



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Oct 30, 2025, 02:58PM EDT

Project Name	HVAC Upgrades and Boiler Replacement
Project Location and/or Address	Salisbury House, 61 Harvard Street, Worcester, MA 01609
Project Lead Organization (or Individual if Applicable)	Preservation Worcester, Inc.
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	Preservation Worcester, Inc.
Brief Project Description	Preservation Worcester is striving to address existing and inherited issues around safety, inefficiencies with working interior spaces, and impending failures of major mechanical systems in Salisbury House.
Project Contact Information	Patrick T. Maloney 508-754-8760 patrick.maloney@preservationworcester.org
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 total project budget?	\$390,690
How much are you requesting in CPA funding?	\$300,000
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.)	Capital Expenses - Mechanical Equipment, Electrical Wiring and Labor
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.388.pdf 75000837.pdf
Preservation Restrictions: Does your property have any deeded Preservation Restrictions? Note:	Yes

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.	
Please upload a copy of your Preservation Restriction.	Salisbury House Preservation Restriction Agreement.pdf
By initialing the following box, you recognize that an additional 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.	PTM
Is there anything else you would like us to know about your project at this stage?	N/A
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.	PTM
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.	PTM



CPA Funding Application Form

Submitted On:

Dec 17, 2025, 01:10PM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	HVAC Upgrades and Boiler Replacement
Project Contact Information	Patrick T. Maloney [REDACTED] [REDACTED]
Please briefly describe your project.	Preservation Worcester (PW) has embarked upon a 5-year plan to restore Salisbury House to its former glory, striving to address existing and inherited issues around safety, inefficiencies with working interior spaces, and imminent failures of major mechanical systems. Further deferment has the potential to have extensive, long-term consequences for the house up to and including the possibility of causing irreparable damage to the architectural elements of the house and the contents and resources located within its walls. We have already witnessed some damage to ceilings, windows and window trim, and decorative moldings due to the lack of investment into the integrity of the structure.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	In order to carry out this project, a full mechanical study of the existing building was conducted by a mechanical engineering firm, JMR Designs, and a complete design and specification of necessary equipment and components was conducted in 2024. All necessary design work is completed, and with funding the project is ready to proceed. Once contractors are selected for the project, those contractors will be required to secure requisite building, plumbing, and electrical permits.
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	The only potential delays that we anticipate could potentially occur are related to our property being listed on the National Register of Historic Places and having a preservation restriction held by the Massachusetts Historical Commission, but with adequate planning and communication, we do not foresee that being an issue.
What is the desired start and end date of this project?	We estimate that the project will require approximately four to five months of pre-construction for MEP coordination, and submission and procurement of equipment, followed by a one to two month installation period.
Please attach a Timeline for the project.	Salisbury_HVAC_Gantt - final version.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	Preservation Worcester Salisbury House Budget Sheet.xlsx

specific about the use of all CPA monies requested.	
Please upload any renderings and/or estimates for this project.	JJ Bafaro HVAC Quote.pdf Quote to Fontaine Bros - Joel Kent for Preservation Society - Salisbury - Chiller Replacement 11-7-24.pdf
What is the status of the match funding identified in the budget?	PW is actively fundraising for this project and intends to facilitate reaching the total dollar amount needed for this project. Donations have been given from a variety of sources, rather than one source. To date, donations that have been received exceed \$40,000 with additional funding expected in the months ahead.
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 essential for this project because it supports the protection of a historic structure that holds cultural and architectural value for the community. Having a compromised heating and cooling system puts this building and its interior details at risk due to age and deterioration. Funding will help to ensure that these features are once again in a stable environment, preserving them for the future. Without this funding, elements and details of the Salisbury House 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.	PW has engaged Fontaine Bros., Inc., to provide pro-bono project management assistance, coordination of subcontractor procurement and scheduling, and general contracting assistance. This effort will be led by Joel Kent, Fontaine Bros. Chief Operating Officer and current PW Board Member. Fontaine Bros. is a long-time supporter of Preservation Worcester and has extensive MEP and historic renovation project management experience. Along with Fontaine Bros., Lamoureux Pagano Associates Architects, Seaman Engineering, and JMR Designs have provided support in planning for this project and will be involved in overseeing and aiding in its completion.
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.	PW is well positioned to manage the upfront costs associated with the Salisbury House HVAC Upgrades and Boiler Replacement project 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 that has been established in honor of our recently retired Executive Director, Deborah Packard, which will help to fund Salisbury House maintenance. Additionally, the current value of our investment portfolio with Bartholomew and Company is \$1,277,149.59 as of 9/30/25. If PW receives an award of CPA funding, PW plans to borrow from that portfolio to cover expenses prior to CPA funds being released at the completion of the project.
Please upload any reports that may be helpful in establishing a capable financial position.	24-12-31 Reviewed FS.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 PW. 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. This approach ensures the long-term preservation of the building while keeping it active and accessible to the community.
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	The restoration of Salisbury House will provide lasting cultural, educational, and economic benefits to Worcester residents. As a publicly accessible historic site, the parlor 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.	The project at Salisbury House supports Worcester's Community Preservation Plan by protecting a significant historic resource for public, educational, cultural and community use (Historic Resources). Preventing deterioration caused by unstable temperature by replacing the current system ensures preservation of the building's original materials and prevents costly future damage. This also allows for comfortable year-round operation emphasizing reuse and repair over demolition or new construction aligning with Worcester's sustainable preservation practices (Sustainability and Climate). Finally, 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 area – Salisbury Cultural District – meeting community needs for gathering spaces, cultural enrichment and neighborhood revitalization (Investment with Areas of Demonstrated Need).
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.	This project supports two of Worcester's historic resource goals. Goal 1: When mechanical systems fail, moisture, mold, and unstable temperatures can cause damage to original materials. Repairing the outdated system stabilizes the environment preserving the building's structural and historic integrity. Goal 2: The project advances the city's goal of promoting adaptive reuse, as reliable climate control allows Salisbury House to continue serving the public through educational, cultural, and preservation programs. Salisbury House is a strong example of sustainable adaptive reuse. By hosting tenants whose work benefits the community, Salisbury House remains relevant and fully integrated into Worcester's cultural and educational landscape – protecting Worcester's historic fabric while showcasing the successful coexistence of preservation and community service in a well-stewarded historic resource.

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 many “Top 20 Priorities” of Worcester’s 10-year Cultural Plan and with Worcester Now Next Plan. Support would preserve a significant historic asset, strengthen the cultural infrastructure and support adaptive, sustainable reuse enabling year-round climate control for the programs in our public spaces. It enables cross sector engagement with community strengthening community identity, cultural vitality and historic preservation dovetailing with Worcester’s goals.
Does your project have community support? Please describe outreach efforts for this project.	Yes. PW has committed to relocating to and restoring Salisbury House. Community support was strong enough to enable the outright purchase. Our initial work has been focused on carpentry repairs and painting to mend clapboards, window units falling out of their frames, and mitigating water damage. Outreach efforts include engaging the community for public events, tours and fundraisers. We also continue to rent space to tenants whose clients use the building for their services and host events.
Please upload any letters of support.	Worc County Poetry PW-Letter in Support.pdf CPA Funding.pdf
Is there anything else you want the CPC to know about your project?	Salisbury House, listed on the National Register of Historic Places, is one of Worcester’s most significant landmarks. Designed by Elias Carter, the city’s first major architect, it was home to two generations of the influential Salisbury family and a hub of cultural life during Worcester’s Industrial Golden Age. The Worcester Art Museum was founded in the double parlor at a gathering in 1896. Making Salisbury House a climate controlled year-round assembly space for the community continues this tradition. Located at a key gateway within the Salisbury Cultural District, Salisbury House is PW’s headquarters. It hosts seven tenants, offers free parlor use for their programs and provides affordable rental space with ample parking and discounted rates for nonprofits. It is home to the Salisbury Building Arts Program. Now in its second year, this innovative program trains students in historic carpentry and entrepreneurship ensuring the house remains a vibrant center for culture and craft.