



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Nov 4, 2025, 05:29PM EST

Project Name	Bell Tower and Roof
Project Location and/or Address	911 Main Street Worcester, MA
Project Lead Organization (or Individual if Applicable)	Grace and Mercy Holiness Church
Legal Status of the Organization	Listed on the State and National Register of Historic Places
Current Property Owner (if Different from the Applicant)	Pilgrim Congregational Church
Brief Project Description	Restore the historic roof and bell tower at 911 Main Street, Worcester, to prevent water and bird damage and preserve the building for ongoing community use.
Project Contact Information	Marie Vick [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?	TBD
How much are you requesting in CPA funding?	TBD
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 used for roof and bell tower repairs, masonry and wood restoration, and contractor labor for preservation-compliant work.
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.	911 Main ST Worcester, MA.png 911 Main ST Worcester, MA.png 911 Main ST Worcester, MA.png
Preservation Restrictions: Does your property have any deeded Preservation Restrictions? Note:	No

<p>Project awards over certain 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.</p>	
<p>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.</p>	<p>CV</p>
<p>Is there anything else you would like us to know about your project at this stage?</p>	<p>At this stage, we are requesting CPA funding to complete urgent roof and bell tower repairs. The church is currently obtaining contractor bids and cost estimates and will provide a detailed budget in the full application. Work will follow preservation standards to protect this historic structure.</p>
<p>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.</p>	<p>CV</p>
<p>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.</p>	<p>CV</p>



CPA Funding Application Form

Submitted On:

Dec 18, 2025, 11:40AM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Roof and Belltower
Project Contact Information	Corey Vick [REDACTED] [REDACTED]
Please briefly describe your project.	<p>Project Description (Roof & Bell Tower Repairs – 911 Main Street, Worcester, MA)</p> <p>Pilgrim Congregational Church/Grace and Mercy Holiness Church seeks Community Preservation Act funding to complete critical roof and bell tower repairs at 911 Main Street, a building listed on the State and National Register of Historic Places. The project addresses severe slate damage, deteriorated roof decking, and unsafe bell tower conditions identified through recent inspections.</p> <p>The work will include repairing and replacing damaged slate, stabilizing roof decking, and completing necessary bell tower structural repairs. These improvements are essential to prevent further water intrusion, protect the historic structure, and allow the building to remain safely usable.</p> <p>CPA funding will preserve this historic resource and support the continued use of the building as an active community space serving Worcester residents.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	<p>Permissions, Permits, and Plans</p> <p>This project will require review by the Worcester Historical Commission and a City of Worcester building permit due to its historic designation and structural roof and bell tower work. Contractor construction plans and scope of work will be submitted once a contractor is selected. Any architectural or engineering review required by the Historical Commission will be obtained. All permits will be filed after CPA funding approval.</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?	Depends on Grants Spring 2026 -Fall 2026
Please attach a Timeline for the project.	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 elements. Please make sure to be specific about the use of all CPA monies requested.	CPA_Project_Budget_911_Main_Street.xlsx CPA_Project_Budget_911_Main_Street.xlsx CPA_Project_Budget_911_Main_Street.xlsx
Please upload any renderings and/or estimates for this project.	G.F Sprague Exteriors Quote - GF Sprague Exteriors_Corey Vick_911 main st (1).pdf
What is the status of the match funding identified in the budget?	There is no match funding identified in the budget at this time. Pilgrim Congregational Church/Grace and Mercy Holiness Church is requesting CPA funding to support the full/partial cost of the roof and bell tower restoration project.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	Match Funding Statement.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 needed to complete the historic roof and bell tower restoration at 911 Main Street. The church has limited resources and cannot cover the full cost of specialized preservation work. CPA support will ensure the building is stabilized, protected, and able to continue serving the community.
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.	Volunteer Project Manager Wayne Pouncey previously helped oversee a historic roof repair funded by Secretary Galvin. He coordinated with contractors and specialists, ensured compliance with preservation standards, and contributed to completing the project on schedule, demonstrating experience supporting complex historic 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.	Pilgrim Congregational Church/Grace and Mercy Holiness Church has limited financial resources and cannot fully cover the upfront costs of this project. The church has experience managing reimbursable grant projects and will coordinate short-term arrangements to bridge costs until CPA reimbursements are received.
Please upload any reports that may be helpful in establishing a capable financial position.	Financial_Capacity_Statement_Grace_and_Mercy.pdf
How will this resource/property/building be maintained in the future?	Maintenance Commitment – 911 Main Street, Worcester, MA Pilgrim Congregational Church Grace and Mercy Holiness Church is committed to maintaining the historic building at 911 Main Street following completion of the CPA-funded roof and bell tower repairs. The church will conduct regular visual inspections of the roof and bell tower,

	address minor repairs as needed, and seek professional assistance for larger maintenance issues to prevent future deterioration.
Please upload any maintenance commitments.	Maintenance Commitment.pdf
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	This project will preserve a historic Worcester landmark and protect it from further deterioration. Worcester residents—especially families in the Main South neighborhood who rely on the building for meals and community services—will benefit from a safe, stable facility. The project also benefits the public by safeguarding the city’s historic and cultural heritage.
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.
Please describe how this project aligns with the above Community Priorities.	Description: This project preserves the historic roof and bell tower of 911 Main Street, preventing further deterioration of a building at risk and supporting Historic Resource Goal 1. It does not meet Open Space/Recreation or Community Housing goals.
Historic Resource Category Goals	GOAL 1: Acquire and restore historic buildings in danger of demolition.
Open Space and Recreation Category Goals	This project does not align with any of these Category Goals.
Community Housing Category Goals	This project does not align with any of these Category Goals.
Please describe how this project aligns with the above Category Goals.	N/A
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	Yes. This project aligns with several City plans. It supports the City of Worcester Municipal Strategic Plan, which prioritizes preserving key community infrastructure and historic assets. It also aligns with the Worcester Historic Preservation Plan, which calls for protecting at-risk historic buildings through restoration. Additionally, the project supports the Community Preservation Plan, which encourages the preservation and rehabilitation of historic resources listed on the State Register.
Does your project have community support? Please describe outreach efforts for this project.	Yes, this project has strong support. Grace and Mercy Holiness Church received a \$100,000 roof grant from Secretary William Galvin. The church serves as a community hub, providing meals, school supplies, and water distribution. Outreach efforts have included informing local congregants and neighbors, engaging city officials and Historic Commission representatives, and coordinating with contractors to ensure transparency.
Please upload any letters of support.	michele emegency ltr.pdf
Is there anything else you want the CPC to know about your project?	This project is critical to preserving a historic Worcester landmark while maintaining a safe, functional space for ongoing community services. The building at 911 Main Street has served the neighborhood for generations and continues to be a hub for meals, school supplies, water distribution, and

outreach to vulnerable populations.

Funding this roof and bell tower restoration will prevent further deterioration, safeguard the building's historic character, and ensure it remains a vibrant community resource for years to come. This project represents a unique opportunity to preserve history while directly benefiting the local community.