



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 2, 2025, 04:55PM EST

Project Name	Timothy Paine House
Project Location and/or Address	140 Lincoln Street, Worcester, MA 01605
Project Lead Organization (or Individual if Applicable)	Col. Timothy Bigelow Chapter, NSDAR
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	Col. Timothy Bigelow Chapter, NSDAR
Brief Project Description	Restoration and preservation work needed for the historic home of Timothy Paine, c. 1774, to include structural repairs, foundation repairs, remediation, climate control for preservation of historic items, windows and other repairs as needed.
Project Contact Information	Maura Vantre [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)	Preserve Rehabilitate / Restore
What is the total project budget?	\$268,000
How much are you requesting in CPA funding?	\$142,000
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.)	Breakfast room ceiling repair Replace cracked windows Exterior siding Excavation/Foundation Repair Repair wall cracks Biohazard remediation in basement and attic HVAC for climate control Electrical panel upgrade and replacement
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.)

<p>Please upload a copy of your MACRIS listing or other proof of Register listing.</p>	<p>Paine House Register.pdf</p>
<p>Preservation Restrictions: Does your property have any deeded Preservation Restrictions? Note: 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>I Don't Know</p>
<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 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>MV</p>
<p>Is there anything else you would like us to know about your project at this stage?</p>	<p>Since this chapter of the DAR purchased this home in 1914, we have been committed to preserving and protecting this historically-significant property through hard work and personal donations. Our goal is to continue preserving it for future generations.</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>MV</p>
<p>With my initials below, I understand that CPA funding is reimbursement based, and that, if awarded, my</p>	<p>MV</p>

organization would have to cover some or all of the upfront costs of the project.



CPA Funding Application Form

Submitted On:

Jan 7, 2026, 10:02AM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Timothy Paine House
Project Contact Information	Maura Vantre [REDACTED] [REDACTED]
Please briefly describe your project.	<p>To restore and preserve the historic Timothy Paine House, one of Worcester's oldest homes, established around 1774. The Col. Timothy Bigelow Chapter, Daughters of the American Revolution purchased the home in 1914. Much work has been completed to restore it to its former glory.</p> <p>Since 2014, renovations include replacement of the shingled roof, new wood fascia and soffit boards, chimney repairs, renovation of front east-facing facade with new clapboard, renovated porch with custom-made wood columns and balustrade, rebuild/repair of shutters, northeast corner restoration including two dormers, and installation of vapor barrier in basement. All repairs were done with replacement of like materials per guidelines and approval of Worcester Historic Commission.</p> <p>The next phase will include replacing the siding on all remaining sides of the home, foundation repairs, ceiling repairs, replacement of cracked windows, remediation of basement and attic, air conditioning and electrical upgrades.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	All permits, construction-related or otherwise, required by any jurisdiction with oversight will be obtained by the applicant or contractor prior to work commencing.
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	No
What is the desired start and end date of this project?	Summer through winter of 2026, dates TBD
Please attach a Timeline for the 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	Budget.pdf

<p>used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.</p>	
<p>Please upload any renderings and/or estimates for this project.</p>	<p>HVAC quote.pdf Peter Roy Electric.pdf windows.pdf ceiling.pdf foundation.pdf Blue Mountain Painting _ Estimate.pdf</p>
<p>What is the status of the match funding identified in the budget?</p>	<p>Match funds have been secured through work already completed and paid by our chapter with money raised through private donations. We also have sufficient funds available in our investment account, if additional funding is required.</p>
<p>Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.</p>	<p>Self Funded Restorations.pdf</p>
<p>Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.</p>	<p>The DAR chapter is an all-volunteer non-profit, promoting preservation, education and patriotism in our community. The Chapter relies on donations from members and pursuing grant funding. The Chapter has an endowment fund where earnings can be used as matching funds for grants. After recent research, CPA was the only funding source identified at this time for the next phase of restoration.</p>
<p>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>	<p>The ten-member Executive Board will serve as the project management team. The Board consists of tenured, experienced individuals who have recently overseen a \$124,425 renovation completed 2023, and a \$79,900 roof replacement project completed in 2018. One member serves on the Board of Preservation Worcester and consults with their preservationists for recommendations and feedback. Another member has served in the banking industry. A third member serves on the Board of Friends of the Hope Cemetery. The team is highly cognizant of the competitive bid process and is diligent in the proper expenditure of funds. Six of the ten Board members have served as Chapter Regent demonstrating high-level leadership and familiarity with the structural issues of the house. All past renovations were implemented successfully with a highly satisfactory result.</p>
<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>	<p>Sufficient funds are available in our Edward Jones investment account to cover upfront costs. Please see the attached statement.</p>
<p>Please upload any reports that may be helpful in establishing a capable financial position.</p>	<p>Edward Jones Statement.pdf</p>

How will this resource/property/building be maintained in the future?	The Chapter has a 112-year history of continuous stewardship and maintenance of the house. Live-in caretakers with property management experience oversee routine maintenance and report issues to the Executive Board which are addressed on an ongoing basis. We have established relationships with trusted vendors who perform regular and on-call maintenance services as needed.
Please upload any maintenance commitments.	Maintenance.pdf
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	We currently open the home to the public periodically for open house events. We hosted the American Revolution Experience exhibit in 2025 and invited the public to attend at no charge. Our goal is to open the home more often and offer a glimpse into 18th and 19th century living and educate the public about the events involving Timothy Paine in the Revolutionary War era. We also provide information about Col Timothy Bigelow, our local Revolutionary War hero. School groups will be invited to tour.
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.	This project will help to ensure that the Paine House is safe for the public to visit and that its historic integrity is preserved for years to come. Restoring the exterior will transform it into a place of beauty, which we hope brings pride to all citizens of Worcester.
	Inside, artifacts from the 18th and 19th centuries are displayed. Visitors learn about Timothy Paine's involvement in the Worcester Revolution of 1774 when British rule was overthrown without a shot being fired. They learn about Timothy Bigelow's rise from blacksmith to heroic colonel in the Revolutionary War.
	The home has meeting rooms where DAR and other organizations meet and host events. Our library offers books and documents for historical and genealogical research. We hope to expand and offer these resources to the community on a more regular basis.
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. GOAL 3: Preserve, digitize, and archive historic records. GOAL 4: Preserve underrepresented stories.
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 will help restore and preserve one of Worcester's oldest structures. In addition to its architectural importance, the home is a tangible history lesson about the Paine family's involvement in events that led to the

Revolutionary War. A tour of the home emphasizes these events and describes Worcester's important contributions that led to our fight for freedom by the likes of Col. Timothy Bigelow. It also offers rare insight into complex decisions faced by families who preferred to remain loyal to the king.

Preserved inside the home is a table where John Adams dined, household items from the 18th and 19th century, Revolutionary War era muskets, a vast collection of antique books, old maps, and historic documents and artifacts collected over the decades by members of this DAR Chapter.

The home also has meeting rooms and a library offering books and documents for historical and genealogical research. We hope to open these rooms to the public on a more regular basis.

Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.

No

Does your project have community support? Please describe outreach efforts for this project.

Yes. We have letters of support from Preservation Worcester, the National Park Service and the Sons of the American Revolution.

Please upload any letters of support.

National Park Service Letter.pdf
Preservation Worcester Letter.PDF
SAR Letter of Support.pdf

Is there anything else you want the CPC to know about your project?

This project will help to ensure that the Paine House is safe for visitors and that its historic integrity is preserved for years to come. Restoring the exterior will transform it into a place of beauty, which we hope brings pride to the citizens of Worcester.

During tours, visitors learn about Timothy Paine's involvement in the Worcester Revolution of 1774 when British rule was overthrown without a shot being fired. They learn about Timothy Bigelow's rise from blacksmith to heroic colonel in the Revolutionary War. Visitors also learn about complicated decisions families faced during this time. While Timothy Paine stayed in Worcester and was forgiven for his loyalist ways, his son, William, became surgeon general for the British Army then later returned to Worcester.

A visit to the Paine House provides information about the crucial role Worcester played in sparking the Revolution. It is time for Worcester to be recognized for its historic significance in our fight for independence.