



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Nov 26, 2025, 07:00PM EST

Project Name	108 Beacon Street Historic Firehouse Rehabilitation & Restoration
Project Location and/or Address	108 Beacon Street, Worcester, MA 01608
Project Lead Organization (or Individual if Applicable)	Regional Environmental Council, Inc.
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	
Brief Project Description	REC seeks CPA Historic Resources funds to restore the 1902 firehouse at 108 Beacon Street, listed on the National Register of Historic Places. CPA support will help preserve and stabilize the structure for long-term community use.
Project Contact Information	Steve Fischer [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?	1,500,000
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.)	CPA funds will support capital preservation work, including roof and masonry repair, window and door restoration, building envelope stabilization, structural and accessibility improvements, and historic preservation-compliant systems upgrades.
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.1202 (1).pdf
Preservation Restrictions: Does your property have any deeded	No

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.

Please Note: 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.

SF

Is there anything else you would like us to know about your project at this stage?

REC acquired the building in March 2025 and has full site control. Rehabilitation will follow historic preservation standards and will be coordinated with the City's planning, permitting, and redevelopment goals for Main South.

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.

SF

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.

SF



CPA Funding Application Form

Submitted On:

Jan 6, 2026, 06:19PM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	108 Beacon Street Historic Firehouse Rehabilitation & Restoration
Project Contact Information	Steve Fischer [REDACTED] [REDACTED]
Please briefly describe your project.	<p>REC seeks CPA Historic Resources funding to preserve and rehabilitate the historic firehouse at 108 Beacon Street in Worcester's Main South. Built in 1901–1902 and listed on the National Register of Historic Places, the two-story brick firehouse is a significant civic resource that has remained in active use, most recently as a church, but now needs major preservation investment.</p> <p>REC acquired the building in March 2025 and plans a preservation-focused rehabilitation phase in 2027. Priorities include masonry repair/repointing; roof repair or replacement with historically appropriate materials; window and exterior door restoration; structural stabilization as needed; building-envelope improvements; and code and accessibility upgrades needed for safe, long-term use.</p> <p>CPA support will stabilize and preserve this historic resource and prepare it for future community-serving use as part of REC's Center for Urban Agriculture & Food Security.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	<p>The proposed project will require standard local permits and approvals, including building permits and coordination with City inspectional services. Because the building is listed on the National Register of Historic Places, rehabilitation work will be designed in accordance with historic preservation standards and will involve coordination with the Worcester Historical Commission as appropriate.</p> <p>REC has full site control, having acquired the property in March 2025. Planning for the preservation-focused rehabilitation phase is underway, and REC anticipates engaging an architect through a competitive procurement process to advance design and permitting. A construction manager and owner's project manager are expected to support this phase of work.</p> <p>No discretionary land-use approvals are anticipated. Required permits and preservation reviews will be pursued during the design phase in advance of construction, which is currently anticipated for 2027.</p>
Do you foresee any delays in acquiring these permissions within	No. REC does not anticipate delays related to permitting or approvals. Because the proposed CPA-funded preservation phase is planned for 2027, permits and preservation reviews will be pursued during the design phase in

<p>the next 6 months? If yes, please explain, otherwise, type N/A.</p>	<p>advance of construction, consistent with the project schedule. This sequencing reflects planned phasing rather than an impediment to project delivery.</p>
<p>What is the desired start and end date of this project?</p>	<p>Desired project start date is January 1, 2027, with completion anticipated by December 31, 2027. Timing is contingent on completion of design, permitting, and fundraising and aligns with the project's phased implementation.</p>
<p>Please attach a Timeline for the project.</p>	<p>108_Beacon_Street_Firehouse_CPA_Timeline.pdf</p>
<p>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.</p>	<p>108_Beacon_Street_Firehouse_CPA_Preservation_Budget.pdf</p>
<p>Please upload any renderings and/or estimates for this project.</p>	<p>108_Beacon_Street_Firehouse_Preliminary_Estimate_and_DD_Drawings.pdf</p>
<p>What is the status of the match funding identified in the budget?</p>	<p>Match funding for the \$1.5M preservation phase will be secured through a combination of REC capital campaign funds, foundation grants, and public funding sources. Portions of the match are already committed through REC's broader capital campaign, with additional funding actively being pursued. CPA support is intended to serve as catalytic funding, strengthening ongoing fundraising efforts and enabling final scoping and sequencing prior to construction.</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>CPA funding is needed to support critical historic preservation work that will stabilize and protect the 1902 firehouse at 108 Beacon Street and prepare it for long-term community use. CPA investment will help ensure that essential exterior, structural, and building-envelope repairs are completed to appropriate preservation standards while enabling REC to advance fundraising and finalize a feasible, preservation-first scope prior to construction.</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>REC will manage this project with support from an experienced owner's project management and construction team. VVA, Inc. will serve as Owner's Project Manager and has extensive experience managing complex, multi-phase nonprofit and public-sector capital projects, including historic rehabilitation. Timberline Construction Company, REC's construction management partner, has a strong track record delivering historic renovations and adaptive reuse projects in Massachusetts.</p>
	<p>REC brings significant internal project leadership experience and is supported by an active Board Building & Grounds Committee that provides oversight on capital planning, budgeting, and implementation. REC anticipates issuing an RFP to finalize architectural leadership for the preservation phase. Collectively, the team brings deep experience coordinating design, permitting, historic preservation compliance, budgeting, and phased construction.</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>REC is a long-established nonprofit organization with a stable operating history, diversified revenue streams, and experience managing public and private grant funds on a reimbursement basis. As part of its capital campaign for the Center for Urban Agriculture & Food Security, REC has secured significant public and private support and maintains the financial capacity to advance project costs prior to reimbursement. The organization works closely with professional financial management support and maintains appropriate internal controls, cash flow planning, and board oversight to ensure that project expenses can be responsibly advanced and reimbursed in accordance with CPA requirements.</p>
<p>Please upload any reports that may be helpful in establishing a capable financial position.</p>	<p>REC_Audited_Financial_Statements_FY2025.pdf</p>
<p>How will this resource/property/building be maintained in the future?</p>	<p>REC will maintain the 108 Beacon Street firehouse as a long-term community asset through routine preventive maintenance, periodic capital reinvestment, and adherence to historic preservation best practices. Ongoing maintenance costs will be incorporated into REC's operating and capital planning, with oversight from staff and the Board's Building & Grounds Committee to ensure the building is responsibly stewarded and preserved for future use.</p>
<p>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</p>	<p>This project will preserve a historic firehouse in Worcester's Main South and prepare it for long-term, equitable community use. By stabilizing and restoring the building, the project protects a shared civic asset and supports future community-serving uses focused on youth development, food access, and engagement. Worcester residents—especially youth, families, and underserved populations—will benefit.</p>
<p>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</p>	<p>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.</p>
<p>Please describe how this project aligns with the above Community Priorities.</p>	<p>This project advances Priority 1 by preserving and reinvesting in a publicly accessible historic firehouse, ensuring long-term stewardship of an important civic resource while preparing it for meaningful community use. It aligns with Priority 3 by directing investment to Worcester's Main South neighborhood, an area with demonstrated need and a history of underinvestment. By stabilizing the building and addressing critical preservation needs, the project supports equitable access to historic resources and lays the groundwork for future community-serving uses that benefit local residents.</p>
<p>Historic Resource Category Goals</p>	<p>GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.</p>
<p>Open Space and Recreation Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>
<p>Community Housing Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>
<p>Please describe how this project aligns with the above Category</p>	<p>This project advances Historic Resources Goal 2 by supporting the adaptive reuse of a 1902 firehouse listed on the National Register of Historic Places. The proposed preservation-focused rehabilitation addresses critical exterior,</p>

Goals.

structural, and building-envelope needs while maintaining the historic character of the building. By stabilizing and restoring the firehouse for continued community use, the project ensures long-term stewardship of an important historic civic 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 the City of Worcester's Community Preservation Plan by advancing historic preservation and adaptive reuse of a significant civic building. It supports the City's Strategic Plan (2025–2029) goals related to neighborhood reinvestment and equitable community development, particularly in Main South. The project is also consistent with the Green Worcester Sustainability & Resilience Plan by reinvesting in an existing building and strengthening long-term building performance.

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

REC has engaged community stakeholders, funders, and City partners through ongoing planning and fundraising efforts related to the Center for Urban Agriculture & Food Security. The adaptive reuse of the 108 Beacon Street firehouse has been positively received as an investment in Main South and a long-term community asset. REC will continue to engage neighbors, partners, and public officials as design and preservation planning advance.

Please upload any letters of support.

REC_108_Beacon_Street_CPA_Letters_of_Support.pdf

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

REC views CPA support as an important early investment in the preservation and adaptive reuse of the historic 108 Beacon Street firehouse. The proposed preservation phase is intentionally scoped to address critical exterior, structural, and building-envelope needs while allowing time to complete fundraising and finalize a feasible long-term plan for interior build-out. This approach reflects REC's commitment to responsible stewardship, fiscal discipline, and long-term public benefit. CPA funding will help ensure that this significant historic resource is stabilized and preserved in a manner that aligns with City priorities and prepares the building for sustainable community use.