



CPA Funding Application Form

City of Worcester

Submitted On:

May 8, 2025, 04:58PM EDT

Project Name	Preservation Worcester Salisbury House Ballroom Restoration
Project Location and/or Address	61 Harvard Street, Worcester, MA 01609
Project Lead Organization (or Individual if Applicable)	Preservation Worcester
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	Preservation Worcester is the sole owner of the property.
Brief Project Description	The project involves repairing and restoring the historic wooden shutters to ensure both function and preservation. Additionally, the ballroom will be repainted to enhance its appearance for community use.
Project Contact Information	Deborah Packard [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 Rehabilitate / Restore
What is the project budget?	The total project budget is \$46, 100.00
How much are you requesting in CPA funding?	\$46,100
Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?	This project does not require a Determination of Local Historic Significance
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	No

information.	
Please briefly describe your project.	This project involves careful repair and restoration of the historic interior wooden shutters located within the Ballroom at Salisbury House, as well as the repainting of all interior woodwork and walls to preserve the architectural integrity and historical significance of the space. The shutters, believed to be original to the building have experienced wear from age, use, and environmental factors. Work will include the stabilization and repair of shutter panels, louvers, hinges, and hardware. In addition to the shutter restoration, all interior surfaces—including trim, windows, doors, and walls—will be carefully prepped and repainted. This project will both protect the historic fabric of the building and enhance its aesthetic and educational value as a significant community space utilized by the greater Worcester community.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	There are no permits required for this 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 no permits required
What is the desired start and end date of this project?	Preservation Worcester anticipates the start date of this project to begin by September 1, 2025 and end by December 1, 2025
Please attach a Timeline for the project.	Preservation Worcester Salisbury House 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.	Preservation Worcester Salisbury House Ballroom Restoration Budget.xlsx
Please upload any renderings and/or estimates for this project.	Preservation Worcester Buckroth Quote.pdf Preservation Worcester Images CPA Proposal 2025.pdf
What is the status of the match funding identified in the budget?	Currently there are no matching funds for this project
Please upload commitment letters and/or funding agreements demonstrating that	Preservation Worcester Salisbury House Ballroom Restoration Budget.xlsx

match funding is in place.	
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	Community preservation funding is essential for this project because it supports the protection of a historic structure that holds cultural and architectural value for the community. The building's original shutters and interior details are at risk due to age and deterioration. Funding will ensure these features are restored preserving them for future generations. Without this funding, both the structure and details of the Salisbury House Ballroom would be at risk.
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.	10. The project management team overseeing the restoration of the Salisbury House ballroom brings extensive experience in historic preservation and restoration. Led by Preservation Worcester Directors, the team consists of professionals with backgrounds in architecture, preservation and construction management. Members include Jim Welu, Director Emeritus Worcester Art Museum; Rob Para, Principal Lamoureux Pagano Architects; Joel Kent, COO Fontaine Brothers Builders, and Paul Curci, CEO City Welding. The team has successfully overseen numerous restoration projects at Salisbury House including the repair/restoration of the third story oculus windows, the repair of the south face of the building, and the repair of the north porch and columns. Preservation Worcester recently employed David White, a seasoned retired construction manager, to oversee future restoration projects. Their collaborative approach combines technical expertise with a strong commitment to the Worcester community.
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.	Preservation Worcester (PW) is well positioned to manage the upfront costs associated with the Salisbury House ballroom restoration thanks to its solid financial foundation and prudent fiscal management. PW's diverse revenue streams from contributions, memberships, rental income, investment returns, and fundraising events demonstrate its financial resilience and capacity to undertake significant initiatives. Currently, there is a new endowment fund being established in honor of our retiring Executive Director, Deborah Packard which will fund the Salisbury House restoration among other items. Additionally, the current value of our investment portfolio with Bartholomew and Company is \$1,225,608.93. PW plans to borrow from that account and replenish if CPA funding is granted.
Please upload any reports that may be helpful in establishing a capable financial position.	Preservation Worcesster Bartholomew April 2025.pdf Preservation Worcester 23-12-31 Reviewed Financial statement.pdf
How will this resource/property/building be maintained in the future?	Salisbury House is currently maintained through a comprehensive preservation and maintenance plan managed by Preservation Worcester. Regular inspections, preventative care and timely repairs are made by experienced and trusted contractors. Funding for ongoing maintenance is supported through a mix of private donations, grants, endowment income, rental income and revenue from events and programs held at the house and other locations. This approach ensures the long-term preservation.
Please describe how this	The restoration of Salisbury House will provide lasting cultural,

project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	educational, and economic benefits to Worcester residents. As a publicly accessible historic site, the ballroom will host events, exhibits, and PW programs many free of charge, that celebrate the city’s architectural heritage. Students, seniors, and history enthusiasts benefit from increased access to educational programming and historic interpretation, strengthening community pride and creating a connection to Worcester’s past.
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. PRIORITY 2: Advance the city’s sustainability and climate resilience goals. PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.
Please describe how this project aligns with the above Community Priorities.	Historic Resources: The project will restore a significant historic interior for public educational programs, cultural events, and community gatherings- physically and programmatically accessible for Worcester residents. Sustainability and Climate Goals: The restoration emphasizes reuse and repair over demolition or new construction, aligning with sustainable preservation practices. Historic materials will be retained whenever possible, reducing construction waste and preserving the energy of the building. Restored shutters will improve energy efficiency. Prioritize Investment in Areas with Demonstrated Need: Salisbury House is in a part of Worcester with significant cultural assets but limited access to restored public historic spaces. This project brings new life to a historic landmark in a central urban neighborhood, meeting community needs for gathering spaces, cultural enrichment, and neighborhood revitalization.
Historic Resource Category Goals	GOAL 1: Acquire and restore historic buildings in danger of demolition. GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.
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.	Historic Resources Category Goal 1: While not facing demolition, Salisbury House has suffered from deferred maintenance. This project prevents further deterioration, ensuring the long-term preservation of a key historic structure before it reaches a critical state. Goal 2:The project exemplifies adaptive reuse by restoring the historic ballroom for modern public use, transforming it into a flexible space for events, programs, and community engagement while preserving its historic character. In addition, the building offers office and meeting space to nonprofit organizations including our tenants - Worcester County Poetry Society and Love Your Labels.
Does your project align with	Yes. This project aligns with Worcester’s 10-year Cultural Plan The

<p>any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</p>	<p>project activates a historic space for public use, expands cultural access and supports community pride and economic development advancing key goals of the plan.</p> <p>It also aligns with the Worcester Next plan by preserving a key historic asset and promoting sustainable development through reuse. Overall, it strengthens community identity and aligns with Worcester’s long-term goal for cultural vitality and historic preservation.</p>
<p>Does your project have community support? Please describe outreach efforts for this project.</p>	<p>Yes, Preservation Worcester has undertaken a 5-year plan to restore the Salisbury House including the Ballroom. Phase 1 is focused solely on exterior repair and painting of the structure. We have received strong community support which enabled us to purchase the property outright. Since acquiring Salisbury House, outreach efforts have included engaging the community for public events, school tours and fundraisers. PW rents office space to local nonprofits who use the Ballroom.</p>
<p>Please upload any letters of support.</p>	<p>GHHNA Preservation Worcester Letter of Support Betty White.pdf HC-Pres Wbrc Grant Letter 050725.pdf Support Letter - Barracks.pdf Worcester County Poetry PW Letter in Support.pdf</p>
<p>Is there anything else you want the CPC to know about your project?</p>	<p>On the National Register of Historic Places, Salisbury House is a significant building in Worcester designed by Elias Carter, Worcester’s first major architect. It was the home of two generations of the prominent Salisbury family (Stephen II and Stephen III) and served as the cradle of cultural activity that continues today. In 2022, PW purchased the building and relocated our headquarters. It also houses Salisbury Building Arts Center where Worcester residents learn historic preservation.</p>