

Step 2  
RECEIVED  
TOWN MANAGER

**GREAT BARRINGTON  
COMMUNITY PRESERVATION COMMITTEE**

NOV 5 2019  
BOARD OF SELECTMEN  
GREAT BARRINGTON, MA

**APPLICATION FOR CPA FUNDING – Step 1**

Date Received (for office use only) \_\_\_\_\_

Applicant Name G.B. HISTORICAL COMMISSION

Project Name G.B. TROLLEY SHELTER at Weir Park

Project Address BELCHER SQUARE, GREAT BARRINGTON, MA

Contact Person PAUL IVORY Title: CHAIR

Phone No. (413)528-4384 Email pwivory@gmail.com

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

(1) REPORT ATTACHED ON DETERIORATED CONDITION.

(2) PHASE II- TOWN WOULD PREPARE BIDDING DOCUMENTS.

(3) PHASE III- CPA/CPC FUNDING WOULD COVER COSTS OF REPAIR AND RESTORATION TO  
STRUCTURE.

ADDITIONAL, AVAILABLE FUNDS WOULD BE USED FOR TREE WORK, SITE RESTORATION AND  
HISTORIC SIGNAGE.

Amount of CPA funding you are seeking: \$ 60.000.00

When do you request the CPA funding be received by your project? Jun. 2020

Property Owner (if different from applicant)

Owner's Name TOWN OF GREAT BARRINGTON

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

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

End of Step 1 application

# GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

RECEIVED  
TOWN MANAGER

## APPLICATION FOR CPA FUNDING – Step 2

NOV 5 2019

Date Received (for office use only)

BOARD OF SELECTMEN  
GREAT BARRINGTON, MA

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 G.B. HISTORICAL COMMISSION

Project Name G.B. TROLLEY SHELTER at Weir Park

Project Address BELCHER SQUARE, GREAT BARRINGTON, MA

Assessor's Map --- Lot ---

Property Deed Book / Page --- / ---

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

Total CPA funds requested: \$ 60,000.00

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

Source Name	Amount	% of total	Used for	Committed?
STRUCTURAL REPORT BY H.C.	\$ 2,700.00	-	Building Analysis	Completed Jan/2019
DPW of Town of G.B.	TBD	-	Project Drawings and Bidding	Yes. Spring 2020.
PROJECT IMPROVEMENTS	\$ 60,000.00	100%	CONSTRUCTION	NA
Total budget: \$62,700.00+DPW				

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.

JUNE 2020.

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

HISTORICAL COMMISSION WILL CONFIRM HISTORIC SIGNIFICANCE OF THE TROLLEY SHELTER.

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

USE WILL BE THE SAME AND PRESERVATION WILL BE CONTINUED.

**5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.**

THE HISTORICAL COMMISSION OBTAINED A STRUCTURAL REPORT FROM BERKSHIRE DESIGN ASSOCIATES ON THE CONDITION OF THE STRUCTURE WHICH CONFIRMED SEVERE DETERIORATING PROBLEMS AND ISSUES.

THE PARKS AND RECREATION COMMITTEE CONFIRMED THE NEED FOR IMPROVEMENTS.

THE DPW WILL OBTAIN PROFESSIONAL DOCUMENTS FOR BIDDING AND CONSTRUCTION.

THE HISTORIC COMMISSION WILL BE THE FUNDING SOURCE THROUGH THE CPA/CPC GRANT FOR CONSTRUCTION AND ADDITIONAL TREE AND LANDSCAPING IMPROVEMENTS WITH FINAL COMPLETION INCORPORATING INTERPRETIVE SIGNAGE DOCUMENTING THE HISTORY OF THE STRUCTURE.

**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.

THE GBHC REQUESTS \$60,000.00 FROM THE CPC TO FUND THE CONSTRUCTION PHASE OF THE URGENT RESTORATION OF THE WEIR PARK TROLLEY SHELTER (C.1915), A SINGULAR ARTIFACT EXPRESSING THE PRINCIPAL MEANS OF LOCAL TRAVEL IN THE LATE 19-EARLY 20TH CENTURIES. IN PHASE I, THE HC COMMISSIONED A STUDY BY BERKSHIRE DESIGN ARCHITECTS WHICH DOCUMENTED ITS DETERIORATED CONDITION AND PROVIDED RECOMMENDATIONS FOR ITS RESTORATION. PHASE 2 INCLUDES PREPARATION OF CONSTRUCTION AND BIDDING DOCUMENTS BY THE DPW. FINAL PHASES WILL THE ACTUAL CONSTRUCTION INCLUDING REPAIRS AND OTHER IMPROVEMENTS. THIS PHASE ALSO INCLUDES FUNDS FOR TREE WORK, LANDSCAPE RESTORATION AND INTERPRETIVE SIGNAGE.

**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 Weir Park Trolley Shelter is a rare tangible expression of the chief means of public transportation in the Berkshires during the early 20th century. Although a functional structure its design is pleasing and contributes to the town's cultural landscape. It allowed to continue to deteriorate, this historic structure, which is listed on the State's database of historic sites and will be nominated to the National and State Register of Historic Places, will be lost.

**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.

FUNDING WAS OBTAINED PRIOR TO CONSTRUCTION WITH HC AND DPW FUNDS.

**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. \_\_\_\_\_

PARKS AND RECREATION COMMITTEE HAS SUPPORTED THE HC IN ADVANCING THIS REMEDIAL PROJECT.

**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. \_\_\_\_\_

BUILDING PERMIT WOULD BE OBTAINED BY THE SUCESSFUL BIDDER.

### Affordable Housing Projects

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

NA

**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?

NA

## Historic Preservation Projects

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

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

The overarching Historic Preservation goal in the CPP is to "protect . . . building[s], structure[s], real \_\_\_\_\_ property . . . 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 . . ." [Great Barrington]. The plan also cites historic preservation goals identified in the Community Master Plan and criteria for CPA-funded historic preservation projects. Indeed, saving this landmark will contribute to the preservation of "Great Barrington's historic legacy and cultural resources, [which] are important contributors to our quality of life and economy. . . . [and] . . . are essential to our small town feeling and sense of place and important factors of our tourism." (CPP Historic Preservation Overview, p. 6)

Restoring the trolley shelter will be a significant preservation measure that will enrich the town's fulfillment of the goal of protecting "the special places and features—our compact village centers, historic treasures, natural resources, farms, and open space—that contribute to Great Barrington's distinctive character." (CPP, p. 6)

**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.

NA

## 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.

NA

**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.

NA

### Certification

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

Name: PAUL IVORY, CHAIR - G.B. HISTORICAL COMMISSION

Ph: (413) 528-4384 Email <pwivory@gmail.com>

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

Signature: \_\_\_\_\_

Date: 5 Nov. 2019

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



## Great Barrington Historical Commission

c/o Selectmen's Office

Town Hall

334 Main Street

Great Barrington, MA 01230

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

November 4, 2019

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

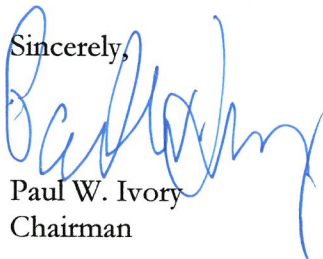
RE: Historical Significance of Weir Park Trolley Shelter

Dear Chairman Blauvelt and Members of the Community Preservation Committee:

At our meeting this evening, the Great Barrington Historical Commission voted unanimously to affirm the historical significance of the Weir Park Trolley Shelter. A CPA grant will clearly save this unique reality of public transportation in the town and the Berkshires in the early 20th century.

Thank you.

Sincerely,



Paul W. Ivory  
Chairman

FORM F - STRUCTURE

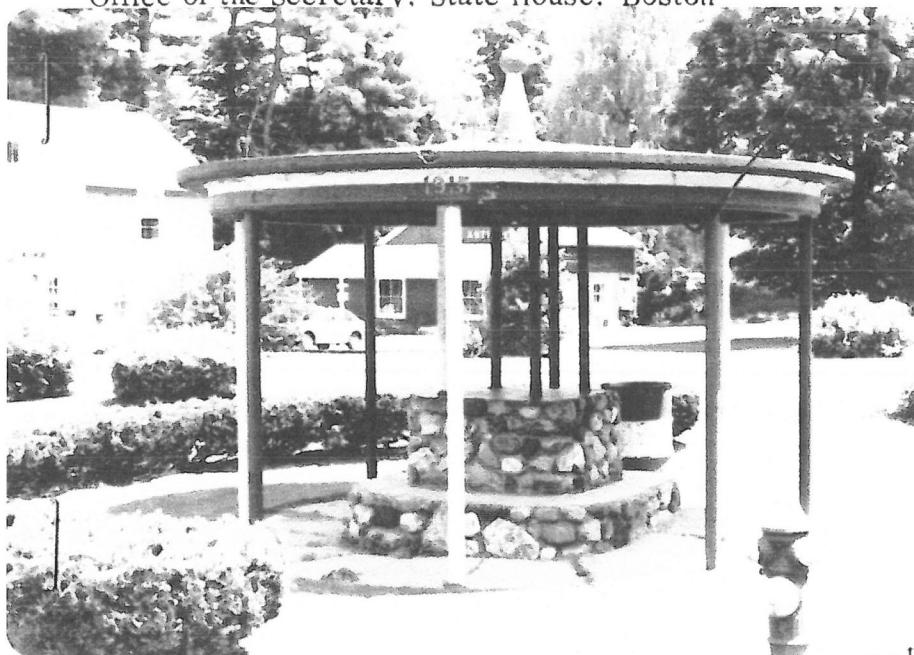
MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

GBK.909

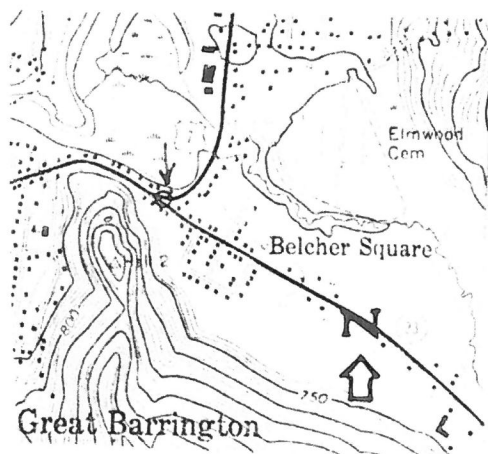
In Area no.

Form no.

0231



4. Map. Draw sketch of structure location in relation to nearest cross streets, buildings, other structures, natural features. Indicate north.



DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_

MHC Photo no. \_\_\_\_\_

Location Great Barrington

Address Route 7 & 23 east

Belcher Square

Name Trolley Shelter (Weir Park)

Present use Park pavillion

Present owner Town of Great Barrington

Type of structure (check one)

Age	_____	pound	_____
al	_____	powder house	_____
	_____	street	_____
rest	_____	tower	_____
gate	_____	tunnel	_____
kiln	_____	wall	_____
lighthouse	_____	windmill	_____

Other Trolley Pavillion

Berkshire Street Railway

5. Description

Date 1915

Source Date on pavillion

Construction material iron concrete and wood

Dimensions \_\_\_\_\_

Setting center of small park

Condition good

6. Recorded by JNP

Organization BCRPC

Date 6/18/80

(over)

7. Original owner (if known) C. B. Coleman

Original use Trolley Passenger Pavillion 1915 to 1929

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>x</u>
Architectural	<u>x</u>	Exploration/ settlement	<u>x</u>	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	<u>x</u>
Communication	_____	Political	_____		
Community development	_____				

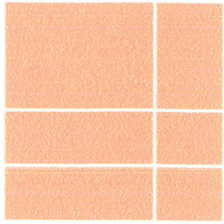
9. Historical significance (include explanation of themes checked above)

In 1906 C. B. Coleman gave to the town a strip of land on Belcher's Square at the junction of State Rd. (Route 23) and Stockbridge Rd. (Route 7). This strip eliminated a dangerous curve in the road.

It was graded and planted according to the plans of J. J. Weir, one of the Park Commissioners. Belcher's Square draws its name from Gil Belcher, a Great Barrington resident who was convicted and hanged for counterfeiting in 1773. Belcher, a goldsmith from Hebron, Conn., purchased land in the vicinity of the present square in 1765. Tradition states that he carried on his counterfeiting of silver coin in "Belcher Cave" on East Mountain above the square. He was arrested by the high sheriff of Albany, N.Y. and returned there for trial even though counterfeiting was not a capital offense in Massachusetts at the time.

10. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

History of Great Barrington. Taylor. 1927



BERKSHIRE  
DESIGN INC.

Paul Ivory, Chair  
C/O Great Barrington Historical Commission  
Town Hall, 334 Main Street  
Great Barrington, MA 01230

January 11, 2018<sup>9</sup>

## GREAT BARRINGTON TROLLEY SHELTER REPORT

The existing trolley shelter was built circa 1915 and relocated to its current location under the direction of the Massachusetts DOT in the early 90's. The structure is a reinforced concrete 15'-8" diameter circular roof supported by (8) 4" diameter and 7'-6" tall steel columns around the perimeter and (4) 3" diameter columns in the center. The center columns are original and have been reset into the masonry base. The perimeter columns are new from the relocation and support approximately 6" long upper stubs of the original columns inside them and pinned through.

The masonry base is faced with original stone on new concrete.

All of the steel columns are in sound condition and need to be cleaned, sanded and repainted.

The masonry base is in sound condition and needs to be have the joints ground out to a depth of 2" and repointed for maintenance.

The concrete roof is experiencing significant degradation and has edge detail that has fully broken off and exposed rebar. At this point the cracks in the field of the roof, both above and below, are cosmetic and have not resulted in structural instability. All loose concrete and plaster will need to be removed and the cracks will need to be ground out and repaired. The concrete repair will be accomplished with a hydraulic type cement product such as "Rapid Cement" by CTS Cement Manufacturing Corp. The edge details will need to be pinned and recreated. The pins will be stainless steel and will hold a newly formed edge with a material such as "Conpro Set" by Conproco Corp. A trowel will need to be created from an imprint of the existing edge detail where it is still intact and used to form the new edge to match.

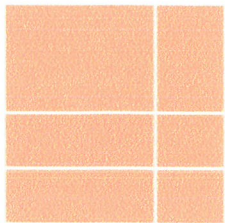
Finally, the roof structure should be surfaced with a material that will protect the concrete from future degradation. The challenge of using a membrane material and finding a satisfactory way to terminate the edges, as well as a way to secure the membrane to the center pinnacle eliminates this type of product from consideration. Our recommendation is to use an epoxy covering – either clear coated over new paint, or, if an epoxy can be found with an acceptable color, to use an opaque epoxy product directly over the concrete. This type of application has the disadvantage of needing maintenance on a 5 to 10 year cycle, but has the advantage of preserving the original appearance of the painted concrete roof.

Respectfully submitted,

Robert E Harrison, Architect AIA, LEED AP

CPA/CPC Part II – H.C. Trolley Shelter PAGE 12





BERKSHIRE  
DESIGN INC.

Paul Ivory, Chair  
C/O Great Barrington Historical Commission  
Town Hall, 334 Main Street  
Great Barrington, MA 01230

January 11, 2018

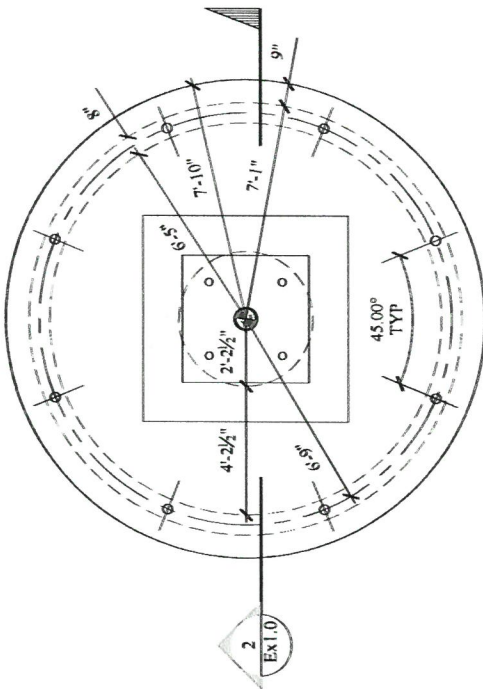
## GREAT BARRINGTON TROLLEY SHELTER COST PROJECTION

General Conditions	\$ 2,000
Scrape and sand 12 columns @ \$500/Col.	\$ 6,000
Paint 12 columns @ \$300/Col.	\$ 3,600
Grind mortar joints at masonry base	\$ 3,000
Repoint mortar joints at masonry base	\$ 6,000
Clean concrete base, roof, ceiling and edge	\$ 4,000
Pin and recreate edge detail	\$12,000
Paint 200 SF of ceiling @ \$8/SF	\$ 1,600
<u>Epoxy 250 SF of roof, edge and tops of masonry base @ \$20/SF</u>	<u>\$ 5,000</u>
<b>Subtotal Preliminary Cost Projection</b>	<b>\$43,200</b>
<u>10% contingency</u>	<u>\$ 4,320</u>
<b>Total Preliminary Cost Projection</b>	<b>\$47,520</b>

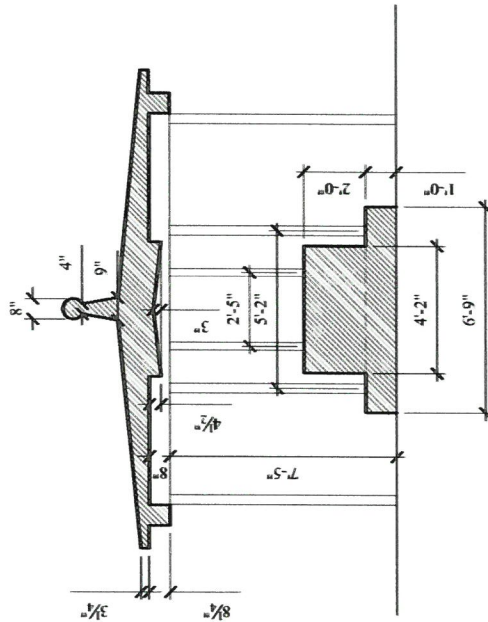
Respectfully submitted,

Robert E Harrison, Architect, AIA

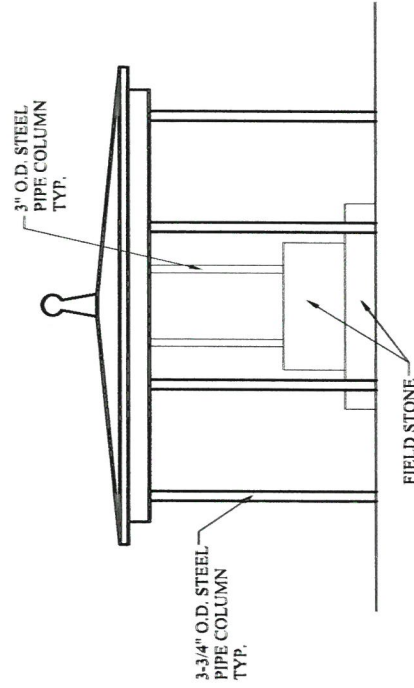




**1 Plan**  
SCALE: 1/4" = 1'-0"



**2 Section**  
SCALE: 1/4" = 1'-0"



**3 Elevation**  
SCALE: 1/4" = 1'-0"