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**GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE**

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only) _____

Applicant Name _____

Project Name _____

Project Address _____

Contact Person _____ Title: _____

Phone No. _____ Email _____

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

Amount of CPA funding you are seeking: \$_____

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

Property Owner (if different from applicant)

Owner's Name _____

Owner's Address _____

Phone No. _____ Email: _____

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

In the following chart, mark the box(es) that best apply to your project.

Boxes with an X through them are not CPA eligible activities. Contact the Town Planner if you need more information.

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B				
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)				
PRESERVATION Protect personal or real property from injury, harm or destruction				
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				
REHABILITATION AND/OR RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Only applies if property was acquired or created with CPA funds			Only applies if housing was acquired or created with CPA funds

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

End of Step 1 application

GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only) _____

All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

All pages must be numbered. Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name _____

Project Name _____

Project Address _____

Assessor's Map _____ Lot _____

Property Deed Book / Page _____ / _____

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

Total CPA funds requested: \$ _____

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

Source Name	Amount	% of total	Used for	Committed?
Total budget:				

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

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

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

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

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

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

- Project timeline;
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

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

Funding Considerations

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

7.) Town Projects: Is the proposed project for a town-owned asset? Yes No
If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

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

9.) Leverage: Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

10.) Community Input and Support: Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters.

11.) Permits: Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received.

Affordable Housing Projects

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

13.) Affordability Level(s):

_____ % of area median income	no. of units _____
_____ % of area median income	no. of units _____
_____ % of area median income	no. of units _____

14.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

Historic Preservation Projects

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

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

16.) Other Information: Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

Open Space and Recreation Projects

17.) Open Space and Recreation: Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

18.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

Certification

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

Name: _____

Ph: _____ Email _____

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

Signature:  _____

Date: 12-1-2023

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.

October 31, 2023

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Susan Plotz
Deborah Ryan
Anne Schnesel
Barney Stein

Jane Ralph
Executive Director

Karen Smith
Community Preservation Committee
334 Main St
Great Barrington, MA 01230

Dear Karen,

As Executive Director of Construct Inc. I want to express our support for Craig Barnum's request for CPA funding to establish multiple workforce housing units downtown for a minimum of 15 years at The Marble Block building.

Construct Inc. firmly believes in the importance of providing affordable housing options to our community including upgrading naturally occurring workforce housing. We applaud Craig's efforts to add to the housing supply. This a great example of a private landlord helping achieve Great Barrington's housing goals.

We firmly believe that collaborative efforts between public and private sectors are essential to finding speedy sustainable solutions. This effort by Marble Block Realty and Craig Barnum aligns with our organization's values and objectives.

We are confident that his passion and expertise will result in a long-lasting positive impact to the downtown and community members. We look forward to witnessing the positive outcomes of his efforts and remain committed to supporting similar initiatives in the future.

Thank you for your time and consideration.

Sincerely,

Jane Ralph

Jane Ralph

Construct, Inc. is a 501(C) (3) non-profit agency. Our Federal Tax is 23-7099108. In accordance with IRS regulations, your donation may be tax-deductible. No goods or services were received in exchange for this gift.

Exhibit A

Marble Block Realty LLC - Workforce Housing Creation

The proposed use of CPA funds to create two workforce housing residences is fully consistent with the following items detailed in the Great Barrington Community Preservation Plan:

- Creates more affordable rental housing in a manner that ensures affordable units throughout the town, not just in a few large projects.
- Preserves existing threatened affordable housing resources and rehabilitates existing affordable housing units
- Ensures long term affordability
- This project contributes to the viability and character of Great Barrington's downtown village center
- Direct development and growth into the downtown village center
- Supports infill in a developed area
- Creates a variety of housing types.
- Stable and proven management in place
- Includes mixed use and mixed income tenants.
- Provides housing that is harmonious in design and style with the surrounding neighborhood
 - Mixed-income and provides a variety of unit sizes to accommodate the Great Barrington's current downtown needs
- Gives priority to local residents and employees of local businesses to the extent permitted by law
- Provides a deed restriction to preserve the affordability of the housing units

Exhibit B

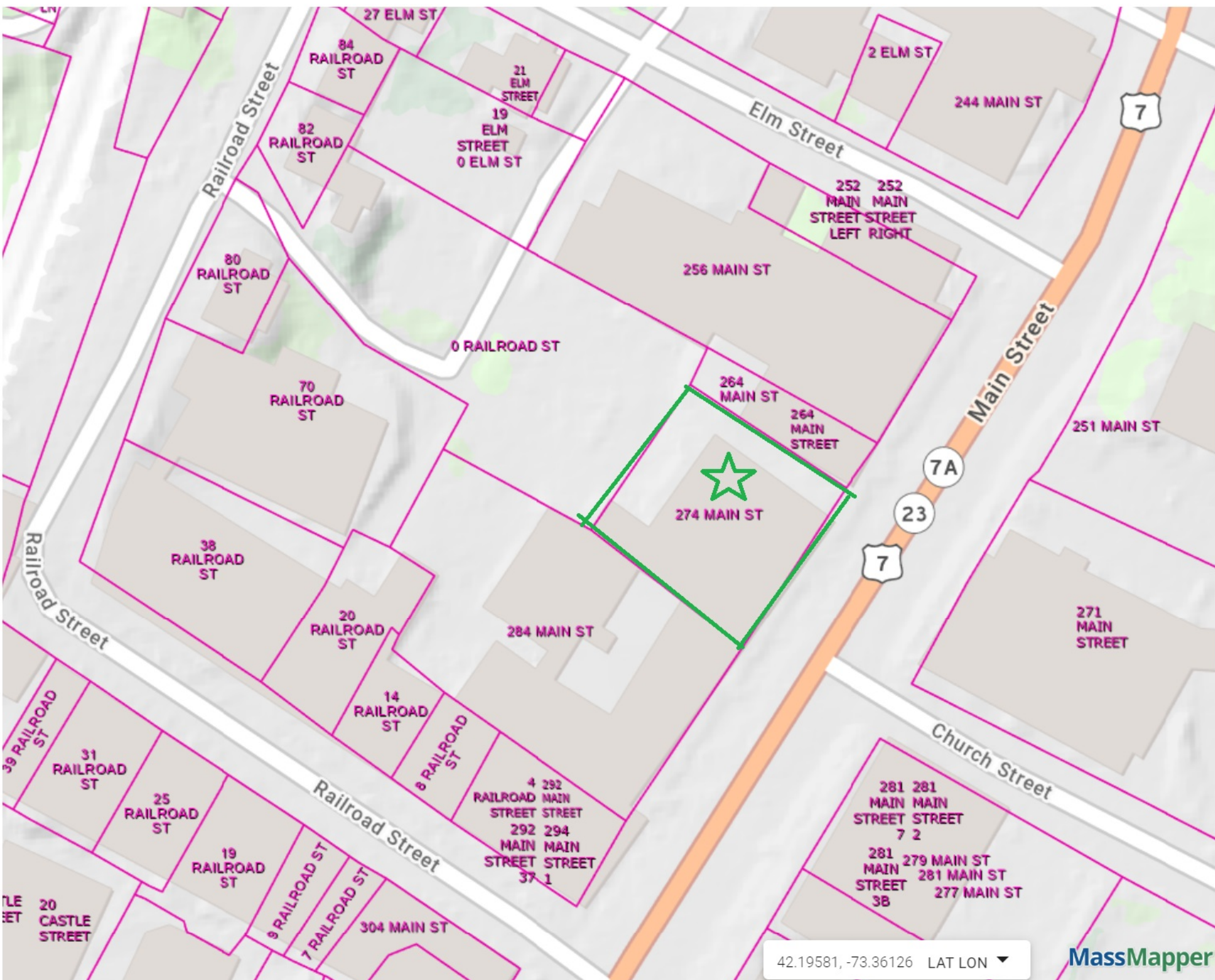
Approximate 1BR Market Rent - Modern Downtown Great Barrington Unit 2023	
Bedroom Size	1 Bedroom
Monthly Market Rent	\$ 2,350

"Affordable" Monthly Rents (i.e., 30% of their monthly income)	
Bedroom size	1 Bedroom
100% of Area Median Income	\$ 1,776
80% of Area Median Income	\$ 1,421

Monthly Savings Between Market Rate and "Affordable Rents"	
Bedrooms	1 Bedroom
100% of Area Median Income	(\$ 574)
80% of Area Median Income	(\$ 929)

Annual Savings Between Market Rate and "Affordable Rents"	
Bedrooms	1 Bedroom
100% of Area Median Income	(\$ 6,888)
80% of Area Median Income	(\$ 11,148)

15 Year Savings Between Market Rate and "Affordable Rents"	
Bedrooms	1 Bedroom
100% of Area Median Income	(\$ 103,320)
80% of Area Median Income	(\$ 167,220)





2023 00275328

Bk: 2841 Pg: 136 Doc: DEED

Page: 1 of 4 05/18/2023 11:25 AM

QUITCLAIM DEED

LOCUS: 268-278 Main Street, Gt. Barrington, MA

That **MARBLE BLOCK COMPANY**, Massachusetts corporation, with a business address of 278 Main Street, Great Barrington, MA, for consideration paid in the amount of **One Million Nine-Hundred Thousand (\$1,900,000.00) Dollars**, grant to **MARBLE BLOCK REALTY, LLC**, a Massachusetts limited liability company, with a mailing address of 7 Boice Road, Great Barrington, Massachusetts 01230, that certain real estate in the Town of Great Barrington, Berkshire County, Massachusetts the real estate on the west side of Main Street bound and described as follows:

MASSACHUSETTS EXCISE TAX

Southern Berkshire ROD 001

Date: 05/18/2023 11:25 AM

Ctrl# 013406 06417 Doc# 00275328

Fee: \$8,664.00 Cons: \$1,900,000.00

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	GBR.149
Historic Name:	Marble Block
Common Name:	
Address:	274 Main St
City/Town:	Great Barrington
Village/Neighborhood:	Great Barrington;
Local No:	
Year Constructed:	1902
Architectural Style(s):	No style;
Architect(s):	Haines;
Use(s):	Commercial Block;
Significance:	Architecture; Commerce;
Area(s):	GBR.A
Designation(s):	
Building Materials:	Wall: Marble; Wood;
Demolished	No



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

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

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

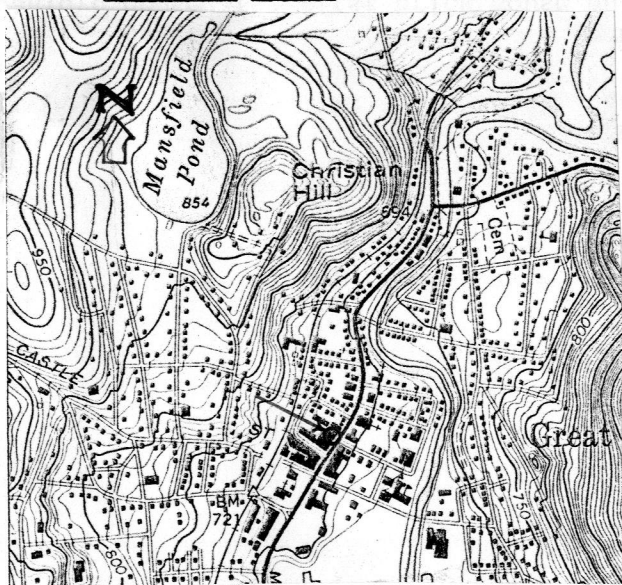
Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER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

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

This file was accessed on: Monday, June 19, 2023 at 8:34 AM



Indicate north.



Recorded by NB

Organization BCRPC

Date 3/19/80

Dr. F. BAR
USGS. G BAR

GBR. 149

Area <u>A</u>	Form no. <u>0149</u>
------------------	-------------------------

Town Great Barrington

Address 274 Main St.

Historic Name Marble Block

Use: Original Stores & Apartments

Present commerical apts.
offices,

Ownership: ☒ Private individual
Private organization

Public

Original owner Marble Block Syndicate

DESCRIPTION:

Date 1902

Source History of Great Barrington p. 480

Style 3 story Comm. Block

Architect UK Haines

Exterior wall fabric granite Marble Block

Outbuildings marble cornices, wood trim
fronts

Major alterations (with dates)

N/A

Moved N/A Date

Approx. acreage 1 acre or less

Setting approx. frontage 150'

approx. dist. of building from street 10'

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Three story Commerical Block built of rough ashler Marble block. Marble window lintels and belt courses above and below the third floor. Meatle cornice. Simple molded cornice with a fine row of dentials over the store fronts

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

1904:Marble Block Syndicate

In 1902 a syndicate bought of James S. Parker the property between the Miller home and the Courior building (former Housatonic Cooperative Bank building) to make room for a business block.

This property include the old farm house adjoining the courior and the John F. Sanford House (the first brick house built in the village). The Marble Block was erected. Frank Curtiss of Sheffield owned part of the Block.

Gorham & Norton, Groceries & Provisions located in this block is the oldest firm still in business on Main Street. They were founded in 1874.

BIBLIOGRAPHY and/or REFERENCES

History of Great Barrington. Taylor. 1927.

INVENTORY FORM CONTINUATION SHEET

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

Town

Property Address

Gt. Barrington Main St.

Area(s)

Form No.

GBR | 149

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD

CASE B RACK 8 APART. 22 NO. 34902

BUILDING Marble Block Co., STORIES 12

CITY OR TOWN Gt. Barrington STREET Main St.

TO BE USED FOR legion rooms, K. Of C., etc CLASS

OWNER Marble Block Co., Gt. Barrington

ARCHITECT Mr. Haines, Pittsfield

CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED

DATE Jan. 4, 1930 formerly occupied by Hotel Miller on upper floors, retail stores on 1st floor

INSPECTOR A.V. Beaudry

Form Bu 1 11-7-28 2M No. 4051