

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 1100 Main Street ,LLC

Project Name Monument Mills Office/Headquarters Restoration/Rehabilitation

Project Address 1100 Main Street North Housatonic, MA 01236

Assessor’s Map 20 Lot 59

Property Deed Book / Page 01733 / 23

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

Total CPA funds requested: \$ 400,000

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

Source Name	Amount	% of total	Used for	Committed?
CPA	\$200,000	41%	Masonry + Dolomite	Application Submitted
CPA	\$200,000	41%	Window Restore/Replace	Application Submitted
Private Funds	\$80,000	17%	Overage, Contingency, Other associated costs	Securing
Total budget:		\$480,000		

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

2.) Timing of Funds: Describe when CPA funds and other funding sources are to be received. Funds needed by spring summer 2026 -- see enclosed pages for explanation

3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:
Currently working on state and national historic designations -- see enclosed pages for more details

4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):
See enclosed pages for explanation

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 project will be carried out by a team of experienced preservation tradespeople from the region and consultants with expertise in historic masonry, window restoration, and building stewardship. See enclosed pages for details.

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 Monument Mills Office is Housatonic's most important surviving mill-era building and served quite literally as the brain center for town. Its deteriorating masonry and windows represent an urgent preservation need. The proposed project is fully consistent with the goals of the Community Preservation Act and Great Barringtons CPA Master Plan, both of which prioritize the protection and stabilization of historically significant structures. Please see enclosed pages for more

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?

Not applicable, this is not a town-owned asset. Open to Municipal Acquisition.

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

Restoring the Monument Mills Office will provide substantial public benefit for Great Barrington, particularly the Housatonic village center, which has experienced prolonged disinvestment and contains numerous vacant or underutilized historic buildings. More in extra pages.

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.

In addition to the CPA-eligible exterior preservation work proposed in this application, the owners are committing private funds to cover potential cost overruns within the preservation scope and to support essential non-CPA-eligible improvements. This long-term and ongoing private investment reflects a sustained commitment to responsible building stewardship. See extra pages for more.

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

The project has received significant community support. Please see extra pages for more and two letters of support 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.

The proposed work requires only standard building permits from the Town of Great Barrington. No zoning approvals, variances, special permits, site plan review, or environmental permits are anticipated. Permit applications will be submitted once contractors are selected in spring 2026, with issuance expected before work begins in summer 2026.

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.

See enclosed pages for more details.

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.

See enclosed pages for more details

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: December 1 2025

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.

APPLICATION FOR CPA FUNDING – Step 2 – Additional Pages

2.) Timing of Funds

CPA funds are requested for the upcoming construction season (Summer 2026). Masonry stabilization should be completed before window restoration and/or replacement can proceed, and both need to be finalized prior to the 2026–2027 winter season to prevent deterioration of the structure. Funding during FY27 ensures contractors can be scheduled in a timely manner and the work can be completed within the appropriate window.

3.) Existing Use or Deed Restrictions, Historic Designations

The Monument Mills Office is currently in the review process for State and National Register listing. A complete Form B has been submitted to the Massachusetts Historical Commission (MHC), which has acknowledged that the building's omission from the existing Monument Mills designation was very likely an oversight. MHC has indicated that the property is clearly associated with the Monument Mills complex and that the certification process will be streamlined as a result of its prior identification in the 1980s Thematic Resources documentation. The MHC acknowledges the relevance of this building to Great Barrington's historic legacy and as part of the future Housatonic historic district.

No deed restrictions, preservation restrictions, covenants, or easements—other than a standard municipal right-of-way behind the building—affect the proposed work.

4.) Proposed Use or Deed Restrictions

The property will continue to be a mixed-use residential/commercial building, consistent with its long historic use. No additional use restrictions are anticipated.

5.) Project Team

The project will be carried out by a team of experienced preservation tradespeople from the region and consultants with expertise in historic masonry, window restoration, and building stewardship.

Project Management

The owner and a project manager will oversee contractor selection, scheduling, permitting, and compliance with historic preservation standards. Both have been directly involved in research, planning, and documentation associated with the stabilization of 1100 Main Street and will continue coordinating with the Town, the CPC, and the Historical Commission.

Masonry

Sermini Masonry, the respected local firm responsible for the recent restoration of the St. Joseph Cemetery dolomite arch in Stockbridge, was consulted early in the process. Although retiring and unsure he himself will take on a project of this scale, Tom Sermini has provided valuable guidance on scope, materials, and qualified contractors capable of completing the work. Updated bids are being solicited from qualified historic masons with expertise in brick and dolomite restoration, appropriate mortar selection, and the stabilization of nineteenth-century building envelopes. Final contractor selection and firm pricing will be secured in early 2026.

Delmolino and Son Masonry Contractors and Allegrone Masonry Division have been consulted to weigh in on the right next step. Chester Granite has also been consulted for sourcing replacement blocks of dolomite and they've made recommendations to match the existing stone with a higher density granite on the window sills/sill stones.

Window Restoration

D. Hayward Restoration has been consulted for the restoration of the building's original wood-sash windows. The firm recently completed the full restoration of historic windows for the First Congregational Church in Stockbridge and the Rudolph Steiner Secondary School—Formerly Stockbridge Town Hall and has extensive experience with nineteenth-century sash, glazing, and historically appropriate weatherization. The scope may involve full restoration of existing windows or a combination of restoration and in-kind replacement depending on condition assessments scheduled for 2026.

Window Replacement

Pella windows has provided a baseline bid for full energy efficient updates to all windows, enclosed are two bids one for full replacement and one for replacing only the upstairs windows to allow for restoration of the lower story windows.

Mongiardo Studios has analyzed the building and suggests providing historically accurate copies of the originals with materials that are more energy efficient and that will last. This is a local entity that does top tier restoration work all over the world and they are materials specialists. They are researching exterior energy panels to accommodate restoration versus replacement options. Bids for this are in process. Any updates will be shared with the commission as they are received.

ADDITIONAL INFORMATION

See enclosed:

- High Level Project Timeline
- Map showing project location in Housatonic
- Photographs of windows to show damage
- Photographs of masonry work needed
- Bid from D Hayward Restoration for cost per window to restore all windows,

- **NOTE: Bid does not include exterior work, glass replacement where needed, hardware, etc. as these need to be determined in real time once project commences**
- 2 bids for window replacement from Pella
 - 1 for replacing all windows
 - 1 for only the upper story windows to leave option for restoring downstairs windows only
- 2 Letters of Support
- 1 Letter from GB Historic Commission acknowledging historic significance of building
- Step 1 Application

FUNDING CONSIDERATIONS

6.) Consistency

The proposed project is fully consistent with the goals of the Community Preservation Act and Great Barrington’s CPA Master Plan, both of which prioritize the protection and stabilization of historically significant structures. The Monument Mills Office is Housatonic’s most important surviving mill-era building and served quite literally as the brain center for town. Its deteriorating masonry and windows represent an urgent preservation need. The proposed work—masonry repointing, window restoration, and essential exterior envelope repairs—directly aligns with the CPA mandate to preserve original materials, prevent further deterioration, and ensure that historic properties remain viable.

The project also advances the goals of the Great Barrington Master Plan, which identifies Housatonic as an area in need of reinvestment and prioritizes the preservation and adaptive reuse of existing historic structures. The building is in a mixed use B2 zone and falls within the Housatonic Mill Revitalization Overlay District. By stabilizing the village’s most visible and architecturally significant building, this project strengthens the historic fabric of Housatonic, supports village-center revitalization, and protects a defining element of the town’s industrial heritage.

7.) Town Projects

Not applicable, this is not a town-owned asset. Open to municipal acquisition.

8.) Public Benefits

Restoring the Monument Mills Office will provide substantial public benefit for Great Barrington, particularly the Housatonic village center, which has experienced prolonged disinvestment and contains numerous vacant or underutilized historic buildings. As a highly visible structure at the heart of the village, 1100 Main Street anchors a key gateway intersection and faces the former mill complex and the Depot Street commercial area.

Stabilizing and preserving this building:

- prevents the loss of a significant historic resource

- enhances the visual and architectural character of the village
- supports the revitalization efforts underway in Housatonic
- ensures the structure can continue in community-serving use

The long-term potential for small-scale live/work, artisan, artist, or office use aligns with the village's scale, character, and economic goals. Completing preservation work now enables the building to remain safe, functional, and available for future community-facing activity.

9.) Leverage

Private investment has been central to the stewardship of 1100 Main Street for nearly 50 years. The property has remained in the same family since the early 1980s, during which time successive owners have consistently funded maintenance, repairs, and upgrades needed to keep the building stable, occupied, and in functional condition. Under current ownership, this pattern of private investment has continued, with funds dedicated to routine upkeep as well as more substantial repairs associated with the aging structure.

In addition to the CPA-eligible exterior preservation work proposed in this application, the owners are committing private funds to cover potential cost overruns within the preservation scope and to support essential non-CPA-eligible improvements. This long-term and ongoing private investment reflects a sustained commitment to responsible building stewardship.

The owners are also exploring supplemental funding sources for **future**, privately funded phases of work. Any such assistance would apply only to non-CPA-eligible upgrades. State and Federal Historic Tax Credits may be considered for later phases of privately funded rehabilitation; however, tax credits cannot be applied to CPA-funded preservation work and are not guaranteed.

CPA support remains essential to address the most urgent exterior preservation needs—masonry stabilization and window restoration. Private investment and any future supplemental funding will complement, not replace, the CPA-supported scope. Together, these resources will help ensure the long-term preservation and continued viability of this significant historic property.

10.) Community Input and Support

The project has received significant community support. Former Historic Commission chair Bernard A. Drew has provided a letter underscoring the historical significance of 1100 Main Street and the urgency of stabilization. Malcolm Fick, writing on behalf of the Great Barrington Historical Commission, has submitted a letter confirming the project's alignment with the town's preservation priorities and the importance of the building within the historic landscape of Housatonic. These endorsements reflect broad community recognition of the building's value and strong support for its preservation. Letters are attached.

11.) Permits

The proposed work requires only standard building permits from the Town of Great Barrington. No zoning approvals, variances, special permits, site plan review, or environmental permits are anticipated. Permit applications will be submitted once contractors are selected in spring 2026, with issuance expected before work begins in summer 2026. All preservation work will be conducted in compliance with local building codes and historic preservation standards.

HISTORIC PRESERVATION PLAN

15.) Historic Preservation Projects

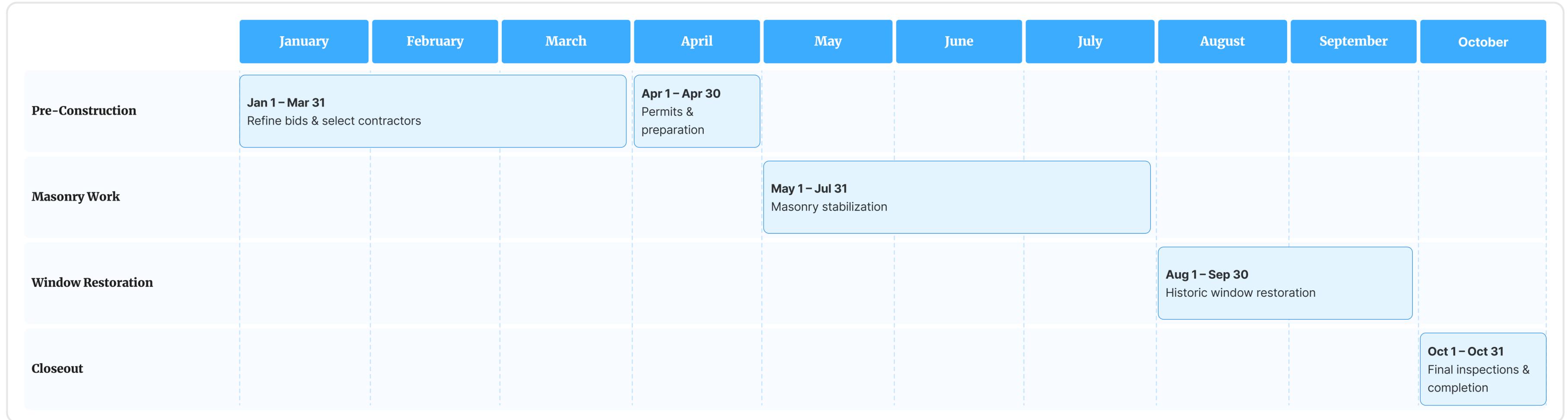
The project is fully aligned with the Historic Preservation goals of Great Barrington's Community Preservation Plan, which prioritizes the stabilization and restoration of historic structures that embody the town's cultural and architectural heritage. The Monument Mills Office is a key industrial-era resource, and its deteriorating masonry and windows represent an urgent preservation concern. The proposed work addresses these critical issues using appropriate materials and methods consistent with MHC standards. Completing the project safeguards an important surviving element of the Monument Mills complex and ensures its long-term viability as part of Housatonic's historic fabric.

16.) Other Information

1100 Main Street is zoned for mixed commercial and residential use and requires no zoning changes or special approvals for the proposed preservation work. The building reuses an existing historic structure on a previously developed site and does not involve new construction or expansion of the building footprint.

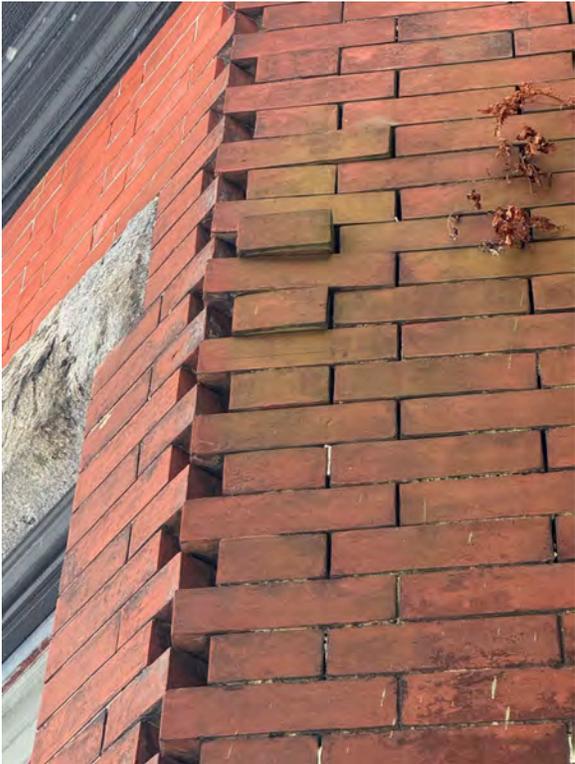
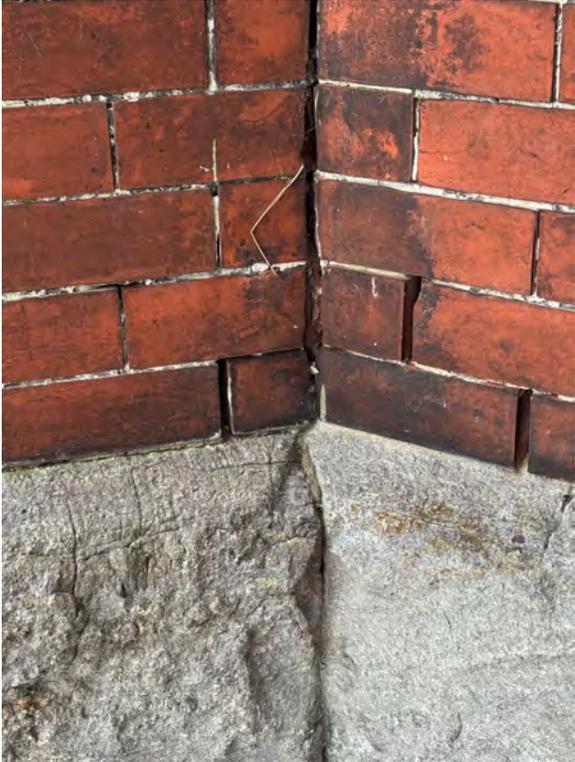
The proposed CPA-funded work is limited to stabilization and preservation of the building envelope and will not alter the property's footprint, use, or intensity. No additional zoning or environmental approvals are anticipated.

2026 Monument Mills Office Restoration Timeline











D. Hayward Restoration

Specializing in Window Restoration

Shop address 1400 Mohawk Trail, Shelburne Falls MA

Mailing address 42 Elm Street Greenfield MA 01301

413-325-5742

www.dhaywardrestoration.com

haywardrestoration@gmail.com

Rough Estimate

10/28/2025

Project: Windows at 1100 Main St, Housatonic MA

Rough Estimate: pricing is subject to change once conditions are assessed.

From photographs it appears that a full restoration is necessary.

Top floor windows are 6/1 double hung units.

Price range: \$1900 - \$2500 per opening.

First floor windows are unique 13 light top sash over large 1 light bottom. The top sash is fixed and the bottom sash functions.

Price range: \$2200 - \$2800 per opening

Typically, full restoration includes:

1. Label window location and note broken glass or missing elements and severity of damage.
2. Remove window from opening and board up using plywood. Insulated foam board can be added in colder months.
3. At shop the putty and paint are removed using steam and infrared heat. Glass is labeled and removed and cleaned.
4. repairs are made using wood dutchman, epoxy and/or replacement of parts matching profiles and species.
5. sash are treated with mix of linseed oil and turpentine or similar.
6. sash are primed with oil based primer.
7. cleaned glass is bedded and finished with sarco putty (new points installed).
8. sash are painted with 3 coats of exterior and 2 coats of interior
9. hardware is cleaned and sealed and installed.
10. parting beads are made and finished.
11. front stops are stripped of paint, repaired, finished.

Back on site:

Jambs and sills are prepped if ordered and finished.

Weather stripping is installed. Fixed sash are sealed.

New ropes are installed.

Sash are installed and checked for function.

Results: a “like new” window outfitted with weather stripping and fully functional. They will need attention like any other exposed wooden element, but they will continue to be part of the building’s fabric indefinitely. Annual maintenance would be significantly less with the addition of exterior storm windows.

I do not recommend altering the sash to accommodate insulated glass units as any benefits are minimal and the sash is weakened by the necessary alterations. The balance system would also have to be adjusted adding significant costs.

Other pricing factors include:

Replacement glass for any broken panes

Replacement sash parts and hardware Etc

These prices do not include work on exterior trim – repair, replace or painting.

Thank you for considering restoration of your windows.

Don Hayward

D Hayward Restoration



Contract - Detailed

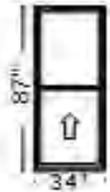
Pella Window and Door Showroom of West Springfield
 69 Ashley Avenue
 West Springfield, MA 01089

Sales Rep Name: Ashe, Timothy
 Sales Rep Phone: 413-768-8865
 Sales Rep Fax:
 Sales Rep E-Mail: tashe@pellasales.com

Customer Information	Project/Delivery Address	Order Information
Primary Phone: Mobile Phone: Fax Number: E-Mail: ethanjculleton@gmail.com Contact Name: Great Plains #: Customer Number: Customer Account:	Culleton Ethan 1100 Main st Housatonic MA US Lot # County: Owner Name: Owner Phone:	Quote Name: Lifestyle Series Window Quote Brick House Order Number: 739 Quote Number: 20073669 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: MASS Cust Delivery Date: None Quoted Date: 10/6/2025 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes		
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Line #	Location:		Item Price	Qty	Ext'd Price
10	Front Left Room	Pella Reserve, Traditional Single Hung, 34 X 87, Iron Ore	\$4,950.42	2	\$9,900.84



PK #
2217

Viewed From Exterior

1: Non-Standard Size Non-Standard Size Single Hung, Equal
 Frame Size: 34 X 87
 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
 Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore
 Interior Color / Finish: Prefinished White Paint Interior
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
 Glass: Insulated Dual Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
 Screen: Half Screen, Standard EnduraClad, Iron Ore, Premium, InView™
 Performance Information: U-Factor 0.26, SHGC 0.48, VLT 0.58, CPD PEL-N-232-01781-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL14341, STC 28, OITC 24, Clear Opening Width 30.625, Clear Opening Height 39.062, Clear Opening Area 8.307457, Egress Meets minimum clear opening and 5.7 sq.ft
 Grille: No Grille,
 Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 242".

Rough Opening: 34 - 3/4" X 87 - 3/4"

FF-4 - 1 Wide Full Frame Tear Out Installation

Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$135,949.17
Sales Tax @ 6.25%	\$8,496.82
Non-taxable Subtotal	\$44,880.00
Total	\$189,325.99
Deposit Received	\$0.00
Amount Due	\$189,325.99



Contract - Detailed

Pella Window and Door Showroom of West Springfield
69 Ashley Avenue
West Springfield, MA 01089

Sales Rep Name: Ashe, Timothy
Sales Rep Phone: 413-768-8865
Sales Rep Fax:
Sales Rep E-Mail: tashe@pellasales.com

Customer Information	Project/Delivery Address	Order Information
Primary Phone: Mobile Phone: Fax Number: E-Mail: ethanjculleton@gmail.com Contact Name: Great Plains #: Customer Number: Customer Account:	Culleton Ethan 1100 Main st Housatonic MA US Lot # County: Owner Name: Owner Phone:	Quote Name: Reserve Series 2nd Floor Quote Brick House Order Number: 739 Quote Number: 20149446 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: MASS Cust Delivery Date: None Quoted Date: 10/27/2025 Contracted Date: Booked Date: Customer PO #:

- Customer Notes:
- *Energy Star Rated Pella Reserve Series Dual Pane Wood Windows
 - This quote is for the Second floor windows in the home.
 - All of the windows will be Full Frame installations with all new exterior Trim.
 - A Full Frame installation is the proper way to expose the rough opening and properly Insulate/Install everything.
 - The exterior color of the windows will be our Iron Ore cladding and the interior will be our White wood finish.
 - The exterior will have new Exterior 2" wide White Brickmold trim.
 - Pella will remove and dispose of the old windows and any debris generated throughout the installation.

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$60,073.41
Sales Tax @ 6.25%	\$3,754.59
Non-taxable Subtotal	\$20,150.00
Total	\$83,978.00
Deposit Received	\$0.00
Amount Due	\$83,978.00

Great Barrington Historical Commission

c/o Selectmen's Office

Town Hall

334 Main Street

Great Barrington, MA 01230

Malcolm Fick, Chairman • 413-645-3060 • Malcolm.fick@gmail.com

November 24, 2025

Ms. Karen Smith, Chairperson
Community Preservation Committee
Town of Great Barrington
334 Main Street Great Barrington, MA 01230

RE: Community Preservation Application for the Shamrock Building, 1100 Main Street North

Dear Chairperson Smith and Members of the Community Preservation Committee:

The Great Barrington Historical Commission supports the proposed project for preservation and adaptive reuse of the Shamrock Building at 1100 Main Street North.

As the office/scale house for the historic Monument Mills, the Shamrock Building served as the administrative bridge between the village of Housatonic and the mills' production complex. Until the closure of the mills in 1955, the building was its administrative hub with scales for weighing freight and a vault for financial documents.

The building's current Italianate style was created in a remodel in 1875. The design, materials and workmanship of interior features, including the staircases and ornamental woodwork in addition to the scale and vault, speak to the wealth of the mill in creating this functional space.

Monument Mills is an important resource to Great Barrington and the industrial history of the Berkshires and beyond. The preservation of the Shamrock Building is an important step toward preservation of the mills. The Historical Commission supports this adaptive reuse that will guarantee the future of this historic landmark.

Sincerely,



Malcolm Fick
Chair, Great Barrington Historical Commission

20 November 2025

Dear Great Barrington Community Preservation Committee members:

I am writing at the request of Ethan Culleton to lend support for his application for CPA funds for restoration work to the old Monument Mills Office building (aka the Shamrock Building) at 1100 Main Street North in Housatonic village.

As to the building's historical importance, it has been inventoried by the Massachusetts Historical Commission (1980); MACRIS Form 270 describes physical details and gives a quick overview of the mill's history 1854 to 1956. The office was completed in 1891, after Theodore G. Ramsdell, mill superintendent and later vice president, oversaw major renovation of the mill buildings across the street. The Mills also completed a new commercial block on Depot Street at the corner with Front Street. Monument Mills was particularly known for its Jacquard looms and intricately patterned bedspreads.

In 1891, electrical inventor William Stanley surely visited the office to converse with Ramsdell about developing a hydro-electric generating plant at the old Alger iron furnace site (which had a dam) just north in Stockbridge. When the plant was completed, alternating-current power was sent a mile downstream to the mill buildings in the village to provide lighting for workers. That demonstration in 1893 predated a larger effort at Niagara Falls. ("Where Lights Will Shine," *Berkshire Eagle*, 4 November 1893)

The office building abuts the Monument Mills National Register District (GBR.B, 1983). That form carries a longer history of the factory complex. There's a brief overview of the mills in Great Barrington in the local weekly newspaper. (*Berkshire Courier*, 24 June 1897).

I can add a few details about the office. I've not identified the architect, but John F. Flynn of Great Barrington contracted to do the masonry work on the office building. (*Pittsfield Sun*, 25 July 1889) When he "completed the dolomite foundation for the Monument mills office" he began "this week to lay the pressed brick of which the superstructure is to be composed. (*Pittsfield Sun*, 28 August 1889) Flynn had leased "the blue dolomite quarry, formerly owned by the Berkshire woolen company, and is getting out stone for building purposes. (*Springfield Daily Republican*, 20 March 1889) The brick likely came from C.C. Ball of South Lee, who had provided 300,000 bricks for the earlier mill building renovations. (*Berkshire County Eagle*, 5 August 1880) James Whitehead of Glendale painted the office interior. (*Pittsfield Sun*, 20 March 1890)

This is too much information, I know.

But the office building merits restoration.

Bernard A. Drew

24 Gilmore Ave.
Great Barrington

P.S. For what it's worth, I am past chairman of the Great Barrington Historic District Commission, past president of the Great Barrington and Berkshire historical societies, a past board member of the Upper Housatonic Valley National Heritage Area and past longtime secretary to the Great Barrington Zoning Board of Appeals.

Should you want to learn more, Donna Drew wrote *A History of Monument Mills in Housatonic, Massachusetts* (1984). I wrote a chapter about the mills in my *Great Barrington: Great Town * Great History* (1999) and in my *18th & 19th Century Waterpowered Industry in the Upper Housatonic River Valley* (2014).

Great Barrington Historical Commission

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

November 4, 2025

Ms. Karen Smith, Chairperson
Community Preservation Committee
Town of Great Barrington
334 Main Street Great Barrington, MA 01230

RE: Community Preservation Application Shamrock Building

Dear Chairperson Smith and Members of the Community Preservation Committee:

During its meeting on September 15, 2025, the Great Barrington Historical Commission voted that "the Shamrock Building at 1100 Main Street North is determined to be historically and architecturally significant to the Town of Great Barrington."

In finding the property thus significant to the Town, the committee agreed that the building, with its distinctive Italianate Victorian style, is an important component of one of the Berkshire's most important historical mill complexes.

Sincerely,

Malcolm Fick
Chairman

**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)		X		
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	X	X	X	
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

This request focuses on the building's two most urgent needs: masonry stabilization and window restoration. These interventions will secure the structure against further deterioration and ensure that any future systems and facilities upgrades can be installed efficiently and safely in subsequent phases. This CPA funding will stabilize 1100 Main Street and prepare it for safe, energy-efficient, year-round use. Once restored, the property will support commercial use with live/work capacity, strengthening Main Street's vitality and demonstrating how historic preservation can drive local renewal.

Phase 1: FY 2027 – Masonry Update and Window Restoration/Replacement

- Masonry & Foundation Repairs – Restore, replace broken or missing brick and dolomite, fill cracks. Mortar joints above and around lintels will be carefully repointed to restore load transfer. **Bid IP, will be ready for December meeting or as needed.**
- Window Restoration/Replacement – Replace deteriorated windows with historically appropriate, energy-efficient units. **Bid for work received, exploring competitive options.**

Phase 2: FY 2028/29 – Exterior Finishes

- Front porch and canopy reconstruction, roof rehabilitation

Budget & Funding FY 2027

Phase / Category	Estimated Cost
Masonry Repairs	Approx \$200,000
Windows (Restoration / Replacement)	Approx \$200,000
Design / Engineering / Contingency (10%)	\$40,000-80,000
Total Project Value (Phase 1)	\$440,000 – \$480,000

We are in progress for obtaining state and national registry in order to take advantage of tax credits for preservation in addition to state energy programs as other elements (interior aesthetic updates using personal funds and in-kind labor and materials) of building updates progress. This CPA request represents the critical local investment necessary to stabilize and restore the building.

We thank you for this opportunity.