

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 Town of Great Barrington DPW

Project Name Exterior Painting, Restoration & Preservation of the Mason Library

Project Address 231 Main Street, Great Barrington

Assessor's Map 14 Lot 14-237-0

Property Deed Book / Page 174 / 141

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

Total CPA funds requested: \$ 265,000

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

Source Name	Amount	% of total	Used for	Committed?
CPA	\$265,000	100%	Procurement & Preservation Items	
Total budget:		265,000		

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.

July 1, 2026

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

None

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

None

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.

Great Barrington DPW, Great Barrington DPW Buildings & Grounds, Consulting Engineer, Painting Contractor

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 Mason Library on the National Register of Historic Places. The exterior portions of the Mason Library (other than masonry) have far exceeded the that of maintenance. These elements are in need of restoration and preservation. See attached Technical Memo.

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?

There are currently no funding options in the capital budget for this restoration and preservation work. There are many infrastructure needs in Great Barrington and it is anticipated that funding would not be available for this project in the foreseeable years to come.

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

This restoration and preservation project coupled with the previous two CPA funded projects, Clamshell Restoration and Sconce Restoration, will serve the public by allowing this historic building to continue in good exterior shape for the future generation.

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.

None

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.

This restoration has been requested by the library staff, members of library trustees, and members of the Historic District Commission.

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.

None

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):

N/A	% of area median income	no. of units _____
N/A	% of area median income	no. of units _____
N/A	% 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?

None

Historic Preservation Projects

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

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

The Mason Library on the National Register of Historic Places. The exterior portions of the Mason Library (other than masonry) have far exceeded the that of maintenance. These elements are in need of restoration and preservation. See attached Technical Memo.

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.

Attached Technical Memo

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.

N/A

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.

N/A

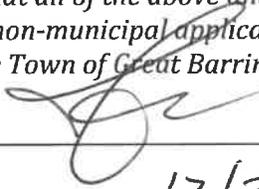
Certification

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

Name: Joe Aberdale

Ph: 413-717-8603 Email jaberdale@townofgb.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: 12/3/25

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.

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MASON LIBRARY EXTERIOR PRESERVATION

Winter
2027

	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	2027	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27
CPA Funds Available	█													
Design		█	█	█										
Procurement						█								
Contract Award								█	█	█				
Construction											█	█	█	█

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BUDGET ESTIMATE MASON EXTERIOR (NON-MASONRY)

Subcontractor					
Painting & Restoration Sub-Contractor, Caulking & Painting	1	\$ 185,000.00	Lump Sum Budget		\$ 185,000.00
Painting & Restoration Sub-Contractor, Rot Replacement	1	\$ 20,000.00	Allowance		\$ 20,000.00
Painting & Restoration Sub-Contractor, Flashing	1	\$ 5,000.00	Allowance		\$ 5,000.00

Sub-Total: \$ 210,000.00

15% Allowance: \$ 31,500.00

Total for Restoration & Preservation Work: \$ 241,500.00

Design & RFP Package	\$ 12,500.00
Procurement	\$ 5,500.00
Restoration & Preservation Work	\$ 241,500.00
Restoration & Preservation Oversight	\$ 5,000.00
<p style="text-align: right;">Total: \$ 264,500.00</p>	

Exterior Conditions Assessment at the Great Barrington Mason Library, 231 Main Street, Great Barrington, MA.

To: Joe Aberdale, Superintendent of Public Works, Town of Great Barrington
FROM: Shawn Pirnie, Project Designer
COPY: Craig French, PE, Structural Technical Director, Tighe & Bond
DATE: November 26, 2025

At the request of the Town of Great Barrington, Tighe & Bond has prepared this technical memorandum to present our findings and provide recommendations based on our on-site evaluation of the existing conditions of the exterior painted elements at the Great Barrington Mason Library.

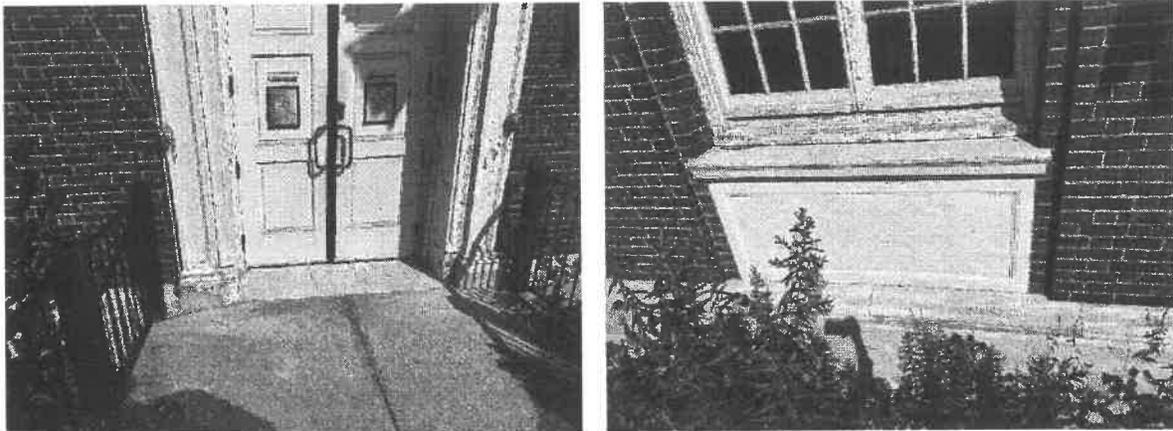
Existing Conditions

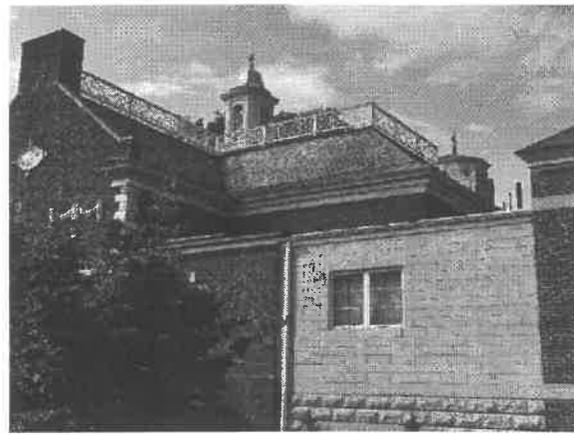
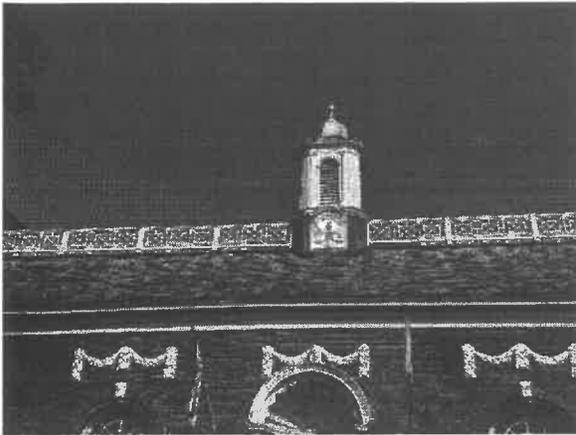
Tighe & Bond performed a site visit and found the following areas of concern that we recommend be addressed.

We observed that the exterior paint around the entrances, the trim for the doors and window frames, as well as the upper roof copula and railings, have either cracked, peeled, or are missing paint due to years of exposure to weather. In some areas, the paint is completely missing and has led to exposing the substrate, causing rot and rust. Additionally, several areas of the trim have separated, creating openings that will lead to further water damage and more issues in the future.

The front main entrance canopy has similar conditions where the paint is chipping or completely missing and shows signs of damage to the substrate. This condition has led to some areas having advanced deterioration and should be repaired or replaced. There were signs of birds nesting in the open areas. Representative photos of conditions observed are provided below.

Photos



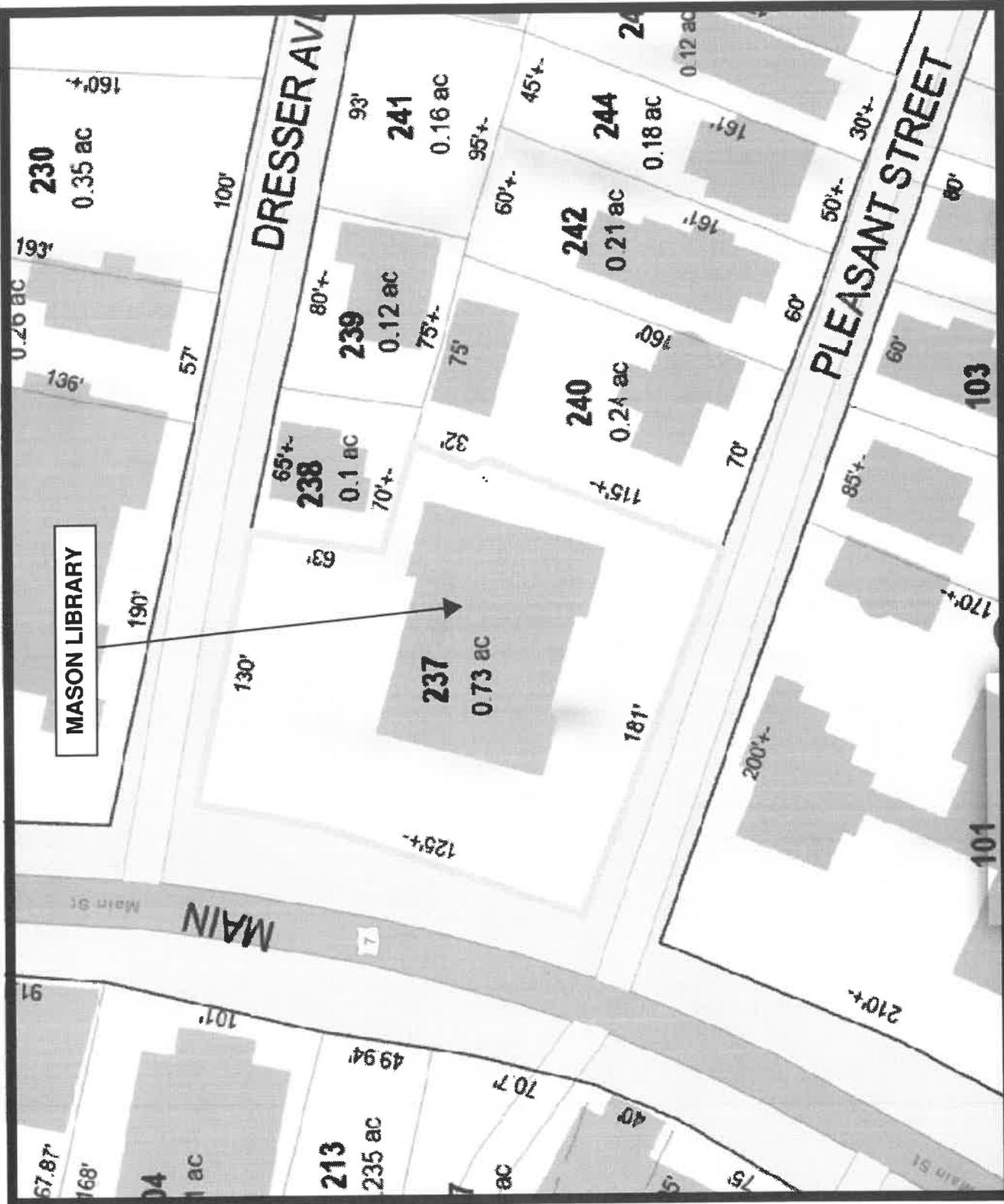


Recommendations

It is our opinion that the exterior painting deficiencies should be repaired as soon as feasible. Current conditions will continue to get worse and will cause further damage within the building's structure. We recommend that the building's paint be fully stripped, all substrate areas be cleaned and repaired, then primed and repainted with a quality exterior paint. All areas around the doors, windows, and trim should also be sealed with an exterior caulk to prevent further leaks around these areas.



MASON LIBRARY LOCATION PLAN



MASON LIBRARY LOCATION PLAN



CAI Property Card

Town of Great Barrington, MA

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: 231 MAIN ST ACRES: 0.73 PARCEL ID: 014.0-0000-0237.0 LAND USE CODE: 931 CONDO COMPLEX: OWNER: TOWN OF GREAT BARRINGTON CO - OWNER: MASON LIBRARY MAILING ADDRESS: 334 MAIN ST RM 208 GT BARRINGTON, MA 01230-1832 ZONING: B2 PATRIOT ACCOUNT #: 1313	BUILDING STYLE: LIBRARY UNITS: 0 YEAR BUILT: 1913 FRAME: CLASS-B EXTERIOR WALL COVER: BRICK VENR ROOF STYLE: NA ROOF COVER: SLATE	
	BUILDING INTERIOR	
<th data-bbox="123 695 961 735">SALE INFORMATION</th>	SALE INFORMATION	INTERIOR WALL: AVERAGE FLOOR COVER: LINO/VINYL HEAT TYPE: STEAM FUEL TYPE: PERCENT A/C: 0 # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
<th data-bbox="123 919 961 957">PRINCIPAL BUILDING AREAS</th>	PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 11,862 FINISHED BUILDING AREA: 7,908 BASEMENT AREA: 3,954 # OF PRINCIPAL BUILDINGS: 1		
<th data-bbox="123 1297 961 1335">ASSESSED VALUES</th>	ASSESSED VALUES	
LAND: 268,300 YARD: 0 BUILDING: 2,999,800 TOTAL: \$3,268,100		
<th data-bbox="123 1411 961 1449">SKETCH</th>	SKETCH	PHOTO
	<p>231 MAIN ST</p>	