MAHAIWE

PERFORMING ARTS CENTER

Town of Great Barrington- Community Preservation Committee

Mahaiwe Performing Arts Center Application for Funding

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GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only) _____

Applicant Name Mahaiwe Performing Arts Center

Project Name Structural roof and exterior repairs

Project Address 14 Castle Street, Great Barrington

Contact Person Diane Wortis Title: Director of Advancement

Phone No. 413-644-9040 x123 Email diane@mahaiwe.org

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

The Mahaiwe seeks to make structural repairs to the roof and upper-story exterior of the historic building. Components of the work include slate replacement, soffit painting, and chimney brick repointing. Work will begin in the summer of 2024 and is estimated to be completed by the summer of 2026. The repairs are essential to the structural integrity of our historic building. Cracked and missing roof slates, original to the building, risk allowing water damage to the structure. Peeling paint on the soffit and cornices runs the risk of rot to these original details. The chimney, without repointing and capping, is in danger of collapse. And the glass canopy of the historic marquee needs to be fully replaced before it becomes a safety issue.

Estimated amount of CPA funding you are seeking: $175,000

When do you request the CPA funding be received by your project? June 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. *Seideman v. City of Newton*, 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

MAHAIWE
PERFORMING ARTS CENTER

Additional Project Details:

1. Slate Replacement. Since the theater's opening in 1905, there have been state and locally approved repairs made to the flat sections of the roof, but the original slate – which wraps around angled sides of various portions of the roof – is starting to fail as it reaches the end of its life. The slate was last repaired, but not fully replaced, in 2005. Assessments from Hill Engineering note that shingles are falling off and in need of replacement. Replacing all the shingles at once will be cost-effective and enhance the integrity of the roof for another hundred years, according to estimates. Since the slate roofing is part of the historical significance of the building, this project preserves the building's status as a culturally significant landmark in Great Barrington.

2. Chimney Repointing. The brick chimney is both structurally significant to the building and aesthetically significant to the historic Great Barrington skyline. The work will entail repointing the bricks and putting a cap on the chimney to protect it from moisture damage.

3. Soffit painting. Sanding and repainting the soffit, cornices, and attached dentil molding is needed to maintain the culturally significant appearance of the historic building. This second-story work, along the edge of the roof, will require multi-story scaffolding to wrap around three sides of the building.

4. Marquee glass canopy. The glass on the top of the historic marquee is starting to exhibit signs of cracking. The glass will need to be fully replaced before it becomes a safety issue.

List amount of funding and sources of funding to date, showing anticipated amounts
Secured:
$150,000 – Massachusetts Cultural Council's Cultural Facilities Fund grant
$100,000 – "Raise the Roof" Capital fundraising held at the 2023 Gala
$50,000 – Fitzpatrick Foundation
$25,000 – Prospect Hill Foundation

Pending:
$175,000 – Town of Great Barrington, CPA Fund

Project Budget:

EXPENSE	AMOUNT
Slate Replacement	$322,230
Soffit Painting	$85,000
Front Doors and Trim Painting	$5,000
Chimney Repointing	$20,000
Painting of Metal Roof Fixtures	$10,000
Membrane Repairs	$5,150
Marquee Glass Replacement	$20,000
Architectural Services (Hill Engineering)	$20,000
	$487,380
Contingencies @ 2%	$9,748
Total	**$497,128**

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 Mahaiwe Performing Arts Center

Project Name Structural Roof and Exterior Repairs

Project Address 14 Castle Street, Great Barrington, MA 01230

Assessor's Map Sheet 19 Lot 88

Property Deed Book / Page Book 21 / Page 142

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

Total CPA funds requested: $175,000

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

Source Name	Amount	% of total	Used for	Committed?
MCC's Cultural Facilities Fund	$150,000	30%	Roof and upper exterior	Yes
"Raise the Roof" 2023 Gala Funds	$100,000	20%	MCC Match	Yes
Fitzpatrick Family Foundation	$50,000	10%	MCC Match	Yes
Prospect Hill Foundation	$25,000	5%	MCC Match	Yes
Town of Great Barrington, CPA	$175,000	35%	Roof and upper exterior	No
Total Budget:	$500,000			

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.

With the exception of the MCC Cultural Facilities Fund grant, which will likely be received before the end of the year, all other committed funding has been received. The restoration work will commence in Fall of 2024.

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

There are no deed existing restrictions, permanent easements, or special permits. Please see attached Preservation Restriction Agreement.

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

There are no proposed new restrictions.

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.

Please see attached for personnel and consultant bios:

Lucas Pawelski, Mahaiwe Production Manager
Janis Martinson, Mahaiwe Executive Director
Karin Watkins, Mahaiwe Director of Finance and Administration
Diane Wortis, Mahaiwe Director of Advancement
Hill Engineers, Architects, Planners, Inc., Project Managers

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.

This project is consistent with the first of the four key issues (infrastructure in need of repair) of the Great Barrington Community Master Plan. As a recognizable landmark of Great Barrington, as well as a nostalgic location for our community members, it is important to make sure the Mahaiwe stays in excellent condition for generations to come.

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.

The Mahaiwe Performing Arts Center is an important center of the community and cultural life in Berkshire County and is treasured by locals and visitors for its historic building, year-round calendar of events, and high-caliber performances that attract more than 30,000 people to Great Barrington every year.
In addition, the theater itself and the Mahaiwe's in-house production expertise are utilized by dozens of nonprofit and community organizations for performances, fundraising galas, lectures, symposia, and other events every year.
(Continued in additional narrative section, page 10)

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.

If fully funded, the CPA funds will complete the funding for this $500,000 two-year project, two-thirds of which has already been secured from a combination of public funding, foundation grants, and individual contributions.

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.

The Mahaiwe has been a local landmark in southern Berkshire County since its opening in 1905. Since the restoration and the birth of the year-round Mahaiwe Performing Arts Center, it has greatly enhanced the quality of life across the region in multiple ways, and the community has embraced it with open arms. (Continued in additional narrative section, page 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.

For this project, we will need a construction permit and a permit for scaffolding. Before construction begins in the fall of 2024, our contractor will secure all permits on behalf of the Mahaiwe.

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.

Today's Mahaiwe Performing Arts Center was formed as a non-profit organization in 2002, but its story begins long before that. In 1904, a coalition of businessmen, led by John H.C. Church, in rising Great Barrington, MA, orchestrated construction of the Mahaiwe Theater and encompassing Mahaiwe Block. Designed by architect Joseph McArthur Vance, the building — a three-story, French Renaissance Revival brick and marble giant — contributed to Great Barrington's then-developing and now-celebrated look, and evoked an arts culture that defines an entire region.

From its 1905 opening, the theatre hosted live musical performance and vaudeville acts, followed by years as a movie house. Its famous marquee was added in 1930, with the shift to movies, and quickly became an iconic part of Great Barrington's townscape.
(Continued in additional narrative section, page 11)

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: Diane Wortis

Ph: 413-644-9040x123 Email dwortis@mahalwe.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: 11/29/23

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.

Page 6, Question 8

Similarly, schools send students to educational performances here. There is no other comparably sized and comparably equipped facility in the southern region of the county to accommodate all of this activity.

In the 18 years since the Mahaiwe re-opened as a non-profit performing arts center, Great Barrington has become a dynamic, year-round destination for residents, weekenders, and tourists from around the nation. The Mahaiwe, at the heart of downtown, is an important attraction and local economic engine, bringing more than $8.6 million in economic impact annually.

The proposed building repairs are essential to the structural integrity of this historic building. Cracked and missing roof slate, original to the building, risk allowing water damage to the building. Peeling paint on the soffit and cornices runs the risk of rot to these original details. The chimney, without repointing and capping, is in danger of collapse. The glass of the iconic marquee is showing signs of cracking and needs to be fully replaced before it becomes a safety issue. Without a strong and safe structure, the Mahaiwe Performing Arts Center would be unable to continue to serve the public year-round as it has for 18 years.

Page 7, Question 10

Since beginning to fundraise for this project, our loyal constituents have been extremely supportive of our plans to renovate. In addition to the 78 donors who directly contributed to the "Raise the Roof" paddle raise and live auction during the 2023 gala, we have more than 1700 donors who support the Mahaiwe annually.

We have 25 board members who approved funding allocations for this project, as well as approving a 5-year strategic plan to continue to improve facilities, even past the life of this project. Our community also includes 60 ushers, 12 Spanish-language Community Advisory Network (SCAN) members, and more than 30,000 annual event attendees (Berkshire residents and visitors), who will all want to see the Mahaiwe thrive for years to come.

In addition to the general show of support we receive every year, the Mahaiwe has received written support for this project. We have received letters of support from local businesses, such as our neighbors Number Ten Restaurant and Warrior Trading; local politicians, such as Smitty Pignatelli and Paul Mark; and local business coalitions, such as the Berkshire Chamber of Commerce and the Nonprofit Center of the Berkshires. Please see the attached letters for more details.

During the September 2023 public meeting of the Town of Great Barrington Historic District Commission, the Mahaiwe and Hill Engineers presented this project to the commission. The project was unanimously approved and was found compliant with the HDC's guidelines. Please see the attached Certificate of Appropriateness from the HDC.

Page 8, Question 15

The theater faced prospective demolition and redevelopment when a cinema chain acquired it in 1988. Happily, in 1995, the Mahaiwe gained protection under the formation of Great Barrington's Downtown Historic District. A non-profit was formed in 2002 to acquire and renovate the theater. In 2003, renovation began, and the year-round Mahaiwe Performing Arts Center, restored with detailed historic accuracy, opened in 2005. It was listed on the National Register of Historic Places in 2008

The historic preservation goals for the community preservation plan are to preserve buildings and sites that are listed in the National Register of Historic Places and are significant to the history and culture of Great Barrington. The Mahaiwe meets both criteria, and this project specifically preserves signature aspects of the Mahaiwe's historic exterior, from the roof slates, chimney, and decorative eaves at its top, to the reproduction marquee above its door. The project has been approved by the Great Barrington Historic District Commission, endorsed by the Great Barrington Historical Commission, and will be approved by the Massachusetts Historical Commission before construction begins, in keeping with the requirements of Great Barrington district rules and the National Register of Historic Places.

MAHAIWE
PERFORMING ARTS CENTER

Upper-Story Exterior and Roof Project Timeline

This project will be a multi-phased, two-year project started in the summer of 2023 and will be completed by October 2025.

June 2023 – September 2023	Engineering documents, historic approvals
June 2023 – October 2023	Phase I fundraising
September 2023 – April 2024	Phase I - flat roof repairs, window trim & front door painting, and other preliminary work.
October 2023 – December 2024	Phase II fundraising
September 2024 – October 2025	Phase II construction – Slate replacement, chimney repointing, metal roof fixtures and soffit painting, and marquee glass repair

MAHAIWE PERFORMING ARTS CENTER

14 CASTLE ST, GREAT BARRINGTON, MA 01230

SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWING LIST	DRAWING TITLE		
GENERAL			
G-001	TITLE SHEET	A	09/05/23
ARCHITECTURAL			
AD101	ROOF DEMOLITION PLAN	A	09/05/23
AD201	SOUTH ELEVATION DEMOLITION PLAN	A	09/05/23
AD202	WEST ELEVATION DEMOLITION PLAN	A	09/05/23
AD203	NORTH ELEVATION DEMOLITION PLAN	A	09/05/23
AD204	EAST ELEVATION DEMOLITION PLAN	A	09/05/23
A-101	ROOF PLAN	A	09/05/23
A-201	SOUTH ELEVATION	A	09/05/23
A-202	WEST ELEVATION	A	09/05/23
A-203	NORTH ELEVATION	A	09/05/23
A-204	EAST ELEVATION	A	09/05/23
A-205	CHIMNEY ELEVATIONS	A	09/05/23
A-401	ROOF CORNICE IMAGE DETAILS	A	09/05/23

PLAN NORTH

N

PROJECT LOCATION

1	KEY PLAN
A-402	N.T.S.

Hill engineers architects planners

50 Depot Street
Dalton, MA 01226
(413) 684-0925

44 Spring Street
Adams, MA 01220
(413) 743-0013

www.hillengineers.com

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

REV.	DESCRIPTION	DR'N	CK'D	DATE
A	ISSUED FOR HISTORICAL COMMISSION REVIEW	WC	JR	09/05/23

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14 CASTLE STREET
GREAT BARRINGTON, MA 01230

DRAWING TITLE: TITLE SHEET

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	08/10/23
SCALE	AS NOTED
APV'D BY	

CAD CODE: MI-2856-G-001.dwg

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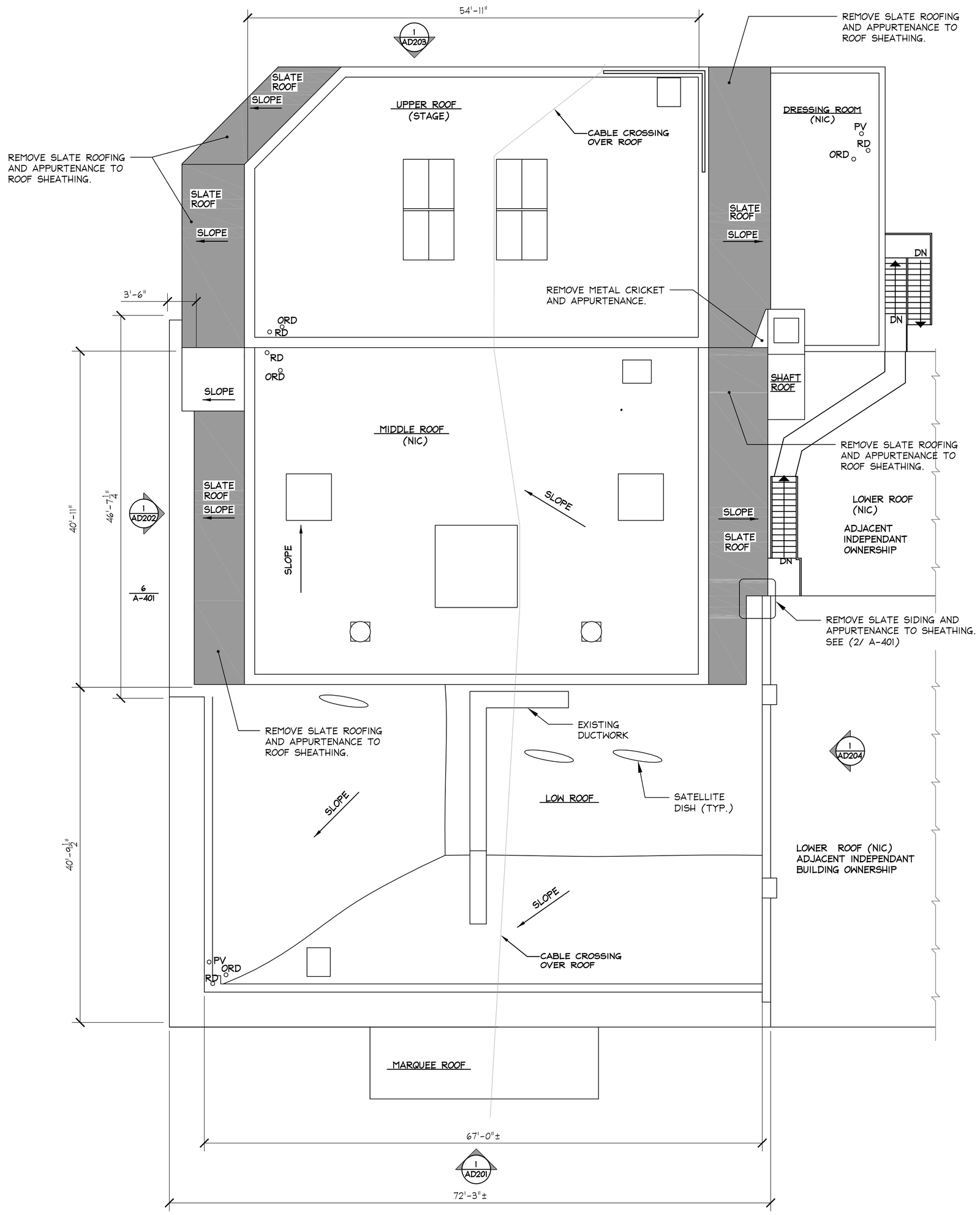

LEGEND

RD	ROOF DRAIN
PV	PLUMBING VENT
ORD	OVERFLOW ROOF DRAIN
	MISCELLANEOUS ROOFTOP DEVICES

1	ROOF PLAN
AD101	1/8"=1'-0" 0 4' 8' 16'

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GREAT BARRINGTON, MA 01230

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWING TITLE: ROOF DEMOLITION PLAN

DRAWN BY	WC
DATE DRAWN	08/04/23
SCALE	AS NOTED
APV'D BY	

CAD CODE: M1-2856-AD101.dwg

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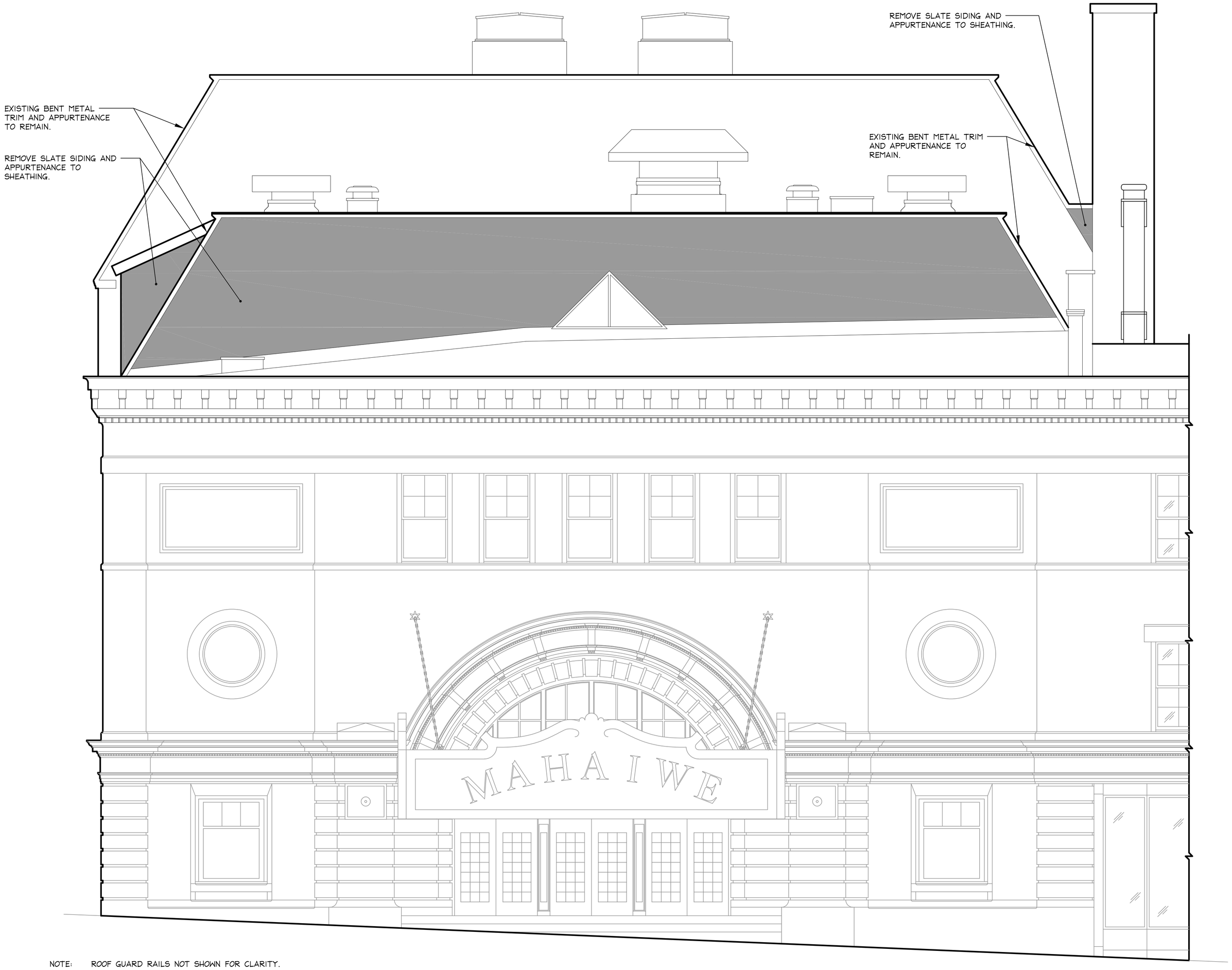

NOTE: ROOF GUARD RAILS NOT SHOWN FOR CLARITY.

1	SOUTH ELEVATION
AD201	1/4"=1'-0" 0 2' 4' 8'

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14 CASTLE STREET
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DRAWING TITLE: SOUTH ELEVATION DEMOLITION PLAN

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
APV'D BY	

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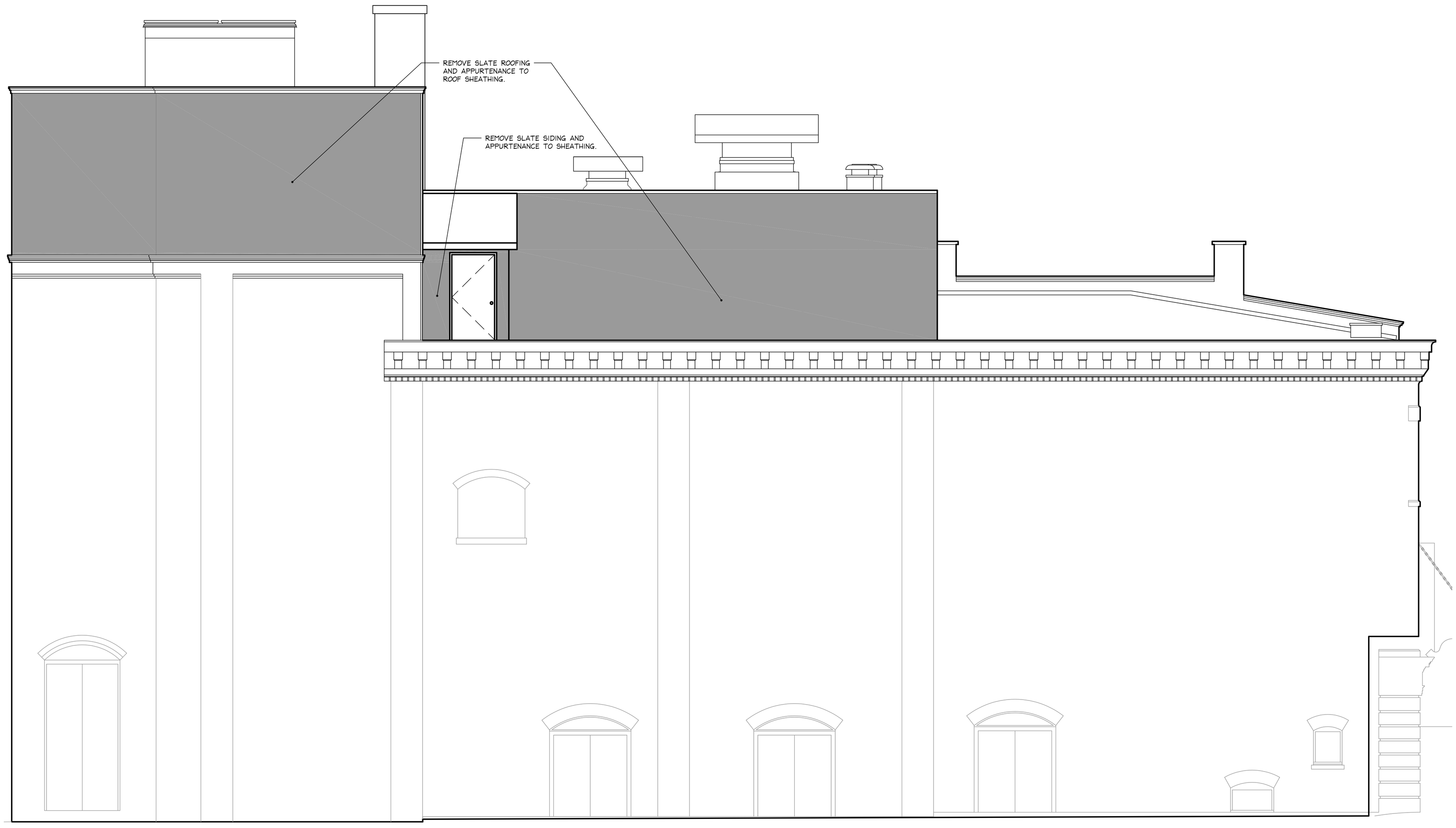

NOTE: ROOF GUARD RAILS NOT SHOWN FOR CLARITY.

1	WEST ELEVATION
AD202	1/4"=1'-0" 0 2' 4' 8'

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GREAT BARRINGTON, MA 01230

DRAWING TITLE: WEST ELEVATION DEMOLITION PLAN

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
APV'D BY	

CAD CODE: M1-2856-AD202.dwg

GRAPHIC SCALE:

PROJECT NUMBER: M1-2856

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AD202	A

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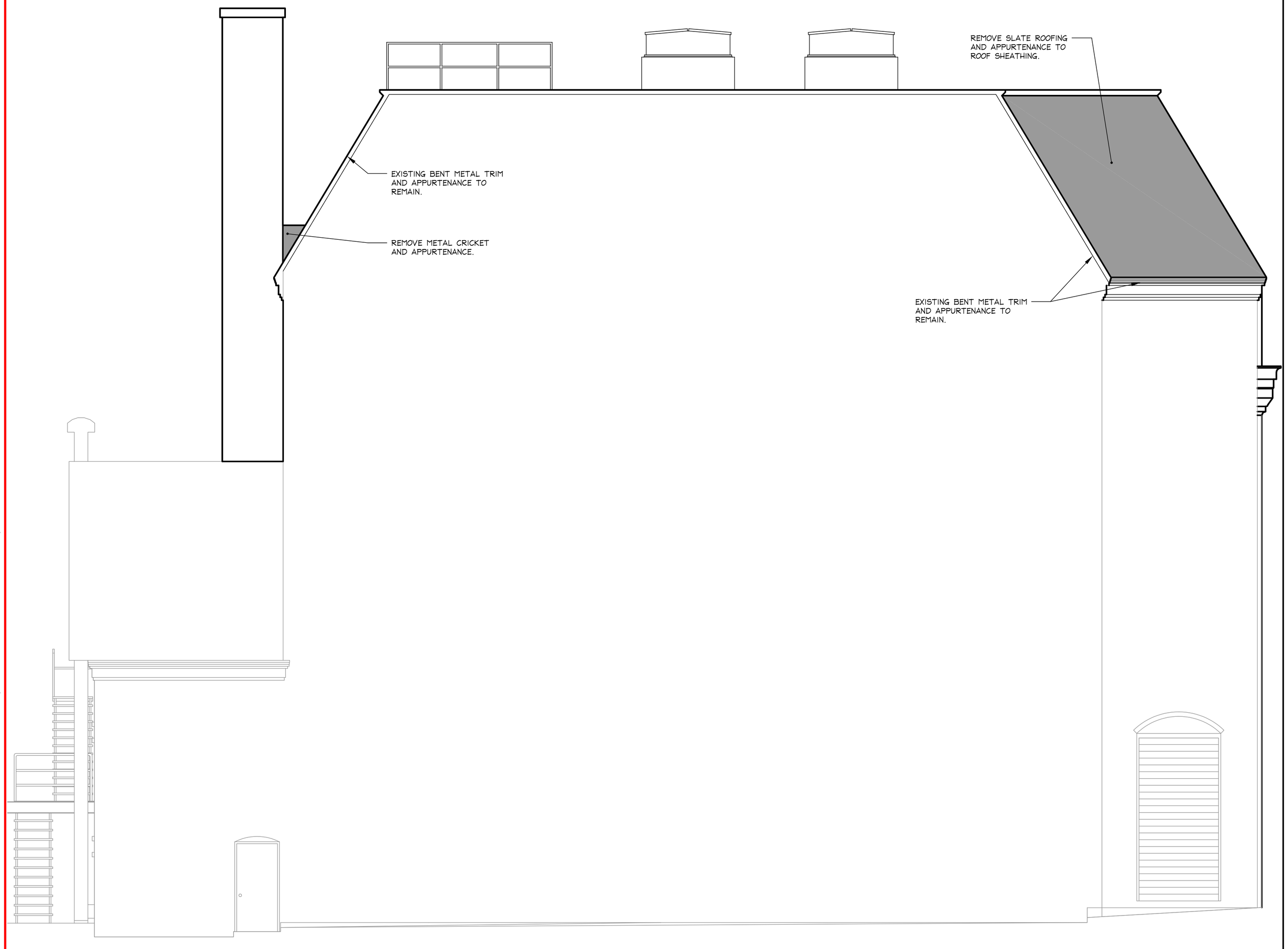

NOTE: ROOF GUARD RAILS NOT SHOWN FOR CLARITY.

1	NORTH ELEVATION
AD203	1/4"=1'-0" 0 2' 4' 8'

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DRAWING TITLE: NORTH ELEVATION DEMOLITION PLAN

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
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CAD CODE: MI-2856-AD203.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
AD203	A

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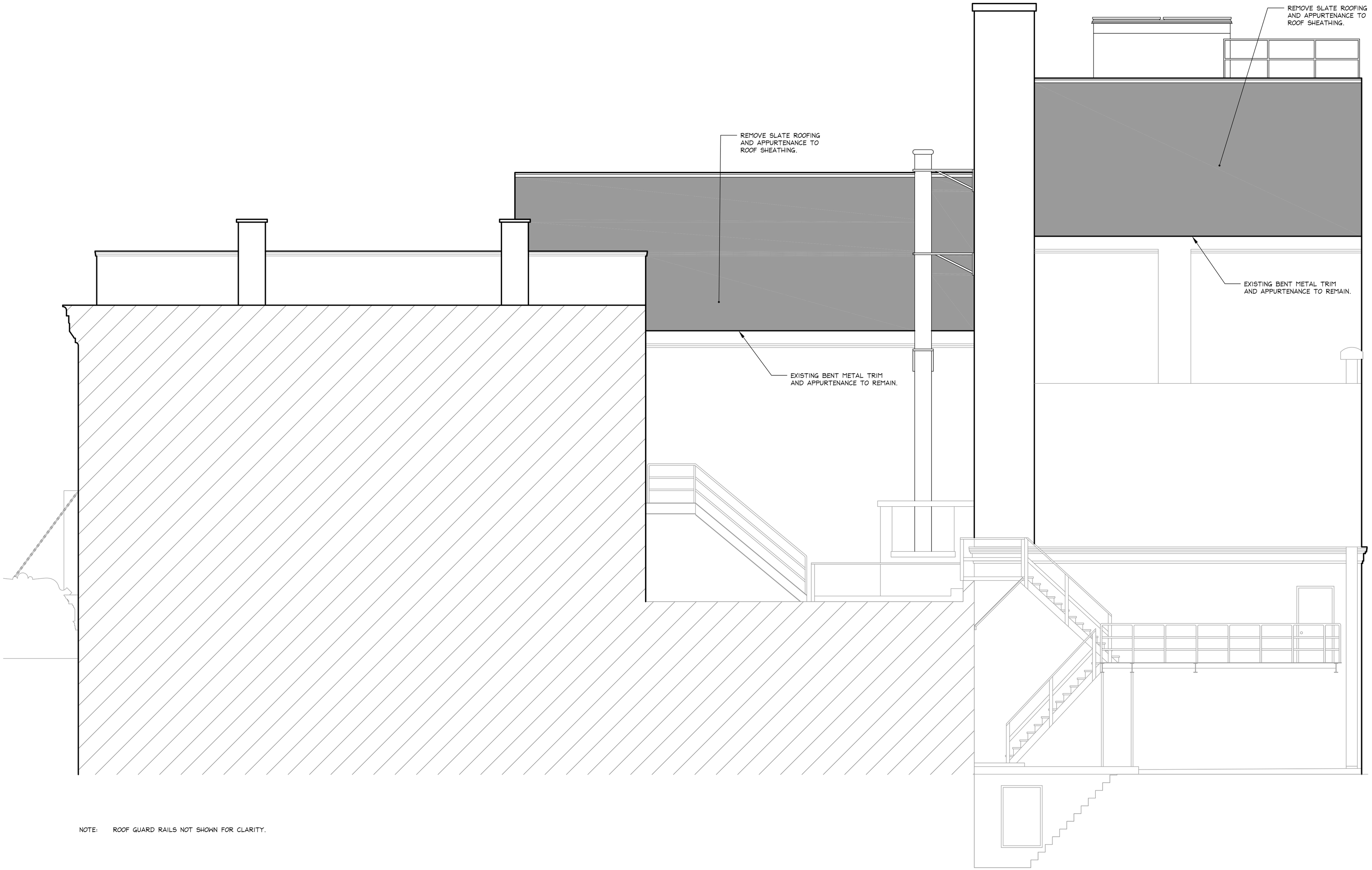

NOTE: ROOF GUARD RAILS NOT SHOWN FOR CLARITY.

1	EAST ELEVATION
AD204	1/4"=1'-0" 0 2' 4' 8'

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PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWING TITLE: EAST ELEVATION DEMOLITION PLAN

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
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CAD CODE: MI-2856-AD204.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
AD204	A

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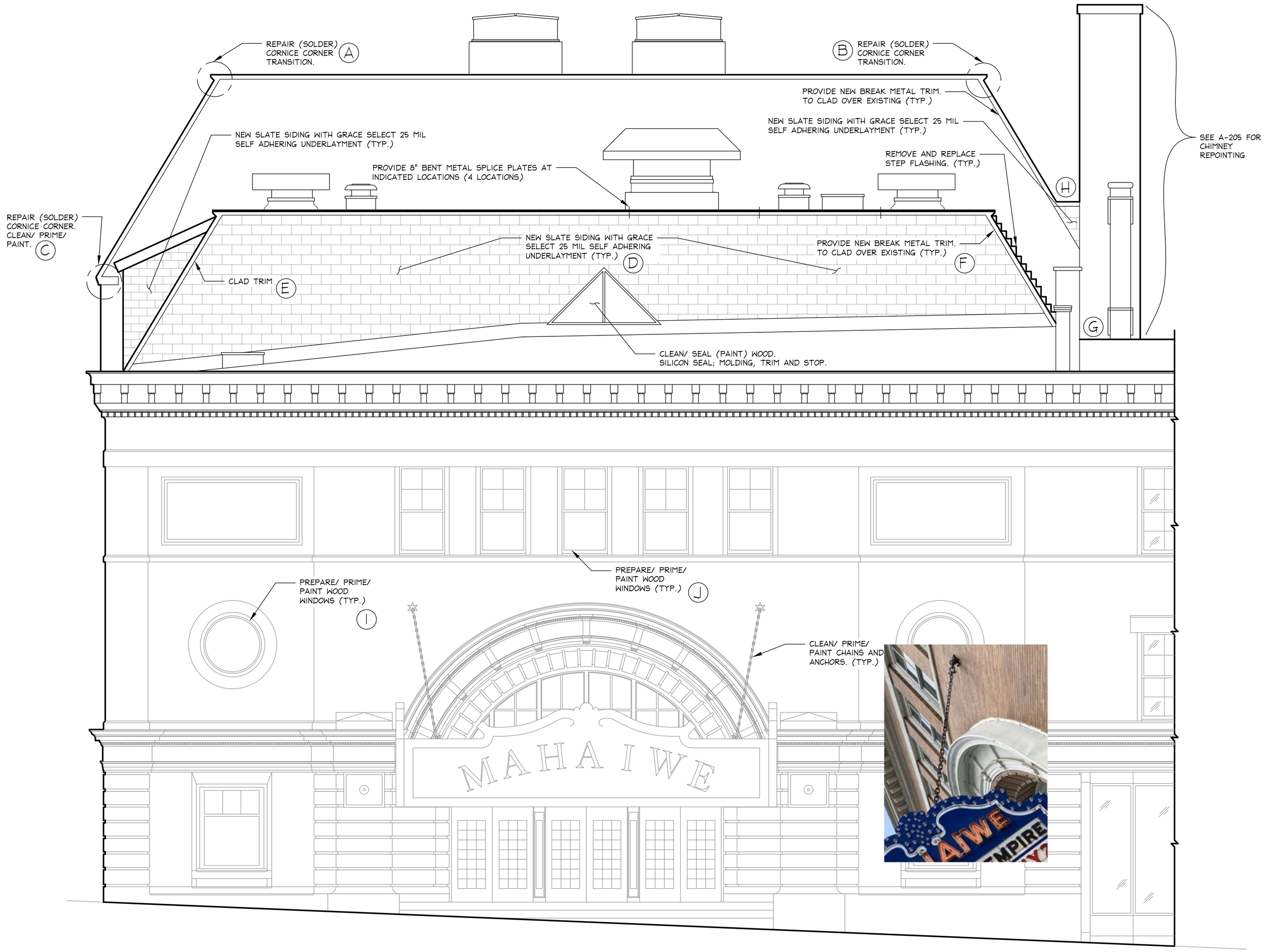

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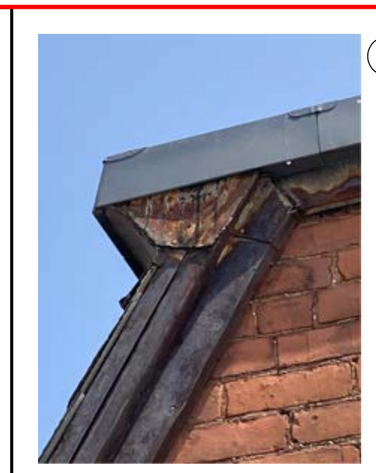
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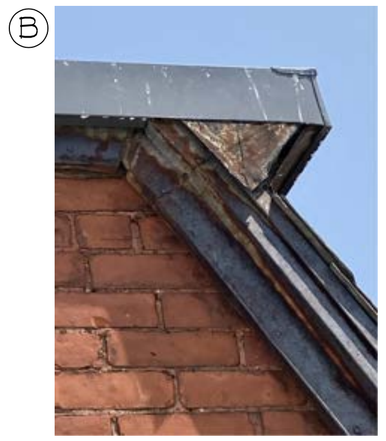
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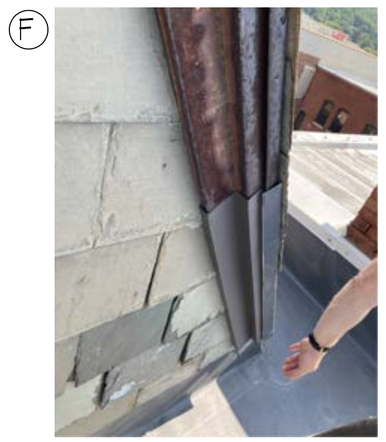
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G

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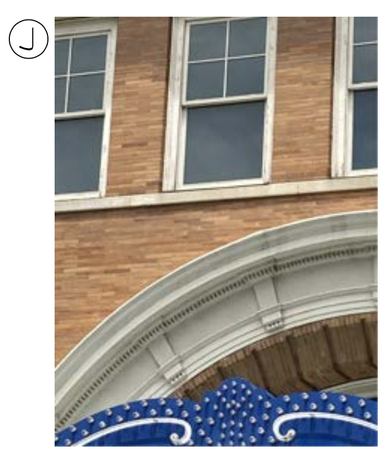
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DRAWING TITLE: SOUTH ELEVATION

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
APV'D BY	

CAD CODE: MI-2856-A-201.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
A-201	A

1	SOUTH ELEVATION
A-201	1/4"=1'-0" 0 2' 4' 8'

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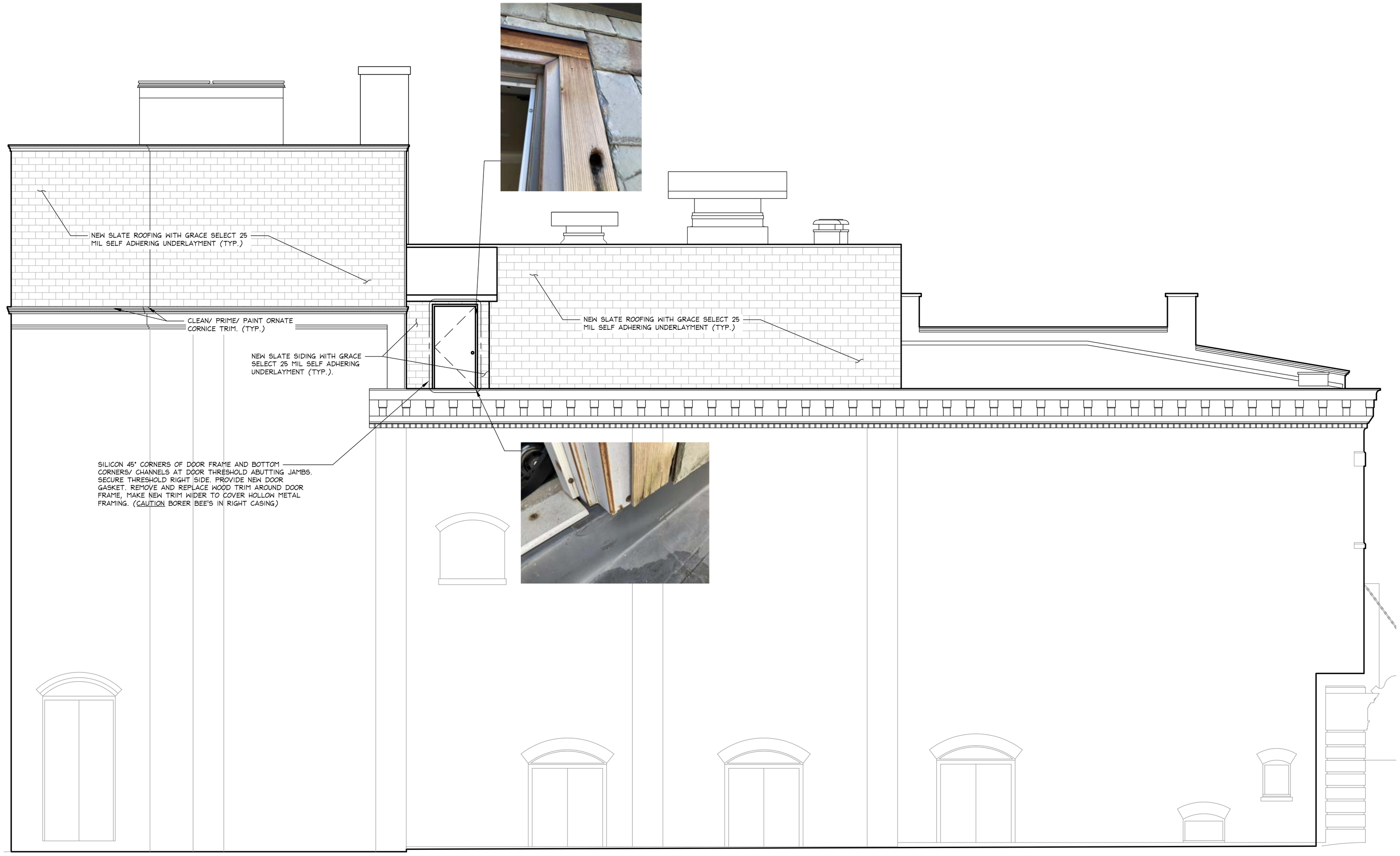

NOTE: ROOF GUARD RAILS NOT SHOWN FOR CLARITY.

1	WEST ELEVATION
A-202	1/4"=1'-0" 0 2' 4' 8'

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DRAWING TITLE: WEST ELEVATION

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
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CAD CODE: MI-2856-A-202.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
A-202	A

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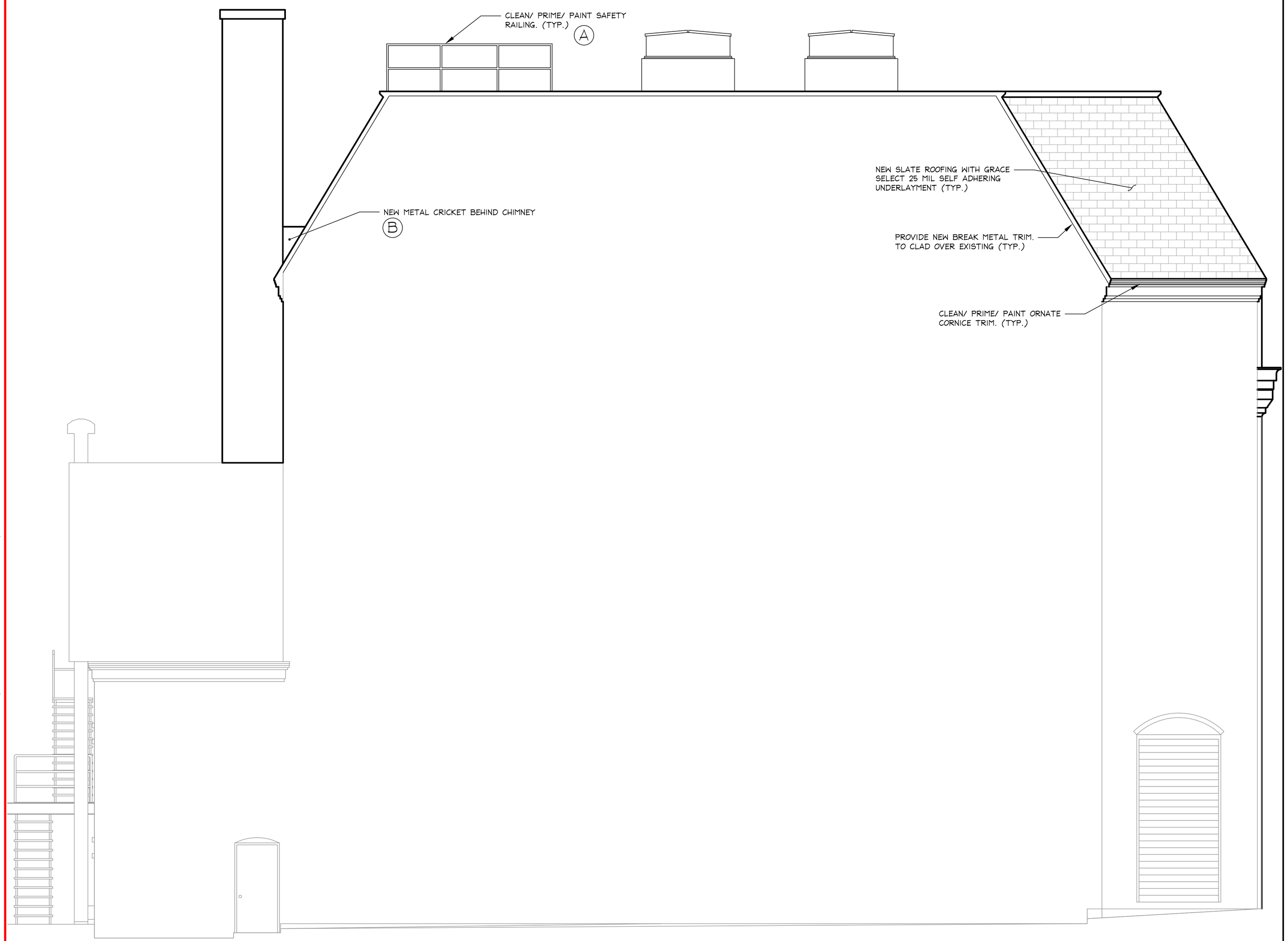
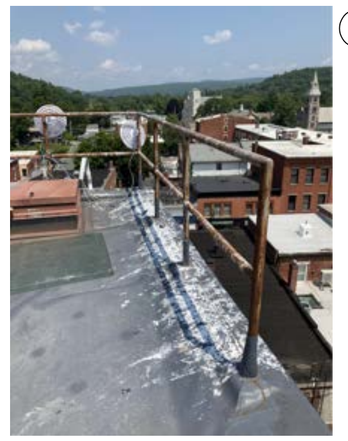


NOTE: ROOF GUARD RAILS NOT SHOWN FOR CLARITY.



1	NORTH ELEVATION
A-203	1/4"=1'-0" 0 2' 4' 8'

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DRAWING TITLE: NORTH ELEVATION

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
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CAD CODE: MI-2856-A-203.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
A-203	A

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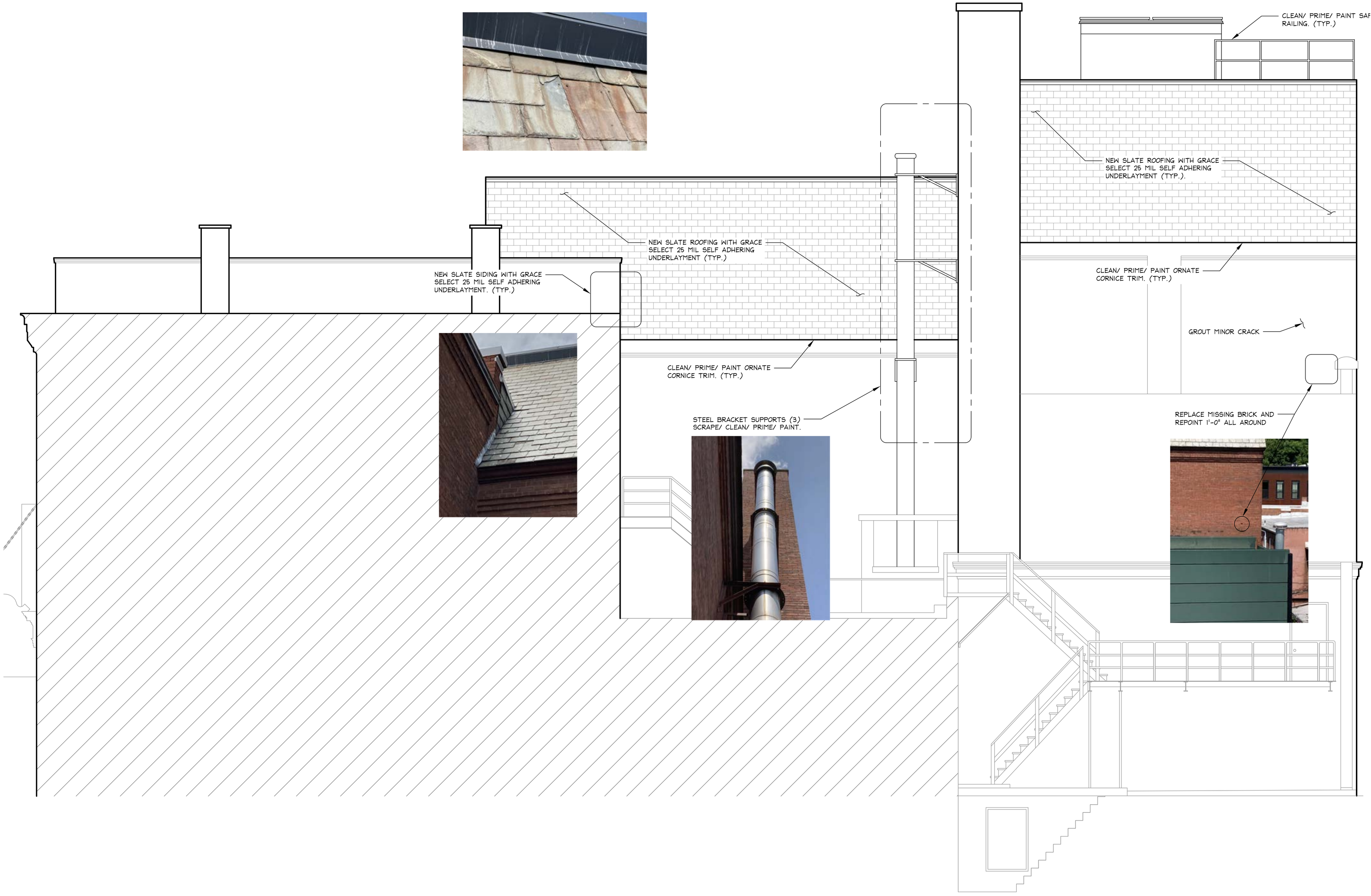

NOTE: ROOF GUARD RAILS NOT SHOWN FOR CLARITY.

1	EAST ELEVATION
A-204	1/4"=1'-0" 0 2' 4' 8'

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DRAWING TITLE: EAST ELEVATION

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
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CAD CODE: MI-2856-A-204.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
A-204	A

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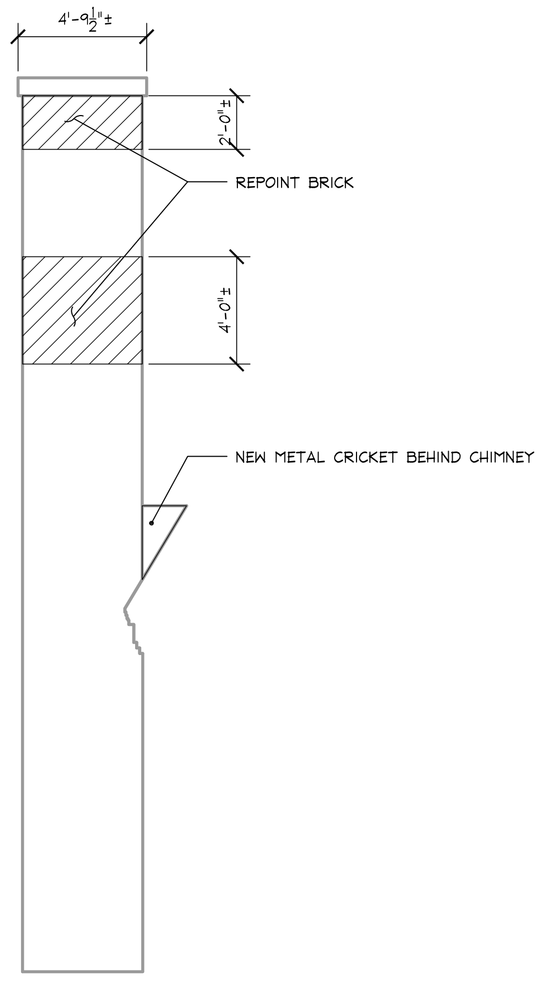
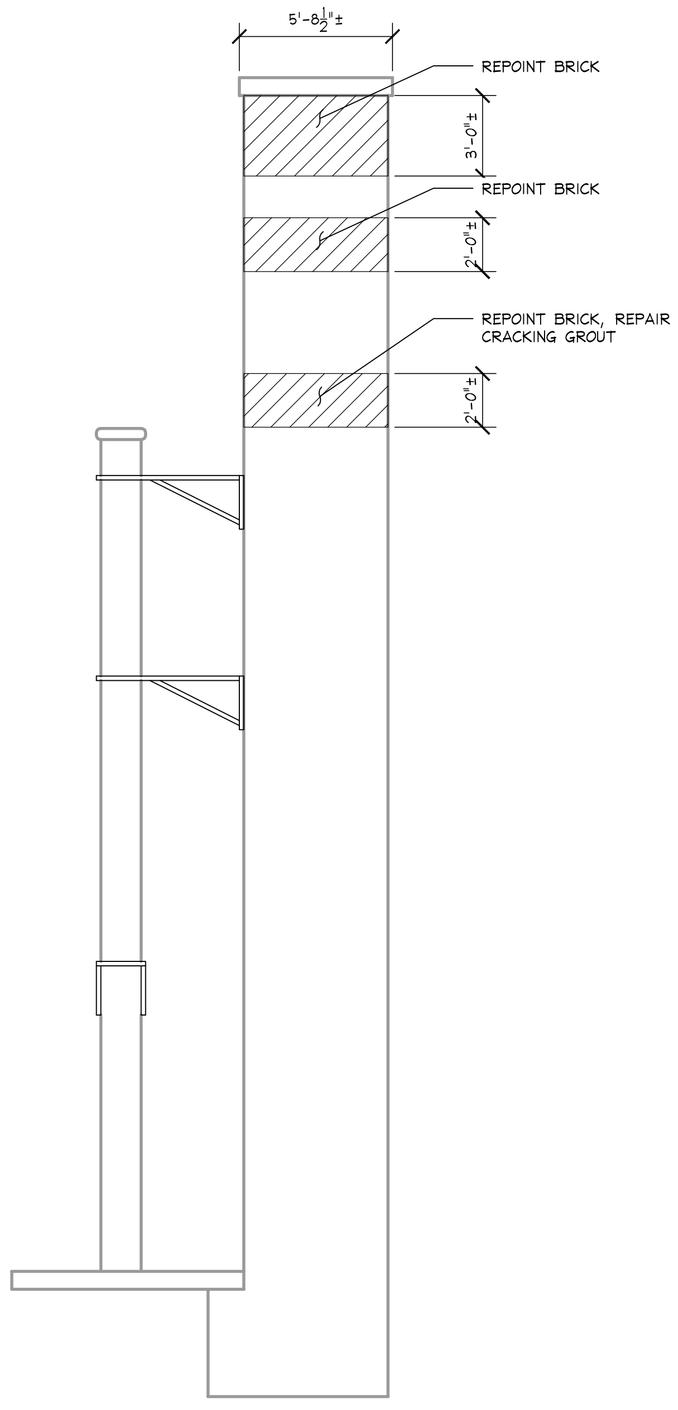


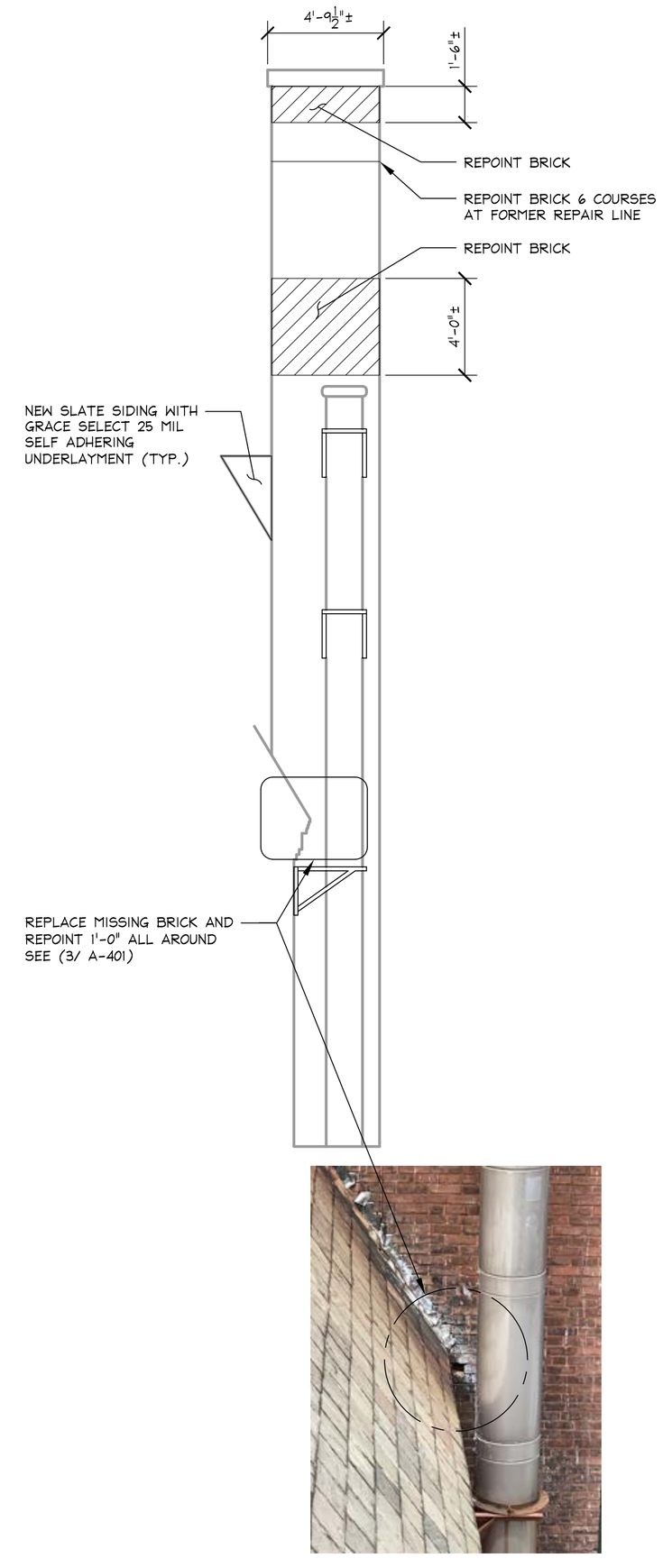
1 CHIMNEY - NORTH ELEVATION

A-205 1/4"=1'-0" 0 2' 4' 8'



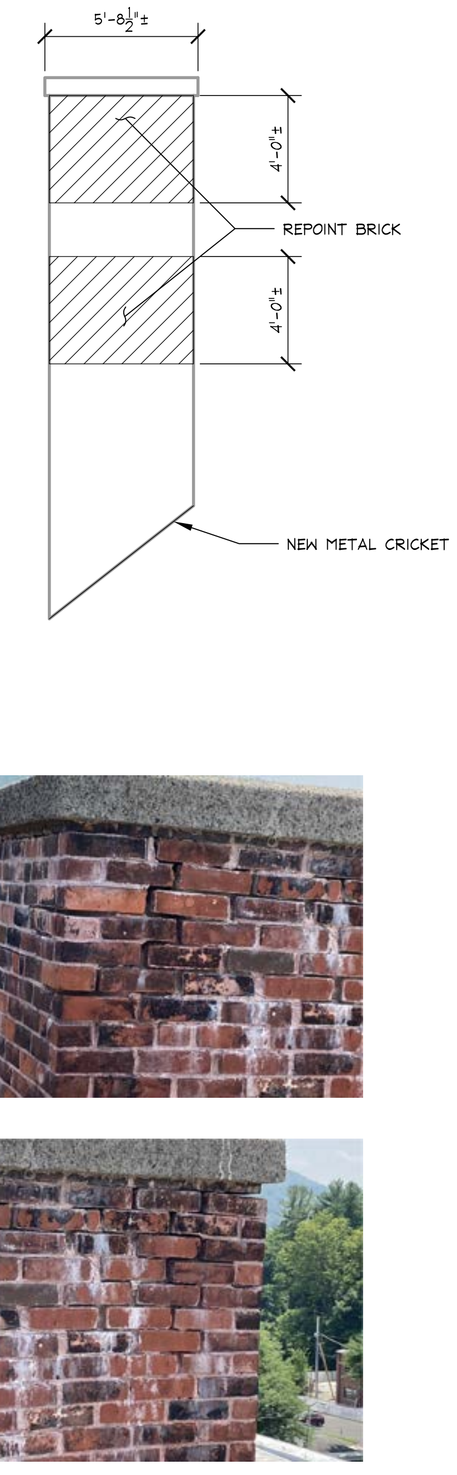
2 CHIMNEY - EAST ELEVATION

A-205 1/4"=1'-0" 0 2' 4' 8'



3 CHIMNEY - SOUTH ELEVATION

A-205 1/4"=1'-0" 0 2' 4' 8'



4 CHIMNEY - WEST ELEVATION

A-205 1/4"=1'-0" 0 2' 4' 8'

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DRAWING TITLE: CHIMNEY ELEVATIONS

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	08/08/23
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GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER: A-205 REV. A

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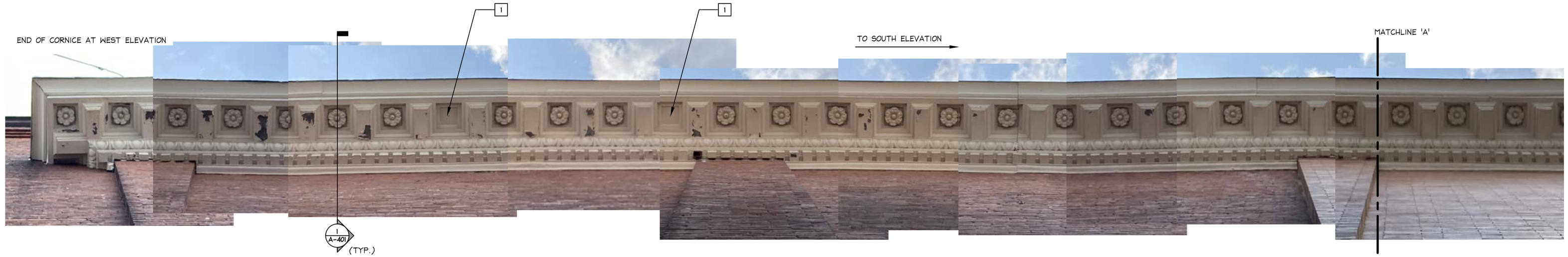
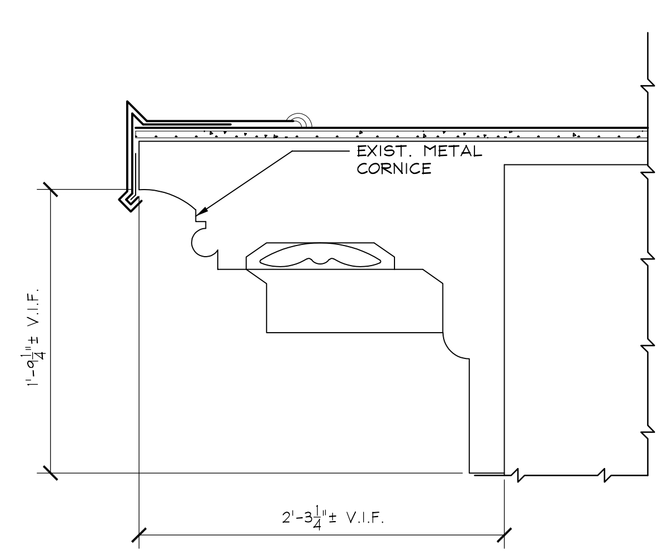


WORK ITEM -

1 MISSING CORNICE ROSETTE??



1	CORNICE DETAIL - DIAGRAMMATIC
A-401	1 1/2"=1'-0"

2	KEY PLAN
A-401	N.T.S.

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PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWING TITLE: ROOF CORNICE IMAGE DETAILS

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DATE DRAWN	08/09/23
SCALE	AS NOTED
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CAD CODE: MI-2856-A-401.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
A-401	A

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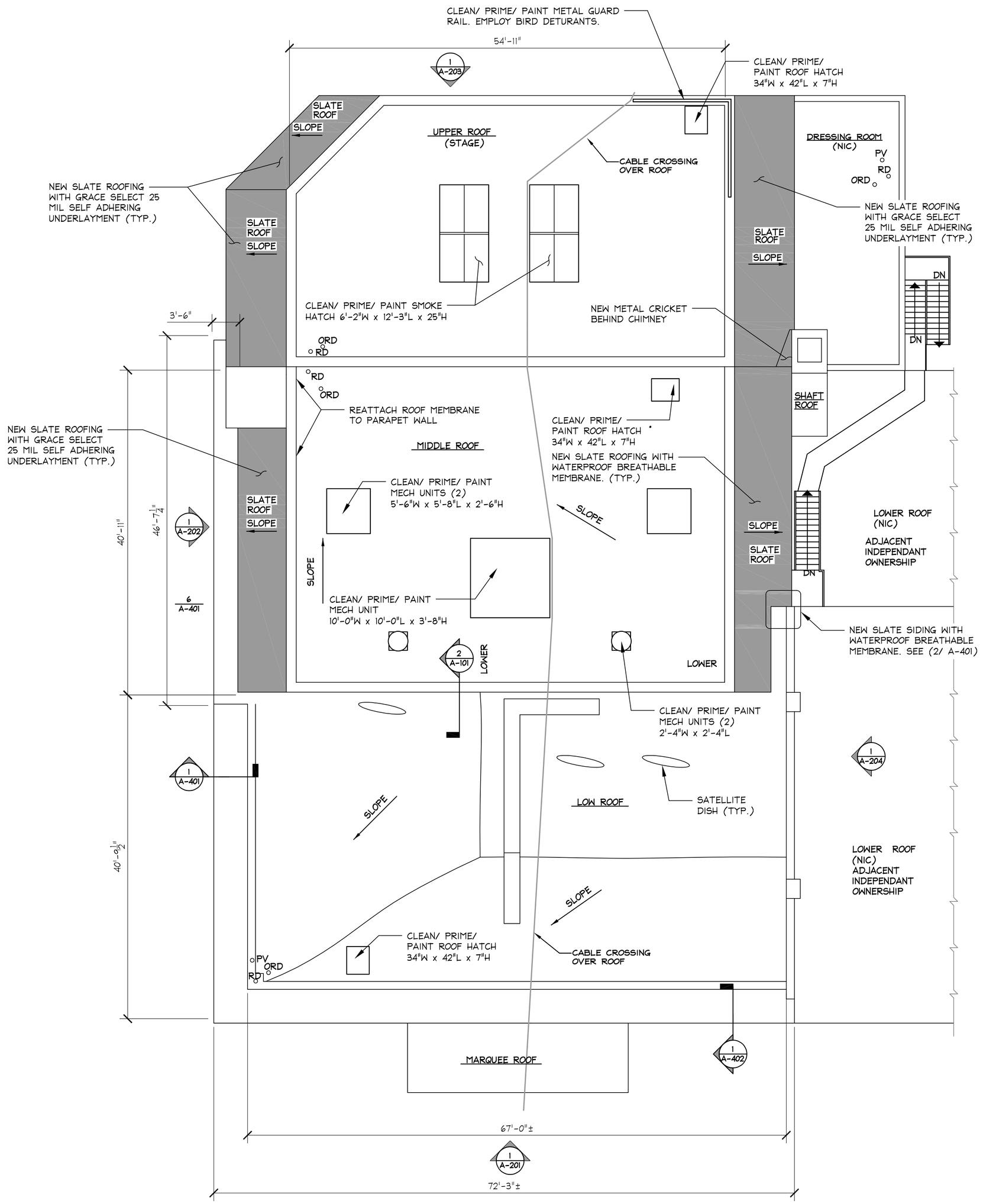
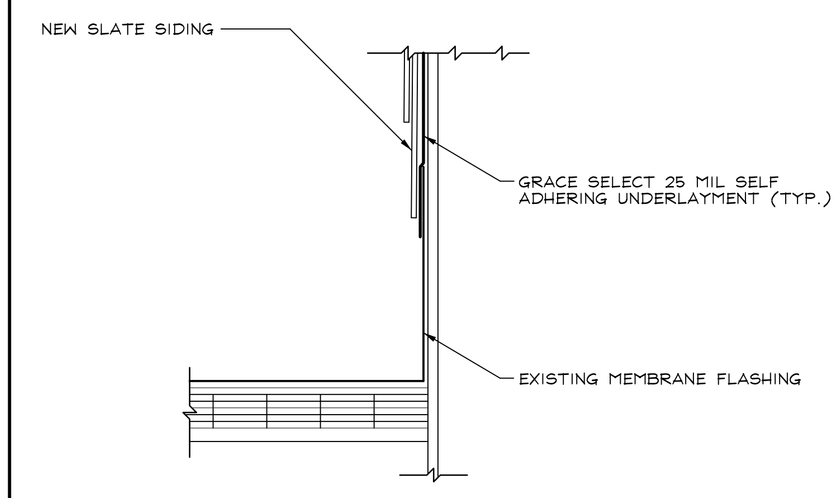


LEGEND

RD	ROOF DRAIN
PV	PLUMBING VENT
ORD	OVERFLOW ROOF DRAIN



1	ROOF PLAN	2	SECTION
A-101	1/8"=1'-0" 0 4' 8' 16'	A-101	1-1/2"=1'-0"

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DRAWING TITLE: ROOF PLAN

PROJECT DESCRIPTION: SLATE ROOF REPLACEMENT, MISCELLANEOUS REPAIRS AND PAINTING

DRAWN BY	WC
DATE DRAWN	07/17/23
SCALE	AS NOTED
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CAD CODE: MI-2856-A-101.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2856

DRAWING NUMBER	REV.
A-101	A

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Front of the Mahaiwe Performing Arts Center. From the street you can see the decorative soffit that we are looking to get repainted as part of this project.

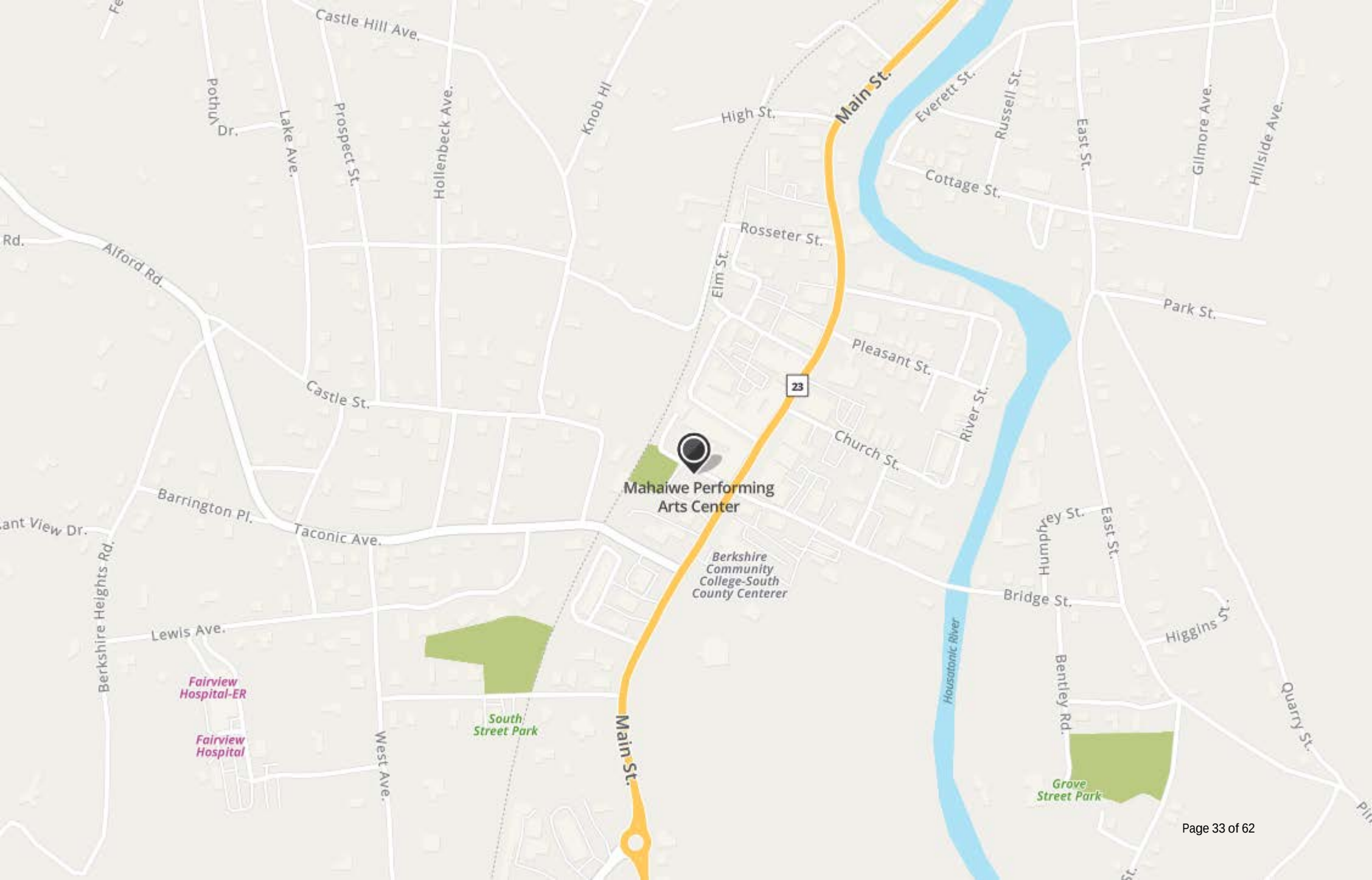
Detail photo of the lower soffit that is need of painting.

Detail photos (photo above and below) showing the failing paint on the upper decorative soffit that is in need of repainting as part of this project. With exposed metal from the failing paint, the soffit is prone to rust and deterioration.

The next series of photos show the slate roofing of the theater that we are planning to replace. Most of the slate shingles seen in the photos are original to the 1905 building and only spot repairs were done in 2005 as part of the restoration. With continued failures in the slate shingles we are at risk of having water damage to the roof and interior of the building.

Another part of this project would be the repointing and capping of an unused chimney. These photos show the top of the chimney where the mortar has failed and the repointing needs to be done to the brick.

Vents to be repainted to prevent further rusting


Castle Hill Ave.
Pothu
Dr.
Lake Ave.
Prospect St.
Hollenbeck Ave.
Knob Hl
High St.
Main St.
Everett St.
Russell St.
East St.
Gilmore Ave.
Hillside Ave.
Cottage St.
Rd.
Alford Rd.
Rosseter St.
Elm St.
Park St.
Pleasant St.
23
Castle St.
River St.
Church St.
Mahaiwe Performing
Arts Center
Barrington Pl.
ant View Dr.
Taconic Ave.
Berkshire
Community
College-South
County Centerer
Humphrey St.
East St.
Bridge St.
Berkshire Heights Rd.
Lewis Ave.
Higgins St.
Housatonic River
Bentley Rd.
Quarry St.
Fairview
Hospital-ER
Fairview
Hospital
South
Street Park
West Ave.
Main St.
Grove
Street Park

Bk: 2166 Pg: 142 SBRD
Page: 1 of 5 12/31/2012 02:36 PM

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Parcel II: Castle Street, Great Barrington, Massachusetts

QUITCLAIM DEED

MAHAIWE, LLC, a Massachusetts limited liability company, with a principal place of business in Great Barrington, Berkshire County, Commonwealth of Massachusetts, for consideration paid in the amount of TEN AND NO/100 ($10.00) DOLLARS, as this conveyance constitutes a transfer and not a sale, grants to **MAHAIWE PERFORMING ARTS CENTER, INC.**, a Massachusetts not-for-profit corporation, with a business and post office address of 47 Railroad Street, Great Barrington, MA 01230, with QUITCLAIM COVENANTS, the land with the buildings thereon, in Great Barrington, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

598459/v1

PARCEL I: 14 CASTLE STREET, GREAT BARRINGTON, MASSACHUSETTS

Beginning at the southwesterly corner of land to be conveyed in the northerly line of Castle Street, at the southeasterly corner of land owned by the Great Barrington Fire District on which is located the Fire Department House;

thence northerly one hundred and thirty-six (136) feet on a line twelve (12) feet easterly from and parallel with the water table of said Fire Department House, to an iron pipe standing in the southerly line of land now or formerly owned by Charles Hammer and located 18 and 80/100 (18.80) feet southwesterly from the southwesterly corner of the Waverly Hotel Block;

thence easterly with an interior angle of eighty-seven (87) degrees thirty-one (31) minutes, 17 and 50/100 (17.50) feet bounding on said Hammer's land, to his southeasterly corner and in the westerly line of said hotel land;

thence southerly with an interior angle of ninety (90) degrees, fifteen (15) minutes, 10 and 10/100 (10.10) feet along said hotel land to a point in the northerly line of a right of way nine (9) feet wide as the same is defined on a plan recorded at the Registry of Deeds in said Great Barrington in Map Book number 1 at Page 35;

thence easterly with an interior angle of two hundred seventy-two (272) degrees, fifteen (15) minutes, 15 and 70/100 (15.70) feet along the northerly line of said right of way to the original westerly line of said hotel property;

thence southerly with an interior angle of eighty-eight (88) degrees, fifteen (15) minutes, five (5) feet to a point within the limits of said (9) foot right of way;

thence easterly with an interior angle of two hundred seventy (270) degrees, thirty-five (35) feet, still within the limits of said nine (9) foot right of way;

thence northerly with an interior angle of two hundred seventy (270) degrees 14 and 50/100 (14.50) feet leaving said right of way and bounding on other land of said hotel to a point in the southwesterly corner of land of Charles E. Gorham, now or formerly known as the Couch property;

thence easterly with an interior angle of ninety (90) degrees, 17 and 20/100 (17.20) feet on the southerly line of said Gorham land to a point in the extension northerly of the easterly side of the Mahaiwe Theatre building;

thence southerly 17 and 90/100 (17.90) feet to the northeasterly corner of the said Theatre building;

thence on the same line continued, a total distance of 42 and 80/100 (42.80) feet to a point on the easterly side of the brick wall of said Theatre building;

thence along the center of basement walls intending to make each such wall a party wall, as follows:

westerly 10 and 50/100 (10.50) feet;

thence southerly 3 and 40/100 (3.40) feet to the northerly wall of the chimney;

thence westerly on the chimney's northerly wall five (5) feet four (4) inches;

thence southerly along the westerly side of the chimney wall and the center of the main division wall, a total distance of eighty-six (86) feet and four (4) inches, to the northerly line of said Castle Street;

thence westerly along the northerly line of said Castle Street 70 and 40/100 (70.40) feet to the place of beginning.

EXCEPTING THEREFROM so much as was conveyed by deed of Great Barrington Theatre Company to Solomon Nager et. ux. dated July 31, 1950, and recorded with said Registry in Book 295, Page 83.

SUBJECT to rights reserved by Mahaiwe Block Company over the nine foot right of way and the triangular parcel at the northwesterly corner of the premises, as set forth in a deed dated September 11, 1925, and recorded with said Registry in Book 238, Page 394.

SUBJECT to and together with the benefit of that certain Reciprocal Easement Agreement recorded with said Registry in Book 729, Page 5.

Subject to a Preservation Restriction Agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission and the Mahaiwe Performing Arts Center, Inc., dated January 30, 2003, and recorded with said Registry in Book 1407, Page 191.

Subject to a utility easement granted by Mahaiwe, LLC to Massachusetts Electric Company, dated April 8, 2005, recorded with said Registry in Book 1612, Page 287.

Being the same premises conveyed to the Grantor herein by deed of Mahaiwe Performing Arts Center, Inc. dated October 1, 2004 recorded with said Registry in Book 1565, Page 89.

PARCEL II: CASTLE STREET, GREAT BARRINGTON, MASSACHUSETTS

Parcel A as shown on that certain plan prepared by Hill Engineers Architects Planners entitled "Mahaiwe Performing Arts Center, Inc. Castle Street Great Barrington, MA" recorded with Berkshire Southern District Registry of Deeds in Plan File M, #161 (the "Plan"), and containing 163 square feet, according to the Plan..

Subject to the terms of a reservation made by Raymond F. Pieczarka and Lillian A. Pieczarka in the deed to the Grantor herein, dated May 24, 2005, hereinafter referred to.

Together with the Grantor's right, title and interest in the area on the Plan identified as "Area Claimed by Barrington Associates Realty Trust".

Being the same premises conveyed to the Grantor herein by deed of Raymond F. Pieczarka and Lillian A. Pieczarka, dated May 23, 2005, recorded with said Registry in Book 1617, Page 236.

The Grantor affirms that it is not taxed as a corporation for the purposes of M.G.L. c. 62C, §51.

SUBJECT TO:

1. Commercial Mortgage, Security Agreement and Assignment of Leases and Rents in the original principal amount of $1,585,000 from Mahaiwe, LLC to Berkshire Bank dated July 17, 2006, and recorded with Berkshire Southern District Registry of Deeds in Book 1709, Page 325, as affected by that certain First Modification of First and Second Mortgages, Security Agreements and Assignments of Leases and Rents from Mahaiwe, LLC and Mahaiwe Performing Arts Center, Inc. to Berkshire Bank dated December 24, 2010, and recorded with said Registry in Book 2030, Page 112.

2. Commercial Mortgage, Security Agreement and Assignment of Leases and Rents in the original principal amount of $150,000 granted by Mahaiwe, LLC to Berkshire Bank dated October 20, 2008, and recorded with Berkshire Southern District Registry of Deeds in Book 1872, Page 24, as affected by that certain First Modification of First and Second Mortgages, Security Agreements and Assignments of Leases and Rents from Mahaiwe, LLC and Mahaiwe Performing Arts Center, Inc. to Berkshire Bank dated December 24, 2010, and recorded with said Registry in Book 2030, Page 112.

EXECUTED AS A SEALED INSTRUMENT this 31st day of December, 2012.

MAHAIWE, LLC.

By: Mahaiwe Performing Arts, Inc., its Managing Member

By _____
Lola Jaffe, President

By _____
Herbert Abelow, Treasurer

COMMONWEALTH OF MASSACHUSETTS
BERKSHIRE, SS

On this 31st day of December, 2012, before me, the undersigned notary public, personally appeared Lola Jaffe, President of **MAHAIWE PERFORMING ARTS CENTER, INC.**, Managing Member of **MAHAIWE, LLC**, proved to me through satisfactory evidence of identification, which was MA driver's license, 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 purpose.

_____
Notary Public
My commission expires: 8/01/19

R. TIMOTHY MINKLER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 1, 2019

ATTEST: BERKSHIRE SOUTH _____ REGISTER
WANDA M. BECKWITH

598459/v1

MAHAIWE
PERFORMING ARTS CENTER

Mahaiwe Upper-Story Exterior and Roof Repairs

Scope of Work	Amount	Current Status
Slate Replacement	$322,230	estimate from 2022, current estimate pending
Soffit Painting	$85,000	estimate pending
Front Doors and Trim Painting	$5,000	estimate pending
Chimney Repointing	$20,000	estimate secured
Painting of Metal Roof Fixtures	$10,000	estimate pending
Membrane Repairs	$5,150	estimate secured
Marquee Glass Replacement	$20,000	estimate secured
Architectural Services (Hill Engineering)	$20,000	estimate secured
	$487,380	
Contingencies @ 2%	$9,748	
Total Scope of Work	$497,128	estimates include hard and soft costs

Hill
engineers
architects
planners

Facility Assessment

Mahaiwe Performing Arts Center

14 Castle Street
Great Barrington, MA 01230
Hill Project No.: MI-2358

March 23, 2018

110 Depot Street • Dalton, MA 01226 • (413) 684-0925 • Fax (413) 684-0267 • hill@hillengineers.com
44 Spring Street • Adams, MA 01220 • (413) 743-0013 • Fax (413) 743-0790 • hill-adams@hillengineers.com
www.hillengineersma.com

Find us on Facebook

Roofs

There are four (4) low-slope roofs on the Mahaiwe Theater. Each roof is built in the same manner. The roof deck is wood planking over wood joists. The roof membrane is a 48 mil Sarnafil PVC thermoplastic single-ply material which is fully adhered (glued) to mechanically attached (screw attached) 2 ½" thick polyisocyanurate insulation board. The membrane is mechanically attached (screw attached) through the insulation to the roof deck at the membrane seams. The PVC membrane material is overlapped and heat welding together at the seams. Primary and overflow roof drains are located in one corner of each roof.

All four (4) of the low-slope membrane roofs appear to be in good condition. Their age is between 16 and 17 years. These roof membranes have a nominal service life of 20 years.

It is estimated that replacement of the membranes will be needed circa 2022. In addition, when the roof membrane is replaced, the roof will be required to have more insulation added on top of the existing insulation due to changes in the building energy code since the roofs were installed. Currently (in 2018), the energy code would require the addition of another 2 ½" thick layer of polyisocyanurate insulation board on top of the existing roof insulation board when replacing these roofs' membranes.

Highest Level Roof (located over the stage). Area: 1,760 sq. ft.

This roof has 6" high brick parapets that are covered with Sarnafil membrane. The parapet walls on the interior face are covered with plywood. The plywood is covered with Sarnafil membrane roofing.

Middle Level Roof Area: 2,255 sq. ft.

There is a 6" high parapet on the west, south and east sides of the roof. The north edge of the roof ends at a slate shingle covered wall that extends up to the level of the high roof.

Notes:

1.) The west and east sides of this roof have slate shingle covered mansard roofs. These two side roofs are in need of miscellaneous repairs of slipped, broken and missing slates.
2.) The western edge of this roof has a steel guard railing system that is rusting. This railing system needs to be properly prepared and painted soon to prevent structural damage due to rusting of the steel.

Lowest Level Roof Area: 2,747 sq. ft.

This roof is surrounded by a parapet on the south, west and east sides. The parapets range from 2" to 15" high. The parapets on the west and east sides are covered with an aluminum cap. The south roof edge is metal flashing covered with membrane.

The north face of the low roof is covered with slate shingle roofing.

Note: Slate repairs are needed. Several slate tiles have broken off or fallen out.

RECEIVED

MAR 19 2003

MASS. HIST. COMM.

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the

MAHAIWE PERFORMING ARTS CENTER

BK 1407 PG 191
04/04/03 02:23 DOC. 155921

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the (The Mahaiwe Performing ArtsCenter, Inc. 47 Railroad Street Gt. Barrington, Ma. 01230) hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as (property name), thereon as described in a deed dated January 24, 2003, from Berkshire Opera Company to Mahaiwe Performing Arts Center Inc, recorded with the Berkshire Southern District Registry of Deeds, Book 1386, Page 264, and which is located at 14 Castle Street, Gt. Barrington, Ma. hereinafter referred to as the Premises.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises.

Plot Plan
"SEE Schedule A"

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and/or State Registers of Historic Places, under applicable state and federal legislation.

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Notice and Approval. Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the purpose of this Preservation Restriction. Failure of the Commission to make a decision within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.
5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.
6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.
7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.
8. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 8, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of January, 2003

January 30th, 200 3 .

Lola Jaffe, President

COMMONWEALTH OF MASSACHUSETTS

Berkshire ,ss. January 30th ,200 3

Then personally appeared the above named Lola Jaffe and acknowledged the foregoing instrument to be the free act and deed of Lola Jaffe before me,

Peggy Ann Thieriot
Notary Public
My Commission Expires February 27, 2009

Peggy Ann Thieriot
Notary Public
My Commission Expires
February 27, 2009

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By Cara H. Metz
Cara H. Metz
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. March 26, 2003

Then personally appeared the above named Cara H. Metz and acknowledged the foregoing instrument to be the free act and deed of the Massachusetts Historical Commission, before

Notary Public
Nancy Maida
My Commission Expires November 19, 2004

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

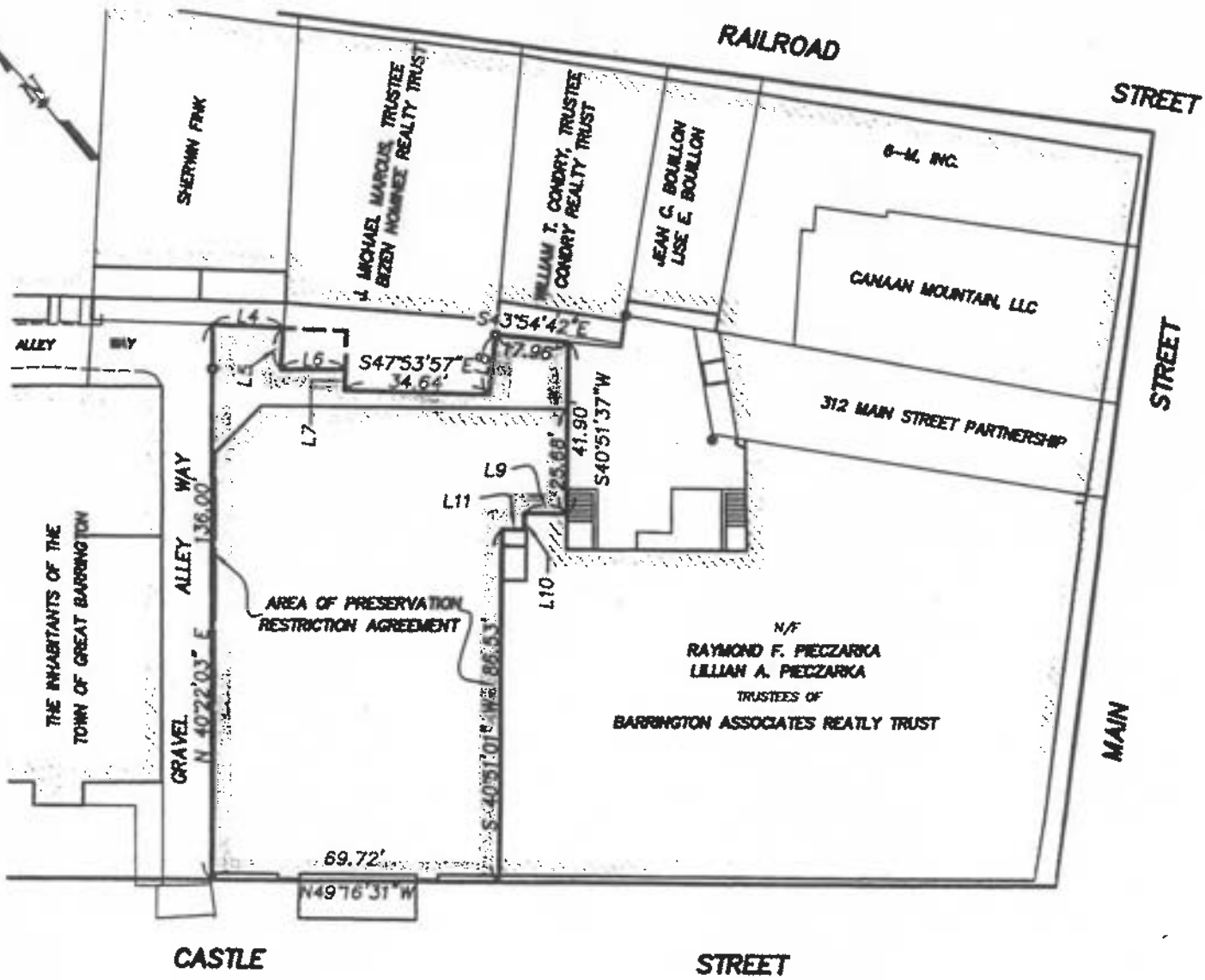
Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

It is the responsibility of the property owner to notify the MHC in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions, which are in the best interests of the property.

SCHEDULE A



DIMENSION TABLE

LINE	LENGTH	BEARING
L4	17.50'	S47°08'57"E
L5	10.10'	S42°36'03"W
L6	15.70'	S49°38'57"E
L7	5.00'	S42°06'03"W
L8	14.61'	N46°05'18"E
L9	10.40'	N49°08'59"W
L10	4.00'	S40°51'01"W
L11	5.34'	N49°08'59"W

LEGEND:

FACE-OF BUILDING

Hill
engineers
architects
planners

P.O. BOX 293
50 DEPOT STREET
DALTON, MA 01226
(413) 684-0925

PLAN SHOWING PROPOSED
PRESERVATION RESTRICTION AREA

PREPARED FOR: MAHAIWE PERFORMING ARTS CENTER

PROPERTY LOCATED AT 14 CASTLE STREET, GREAT BARRINGTON, MA.

BOOK 1386, PAGE 264

SCALE: 1" = 40' (0, 40, 80, 120)

DRN: MAC	DATE: 2/18/03	DWG: BOC-13-S1

January 25, 2023

Michael J. Bobbitt
Executive Director
Massachusetts Cultural Council
10 St. James Avenue, 3rd floor
Boston, MA 01216-3803

Dear Michael,

As a business owner and neighbor to the venerable Mahaiwe Performing Arts Center since 2018, when I purchased the restaurant next door to the theater, I know firsthand how important the year-round theater is to the economic vitality of the southern Berkshires. It is my pleasure to write a letter of support for the Mahaiwe's grant application to the Massachusetts Cultural Council's Capital Grant Fund for much-needed upper-story exterior and roof repairs.

The Mahaiwe has been an excellent neighbor, caretaker of its property, and collaborator. It has been my pleasure to support the Mahaiwe as a Business Partner by offering donor receptions, hosting small gatherings before shows, and offering a meal discount to Sustaining Members. During the height of the pandemic, No. Ten, like many food establishments, was hit hard. I know that the Mahaiwe was hit hard too. Yet, despite being shuttered for live shows, the Mahaiwe staff took excellent care of their facility and used the time to make improvements to their air circulation system ensuring that, when the theater reopened, audiences would be safe. Mahaiwe audiences returned in May of 2021, and the Mahaiwe was not alone in welcoming their return. We, at No. Ten, were delighted to see Mahaiwe's patrons back at the restaurant.

Without hesitation, I support Mahaiwe's plans to repair its roof and upper-story exterior and continue its ever-present efforts to preserve and improve its building. I am happy to answer any questions you may have about Mahaiwe's care of its historic building and its neighborliness.

Kind regards,

Vern Kennedy
Proprietor
Number Ten Restaurant

WARRIOR TRADING

January 25, 2023

Michael J. Bobbitt
Executive Director
Massachusetts Cultural Council
10 St. James Avenue, 3rd floor
Boston, MA 01216-3803

Dear Michael,

As abutters and longtime supporters of the Mahaiwe, we wish to offer a letter of support for the Mahaiwe's Performing Arts Center's grant application to the Massachusetts Cultural Council's Capital Grant Fund for upper-story exterior and roof repairs to the historic building.

The Mahaiwe has explained their plans for repairing the slate roof, repointing the chimney, and repainting the soffits of the historic theater at 14 Castle Street. On behalf of Warrior Trading (the tenants of the old firehouse) and Castle Street Firehouse, LLC (owners of the firehouse), I would like to express my support for this project. We know that the Mahaiwe goes to great lengths to care for the historic building and theater, and we have confidence that they will demonstrate the same level of care and attention to detail in the repair of the roof.

We love having the Mahaiwe as our neighbors and will support them in their ongoing effort to preserve and improve their building. Please feel free to contact me with any questions or concerns.

Kind regards,

Ross Cameron

rcameron@warriortrading.com

Warrior Trading, CEO and

Manager of Castle Street Firehouse, LLC

State Representative Smitty Pignatelli
3rd Berkshire District
State House, Boston MA
02133-1053

January 25, 2023

Michael J. Bobbitt
Executive Director
Massachusetts Cultural Council
10 St. James Avenue, 3rd floor
Boston, MA 01216-3803

Dear Michael,

I write to express my enthusiastic support for the Mahaiwe Performing Arts Center's grant application to the Massachusetts Cultural Council's Capital Grant Fund for essential upper-story exterior and roof repairs.

The Mahaiwe is a treasured historic theater and an important cultural hub in Berkshire County. Mahaiwe's live performances inspire tens of thousands of audience members each year; its family programs, educational offerings, and community outreach programs enrich the region; its year-round schedule enhances the quality of life for those who visit and reside in the Berkshires; and its business generates $8.6 million in economic impact

The theater is a historically significant building listed on the National Register of Historic Places. It is a source of pride for Great Barrington townspeople, an architecturally important part of the townscape, and a destination site for Berkshire residents, not to mention artists and audience members from all parts of the world. The Mahaiwe has truly helped to transform Great Barrington into he economic engine of Southern Berkshire County.

Executive Director Janis Martinson and her team have been doing a superb job preserving and maintaining this gem of a theater while offering high-caliber programs, with a range of disciplines and genres, creating a stronger community in the southern Berkshires. The proposed project would ensure that the physical infrastructure of the theater can remain a must-see destination for people near and far.

I urge you to look favorably on this application. Please don't hesitate to contact me if I can be of further assistance.

Sincerely,

Smitty

Smitty Pignatelli | State Representative| 3rd Berkshire District

THE GENERAL COURT OF MASSACHUSETTS
STATE HOUSE, BOSTON 02133-1053

January 26, 2023

Michael J. Bobbitt
Executive Director
Massachusetts Cultural Council
10 St. James Avenue, 3rd floor
Boston, MA 01216-3803

RE: Mahaiwe application for MCC Capital Grant

Dear Mr. Bobbitt:

It is without hesitation that I register my strong support of the Mahaiwe Performing Arts Center's grant application to the Massachusetts Cultural Council's Capital Grant Fund for much-needed upper-story exterior and roof repairs to the historic building.

As you know, the Mahaiwe is a prominent cultural center in the Berkshires and beyond. The Mahaiwe brings world-class artists to the region, and through the MCC's card-to-culture program it offers free tickets to HD broadcasts and movies. Through the Mahaiwe's Partnering with Latinx Communities and Spanish-language Community Advisory Network (SCAN), a newly convened collaboration with CATA (Community Access to the Arts) for Universal Participation, a host of free annual programs, and dozens of partnerships with nonprofits, the Mahaiwe ensures that the performing arts are accessible to traditionally underserved audiences.

I encourage you to look favorably on this application to maintain a stable roof structure for this historic building, within which the Mahaiwe may continue providing cultural opportunities for thousands to enjoy. Please don't hesitate to contact me if I can be of further assistance.

Sincerely,

PAUL W. MARK, *State Senator*
Berkshire, Hampden, Franklin & Hampshire District

PWM/jg

SOUTHERN BERKSHIRE
CHAMBER OF COMMERCE

Michael J. Bobbitt
Executive Director
Massachusetts Cultural Council
10 St. James Avenue, 3rd floor
Boston, MA 01216-3803

January 25, 2023

Dear Michael,

This letter is written in support of the Mahaiwe Performing Arts Center's grant application to the Massachusetts Cultural Council's Capital Grant Fund.

The Mahaiwe' s strong programming has an equally strong impact on tourism in the region. Prior to the theater's reopening in 2005, the Berkshires were a popular tourist destination in the summer months, but year-round tourism was less-than-robust. The Mahaiwe' year-round programming has greatly expanded the tourist economy. Area hotels, local restaurants, and retail business owners have repeatedly told us that their business traffic increases significantly when the Mahaiwe has a performance, movie, or another type of event – no matter the time of year.

In 2017, when I wrote a similar letter of support for the Mahaiwe, I cited the "real renaissance" in Great Barrington, and the rise in second home purchases in the region. Since March of 2020, with telecommuting jobs becoming more common worldwide, we have seen an increase in full-time residents in the Berkshires. The interest in living and working in Berkshires is due, in no small part, to cultural venues like the Mahaiwe Performing Arts Center.

I hope you will fund the Mahaiwe' s grant request for upper-story exterior and roof repairs. If I can offer any other information in support of the Mahaiwe, I would be delighted to do so.

Sincerely,

Betsy Andrus
Executive Director
Southern Chamber of Commerce

SBCC, 40 Railroad Street Suite 2, Great Barrington, MA 01230
413-528-4284 betsy@southernberkshirechamber.com

NPC
NONPROFIT CENTER OF THE BERKSHIRES

January 25, 2023

Michael J. Bobbitt
Executive Director
Massachusetts Cultural Council
10 St. James Avenue, 3rd floor
Boston, MA 01216-3803

Dear Michael,

I am writing to voice my support for the Mahaiwe Performing Arts Center's grant application to the Massachusetts Cultural Council's Capital Grant Fund for roof repairs to the historic building.

The Mahaiwe is an important center of the community and cultural life in the Berkshires. It has been a local landmark in southern Berkshire County for generations. Since the 2005 restoration of this beautiful building and the emergence of the Mahaiwe Performing Arts Center as a year-round venue, the historic theater has enhanced the quality of life in the region in numerous ways. In addition to its year-round programming of live events, Performing Arts Education Program for schoolchildren, Partnering with Latinx Communities Program, Classic Film Series, and HD Broadcasts from the Metropolitan Opera and the National Theatre of London, the theater is utilized by dozens of other nonprofit and community organizations for their performances, fundraising galas, lecture symposia, and other events. There is no other comparably sized, comparably equipped, and comparably staffed facility in the area to accommodate all this activity, which is what makes the Mahaiwe Performing Arts Center a community and cultural necessity and an economic anchor in the region.

The local business community and regional nonprofits, as well as artists who perform a the Mahaiwe, are deeply appreciative of the tourism and traffic that the Mahaiwe brings to the region. The Mahaiwe draws audiences from Boston to Albany, and beyond, regularly attracting audiences from Massachusetts, Connecticut, New York, and parts of Vermont – not to mention visitors from other parts of the U.S. and the world.

On behalf of the nonprofit community in Massachusetts, and as a frequent attendee of a variety of programs at the Mahaiwe, I hope you will approve the Mahaiwe's grant request for upper-story exterior and roof repairs. I'd be happy to answer any questions you may have.

Sincerely,

Liana Toscanini

Liana Toscanini
Executive Director
Nonprofit Center of the Berkshires

Mark Pruhenski
Town Manager

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

Town Hall, 334 Main Street
Great Barrington, MA 01230

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TOWN OF GREAT BARRINGTON
MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

January 25, 2023

Michael J. Bobbitt
Executive Director
Massachusetts Cultural Council
10 St. James Avenue, 3rd floor
Boston, MA 01216-3803

Dear Mr. Bobbitt:

I am writing to you to express the Town's support for the Mahaiwe Performing Arts Center's grant application to the Massachusetts Cultural Council's Capital Grant Fund for upper-story exterior and roof repairs to the historic building.

The Mahaiwe Performing Arts Center is an economic and cultural centerpiece of Great Barrington, and its year-round programming attracts more than 35,000 audience members to this rural community every year. In addition to presenting live programming and films throughout the year, the Mahaiwe actively partners with local nonprofits and social service agencies to ensure that the theater is available for a wide variety of community uses and that audiences of all ages, backgrounds, and circumstances are not only welcome but that they feel a sense of belonging each time they walk through the doors. As such, the Mahaiwe is a flagship member of Great Barrington's recently established Downtown Cultural District.

I have worked with Mahaiwe's Executive Director Janis Martinson and members of the Mahaiwe staff, as they have sought town approval for permitting for everything from safely reopening following COVID-related shutdowns to its annual major fundraising event, and applications for historic improvement funding through the CPA and a variety of special permitting for free outdoor film screenings and free outdoor concerts. In all my dealings with the Mahaiwe, I have found the staff, at all levels of the organization, to place an extraordinarily high value on historic preservation and utmost care of the town's beloved theater.

We are strongly in favor of any help that the state can provide in helping to fund roof and upper-story exterior repairs of the Mahaiwe Performing Arts Center. With these capital funds and the prudent stewardship that the Mahaiwe Team imparts to this historic building, we are hopeful that the Mahaiwe will remain a sought-after community and cultural hub for Great Barrington's townspeople and Berkshire visitors for the next hundred years.

Sincerely,

Mark Pruhenski, Town Manager

The Mahaiwe Performing Arts Center, Inc.
Senior Staff Leadership Biographies
October 2023

Janis Martinson, Executive Director
Janis is an experienced leader and effective communicator with a proven track record of managing teams, developing boards, facilitating strategic planning, directing brand strategy, and overseeing marketing, communications, and fundraising functions. Before joining the Mahaiwe in 2017, she served as VP of Institutional Advancement at Lesley University in Cambridge, MA, where she sat on the President's Cabinet, supervised a staff of 17, managed a seven-figure budget, and answered for multi-million-dollar returns in annual giving, major gifts, and corporate and foundation fundraising. She also served an extended tenure as Chief Advancement Officer, a member of the senior leadership team, at Miss Hall's School in Pittsfield, MA, where she completed two successful capital campaigns and began a third, while significantly growing the Advancement team, developing a robust event program, and enlisting a substantial volunteer corps. Her career path also includes earlier stints in fundraising for educational and performing arts organizations, and some years teaching English and Drama in New Jersey public schools. She has a BA in English (Certificate in Theater and Dance) from Princeton University and an MBA from the Isenberg School of Management at UMass-Amherst. Her past board service includes Berkshire South Regional Community Center (Vice-President), Town of Egremont Planning Board (Chair), and National Coalition of Girls Schools. She currently serves on the board of the Southern Berkshire Chamber of Commerce.

Lucas Pawelski, Production Manager
Lucas is a Lighting Designer and Production Manager with over 10 years of experience in the Entertainment Production Industry. Lucas has been with the Mahaiwe Performing Arts Center as its Production Manager since December of 2020 and has worked for the Mahaiwe in other capacities since August of 2019. Previous positions have included working at Berkshire Theatre Group as their House Electrician and Staff Lighting Designer and Barrington Stage as the Lighting and Sound Supervisor. In addition to his deep knowledge of Theatrical Production and Lighting Design, Lucas also has expertise in system design (lighting, sound, projection) as well in IT Infrastructure/Operations and Building Maintenance/Operations. He holds a B.A. in theater from the University of Wisconsin, Platteville.

Karin Watkins, Director of Finance and Administration
Karin has over thirty years' experience in non-profit arts administration and financial management. Previous positions have included eleven years as Comptroller/HR Manager and Budget & Operations Manager of the Clark Art Institute; Director of Finance at Shakespeare & Company; and Executive Director of IS183 Art School (now Berkshire Art Center). In addition to her deep knowledge of non-profit accounting and human resource management, she has extensive experience in project management, programming, marketing, strategic planning, fundraising and grant administration in museum, theatre, and educational settings. She holds a B.A. from Williams College and has been with the Mahaiwe since 2006.

Diane Wortis, Director of Advancement
Diane brings 35 years of experience in fundraising, arts, and nonprofit management to her role as Director of Development at the Mahaiwe Performing Arts Center. With a BA from New York University's Tisch School of the Arts and an MBA from Simmons College's School of Management, Diane moved to Great Barrington, Mass., in 2002. Her professional experience includes ten years at Miss Hall's School in Pittsfield, Mass, most recently as Director of Development and Alumnae Relations. Previously, she held senior development roles at The Cape Ann Museum, Jacob's Pillow Dance Festival, The Sterling and Francine Clark Art Institute, Austen Riggs Center, Boston Arts Academy Foundation, The Cambridge Center for Adult Education, Harvard University, and Huntington Theatre Company. She also served as Chair of the Somerville Arts Council and was a founding member of the Berkshire County Development Alliance.

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Hill is a company with a strong reputation for quality, service and professionalism, recognized as a reliable resource for knowledge, manpower and support in all phases of the architectural and engineering fields for both local and national clients.

Founded by William T. Hill, Hill-Engineers, Architects, Planners, Inc. opened for business in 1949. The company was originally established to provide mechanical engineering design services to the local paper industry. In 1980, a group of five employees founded Hill Engineering, Inc. The company has grown successfully over the years in the fields of architecture, engineering, and surveying. The name was changed in 1987 to Hill-Engineers, Architects, Planners, Inc. to better reflect this expansion. The firm has continued to grow and now employs over 35 people. Hill is a member of the Green Building Council and has the capacity and knowledge to design LEED-certified green buildings.

Great Barrington Historical Commission

c/o Selectmen's Office
Town Hall
334 Main Street
Great Barrington, MA 01230
Malcolm Fick, Chairman • 413-645-3060•Malcolm.fick@gmail.com

March 9, 2023

Ms. Brona Simon,
SHPO & Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: Preservation of the Mahaiwe Performing Arts Center

The Great Barrington Historical Commission strongly endorses the Mahaiwe Performing Arts Center's application to Mass Cultural Council's Capital Grant Program to support its project to make structural repairs to the roof and upper-story exterior of the historic Mahaiwe Theater.

Built in 1905, this handsome French Renaissance Revival building is an iconic Berkshire architectural landmark and, as described by distinguished local historian Bernard Drew, "the entertainment and cultural heart and soul of Great Barrington" (Drew, *A History of the Mahaiwe Theater in Great Barrington, Massachusetts* (Attic Revivals Press), 1989).

Indeed, the Mahaiwe's prominent architectural presence with its salmon-colored Roman pressed brick walls, marble trim, pressed metal cornices and trim, Dolomite limestone foundation, massive central arched entryway and 1930 metal, canopy-style marquee make a striking component of the central business district's historic streetscape of mid 19th and early 20th century masonry buildings.

The theater was designed by noted Berkshire architect Joseph MacArthur Vance (1868-1948), whose commissions included several other residences and commercial buildings in Great Barrington, as well as such Berkshire landmarks as the Colonial Theater (1903), Registry of Deeds (1928) and Masonic Temple (1914) in Pittsfield.

The Mahaiwe opened in 1905 and has continuously presented live and film programs since. In 1995, facing demolition, the theater was included in the Town's Downtown Local Historic District A, which provided protection from demolition and inappropriate alterations. This recognition helped prime the efforts that resulted in its restoration, beginning in 2003. The Mahaiwe team raised over $10 million and upgraded the infrastructure, customer comforts, and the 1930's marquee – all in compliance with the Secretary of the Interior's Standards. Work was completed in time for its centennial celebration in 2005.

In 2008, the Mahaiwe Theater/Performing Arts Center, as part of the historic Mahaiwe Block, was added to the National Register of Historic Places. It is a prominent component of Massachusetts Historical Commission Local Historic District A.

After enduring more than 120 years of the New England freeze-thaw cycle, normal wear and tear and inherent vice of building materials, the building suffers deterioration of its historic fabric and requires a capital program to secure the slate roof, chimneys and soffits. The scope of work, based on a 2018

Facility Assessment report from Hill Engineering, Dalton, MA, includes replacing the original slate shingles (which are failing and falling off), repointing the chimney bricks and installing a cap for moisture protection and prepping and painting the soffit, cornices and dentil molding. This work is vital to the preservation of the theater's historic appearance, structural integrity and function.

In recognition of the importance of the Mahaiwe Theater as a vital part of Great Barrington's cultural landscape and architectural heritage, and the crucial level of the preservation project, at its meeting on March 6, 2023, the Historical Commission unanimously voted to endorse the Mahaiwe's request for Mass Cultural Council grant support.

Sincerely,

Malcolm Fick
Chairman

GREAT BARRINGTON TOWN CLERK
NOV 21 2023 AM10:25

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

HISTORIC DISTRICTS COMMISSION

Donald Howe, Chair
James Mercer, Vice-Chair
Abby Schroeder, Secretary
Fred Clark, Member
Marilyn Bisiewicz, Alternate

334 MAIN STREET
GREAT BARRINGTON, MASSACHUESETTS 01230
Telephone (413) 528-1619
FAX (413) 528-2299

Certificate of Appropriateness

Dated:	**September 21st 2023**
Date of Application:	**March 10th 2023**
Name of Property:	**MAHAIWE THEATER at 14 Castle Street**
Name of Applicant:	**Mahaiwe Performing Arts Center**

Pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Great Barrington Historic Districts Commission Bylaw (Ch. 113), the Great Barrington Historic Districts Commission held an initial applications review on March 16th 2023 that were subsequently updated for a public hearing held on September 21st 2023 to review the combined application from HILL Engineers Architects Planners and the Mahaiwe Performing Arts Center for the Slate Roof Replacement, Miscellaneous Repairs and Painting of the Mahaiwe Theater's existing building at 14 Castle Street.

On a motion made by Commissioner Mercer, and seconded by Commissioner Clark, the Commission Members Present (Howe, Mercer and Clark all voted in favor by a roll call. Member Schroeder recused herself) to issue a Certificate of Appropriateness for the Slate Roof Replacement Miscellaneous Repairs and Painting of the existing exterior finding appropriate as follows -

a. New slate material for replacement is appropriate.

b. Repainting existing metal cornice including any Massachusetts Historical Commission approved repair.

c. Existing roof trim improved with wrapped/brake metal which will be Aluminum in matching profile and prefinished painted.

d. Existing chimney to be repointed with matching mortar and profile. Unit to be capped as it is no longer in use.

A Certificate of Appropriateness was issued for the noted Slate Roof Replacement Miscellaneous Repairs and Painting of the existing exterior of the Mahaiwe Theater complying with the Historic District Commission's Guidelines.

Donald W Howe
Commission Chair or Vice-Chair

September 21st 2023
Date

END