

**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 Unitarian Universalist Meeting of South Berkshire

Project Name Exterior preservation 2024 - 2026

_____ Project Address 1089 Main Street,

Housatonic, Great Barrington Assessor’s Map 002.2

Lot 00004.0

Property Deed Book / Page 2253 / 128

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

Total CPA funds requested: \$ 37,000

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

Source Name	Amount	% of total	Used for	Committed?
UUMSB building fund, capital campaign, and other donations	\$180,000	66%	extensive exterior woodwork replacement and repair, lead paint, painting, gutters	\$180K committed
CPA FY26 award	\$54,000	20%	roofing replacement of front section and tower. Completed September 2025	CPA award FY26, completed
CPA FY27 application	\$37,000	14%	roofing replacement, rear section	CPA FY27 application
	\$271,000	100%		
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.

Funding for the repairs and painting is 100% in place (cash available). Amounts pledged in the capital campaign were paid by Spring 2025, and much of the work was completed during summer 2025. CPA FY27 funds would be used for the remaining roofing replacement during summer 2026, to be completed before winter 2026/27.

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

The building is of the Queen Anne and Colonial Revival styles and was built in 1892 and has been in continuous use; it replaced a building in use since 1842. The building is on the National Registry of Historic Places (ID#2000377). The only current deed restriction is for the CPA funded work for historic preservation.

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

If CPA funds are awarded, UUMSB would be agreeable to implementing deed restrictions for a ten year period which would (1) require repayment of the CPA award in the event that the property is demolished and (2) impose a restriction upon UUMSB and any successors and assignees mandating that the improvements made pursuant to the award be maintained.

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 roofing replacement contractor is to be determined; estimates have been obtained. The exterior painting and related carpentry repairs are being done by Painting by Marge (www.paintingbymarge.com). Gutter replacement is being done by Mr. Gutter from Holyoke, MA (<https://www.mrgutter.biz/>).

The project team: Bill Young (immediate past board of trustees chairperson and former large nonprofit chief operating officer with multiple facilities responsibilities), Leyn Burrows (long-time facilities management), Martha Page (nonprofit grants management), and the existing Facilities Management Committee. The team managed the prior CPA award in 2025.

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 community preservation plan -- " Preserve buildings and sites that are listed in the National Register of Historic Places including designated National Historic Landmarks." The Master Plan includes several applicable broad goals such as to protect "compact village centers, historic treasures... that contribute to" Great Barrington's distinctive character." Similarly, to "direct development and growth into the village centers, while preserving their character by encouraging the reuse of existing sites, structure, and infrastructure." "Improvement of existing structures."

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.

Since 2014, the building has been used for numerous events and activities benefiting the community and local nonprofit organizations. These include and are not limited to Greenagers, Multicultural Bridge, People's Pantry, NAACP, Construct, Berkshire Bach, Berkshire Immigrant Center, Berkshire Bounty, Volunteers in Medicine, Railroad Street Youth Project, Literacy Network of South Berkshire, The Du Bois Freedom Center, food security initiatives, and others. There have also been a number of cooperative activities with Ramsdell Library.

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.

Yes. The overall exterior preservation project includes a new roof, full building repainting, related carpentry repairs and restoration, and gutter replacement. The total cost for all components is approximately \$271K to be done in two phases, 2024 to 2026. Phase 1 was completed in spring/summer 2024. Phase 2 was started in spring/summer 2025 and will be completed in spring 2026. CPA funding is requested for the remaining roofing only.

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. Letters of support were provided in the prior application. No additional letters of support are included specific to this roof-only application.

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. Any required building permits and inspections will be obtained. The CPA funded project is limited to roofing replacement.

Affordable Housing Projects

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

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.

One of the preservation plan goals is "Preserve buildings and sites that are listed in the National Register of Historic Places..."

-1089 Main Street, Housatonic is on the Registry as #02000377. Additional goals in the preservation plan include:

- Preserve a threatened historic resource
- Include a long-term maintenance plan
- Allow for public access to the historical asset

This CPA funding request aligns with these preservation plan goals.

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 site or project information.

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.

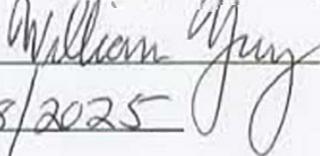
18.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated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

Certification

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

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

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

Signature: 
Date: 11/28/2025

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.

**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

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

The building at 1089 Main St., Housatonic is owned by the Unitarian Universalist Meeting of South Berkshire (UUMSB). It is on the state and federal historic registries and, built in 1892, is a prominent example of Queen Anne Revival architecture. It is adjacent to the Ramsdell Library. Since 2014, when purchased, there have been ongoing investments and improvements to the building, including electrical upgrades, increased insulation, and many other improvement projects.

The last period when significant work, beyond maintenance and small projects, was done on the building was in the late 1970s and 1980s. The exterior preservation project including carpentry, painting, and gutters started in 2024. To date, that work cost approximately \$170,000. The funds came from a combination of organization savings for the work and a capital campaign conducted in 2024.

UUMSB is seeking \$37,000 CPA support for historic preservation work – roof replacement. The asphalt shingles on the rear section are at the end of their functional life and have required a number of repairs to prevent leakage. In addition, leakage caused significant water damage in a section of exterior wall, requiring approximately \$6000 of repairs last year. The roof replacement project is made up of three distinct components – front section for \$42,000, rear section for \$37,000, and tower for \$12,000. This request is for the rear section only, as the front section and tower roof replacement were completed in September 2025.

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

Project Timeline for CPA-funded Elements
Rear Roof Section Replacement

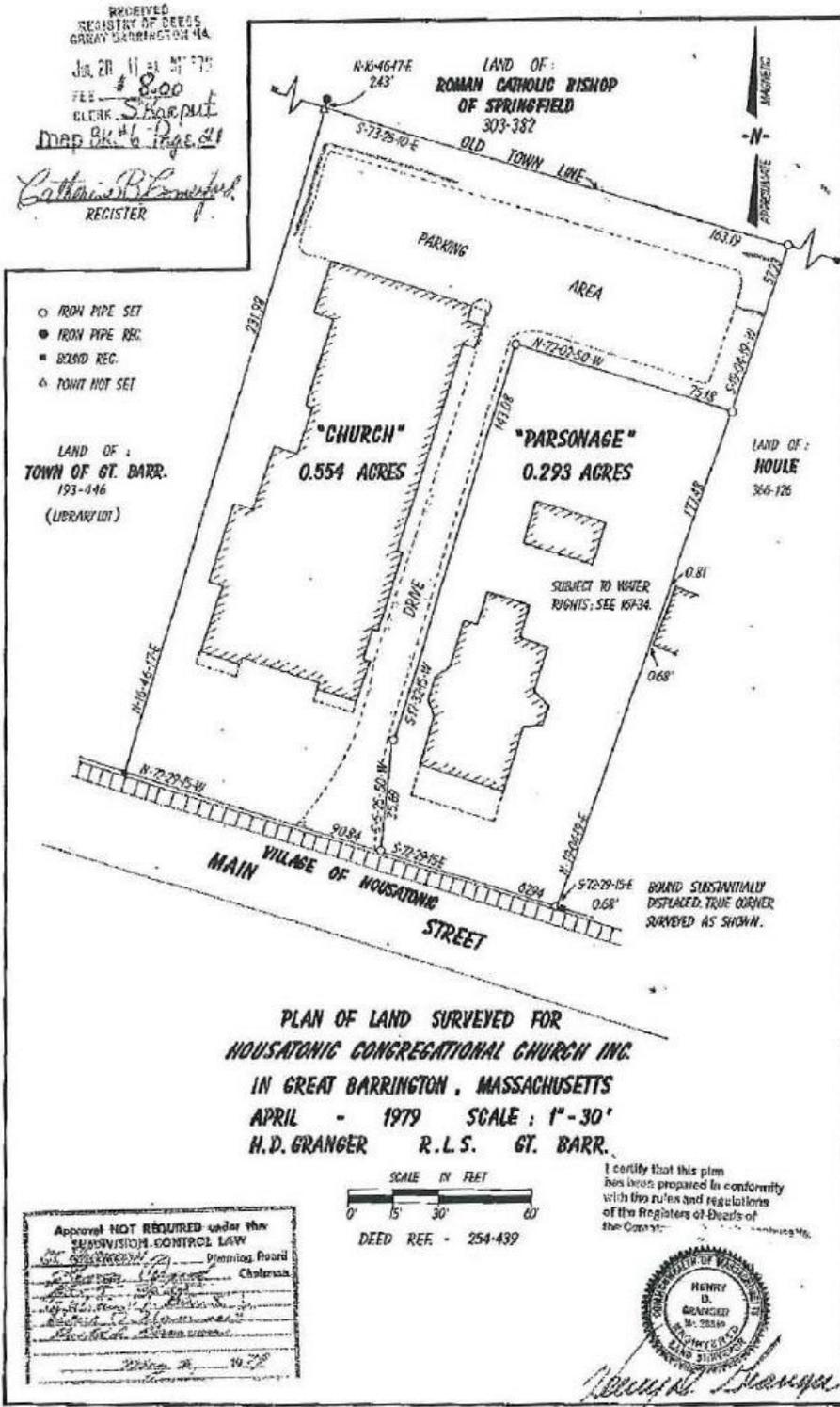
- Finalize project bids – June 2026
- Select roofing contractor and execute agreement – July 2026
- Complete roofing replacement – August 2026 through October 2026

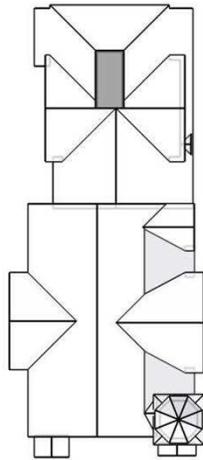
A. Lot Description



Survey Boundaries

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





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

PREPARED FOR

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

TABLE OF CONTENTS

Images	1
Length Diagram	4
Pitch Diagram	5
Area Diagram	6
Notes Diagram.....	7
Penetrations Diagram	8
Report Summary	9

MEASUREMENTS

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

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

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

Top View



IMAGES

North Side



South Side



IMAGES

East Side

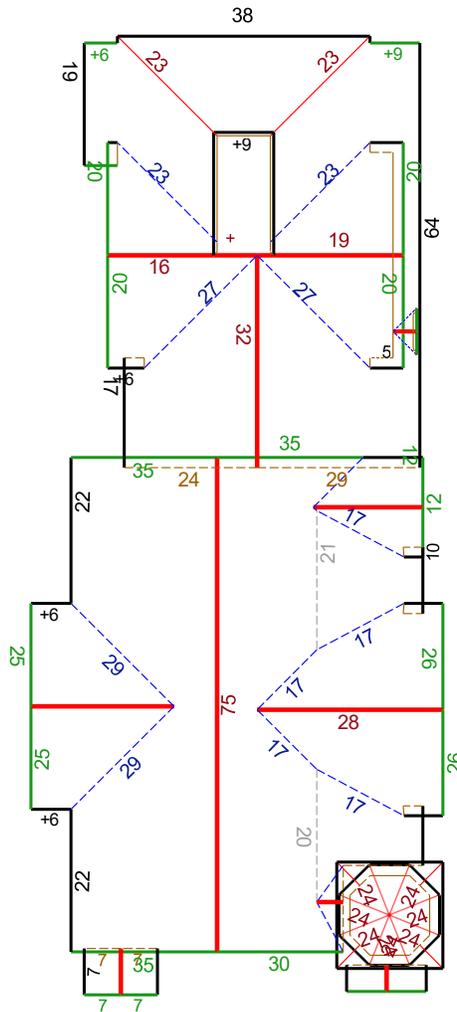


West Side

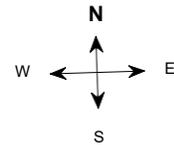


LENGTH DIAGRAM

Total Line Lengths:

Ridges = 236 ft
Hips = 268 ft
Valleys = 288 ft
Rakes = 400 ft
Eaves = 436 ft
Flashing = 113 ft
Step flashing = 164 ft
Parapets = 0 ft


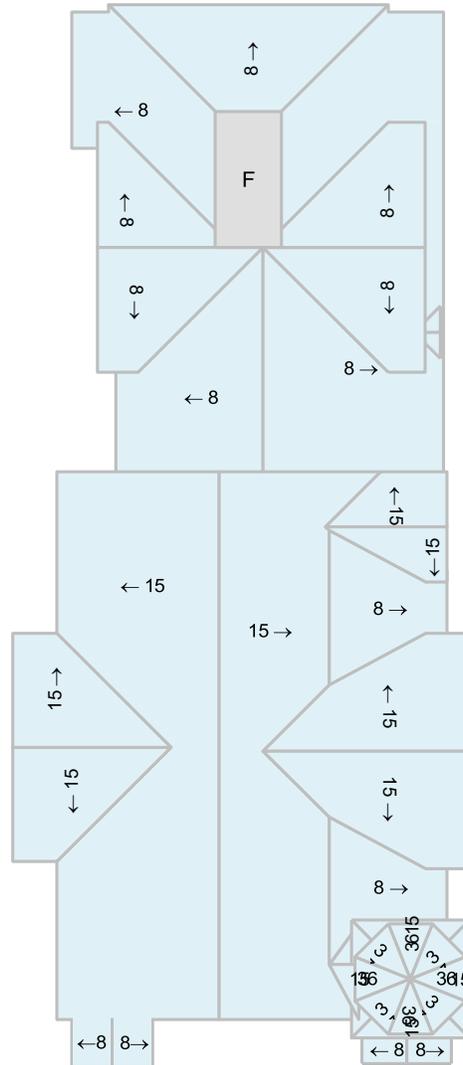
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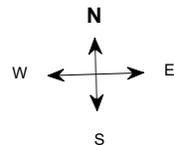
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

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



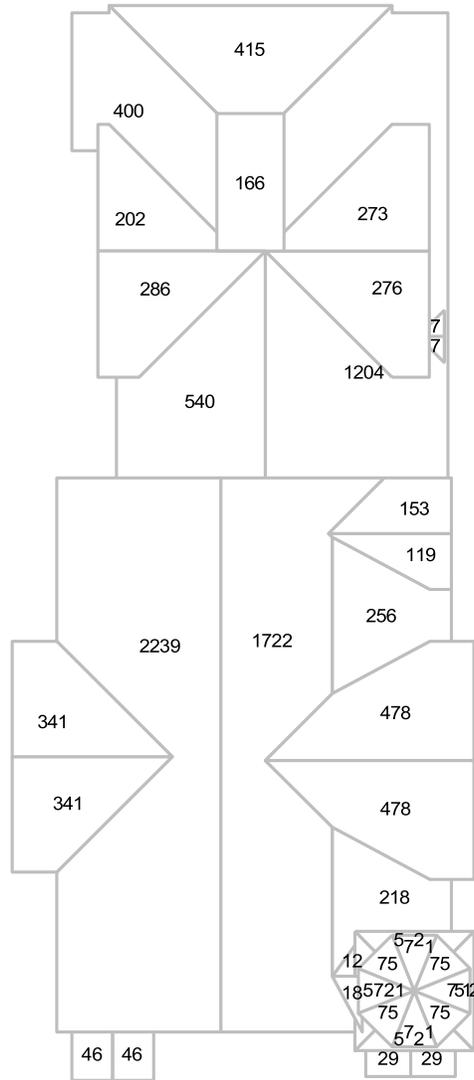
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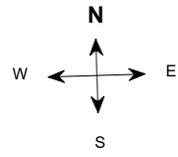
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet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

AREA DIAGRAM

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



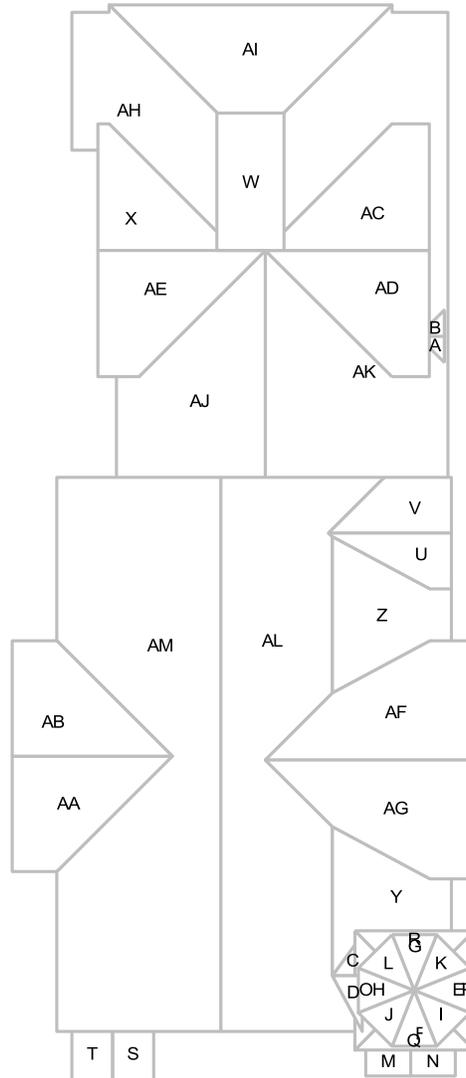
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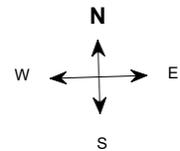
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

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



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PENETRATIONS NOTES DIAGRAM

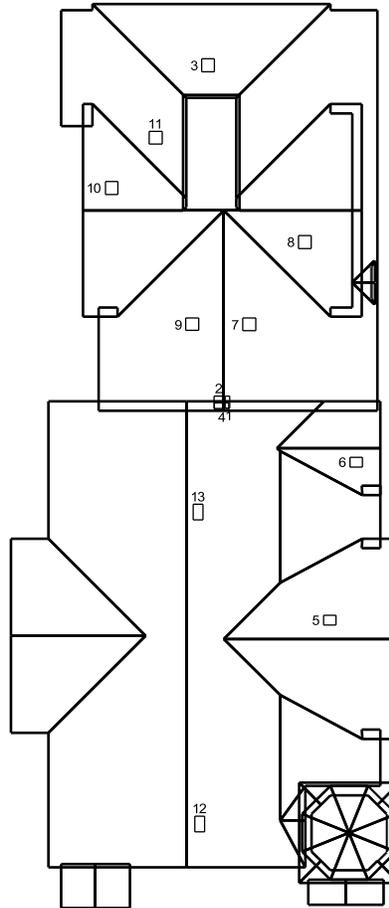
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 13

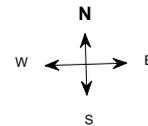
Total Penetrations Perimeter = 115 ft

Total Penetrations Area = 62 sq ft

Total Roof Area Less Penetrations = 11,034 sq ft



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REPORT SUMMARY

All Structures

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

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

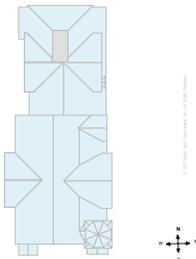
Waste Calculation Table							
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	11,096	12205.6	12427.5	12760.4	12982.3	13315.2	13537.1
Squares	111.0	122.1	124.3	127.6	129.8	133.2	135.4

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

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

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

All Structures Totals



Total Roof Facets = 39
Total Penetrations = 13

Lengths, Areas and Pitches

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

Property Location

Longitude = -73.3649492
Latitude = 42.2581540

Notes

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

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