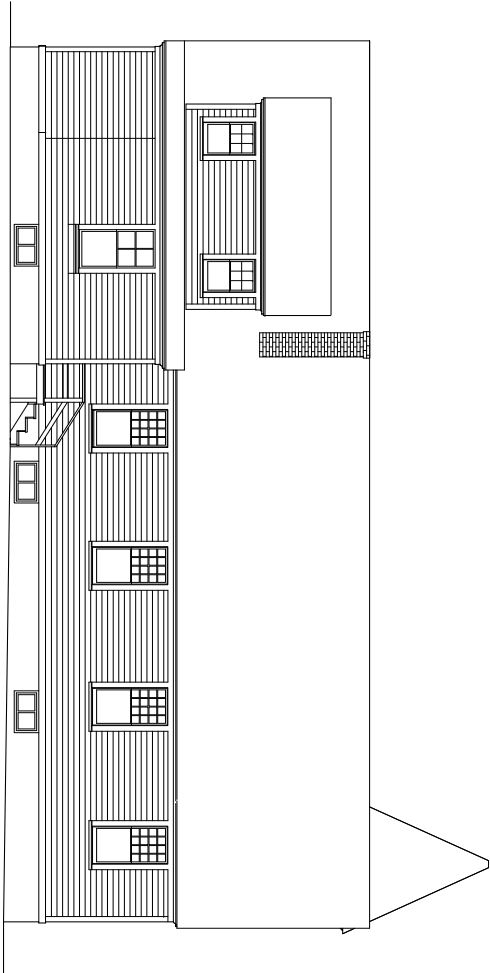




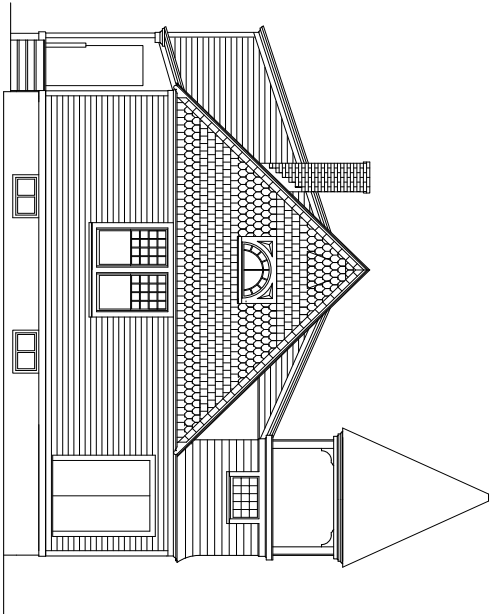
WEST ELEVATION



NORTH ELEVATION

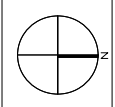
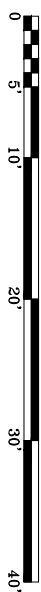


SOUTH ELEVATION



EAST ELEVATION

EXISTING  
CONDITIONS



LEGEND OF SYMBOLS

- DOOR OPENING
- WINDOW OPENING
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING ROOF
- EXISTING FLOOR
- EXISTING CEILING
- EXISTING WALL
- EXISTING CHIMNEY
- EXISTING TOWER
- EXISTING STAIR
- EXISTING PORCH
- EXISTING PATIO
- EXISTING DRIVE
- EXISTING FENCE
- EXISTING GARDEN
- EXISTING TREES
- EXISTING LANDSCAPE
- EXISTING UTILITY
- EXISTING SIGNAGE
- EXISTING LIGHTING
- EXISTING FURNITURE
- EXISTING PLANTING
- EXISTING MATERIALS
- EXISTING FINISHES
- EXISTING COLORS
- EXISTING TEXTURES
- EXISTING PATTERNS
- EXISTING LINES
- EXISTING SHAPES
- EXISTING SIZES
- EXISTING QUANTITIES
- EXISTING PRICES
- EXISTING COSTS
- EXISTING REVENUES
- EXISTING PROFITS
- EXISTING LOSSES
- EXISTING NETS
- EXISTING TOTALS
- EXISTING AVERAGES
- EXISTING RATES
- EXISTING PERCENTS
- EXISTING DECIMALS
- EXISTING FRACTIONS
- EXISTING MIXED
- EXISTING COMBOS
- EXISTING SPECIALS
- EXISTING NOTES
- EXISTING COMMENTS
- EXISTING FOOTNOTES
- EXISTING APPENDICES
- EXISTING REFERENCES
- EXISTING CITATIONS
- EXISTING SOURCES
- EXISTING METHODS
- EXISTING TOOLS
- EXISTING EQUIPMENT
- EXISTING MATERIALS
- EXISTING FINISHES
- EXISTING COLORS
- EXISTING TEXTURES
- EXISTING PATTERNS
- EXISTING LINES
- EXISTING SHAPES
- EXISTING SIZES
- EXISTING QUANTITIES
- EXISTING PRICES
- EXISTING COSTS
- EXISTING REVENUES
- EXISTING PROFITS
- EXISTING LOSSES
- EXISTING NETS
- EXISTING TOTALS
- EXISTING AVERAGES
- EXISTING RATES
- EXISTING PERCENTS
- EXISTING DECIMALS
- EXISTING FRACTIONS
- EXISTING MIXED
- EXISTING COMBOS
- EXISTING SPECIALS
- EXISTING NOTES
- EXISTING COMMENTS
- EXISTING FOOTNOTES
- EXISTING APPENDICES
- EXISTING REFERENCES
- EXISTING CITATIONS
- EXISTING SOURCES
- EXISTING METHODS
- EXISTING TOOLS
- EXISTING EQUIPMENT

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

CLARK & GREEN, INC.  
ARCHITECTURE + DESIGN  
113 BRIDGE STREET  
GREAT BARRINGTON MA 01230  
413/538-9190 FAX 413/538-9250  
RESTORATIONS -  
EXISTING CONDS.

EX1.1



2017 00244260

Bk: 2419 Pg: 122 SBRD

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

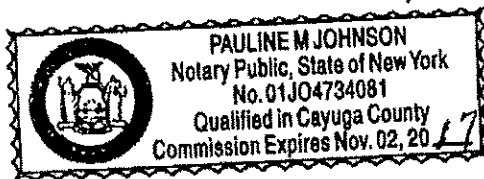
(See Certificate of Resolution recorded  
herewith in Book 2419, Page 119).

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



ATTEST: Berkshire South Wanda M. Beckwith Register

Date:	April 23, 2020	Date on site:	March 4, 2020
Attention:	Mario Gooden	Project name:	Clinton Church Restoration
Company:	Huff + Gooden	Silman project #:	18777
Report:	2	Location:	CCR, Great Barrington
Owner:	Clinton Church	Contractor:	LaRochelle Construction
Weather:	Cool, sunny, some flurries	Present at site:	Andre Georges (Silman) Pam Sandler Victor Ritchey, Chris Cole
Submitted by:	Andre Georges	cc:	Rebecca Buntrock

**BACKGROUND**

Silman visited the Clinton A.M.E Zion Church in Great Barrington on Wednesday March 4<sup>th</sup>, 2020. We were joined on site by Pam Sandler (Historic Preservation Architect) Chris Cole from Cole Engineering, and Victor Ritchey from LaRochelle Construction (LaRochelle). The intent of the site visit was to observe general construction progress for Phase 1A and to review probes performed based on our probe document from 3/2/2020.

Silman was provided site access and observed probes to expose framing conditions with the help of LaRochelle Construction. We reviewed existing exposed framing conditions throughout the building. Field Notes SK-1.0, SK-2.0, and SK-3.0 are attached to the end of this report.

**FINDINGS****1.0 South 1886 Wall***Description:*

1. As requested, the south wall of the Sanctuary was exposed along the bottom two feet of the wall for the entire length of the wall. (See Figure 1)
2. Approximately one foot of the inside of the wall was exposed to observe the top plate and the studs. (See Figure 2)
3. To test the wood, we used a hammer and 5 in 1 tool to probe soft areas. We also used a drill with a small bit to test resistance when drilling the wood. This was done as a spot check at both deteriorated and solid locations in the wood. (See Figure 24)
4. For approximately 40% of the south wall, the sill plate was observed to be significantly to severely rotted. (See Figures 5 and 6) Overall, about twenty-two feet of the forty-foot length of wall was partially dry and possibly salvageable (See Figure 6) Although it



appeared to be dry, there is likely additional defects in the center of the wood due to ongoing water damage and insect damage. The bearing ends of the floor joists that bear on the bottom sill plate were visibly rotted in areas that were actively wet. (See Figures 25, 26, and 27) While on site we requested the probe at the base of the wall wrap around the east wall. The southeast corner framing at the base was completely missing but about a couple feet east of the corner, the wall was observed to be dry. About 6 feet of the base along the east wall was exposed. As noted above, even though the wood was observed to be dry does not mean that it does not have internal damage not yet observed. (See Figures 3 and 4)

5. The top plate of the entire length of the south wall was observed from inside the south wall to avoid removing exterior cladding. The top plate is constructed with double 2x6's. Much of the top half of the top plate was wet and in very poor or fully rotted condition. We used drilling methods to see what the condition of the underlying wood was. We found that about half of the top plate was deteriorated.
6. We were not able to observe any more of the base of the rafters during this visit because the ceiling plaster was not removed along the bottom edge. Since the top plate is what the rafters and trusses are connected to, the rafters and truss ends are also likely deteriorated.
7. We drilled the upper 10" of studs and found about half were rotted or hollowed out by insects. (See Figures 2 and 7).
8. We anticipate 100 % of the upper half of the double top plate requires replacement and possibly 25% of the bottom half. Given the top plate is a double plate and nailed together, it will likely make sense to replace it entirely. Some portion of the rafter ends will require sistering, but it is too early to estimate how many rafters need sistering until we observe them from above.

#### Building envelope performance:

One of the unique framing characteristics of the exterior walls in this building was exposed during removals. The sub framing installed inside the exterior walls to attach the wainscoting does not allow ventilation to occur inside the walls. We recommend reviewing altering the design to improve this condition.

#### Scissor trusses:

The roof rafters span north south and bear on the exterior wall top plate, with no ridge board or beam in the ridge of the sanctuary roof framing. The scissor trusses are the primary components for resisting the lateral thrust of the roof framing. The roof scissor trusses are supported on 4"x5" wood posts buried within the wall. We found those to be soft below the top plate when drilled as well. (See Figure 12)

*Immediate Recommendation:*

Based on our observations of the south wall of the Sanctuary, we still recommend immediate shoring be installed to stabilize the south half of the Sanctuary. Silman is working with the contractor to design the shoring. Once shoring is installed, complete removal of the outer cladding should be performed to expose the entire wall for full evaluation. The entire south wall of the Sanctuary should be exposed for further evaluation.

As part of the long-term repair, localized rebuilding of the south wall and sill plate will be required.

South 1886-1939 Wall (West end of building)

1. Silman reviewed the exposed structural conditions of the base and top of the south wall where Phase 1A work is currently underway. (See Figure 20)
2. About 5'-0" of base of the 1886 wall was highly deteriorated. The remaining 11'-0" was reasonably dry but there is likely additional defects in the center of the wood due to ongoing water damage and insect damage. (See Figure 21)
3. The eastern end of the wall has two replaced 2x6 studs and a new 2x6 base plate installed over the original base plate. (See Figure 21)
4. All 6'-2" of the 1939 addition base plate was soft and saturated. The (5) 2x6 studs of the 1939 addition were saturated and beginning to rot. (See Figure 22)
5. The top double plate of both eras of construction was highly deteriorated. The top plate was mostly gone. Studs below the top plate were easy to drill into indicating internal rot or insect damage. (See Figures 23 and 24)

*Recommendation:*

We recommend either significant localized rebuilding or complete rebuilding of the southwest exterior wall. Saving historic fabric will be more time consuming and expensive than a complete rebuild, but there are important aspects of the framing that will be lost in the complete replacement. We can proceed with either repair campaign.

**2.0 North 1886 Wall**

*Description:*

1. While documenting probes on the north wall we noted the northwest corner of the Sanctuary was dry at the base and top of the wall. (See Figures 8 and 9)
2. At the western truss we noted insect damage at the base of the support post. (See Figures 10 and 11)

3. At the most eastern truss we observed the top plate was deteriorated under the bearing of the truss and to the east of the truss. (See Figure 12)
4. At the base of the support post for the truss, we observed a previous repair had been done that included cutting out and rebuilding the base of the wall for about 20'-0" and 18" high. (See Figure 13)
5. To the east of the probe we saw daylight coming through the wall. As a result, we requested a full height removal of inner finishes of the wall about 4' the east of the east truss. Two studs crumbled upon removal of inner finishes, all that was left was highly deteriorated sheathing. (See Figure 14)
6. This area is where the entry vestibule (Narthex) frames into the north wall of the Sanctuary. We removed some highly deteriorated cladding in the reentrant corner outside. We observed that the 6" base plate was only 3" high here. It was rotted and compressed three inches. (See Figures 15 and 16)
7. The base plate for the Vestibule/Narthex was fully rotted away for about a foot. (See Figure 16) We did not remove more than about foot of the cladding.
8. While we were outside, just east of the entry vestibule to the basement, we exposed about two feet of the base plate and it was completely rotted through to the interior. (See Figures 17 and 18)
9. West of the basement entry along the exterior base of north wall, we noted the wood was soft when probed as well but did not perform any removals. (See Figure 19)

*Immediate Recommendation:*

Based on what we observed in the north wall probes and from the basement between joists along the north wall, we recommend a similar removal of the exterior along the base of the wall be done across the entire north façade. In order to verify the Narthex deterioration, its base of wall sheathing should also be removed for observation. We only exposed a small portion of the north wall during this probe package. The intent was to verify unseen conditions. Overall, we found the base plate to be in very poor condition along the length of the north wall of the Sanctuary. We found at least 6 feet of the top plate of the east end of the wall to be highly deteriorated and two completely rotted studs. There was a 4"x 5" post at the Narthex and north wall intersection which may be part of the tower framing above. This post may be assisting to support this part of the wall. The damage to this part of the wall may be caused by leaks from the intersection of the main roof and the narthex wall framing. In the short term, some localized shoring should be installed to support the damaged wall. When the lower wall is exposed from the exterior, we will return to the site again to observe the area in question.

### 3.0 First Floor Joists

#### *Description:*

We reviewed joist ends along the south wall while reviewing the south wall. We also reviewed condition of joists from the basement. The overarching observations were:

1. 30% of joist ends had some degree of deterioration along the south wall. Because they are cut down to about 3 ½" high out of the 7 ½" overall height, the deterioration is more critical to their ability to perform properly. (See Figure 25)
2. On the north side at least 16 joists have fully rotted away from the base plate east of the basement entry. This deterioration is evidence of why someone rebuilt the base of the north wall. The joists are currently bearing on the stucco finish that has been built up under them. There is typically a couple inch gap between joists and top of foundation wall, but here the joists bear on the wall. (See Figures 25, 26, 27, and 41)
3. The base plate is rotting over the door opening that acts as a lintel for 2 to 3 joists. These joist are not properly supported. (See Figures 26 and 27)
4. About 12'-3" along the east end of the north half of the Sanctuary is still obscured with the homasote panels. This is probably about 9 joists that we could not observe. (See Figure 28)
5. In the center of the Sanctuary, hidden behind some boards, we observed a roughly 24" x 30" opening that was in the middle of the Sanctuary in both directions, which means the girder was cut out in that bay between posts. Two joist headers were installed to header off one joist on both the south and north half of the building at this opening. The northwest trimmer (all four trimmers were not designed to be trimmers) had been partially sistered in a haphazard fashion because the original joist was fully rotted out and broken. (See Figures 33 and 34)
6. We observed multiple types of joist conditions spread throughout the building, 8 ½ high joists in the north west (kitchen), 8 ½" high joists hacked away with what looked like a hatchet, probably due to sagging, 7 ½" joists with 1" blocking below them to match the 8 ½" joists (so ceiling panels would align) in the Sanctuary and under the vestry. (See Figures 35, 36, and 37)
7. We observed at least three locations where multiple joists were damaged by fire. (See Figures 38 and 39)
8. Multiple locations of insect damage and/or moisture damage were observed. (See Figure 40)
9. Five joists in the narthex (entry vestibule) were in such poor condition someone had previously attempted to sister them from below. Since it is a tight space, the sisters are not installed well. In between the joist bays we observed the base plates of the Narthex exterior wall were highly deteriorated. The joist ends that are notched on top of the base plates in the narthex were rotted away. (See Figures 41 and 42)

10. At the west end of the Sanctuary we could see the two layers of floor joists that make up the platform above. The most western part of the raised floor has a cantilevering condition that needs further evaluation because we could not see how it works. Just west of the cantilever floor framing, the west wall of the Apse comes down behind the joists and does not appear to have anything to bear on. The studs may be nailed to the joists from behind, but we could not see the connection method. This condition needs further evaluation. (See Figure 43)

**Girder Observations:**

1. The center 6" x 6" wood girder that supports the Sanctuary floor spanning east/west has two half lapped joints that have through bolts. They placed the joints in the center of spans between posts. These connections need further evaluation. The main girder ends about 80" west of the west end of the Sanctuary. (See Figures 29 and 30)
2. The remaining approx. 9'-0" to the west foundation wall is a CMU wall (south wall of kitchen). There is a second 6" x 6" wood girder that travels east/west from the west foundation wall to the post near the chimney that is about 20" south of the main Sanctuary girder. It is about 18'-0" long. These two girder overlap so presumably the joists are carried by one or the other girder. We were not able to verify this however, so the CMU should be presumed to be load bearing until proven otherwise. (See Figure 31) There is a third 6" x 6" wood girder that travels east/west, located south of the stair opening to the chimney masonry wall. It is about 14'-0" long. It presumably carries most of the Vestry floor joists. (See Figure 32)

**Recommendations:**

The 1st floor joists have many existing conditions that have weakened their capacity to perform properly. Because so many joists have lost their connection at the base plates, both bearing capacity and lateral connectivity between the floor diaphragm and exterior walls has been compromised. 100% of joists are to be sistered and the 6x6 girder is to be replaced in Phase 1B scope. The repair scope in Phase 1B will cover the damage that we observed.

#### **4.0 Second Floor Framing in West Wing**

**Description:**

The historic report indicates the Vestry was altered from a one-story extension (with attic space) to a 1 ½ floor addition in the 1890's. The addition also filled in north of the Vestry to align with the Sanctuary, which it previously did not. The 1½ floor description is because the second floor is not a full floor. Two dormers at the north and south side of the addition improve the size of three of the upper rooms, but beyond the dormers to the east and west of the 2<sup>nd</sup> floor, the rafters span from the ridge to the 2<sup>nd</sup> floor. Since the original southwest

Vestry was a one-story building (like the sanctuary) it had a double top plate identical to the sanctuary at the top of the 1<sup>st</sup> floor, which supported the original rafters.

1. The north half of the 1890's addition was built from the ground up. They used a common method of 19<sup>th</sup> century framing called balloon framing, which uses full height wall studs instead of floor to floor platform construction. Since the length of a stud effectively defines the height of a balloon framed house, they did not usually exceed 25 feet high. With this building method, second-floor joists are attached inside the stud bays, attached to the side of the wall studs. Commonly, the 2<sup>nd</sup> floor joists bear on a ledger board let into the studs. The ledger is installed to support the 2<sup>nd</sup> floor joists; the nails are usually resisting lateral loads. During our investigations of probes at the second-floor level in the north half of the 1890's addition we observed that they used balloon framing to frame this part of the building. The studs are about 6" higher than the second-floor framing. Since we could not see if there was a ledger board from above, we opened up a probe in the 1<sup>st</sup> floor ceiling below. There was no ledger board. This means the joists are held in place just by nails acting in shear, which is not a good connection method. (See Figures 44 and 45)
2. While documenting other probes, we observed that the three sets of double roof rafters that frame the north dormer do not land on top of the 2<sup>nd</sup> floor interior walls as we had suspected. The 2<sup>nd</sup> floor walls are built around the rafters that frame all the way to the north exterior wall. This is a preferable structural configuration because the roof load transfers to the exterior wall, not the interior partition wall. (See Figures 46 and 47)
3. At the south end of the 2nd floor on the west and east sides of the south dormer are several roof rafters that travel down to the 2nd floor level. However, because the south wall of the west wing travels about 4'-0" further south of the Sanctuary, the south side rafters land on the 2nd floor joists, not the south exterior wall. They frame to a triple base plate that bears on the 2nd floor joists. There is no wall below these joists to transfer load. The joists were not designed to take the roof load. The remaining 4'-0" of roof that follow a shallower slope is framed with 2x4 rafters that frame into the back of the stacked triple plate and span to the south exterior wall. The 2x4 rafter ends become very small at their ends because the 2x4's are cut to bear on the top plate of the wall. Both sides of the roof are highly deteriorated due to failed roof shingles. (See Figure 48)
4. The second floor has a bathroom with a cast iron bathtub. The plumbers who installed the drainpipes in the bathroom cut through at least three joists leaving only about 15% of the joists capacity intact that support the tub. (See Figures 49 and 50)
5. Inside the small triangular space to the west of the chimney we observed a double plate embedded in the gable end wall of the Sanctuary was saturated and showing signs of deterioration. (See Figures 51 and 52)

*Recommendations:*

We recommend the balloon framed joists get reinforced where they connect to the studs. The roof rafter framing configuration on the south side needs reinforcing, both for wood deterioration and faulty design. The bathroom joists need to be sistered or replaced. The plumbing pipes must be reconfigured to avoid cutting joists. The west wall header of the Sanctuary that spans over the Apse (recess in west Sanctuary wall) needs to be closely evaluated based on what we observed in the closet west of the chimney. We recommend a wall probe be performed to verify the condition of the Apse header/lintel.

**5.0 Narthex Attic**

We observed one of the four 6" x 6" corner posts in the southwest corner that support the bell tower above had a butt joint hidden behind two boards tacked over the joint. There was no evidence of mechanical connection at the joint. (See Figures 55 and 56)

*Recommendations:*

We recommend the tower post be reinforced with mechanical connectors at the joint just above the 2<sup>nd</sup> floor level.

**6.0 Foundation Wall**

During our observations of the exterior wood framed wall, we observed masonry deterioration inside the wall behind the cracked stucco. The cracks may have been caused by 1950's deepening of the basement due to differential settlement and subsequent water getting the cracks has caused moisture sensitive materials to break down. (See Figures 53 and 54)

*Recommendations:*

We recommend further evaluation be performed on the rubble stone walls where cracked.

*Site observation visits are conducted for the purpose of observing the general nature of and the technical progress of the work and do not replace regular quality control inspections. Please contact us should you have questions or concerns related to the report content.*



PHOTOS:



Figure 1 – Lower zone of deteriorated south wall of the Sanctuary



Figure 4 Overall view of southwest corner of Sanctuary



Figure 2 The inside of the south wall of the Sanctuary exposing the top plate and studs below



Figure 5 Close up of highly deteriorated base of south Sanctuary wall



Figure 3 Overall view of the south wall of Sanctuary wall exposed. The damage is contained to the west corner. Note the crack in the foundation wall that should be further evaluated.



Figure 6 Transition zone where highly deteriorated wood becomes dry to the right side of photo, left side of photo is west end of Sanctuary with extensive rot.





Figure 7 Top of south side of Sanctuary from inside- note saturation and mold



Figure 10 top of western truss on north wall of Sanctuary- wood is dry



Figure 8 Top northwest corner of Sanctuary on north wall- wood is dry



Figure 11 Base of western post that supports the truss on north Sanctuary wall was highly damaged by insects.



Figure 9 Base of northwest corner of Sanctuary- wood is dry. We only observed the inner face of the 6x6 post. The back side of the wall has exterior sheathing visible as this was an exterior wall originally.



Figure 12 Top of eastern truss on north Sanctuary wall with significant insect and moisture damage





Figure 13 First view of base of post that supports eastern truss on north Sanctuary wall. This prompted us to expand the probe. The post has been cut and a repair using 2x6 has been inserted.



Figure 14 Larger probe performed to uncover 2 fully rotted studs that crumbled upon removal of plaster. Note daylight coming through the wall.



Figure 16 Close up of Narthex deteriorated base plate



Figure 17 Base of wall next to basement entry vestibule



Figure 15 View of exterior corner between Narthex and north wall of Sanctuary. Note the degree of rot in the base plates here.



Figure 18 The rot in the base plate traveled through to the inside of the basement.





Figure 19 Transition between 1886 and 1890's where base of north wall had deterioration behind sheathing.



Figure 22 West end of 1939 addition top of wall with extensive rot



Figure 20 Overall view of southwest corner of south wall (west wing). The 6x6 post in the foreground is the end of the original 1886 building. The left corner shows the beginning of the 1939 addition



Figure 23 Top of 1886 south wall (west wing) with joists already removed.



Figure 21 Part of southwest corner of building at west wing. Combination of rotted and dry wood. You can see the two replaced studs.



Figure 24 Close up of top of west wall being drilled for resistance.





Figure 25 View of a joist notched to bear on top of 6x6 base plate. The bearing end is often in very poor condition.



Figure 28 Area in northeast part of Sanctuary that had not yet been uncovered



Figure 26 Close up of highly deteriorated joist where it bears on the base plate of the north wall.



Figure 29 This is a view of the half lapped joint in the center 6x6 wood girder located over the doorway into the kitchen.



Figure 27 Another view of a fully rotted out joist, the wall framing visible here is the repair wood inserted along the north wall



Figure 30 View looking up at half lap joint



Figure 31 View of the 2<sup>nd</sup> wood girder that is south of the main wood girder. The door opening visible is to the kitchen. The girder starts at the west 1886 foundation wall and ends at the post visible in this photo



Figure 34 This fully failed and rotted joist is the northwest trimmer for this headered condition



Figure 32 This is the 3<sup>rd</sup> wood girder, south of the staircase that starts at the west 1886 foundation wall and ends on the chimney masonry pier



Figure 35 Kitchen joist that is notched to go over 6" x 6" wood girder because it is 8 1/2" high



Figure 33 Location of earlier hole in the Sanctuary floor about 24' x 26" wide – two spanning joists are headered off at the opening. At this location, 30" of the 6" x 6" wood girder had been cut out. Due to this cutout, the 6" x 6" girder is cantilevering off the post to the east about 2'-0"



Figure 36 Bottom of joist was cut crudely along its bottom, possibly because it was too low for the ceiling





Figure 37 blocking installed in much of the main Sanctuary, possibly to align with the bigger joists in the kitchen when the ceiling was installed. Prior to ceiling panels being removed, this blocking gave the impression the 6" x 6" wood girder was smaller than it is. The joists are more commonly 7 1/2" high



Figure 38 Burned joists



Figure 39 another view of burned joists



Figure 40 Insect and/or water damage to joist



Figure 41 Joist end along north wall-possibly water or insect damage, or both. This is above the wood header between the main Sanctuary and the Narthex. The wood visible beyond are the Narthex joists



Figure 42 This is view between two joist bays in the Narthex. The rebuilt wall is visible beyond and the end of the joist is fully rotted away. The edge of wood visible at the far left of the picture is a sister joist





Figure 43 This is a view of the raised floor built on top of original joists under the Apse. The arrow points to wall framing that appears to have no bearing. This needs further evaluation



Figure 46 Overall view of the 2<sup>nd</sup> floor room with both walls being built around the double rafters



Figure 44 View of the balloon style framing used on the north half of the 1890's addition. You can see the 2<sup>nd</sup> floor joists below the floorboards about three inches lower than the bottom side of the double top plate of the wall and rafters bearing on the top side.



Figure 47 Close up of double roof rafter passing through the wall and studs built to it.



Figure 45 View from the 1st floor ceiling along the north wall of the west extension. The wood between the joists is just a nailer for the ceiling. The joists are nailed to the side of the studs



Figure 48 Western end south dormer and its connection to a triple plate that bears on 2<sup>nd</sup> floor joists. Beyond to the left is the 2x4 extension of the roof rafter that travels another 4 feet to the top plate of the south exterior wall.





Figure 49 2<sup>nd</sup> floor bathroom



Figure 50 Cut joists below the bathroom and its cast iron bathtub. At last three were observed to be cut to the point the joists cannot hold weight



Figure 51 Inside closet toe h south of the chimney at the 2<sup>nd</sup> floor. You can see the plaster wall that is the interior of the Sanctuary. There is an embedded double plate that framed the gable end of the sanctuary. You can see the wood is deteriorated.



Figure 52 This is close up of the corner where you can see through the wall. The concern is if this part of the wall is this damaged, the header over the Apse needs to be observed for intactness



Figure 53 Foundation wall disaggregating behind the stucco finish



Figure 54 A close up of the wall indicates the grey loose, wet, and sandy material may be coming from this grey colored stone. The Church in town is built of a very similar stone.



Figure 55 Inside the attic space above the entry and below the bell tower. Each corner is a 6" x6" post that travels through the framed assembly. This is looking south; you can see the ceiling of the Sanctuary beyond



Figure 56 Close up of post just above the 2<sup>nd</sup> floor level, where a butt joint that was hidden behind two boards nailed to the post is now visible. This is a hinge point in the column assembly.

Field Notes SK-1, SK-2, SK-3 Available Upon Request



<b>Clinton Church Restoration</b>		
Estimated project costs for Phase IB: Structure		
<b>Direct costs*</b>		
Utility Site Work: sewer/water/storm connections to town	23,000	
Structural Stabilization: shoring and repair	103,500	
Structural Repair: posts, framing, rough carpentry, sheathing, stairs	102,100	
Structural Repair: select removals, mold remediation, asbestos abatement	80,895	
<i>subtotal direct costs</i>		<b>309,495</b>
<b>Add*</b>		
Design + construction contingency @10% of direct costs	38,687	
General conditions @ 25% direct costs + contingencies	77,374	
Escalation @0.5% per month for 24 months	51,067	
<i>subtotal direct costs</i>		<b>167,127</b>
<b>Add</b>		
Architectural and engineering fees	60,000	
Conservation and hazmat consultants	15,000	
Project management	45,500	
<i>subtotal consultant fees</i>		<b>120,500</b>
<b>Add</b>		
Admin costs	25,000	
Indirect costs	15,000	
<i>subtotal admin/indirect fees</i>		<b>40,000</b>
<b>Total costs Phase IB Structure</b>		<b>\$637,122</b>
<i>*based on estimates from Cole Company + Accu-Cost Construction Consultants</i>		
<b>Funding Sources</b>		
National Park Service AACR grant	400,000	
Town of Great Barrington CPA funds	200,000	
CCR fundraising	37,122	
<i>total sources</i>		<b>\$637,122</b>
October 16, 2020		

Clinton Church Restoration	2021										2022					
Projected timeline for Phase IB: Structure	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	
<b>Sewer, water + storm lines pre town-work</b>																
Hire contractor (formal bid tbd)																
Town permit																
Contractor work + town review																
<b>A/E Design and Approvals</b>																
Hire probe contractor (formal bid tbd)																
Building permit																
Probes (structure)																
Probes (foundation core / lab)																
Develop and update plans																
CCR review and approval																
Agency approvals																
Bid documents prep and approval																
<b>Solicit Bids / Contract Award</b>																
Bidding period																
Hire general contractor																
Hire Haz Mat consultant																
Agency approvals																
<b>Submittals / Approvals / Permits</b>																
Building permit																
Temporary shoring plan (GC)																
Agency approvals																
<b>Construction</b>																
Mobilize site																
Haz Mat abatement, removals, mold remediation																
Temporary shoring																
Structural stabilization / rough carpentry																
Close out																
<i>updated 11.2.20</i>																

Mario Gooden, AIA Architect Educator  
Principal-in-Charge / Project Architect  
Huff + Gooden Architects LLC

#### Professional History

Huff + Gooden Architects LLC - 1997 to present  
Mario Gooden Studio, Gainesville, Florida - 1993 - 1997  
Steven Holl Architects, New York, NY - 1992 - 1993  
Zaha Hadid Architect, London, England - 1989

#### Professional Qualifications

National Endowment for the Arts Fellow, 2012  
MacDowell Fellow, 2012  
Columbia University, Master of Architecture, 1990, McKim Prize  
Clemson University, Bachelor of Science, 1987, Magna cum Laude, Senior  
Departmental Honors  
Registered Professional Architect: South Carolina, 1997 (Lic. # 5527); New York, 1996  
(Lic. # 025814-1); NCARB Certified, 1997

#### Professional Associations

Member, American Institute of Architects  
Board Member - The Architectural League of New York

#### Teaching Experience

Columbia University, Graduate School of Architecture, Planning and Preservation,  
Professor of Practice, New York  
Yale University School of Architecture, Associate Professor, Adjunct Louis  
I. Kahn Distinguished Visiting Professor, New Haven CT  
Syracuse University School of Architecture,  
Distinguished Visiting Professor, Syracuse, New York  
University of Arizona, Distinguished Visiting Professor, Tucson, AZ  
Southern California Institute of Architecture, Thesis Chair  
Los Angeles, CA  
University of Florida, Department of Architecture Assistant  
Professor, Gainesville, FL

#### Professional Experience

California African American Museum, Los Angeles, CA (Project Designer) Bedford  
Atlantic Recreation Center, Brooklyn, New York (Principal-in-Charge) Memminger  
Theatre - Spoleto Festival USA, Charleston, SC (Principal-in-Charge)  
Steinway Branch Library Renovation, Long Island City, New York (Principal-in-Charge)  
Youth Arts Academy, Brooklyn, New York (Principal-in-Charge)  
Market Up Urban Redevelopment, Johannesburg, South Africa (Principal-in-Charge)

## Structural Engineering

### **SILMAN** Creating, Renewing, Preserving, Sustaining

This has been the vision of Silman since its inception in 1966. The firm fosters an approach centered on constant collaboration among owners, architects, and consultants to provide the highest quality structural engineering services possible. The firm's engineers are trained to be effective listeners, creative problem solvers, and knowledgeable about all facets of the construction process.

Silman has served as structural engineering consultant on more than 23,000 projects and is noted for its collaborative spirit in the design of new architectural works and on some of the largest and most noteworthy renovations and additions in this country. Within the realm of rehabilitation and adaptive reuse of older structures, Silman has developed a special expertise in engineering for historic buildings.

The firm has worked on more than 400 individual landmarks recognized on federal, state, and city historic registers, as well as on scores of other buildings within landmark districts or of landmark quality. The firm's proficiency in the use of preservation techniques has aided efforts to save America's architectural heritage and extends to many structures built in the mid-20th century. Special areas of expertise are in the assessment and monitoring of structures, facade investigation and repairs, investigation of building failures and response to emergency structural situations.

Silman promotes sustainable and environmentally responsible design and has long advocated sustainable methodologies in engineering. With offices in New York City, Washington, DC, and Boston, the firm presently numbers 165, of whom more than 50 have professional registration and more than 20 are LEED accredited.

Silman's relevant project experience includes:

- Saint James Place, Great Barrington, MA
- Monument Mills, Revitalization at Housatonic River, Great Barrington, MA
- Old North Church, Boston, MA
- Trinity Church, Boston, MA.
- Shaker Museum & Library, Mt. Lebanon, NY
- Mount Lebanon Historic Site, New Lebanon, NY
- Brooklyn Navy Yard Center at BLDG 92, Brooklyn, NY
- Father's Heart Ministries, New York, NY
- St. Augustine Church, Brooklyn, NY
- First Unitarian Church, Ithaca, NY
- St. Mark's Church, New York, NY
- Philip Johnson Glass House, New Canaan, CT
- Building 324, 400, and Barry Road, Governors Island, New York, NY
- Menokin Ruins, Warsaw, VA



Nancy Hudson, PE  
Principal, Structural Engineer - Historic Preservation  
Silman

Nancy Hudson has two decades of structural engineering experience, most of which has focused on the preservation, restoration, and reuse of existing structures. She was named a Principal of the firm in 2017 and has managed some of Silman's most significant projects, many of which entail coordinating with federal, state, and local agencies.

Nancy's preservation projects range from restoring iconic modern buildings to weaving modern mechanical systems through 19th-century masonry structures to stabilizing failing ruins. As a structural engineer, she approaches historic buildings holistically, as the architecture, structure, and building systems often have become integral, making it difficult to change one without impacting the others. Nancy is experienced with state-of-the-art investigation techniques and balances the use of technology with a practical hands-on approach that informs the investigation, design, and construction to achieve the goals of the owner.

#### Education

MS, Civil Engineering, University of Colorado at Boulder, 1997  
BS, Architectural Engineering, University of Colorado at Boulder, 1992

Professional Qualifications Professional Engineer, New York  
Professional Engineer, Colorado

#### Professional Associations

Association for Preservation Technology Structural Engineers Association of New York

#### Professional Experience

Brooklyn Navy Yard Center at BLDG 92, Brooklyn, NY – Stabilization, repair, and modification of existing 6,500 sf 1850s structure and a new 16,000 sf addition. The restored historic building serves as an exhibition space; the 4-story modern extension houses BNYDC's Employment Center, leasable space, classrooms and meeting/event space. LEED Platinum certified.

Father's Heart Ministries, New York, NY – Master plan and Historic Structures Re-port for 1867 church and community house.

St. Augustine Church, Brooklyn, NY – Emergency steeple stabilization. First

Unitarian Church, Ithaca, NY – Stabilization of church steeple.

St. Mark's Church, New York, NY – Stabilization of church vault.

Philip Johnson Glass House, New Canaan, CT – Painting Gallery roof replacement.

Building 324, 400, and Barry Road, Governors Island, New York, NY – Assessment, stabilization and rehabilitation of the limestone cornice arch of Building 400 and the envelope of Building 324. Additionally, two granite retaining walls along Barry Road were stabilized and reconstructed where needed.

Menokin Ruins, Warsaw, VA – Preservation of The Francis Lightfoot Lee House, an 18-century plantation house that fell into serious decline.

Thomas E. Newbold, PE, CEM, CPMP, LEED AP

Principal, Mechanical Engineer

Landmark Facilities Group, Inc.

Since joining Landmark Facilities Group, Inc. in 1988, Mr. Newbold has been responsible for the analysis and design of mechanical systems for commercial, retail, industrial, and educational facilities. He has a special expertise in evaluating historic structures and developing engineering solutions that are sympathetic to buildings historical and architectural features. Mr. Newbold is responsible for project engineering and coordination from conception to completion, including construction support and supervision. Mr. Newbold has a great deal of experience in developing innovative engineering solutions for the renovation, restoration and adaptive-reuse of historic buildings. These projects were successful because a team approach was employed that involved input from a variety of professionals including architects, architectural historians, curators and conservators.

Mr. Newbold will serve as project lead program consultant and mechanical consultant. His responsibilities include analysis of engineered systems and coordination with other design team members.

#### Education

Master of Business Administration

Bachelor of Science in Mechanical Engineering University of Connecticut

Washington University/St. Louis

#### Professional Qualifications

Professional Engineer

CT, OH, VA, SC, DC, KY, MD, FL, GA, IN, WI, NC, NY, RI, TN, MA, NH, CO

LEED Accredited Professional Certified Energy Manager (CEM)

Certified Geo-exchange Designer (CGD)

#### Professional Associations

American Society of Heating, Refrigeration, and Air Conditioning Engineers CT

Green Building Council (Board Member)

Association of Preservation Technologists Association of Energy Engineers

#### Professional Experience

St Patricks' Cathedral, New York, NY

Loudoun County Community Centers, Leesburg, VA John Brown House, Providence RI

DD Martin House and Visitor's Center, Buffalo, NY Arcade Mall, Bridgeport CT

**Michael S. Kulig, PE**  
**President, Civil Engineer**  
**Berkshire Engineering**

Michael S. Kulig, PE, President- Over 25 years' experience with diverse civil, environmental and vertical construction projects, all phases including grant applications, municipal services and construction. Registered in MA and CT.

**Education**

Bachelor of Science- Civil Engineering,  
University of Massachusetts Amherst, Amherst, MA

**Professional Qualifications**

Professional Engineer MA PE 39471; CT PE 23574  
MA Soil Evaluator 1282  
MA System Inspector 1737

**Professional Associations**

ASCE (M. ASCE). Berkshire Engineering Inc.  
Investigative Engineers Association (I-ENG-A)

**Professional Experience**

Saint James Place - Adaptive reuse of an historic church, Great Barrington, MA.  
Western Gateway Heritage State Park –Master Planning and Redevelopment, North Adams, MA.

## Cost Estimating

**ACCU-COST** works closely together providing cost estimates along with all other cost consulting services throughout the design and construction phase of your project. Once a team is assigned to a project, Accu-Cost aims to keep that team involved throughout the duration which provides continuity and control of the project through each phase of design.

A WBE / DBE / SBE certified firm, Accu-Cost is headed by the CEO and President, Patricia Neumann and Edward Mermelstein, Chief Operations Officer and a founding principal of the firm. Our estimating staff has been working together as a team for an average of 12.5 years. For the past five (5) years, this team has worked on an average of 156 projects per year earning a reputation of preparing accurate, detailed concept and schematic phase estimates for both design and construction partners. Throughout their history, the firm has developed parameters and techniques enabling the team to include, in early stage estimates, all construction work intended to be part of the project, but not always shown on the drawings and specifications.

The greatest value that Accu-Cost brings to their clients is to assure that on every project the construction budget is maintained. Due to their experience, the Accu-Cost team has the ability to produce very detailed cost estimates at the earlier stages of design. This is accomplished by asking the right questions about the project in order to pick up items that are not necessarily shown on the drawings but we know should be included in the estimate. Over the years, Accu-Cost has established construction field productivity data that enables the staff to provide realistic costs and accurate estimates to prospective and repeat clients.

The staff of Accu-Cost Construction Consultants, Inc. has been involved in numerous projects that involved landmark and historic restoration. We have an understanding of the additional costs involved in such projects:

- 46 Hill Restoration, Yale University
- 55 Hill House Exterior Restoration, Yale University
- 56 Hill House Restoration, Yale University
- Morris-Jumel Mansion, Roger Morris Park, Roof and Cellar
- Bear Mountain Inn Restoration
- Davies Mansion Restoration, Yale University
- Palace Theater, Stamford, CT
- Grand Central Station, Exterior Improvements
- Rotunda at Manhattan Surrogate Courthouse
- Enid A. Haupt Conservatory, NY Botanical Gardens, Bronx
- West Side Tennis Club, Queens
- Metropolitan Club, Manhattan



**Christopher R. Cole, P.E., President**

**Mission:** To provide the highest quality consulting, professional engineering, and construction management services to clients in the most creative, efficient, and economical manner, with special emphasis and focus on the unique issues associated with each individual clients and projects needs.

**Employment:** **Cole Engineering & Construction (2001 - present), project highlights:**

**Manchester Community Library**

Manchester, Vermont

*Planning, design and construction of new 18,000 sf facility*

**Bennington Project Independence**

Bennington, Vermont

*Adaptive re-use of historic Hardwood Hill Farmstead to adult day care facility*

**Emma Willard School\***

Troy, New York

*Code upgrades to historic campus buildings, including expansion of dining facilities and community spaces*

**Re-Erection of Yin Yu Tang\***

Peabody Essex Museum, Salem, Massachusetts

*Re-erection and reconstruction of 18th Century Chinese house*

\*Consulting services

**Town of Londonderry**

Londonderry, Vermont

*Town highway garage and planning studies to preserve and rehabilitate historic town office building*

**Wilcox Ice Cream**

*Programming and conceptual design for 2,100 gallon per day ice cream production and storage facility.*

**Preservation Trust of Vermont**

*Conditions assessments and project management on federally funded construction projects*

- Bullock Building, Readsboro, VT
- Guildford Country Store, Guildford, VT
- Colchester Log Schoolhouse, Colchester, VT

**Rockingham Meeting House**

Rockingham, Vermont

*Conditions assessment for National Historic Landmark*

**Turner Construction Company (1981-2001)**

**Deputy Operations Manager with Turner's Albany office (1996-2001), project highlights:**

**Rensselaer County Courthouse Facility**

*Adaptive re-use of county jail and historic courthouse renovations*

**Metro North Railroad Station**

*Additions and renovations, to historic station and pre-cast parking structure*

**YWCA of Troy/Cohoes**

*Renovations, and code upgrades at historic building*

**New York State Office of General Services**

*Manage term contract on various prison sites upstate New York locations*

**Project Manager and Purchasing Agent with Turner's NYC office (1981-1996), project highlights:**

**Republic National Bank Headquarters, NYC**

*Landmark*

**Fred French Building, NYC Landmark**

**Brooklyn Army Terminal, Adaptive Re Use Project**

*Museum of Modern Art, Renovation and additions*

**America's Tower, Fifty Story High Rise**

*World Trade Center, General Contractor for Port Authority of NY & NJ and assisted with rescue and reconstruction after the 1993 and 2001 terrorist attacks*

**Education:** Rensselaer Polytechnic Institute, Troy, NY  
M.S. Building Conservation, 2002

Northeastern University, Boston, MA  
B.S. Civil Engineering, 1981

**Accreditations:** Registered Professional Engineer, NY & VT

NFPA 101: Life Safety Code

**Affiliations:** American Society of Civil Engineers (ASCE)  
Association of Preservation Technology (APT)  
American Council of Engineering Companies (ACEC)

National Fire Protection Association (NFPA)  
U.S. Green Building Council  
Efficiency Vermont

**COMPANY PROFILE**

Cole Company Inc., founded by Christopher R. Cole P.E. in 2001, is a **consulting engineering and construction management** firm located in Manchester, Vermont. Cole leads his team of professionals with over thirty years experience in all aspects of construction, including commercial, educational, health care, institutional, residential, adaptive re-use and historic preservation.

Cole works closely with owners and design professionals establishing a team approach at the beginning of each project. We review responsibilities of each team member and ensure consistent communication. Our early involvement in a project, provides benefits to our clients by developing an efficient and economical approach with special emphasis on the needs of each project. A well-managed pre-construction phase provides a solid foundation to build upon.

During the construction phase of a project, Cole sets up project controls to manage and monitor the work and report on conditions. Experienced and conscientious staff provides the day to day supervision required to keep projects on track.

*Services include:*

**PLANNING / DESIGN**

Masterplan  
Feasibility Study  
Site Development  
Construction Engineering  
Conditions Assessments  
Code Review  
Building Science

**PRE-CONSTRUCTION**

Estimating  
Cost Control  
Schedules  
Constructibility Review  
Value Engineering  
Insurance Assessments  
Permits

**CONSTRUCTION**

Construction Administration  
Bid / Award Contracts  
Labor Negotiations  
Safety Program  
Project Controls  
Quality Assurance / Quality Control  
Insurance / Bonding  
Project Close Out  
Maintenance

**Conditions Assessments:** outlines conditions of existing buildings and recommendations for repair with cost estimates. Also includes insurance claim actions.

**Maintenance Programs:** establishes a cyclical program of preventive and routine maintenance including a detailed cost model showing projected costs over time.

**Feasibility Studies:** examines the needs of the owner/developer and provides assessments of building/properties in determining the viability of a proposed project.

Cole Engineering & Construction is the keystone to a successfully managed planning, design, and construction project — whether it be a new building or a restoration / re-use of an existing building. Attention to detail is the framework Cole adheres to to ensure the quality of all projects.

*Quality & Performance is Our Mission*



## TINA REICHENBACH, APT-RP

### Work Experience

#### Richbrook Conservation

*architectural conservation, paint research, project management*

New York City and Hudson Valley, New York

2001 to present: owner/conservator

#### *key projects:*

- Church of St. Philip in the Highlands, Garrison NY (2017-18)
- Park East Synagogue, New York NY (2017)
- Glenmont Garage at Thomas Edison NHP, W. Orange NJ (2011-16)
- U.S. Capitol: various spaces, Washington DC (2012)
- Park Avenue Armory: Board of Officers Room, New York NY (2012)
- Vanderbilt Mansion: Dining Room, Hyde Park NY (2012)
- Old Courthouse: East Courtroom, St. Louis MO (2011)
- New York City Hall: City Council Chamber & Committee Room (2011)
- Times Square Theater auditorium, New York NY (2011)
- Glenmont: living room, Thomas Edison NHP, West Orange NJ (2010)
- Deshler-Morris House, Philadelphia PA (2007)
- Fort Christian, St. Thomas USVI (2007)
- Redcliffe Plantation, Beech Island SC (2007)
- Eldridge Street Synagogue, New York NY (2006)
- Hampton Plantation, Charleston County SC (2006)
- Old DC Courthouse, Washington DC (2005)
- Merchant's House Museum, New York NY (2005)

#### Integrated Conservation Resources, Inc.

*architectural materials conservation*

New York New York

1995 - 2001: conservator and senior conservator

#### *key projects:*

- Pennsylvania Capitol: 4th floor hyphen, Harrisburg PA
- Temple Emanu-el, New York NY
- The Mount, Lenox MA
- Minnesota State Capitol St. Paul MN
- Trinity Church, Boston MA
- Brooklyn General Post Office, Brooklyn NY
- Grand Central Terminal, New York NY
- Hoboken-Lackawanna Railroad Terminal, Hoboken NJ

## Education

- M.S. Columbia University GSAPP/ Historic Preservation
- B.A. Vassar College

## Training

- Fluorescence Microscopy for Art & Architectural Materials (Winterthur Museum)
- Pigment Identification Techniques (Campbell Center)
- Microscopy of Protective & Decorative Coatings (Smithsonian Institute)
- Conservation Photodocumentation (NYU Conservation Center)
- *Jahn* certified installer/specifier

## Professional Activity

- 2018 . APTI Recognized Professional;
- 2014-present . Calvert Vaux Preservation Alliance: Board member, Board Secretary
- 2012-present . IIC member
- 1999-present . AIC Associate member
- 2012 . AIC -ASG committee member, ASG webmaster
- 2007-2008 . organizing committee Architectural Paint Research Conference NYC

### *speaking engagements:*

- 2017 . Bergen County Historical Society;
- 2011 . New-York Microscopical Society;
- 2003 . CT Trust for Historic Preservation;
- 1999 . Restoration & Renovation conference, Washington DC.

### *publishing:*

- 2008 . Architectural Paint Research conference NYC: poster presentation
- 2002 . *Living With Antiques* article

### *teaching:*

2018-2019 . Preservation Institute: Nantucket, visiting faculty

## Awards

- 2014 . Friends of the Upper East Side Historic Districts Restoration Award: Cherokee Apts;
- 2013 . NYLC Lucy G. Moses Preservation Award: Keramos Hall
- 2013 . Preservation League of NY State Excellence in Preservation award: Keramos Hall



## FIRM PROFILE

Richbrook Conservation is a small, independent architectural conservation firm serving owners, curators, and architects on historic landmark buildings. Richbrook Conservation consults on the materials aspects related to restoration, preservation, or conservation of historic buildings, with specialized experience in painted surfaces. We provide conditions assessments, investigations, analyses, research, development and testing of treatment processes as well as documentation and ongoing oversight through the implementation phase of treatment. Our approach is based on the collaborative spirit, engaging specialized conservators, craftspeople, artisans and contractors who are likewise committed to traditional craft, sound practice, high standards, creative problem-solving, and to the success of the project goal.

As each project site has a unique history, materials, conditions, and deterioration patterns, all tasks and tests are custom-designed to meet the goal of each project. Richbrook Conservation aims to understand these variable factors, define the criteria for successful treatment or intervention, and design the best solution.

Richbrook Conservation was founded in 2001 by principle conservator and owner **Tina Reichenbach, APT**. The scope of architectural conservation services that the firm provides varies depending on the specific goals of each unique project, and many are collaborative in nature, drawing from the best skills and expertise available in the industry for the project at hand. Tina's specific interests are in testing and conditions assessments, development of treatment methods and materials, assisting owners in preservation-based decision-making, and continuity through all phases of a project. Her specific experience and training is in historic painted surfaces.

Richbrook Conservation is based in New York's Hudson Valley.

## Great Barrington Historical Commission

c/o Selectmen's Office

Town Hall

334 Main Street

Great Barrington, MA 01230

Malcom Fick, Chairman • 413-645-3060 • [Malcolm.fick@gmail.com](mailto:Malcolm.fick@gmail.com)

October 27, 2020

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

RE: Community Preservation Funds for Clinton Church Restoration's Restoration Project

Dear Chairman Blauvelt and Members of the Community Preservation Committee:

The Great Barrington Historical Commission strongly endorses Clinton Church Restoration, Inc.'s application for Community Preservation Act support of the second phase of restoration work on the former Clinton A.M.E. Zion Church (1887, National Register of Historic Places). The project goals are to: complete site work necessary for upgraded connections to town sewer, water and storm drains; evaluate and design plans to stabilize severely deteriorated structural elements; complete structural upgrades and hazmat remediation measures.

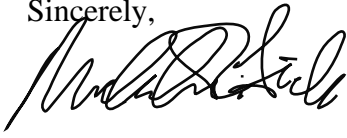
Indeed, CCR's timely and sensitive intervention has arrested the destructive forces of nature, man and time that had combined to ravage this landmark. The church building and connected parsonage had suffered from deferred maintenance, poor drainage, severe mold, leaking roofs and water infiltration, the New England freeze-thaw cycle and the rotting of building parts. Over the course of their short stewardship 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 reports and guidance are the basis for CCR's building program being executed by a building contractor experienced in preservation, and under the guidance of the project architect, construction supervisor and the Building Committee.

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. 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 continue to be transformational in furthering the goal of creating a true and living monument to Du Bois. The Great Barrington Historical Commission registers its enthusiastic support of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Malcolm Fick', written in a cursive style.

Malcolm Fick  
Chairman  
Town of Great Barrington Historical Commission



# The Massachusetts House of Representatives

Representative Smitty Pignatelli

Fourth Berkshire District

State House, Room 473F, Boston, Massachusetts 02133-1053

October 22, 2020

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

***Re: Clinton Church Restoration Application***

Dear Committee Members,

I write to offer my enthusiastic support of the application by Clinton Church Restoration (CCR) for a \$200,000 grant from the Great Barrington Community Preservation Committee. CCR will use this funding for the second phase of stabilization and structural repair of the former Clinton A.M.E. Zion Church building.

Clinton Church Restoration is creating a center for African American cultural heritage, the only such site in Berkshire County. The project will also educate the public about the life and work of Great Barrington's most prominent native son – scholar and civil rights leader, W.E.B. Du Bois.

CCR has raised more than \$1 million from a broad base of supporters: local, state, and federal government – including a previous grant from the Great Barrington CPC – as well as individuals and foundations. To date, CCR has begun structural stabilization and roof replacement and is working with architectural, engineering, and design teams on the plans to renovate the building and develop exhibits and programming.

I have long advocated for community efforts to celebrate African American heritage in southern Berkshire County. The Clinton Church project will be an educational resource and inspiration for our young people, draw new visitors to downtown Great Barrington, and highlight an important part of our local history.

Thank you for your thoughtful consideration of this request. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, reading "Smitty", written in a cursive style.

Smitty Pignatelli, **State Representative**  
4<sup>th</sup> Berkshire District





October 21, 2020

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 continues to be invested in the success of this project, and it's our intention to remain in our role as a conduit for additional federal resources for this project.

In addition to its historical and architectural significance, the Church is also anticipated to play a central role in the expanded future of the Upper Housatonic Valley African American Heritage; the historic structure and the planned interpretive / educational center that is proposed for its use are compatible goals of Housatonic Heritage's approved management plan. The Clinton Church Restoration mission figures prominently into a broader plan of interpretation centered around Du Bois and 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 it's rightful place as a beacon for social justice and civil rights issues, educational opportunities, and service to the community.

We urge the Great Barrington Community Preservation Committee to act favorably upon this application.

Warmest regards,

Dan T. Bolognani  
Executive Director

860.435.9505 /  
dbolognani@housatonicheritage.org



UNIVERSITY OF MASSACHUSETTS  
AMHERST

W.E.B. Du Bois Center  
Du Bois Library - Suite 2202  
University of Massachusetts  
154 Hicks Way  
Amherst, MA 01003-9275

voice: 413.545.6483  
fax: 413.545.6873  
web: [www.thewebduboiscenter.com](http://www.thewebduboiscenter.com)

October 28, 2020

Community Preservation Committee  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

Dear CPC Committee Members,

I am writing to offer my full support for the application by Clinton Church Restoration for funding from the Great Barrington Community Preservation Committee. The W. E. B. Du Bois Center at UMass Amherst is committed to being an active partner in the African American cultural center that will be housed at the restored Clinton A.M.E. Zion Church.

The work of Clinton Church Restoration to re-purpose this historic church is critically important to understanding W.E.B. Du Bois' formative years in Great Barrington. It was here that was awakened to ideas that set him on a path to becoming a world renowned scholar and advocate for racial justice. It was here, through the women of the A.M.E. Zion Society, that he was introduced to the Black church and came to understand its important role in community life.

I look forward to helping to shape the interpretation of Du Bois for this new cultural site and to using it as a resource for students as well as programming for the broader community. There is no more appropriate place than Great Barrington to celebrate the life and legacy of Du Bois.

Thank you for your consideration.

Best,

A handwritten signature in black ink, appearing to read "Whitney Battle-Baptiste", with a stylized flourish at the end.

Whitney Battle-Baptiste  
Director, W.E.B. Du Bois Center @ UMass Amherst  
Professor, Department of Anthropology



*"One Nation Working Together, For Justice  
and Equality Everywhere"*

**NAACP, Berkshire County Branch  
Officers:**

**Dennis Powell**, President

**Leah Reed**, Vice President

**Chad Robertson**, Secretary

**Erica Mielke**, Treasurer

Members at Large

**Shirley Edgerton**

**Jerome Edgerton**

**Alfred (A.J.) Enchill**

**Ari Zorn**

**Standing Committee:**

**Leah Reed**

Communication Co-Chair

**Chad Robertson**

Membership & Life Membership Co-Chairs

**John Lewis**

Economic Development/Justice

**Dr. Frances Jones-Sneed, Linda Evans**

Education Co-Chairs

**Al Blake**

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**Dubois Thomas**

Community Coordinator Chair

**Raei Bridges**

Environmental & Climate Justice

**Rebecca Thompson**

Website Chair

**Shirley Edgerton & Joel Priest**

Race Relations Co-Chairs

**Christina Daignault, Anthony Haynes**

Chairs of the Redress Committee

NAACP, Berkshire County Branch

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October 21, 2020

Community Preservation Committee

Town of Great Barrington

c/o Chris Rembold

334 Main Street

Great Barrington, MA 01230

Dear Committee Members:

As President of the National Association for the Advancement of Colored People, Berkshire County Branch (BCB-NAACP), I am writing in support of the request by Clinton Church Restoration (CCR) for funding for the second phase of restoration and structural repair of the former Clinton A.M.E. Zion Church.

The NAACP Berkshire County Branch enthusiastically endorses the effort to preserve this historic church and re-purpose it as a site dedicated to African American culture and heritage. The center will celebrate the legacy of W.E.B. Du Bois, founder of the NAACP, whose early life in Great Barrington was the foundation for his achievements as a scholar and civil rights leader.

The NAACP sees the Clinton Church as a future partner in educating and engaging the community on issues of racial justice and human rights, and in providing leadership role models and inspiration for our young people for generations to come.

Thank you for your consideration of CCR's request for funding.

Sincerely,

Dennis L. Powell