



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Nov 26, 2025, 02:47PM EST

Project Name	Heritage Baptist Church Restoration Phase 1
Project Location and/or Address	59 Blackstone River Road Worcester, MA 01607
Project Lead Organization (or Individual if Applicable)	Sami Nassar, Elija Nassar, Quality Construction
Legal Status of the Organization	LLC
Current Property Owner (if Different from the Applicant)	
Brief Project Description	The historic Church at 59 Blackstone River Rd has had repeated vandalism and break-ins from individuals crossing the nearby railroad causing severe damage. We're seeking funding for phase one of project restoration: installing a chain-link fence.
Project Contact Information	Elija Nassar [REDACTED] [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Open Space and Recreation
What activity are you proposing to do in this category? (Check All that Apply)	Preserve Rehabilitate / Restore
What is the total project budget?	\$18,000: \$16,490 to install the fence (Miller Fence Estimate) & \$1,500 to cut & remove debris.
How much are you requesting in CPA funding?	We are requesting \$18,000 for the fence installation and removal of dead bushes and debris.
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 to pay Miller Fence for the installation of the chain-link fence as well as the removal of dead plants and debris that may need to be removed prior to fence installation.
Eligible Open Space and Outdoor Recreation Project location. Open Space and Outdoor Recreation projects funded with CPA must take place on land that is permanently protected for recreational or conservation use. NOTE: Projects that take place in the public right of	I Don't Know

way (ROW) are not eligible for CPA funding in this category.	
<p>Community Preservation Program staff will assist you in determining if the property has an existing deed restriction. Please note that you do not need an existing deeded Restriction to apply for CPA funding. However, by initialing the following box, you recognize that a Restriction will be required as part of your Grant Agreement. More information on deed restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.</p>	EN
<p>Is there anything else you would like us to know about your project at this stage?</p>	<p>Heritage Baptist Church is recognized by Preservation Worcester as a historic landmark and even appears on the cover of their book Saving the Best to Last. Since 2018, a series of setbacks—including repeated vandalism, flooding, and insurance delays—has prevented us from restoring and revitalizing this important property. We are eager to move forward and would greatly appreciate the City's support in bringing this historic building back to life.</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>	EN
<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>	EN



CPA Funding Application Form

Submitted On:

Dec 16, 2025, 01:47PM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Heritage Baptist Church and Quinsigamond War Memorial Restoration Phase 1
Project Contact Information	Elija Nassar [REDACTED] [REDACTED]
Please briefly describe your project.	<p>This project seeks CPA funding to install a secure chain-link fence along the rear and side perimeter of the Heritage Baptist Church property at 59 Blackstone River Road. The purpose of the fence is to protect the historic structure and the outdoor grounds, including the Quinsigamond War Memorial from repeated vandalism, trespassing, and property damage that has occurred due to unauthorized access from the adjacent railroad corridor.</p> <p>The property has experienced ongoing damage resulting in significant repair costs, and the proposed fencing is intended to preserve the building, improve site safety, and prevent further deterioration. The fence will be installed in a manner consistent with the existing preservation easement and will not alter the historic structure itself.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	<p>The property is subject to an existing preservation easement, and we have been in direct communication with Preservation Worcester regarding this project. The Executive Director, Patrick Maloney, is aware of the proposed fencing and has been supportive in helping clarify applicable requirements.</p> <p>Written approval from Preservation Worcester has been obtained to ensure full compliance with the easement. In addition, any required municipal permits, including a fencing or building permit from the City of Worcester, will be secured prior to installation. Should any additional permissions or reviews be required, they will be obtained before the project proceeds.</p>
Please attach any related permissions or permits related to the project.	
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- Early Summer 2026 (March-May 2026)

Please attach a Timeline for the project.	Project Timeline - Google Docs.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.	Project Budget- Google Docs.pdf
Please upload any renderings and/or estimates for this project.	59 BLACKSTONE.pdf
What is the status of the match funding identified in the budget?	The match funding identified in the budget will be provided by Baystate DDSC Realty. These funds are available and will be used to advance project costs upfront, with reimbursement to occur through CPA funding upon project completion.
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 requested to support a critical site security improvement that protects a historically significant property from ongoing vandalism and damage. The property owners have already invested thousands of dollars in upkeep and interim protection efforts, but continued private funding alone is not sustainable. Because the property is historically significant and subject to preservation restrictions, CPA support allows the responsibility of protecting this community asset to be shared.
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>While the property owners have not previously undertaken a project of this scope, project management will be handled by Quality Construction, a firm with extensive experience overseeing construction, renovation, and site improvement projects. Their work regularly includes coordinating contractors, managing timelines and budgets, securing permits, and ensuring compliance with applicable regulations.</p> <p>This experience is directly relevant to the proposed fencing project and ensures it will be completed efficiently, safely, and in full compliance with preservation and municipal requirements.</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.	<p>Baystate DDSC Realty is able to advance the upfront costs required to initiate this project, which is necessary given CPA's reimbursement-based structure. However, the organization has already incurred significant expenses related to repairs, cleanup, and interim security efforts at the property.</p> <p>CPA reimbursement is therefore essential to ensure that this protective measure can be implemented without diverting limited resources away from ongoing maintenance and long-term preservation of this historic site. The organization's ability to front costs allows the project to proceed, while CPA funding makes it financially sustainable.</p>
How will this resource/property/building be	The property will be maintained through ongoing stewardship by the owners, with regular inspections, routine upkeep, and prompt repairs as needed. The installation of perimeter fencing will significantly reduce vandalism and

maintained in the future?	<p>unauthorized access, helping to prevent future damage and lowering long-term maintenance costs.</p> <p>Maintenance efforts will continue to be carried out in compliance with the existing preservation easement and applicable requirements to ensure the long-term protection.</p>
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 benefits Worcester residents by improving safety and access to an outdoor site that includes a public war memorial. By preventing vandalism and unauthorized access, the project protects an important community space and allows for future recreational and memorial use. The fence enables safe public enjoyment of the property while preserving it for long-term community benefit.
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.</p> <p>PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.</p>
Please describe how this project aligns with the above Community Priorities.	<p>Priority 1 – Increase accessibility to historic resources</p> <p>This project protects a historic property from ongoing damage, ensuring it can be safely preserved and accessed in the future. Securing the site is a necessary first step toward continued restoration and eventual community-oriented use of a historic resource.</p> <p>Priority 3 – Address a demonstrated geographic need</p> <p>The property is located adjacent to an active rail corridor and has experienced repeated vandalism and damage, creating a clear and documented need for site security improvements. This project directly addresses that localized need by stabilizing and protecting the property, reducing future deterioration and safety concerns.</p>
Historic Resource Category Goals	This project does not align with any of these Category Goals.
Open Space and Recreation Category Goals	GOAL 2: Refurbish existing park amenities to meet the city’s changing needs.
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.	This project supports recreational use by securing an outdoor site that includes the Quinsigamond War Memorial and is intended for passive public use. Installing perimeter fencing is a foundational safety improvement that enables public access, protects existing site features, and allows for future recreational enhancements such as benches and gathering areas. The project addresses current safety challenges while preparing the site for sustained community use.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	This project aligns with the City of Worcester’s long-range planning goals, including the Worcester Now Next comprehensive plan, which prioritizes equitable access to recreation, open space, and cultural resources and supports safe, accessible spaces for all residents. The project’s focus on securing outdoor space and enabling safe use of a memorial and passive

	recreational area supports the city's broader vision for connected, usable community spaces.
Does your project have community support? Please describe outreach efforts for this project.	This project has received informal community support through ongoing communication with City staff and nearby stakeholders who are familiar with the site and its safety challenges as well as formal support from Preservation Worcester. The Worcester Police Department has also provided support during incidents of vandalism and trespassing, reinforcing the need for proactive site security improvements
Please upload any letters of support.	Quinsigamond Baptist-Heritage Church CPA support letter.pdf
Is there anything else you want the CPC to know about your project?	This project is about reclaiming and honoring a space that should be treated with respect. The goal is to transform the area surrounding the Quinsigamond War Memorial from a site associated with neglect into a clean, safe, and welcoming community space with seating, landscaping, and an environment that reflects the dignity of the memorial and those it honors. Securing the site also supports ongoing renovation efforts within the church itself, allowing it to continue developing as a community-oriented space for art, culture, and wellness that serves Worcester residents.