



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Nov 13, 2025, 02:55PM EST

Project Name	Antiquarian Hall HVAC renovation
Project Location and/or Address	185 Salisbury St, Worcester, MA 01609
Project Lead Organization (or Individual if Applicable)	American Antiquarian Society
Legal Status of the Organization	501(c)3
Brief Project Description	Main library HVAC is past its recommended useful life. Chillers are difficult to repair, parts are no longer manufactured, and generate exorbitant energy costs. This project will replace, chillers, cooling tower, dehumidifiers and air handlers.
Project Contact Information	Lynn Swain [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)	Preserve
What is the total project budget?	\$3.5 million
How much are you requesting in CPA funding?	\$200,000.00
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.)	CPA funds will be put toward the purchase of one chiller, with an estimated cost of approximately \$1 million
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.	WOR.224 - Mass Historical Resource Certification.pdf
Preservation Restrictions: Does your property have any deeded Preservation Restrictions? Note: Project awards over certain	No

thresholds may require the Awardee 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.	MLS
Is there anything else you would like us to know about your project at this stage?	There may be a deeded preservation restriction in place by Spring 2026 related to the masonry and windows refurbishment project completed in 2025.
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.	MLS
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.	MLS



CPA Funding Application Form

Submitted On:

Jan 5, 2026, 02:09PM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Antiquarian Hall HVAC Renovation
Project Contact Information	Lynn Swain [REDACTED] [REDACTED]
Please briefly describe your project.	<p>The AAS requests \$200,000 to replace and upgrade the central HVAC system in our main library at Antiquarian Hall.</p> <p>The Society relies on a complex HVAC system to maintain and preserve our collections of historical materials for public use and future generations. Specifically, our two chillers are over 25 years old and in need of constant and expensive repair, also leading to inefficient energy use and high utility costs. We recently completed a design to achieve all necessary upgrades and replacements, estimated at \$3.5m in costs. CPC funds, if awarded, would support the cost of a chiller unit purchase.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	<p>The Society owns the property outright, and design drawings will be completed by January 2026. The construction company that will oversee this project will be responsible for obtaining any relevant permits as part of its scope of work. Antiquarian Hall is in the Mass Ave Historic District but as this work will be completely internal, there is no requirement for approval by the Worcester Historic Commission. However, the Hall also has a pending easement from a recent National Park Service award that may require approval from the State Historic Preservation Office, even to internal structures. If required, that approval would be sought in early 2026.</p>
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?	<p>We are completing the pre-construction and design phase in January 2026, with a goal to start construction in spring 2026 and run the project through the end of the 2026 calendar year, possibly into spring 2027.</p>
Please attach a Timeline for the project.	HVAC project 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	CPC budget .pdf

elements. Please make sure to be specific about the use of all CPA monies requested.	
Please upload any renderings and/or estimates for this project.	HVAC estimates Jun 2025.pdf
What is the status of the match funding identified in the budget?	AAS will provide a 50% match on this project from internal funds. The board has approved up to \$1.75 million in matching funds for the overall project of \$3.5 million. \$1.5m from a board-directed donor fund and \$250,000 from the capital reserve fund. We also received a grant from the Worcester-based Alden Trust of \$600,000 toward the project.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	Matching Funds letter CPC Jan 2026 signed.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.	CPA funding is one of only a few sources for capital improvements for historic structures in Worcester. While AAS maintains a reserve fund for capital expenditures, after several recent campus projects, including addressing an emergency sprinkler leak in fall of 2025, we do not have full funding available for this project. We still require approximately \$1.75m in external funds and grants to complete this project in full. CPA will be an important partner in making this project possible.
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.	<p>Head of Buildings and Grounds Andrew Cariglia has been with AAS for over 20 years and in that time has overseen multiple similar large-scale projects, including an addition in 2019 for \$21 million and a masonry and windows restoration project in 2024 for \$3 million. We have engaged with an architect, engineer, and construction company for project feasibility and design over the last 12 months and intend to utilize these same experts in the larger project.</p> <p>Our institution regularly receives project grants, including capital grants, from foundations and government sources. Our last capital project received funds from both the Commonwealth of Massachusetts and the National Park Service, and we successfully managed complex requirements and reporting.</p>
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.	The Society has designated a \$1.75m match which can cover the first 50% of project costs. Beyond that, we have a strong balance sheet with a cash reserve of more than 8 months of operating expenses, which can be used to cover any costs that will later be reimbursed.
Please upload any reports that may be helpful in establishing a capable financial position.	Balance Sheet for CPC.pdf
How will this resource/property/building be maintained in the future?	<p>AAS maintains a fully-staffed facilities department for daily maintenance and small projects. The HVAC system specifically is inspected and serviced on a regular schedule.</p> <p>The Buildings & Grounds board committee meets quarterly to review lists of</p>

	<p>upcoming and potential capital needs, help set priorities, and direct use of capital fund reserves. We will complete a full facilities master plan by summer 2027. This will include schedules for upgrades and replacements for all systems.</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>Antiquarian Hall served over 6,500 residents and researchers through public programs and reader services inquiries in the last year. Anyone with curiosity about the American past is welcome. Local partners include institutions of higher education and lifelong learning – Clark, WPI, Holy Cross, Assumption, Worcester State, Quinsigamond Community College, the Clemente Courses, WISE. Community groups: Worcester Black History Project; Nipmuc tribal community.</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.</p> <p>PRIORITY 2: Advance the city’s sustainability and climate resilience goals.</p>
<p>Please describe how this project aligns with the above Community Priorities.</p>	<p>The HVAC upgrade project at AAS increases accessibility to two types of historic resources: both the historic Antiquarian Hall building and the incomparable historic collections housed within it. Maintaining even temperature and humidity throughout the building increases its lifespan and provides a comfortable working environment for staff and researchers. Keeping the environment in the library stacks at 60 degrees and 40% Rh is critical to preserving the 4.5 million objects in the collection. Preventing paper deterioration from dry or damp conditions is more efficient and cost effective than conserving or treating damaged objects. HVAC upgrades will allow AAS to share the multiplicity of stories about Worcester and America contained within the collections with generations of future Worcester residents and researchers alike.</p> <p>As part of this project we are engaged with energy consultants to identify opportunities for energy efficiency and climate friendly equipment options.</p>
<p>Historic Resource Category Goals</p>	<p>GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.</p> <p>GOAL 4: Preserve underrepresented stories.</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>Stable and efficient HVAC protects a National Historic Register building and the collections housed within. Using and preserving this historic building as a library, is a corner stone to a local historic district, and core to Worcester’s historic preservation initiatives.</p> <p>AAS holds many records of early Worcester including diaries and letters of Worcester families, local business histories, early records of the Ecotarium and New England Botanic Gardens, and the Abby Foster Kelly papers. In the past 5 years, AAS collected important materials telling the stories of</p>

	<p>underrepresented people in Worcester’s past, including the Brown Family papers and Worcester County Jail records. CPA funds are helping to process and catalog the Jail records, which are often the only place that marginalized people show up by name in the historic record.</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>Our work aligns with the 3rd Objective under “Investment in Quality Education” in the FY25-29 Municipal Strategic Plan. We provide access to academic journals, research materials, and educational tools. We organize an American Studies seminar with 5 local collages and workshops including K-12 Teacher Institutes. We provide access to online learning platforms and digital resources and offer training and one-on-one assistance to navigate online library and archival tools and resources effectively.</p>
<p>Does your project have community support? Please describe outreach efforts for this project.</p>	<p>The Worcester community stands behind AAS, attending programs and providing financial support. Many AAS members are civic leaders in Worcester. We have a strong relationship with local media and produce a column for the Worcester Guardian digital newspaper.</p> <p>External funding for the HVAC renovation project will come from local foundations that invest in nonprofit infrastructure and capital needs. We will work with CPA to promote any award we receive to our local and regional audiences.</p>
<p>Please upload any letters of support.</p>	<p>Letters of Support.pdf</p>