

First Congregational Church Great Barrington Manse Stonework Restoration CPA application 2020-21

INTRODUCTION

The Manse/Parsonage of First Congregational Church Great Barrington is part of a one and one-half acre complex of Church Sanctuary, the minister's residence (The Manse) and Carriage house, all of which were placed on the National Register of Historic Places on August 20, 1992. Located in the heart of Great Barrington, all three buildings are now included in Great Barrington's Historic District C, underscoring their historical importance both nationally and locally.

The Manse was given to the Society by Mrs. Mary Francis Sherwood Hopkins, the widow of railroad tycoon Mr. Mark Hopkins, in memory of his great grandfather, The Reverend Samuel Hopkins, who was called by the town (Upper Housatonic) in to become its first settled minister (1743-1769). Built with locally quarried limestone and overseen by one of the most famous architectural firms of the time, Peabody and Stearns, the Manse introduced an element of urban culture to the downtown area.



Postcard c1910 from the collection of Gary Leveille

**GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE**

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only) _____

Applicant Name **First Congregational Church Great Barrington**

Project Name **CPA stonework restoration - Manse 2020 -2021**

Project Address 241 Main St., Great Barrington MA 01230

Contact Person Charles Hamilton Title: Member of CPA Committee

Phone No. 413-528-9429 Email CLHamilt3@yahoo.com

Brief Project Description

- Previous experience with stone restoration project on church building 1995 - 1998
- Knowledge that project would entail extensive and extraordinary repairs beyond scope of ordinary maintenance
- Engaging professional services of architects and project team
- Field investigation day in April 2019 conducted by Steve McAlister, senior architect with structural engineer and preservationist
- Detailed, comprehensive analysis on all Manse elevations
- Scope of project: rebuild and repoint stone on all 4 elevations of Manse
- First cost estimates provided by mason contractor Joseph Gnazzo, updated on September 4, 2020

Amount of CPA funding you are seeking: \$230,000 in 2020–21, \$230,000 and 2021-22

When do you request the CPA funding be received by your project? Upon completion of phases (elevations)

Property Owner (if different from applicant)

Owner's Name Same as applicant

Owner's Address 251 Main St., Great Barrington, MA 01230

Phone No. 413-528-2740 Email: Fccgb@ Verizon.net

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.
ACQUISITION 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				
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)				
PRESERVATION Protect personal or real property from injury, harm or destruction				
SUPPORT 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				
REHABILITATION AND/OR RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Only applies if property was acquired or created with CPA funds			Only applies if housing was acquired or created with CPA funds

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

End of Step 1 application

GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only) _____

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

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

All pages must be numbered. Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name **First Congregational Church Great Barrington**

Project Name **CPA stonework restoration - Manse 2020 -2021**

Project Address **241 Main St., Great Barrington MA 01230**

Assessor's Map **19** _____ Lot **101** _____

Property Deed Book **156** / Page **230** / **240**

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

Total CPA funds requested: **\$240,859**

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

Source Name	Amount	% of total	Used for	Committed?
Bank Loan	TBD	TBD	Manse	No
Capital Campaign	TBD	TBD	Manse	No
Other Contributions	TBD	TBD	Manse	No
Church Approved	\$68,000	14%	Manse	Yes
CPA	\$240,859	50%	Manse	No
Total budget: \$481,718 * This is the budget for the West and North elevations only, including a 15% contingency. This application does not include the funding required for the East and South elevations which will require an additional \$356,020.				

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

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

May/June 2021

3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any: **The restoration of the Manse stonework will preserve the structural and architectural integrity of this historically significant building. The FCC Manse, Church and Carriage House are National Historic Register Properties whose ongoing integrity contributes to the beauty and character of the town.**

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

We understand that under CPA rules, there are typically certain Deed or Use Restrictions. We intend to comply with these restrictions to fulfill our obligation under the CPA.

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.

Our CPA team include church members, lay leaders from the Administrative Board, Stewardship and Finance Committees, a contracted architect, and consultants, each with working knowledge of the this stonework from previous work with other buildings in Great Barrington (Searles Castle and Saint James.) Resumés are attached in the Additional Information section.

Funding Considerations

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

The Manse preservation project is consistent with Strategies HC 1.2 and HC 1.4 of the Great Barrington Community Master Plan 2013. The Manse was accepted to the National Register of Historic Places in August 1992 in recognition of its historical importance to our local and state history. CPA funds will be used to leverage other public and private donations to protect and preserve this historic property.

The project is also consistent with the Funding Process requirements (P. 3) and the Historic Preservation requirements (P. 7, 8) of the Community Preservation Plan (2019-2020).

7.) Town Projects: Is the proposed project for a town-owned asset? Yes ___ No X
If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

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

The Manse, along with the First Congregational Church, the historic Mason Library and the US Post Office form the visual and historic center of the town (Historic District C). The Manse is roughly halfway between the southern entrance to town (Castle Street/Town Hall) and the northern entrance to our town. There is pedestrian traffic in both directions, with retail, restaurants and services stretching along Main St.

The Manse is a beautiful and important contributor to the historic character of downtown Great Barrington and has a prominent location on Main St. It helps draw tourists to the town and indirectly generates pedestrian traffic to local businesses, which ultimately enhances the local tax base. There are occasions when the Manse is open for public tours to showcase its historic interior and antiques.

This project will preserve this historic building in the very center of Great Barrington, for future generations.

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.

Subject only to Step 2 approval from the Great Barrington CPA Committee, we will be pursuing the following additional sources of funding:

(i) We currently have a bank loan with TD Bank, which has been amortizing on schedule for over many years on schedule. This loan has remained in compliance

with its terms at all times. It is secured by the Church owned property at 271 Main Street and the cash flow generated by this property. We believe that a request to increase this well performing term loan would be favorably received, in light of the past satisfactory performance.

(ii) We will undertake a Capital Campaign to raise funds from our congregation towards the Manse preservation project. We believe this Campaign will be met with success. These are not yet committed funds. A campaign target must be determined and presented to the congregation.

(iii) We have identified a number of organizations that, as part of their mandate, have grant funds available to support historic preservation projects. We will be applying to a number of these entities, seeking their financial support. These are not committed funds and it will obviously take some time to complete each application and receive responses.

(iv) Part of total project cost includes much needed work on the surviving exterior wall on the Pleasant Street side of the Manse, across from the library. We have approved spending of \$68,000 to complete this high priority work. The funds are committed and work will begin in the near future.

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.

See attached letters of support.

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.

Permits will involve exterior stonework rebuild and restoration on elevations visible from public ways. Permits will be submitted to the Great Barrington Historic District Commission for a Certificate of Appropriateness before being issued by the Town of Great Barrington

Affordable Housing Projects

12.) Affordable Housing Projects: Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan. **Does not apply.**

13.) Affordability Level(s): Does not apply.

_____ % of area median income	no. of units _____
_____ % of area median income	no. of units _____
_____ % of area median income	no. of units _____

14.) 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? **Does not apply.**

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 Manse preservation project is consistent with the historic preservation goals (P. 7, 8) of the 2019-2020 Great Barrington Community Preservation Plan. This significant landmark building is listed on the National Register of Historic Places (1992). The project will preserve a building located in a Local Historic District and has been endorsed by the Great Barrington Historical Commission (September 17, 2020). This unique building will continue to enhance the character of downtown Great Barrington for future generations. In addition, the building and property benefit from an existing restricted endowment fund (Manse Maintenance Fund) which is used for ongoing, routine maintenance of the property.

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.

The Manse site is zoned for its current use. No changes are required. We have no knowledge or history of site contamination.

INDEX OF OTHER INFORMATION

- 1 Project Estimates, Plans and Photograph
 - a) Joseph Gnazzo Company, Estimate, p.1-3
 - b) Photograph: Collapsed Courtyard Wall
- 2 Project Location: Local Historic District Aerial View & Historic District Listings
 - a) Aerial View: Great Barrington Historic District
 - b) Great Barrington Historic District Listing
- 3 Ownership Papers- Deed from Mrs. Mary F.S. Hopkins (from John L. Dodge and Theodore M. Chapin et.al.), 1884, p. 1 & 2
- 4 Letters of Support
 - a) Great Barrington Historical Commission from Chair, Paul Ivory & Malcolm Fick, p. 1 & 2
 - b) Southern Berkshires Chamber of Commerce, Betsy Andrus
- 5 Resumes
 - a) Stephen McAlister
 - b) John Wathne
 - c) William Finch
- 6 FCC Stewardship
 - a) Supporting area non-profits & community events
 - i) Volunteers In Medicine (VIM) Fund Raising Event at FCC
 - ii) Southern Berkshire Elderly Transportation (SBET) Fund Raising Event at FCC
 - b) Collaborating with town events and celebrations
 - i) Annual Martin Luther King Celebration-Host and Collaborator
 - c) Revitalizing 271 Main Street as a commercial building

1 Project Estimates, Plans and Photograph
a) Joseph Gnazzo Company, Estimate, p.1-3



Joseph Gnazzo Company Inc.

1053 Buckley Highway
Union, CT 06076

Tel 860-684-2334
Fax 860-684-1306

1554 Alfred Rd
Lyman, ME 04002

www.gnazzo.com
office@gnazzo.com

September 4, 2020

Steve McAlister
Architect
Clark & Green, Inc.
113 Bridge Street
Great Barrington, MA 01230

RE: First Congregational Church Manse

The following is a proposal to perform the work items listed below at selected areas of the : First Congregational Church Manse, Great Barrington, MA.

West, East, North and South Elevations:

1. Stone rebuild and repointing on West elevation. \$246,461.00

Accepted Signature

Date

2. Stone rebuild and repointing on East elevation. \$115,248.00

Accepted Signature

Date

3. Stone rebuild and repointing on North elevation and 16 LF Footing and foundation.
\$172,425.00

Accepted Signature

Date

4. Stone rebuild and repointing on South elevation. \$194,335.00

Accepted Signature

Date

Note:

1. All applicable sales tax is not included in price.
2. All work contingencies must be forwarded to JGCI Project Manager for approval.

1 of 2

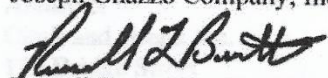
Note (cont.):

3. Proposal based on 2020 pricing.
4. Does not include structural items below grade.
5. Does not include interior structural items.
6. Proposal based on drawing sent 10/14/19.

Accepted Signature

Date

Joseph Gnazzo Company, Inc.


Russell Burt, Vice President

Kirk Park Congregational Church

The following is a proposal to our church. We have been asked to provide a proposal for the Kirk
Congregational Church, Great Barrington, MA.

Kirk Park Congregational Church

1. Excavate and install 12" of steel wall with concrete footing and foundation, pertaining to 10' of
section 10' x 10'.

Excavate, Backfill and Material \$ 67,575.00

Notes:

1. All applicable sales tax is not included in price.
2. All work drawings must be forwarded to RCI Project Manager for approval.
3. Cold weather conditions not included.
4. Proposal based on 2020 pricing.

Accepted Signature

Date

Joseph Gnazzo Company, Inc.


Russell Burt, Vice President



Joseph Gnazzo Company Inc.

1053 Buckley Highway
Union, CT 06076Tel 860-684-2334
Fax 860-684-13061554 Alfred Rd
Lyman, ME 04002www.gnazzo.com
office@gnazzo.com

August 20, 2020

Steve McAlister
Architect
Clark and Green Inc.
113 Bridge Street
Great Barrington, MA 01230

RE: First Congregational Church

The following is a proposal to perform the work items listed below at selected areas of the First Congregational Church, Great Barrington, MA.

Parsonage Stabe Yard Stone Wall:

1. Excavate and rebuild 16 LF of stone wall with new footing and foundation pertaining to print sent on 8/11/20.

Labor, Access and Material \$ 67,875.00

Note:

1. All applicable sales tax is not included in price.
2. All work contingencies must be forwarded to JGCI Project Manager for approval.
3. Cold weather conditions not included.
4. Proposal based on 2020 pricing.

Accepted Signature

Date

Joseph Gnazzo Company, Inc.

A handwritten signature in black ink, appearing to read "Russell Burt".
Russell Burt, Vice President

1 b) Photograph: Collapsed Courtyard Wall



2 Project Location: Local Historic District Aerial View & Historic District Listings
a. Aerial View: Great Barrington Historic District



2 b) Great Barrington Historic District Listing

GREAT BARRINGTON HISTORIC DISTRICTS**HISTORIC DISTRICT A****Assessor's Map; Lot**

A1	TOWN HALL 334 Main Street, Great Barrington, MA	Map 19; Lot 91
A2	FIRE STATION 28 Castle Street, Great Barrington, MA	Map 19; Lot 85, 86 & 87
A3	MAHAIWE THEATRE 14 Castle Street, Great Barrington, MA	Map 19; Lot 88
A4	MAHAIWE BLOCK 322 Main Street, Great Barrington, MA	Map 19; Lot 90
A5	TRAIN STATION 46-50 Castle Street, Great Barrington, MA	Map 19; Lots 52B & 52C
A6	RUSSELL HOUSE 54 Castle Street, Great Barrington, MA	Map 13; Lot 169
A7	PARKS BLOCK 312 Main Street, Great Barrington, MA	Map 19; Lot 89
A8	SUMNER BLOCK 308 Main Street, Great Barrington, MA	Map 19; Lot 83
A9	CITY STORE BLOCK 304 Main Street, Great Barrington, MA	Map 19; Lot 82
A10	CITY BLOCK ANNEX 7 Railroad Street, Great Barrington, MA	Map 19; Lot 84

HISTORIC DISTRICT B

B1	SEARLES CASTLE 389 Main Street, Great Barrington, MA	Map 22; Lot 22 Map 19; Lot 152 and 152A
B1a	POWERHOUSE SQUARE (PARTIAL)	Map 19, Lot 152B (split off from Lot 152 in 2018)

HISTORIC DISTRICT C

C1	FIRST CONGREGATIONAL CHURCH 251 Main Street, Great Barrington, MA	Map 19; Lots 101 & 107
C2	MASON LIBRARY 231 Main Street, Great Barrington, MA	Map 14; Lot 237
C3	UNITED STATES POST OFFICE 222 Main Street, Great Barrington, MA	Map 14; Lot 204
C4	FIRST NATIONAL/ALDO'S PROPERTY 271 Main Street, Great Barrington, MA	Map 19; Lots 113, 114, 115, 116 & 117

HDC Listing – Sep/07/2018

3 Ownership Papers- Deed from Mrs. Mary F.S. Hopkins (from John L. Dodge and Theodore M. Chapin et.al.), 1884, p. 1 & 2

641

Mary F. S. Hopkins,
to
The First Congregational Society

Know all Men by these Presents,

That I, Mary F. S. Hopkins of the City and County of San Francisco, State of California
in consideration of *One dollar*
paid by *The First Congregational Society of Great Barrington*
the receipt whereof I do hereby acknowledge,
do for *Myself and* heirs by those presents, remise, release, and forever quitclaim unto the said
Society its successors heirs and assigns forever, all *my* right *in* and title to

Certain Real Estate situated on the East side of Main Street in the Village of Great Barrington and being the same entire premises embraced and described in two several deeds to said Mary F. S. Hopkins; One from John L. Dodge, dated June 13, 1882, recorded in the Registry of Deeds at said Great Barrington in Book 156 page 230; and the other from Theodore M. Chapin & al trustees, dated September 4, 1882, recorded in said Registry in Book 156, page 270, intending hereby to convey the New Parsonage and barn and the real estate appurtenant thereto,

To Have and to Hold the afore-mentioned Premises, with all the privileges and appurtenances thereto belonging to the said *First Congregational Society its successors*
heirs and assigns, to *it* and *there* use forever, so that neither *I* the said *Mary F. S. Hopkins*
nor *my* heirs, or any other person or persons, claiming from or under *me*
or them, shall or will, by any way or means, have, claim or demand any right or title to the aforesaid Premises forever.

In Witness Whereof, *I* the said *Mary F. S. Hopkins,*

have hereunto set *my* hand and seal this *seventeenth* day of *March* in the year of our Lord, *eighteen* hundred and *eighty four*,

Signed, sealed and delivered, in presence of
Edw. D. Chaffin, } *M. F. S. Hopkins, + Seal*

Berkshire, ss. 18

Then the above-named _____
acknowledged the above instrument to be _____ free act and deed, before me,
Justice of the Peace.

State of California, City and County of San Francisco, ss. On this
Received *April 3* 1884, at *9* o'clock, *—* minutes, *A.M.* and Recorded from the original.
By *Jos. C. Shaw* Register.

642

Twenty fifth day of March AD, One thousand eight hundred and eighty four, before me Edward Chatin a Commissioner of Deeds for the State of Massachusetts, residing in the City and County of San Francisco, State of California, personally appeared in the said City and County of San Francisco State of California Mary F. S. Hopkins above named, and acknowledged the foregoing instrument to be her free act and deed, before me. Witness my hand and official seal as such Commissioner this 25th day of March AD 1884.



Edward Chatin
Commissioner for Massachusetts
in San Francisco, California,

4 Letters of Support

a) Great Barrington Historical Commission, Chair, Paul Ivory & Malcolm Fick, p. 1 /2

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

September 17, 2020

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

RE: Community Preservation Funds for First Congregational Church Manse Stonework
Restoration CPA application 2020-21

Dear Chairman Blauvelt and Members of the Community Preservation Committee:

The Great Barrington Historical Commission strongly endorses the First Congregational Church's application for funding under the town's Community Preservation Act for its proposed restoration of the church manse (1884). The town's investment in this critical project is key to the rescue of this significant landmark (National Register of Historic Places (1992)) and crucial to maintaining First Congregational's prominence on Great Barrington's graceful Main Streetscape, truly one of the most attractive and historic in our region.

Importantly, the architects for the manse (as well as the carriage house) were the prolific Peabody and Stearns, Boston, "an architectural firm that greatly influenced the course of American architecture in the last decades of the nineteenth century" (National Register of Historic Places Registration Form). They also designed several other prominent Berkshire residences, including Elm Court, Wyndhurst and Allen Winden.

Structure's (North Salem, MA) engineering consultant's detailed condition report is a catalogue of maladies that beset stone structures, largely the result of the effects of more than a century of our New England freeze-thaw cycle, normal organic decay and the inherent vice of the locally quarried blue dolomite stone.

First Congregational Church has established a solid record of diligent stewardship of their landmark building and the Historical Commission commends their sensitivity and respect for the church's history and architecture. They are adopting a textbook preservation methodology that employs preservation, engineering, masonry construction and architectural expertise to assess the problems and identify solutions that will preserve the church's historic character and structural stability.

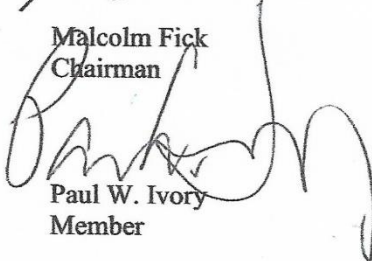
The manse's architectural composition is a visual treat that enriches the historic ambience of the central business district's handsome mix of commercial, civic and religious buildings. The architect's deployment of blue dolomite stone wall fabric, an asymmetrical façade, large polygonal bay and oriel windows and an open wooden piazza supported on unfluted Tuscan columns are some of the features that create a pleasing blend of the Romanesque Revival and elements of the English Revival styles.

This sound and vital preservation undertaking is clearly worthy of CPA support. First Congregational Church has done its homework in creating a clearly defined plan to sensitively restore their landmark building and we're very pleased to register our enthusiastic support.

Sincerely,

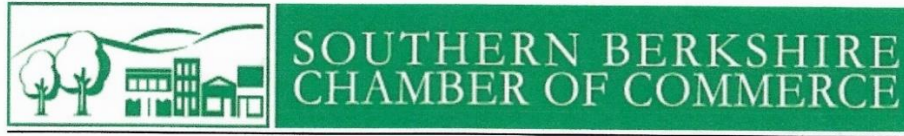


Malcolm Fick
Chairman



Paul W. Ivory
Member

- 4 b) Southern Berkshires Chamber of Commerce, Betsy Andrus. This letter points out how integral the Church has been in supporting nonprofits including concerts, holiday celebrations and the GB Farmers Market.



Mr. Christopher Rembold
Town Planner
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

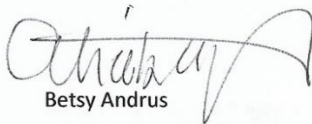
September 24, 2020

RE: First Congregational Church

My Name is Betsy Andrus. I am the Executive Director for the Southern Berkshire Chamber of Commerce since 2012 and a fourth-generation resident of Great Barrington. The First Congregational Church has always been a part of my history. As far back as I can remember the church has been a gathering place for many different organizations and different events. This is why I write today.

The First Congregational Church has always been there for our community. They support area nonprofits by sharing space for meetings, educational events, and concerts, such as Berkshire Bach Society, W.E.B. DuBois birthday, Thursday Morning Club, Martin Luther King programs, A.A. and other support groups. The church collaborates with the GB Farmers Market to make extra parking available from Mother's Day to Halloween. On top of that they offered the entire church grounds including the parking lot to help the SB Chamber with events such as The Holiday Stroll and Summerfest celebrations. When the Town of Great Barrington celebrated their 250th anniversary the church was involved with our "Churches, Synagogues and Meeting Houses Tour" by opening the Manse for a great tour of the breathtaking architecture of the building. They do not make them like that anymore.

As we have all read in the past couple of years, these old buildings are struggling to keep up with maintenance. The sad truth is many of these historical sights are being let go. The First Congregational Church has been a good neighbor and generous contributor to the welfare of Great Barrington from its position in the heart of the town. It serves as a perfect location for our community. This church has a multi-generational fellowship which it is committed to the up-keep and maintenance of the church, the Parish Hall, and the Manse. Unfortunately, some projects are tough for the dedicated parishioners to achieve. Therefore, they need your help.


Betsy Andrus

SBCC 40 Railroad Street, Great Barrington, MA. 01230
413-528-4284 betsy@southernberkshirechamber.com

5 Resumes

a) Clark & Green, Inc., Stephen McAlister

STEPHEN MC ALISTER, RA, NCARB

Great Barrington, MA

- Master of Architecture, University of Utah, 1978
- Bachelor of Arts, History, University of Utah, 1975
- National Council of Architectural Registration Boards
- Licensed Architect, Louisiana, Connecticut and Massachusetts

Professional Experience

2001 to present	Clark & Green, Inc., Great Barrington, MA
1999-2001	Associate, P2 Architects, LLC, Plainville, CT
1988-1999	Principal, McAlister Architects, New Hartford, CT
1986 - 1988	Senior Architect, Galliher & Baier Architects, Simsbury, CT
1983 - 1985	Senior Architect, Haspel Kansas Inc., New Orleans, LA
1980 - 1982	Architect, August Perez Associates Inc., New Orleans, LA
1977 - 1979	Brixen & Christopher Architects, Salt Lake City, UT

Community Service

- Past Treasurer, South Berkshire Regional Community Center, Great Barrington, MA
- Past Chairman, Town of Tolland Planning & Zoning Board, Tolland, MA
- Past President, United Way of Northeast Connecticut, Winsted, CT
- Past President, Northwest Connecticut YMCA, Winsted Branch, Winsted, CT

Design Awards

- Collinsville Congregational Church Sanctuary Renovations, Collinsville, CT
Connecticut Society of Architects Honor Award for Design, 1993
National Historic Register Project
- #10 Courtyard Building Addition, Simsbury, CT
Greater Hartford Architecture Conservancy Merit Award for Renovation, 1989
- Emery Economics Building Addition, University of Utah, Salt Lake City, UT
American Institute of Architects, Western Region Honor Award, 1983
National Historic Register Project
- Horsemen's Building, New Orleans
Historic District Landmarks Commission of the City of New Orleans
Honor Award for New Construction, 1984
- Toney's Restaurant Renovation, Bourbon Street, New Orleans
Vieux Carre (French Quarter) Commission of the City of New Orleans
Merit Award for Renovation, 1982

GLENN GOBLE, INTERN ARCHITECT

Great Barrington, MA

- Bachelor of Architecture, The Cooper Union, Irwin S. Chanin School of Architecture.
- Department of Visual Arts, North Carolina School of the Arts.

Professional Experience

2000 to present Clark & Green, Inc., Great Barrington, MA

1996-2000 Project Manager, Alexander Gorlin, Architect, New York City.

- Projects included both renovation and new construction of high-end residential, office, ecclesiastical, academic, recreational and museum building types.
- Staff Architect at Sharon Architects in Tel Aviv, Israel, and for William Diamond Designs in New York.
- Architectural study while traveling in Europe and the Middle East.

BRIAN BORDONARO, INTERN ARCHITECT

Stockbridge, MA

- Master of Architecture, Wentworth Institute of Technology
- LEED Green Associate

Professional Experience

2016 to present Clark & Green, Inc., Great Barrington, MA

2009-2016 Project Manager, Foley Fiore Architecture, Cambridge, MA

2007 Intern Architect, BKA Architects, Inc., Brockton, MA

5 b) John Wathne



60 Washington St, Suite 401
 Salem, Massachusetts 01970-3517
 P.O. Box 01971-8560
 T 978.745.6817 | F 978.745.6067
www.structures-north.com

Abbreviated Qualifications

John M Wathne, PE

President, Principal Structural Engineer

EDUCATION

BS, Civil Engineering

Lehigh University,
 Bethlehem, PA

REGISTRATIONS

Connecticut
 Maine
 Massachusetts
 New Hampshire
 Rhode Island
 Georgia
 Alabama
 New York
 Maryland
 Pennsylvania

AFFILIATIONS

American Society of Testing
 and Materials, Committee
 C12.03.3, Chair
 ICRI Committee 410 Co-
 Chair
 Association for Preservation
 Technology
 Preservation Massachusetts
 Boston Preservation Alliance
 Historic Salem Inc, 55 year
 old arch. pres. society,
 President '95-'97
 Marblehead Arts
 Association- Juried Artist
 Member
 Newburyport Arts
 Association- Artist Member

PROFILE

Mr. Wathne has a wide range of structural analysis and design experience related to historic building restoration and renovation, and considerable bridge experience. He has experience in nearly all types of existing structures with an emphasis on construction built before or during the nineteenth century. He has hands-on experience with masonry restoration and post and beam timber framing and significant inspection, analysis, and design experience with concrete, terra-cotta, brick, stone, timber, and iron and early low carbon steel structures in archaic as well as modern-day applications. He is experienced in the restoration and repair of totally preserved structures as well as the adaptive re-use of partially preserved and abandoned structures.

Mr. Wathne also experience in the design and detailing of new structures of all material types and configurations.

He has designed a 750 foot long railroad transit flyover, Beachmont Station, on the Boston MBTA's Blue Line, is the Engineer of Record on the rehabilitation of two stone arch bridges in the State of Rhode Island using the Cintec ArchTec system, and recently evaluated and stabilized a 160 year old, 80 foot tall bridge pier supporting Washington DC's Marc commuter and Amtrak and CSX's main line from Washington DC to Chicago, allowing speed restrictions that had been imposed to be lifted.

Mr. Wathne is an expert in the evaluation of historic masonry and the design and specification of mortars for historic structures. He is the chair of American Society of Testing and Materials (ASTM) Task Group C12.03.03 that has recently completed development of ASTM's new "Standard Specification for Mortars for Existing Masonry", ASTM C1713, now published in 30 countries.

Mr. Wathne is also the co-chair of the Masonry Committee of the International Concrete Repair Institute.

Mr. Wathne is also the founder and president of VoidSpan Technologies, LLC, which produces specialty lime based restoration mortars and grouts as well as his own patented Port Anchor system, which is manufactured under license by Cintec International, LTD.

5 c) William Finch

FINCH & ROSE

PRESERVATION & DESIGN CONSULTANTS .

WILLIAM B. FINCH**PROFESSIONAL EXPERIENCE**

- 1995–Present *Principal, Finch & Rose, Beverly, MA.* Consulting services for the conservation, repair, and restoration of historic building materials. Services include field investigation, document research, and reports; historic structures reports; preparation of conservation/preservation specifications; design for restoration of period features; construction review; and project photography. Areas of expertise include roofing, flashings, and moisture control; woodwork conservation; masonry; windows; architectural metals; stained glass; historic lighting; decorative finishes; and historic landscapes.
- 1985–1995 *Associate, Preservation Technology Associates, Inc., Boston, MA.* Architectural Conservator with substantial hands-on experience in a broad range of projects involving the preservation, rehabilitation, and restoration of significant 18th- and 19th-century historic structures. Specific activities included historic structure reports, condition surveys and CAP reports, preparation of technical repair and conservation specifications followed by monitoring of construction, historic paint analysis for the restoration of period colors, and documentary and building fabric research to determine architectural development and restore missing period features. Participated in over 100 projects including Faneuil Hall and the Old State House, Boston, MA; buildings in the Yard at Harvard University including Massachusetts, Hollis, Stoughton, Weld, and Matthews, Cambridge, MA; the Massachusetts State House, Boston, MA; the Nott Memorial at Union College, Schenectady, NY; Boot Mill, Lowell, MA; 125 Summer Street, Boston, MA; the Old Manse, Concord, MA; and the Peirce Nichols House, Peabody Essex Museum, Salem, MA.
- 1979–1985 *Historical Architect, Massachusetts Historical Commission, Boston, MA.* Duties included the administration and architectural supervision of federally funded Acquisition and Development Grant Program for historic properties in the Commonwealth of Massachusetts; review of project applications for the Historic Rehabilitation Tax Credit Program; and provision of technical assistance to the public on technical preservation and construction issues, including numerous lectures to historic preservation groups.
- 1974–1979 *Senior Planner, Community Development Department, City of Lawrence, MA.* Administered federally funded historic preservation construction projects totaling \$500,000. Planned and implemented Neighborhood Improvement Programs. Conducted Environmental Impact Assessments for all federally funded activities. Served as staff to Lawrence Planning Board.
- 1968–1970 *Photography Teacher, New York Public School System, New York, NY.* Set up and taught high school photography curriculum.
- 1968–Present *Freelance Photographer.* Published in numerous text and trade books, magazines, and reports.

EDUCATION**Massachusetts Institute of Technology:** Master of Architecture, 1973**Brown University:** Bachelor of Arts in Art and Architectural History, 1967**Rhode Island School of Design:** Photography courses concurrent with Brown University degree

50 FRONT STREET, BEVERLY, MA 01915-5035 • 978-922-4950 • FAX 978-922-9732

6 FCC Stewardship

a) Supporting area non-profits & community events

1) Volunteers In Medicine Fund Raising Event at FCC



2) Southern Berkshire Elderly Transportation Fund Raising Event at FCC



3 Collaboration with town events and celebrations
Annual Martin Luther King Celebration-Host and Collaborator

18th Annual Interfaith Celebration of legacy and work of Martin Luther King Jr.



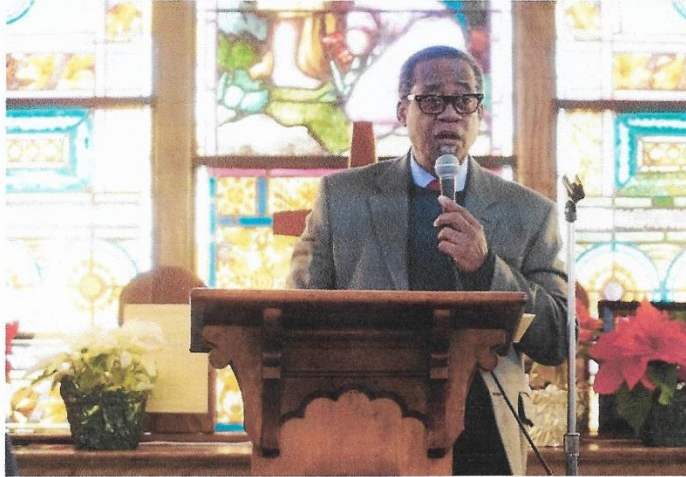
At the 18th Annual Interfaith Martin Luther King Celebration guest speaker Professor Jessica Gordon Nembhard talks about the cooperative economic model for racial and economic justice. Right front is a photo of W.E.B. Du Bois, on a local currency called BerkShares. Nembhard said Du Bois was an inspiration, and was also her father's mentor.



Singing "We Shall Overcome." Retired Yale psychology professor Edmund Gordon, 93, left. W.E.B. Du Bois was one of Gordon's mentors.

<https://theberkshireedge.com/18th-annual-interfaith-celebration-of-legacy-and-work-of-martin-luther-king-jr/>

At service kicking off Du Bois festival, MLK Day speaker hits on complex roles of 'agents of change'



Professor Wesley Brown addresses packed audience at 19th Annual MLK Celebration in Great Barrington
<http://www.berkshireeagle.com/stories/at-service-kicking-off-du-bois-festival-mlk-speaker-hits-on-complex-roles-of-agents-of-change.529552?>

'Faith and caring:' MLK's life and legacy honored in Great Barrington celebration



The Parish Hall of the First Congregational Church in Great Barrington was packed Monday for an interfaith celebration of the life and legacy of Dr. Martin Luther King Jr. Above, attendees sing the hymn, 'Lift Ev'ry Voice and Sing,' written by James Weldon Johnson while he resided in Great Barrington.
<https://theberkshireedge.com/faith-and-caring-mlks-life-and-legacy-honored-in-great-barrington-celebration/>

- 4 Revitalizing 271 Main Street as a commercial building contributes to the economic development of Great Barrington.

Open Space and Recreation Projects

17.) Open Space and Recreation: Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

18.) 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.

Certification

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

Name: CHARLES HAMILTON, MICHAEL BANDZIERZ, BARBARA SYER

Ph: (413) 528-9429 Email clhamilton3@yahoo.com

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

Signature: Charles Hamilton (applicant) Raymond D. Munger

Date: November 4, 2020

Moderator
11/4/2020

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.

