

**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 DIANE WORTIS DIRECTOR OF ADVANCEMENT \_\_\_\_\_

Phone No. \_\_\_\_\_ Email \_\_\_\_\_

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

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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.
<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

## 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 Replacement of Emergency Exit Doors

Project Address 14 Castle Street, Great Barrington

Assessor's Map 19 Lot 88

Property Deed Book / Page 2166 / 142

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

Total CPA funds requested: \$ 15,000

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

Source Name	Amount	% of total	Used for	Committed?
Great Barrington CPA Grant	\$15,000	50	doors/repairs	No
Jane and Jack Fitzpatrick Trust	\$15,000	50	doors/repairs	Yes
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.

CPA funding provided in May 2021 will allow the Mahaiwe to arrange replacement of audience emergency exit doors and repairs to the paving outside the doors, beginning July 1, 2021.

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3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any: The Mahaiwe Theatre building is listed on the National Historic Register. There are no deed restrictions. We have permanent easement that allows the Mahaiwe to access and use the alley on the west side of the building. Part of the proposed project includes repairing portions of the paving on this easement. We have discussed this project with the neighboring owner, Warrior Trading, and have received their permission to do the work.

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4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):  
There are no changes in use or deed restrictions related to this project.

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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.

We will employ Allegrone Construction as the General Contractor for the project. Allegrone is a well-known and well-respected contractor in Berkshire County. They were also the general contractor and project manager for the restoration of the building in 2005 so they are very familiar with the building and the restrictions concerning work on a historic building.

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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.

See attached.

**7.) Town Projects:** Is the proposed project for a town-owned asset? Yes \_\_\_ No X  
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. \_\_\_\_\_  
See attached.

**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.  
We have received a private grant of \$15,000 which can be used as 100% match for this project.

**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. \_\_\_\_\_  
See two letters enclosed.

**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. \_\_\_\_\_  
We will obtain a standard building permit for this project once we have the funding in place and are able to schedule the work, which will begin no earlier than July 1, 2021. Although there will be no material change in the style or appearance of the doors, we will go through the local and state historic commissions for any requisite approvals.

### 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.

At first glance, replacing the doors and fixing the pavement may seem like a simple repair. In reality, it is also an important preservation project. As the doors, their surrounding structure, and paving have deteriorated, the combined damage has allowed moisture to continually penetrate the exterior envelope of the building. The result is crumbling drywall around the doors and water infiltrating the stone foundation supporting the west wall. The building routinely has water seeping through the foundation walls and, when it rains heavily, water flows across the basement floors. The accumulation of water infiltration is causing rapid deterioration of the mortar in the foundation walls and any drywall that is contact with those exterior walls. We suspect there may be further damage to the brick walls which we cannot see as they are not visible. This project would eliminate most of the water issues and would help to preserve this portion of the historic building from ongoing deterioration due to moisture.

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

No additional information needed.

## 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.

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**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.

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### Certification

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

Name: Diane Wortis

Ph: 413-644-9040 x123 Email dwortis@mahaiwe.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: 11/6/2020

**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.**



## **Additional Narrative**

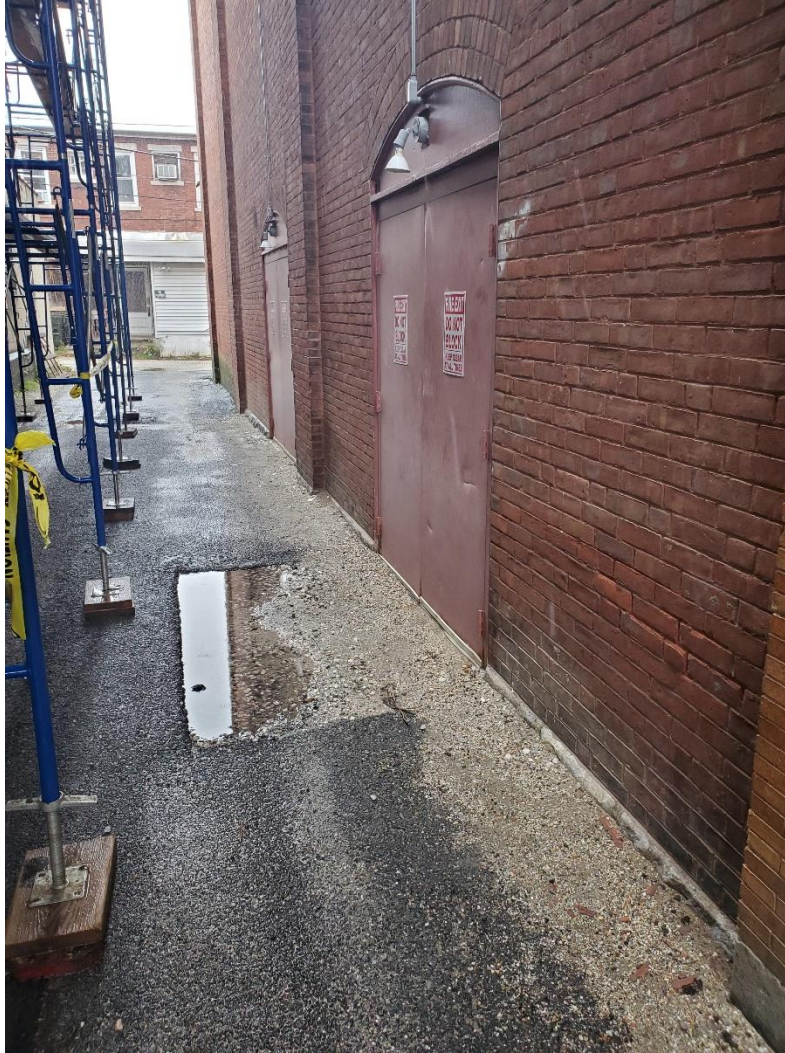
### **6.) Consistency: Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.**

Because the Mahaiwe Theater is located in Great Barrington's Historic Cultural District and is listed on the Historic Register, this project is consistent with the Community Preservation Plan to make capital improvements to historic resources. Replacing the three damaged exterior doors of the theater and repairing the worn pavement in front of those doors preserves the historic building itself, which honors the intent of the Community Preservation Plan. The project makes the theater more readily accessible by the public, consistent with the Community Preservation Plan to "make assets functional for intended use." Now more than ever, the work is needed to comply with safe distancing regulations associated with the COVID-19 pandemic. Not only will the new doors and repaired pavement create additional handicap accessibility, they will serve as alternate entrances to the theater, which is important to our re-opening efforts when audience sizes are permitted to grow from the current limit of 25 to a higher number of attendees. The Mahaiwe Performing Arts Center is a key local economic driver – increasing the output of the local economy by more than \$8.6 million per annum. The Mahaiwe's participation in the establishment of the Great Barrington Cultural District helps reinforce downtown as a showcase. Maintaining the 1905 theater helps preserve the town's historic and cultural assets.

### **8.) Public benefits:**

The primary benefit to the public is the conservation of a historic theater in the heart of the Great Barrington Cultural District. The Mahaiwe Theatre itself is listed on the National Historic Register. The Mahaiwe Performing Arts Center is important to the economic health of our local public. Economic impact studies show that the Mahaiwe increases the output of the local economy by more than \$8.6 million per year. A secondary benefit of this project is public safety and access. Repairing the doors and paving around the doors will allow the Mahaiwe to offer more options for entrance and egress, thus ensuring compliance with state regulations in adhering to social distancing guidelines in public spaces. The updates would also provide a second ADA accessible entrance for patrons who need it. Our main entrance and lobby are relatively small spaces that funnel people together, and in close contact with one another, in order to enter or exit the building. Repairing the doors and paving will allow us to separate the audience into groups and direct them to multiple entrances and exits, maintaining the minimum distance of six feet between individuals and creating a safer experience when attending events at the theater.

**Mahaiwe Performing Arts Center**  
**CPA funding application – Item 16, Additional Information**



Exterior view of one of the sets of doors. Note the asphalt that has been removed, which creates a trip hazard, and the water collecting in the depression which then seeps into the basement.



Interior view of one set of doors.

Note the corrosion at the bottom of the doors which has affected the locking mechanism.

Also take note of the peeling paint and drywall in the bottom left had corner of the photo.

This entire area had been repaired last year. It has taken less than a year for water to infiltrate the walls and damage the plaster again.





The basement hallway directly below the alley doors.

The drywall below the exit sign was repaired last year and now needs to be replaced again.

You can also see deteriorating drywall on the ceiling.

The stone at the top of the wall is darker because it is damp.



Another example of water seeping through the foundation.

The dark spots on the wall are wet to the touch and you can see evidence of water dripping down the wall.

The floor drain was installed a few years ago to manage the water seeping through the walls and prevent flooding in the basement.

## **Key Personnel**

### **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 as Clerk of the Southern Berkshire Chamber of Commerce.

### **Tristan Wilson**, Director of Production and Preservation

Tristan has been in the Berkshires for 12 years, most of that time working at Barrington Stage Company. Over his career he has worked in theater (Broadway, Off-Broadway and regionally), opera, dance, music, live television, radio and special event productions. A few of his credits include: Broadway – *42nd Street*, *Ten Unknowns*, *Chaucer in Rome* and *Invention of Love*; Off-Broadway – *Three Hotels*, *Urinetown*, *Freud's Last Session*, *Becoming Dr. Ruth* and *Force Continuum*; PBS/Live from Lincoln Center – *Hansel and Gretel* produced by the Juilliard School and Live from the Kaplan Penthouse performances by Renee Fleming and Itzhak Perlman. Off-Broadway clients include Atlantic Theatre, American Place Theatre, Jane St. Theatre, Lambs Theatre and Actor's Playhouse. Regional Theatres include Missouri Rep, Dallas Theatre Center, Creede Repertory Theatre and Theatre Three in Dallas. He also spent seven years as the Technical director and Production Manager at the Juilliard School in Lincoln Center. He is married to Berkshires actress Peggy Pharr Wilson.





**Downtown Great Barrington Cultural District**

October 29, 2020

Community Preservation Committee  
334 Main Street  
Great Barrington, MA 01230

**Re: Mahaiwe Performing Arts Center CPA application**

Dear Committee Members:

On behalf of the Downtown Great Barrington Cultural District, I am pleased to send this letter of support for the CPA application from the Mahaiwe Performing Arts Center. The Mahaiwe is a leading partner in the Downtown Great Barrington Cultural District, a vital part of our Downtown, and the premier performing arts organization in Great Barrington. For these reasons, the Cultural District's steering committee voted unanimously to support the Mahaiwe's application for CPA funding.\*

The CPA grant will help to preserve the historic Mahaiwe Theater building by enabling it to continue to be used safely. But as important as the historic structure is in itself, a thriving Mahaiwe also has an enormous positive impact on the economic health of the downtown and the entire community. More significant, yet, is the civic role the Mahaiwe plays in the community, from family events, to free performances for school groups, to fundraising events for other nonprofits, the Mahaiwe is a true community partner.

In return, the community is enormously supportive of the Mahaiwe. Aside from attendance, which speaks for itself, the ongoing financial support of residents, second homeowners, and visitors, speaks to the important place the Mahaiwe holds in the hearts of community members.

Because of all this, we enthusiastically support the application and urge you to fund this project.

Sincerely,

Ed Abrahams, Steering Committee Co-Chair

\*The Mahaiwe's Representative to the steering committee recused herself from the discussion and vote.

### About the Cultural District

The Downtown Great Barrington Cultural District is home to 30+ premier theater, dance, visual arts, historic and heritage venues, along with delightful culinary and retail destinations. The district is the bullseye of a much larger cultural target, positioned within a broad array of cultural and recreational opportunities in the Southern Berkshires.

The Downtown Great Barrington Cultural District was established in late 2018, having received its official designation from the Massachusetts Cultural Council. The activities of the District are guided by a Steering Committee established by District members, which is comprised of cultural non-profit, creative economy business, educational and governmental representatives from the District.

More information can be found on our website: <https://www.gbкультурaldistrict.org/about>



Community Preservation Committee  
Town of Great Barrington  
c/o Town Planner: Christopher T. Rembold  
Town Hall  
334 Main Street  
Great Barrington, MA 01230

November 4, 2020

RE: Mahaiwe Performing Arts Center

Dear Chris,

I was pleased to learn of the Mahaiwe Performing Arts Center's application to the Community Preservation Act. As a chair member of the Economic Development Committee, I am well aware of the anchoring role the Mahaiwe plays in the health of our local economy. The Mahaiwe makes an ongoing contribution to the community and region and attracts visitors who extend their stay and sustain other cultural institutions; increasing the output of the local economy by more than \$8.6 million each year.

The Mahaiwe's request to replace the audience emergency exit doors and repair the paving on the west side of the building adds additional handicap access, as well as an alternative entrance as they slowly reopen in accordance with the Governor's guidelines. It is important that we preserve our local institutions while also updating to accommodate proper social distancing. I believe it is in the town's best interest to preserve and support this historic theater at this time.

Sincerely,

*Tim Newman*

Chair, Great Barrington Economic Development Committee