



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 2, 2025, 01:55PM EST

Project Name	Creative Hub Community Arts Center
Project Location and/or Address	2 Ionic Ave, Worcester, MA, 01608
Project Lead Organization (or Individual if Applicable)	Laura Marotta - Creative Hub Worcester
Legal Status of the Organization	501(c)3
Brief Project Description	This project is the rehabilitation of the historic 1914 Ionic Ave Boy's Club building in Worcester, and its conversion to a multi-use community arts center which will serve a diverse population with a focus on creative opportunities and expression.
Project Contact Information	Laura A Marotta [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?	15,517,438.57
How much are you requesting in CPA funding?	\$223,477
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.)	Restoration of the former small gymnasium on the ground floor of 2 Ionic Ave, the former Ionic Ave Boys' Club. Restoration/renovations will include resilient hardwood flooring, wall surface stabilization, and rehabilitation of the spectator gallery.
Eligible Historical Resources: Which of the following applies to your historical resource?	None of the above. Note: A Determination of Local Historic Significance is necessary for applicants seeking CPA funding in the Historic Resources category if the resource in question is (a) not a building, structure, or real property; (b) not listed on the State Register of Historic Places; or (c) the resource is a building or structure that is less than 50 years old. A Determination of Local Historic Significance must be received by the Full CPA Application due date of January 6, 2026.
A Positive Determination of Local Historic Significance must be submitted to burmeisterj@worcesterma.gov by the Full CPA Application due date of	LM

January 7, 2026. By initialing the following box, you recognize that failure to obtain a Positive Determination will result in project ineligibility and exclusion from the applicant pool.

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.

No

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.

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

Creative Hub Worcester is utilizing historic tax credits as part of our year long renovation process. Once a Part III amendment is filed (anticipated early 2026) and approved, the property will be approved to be on the state and national historic registry. Until then, if needed, we are happy to apply for and acquire the Determination of Local Historic Significance.

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.

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With my initials below, I understand that CPA funding is reimbursement

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based, and that, if awarded, my organization would have to cover some or all of the upfront costs of the project.



CPA Funding Application Form

Submitted On:

Jan 6, 2026, 06:52PM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Creative Hub Community Arts Center
Project Contact Information	Laura Marotta [REDACTED] [REDACTED]
Please briefly describe your project.	<p>This project is the rehabilitation and preservation of the former Ionic Avenue Boys' Club, a 1914 historic building in Worcester, and its adaptive reuse as a publicly accessible community arts center operated by Creative Hub Worcester. The renovation preserves the building's historic character while restoring it to active public use, ensuring that a significant neighborhood landmark continues to serve the community rather than remain underutilized or at risk of deterioration.</p> <p>CPA funds are requested for the restoration of the former small gymnasium on the building's ground floor, including resilient hardwood flooring, stabilization of wall surfaces, and key accessibility components such as a lift and handrails. Once complete, this space will support athletic and movement-based activity—as it did nearly 100 years ago—through its use as a dance studio, expanding access to the historic resource while benefiting both consumers and producers of arts and culture in Worcester.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	<p>This project is part of a larger, permitted rehabilitation currently underway at the former Ionic Avenue Boys' Club and does not require additional zoning relief or discretionary approvals. Building permits for the overall renovation have been issued by the City of Worcester, and construction is actively in progress.</p> <p>The CPA-funded scope of work is included within the approved construction plans and will be completed under existing or amended building permits as needed, in compliance with applicable building, accessibility, and preservation (SOI) standards. The project is being completed in coordination with preservation professionals as part of an approved historic rehabilitation.</p>
Please attach any related permissions or permits related to the project.	2 Ionic NPS Part II Conditional Approval 5-22-18 (1).pdf Creative Hub - MHC Concurrence.pdf
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?	<p>The overall phase 1 of the construction project began in 2024 and will be completed in early 2026. Phase 2, which this area would be a part of, would ideally be done in summer of 2026. A comprehensive timeline for the ad scope is not yet available.</p>
Please attach a Timeline for the project.	2-3-25 Master Update (1).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.	CPA_Dance_Studio_Project_Budget_Final.xlsx
Please upload any renderings and/or estimates for this project.	PCO 049 DRAFT ASI 014 Dance Studio.pdf
What is the status of the match funding identified in the budget?	<p>The match funding identified in the budget is coming from Creative Hub Worcester's capital campaign project funds that are in an account for restricted funding at Country Bank.</p>
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	Creative_Hub_Worcester_CPA_Match_Funding_Commitment_Letter.docx
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>CPA funding supports the preservation of a historic 1914 civic building while enabling essential accessibility improvements. The project rehabilitates a former athletic space within the Ionic Avenue Boys' Club, preserving its historic character and providing equitable public access through the installation of a vertical platform lift. These capital improvements ensure long-term public benefit and inclusive use of a historic resource.</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>The project is being managed by an experienced team with extensive background in historic rehabilitation and community development. The general contractor, C.E. Floyd, and the project architect, Lamoureux Pagano Associates (LPA), both have significant relevant experience, including projects involving adaptive reuse, accessibility upgrades, and compliance with preservation standards. As an example, LPA has managed projects such as the Hanover Theater, and the Northworks building. C.E. Floyd completed the UMBRELLA Arts Center.</p>
	<p>Creative Hub Worcester's project team includes Ray Quinlan and Allen Fletcher, who collectively bring decades of experience in historic renovation, real estate development, and large-scale construction management. Together, the team has successfully delivered projects of similar scale and complexity, making them well equipped to manage the technical, regulatory, and logistical requirements of rehabilitating a historic civic building for long-term public use.</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>Creative Hub Worcester is in a strong financial position and has the capacity to cover the upfront costs of this project. The organization is currently managing a multi-million-dollar capital rehabilitation with a diversified funding structure that includes private contributions, historic tax credits, and institutional financing.</p> <p>Creative Hub Worcester has successfully advanced and reimbursed significant capital expenses throughout this project and has established financial controls, reserves, and financing mechanisms to manage reimbursement-based funding. The organization has prior experience with public and reimbursable funding sources and is prepared to front the eligible project costs in accordance with CPA requirements.</p>
<p>Please upload any reports that may be helpful in establishing a capable financial position.</p>	<p>Signed Financial Statements (2).pdf</p>
<p>How will this resource/property/building be maintained in the future?</p>	<p>The building will be maintained through long-term stewardship by Creative Hub Worcester as the owner and operator of the property. Ongoing maintenance and future capital needs will be supported through a diversified operating model that includes earned revenue, contributed support, and reserves designated for building upkeep.</p> <p>The organization has established systems for routine maintenance and professional facilities oversight to ensure the continued preservation of this historic resource.</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>The project benefits Worcester residents by restoring a historic civic space for inclusive public use and significantly improving accessibility. A new vertical platform lift enables individuals with mobility limitations to fully participate in dance, performance, and community arts programming, supporting local artists, cultural groups, and residents of all ages.</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.</p>
<p>Please describe how this project aligns with the above Community Priorities.</p>	<p>This project directly advances Priority 1 by increasing physical and programmatic access to a historic civic resource that has long served the Worcester community. The rehabilitation of the former Ionic Avenue Boys' Club restores a 1914 historic building to active public use while addressing accessibility barriers that have historically limited who could fully access the space.</p> <p>The project includes the installation of a vertical platform lift and related infrastructure, allowing individuals with mobility limitations, seniors, and others who face physical barriers to access and use the space for the first time. By pairing historic preservation with meaningful accessibility improvements, the project ensures that a publicly significant historic resource is not only</p>

	preserved, but equitably accessible to Worcester residents now and into the future.
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.	<p>This project aligns with Goal 1 by restoring a historic 1914 civic building that was at risk of long-term vacancy and deterioration without significant reinvestment. The rehabilitation of the former Ionic Avenue Boys' Club preserves a historically significant structure and returns it to active public use, protecting it from future decline or potential demolition.</p> <p>The project also advances Goal 2 through adaptive reuse, transforming a former gymnasium into an accessible dance and performance space while retaining the building's historic character and original function as a place for community activity. By renovating the space to restore its original characteristics while making it fully accessible, the project demonstrates how historic resources can be preserved and meaningfully adapted to serve contemporary community needs.</p>
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 Cultural Plan and Community Preservation Plan by preserving a historic civic building while expanding equitable access to arts and cultural spaces. Through preservation and accessibility improvements, the project supports cultural equity, inclusive public spaces, and the long-term care of a historic resource for community use.
Does your project have community support? Please describe outreach efforts for this project.	<p>As this project has been developing for 10 years, we have had a wide variety of community, municipal and state support, including but not limited to:</p> <p>Main South CDC Worcester Public Schools City of Worcester Mass Development Local and State officials Umass Memorial Healthcare Abbvie CountryBank Mass Cultural Council Bay State Savings Davis Publications</p> <p>Please visit https://creativehubworcester.org/community-arts-center and scroll down for our full list of donors and supporters</p>
Please upload any letters of support.	Creative_Hub_CPA_Support_Letters_Combined.pdf
Is there anything else you want the CPC to know about your project?	This project reflects a long-term commitment to preserving a historic civic building and returning it to inclusive public use as a community arts center.

Phase 1 of this project supported only what was absolutely necessary to bring us to occupancy. Phase 2 will include renovations of two key original 1914 spaces within the building, one of them being this project; the preservation of the half court basketball and rehabilitation into a dance studio. CPA support is key to ensuring thoughtful restoration, accessibility, and lasting public benefit for Worcester residents for this historic space.