



# CPA Funding Application Form

City of Worcester

**Submitted On:**

May 8, 2025, 05:48PM EDT

<b>Project Name</b>	All Saints Episcopal Church Parish House Window Replacement
<b>Project Location and/or Address</b>	10 Irving St, Worcester, MA 01609
<b>Project Lead Organization (or Individual if Applicable)</b>	All Saints Episcopal Church, Worcester
<b>Legal Status of the Organization</b>	501(c)3
<b>Current Property Owner (if Different from the Applicant)</b>	
<b>Brief Project Description</b>	All Saints Episcopal Church desires to replace 85 windows in our Parish House with energy efficient windows as approved by the city Historical Commission.
<b>Project Contact Information</b>	The Rev. Samuel J. Smith [REDACTED]
<b>What CPA category does this project fall under? (Check All that Apply)</b>	Historic Resources
<b>What activity are you proposing to do in this category? (Check All that Apply)</b>	Rehabilitate / Restore
<b>What is the project budget?</b>	\$106,150
<b>How much are you requesting in CPA funding?</b>	\$40,000
<b>Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?</b>	This project does not require a Determination of Local Historic Significance
<b>Are you requesting an expedited review process for your project? The CPC shall consider an expedited timeline for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document (linked below) for more information.</b>	No

<b>Please briefly describe your project.</b>	<p>All Saints Episcopal Church, in the Crown Hill Historic District, desires to replace 85 windows in our Parish House. 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.</p> <p>We seek to replace the windows primarily for the sake of energy costs: in 2025 we have budgeted \$47,000 for gas alone. Though we have a relatively new and efficient boiler system for heat, we have tremendous heatloss through inefficient windows that, in many cases, are now broken or ill-fitting. The new windows will look almost identical to what is currently installed, as approved by the city's Historical Commission.</p>
<b>What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?</b>	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. We are in the process of seeking approval for replacement of the windows and believe that approval will be complete by the end of May 2025.
<b>Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.</b>	We do not foresee any delays in obtaining the required permissions.
<b>What is the desired start and end date of this project?</b>	August - September 2025
<b>Please attach a Timeline for the project.</b>	CPA_Application_ASC_Timeline.pdf
<b>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.</b>	CPA_Application_ASC_Budget.pdf
<b>Please upload any renderings and/or estimates for this project.</b>	ASC_Window_Quote_March_2025.pdf
<b>What is the status of the match funding identified in the budget?</b>	Matching funds will be provided by All Saints Church, whose vestry (leadership body) has already approved the funding.
<b>Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.</b>	CPA_Application_ASC_Balance_Sheet.pdf
<b>Please explain why CPA funding</b>	Our building is old (front façade/tower constructed in 1877; the

<b>is needed for this project. If CPA funding is the only proposed funding source for this project, please explain why.</b>	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.
<b>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.</b>	This project will be managed by Father Samuel Smith, the rector of All Saints Church, in conjunction with Richard Knowlton of the building and grounds committee, 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 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.
<b>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.</b>	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 contributes 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.
<b>How will this resource/property/building be maintained in the future?</b>	The church will continue to maintain these windows 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, the maintenance will not be nearly as extensive as the older windows.
<b>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</b>	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 those in need beginning in fall 2025. We host meeting for various community at little or no cost—groups like the Elm Street and Crown Hill Neighborhood Associations, Worcester Common Ground and the Worcester County Bengali Association.
<b>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</b>	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.
<b>Please describe how this project aligns with the above Community Priorities.</b>	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 windows, and intricate 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.

<b>Historic Resource Category Goals</b>	GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.
<b>Open Space and Recreation Category Goals</b>	This project does not align with any of these Category Goals.
<b>Community Housing Category Goals</b>	This project does not align with any of these Category Goals.
<b>Please describe how this project aligns with the above Category Goals.</b>	This project is a deconstruction project as defined by the Worcester Historical Commission and will only be undertaken with the Commission's approval (in process). The building is historically significant, and is in an historic district.
<b>Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</b>	<p>The City's Cultural Plan:</p> <ul style="list-style-type: none"> <li>• "Fostering neighborhood stewardship" (p.7), which this project demonstrates care for our building.</li> <li>• 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)</li> </ul> <p>The Green Worcester Plan: a goal to move toward "climate-resilient buildings" (p. 12) – this project greatly improves our buildings climate resilience.</p>
<b>Does your project have community support? Please describe outreach efforts for this project.</b>	A structurally secure and properly-heated building supports our congregation and the communities that use our building: the Packachoag 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.
<b>Please upload any letters of support.</b>	CPA_Application_ASC_Letter of support.pdf
<b>Is there anything else you want the CPC to know about your project?</b>	<ul style="list-style-type: none"> <li>• We serve the vulnerable of Worcester in many ways. We also house other non-profits at below-market rental rates, inclusive of utilities.</li> <li>• 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.</li> <li>• CPA support will help us restored this building to its former glory, while become more energy efficient, and allow us to continue our legacy of service to the Worcester community.</li> </ul>