

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:				

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.

N/A

Certification

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

Name: Bill Young
Ph: 860-597-2627 Email billyoung55@att.net

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: Bill Young
Date: 12/26/2023

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.

**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)

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

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: _____

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.

CPA Application Step 1 – Brief Project Description – November 2023 1089 Main Street, Housatonic

The building at 1089 Main St, Housatonic, is owned by the Unitarian Universalist Meeting of South Berkshire (UUMSB), purchased in 2014. It is on the State and Federal historic registries and, built in 1892, is a prominent example of Queen Anne Revival architecture. It is immediately adjacent to the Ramsdell Public Library. Since 2014, there have been ongoing investments and improvements to the building, including electrical upgrades, increased insulation, and many small improvement projects. UUMSB was awarded a Great Barrington CPA grant in 2016 for structural work in the basement and attic, which were successfully completed. In 2022, enhanced audio and video capabilities were installed to facilitate high quality hybrid in-person/online events. Since 2014, a priority for UUMSB has been community engagement and access, hosting a variety of low-rent and no-rent events and groups.

The last period when significant work, beyond maintenance and small projects, was done on the exterior of building was in the late 1970s and 1980s. Over the last year, an assessment has been performed on the exterior needs now, which include painting, painting related carpentry, gutters, roofing, and stained-glass restoration. The painting and gutters projects are moving forward in two phases starting in spring 2024 for a total cost of approximately \$120K; a contract for the phase 1 work (approximately half of the total work) is in place and funding has been committed from savings and donations. Funding for the second phase of the work will be generated from savings, pledges, donations, and loans. (UUMSB currently has no outstanding loans or other debt.)

UUMSB is seeking \$161K CPA support for two elements of historic preservation – roof replacement and preservation/restoration of the stained-glass windows on the south side (facing Main Street) of the building. The asphalt shingles are at the end of their functional life and have required a number of repairs in recent years to prevent leakage. The funding request for roof replacement is \$85K. The last time work was done on the stained-glass windows was 45 years ago in 1978. That included some maintenance and partial restoration. An area in need of the most immediate attention is the prominent south side, street facing, windows. They are quite visible from the street and backlit at night. Based on the assessment by Great Barrington's Guarducci Stained Glass Studios, UUMSB is requesting funding of \$76K for the restoration work of this 1892 stained glass.

If chosen for Step 2 of the CPA application process, UUMSB will provide all required information on the Step 2 application. Questions on the Step 1 application can be directed to Bill Young at billyoung55@att.net or by telephone: 860-597-2627

Project Timeline
For CPA Funded Elements

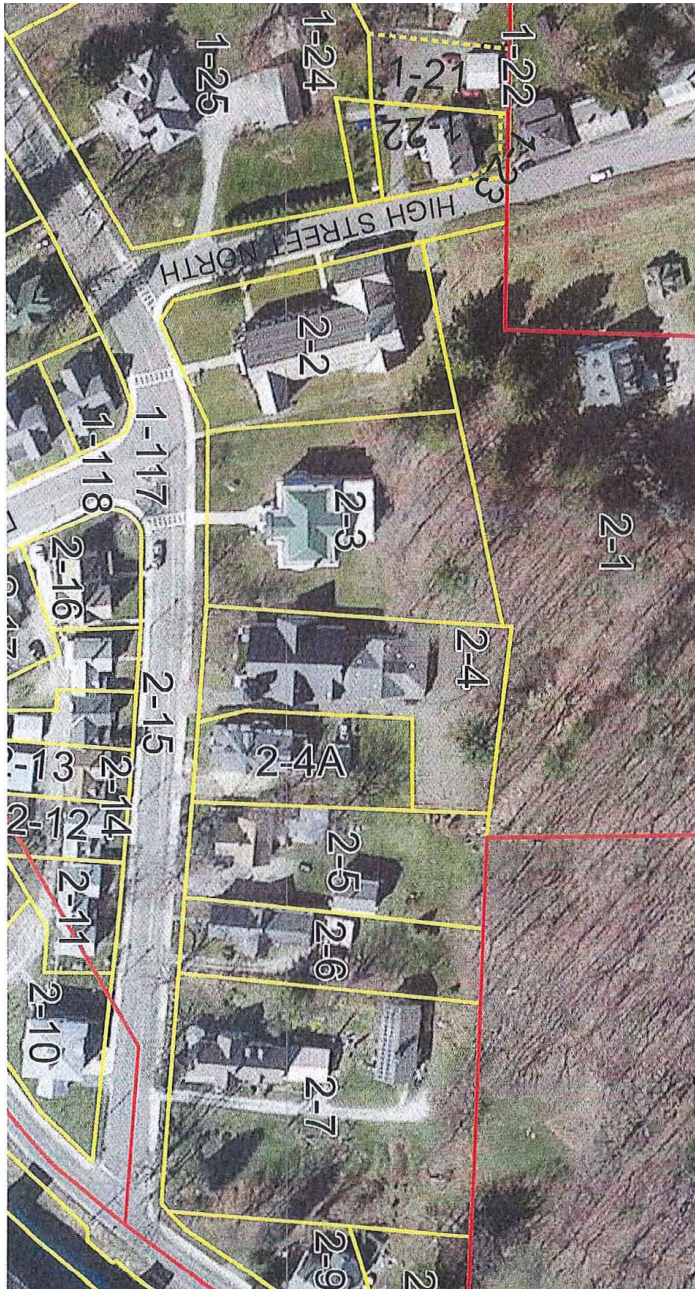
Roofing Replacement

- Finalize project bids – June 2024
- Select roofing contractor and execute agreement – July 2024
- Complete roofing replacement – August 2024 through October 2024

South wall stained-glass restoration

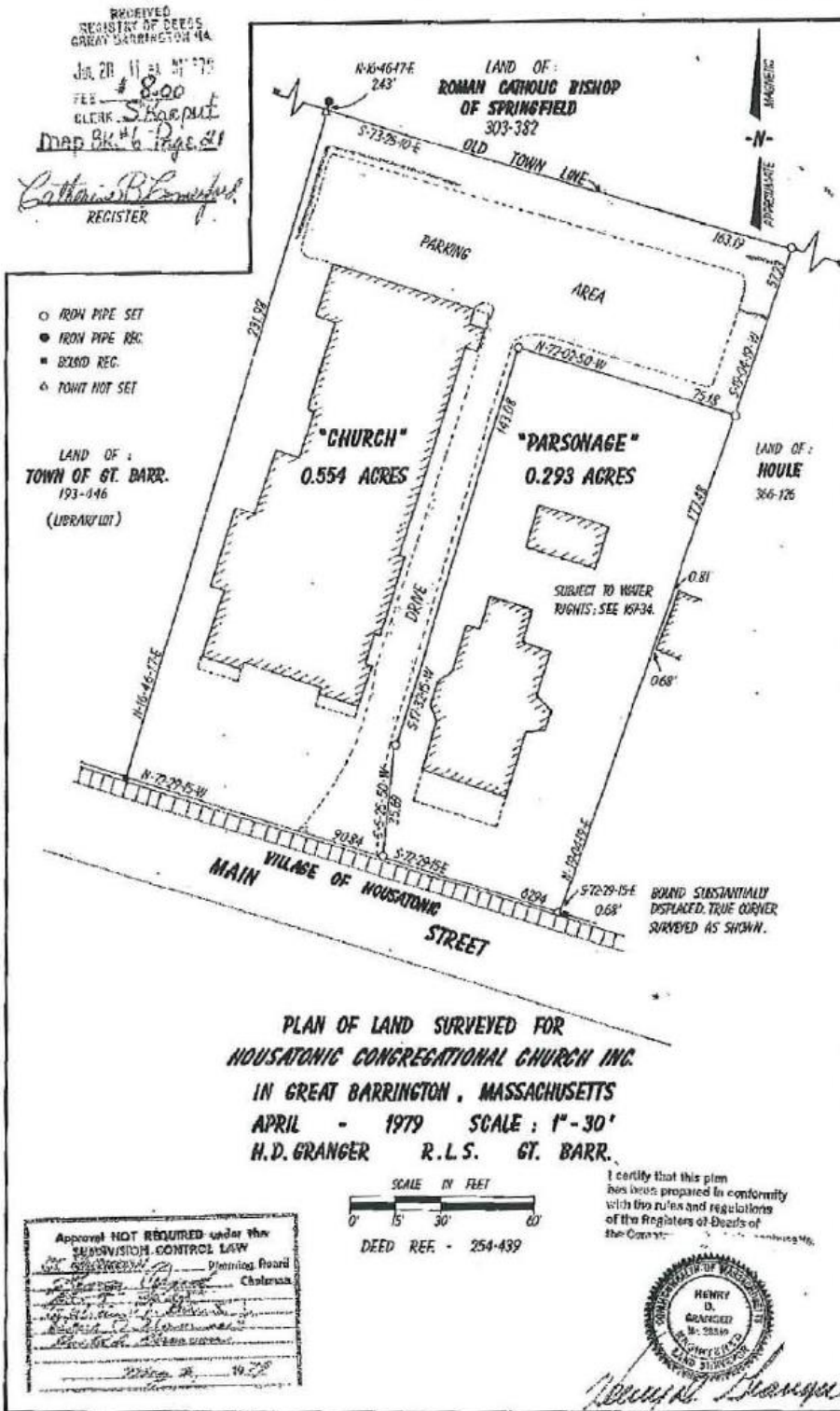
- Finalize project plans with Guarducci Stained Glass Studios – June 2024
- Establish the schedule for stained glass panels removal for restoration – June 2024
- Removal, restoration, and re-installation of stained glass panels – Spring 2025 to Fall 2025

A. Lot Description



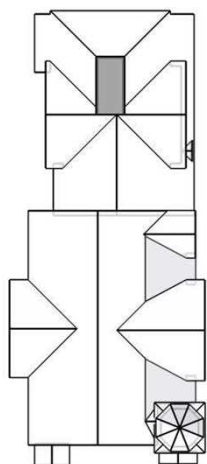
Survey Boundaries

Note that UUMSB does not own the parsonage building or lot.



1089 Main Street, Great Barrington, MA 01236

Report: 51263800



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact: ABC Supply
 Company: ABC Supply
 Address: 1 ABC Parkway
 Beloit, WI 53511
 Phone: (800) 226-1280

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MEASUREMENTS

Total Roof Area = 11,096 sq ft
 Total Roof Facets = 39
 Predominant Pitch = 15/12
 Number of Stories > 1
 Total Ridges/Hips = 504 ft
 Total Valleys = 288 ft
 Total Rakes = 400 ft
 Total Eaves = 436 ft
 Total Penetrations = 13
 Total Penetrations Perimeter = 115 ft
 Total Penetrations Area = 62 sq ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

1089 Main Street, Great Barrington, MA 01236

Report: 51263800

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



South Side



1089 Main Street, Great Barrington, MA 01236

Report: 51263800

IMAGES

East Side



West Side



LENGTH DIAGRAM

Total Line Lengths:

Ridges = 236 ft

Hips = 268 ft

Valleys = 288 ft

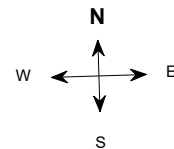
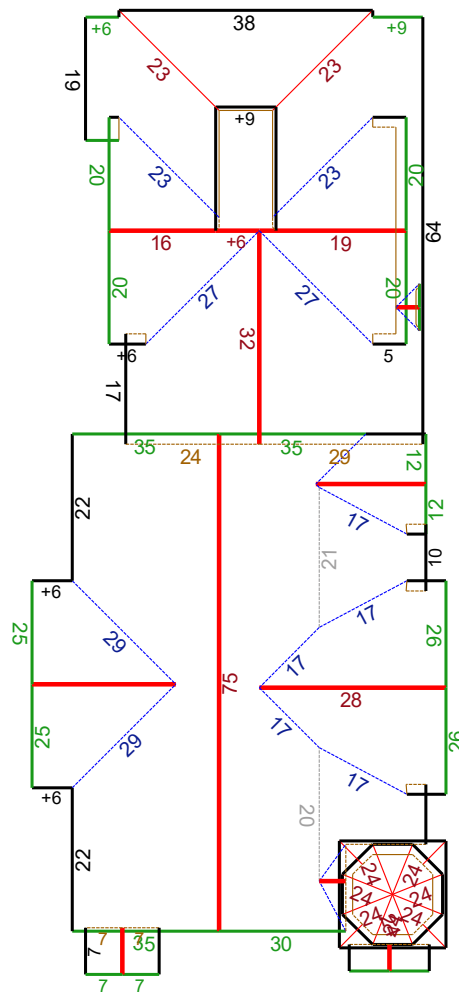
Rakes = 400 ft

Eaves = 436 ft

Flashing = 113 ft

Step flashing = 164 ft

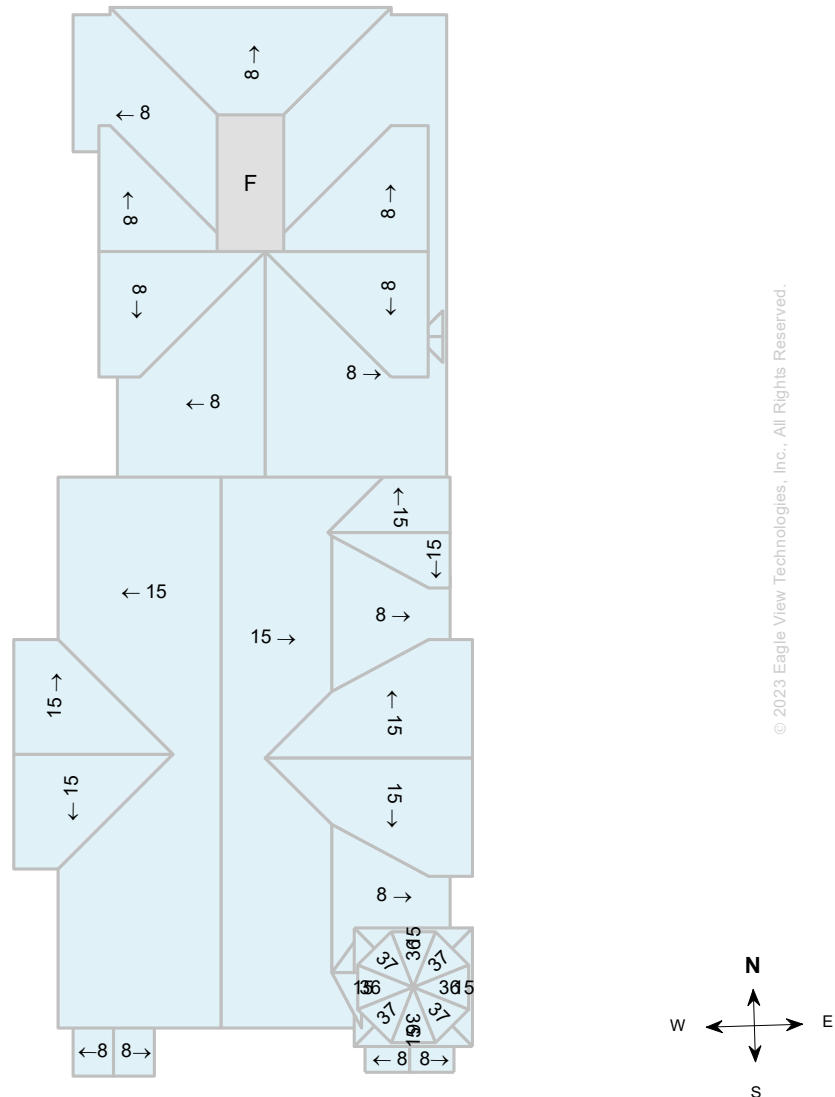
Parapets = 0 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 15/12



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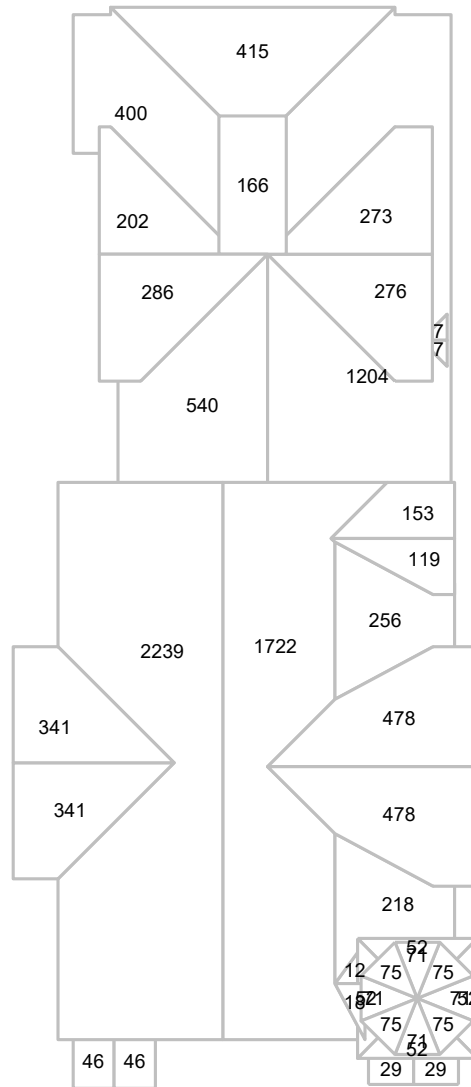
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

1089 Main Street, Great Barrington, MA 01236

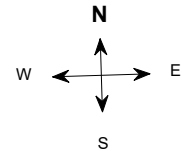
Report: 51263800

AREA DIAGRAM

Total Area = 11,096 sq ft, with 39 facets.



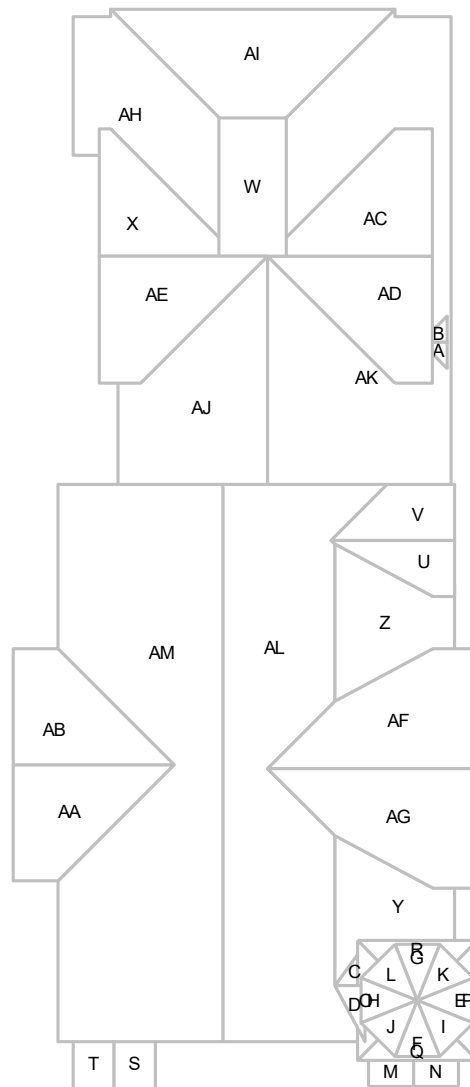
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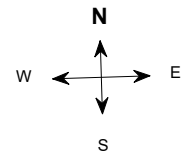
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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1089 Main Street, Great Barrington, MA 01236

Report: 51263800

PENETRATIONS NOTES DIAGRAM

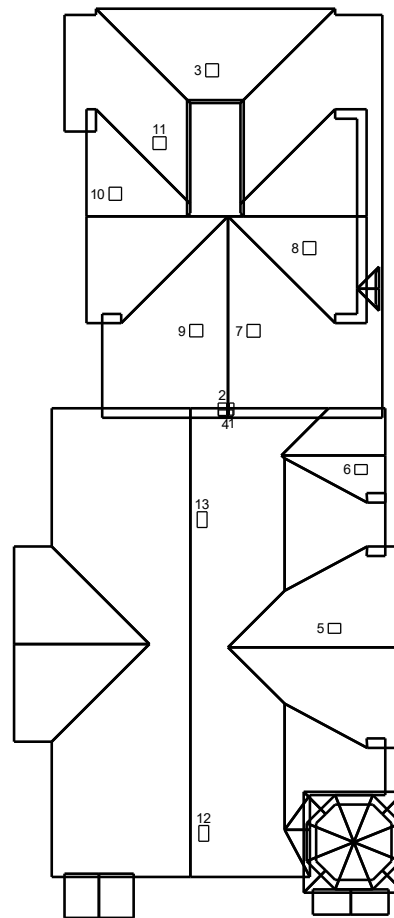
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 13

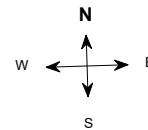
Total Penetrations Area = 62 sq ft

Total Penetrations Perimeter = 115 ft

Total Roof Area Less Penetrations = 11,034 sq ft



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REPORT SUMMARY

All Structures

Areas per Pitch

Roof Pitches	0/12	6/12	8/12	15/12	36/12	37/12
Area (sq ft)	166.5	12.2	4251.3	6079.2	284.8	301.6
% of Roof	1.5%	0.1%	38.3%	54.8%	2.6%	2.7%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

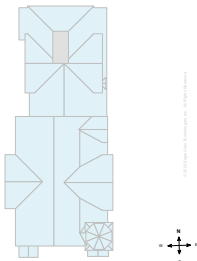
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	11,096	12205.6	12427.5	12760.4	12982.3	13315.2	13537.1
Squares	111.0	122.1	124.3	127.6	129.8	133.2	135.4

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1	2	3-10	11	12-13				
Area (sq ft)	1.7	3.2	5	3.7	6.3				
Perimeter (ft)	5.6	7.2	9	9.4	10				

Any measured penetration smaller than 3.0x3.0 Feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 39
Total Penetrations = 13

Lengths, Areas and Pitches

Ridges = 236 ft (13 Ridges)
Hips = 268 ft (14 Hips).
Valleys = 288 ft (17 Valleys)
Rakes† = 400 ft (23 Rakes)
Eaves/Starter‡ = 436 ft (39 Eaves)
Drip Edge (Eaves + Rakes) = 836 ft (62 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 113 ft (17 Lengths)
Step flashing = 164 ft (29 Lengths)
Total Penetrations Area = 62 sq ft
Total Roof Area Less Penetrations = 11,034 sq ft
Total Penetrations Perimeter = 115 ft
Predominant Pitch = 15/12
Total Area (All Pitches) = 11,096 sq ft

Property Location

Longitude = -73.3649492
Latitude = 42.2581540

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

1089 Main Street, Great Barrington, MA 01236

Report: 51263800

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=1089+Main+Street,Great+Barrington,MA,01236

Directions from ABC Supply to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=1+ABC+Parkway,Beloit,WI,53511&daddr=1089+Main+Street,Great+Barrington,MA,01236

1089 Main Street, Great Barrington, MA 01236

Report: 51263800

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.











NAACP

Berkshire Branch

*One Nation Working Together,
for Justice and Equality Everywhere*

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Dr. Emmanuel Bile & Jerome Edgerton
Act-So Committee Co-Chairs

NAACP, Berkshire County Branch
P.O. Box 605, Pittsfield, MA 01202-0605
naacpberksfirecounty@gmail.com
naacpberkshires.org

November 17, 2023

Community Preservation Committee
c/o Town Planner
Great Barrington Town Hall
334 Main Street
Great Barrington, MA 01230

RE: Step 2 Community Preservation Act application by UUMSB for 1089 Main St., Housatonic

Dear Community Preservation Committee (CPC), Town of Great Barrington:

The Berkshire County Branch NAACP (BCB NAACP) is pleased to endorse the Step 2 CPA application of UUMSB for exterior historic preservation project funding at its historic building in Housatonic, which includes both roof replacement and street-facing stained-glass restoration. 1089 Main Street is an important historic asset in the village of Housatonic and is contributing to the quality of life in Housatonic and beyond in Great Barrington. UUMSB has used the building as an ongoing community resource and has collaborated with numerous community organizations, especially those that serve vulnerable and under-served individuals and families.

The mission of the BCB NAACP is to ensure the political, educational, social, and economic equality of all rights for all persons and to eliminate race-based discrimination.

Our purpose is to advocate/defend/protect the equality of rights for all persons in the Berkshires; advocate for progressive change through the collection of data, dissemination of information, influencing policy, and being timely in our response to major issues of injustice in Berkshires, Massachusetts, and the country; support and advocate for individuals who experience specific incidents of discrimination; advocate that systems, structures, and policies be in place to help create equal opportunity for all persons by using legal instruments, written and verbal advocacy, moral authority, and direct action when necessary, to challenge those in positions of power in the community.

Thank you for considering this Step 2 CPA application.

Sincerely,

Dennis L. Powell, President
BCB NAACP

Cc: Bill Young, Chairperson, UUMSB Board of Trustees



November 17, 2023

Community Preservation Committee
c/o Town Planner
Great Barrington Town Hall
334 Main Street
Great Barrington, MA 01230

RE: Step 2 Community Preservation Act application by UUMSB for 1089 Main St., Housatonic

Dear Community Preservation Committee (CPC), Town of Great Barrington:

The W.E.B. Du Bois Center for Freedom and Democracy is pleased to support the Step 2 CPA application of UUMSB for exterior historic preservation project funding at its historic building in Housatonic, which includes both roof replacement and street-facing stained glass restoration. 1089 Main Street is an important historic asset in the village of Housatonic, and is contributing to the quality of life in Housatonic and beyond in Great Barrington. UUMSB has used the building as an ongoing community resource, and has collaborated with numerous community organizations, especially those which serve vulnerable and under-served individuals and families.

The mission of the W. E. B. Du Bois Center for Freedom and Democracy is to educate the public about the life and legacy of civil rights pioneer W. E. B. Du Bois and the rich African American heritage of the Berkshires. Located at the former Clinton A. M. E. Zion Church in Great Barrington Massachusetts, this center will be an African American Community Center dedicated to Du Bois' life and legacy. The center's work also involves a long-standing effort to restore and preserve the historic former Clinton Church. The W. E. B. Du Bois Center for Freedom and Democracy (formerly Clinton Church Restoration) is a 501(c)(3) not-for-profit organization.

Thank you for considering this Step 2 CPA application.

On behalf of the Board of Directors,
Christopher M. Himes, Ph.D., Treasurer
W.E.B. Du Bois Center for Freedom and Democracy

Cc: Bill Young, Chairperson, UUMSB Board of Trustees

Community Preservation Committee
c/o Town Planner
Great Barrington Town Hall
334 Main Street
Great Barrington, MA 01230

RE: Step 2 Community Preservation Act application by UUMSB for 1089 Main St., Housatonic

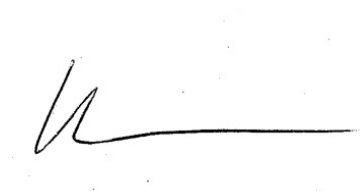
Dear Community Preservation Committee (CPC), Town of Great Barrington:

Greenagers is pleased to endorse the Step 2 CPA application of UUMSB for exterior historic preservation project funding at its historic building in Housatonic, which includes both roof replacement and street-facing stained glass restoration. 1089 Main Street is an important historic asset in the village of Housatonic, and is contributing to the quality of life in Housatonic and beyond in Great Barrington. UUMSB has used the building as an ongoing community resource, and has collaborated with numerous community organizations, especially those which serve vulnerable and under-served individuals and families.

Greenagers has been the recipient of UUMSB's community support and networking and we hope to see the congregation and the building that houses it continue to thrive. Safe spaces for community members and families to gather and improve our quality of life are in short supply and UUMSB accomplishes this in an ecumenical and egalitarian fashion. We wish them success in this application and their mission.

Thank you for considering this Step 2 CPA application.

Sincerely,

A handwritten signature in black ink, appearing to be 'Will Conklin', with a long horizontal line extending to the right.

Will Conklin
Executive Director

Cc: Bill Young, Chairperson, UUMSB Board of Trustees