



BAB Capital 77 LLC
Great Barrington, MA 01230

To: Great Barrington Community Preservation Committee

Subject: CPA Funding – The Cove

I want to thank the committee for considering this application for CPA funding. At first glance the request may seem unusual relative to the typical projects put before the committee. The local significance of The Cove should not be understated. It's uniquely positioned as an ongoing active piece of local history and has the potential to provide much more future utility to our community should it be maintained.

The CPA funding request is specifically tailored to the following: Installing a fire sprinkler system for life / safety compliance and the installation of a roofing/insulation system which complies with present weatherization codes. The unique barrel arch roof shape and volume add costs and complexity for this project. The project could be completed should the CPA funding be awarded.

I look forward to meeting with the committee to review the project scope of work and The Cove's validity as it relates to the CPA funding request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Barnum', written over a horizontal line.

Craig M. Barnum



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**GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE**

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only) _____

Applicant Name _____

Project Name _____

Project Address _____

Contact Person _____ Title: _____

Phone No. _____ Email _____

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

Estimated amount of CPA funding you are seeking: \$_____

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

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

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 _____

Project Name _____

Project Address _____

Assessor's Map _____ Lot _____

Property Deed Book / Page _____ / _____

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

Total CPA funds requested: \$ _____

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

Source Name	Amount	% of total	Used for	Committed?
Total budget:	\$537,000			

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.

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

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

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.

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.

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?

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

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.

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. _____

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. _____

Affordable Housing Projects

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

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?

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.

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.

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: _____

Ph: _____ Email _____

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

Signature:  _____

Date: November 30, 2022

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.

Number all pages.



STEP TWO QUESTION RESPONSES

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

- \$287,000 - Equity contributed by Craig Barnum / BAB Capital 77 is immediately available.
- \$250,000 - CPA funding July 2023

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

- Current use as entertainment / hospitality has been in place for 60+ years.
- The Great Barrington Historic Commission voted 5-0 in 2022 deeming the property historically, culturally, and architecturally significant to the Town of Great Barrington (document attached).
- The Cove property is listed on the Massachusetts Historic Commission (document attached).

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

- The existing use would remain after the project is completed.

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

- Wooliver Roofing: Install roof and insulation system. (Wooliver Roofing proposal attached).
- Hampshire Fire Protection: Design and install a fire sprinkler system throughout the building. (Hampshire Fire Protection proposal attached)
- Craig Barnum to manage the project, vendors etc...

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

- The Cove has been a local landmark for multiple generations. It's been an essential visible piece to Great Barrington's recreational history and community experiences.
- The Cove supports/serves an unusually expansive constituency including but not limited to schools, summer camps, ski mountains, tourists, locals, families, companies, etc...
- Installing a fire sprinkler system and modernizing the roof / insulation system are critical capital improvements/extraordinary repairs required to comply with present building codes. These improvements are needed to proceed with future investment and enhancements which will enable The Cove to remain an ongoing concern.

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

- The public benefits of performing this project include but aren't limited to:
 - Maintaining a facility which has fostered countless memories over multiple generations
 - Investing in the building's infrastructure increases the quality and safety for its customers/constituency, assist in increasing the quality of the visible aesthetic/ driving landscape
 - The community needs recreational and social activities. The Cove has been vital throughout the years.
 - The facility serves a wide ranging social economic demographic supporting local residents, tourists, hotels, local businesses, summer camps, ski mountains, general tourism, etc..

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.

- CPA funding will represent approximately 46.5% of the proposed scope of work. The additional capital required will be provided/sourced by BAB Capital / Craig Barnum

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.

- There is substantial community support in seeing investment and upgrades to The Cove facility. The community exhibited substantial curiosity and concern during the foreclosure sale in December 2021, fearful it would be permanently closed. Significant interest exists for The Cove to remain open.
- Securing CPA funding for this infrastructure project is an important piece for the building to remain open as a recreational community resource.

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 be required for the fire sprinkler system installation, roof/insulation system installation, and to provide a new six-inch water line. The permit applications will be submitted in Q1 2023. Given the common nature of the scope of work the permit process is expected to be standard.

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

- The historic preservation objective is to essentially protect buildings and property deemed historically, culturally, and architecturally significant and/or listed on the state register of historic places.
 - The Great Barrington Historic Commission unanimously voted 5-0 deeming The Cove property historically, culturally, and architecturally significant.
 - The Cove property is listed on the Massachusetts Historic Commission
 - The property has been uniquely embedded in the Great Barrington community experiences for decades. Tremendous support exists to see The Cove property upgraded and remain a local source of entertainment, recreation, and social gatherings.

- The CPA funding request is necessary to infrastructure related to life/safety code compliance, weatherization/insulation compliance, and securing a roofing system which protects the structure.

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.

- No change in the existing use

November 18, 2022

BAB Capital 77 LLC
7 Boice Road
Great Barrington, MA 01230
Attn: Craig Barnum

Re: Great Barrington – 109 Stockbridge Road – Budgetary Roof Replacement Proposal

Craig,

Below you will find the scope of work for each roof section at 109 Stockbridge Road, Great Barrington. Following the scope of work is the budgetary cost for each section. The costs shown are for each roof section being completed as separate projects. If multiple roof sections are completed at the same time there would be cost savings. All labor, materials, equipment and supervision are included to complete the work listed below. I have also included an aerial photo, which shows each roof section labeled, for reference.

Scope of Work – Barrel Roof Recover (~20,745 SF)

- Obtain Building Permit and Construction Control Affidavit.
- Keep worksite in clean working order and comply with all OSHA safety standards.
- Remove existing EPDM membrane and legally dispose of debris. Leave remaining ISO and roof system in place.
- Furnish and install wood blocking to match height of new insulation and accommodate new edge metal.
- Furnish and mechanically attach two (2) staggered layers of 2" ISO board insulation, and ½" HD coverboard, to meet building code (R-30).
- Furnish and adhere 60 mil EPDM membrane and flashing (black) over entire barrel roof area.
- Fabricate and install 040 Kynar coated edge metal at flat and curved roof edges and strip in for a watertight completion.
- Flash all roof penetrations according to manufacturer's standard details.
- Make all necessary tie-ins to adjoining roof sections.
- Provide owner with manufacturer's 20-year Full System Warranty and 2-year leak-free workmanship warranty.

Budgetary Cost = \$395,000.00



Hampshire

Fire Protection LLC

20A Turnpike Ind. Rd • Westfield, MA 01085 • Tele: 413.642.3287 • Fax: 413-642-3792
www.hampshirefirellc.com

November 15, 2022

Juanita O'Rourke
Tom Hankey
Craig Barnum

RE: 109 Stockbridge Rd
Great Barrington, MA

All:

Hampshire Fire Protection, LLC is pleased to offer our fire protection *budget* proposal of **\$97,000.00 (Ninety-Seven Thousand Dollars)** to install a new automatic fire sprinkler system at the above referenced property.

A. Our quotation is based on the following scope of work:

1. Design as per Hampshire Fire Protection LLC.
2. Specification Section – Design Build
3. Installing (1) single zone wet systems for the entire building
4. Complete working plans and hydraulic calculations as per NFPA 13, 2013 standards. All areas to be designed to Ordinary Hazard occupancy w/ max spacing of 130 sq ft. Offices & bathrooms to be designed to Light Hazard occupancy w/ a max. spacing of 225 sq. ft. per head.
5. Starting our work inside the building at a 6" flanged water supply connection left by others inside the building. This line is to be hydrostatically tested and flushed to NFPA standards before we tie onto it.
6. Installing Sch 10 exposed black steel pipe hung below the barrel-vaulted roof with brass upright sprinklers. All suspended ceilings throughout the building (except for the offices, bar, bathrooms at the front of the building under the flat roof) to be permanently removed. Existing miniature golf area to be demolished and removed including the raised 2nd level deck & all suspended ceilings.
7. We have figured the hard ceiling over the Pin Machines to remain. We will install exposed piping w/ QR brass upright heads hung below this ceiling.
8. Installing Sch 10 black steel pipe with QR recessed pendent sprinklers below and QR brass upright sprinklers above the suspended ceilings under the front flat roof.
9. Installing (1) new Storz connection and (1) new backflow preventer.
10. Adequate water pressure & flow at the point of connection.
11. All work and material will be in accordance with NFPA 13-2013 - Installation of Fire Sprinkler Systems
12. Adequate heat to be provided in all areas to keep the wet system piping from freezing in the cold weather.
13. Comprehensive general liability insurance
14. Plans and calculations to be stamped by a MA FP Engineer.
15. Construction Control documents & Affidavits
16. Permit Fee's & Scissor lifts
17. Sales Tax

11/15/22
109 Stockbridge Rd.
Page 2

B. EXCLUSIONS:

1. Painting of any kind
2. Fire Pump
3. Standpipes and/or fire hose valves.
4. Dry System
5. Fire alarm system
6. Underground fire service into the building.
7. Seismic Bracing (Seismic Design Category B)
8. Pipe Expansion Joints
9. Electrical wiring or alarm connections of any kind
10. Steel beam penetrations if required
11. Bond (please add 1.3% if required)

Payments to be made as follows: Net 30, Final upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurances. Our workers are fully covered by Workers Compensation Insurance.

Hampshire Fire Protection, LLC operates an open shop. We have figured this project with our normal rates and will perform it with our own mechanics.

Due to the uncertainty of material prices, we will be unable to honor this quotation after thirty (30) days. We thank you for the opportunity to quote and hope we may be of further service to you on this project. If you have any questions regarding this quotation, please contact me at our office: 413-642-3287 or cell: 413-386-4552.

Sincerely,

William J. Rhodes

William J. Rhodes
President

MA Lic# SC105360 • CT Lic# F11499

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	GBR.471
Historic Name:	Cove Bowling Lanes
Common Name:	Denny Dogs Restaurant - U-Haul Neighborhood Dealer
Address:	109 Stockbridge Rd
City/Town:	Great Barrington
Village/Neighborhood:	Great Barrington;
Local No:	
Year Constructed:	1960
Architectural Style(s):	No style;
Architect(s):	Western Massachusetts Construction Engineers;
Use(s):	Bowling Alley; Restaurant; Tavern; Truck Terminal;
Significance:	Architecture; Commerce; Recreation; Transportation;
Area(s):	
Designation(s):	
Building Materials:	Roof: Asphalt Shingle; Wall: Concrete Cinderblock; Metal, Undetermined; Steel; Vinyl Siding; Wood; Foundation: Concrete Cinderblock;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, July 14, 2022 at 11:15 AM

FORM B – BUILDING

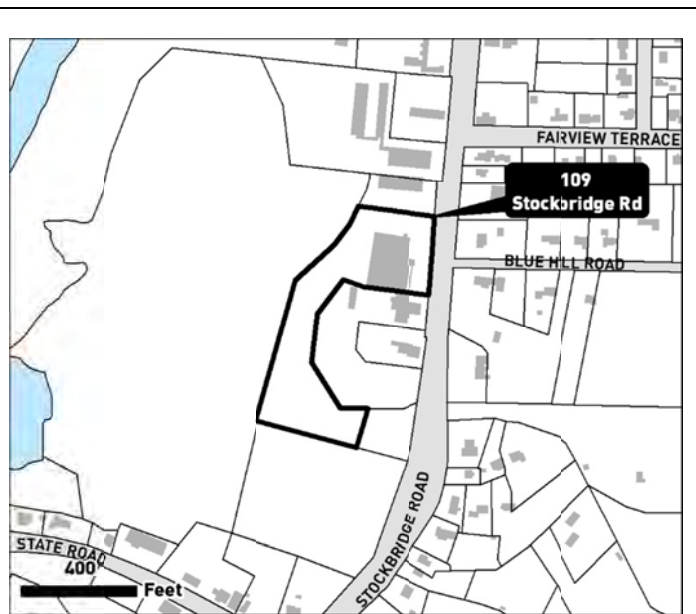
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking southeast.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Walter R. Wheeler
Hartgen Archeological Assoc./Larson Fisher Assoc.
Organization: Great Barrington Historical Commission
Date: June 2017

Assessor's Number USGS Quad Area(s) Form Number

1130120000000410

Great
Barrington

GBR.471

Town/City: Great Barrington

Place: (*neighborhood or village*): Great Barrington

Address: 109 Stockbridge Road

Historic Name: Cove Bowling Lanes

Uses: Present: bowling alley/ restaurant/ retail commercial

Original: same

Date of Construction: 1960

Source: Drew (1999) and other multiple sources

Style/Form: post-war commercial

Architect/Builder: Western Massachusetts Construction Engineers, Inc.

Exterior Material:

Foundation: concrete block

Wall/Trim: concrete block, vinyl siding/ wood and metal

Roof: asphalt roll and shingle

Outbuildings/Secondary Structures: large-scale roadside signage. Restaurant attached to south.

Major Alterations (*with dates*): Alterations to entrance; covering restaurant with vinyl siding and changes to its fenestration (unknown date)

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 3.69

Setting: The building occupies a suburban setting of commercial and residential buildings that typically occupy the center of their lots. Commercial buildings are typically surrounded by asphalt surface parking; residences by landscaped lawns.

RECEIVED

DEC 8 2017

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

GREAT BARRINGTON

109 STOCKBRIDGE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

GBR.471

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

A one-story concrete block building of rectangular plan with arched roof. Fenestration varies greatly, and includes plate glass windows (on the street front), and metal frame sash. A covered porch, supported on steel columns (circular in plan) extends across much of the street front. The northernmost bay of this porch has a roof which is raised higher in elevation than the adjacent roof, to emphasize its status as point of entry. The entrance is largely glazed, with metal-framed plate glass windows and transoms associated with glazed doors. Small one-story flat-roofed additions are located on the east (street) elevation and on the north side of the building.

The interior consists of an open-span room with 24 bowling lanes and associated peripheral support spaces including indoor miniature golf, a bar and lounge area, a pro shop, snack bar and arcade.

Original freestanding signage reflecting mid-century modern design is located at roadside on axis with the entrance.

HISTORICAL NARRATIVE:

The original Cove Inn on Stockbridge Road was a farmhouse. The inn was named after a nearby cove that formed when the Housatonic River was dammed up south of the site. In the 1950s, the original building was badly damaged by fire but was expanded into a restaurant, now an antique center located on an outparcel. The Cove Bowling Lanes were added in 1960 (Figure 1).¹

The Cove Inn, Inc., consisting of Otto and Alice Asklepious, purchased this property in 1950 from Medric and Catherine Nault.² Medric Nault was born in Quebec in 1905. He immigrated to the United States in 1912. His wife, Catherine was born in 1908 and she was a first generation American. Her parents were both born in Italy. As stated in her obituary, "...She and her husband owned and operated the former Cove Inn on Stockbridge Road from 1940 until selling the restaurant in 1950."³ Otto Asklepious (1909-1979) was a Greek immigrant. He and his wife, Alice Asklepious (b. 1917), lived in Queens before they moved to Great Barrington.

According to Drew's history:

Bowling went through a revival in the 1950s. Otto Asklepious sought a permit in December 1955 for an addition to the Cove Inn for bowling lanes. The Cove was founded by Herbert Ladd in 1933. Ladd and his wife Sarah sold to Medric and Catherine Nault in 1941. Their son Richard Nault said the family and a chef and waitress lived in upstairs quarters. There was also a horse barn in the rear, home to twenty or so riding horses. Before World War II, there was a hockey rink on the north side of the building, where the Cove Bowling Lanes is today. Otto and Alice (Fassous) Asklepious purchased the facility from the Nault's in 1950, adding a dining room four years later. It suffered a fire in 1958. Asklepious (1909—70) announced plans in February 1960 to put up a thirty-two-lane bowling alley. "Gus" Constantine was manager. The cement block building measured 146x86 feet and had cocktail lounge and snack bar. Cove Cue was added in 1974. John and George joined their father, Otto in running the business.⁴

According to a 1960 article in the *Springfield Union*:

Western Massachusetts Construction Engineers, Inc. of this town, has been awarded the contract to erect the 32-lane bowling plant on Stockbridge Rd., for which the ground-breaking ceremony was held Wednesday morning. The lanes will be built next to the Cove Inn, operated by Otto Asklepious. Asklepious opened bids on

¹ Leveille (2001), 78.

² Great Barrington MA, Southern Berkshire Registry of Deeds, Book 294, Page 340, 10/14/1950. Hereafter cited as SBD [Book #]: [Page#].

³ "Catherine Nault, 94, former Cove Inn owner," *Berkshire Eagle* (Pittsfield, Massachusetts) 15 October 2001.

⁴ Drew (1999), 557.

INVENTORY FORM B CONTINUATION SHEET

GREAT BARRINGTON

109 STOCKBRIDGE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

GBR.471

the construction contract, with the Western Massachusetts Construction Engineers, Inc. the low bidder. The project is to cost about \$300,000, Asklepious said. Plans call for the completion of the bowling plant by midsummer.⁵

In 1978, Cove Inn, Inc. sold this property to Gormac, Inc. for \$316,000.⁶ The most recent deed for this property is from 2008 wherein Gormac, Inc. sold this building to Hankey O'Rourke Enterprises, LLC.⁷

Oral history attributes the Cove Lanes as an influence on the creation of the film *The Big Lebowski* (1998) by the Coen brothers, who attended Bard College at Simon's Rock in Great Barrington.⁸ This building is presently the home to the Cove Bowling Alley, Denny Dogs Restaurant, and U-Haul Neighborhood Dealer.

BIBLIOGRAPHY and/or REFERENCES:

Published Sources

Drew, Bernard A. *Great Barrington: Great Town, Great History*. 1999. Great Barrington Historical Society.

Feldman, Victor. "The Cove may be for sale, but sport of bowling isn't in its twilight yet," *The Berkshire Edge*, 15 June 2017 (www.theberkshiredge.com accessed on 23 June 2017).

Leveille, Gary. *Around Great Barrington*. 2011. Arcadia Publishing, Charleston, South Carolina.

Archival Sources

Boston MA. Massachusetts Historical Commission. Historic Resource Survey reports and forms and National Register Nomination Forms for Great Barrington properties. Massachusetts Cultural Resource Information System. <http://mhc-macris.nrt/index.htm>.

Great Barrington MA. Southern Berkshire Registry of Deeds. Plan and deed records.

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⁵ "Bowling Plant Contract Given," *Springfield Union*, 15 April 1960.

⁶ SBD 450:269, 8/11/1978.

⁷ SBD 1845:80, 5/23/2008.

⁸ Feldman, Victor. "The Cove may be for sale, but sport of bowling isn't in its twilight yet," *The Berkshire Edge*, 15 June 2015 (www.theberkshiredge.com accessed on 23 June 2017).

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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FIGURES:



Figure 1: The Cove Inn before the construction of the Cove Bowling lanes, c. 1958; Leveille (2011).



Figure 2. Interior view (www.barnbrookrealty.com).

INVENTORY FORM B CONTINUATION SHEET

GREAT BARRINGTON 109 STOCKBRIDGE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
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Figure 3. Interior showing bar and lounge area (www.barnbrookrealty.com).

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PHOTOGRAPHS: (photos by Neil Larson and Walter R. Wheeler, 2016 unless otherwise indicated).



View looking northwest.



View looking north.

INVENTORY FORM B CONTINUATION SHEET

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View looking west.



View looking northwest.

Historical Commission Meeting Minutes – Draft

DATE: October 8, 2022

TIME: 5:00 P.M.

PLACE: Zoom Virtual Meeting

MEMBERS PRESENT: Gary Leveille, James Mercer, David Rutstein, Paul Ivory, Marilyn Bisiewicz, Malcolm Fick

MEMBERS NOT PRESENT: Bill Nappo

1. FY23 Reorganization.

- Ms. Bisiewicz nominated Mr. Fick as Chairperson. Mr. Ivory seconded the nomination. A roll call vote was conducted and all voted to approve.
- Ms. Bisiewicz nominated Mr. Mercer to be the Commissions representative on the Community Preservation Committee. Mr. Ivory seconded the nomination. A roll call vote was conducted and all voted to approve.

2. Chairman Fick called the meeting to order as a virtual meeting authorized by the Governor's March 15, 2020 and June 16, 2021 orders. A roll call was conducted to determine members present.

3. Ms Bisiewicz moved to approve the draft minutes of the June 13, 2022. The motion was seconded by Mr. Ivory. All voted to approve except Mr. Mercer, who abstained.

4. Old Business

- Ms. Bisiewicz reported that the Fairview Hospital gift shop still has sufficient copies of *Great Barrington Here and Gone*.
- Mr. Fick reported that the Smartphone Walking Tour is being updated to add the tour being created by the W.E.B. DuBois Freedom Center. Mr. Leveille is working to identify photos that can be used on the new tour.
 - i. Mr. Leveille reported that he has some pending changes and corrections to the tour, especially the audio portion.
 - ii. Mr. Mercer requested QR codes to add to the utility box graphics.
- Mr. Mercer reported that the CPC has discussed schedules and that more information would be forthcoming in the Fall.
- Mr. Fick reported that Daedelus was scheduled to clean the Newsboy Statue on August 9.
- Don Howe reported on the status of the Trolley Shelter. Bidding documents were being prepared. An overhanging tree was removed and an additional tree will be planted at the request of the Selectboard. Mass DPW is adding a curb cut and sidewalks to the plan.
- The Commission committed to educational signage as part of the CPA funding request. The sign could include a history of trolleys in the town and of Belcher Square.

5. New Business

- Historical Certification of 107 – 109 Stockbridge Road. The Commission discussed an application by the owner, BAB Capital 77 LLC, to certify that the property qualifies as historic under the town bylaws. The applicant, Mr. Craig Barnum, was present to answer questions.
 - i. Mr. Ivory asked what architectural features, such as the iconic sign, would be retained. Mr. Barnum answered that there was no intention of tearing down the sign but that other plans were still up in the air.
 - ii. Mr. Rutstein said the property has cultural significance but questioned if it achieved the required level of architectural significance. Mr. Ivory pointed out that the property is a fine example of Mid-20th Century leisure activities. Mr. Leveille pointed to the filming of the Big Lebowski and the fire that left a portion of the building standing. Mr. Mercer likened the property to the Mahaiwe Theater.
 - iii. Ms. Bisiewicz moved that 107 – 109 Stockbridge Road is determined by the Historical Commission to be historically, culturally, and architecturally significant to the Town of Great Barrington. Mr. Leveille seconded the motion. By roll call vote, all voted yes.
- Mr. Howe reported on the historical house marker program. The online application was being updated. The price for a synthetic plaque will be \$75.00 and a bronze plaque will be \$300.00.
 - i. Mr. Howe and Ms. Bisiewicz will process applications for the Historic District Commission. One application is in process and previous applications will be reviewed.
 - ii. The application can be found on the Town's Historic District Commission web page.
- Mr. Mercer reported on the status of graphics for sidewalk utility boxes in the town. Mr. Leveille recused himself from the discussion because of a potential conflict of interest.
 - i. Mr. Mercer reported that artist Franklin Marael of Cyanta Studios was creating graphics for the project.
 - ii. Mr. Mercer moved that the Commission endorses the Historic District Commission's efforts to place historical graphics on sidewalk utility boxes. Ms. Bisiewicz seconded the motion. By roll call vote, all voted yes.

6. Other member issues

- Mr. Leveille prepared a tribute to Jim Parish, long-time Chairperson of the Commission and noted local historian. Mr. Fick will distribute the tribute to the members and will forward to the Town for a press release.
- Ms. Bisiewicz reported that the Indian Ford sign at Bridge Street was discussed at the Thursday Morning Club. The Club will consult with the Great Barrington Land Conservancy who oversees the River Walk and is responsible for the signage.

Historical Commission Minutes – October 8, 2022

7. Citizen's Speak – no citizens requested to speak.
8. The next meeting date was set for October 17, 2022, in person if permissible.
9. The business of the Commission being concluded, Mr. Fick adjourned the meeting without objection.

Respectfully submitted,

Malcolm Fick
Chairman

MASSACHUSETTS FORECLOSURE DEED

IOFUS-FCC Holdings I, LLC, with a usual place of business at 5318 East 2nd Street, Mail Stop 502 Long Beach, CA 90803, holder of that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents (the "Mortgage") from Hankey O'Rourke Enterprises LLC which is recorded with the Berkshire County Registry of Deeds (the "Registry") in 1845, Page 85, as effected by (1) an Assignment and Assumption of Commercial Mortgage, Security Agreement and Assignment of Leases and Rents and recorded with the Registry in Book 2354, Page 19 on April 19, 2016 and (2) an Assignment and Assumption of Commercial Mortgage, Security Agreement and Assignment of Leases and Rents and recorded with the Registry in Book 2354, Page 25 on April 19, 2016; (3) an Assignment and Assumption of Commercial Mortgage, Security Agreement and Assignment of Leases and Rents and recorded with the Registry in Book 2354, Page 32 on April 19, 2016, by the power conferred by said Mortgage and every other power, for NINE HUNDRED EIGHTY-ONE THOUSAND and 00/100 DOLLARS (\$981,000.00) paid, grants to BAB CAPITAL 77 LLC, a Massachusetts limited liability company with a usual place of business located at 7 Boice Road, Great Barrington, Massachusetts 01230, the land with buildings thereon located in Great Barrington, Berkshire County, Commonwealth of Massachusetts, described in Exhibit A attached hereto and made a part hereof (the "Premises").

Witness the execution of the foregoing this 12th day of January, 2022.

IOFUS-FCC Holdings I, LLC

By: 

Title:

**BRENT E. CAREY
COMPANY OFFICER**

STATE OF WASHINGTON

_____, ss

On this ____ day of January, 2022, before me, the undersigned notary public, personally appeared _____, the agent of IOFUS-FCC Holdings I, LLC, and proved to me

See attached history document