



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 1, 2025, 11:37AM EST

Project Name	All Saints Episcopal Church Parish House Window Replacement
Project Location and/or Address	10 Irving St, Worcester, MA 01609
Project Lead Organization (or Individual if Applicable)	All Saints Episcopal Church, Worcester
Legal Status of the Organization	501(c)3
Brief Project Description	All Saints Episcopal Church desires to replace 85 windows in our Parish House with energy efficient windows as approved by the city Historical Commission.
Project Contact Information	The Rev. Samuel J. Smith [REDACTED] [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Historic Resources
What activity are you proposing to do in this category? (Check All that Apply)	Rehabilitate / Restore
What is the total project budget?	\$250,054
How much are you requesting in CPA funding?	\$208,554
What general budget line items will the CPA funds be used for? (CPA funds can only be used to fund capital expenses. Maintenance activities are not eligible.)	Replace 85 windows in our Parish House.
Eligible Historical Resources: Which of the following applies to your historical resource?	The historical resource is more than 50 years old AND is listed on the State Register of Historic Places. Note: Any property listed on the National Register or located in a Local Historic District is automatically listed on the State Register.)
Please upload a copy of your MACRIS listing or other proof of Register listing.	map-local-historic-districts.pdf
Preservation Restrictions: Does your property have any deeded Preservation Restrictions? Note: Project awards over certain thresholds may require the Awardee	No

to place a Preservation Restriction on the property as part of the grant agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.

Please Note: You do not need an existing Preservation Restriction to apply for CPA funding. However, by initialing the following box, you recognize that a Preservation Restriction may be required as part of your Grant Agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.

Is there anything else you would like us to know about your project at this stage?

With my initials below, I confirm that the above information is true to the best of my knowledge and understand that major changes to the project outlined above may void a positive Determination of Eligibility.

With my initials below, I understand that CPA funding is reimbursement based, and that, if awarded, my organization would have to cover some or all of the upfront costs of the project.

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This project has been approved by the Worcester Historic Commission.



CPA Funding Application Form

Submitted On:

Jan 6, 2026, 05:36PM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	All Saints Episcopal Church Parish House Window Replacement
Project Contact Information	Reverend Samuel Smith [REDACTED] [REDACTED]
Please briefly describe your project.	<p>All Saints Episcopal Church desires to replace 102 windows in our Parish House, as well as repaint the wood trim around these windows and throughout the exterior of this complex. Construction of this portion of our complex began in 1954, officially opening in September 1955. Most of the existing windows are original to the mid 1950s. All Saints Church is in the Crown Hill Historic District.</p> <p>We seek to replace the windows primarily for the sake of energy costs: in 2025 we budgeted \$47,000 for gas alone, and have already exceeded that amount before the end of November. Though we have a relatively new and efficient boiler system for heat, we have tremendous heat loss through inefficient windows that, in many cases, are now broken or ill-fitting. The new windows will look identical to what is currently installed, preserving the look of the building.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	Because our church is located in the Crown Hill historic district, any alterations to the outside of our complex must be approved by the Worcester Historical Commission. A Certificate of Appropriateness for replacement of the windows as outlined in this request was granted by the Commission at their July 24, 2025 meeting. We will ask for a Certificate of Appropriateness for the repainting of all wood trim prior to commencing the project and, since the paint will match exactly what it replaces, we are confident that approval will be granted.
Please attach any related permissions or permits related to the project.	Decision 10 Irving St clerked 8.6.25.pdf
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	N/A
What is the desired start and end date of this project?	Spring 2026

Please attach a Timeline for the project.	CPA_Application_ASC_Timeline.pdf
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.	CPA_Application_ASC_Budget.pdf
Please upload any renderings and/or estimates for this project.	ASC_window_quote_dec_25.pdf ASC_painting_quote_dec_25.pdf
What is the status of the match funding identified in the budget?	Matching funds will be provided by All Saints Church, whose vestry (leadership body) has already approved the funding.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	ASC_Balance_Sheet.pdf
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	Our building is old (front façade/tower constructed in 1877; sanctuary in 1937; parish house in 1955). Upkeep is expensive, especially as we no longer have the wealthy donors that made the original construction possible. While we are committed to the maintenance of this historic building, we are also committed to our charitable work supporting the vulnerable in our city. Thus we need financial assistance from any and all sources we can identify, including community preservation grants.
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	This project will be managed by Father Samuel Smith, the rector of All Saints Church, in conjunction with Trish Rivers, the parish administrator, and members of the All Saints Vestry. Father Sam, church staff and the vestry have successfully managed similar projects in the last two years including repairs to the fire alarm system, removal of obsolete oil tanks in the basement, and other maintenance/restoration projects.
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	All Saints Church has a stable, regularly-contributing membership who support the congregation financially. These regular contributions, along with legacy gifts that provide an endowment contribute to the church's annual operations. These sources, along with some earned revenue (including rental fees) combine to provide regular income and assure that we will be able to cover upfront costs. Please see attached balance sheet.
Please upload any reports that may be helpful in establishing a capable financial position.	ASC_Balance_Sheet.pdf

<p>How will this resource/property/building be maintained in the future?</p>	<p>These windows and the overall facility will continue to be maintained by both the custodian of the church, the vestry, and members of the congregation. As these windows will be more up to date by several decades compared to the current windows, their maintenance will not be nearly as extensive as the older windows.</p>
<p>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</p>	<p>We provide free building use and utilities to Worcester Fellowship, feeding the unhoused in our building every Thursday and providing a street church service on Sundays. We house the Bernard Family Community Kitchen, a new commercial kitchen serving meals to various community groups. We host meetings for various community groups at little or no cost—including the Elm Street and Crown Hill Neighborhood Associations, Worcester Common Ground and the Worcester County Bengali Association.</p>
<p>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</p>	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing. PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.</p>
<p>Please describe how this project aligns with the above Community Priorities.</p>	<p>All Saints Church is an important historical landmark in Worcester, with portions of the complex dating to 1877, and houses beautiful and significant art including stained-glass windows and architectural embellishments of stone and wood. The building is open to all and provides space for other community organizations. We serve those in our neighborhood through our charitable programs and those of our community partners, especially serving the unhoused and under-resourced.</p>
<p>Historic Resource Category Goals</p>	<p>GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.</p>
<p>Open Space and Recreation Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>
<p>Community Housing Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>
<p>Please describe how this project aligns with the above Category Goals.</p>	<p>This project is a deconstruction project as defined by the Worcester Historical Commission and is being undertaken with the Commission's approval. The building is historically significant and is in an historic district.</p>
<p>Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</p>	<p>The City's Cultural Plan: <ul style="list-style-type: none"> • "Fostering neighborhood stewardship" (p.7), which this project will demonstrate to the public. • Identifying "existing neighborhood nodes that are gathering places for... geographically and ethnically based communities" (p. 11) – we are such a place (see references throughout our application) The Green Worcester Plan: a goal to move toward "climate-resilient buildings" (p. 12) – this project greatly improves our buildings climate resilience.</p>
<p>Does your project have community support? Please describe outreach efforts for this project.</p>	<p>A structurally secure and properly-heated building supports our congregation and the communities that use our building: the Pakachoag Music School, the Black Excellence Academy, Worcester Common Ground, the Worcester Bengali Association, Worcester Fellowship (see letter attached), and others. This project allows us to maintain the integrity of the building while lowering heating costs, so that we can continue to provide vital community services.</p>

Please upload any letters of support.	CPA_Application_ASC_Letter of support.pdf ASC_Letter of Support_CPA_grant_app.pdf
Is there anything else you want the CPC to know about your project?	<ul style="list-style-type: none">• We serve the vulnerable of Worcester in many ways. We also house other non-profits at below-market rental rates, inclusive of utilities.• We operate at a deficit—our expenses are more than our income. If we are unable to curtail utility costs, we may no longer be able to provide space for other non-profits.• CPA support will help us restore this building to its former glory, while becoming more energy efficient, and allow us to continue our legacy of service to the Worcester community.