



**Great Barrington Historical Society Museum
and Educational Research Center
Application for CPA Funding
November 26, 2023**

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**GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE**

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only) _____

Applicant Name Great Barrington Historical Society

Project Name Restoration & Preservation of Museum Spaces/Artifact

Project Address 817 South Main Street

Contact Person Robert Krol Title: Executive Director

Phone No. 413-591-8702 Email info@gbhistory.org

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

The Great Barrington Historical Society (GBHS) was founded in 1977. Its mission: to create a town museum, archives, research center, and a safe depository for the artifacts that this town and its people cherish. Its purpose: to develop programs and exhibits to highlight the collection and share interesting information with the community. Our continued work to meet these goals would be greatly aided by a grant that encompasses:

\$110,000 for continued Museum Restoration, \$105,000 for stabilization of the wooden silo and east barn, and a contingency of \$32,000

Amount of CPA funding you are seeking: \$ 115,000 AMENDED FROM \$247,000

When do you request the CPA funding be received by your project? July 2024

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.

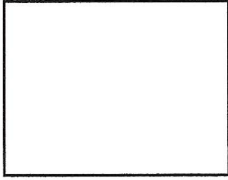
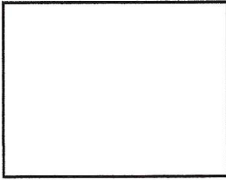
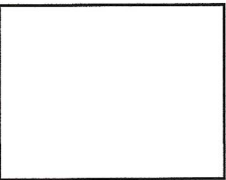
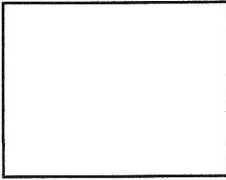
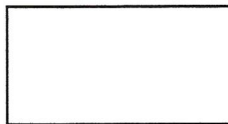
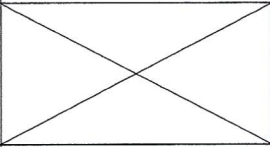
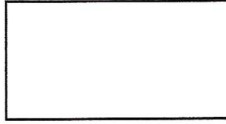
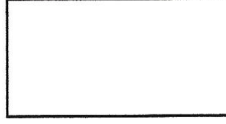
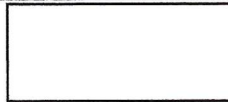
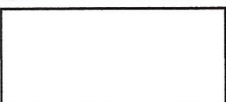
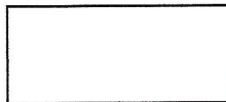
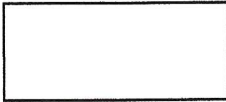
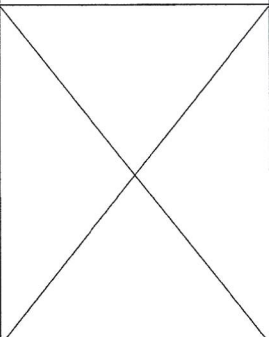
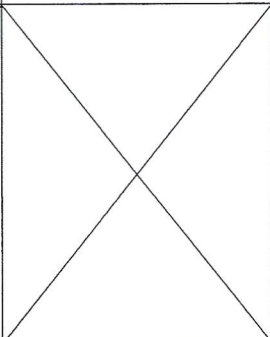
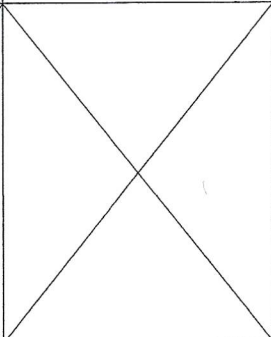
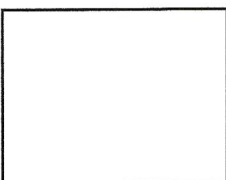
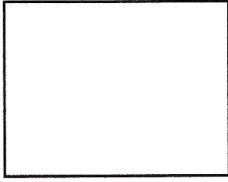

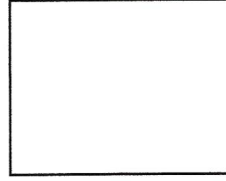
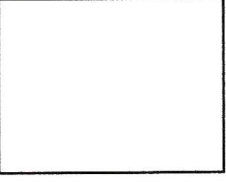
	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, 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.
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

In 2007, GBHS was challenged to save the historic 1771 Wheeler Farmstead located along Main Street on the southern gateway into town. The sturdy main house, part of which dates back to the 1740's, along with barns was only three weeks away from total destruction by a developer with plans to create a strip mall. This historically important property was originally home to Truman Wheeler, a prominent citizen, town official, and Revolutionary War leader. The farmstead remained in the Wheeler family for many generations, with several descendants who also served as town officials, highly respected farmers and business leaders. The attractive farmstead is also an iconic reminder of the importance of agriculture in our community.

With all of our limited financial assets at the time, along with monetary donations, and a bank loan, GBHS stepped up to rescue and purchase the property which is now recognized on the National Register of Historic Places. GBHS also undertook the important task of repairing and restoring the main house to serve as the Town Museum, Archives and Research Center. It also began stabilizing the barns for future use as community gathering places and a sustaining source of revenue for the Society.

With the help of the Community Preservation Committee and Fitzpatrick Trust funds, as well as donations from local supporters, GBHS has successfully demonstrated its ability to use these funds to realize our goals. Three years ago, GBHS presented you with a plan for the "Restoration and Preservation of Museum Spaces and Artifacts." With your support, the rare Dutch Wagon House (and privy) was restored and now provides valuable exhibit and meeting spaces. The large cow/horse/hay barn has been stabilized with a new roof. Presently, thanks to a \$75,000 Fitzpatrick Trust Grant, the summer kitchen is being repaired, restored, and added to usable exhibit space. The grant also created a Library in one room on the second floor, and is adding humidity and temperature control on both levels of the museum.

Additionally, GBHS has been awarded a \$120,000 grant from Housatonic Heritage to support hiring a professional Archivist for two years to organize, catalog, and make accessible our large, important and ever-growing collection. A \$10,000 Massachusetts Preservation 1772 grant is also being applied for to help cover the cost of storm windows and door. GBHS will also apply for an additional Fitzpatrick Grant in the second year of the project.

Priority #1: . Our goal of becoming a totally accessible Museum and Educational Research Center will be met once all our main floor rooms, including the front door entry room, provide exhibit and work areas. Repair and restoration work on the remaining rooms on the second floor will help preserve our town archives and allow accessibility to students, researchers, and the public, while protecting the historic character of the rooms. This restoration work will also allow us to reduce the amount of archives presently stored on the 2nd floor of the Ramsdell Library.

Work would include floor and wall repair and construction, wall/ceiling plaster repair, and improved plumbing. Historically appropriate storm windows and front door would be installed to protect the original 18th-century windows and door, and to control the air quality in the rooms. Insulation and flooring installed on the second floor of the Dutch Wagon House will add additional storage space for archival and exhibit display items. Additionally, a structural problem in a corner of the porch area of the exterior will be addressed. Budget: Museum Restoration Total: \$110,000

Priority #2: One of the Society's long-term goals includes protecting and preserving all our barns, as each structure is included on the National Register. In the past twelve years, as an initial step, the Society has been able to stabilize the two 18th Century barns. We also made great progress stabilizing the large 19th Century cow/horse/hay barn. However, due to the dramatic increased cost of materials, we were unable to tackle the rare wooden silo that was decapitated by the 1995 tornado, and the smaller connecting east barn. The round wooden silo, in particular, is a rare structure in the Southern Berkshires, and one that deserves our attention in order to preserve the structure. The silo needs to be stabilized and a wooden roof installed. The frame of the east barn needs to be repaired as well as a roof replacement which includes the wood baseboard covered by metal roofing.

Budget: Repair work and materials to preserve the Silo: \$53,000 The East Barn: \$52,000 Total: \$105,000

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 Great Barrington Historical Society

Project Name Restoration and Preservation of Museum Spaces/Artifacts

Project Address 817 South Main Street

Assessor's Map 38 Lot 12

Property Deed Book / Page 1782 / 152

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

Total CPA funds requested: \$ 115,000

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

Source Name	Amount	% of total	Used for	Committed?
Com. Preservation	115,000	46%	Interior/silo	no
Fitzpatrick TRust	42,700	17%	Exterior/wagon	no
Mass Pres. 1722	10,000	3%	exterior	no
Mass Cultural	88,000	34%	barn/silo	no
Total budget:				

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.

The Great Barrington Historical Society (GBHS) continuously raises funds for ongoing restoration and maintenance of this mid-18th Century farmstead and for preservation of town artifacts. Sources include funds from grants and contributions from local businesses, organizations, and private individuals. The CPA funds awarded will be requested upon completion of each phase of this project. All projects to start in 2024.

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

This project will further restoration efforts of this important farmstead, listed on the National Register of Historic Property, by restoring the remaining rooms in the farmhouse to help preserve the important collection of town artifacts and by preserving the integrity of the wooden silo and east barn.

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

The GBHS is creating the town museum so that significant town artifacts and documents are protected and preserved and made accessible to the public through exhibits, programs, and individual research. Stabilizing the barns safeguard the historic structures, create a valuable community gathering place and will help financially sustain the GBHS in the future.

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.

The core of the team is comprised of the GB HS Board of Directors, its Executive Director acting as clerk of the works, a contracted architect and licensed contractors yet to be selected. Resumes and experiences of key personnel are included in the attachments.

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

- Project timeline;
- Plans or 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;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

Funding Considerations

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

Restoring and preserving the Wheeler Farmstead and the town artifacts contained within is consistent with the majority of Historic Preservation goals listed in the 2022-2023 Community Preservation Plan and the Historical and Cultural Resources (HC1 and HC2) goals in the Community Master Plan.
(Continued in Narrative Attachment #6)

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

/A

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

The restoration and use of the Wheeler Farmstead as the town museum allows public access to the historic property and its buildings, and to the valuable collection of town artifacts. Its location is in a highly visible Southern "gateway" to the town. The property and its use increases educational opportunities for citizens, strengthens the local economy and leverages private investment. (Continued in Narrative Attachment #8)

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.

Previous CPA funding served as leverage to obtain a \$75,000 Fitzpatrick Trust grant and again will be used to obtain additional funding from the Trust in 2025. Previous CPA grant awards were instrumental in the Society's award this year of a two-year \$120,000 Housatonic Heritage Grant to support a full time archivist. A matching \$10,000 Massachusetts 1772 Preservation Grant request has been filed; and a matching Massachusetts Cultural Council Construction Grant will also be applied for. This support is also critical to demonstrate town and citizenry support for our efforts in our annual membership drive, capital drives, and in our fund-raising efforts.

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.

Community support for our work began in 2007 with \$300,000 from the Berkshire Foundation to help purchase this property. (Continued in Narrative Attachment #10)

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 GBHS uses the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties to guide restoration work. No additional permits beyond the standard building permits issued by the town are required. This project does not trigger review through Section 106 of the National Historic Preservation Act,

Affordable Housing Projects

12.) Affordable Housing Projects: Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

N/A

13.) Affordability Level(s):

_____ % 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?

The site of the farmstead is zoned for the proposed use. The Wheeler Farmstead house is one of the oldest buildings in town containing unique mixed Dutch and English architecture. The farmstead was owned by the Wheeler family for 250 years and was a working farm until 1955. It is now the home of the GBHS and town museum.

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 project directly meets the goals outlined in the Community Preservation Plan by: reusing existing buildings and directs growth pressures to locations where infrastructure already exists; preserves a building and site that is listed on the National Register of Historic Places; preserves artifacts, documents and other records significant to the history and culture of the town; preserves a threatened historic resource; endorsed by the GB Historic Commission; allows for public access to the historical asset

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.

N/A

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.

The GBHS project supports and identifies with the Open Space and Recreation goals by providing a passive recreational activity and by preserving an open space amidst commercial and housing developments along South Main Street. By preserving the Wheeler Farmstead, we are protecting a special place in the community - an important historic farm and old barn site in town.

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.

The continued restoration of the Wheeler Farmstead enables the GBHS to educate the public about the history and culture of our community. It creates a town museum and educational research center in which we can all be proud. Not only is the structure an important asset to the town, the vast collection of over 55,000 artifacts will be protected and made accessible to the public.

Certification

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

Name: Robert Krol
Ph: 413-591-8702 Email info@gbhistory.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: 11-26-23

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

Number all pages.

GBHS Community Preservation Fund Application - November 26, 2023
Restoration and Preservation Of Wheeler House Spaces and Artifacts

6.) Consistency (continued from Step 2,p.3)

Community Preservation Plan (2019-20)

The preservation of the historic Wheeler Farmstead and its contents is essential in the Society's continuing efforts to restore the house and barns and create a town museum and center for educational research into the town's rich history. The project is consistent with the town's Community Preservation Plan as it specifically addresses the Historic Preservation goals outlined in the plan. In particular, the project addresses the reuse of existing buildings and directs growth pressures to locations where infrastructures already exist. The project also: preserves buildings listed on the National Register of Historic Places; preserves buildings that are a threatened historic resource; preserves artifacts, documents, and other records that are significant to the history and culture of the town; and is endorsed by the Great Barrington Historical Commission. The project directly allows for public access to this historical asset while addressing a community educational and recreational need.

This project also is consistent with the Preservation Plan's Open Space and Recreation goals and Economic Development goals as it provides a resource to the community especially with the expanding South Main Street neighborhoods. The GBHS is driven to protect and connect this special historic treasure, farm and open space and serve as the Southern "gateway" to the town.

Community Master Plan (2013)

This project is consistent with the town's master plan in that it achieves goals identified in Section 8, Historical and Cultural Resources and contributes in an accessory way described in Section 4 Natural Resources and Section 5 Economic Development. The project specifically addresses Goals HC1: Preserving existing historical and cultural assets. Goal HC1 calls for the protection of historic resources through various strategies including using the CPA to leverage other funds. The project also addresses HC2: Promote historical and cultural assets. The goal acknowledges that education, organization, and promotion will help preserve historic and cultural resources for future generations. It calls upon organizations like the GBHS to develop programs that enhance the history of Great Barrington. Among the many ways the GBHS promotes the history of our town is by providing lectures and exhibits on interesting and informative topics, giving tours of the farmstead, and in serving as the repository for the donations of artifacts and stories pertinent to the people and places in Great Barrington. The project will expand our ability to make more of these artifacts accessible to all segments of the population.

Additionally this project will help to achieve Goal OSR.5: Provide linkages between our recreational resources and community neighborhoods; and Goal ED4: Enhance highly visible "gateway" locations.

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Restoration and Preservation Of Wheeler House Spaces and Artifacts

8.) Public Benefits (continued from Step 2,p.3)

The GBHS museum has both a community educational impact and a tourism and nonprofit economic impact that are consistent with the town's 2013 Master Plan section on Historical and Cultural Resources and Economic Development. The continued preservation of the historic Wheeler Farmstead and its contents will create a true town museum and center for educational research into the town's rich history. In continuing to restore and preserve the Wheeler Farmstead, the community will be able to appreciate the buildings listed on the National Register of Historic Places; and have access to artifacts, documents, and other records that are significant to the history and culture of the town.

8.1) Preservation - This restoration project will greatly increase the preservation of the Farmstead areas allowing more public access to an educational research library and collection of artifacts in a controlled environment. GBHS will also be able to offer more and exciting exhibits and workshops pertaining to Great Barrington's history.

8.2) This project also is consistent with the Preservation Plan's Open Space and Recreation goals and Economic Development goals as it provides a resource to the community especially with the expanding South Main Street neighborhoods. The GBHS is driven to protect and connect this special historic treasure, farm and open space and serve as the Southern "gateway" to the town. The accessibility of town artifacts and enhanced exhibits will no doubt generate increased attendance at the museum, resulting in greater economic spin-off activity, most notably dining and lodging, that will contribute to the local economy.

Currently, Great Barrington is part of a well-established tourism industry located in Berkshire County that contributes \$30.7 million to the economy in state and local taxes and another \$403 million in direct visitor spending.ⁱ Of the top three activities pursued by tourists to the area, **visiting museums/historic sites ranks #1 at 79.5%.**ⁱⁱ The typical GBHS visitor is over age 50, comes from the NYC metro area ,MA, or New England and often has a family connection to Great Barrington or South Berkshire County. Most visitors state that they lodge locally and dine directly in Great Barrington.

Additionally, as a nonprofit, the GBHS is part of the economic sector of Berkshire County that supported local, state and federal tax revenues of almost \$316 million and sustained 26,349 jobs in Berkshire County. Nonprofit economic impact was equal to 39% of GDP in Berkshire County in 2012 with the majority of these expenditures and impact coming from performing arts **and museums.**ⁱⁱⁱ

ⁱ Economic Impact of Travel in the MA Counties, Berkshire Visitors Bureau - 2013

ⁱⁱ Economic Impact of Travel in the MA Counties, Berkshire Visitors Bureau - 2013

ⁱⁱⁱ Berkshire County Nonprofits: Recession and Recovery, prepared by Berkshire County Chamber of Commerce 2015

GBHS Community Preservation Fund Application - November 26, 2023
Restoration and Preservation Of Wheeler House Spaces and Artifacts

8.3) Educational Opportunities - This project will increase opportunities for educational enrichment by students, community members, and tourists. By restoring additional spaces, GBHS can make more of the town's artifacts available to the public for viewing and for study.

8.4) Leveraging Private Investment - These improvements to the Wheeler Farmstead Museum will increase the likelihood for public, business, and organizational contributions to the GBHS, and be used in our pursuit of matching grants from government and private foundations.

10.)Community Input and Support (continued from Step2, p.4)

A \$300,000 gift from the Berkshire Foundation was combined with the GBHS funds and a loan from Berkshire Bank to purchase the Wheeler Farmstead and to begin preservation work. . Additionally, the Great Barrington Rotary provided renovation funds and the Jane and Jack Fitzpatrick Trust awarded the GBHS a matching grant for major structural renovations to the house. Further, small grants were donated from local banks and private foundations for continued restoration work. In 2014, the Friends of the GBHS raised funds through a well-attended art show held at the Mason Library and in 2015 SoCo Creamery sponsored an event , the proceeds of which were contributed entirely to the GBHS. Partnerships with St. James Place and the John Dewey Academy at Searles Castle provided funds through programs at both venues. Also local merchants and organizations including Guido's, Great Barrington Triplex, and the Mahaiwe Performing Arts Center have sponsored programs and displays that support the GBHS.

The GBHS also measures community support by the number of requests for the services we provide. GBHS has responded to many requests from teachers in the public and private schools. Attendance at our programs and exhibits is strong throughout the year. The Post Office invited the GBHS to create a historical photograph display featuring the Wheeler Farmstead, and local media cover GBHS programs.

Municipal support for the GBHS is demonstrated by the mention of the Wheeler Farmstead in the 2013 Town Master Plan and by the awarding of grant funds through the CPA funding program. In 2016, the Selectboard awarded GBHS a proclamation "supporting their mission and efforts in long term preservation and security of important historical artifacts. creation of programs and exhibits that stimulate interest in town history, and in the creation of a Great Barrington Town Museum and Educational Research Center located at the historically significant Wheeler Farmstead." In addition, the town library at Ramsdell presently stores GBHS's vast collection. Also, GBHS has received support and a citation from the Berkshire County Colonial Dames of the 17th Century, the Great Barrington Daughters of the American Revolution, Sheffield and West Stockbridge Historical Societies, Upper Housatonic Valley Heritage National Area Inc. and the Thursday Morning Club.

GBHS Community Preservation Fund Application - November 26, 2023
Restoration and Preservation Of Wheeler House Spaces and Artifacts

15.) Historic Preservation Projects (continued from Step2, p5)

Preserve a building that is a Registered National Historic Landmark that is significant to the history and culture of the town

The Wheeler Farm House, parts of which date back to 1733 and completed by 1771, is a community treasure. Owned by Capt. Truman Wheeler starting in 1764, the house is one of the oldest surviving building in Great Barrington, remaining relatively unaltered for the past 248 years; an architectural gem worthy of preservation. True to its late 18th Century roots, this Georgian style and partial Salt-box treasure survives in an original manner rarely seen in Berkshire County. The barns on the farmstead are also included on the Registered National Historic Landmark designation and date as early as 1750 through 1910. The GBHS is committed to the farmstead's complete restoration.

Historical Background:

Besides running a prosperous farm and maintaining a store, Truman Wheeler was active during the Revolutionary War, serving as Muster Master for Berkshire County and enlisting 986 local soldiers into the Continental Army. He also served as Great Barrington's Town Treasurer. In addition, he soldiered at the Battles of Bennington and Saratoga. During the march of the Hessian and British prisoners through Great Barrington, Capt. Wheeler treated many of them for Camp Fever. After the Revolution, he served as Justice of the Peace. While operating in this capacity, he protected Deputy Sheriff Ezra Kellogg, when he escaped to the Wheeler House during Shays' Rebellion. Wheeler was later elected to the MA legislature in 1796. His son Claudius ran the large and successful farm after Truman's death in 1815. Truman's grandson, Merritt Wheeler expanded the farm and introduced Guernsey Cattle to the region; and became the town's assessor, Trustee of the Great Barrington Savings Bank, and Trustee of the Amherst Agricultural College. The Wheeler Farmstead was owned by a member of the Wheeler Family for 250 years.

Preserve artifacts, documents, or other records that are significant to the history and culture of the town.

Additional spaces will be utilized for the storage and preservation of 55,000 valuable artifacts by creating full accessibility in a humidity controlled environment to all the rooms in the main house, and protect the unique round wooden silo and east barn. These artifacts cover the entire History of the town starting with priceless artifacts from the Revolutionary and Civil War era including the Washington Cenotaph, two Sibley grandfather clocks, and the 1764 study chair, bench, and flip class from the First Congregational Church's Rev. Samuel Hopkins. The collection includes many items from the 20th Century as well including being the depository for the Great Barrington American Legion files, records and various military uniforms, the Lucien Aigner Collection, The Packlick Collection, and the additional

GBHS Community Preservation Fund Application - November 26, 2023
Restoration and Preservation Of Wheeler House Spaces and Artifacts

DeMars and Tassone photographs Collections. Much of the GBHS artifacts collection is paper and photographs that need to be environmentally protected.

Protect special places and features - our compact village centers, historic treasures, natural resources, farms, and open space - that contributes to Great Barrington's distinctive character.

The Wheeler Farmstead is the only remaining farm property in Great Barrington located in a gateway corridor of Route 7. It is one of the oldest structures still standing in town, and one rich in historical importance.

Preserve a threatened historic resource. In 2007, the GBHS had the foresight to save this historic property from demolition. At the time, the property was under contract in a preliminary purchase and sale agreement to a developer intent on demolishing all the buildings on the property in order to build a commercial project. The GBHS continues to pursue the vision of a fully restored Wheeler Farmstead housing a museum dedicated to the history of Great Barrington, and artifacts of the town's history protected and made available to the public to appreciate. This project would complete the restoration of the last main level area of the main farmhouse, restore the second level to create an educational research center, and stabilize the wooden silo and east barn on the property.

Be endorsed by the Great Barrington Historical Commission. This application includes a detailed letter of support from the Great Barrington Historical Commission. The Historical Commission's desire would be to turn over artifacts in their collection to the GBHS once the proper space and protection for the collection would be obtained. The GBHS is at the forefront of building community awareness of this town's remarkable history. This project is also consistent with the Berkshire Regional Planning Commission Report *Sustainable Berkshires 2014* in that it helps the town promote education and outreach efforts and strengthens the draw of historic tourism.

Great Barrington Historical Society - Project Timeline with Estimates, Plans and Photographs

Wheeler Farmstead Renovation Project

Description of the Project: The Wheeler Farmstead Renovation project is a critical part of the ongoing restoration of this historically significant property that houses Great Barrington's Museum and the GBHS Headquarters. There are two priorities to this proposal.

Priority 1. Repair and Restoration Work in the Museum that include the remaining rooms on the second floor of the main house and wagon barn, the 31 windows in the main house, and the entryway door and foyer. This work will preserve the historic integrity of the building, while allowing for additional artifacts of the town's history to be catalogues, housed and protected and be placed on display. Upon approval work will start:

Second floor rooms: restoration, plaster work and painting of the ceilings, floors and walls with structural renovations carried out to ensure proper air flow and climate control. Following the advice of a structural engineer, shelves will be installed and artifacts will be transferred from Ramsdell library, catalogued, and stored. - all to be completed in 2024-25.

Second floor Wagon House: Installation of insulation and flooring creating an area for light storage of various exhibit and display items thereby freeing up valuable space for archive storage in the main house - all to be completed in 2024.

Restoration of Hallway and bathroom including demolition and installation of flooring, plaster repair to walls and ceiling, work on restoring existing hallway storage closets to be fully functional - bathroom: Completely renovated with new fixtures - all to be completed in 2024.

Restoration of the main staircase to bring up to code - to be completed in 2024

Installation of 31 wooden storm windows, repair to vintage glass, and work on the front entry door and entryway to provide for better climate control and utility cost savings- to be completed in 2024.

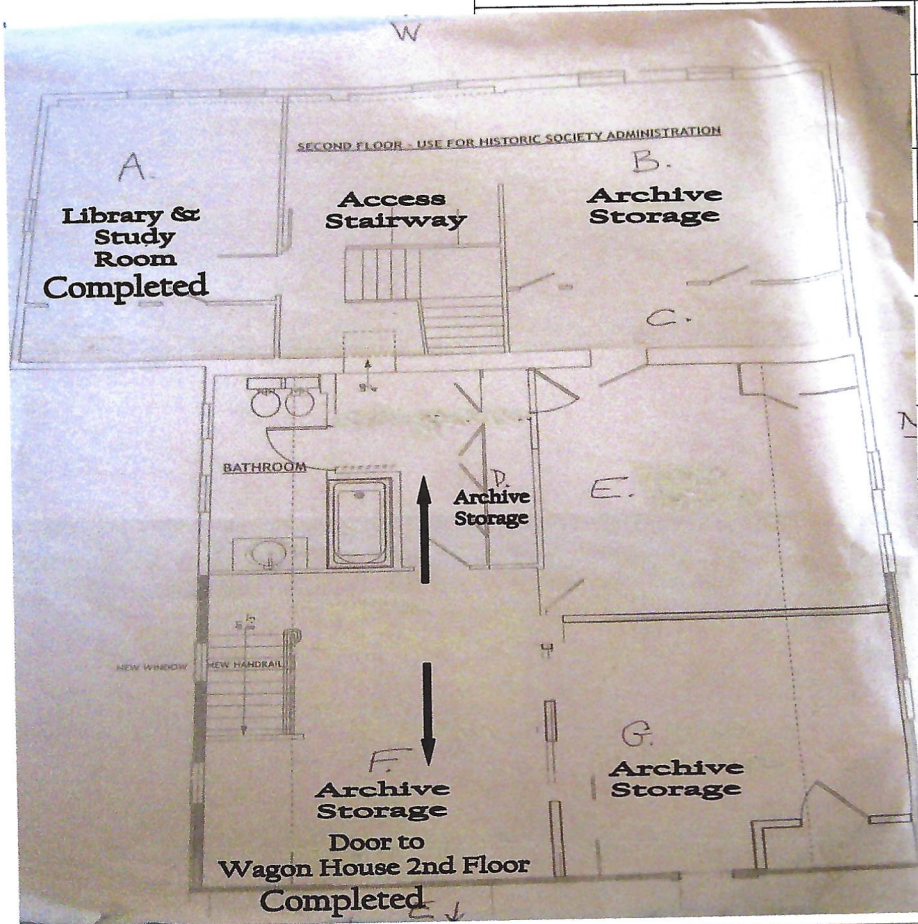
Priority #2. Stabilize Wooden Silo and East Barn to preserve the historic integrity of the buildings, and allow for safe storage and future use of the buildings as a community gathering place and a source of income to sustain the Society. Upon approval work will start: reinforcing the silo structure, recreating the silo roof destroyed in the tornado, and restoration of the barn roof including wood replacement and finishing - all to be completed by 2026.

2nd Floor Restoration to Create a Research and Educational Center Estimates:

Operational Areas and Action Steps

Figures are a combination of contractor and architect estimates

BUILDING/AREA/STRATEGIC GOAL	(2024)	\$57,000	COST
2nd Floor Restoration			
Interior			
Structural engineer to determine weight load distribution			\$1000
Repair walls/plaster in five rooms			\$19,000.
Repair/plaster ceilings in five rooms			\$10,000
Repair floors and walls and replace bathroom fixtures			\$10,000
Structural changes to enable climate control throughout 2nd floor			\$8,000
Repair hallway with new flooring, patching, painting/ lighting			\$6,000
Repair stairway with new risers and handrail			\$3,000



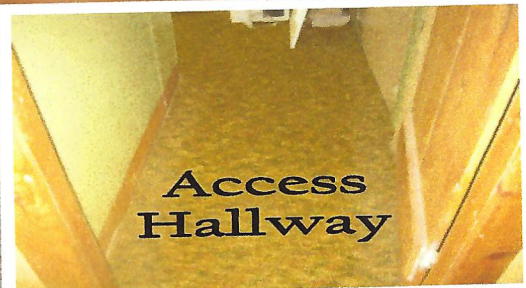
Stairway



Walls



Airflow reconstruction



Access Hallway



Bathroom



Ceilings



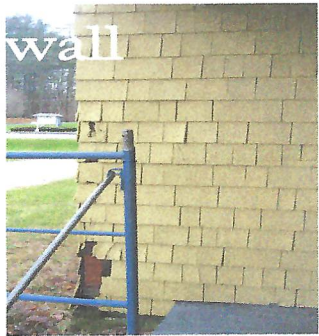
Floors

Climate Control Measures: Storm Windows and Door Front Entry and Porch Restoration Estimates:

Operational Areas and Action Steps

Figures are a combination of contractor and architect estimates

BUILDING/AREA/STRATEGIC GOAL	(2024)	\$40,500	COST
Climate Control Measures			
Exterior			
31 wooden storm windows			\$17,200
Create wooden storm door for historic front entry			\$ 4,000
Repair vintage glass panes where needed			\$ 3,000
Structural repairs to porch area of exterior- walls and porch floor			\$16,300



2nd Floor Wagon House Insulation and Flooring for Light Storage
Added benefit:Climate Control
Estimate:

Operational Areas and Action Steps

Figures are a combination of contractor and architect estimates

BUILDING/AREA/STRATEGIC GOAL	(2024)	\$17,200	COST
2nd Floor Storage Area/ Climate Control Measures			
Insulation and flooring			\$15,200
Structural repairs to walls			\$2,000



Wooden Silo and East Barn Repairs Estimate:

Operational Areas and Action Steps

Figures are a combination of contractor and architect estimates

BUILDING/AREA/STRATEGIC GOAL	(2024)	\$105,000	COST
Silo and Barn Repairs and Stabilization			
Exterior			
	Silo reframing and roof installed		\$53,000
	Structural repairs to East Barn roof		\$52,000

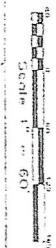
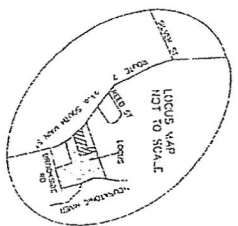
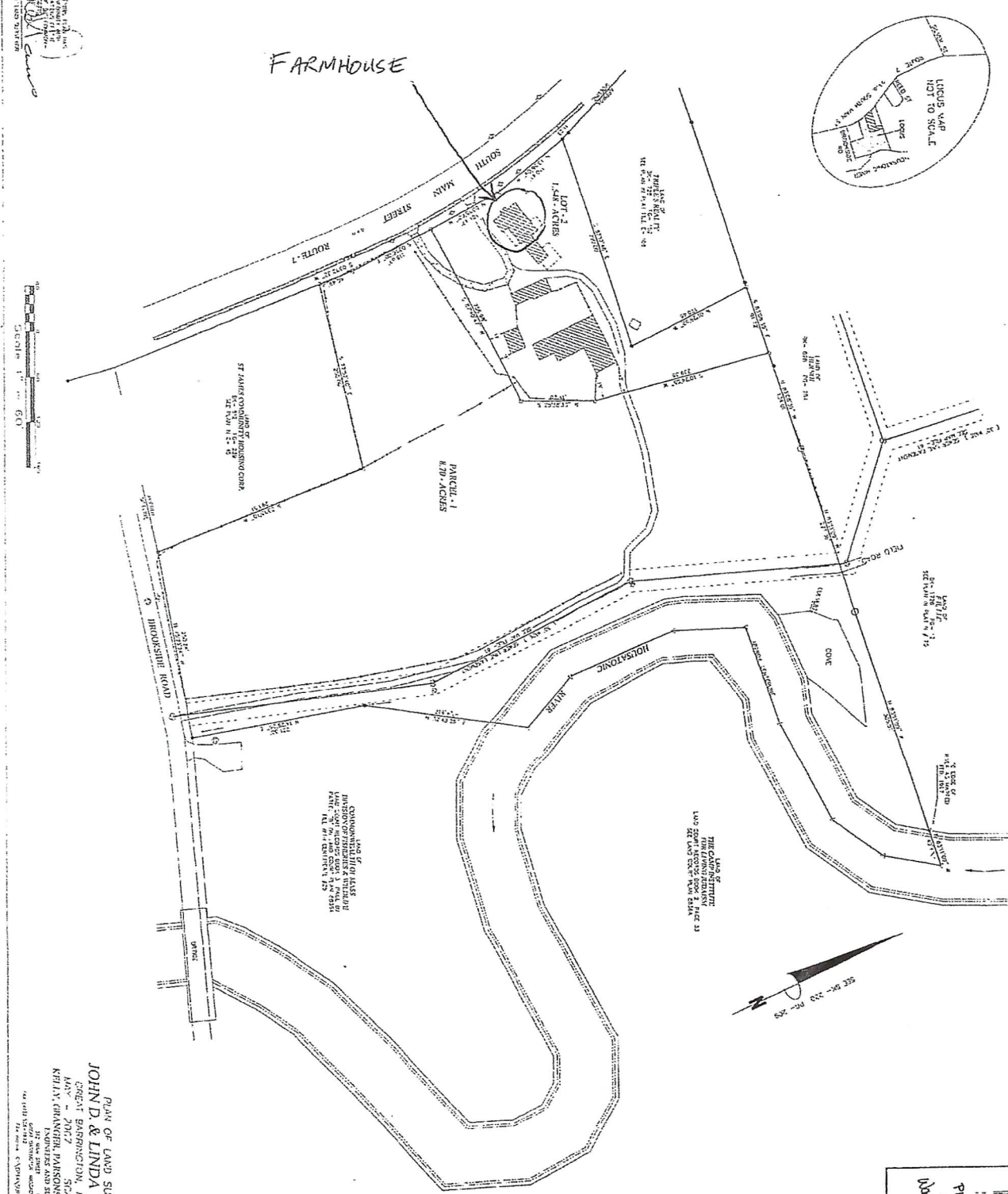


Exhibit B - Map Showing Location in Town

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW
 OFFICE OF THE REGISTRAR
 100 STATE STREET
 BOSTON, MASSACHUSETTS 02109
 DATE: 10/14/2013
 BY: [Signature]

RECEIVED
 10/14/2013
 [Signature]

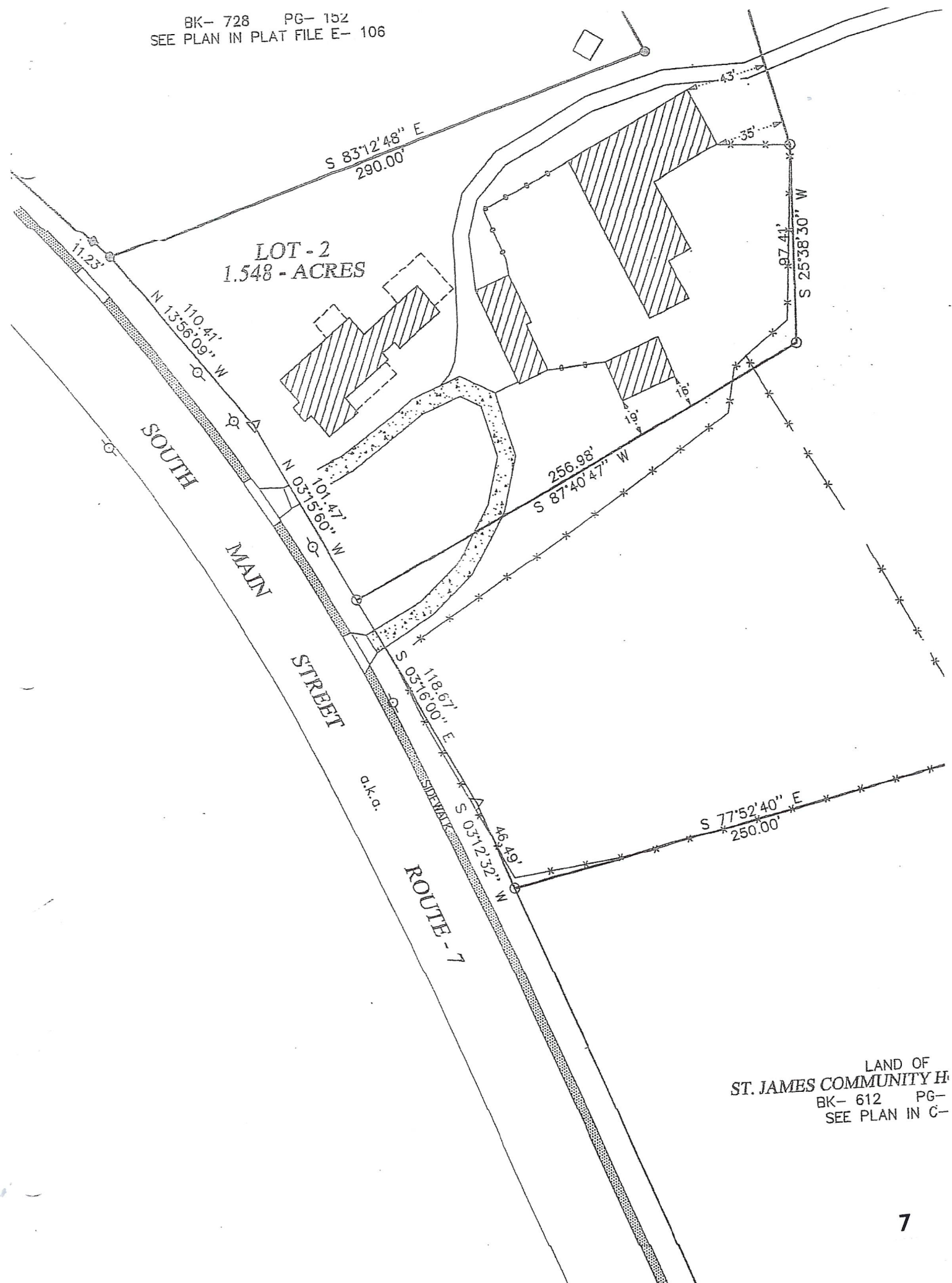
- LEGEND**
- 1. BOUNDARY
 - 2. LOT
 - 3. ROAD
 - 4. RAILROAD
 - 5. WATER
 - 6. FENCE
 - 7. EASEMENT
 - 8. CONVEYANCE
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 - 100. EASEMENT



PLAN OF LAND SURVEYED FOR
 JOHN D. & LINDA W. MULLANY
 GREAT BARRINGTON, MASSACHUSETTS
 MAY - 2012 524 F. 1" = 60'
 KELLY GRANGER, JASONSON & ASSOCIATES, INC.
 LAND SURVEYORS
 100 STATE STREET
 BOSTON, MASSACHUSETTS 02109
 TEL: 617-552-2271
 FAX: 617-552-2272

PLAN FILE N-130
 DEPARTMENT OF REVENUE
 100 STATE STREET
 BOSTON, MASSACHUSETTS 02109
 [Signature]

N-130



LAND OF
ST. JAMES COMMUNITY H
BK- 612 PG-
SEE PLAN IN C-

Exhibit C - Ownership Papers



2007 00194396

Bk: 1782 Pg: 152 Doc: DEED

Page: 1 of 3 07/05/2007 03:59 PM

KNOW ALL PERSONS BY THESE PRESENTS

That we, JOHN D. MULLANY AND LINDA W. MULLANY, husband and wife, of Great Barrington, Massachusetts, for consideration in the sum of SIX HUNDRED THOUSAND AND NO/100 (\$600,000.00) DOLLARS, grant to the GREAT BARRINGTON HISTORICAL SOCIETY, INC., a Massachusetts nonprofit corporation, whose mailing address is Post Office Box 1106, Great Barrington, Massachusetts 01230, with QUITCLAIM COVENANTS, the land with the buildings thereon situated at 817 Main Street, in the Town of Great Barrington, Berkshire County, Massachusetts, bounded and described as follows:

COPY

Page 2

That 1.548 acre parcel of land shown as Lot 2 on a plan of land entitled, "Plan of Land Surveyed for John D. & Linda W. Mullany, Great Barrington, Massachusetts, May - 2007, Scale 1"=60'", prepared by Kelly, Granger, Parsons & Associates, Inc., and recorded in the Southern Berkshire Registry of Deeds in Plat File N-130.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to John D. Mullany and Linda W. Mullany, by deed of F. Truman Wheeler and Edith R. Wheeler, dated May 14, 1991, and recorded in the Southern Berkshire Registry of Deeds in Book 768, Page 47.

Location: 817 Main Street, Great Barrington, MA

Witness our hands and seals this 15th day of June, 2007.

John D. Mullany
JOHN D. MULLANY

Linda W. Mullany
LINDA W. MULLANY

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 15th day of June, 2007, before me, the undersigned notary public personally appeared JOHN D. MULLANY and LINDA W. MULLANY, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purposes.

Donna L. Kelly
Donna L. Kelly, Notary Public

My Commission Expires: 08/06/2010

Exhibit D - Town Master Plan Historic Resources Map

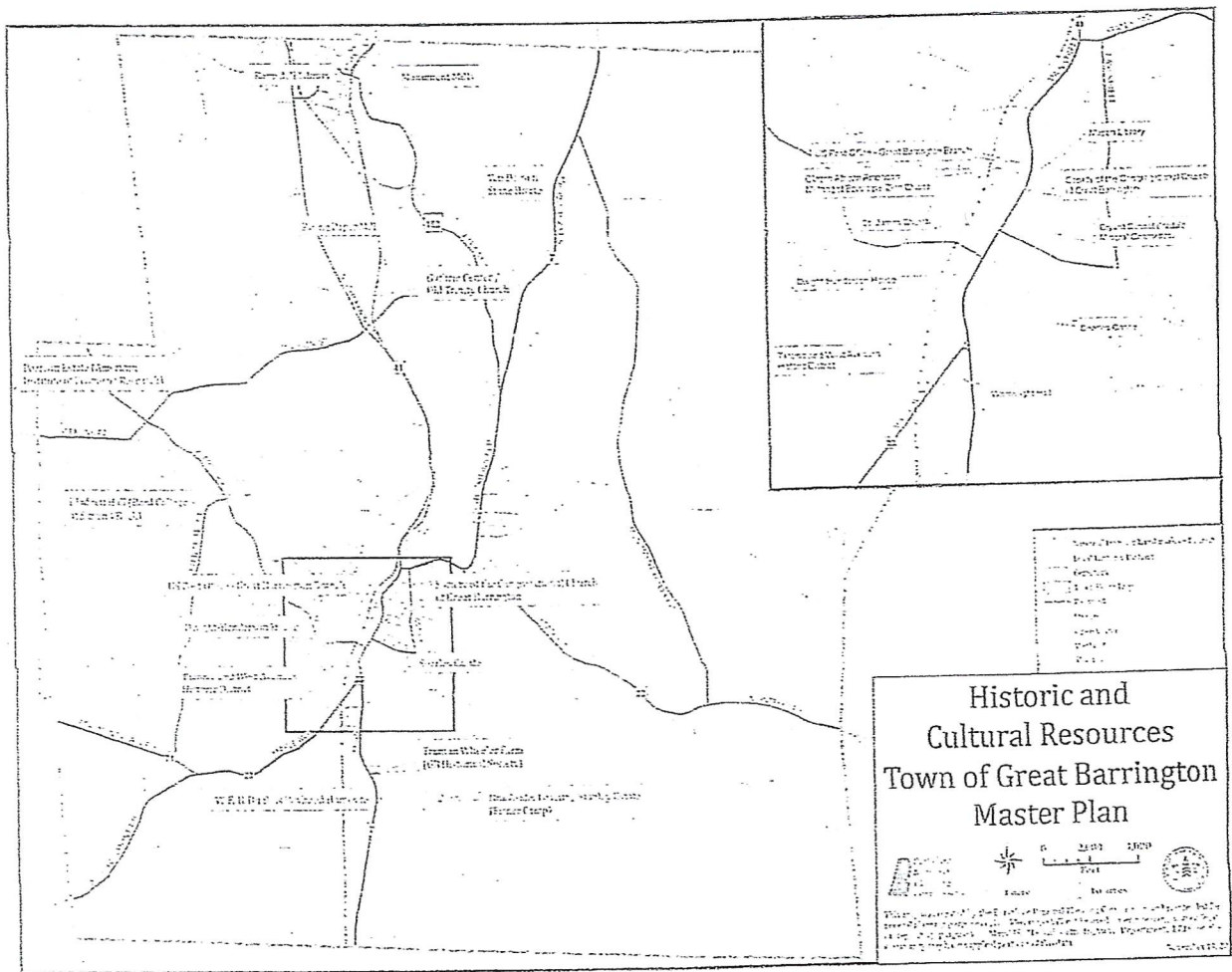


Figure 54. Historic and Cultural Resources

Town of Great Barrington Community Master Plan volume II

SEAN A. STANTON
CHAIR

STEPHEN C. BANNON
DANIEL BAILLY
EDWARD ABRAHAMAS
WILLIAM COOKE



Exhibit E - Letters of Support

Telephone: (413) 528-1619 x2
Fax: (413) 528-2290
website: www.townofgb.org

TOWN OF GREAT BARRINGTON MASSACHUSETTS

SELECTBOARD

Great Barrington Historical Society Proclamation, 2016

Town of Great Barrington, Massachusetts

The Selectboard issue this Proclamation to acknowledge and honor the Great Barrington Historical Society for forty years of effort to preserve and protect our historical heritage. We support their mission and efforts in:

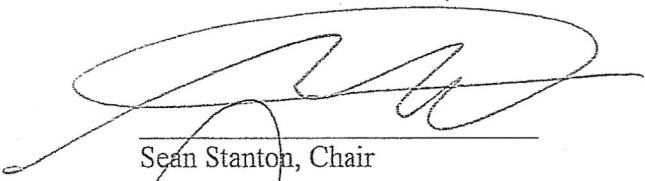
- the long term preservation and security of important historical artifacts pertinent to the Town collected by and donated to the Society;
- the creation of programs and exhibits that share and stimulate interest in our Town's history; and
- the creation of the Great Barrington Town Museum and Educational Research Center located at the historically significant Wheeler Farmstead.

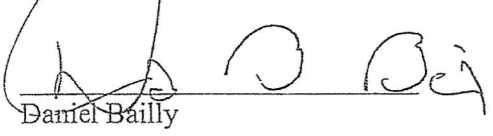
This proclamation is issued to highlight the accomplishments of the Historical Society.

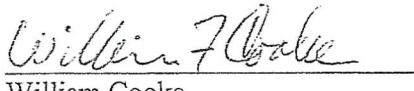
Since its formation in 1977, the Society has:


- collected, preserved, and initiated cataloguing of over 50,000 artifacts, photos, and documents in the archives, with additions to the collection occurring weekly;
- purchased important historical artifacts pertinent to the history of Great Barrington including an 18th Century slave document and Washington Cenotaph;
- created programs and exhibits to stimulate and share interest in our Town's history;
- purchased the 1768 Wheeler Farmstead, thereby saving it from demolition;
- achieved National Register of Historic Places designation of the Wheeler Farmstead; and
- raised the funds through private donations and grants to stabilize the barns, protect trees and plantings; and to renovate the main building to create the town museum and educational research center.

IN WITNESS THEREOF, We have hereunto set our hands this 26th day of April, 2017.


Sean Stanton, Chair


Daniel Bailly


William Cooke


Stephen C. Bannon


Edward Abrahamas

Great Barrington Historical Commission

c/o Selectmen's Office

Town Hall

334 Main Street

Great Barrington, MA 01230

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

October 19, 2019

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

RE: Community Preservation Funds for Priority Farmstead Preservation Projects

Dear Chairman Blauvelt and Members of the Community Preservation Committee:

The Great Barrington Historical Commission strongly endorses the Great Barrington Historical Society's application for funding under the town's Community Preservation Act. The FY21 goal of the Society's Farmstead Preservation project is to restore key areas of the farmstead, including: restoration of the interior of the wagon house to provide additional space for collections care and educational exhibits and a meeting area; completion of interior refinishing to include restoration and upgrades to the summer kitchen area, and restoration of the second floor rooms to create a true educational research center with a study room and archival storage and retrieval areas. Completing the project scope: the wood frame privy will be restored to interpret late 19th and early 20th century rural sanitation practices, and the roof of the hay barn and wooden silo (c. 1890) will be restored.

These projects are critical in fulfilling the Society's goal of preserving all the historic buildings on the property, under the guidelines of the *Secretary of the Interior's Standards*, to provide the professional museum-standard spaces for collection care and administration and serve as an authentic backdrop for meaningful and exciting interpretive programs

In fulfilling their mission to preserve and present Great Barrington history, the Society is this community's energetic leader in making the town's rich past accessible to both residents and tourists. Its abundant program offerings are informative and fun, and have clearly heightened public awareness and appreciation of our history. Indeed, the Society's lecture series, special exhibitions, house and walking tours, in-classroom presentations, publications and other interpretive programs are the principal source of public exposure to local history.

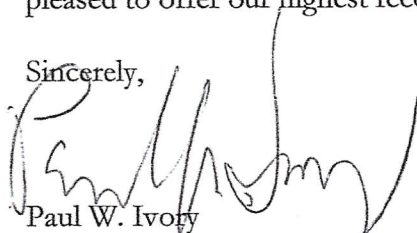
The Society has set a strong course to both manage and care for its collections of objects and library and archival materials and employ them in the study and interpretation of Great Barrington's storied history. A corps of Society volunteers dedicate hundreds of hours each year to inventorying and cataloguing this collection using a specialized museum software program. The goal is to provide public access by making the data available online. The collection is currently stored in space

provided at the Ramsdell Library but the Society plans to transfer it to the Truman Wheeler Farmstead after completion of urgently needed repairs and updates required to meet current building codes - including this year's project to make the building ADA compliant.

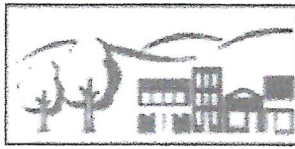
The National Register of Historic Places Registration Form for the site asserts that the site and its residents exemplify "the entire scope of Great Barrington's . . . history." Taken as a whole, the Wheeler House Farmstead property, along with the Society's museum collection, represent a remarkable vehicle to interpret our town's story from the 18th through the 20th centuries.

The Historical Society possesses the organizational skills, community standing, staff and volunteer competence and leadership, and the fund raising savvy to produce a successful project. We are pleased to offer our highest recommendation for this worthy project.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul W. Ivory", written over a horizontal line.

Paul W. Ivory
Chairman



SOUTHERN BERKSHIRE CHAMBER OF COMMERCE

Re: Support for the Great Barrington Historical Society's Request
for Community Preservation Act Funding

Dear Mr. Rembold,

The Southern Berkshire Chamber of Commerce strongly endorses the Great Barrington Historical Society's (GBHS) application for funding under the town's Community Preservation Act. This year's application is for the continued renovation and preservation of the historic Wheeler Farmstead including main level and second floor areas in the main structure, preservation of town artifacts, and stabilization and preservation of the largest barn on the property. The scope of work would preserve this historic property and allow their collection of town artifacts be made accessible to the town's citizens.

The Wheeler Farmstead is the Great Barrington Historical Society headquarters and the town museum. The GBHS should be congratulated for saving this structure from demolition in 2007 and for their continued efforts to raise the funds necessary to preserve the farmstead and create a town museum and educational research center accessible for both the local and second-home residents and the tourist population.

The GBHS is a non-profit organization formed in 1977 for the purpose of collecting and preserving artifacts pertinent to the history of Great Barrington. The GBHS museum, headquarters and educational facility serves as a meeting place for the community and a positive asset to the tourist industry. As such, it is an extremely valuable asset to the community.

GBHS manages an archival collection of over 50,000 artifacts of the town's history currently stored in space provided at the Ramsdell Library, but GBHS hopes to make it accessible at the Wheeler Farmstead after the completion of needed preservation repairs and the installation of climate control technology.

For the reasons stated above, The Southern Berkshire Chamber of Commerce strongly endorses GBHS's application for funding needed for the preservation of the Wheeler Farmstead.

Thank you for your consideration.

Betsy Andrus

SBCC Executive Director

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

Polly Mann
Director

E-mail: pmann@townofgb.org
www.townofgb.org



917 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1881

TOWN OF GREAT BARRINGTON MASSACHUSETTS

COUNCIL ON AGING

October 17, 2019
Christopher Rembold, Town Planner
Community Preservation Committee
Town of Great Barrington
334 Main Street
Great Barrington, Ma 01230

RE: Great Barrington Historical Society/CPAC FY20 Application

Dear Mr. Rembold,

The Claire Teague Senior Center supports the Great Barrington Historical Society (GBHS) in its efforts to raise funds to preserve and rehabilitate the main level rooms not yet restored, all the upstairs rooms and the new roof for the largest barn on the property.

Over the years the GBHS has held local programs at the senior center typically free of charge or at a very low fees. The senior center promotes our senior populations history and understand the value in saving it.

We applaud their efforts to restore and rehab the remaining rooms that have yet to be restored, the roof and barn, we believe it will add great value in preserving Great Barrington history.

We fully support their effort to address this very important need for a large segment of the Great Barrington community.

Sincerely

Polly Mann Salenovich

**GREAT BARRINGTON HISTORICAL SOCIETY
BOARD OF DIRECTORS – 2023-2024**

Exhibit F

Resumes

Steve Bannon
19 Fairview Terrace
Gt. Barrington MA 01230
413-446-6957 (C)
scbannon@gmail.com

Alison Read
22 Copper Beech Lane
Gt. Barrington MA 01230
413-717-7254
allisonhr@gmail.com

Haley Barbieri
257 North Plain Road
Housatonic MA 01236
413-446-1100
haley.barbieri@gmail.com

Al Romeo
13 Berkshire School Road
Sheffield MA 01257-9788
413-248-1169
romeoaln@aol.com

Marilyn Bisiewicz
396 North Plain Road
Housatonic MA 01236
413-274-0271
mbisiewicz@yahoo.com

Elizabeth Shaker
86 Castle Street
Gt. Barrington MA 01230
413-575-2174
shakerelizabeth@gmail.com

Brian Burke
55 West Sheffield Road
Gt. Barrington MA 01230
413-429-7551 (C)
skylimit67@aim.com

Richard Stanley
P.O. Box 99
South Egremont MA 01258
413-446-2001
rstan2001@gmail.com

Judy Durlack
7 Old Barrington Road
Alford MA 01230-1942
413-528-0658
jdurlack@gmail.com

Barb Syer *President*
82 West Avenue
P.O. Box 608
Gt. Barrington MA 01230
413-528-3357
barbsyer@gmail.com

Rachel Fletcher
113 Division Street
Gt. Barrington MA 01230
413-528-3391
rachel@rachelfletcher.org

Laura Katz *Secretary/Treasurer/Website*
34 Kalliste Hill
Gt. Barrington MA 01230
413-644-9016; 914-837-4888 (C)
laurackatz@gmail.com

Bob Krol *Executive Director*
20 Spring Hollow Lane
P.O. Box 786
Sheffield MA 01257-0786
413-229-2246; 413-429-1177 (C)
413-591-8702 (GBHS – Museum)
krolbob@yahoo.com
gtbhistory@gmail.com

Joanne Mallory
209 Long Pond Road
Gt. Barrington MA 01230
413-528-4227; 413-854-3226 (C)
joannemallory@icloud.com

Jim Mercer
80 Maple Avenue
Gt. Barrington MA 01230
413-446-1801 (C); 413-528-1780 (W)
housatonicwater@gmail.com

Gary Leveille *Archivist*
20 Parkview Terrace
Lee MA 01230
413-394-5940; 413-528-0914 (C)
garyleve@aol.com

Robert M. Krol
20 Spring Hollow Lane, P.O. Box 786
Sheffield, MA 01257
(413) 229-2246

EDUCATION

Westfield State College, Westfield, Massachusetts
Masters of Education, 1973 – Degree earned in Guidance and Counseling, Administration

University of Massachusetts, Amherst, Massachusetts
Bachelor of Arts, 1968 – Degree earned in History

In addition, a myriad of course work, conferences, and seminars to stay current in the field of education

INACTIVE CERTIFICATION

Principal/Assistant Principal (5-9) (9-12)	- Professional Status through May 2014
Supervisor Director (Guidance Director) All Levels	- Professional – May 2014
School Guidance Counselor (5-12)	- Professional – May 2014
Social Studies Teacher (9-12)	- Professional – May 2014

EDUCATIONAL AND LEADERSHIP EXPERIENCE – 41 Years AS A Professional Educator

2009 - Present Retired from the State of Massachusetts

2004 - 2009 Principal, Hamilton-Wenham Regional High School, Hamilton, Massachusetts.

2000 - 2004 Principal, Harwich High School, Harwich, Massachusetts.

Actively involved in all aspects of high school administration including:
preparation, presentation and maintenance of the annual budget; interview, hire and evaluate all school personnel; review and initiate new curriculum; schedule; stay current and address state, federal, and professional accreditation mandates; direct state mandated testing; introduce innovative programs; attend all school committee meetings and town budget hearings; obtain funds through grants and donations; and work with parents, school council, and town government agencies including towns' Councils on Aging, Hospice, and Community Recreation and Senior Center Committees.

1997 – 2000 Assistant Principal for Supervision and Evaluation of Staff, Minnechaug Regional High School,
Hampden-Wilbraham Regional School District, Wilbraham, Massachusetts

Actively involved in all aspects of high school administration with primary responsibility for the professional development and evaluation of high school staff. Also served as Director of Guidance.

1975 - 1997 Guidance Counselor, Guidance Director for Grades 5-12. 1975 -1988
U.S. History, Psychology, and Media Production Teacher for Grades 7-12, 1988-1997
Athletic Director, Grades 7-12, 1993-1997
Varsity Coach, Soccer and Softball for 22 years
Mt Everett Regional School, Sheffield, Massachusetts

1968 - 1975 Social Studies, English, Physical Education Teacher, Granville Public Schools, Granville, Massachusetts

Responsible for teaching Grades 6-8 Social Studies and English, Grades 3-8 Physical Education.
Developed curriculum and taught classes in the History of Granville - Served on Town Recreation Commission

BUSINESS EXPERIENCE

1981- 1996 Co-Owner of Krol Jewelers and R.K. Puff 'n Stuff - Railroad Street and Main Street Great Barrington, MA
2009 – Present ebay Entrepreneur

RESUME

November 17, 2014

DONALD R. PULFER, AIA

Address: 11 Hickory Hill Road
Egremont, Massachusetts 01230
Tel. (413) 528-1108

Architectural license: New York State, since 1985
Massachusetts
National Council of Architectural Registration Boards
Certified Passive House Consultant

EMPLOYMENT

2008-present PRINCIPAL, Green River Architecture; Great Barrington, Massachusetts. Restoration of 19th century schoolhouse in Mount Washington, new home for Triform, Camphill Community, single story 6,300 SF new net zero energy building, renovation/additions to two large homes in Camphill Village, new house, residential and commercial renovation and reuse, preliminary designs, site planning and environmental assessments for housing development of 72 affordable and 66 market rate residences.

1998-2007 ARCHITECT, Architectural Bureau, Chatham, New York. Project Architect, new 12-bedroom group home, school master plan, village master plan, design and construction documents for additions; adaptive reuse of historic buildings for 24 units of senior housing; new construction and rehabilitations for affordable housing, mixed use rehab and adaptive reuse. Administration: scheduling of firm workload, organization and writing of office construction management manual, specifications, supervising staff of architectural drafters.

1996-1998 PROJECT MANAGER, DIRECTOR OF OPERATIONS, STAFF ARCHITECT, Coneco Corporation, Latham, New York. Design consultant and project manager for school district retrofit (lighting, water conservation, window replacements). Performance contracting: responsible for management of design/build process, contracts, design review and liaison with design community, project development, analysis, client relations, and technical support.

1986-1996 PRINCIPAL, Green River Architecture; Alford, Massachusetts Hudson, New York. Long range planning, community consensus building, master plans, feasibility studies; complete architectural services for new construction, restoration, renovation and adaptive reuse.

1993-1995 ARCHITECT (temporary part-time basis), Architecture +, Troy, New York. New York State Office of Mental Health: Statewide Campus Planning, Programming and Material Standards. Feasibility studies, master planning, design, contract documents, construction administration; psychiatric, academic, and religious buildings.

1986-1990 SENIOR ARCHITECT, DEVELOPMENT ADMINISTRATOR, New York State Office of Mental Health and Facilities Development Corporation, Albany, New York. Administration and management of capital construction programs, management of consultant contracts for design and construction of capital projects.

1981-1986 ARCHITECTURAL INTERNSHIP, various firms in Connecticut. Project architect for adolescent psychiatric hospital; education; health care; rehabilitation, restoration and adaptive reuse; retail; residential; commercial; interiors. Feasibility studies, master planning, design and development, client presentations, and construction documents.

1981-1982 SENIOR RESTORATION ARCHITECT, State of New Jersey, Department of Environmental Protection, Trenton, New Jersey. Responsible for the proper restoration and adaptive use of state's historic sites. Technical advice, historic building and site analysis, remedial recommendations, restoration planning, and historic material sampling/analysis.

1977-1979 TEACHING ASSISTANT, Syracuse University School of Architecture, Syracuse, New York. Architectural history.

EDUCATION

2012 Certified Passive House Consultant (CHPC), member Passive House Institute United States

1974-1981 Syracuse University School of Architecture.

M.Arch., 1981

Syracuse University Graduate Fellow, 1979-1980.

University Senate Research Grant, 1980.

Thesis: Early Work of J.L. Silsbee (late 19th century)

B.Arch., and B.A. (history), 1978.

Magna cum laude, Phi Beta Kappa.

Syracuse University Scholarship, W. Newton and Ethel Edwards Endowed Scholarship,

American Institute of Architects Scholarship Award.

PUBLIC SERVICE

Planning Board member, Town of Egremont, MA.

Board of Trustees, The Flow Chart Foundation (formed to preserve the creative environment and cultural legacy of poet John Ashbery, and to encourage the study of the interrelationships of the arts).

Past Chairman, Town of Alford, Massachusetts, Planning Board and Zoning Board of Appeals;

Alford Representative, Berkshire Regional Planning Commission;

Board of Trustees, Rudolf Steiner School, Great Barrington, Massachusetts (1989-92);

Board of Directors, Lifesharing Foundation (1993-1994);

Board of Trustees, Community Land Trust in the Southern Berkshires (200-2012).

REFERENCES

Upon request.