



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 1, 2025, 02:49PM EST

Project Name	Roof Restoration and Exterior Preservation
Project Location and/or Address	880 Main St. Worcester MA, 01610
Project Lead Organization (or Individual if Applicable)	Cultural Center Hrisohorafiton Alexander the Great
Legal Status of the Organization	501(c)3
Brief Project Description	To replace the Cultural Center's roof and restore the historic exterior to prevent further deterioration, enhance structural integrity, and preserve this longstanding cultural and community landmark.
Project Contact Information	Natalie Demers [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?	\$225,000
How much are you requesting in CPA funding?	\$225,000
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.)	Roof replacement/new flat roof installation, historical masonry fascia restoration, rebuilding deteriorated masonry sections, structural repair and reinforcement of columns, surface restoration, cleaning, & conservation.
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 January 7, 2026. By initialing the	ND

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.

ND

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

This project is not only necessary for the structural integrity of the building but also essential for preserving its historical character. The restoration of the masonry fascia and columns will protect the original architectural features that are significant to the community's heritage. By combining the new flat roof installation with careful preservation work, the project ensures long-term stability, improved weather protection, and continued use of the building.

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.

ND

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

ND

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 7, 2026, 09:46AM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Roof Restoration and Exterior Preservation
Project Contact Information	Natalie Demers [REDACTED] [REDACTED]
Please briefly describe your project.	To replace the Cultural Center's roof and restore the historic exterior to prevent further deterioration, enhance structural integrity, and preserve this longstanding cultural and community landmark.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	All work will be done with approval from the Historical Commission. We will need to obtain a building demolition delay waiver from the Worcester Historical Commission as well as a building permit. These have not yet been acquired.
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?	March 2026-August 2026
Please attach a Timeline for the project.	Estimated 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.	Cultural Center Hrisohorafiton - CPA Budget - Sheet1.pdf
Please upload any renderings and/or estimates for this project.	Cultural Center Hrisohorafiton proposal January 5, 2026.pdf Culture Center Hrisohorafiton Alexandria the Great Roof Budget.pdf
What is the status of the match funding identified in the budget?	As a non-profit organization, we are unable to match fund for this project. Please see the next question for further information.
Please explain why CPA funding is needed for this project. If CPA is the	The Cultural Center Hrisohorafiton Alexander the Great is a non-profit organization with limited financial resources. As a small, community-driven institution, we rely primarily on community donations and membership dues to

<p>only proposed funding source for this project, please explain why.</p>	<p>support our programs and operations. The preservation work needed to maintain this historic building is a major undertaking, and without the support of the Community Preservation Act funding, we would be unable to proceed with these necessary repairs and improvements.</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 project will be managed internally by members of the Cultural Center Hrisohorafiton Alexander the Great, ensuring careful oversight and adherence to CPA requirements. Natalie Demers, member, will serve as the primary project coordinator, overseeing planning, scheduling, and historical commission compliance. She will be supported by George Yiantsidis, the current president of the Cultural Center and a City of Worcester local inspector, who brings extensive knowledge of building codes. George Vasiliadis, the current treasurer, will oversee financial management, ensuring that payments, reimbursements, and accounting are handled accurately and transparently.</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>The Cultural Center Hrisohorafiton is in a stable financial position and is able to cover the initial upfront costs associated with this project. We have the capacity to make an upfront payment of \$10,000 at the start of construction using existing operating reserves and designated maintenance funds. In addition, the organization will actively work with the selected contractor to establish a payment schedule that aligns with the CPA reimbursement process.</p>
	<p>Under this approach, the initial payment will allow work to commence without delay. Upon completion of the eligible project milestones and receipt of CPA reimbursement, the organization will promptly apply reimbursed funds toward the next scheduled payment to the contractor. This phased payment strategy ensures that the project can move forward efficiently while maintaining the organization's financial stability.</p>
<p>How will this resource/property/building be maintained in the future?</p>	<p>The organization will ensure long-term maintenance through financial planning and regular oversight. Pending approval from a general assembly, a dedicated sub-account will be established for building maintenance funds. A facilities committee will conduct annual building assessments, and an ongoing relationship with a qualified contractor will be maintained to address repairs promptly, helping prevent larger, more costly issues.</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 benefit Worcester residents by preserving a historic community space used for cultural, educational, and social activities. The primary beneficiaries are organization members who gather in the space to build community and preserve cultural traditions. These members are immigrants or descendants of immigrants from the village of Hrisohorafa in Serres, Greece, and their continued presence contributes to Worcester's cultural heritage and community life.</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>

Please describe how this project aligns with the above Community Priorities.	This project aligns with Worcester's priority to increase accessibility to historic resources by preserving and maintaining a key cultural and historic building. By addressing critical repairs and ensuring a safe, functional space, the project allows residents to continue accessing, experiencing, and engaging with this historic resource for cultural, educational, and social activities.
Historic Resource Category Goals	GOAL 1: Acquire and restore historic buildings in danger of demolition.
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 aligns with the goal of acquiring and restoring historic buildings in danger of demolition by proactively addressing critical maintenance needs of the Cultural Center. By repairing the roof and performing essential preservation work, the project prevents further deterioration, safeguards the building's structural integrity, and ensures that this historic community resource remains a vibrant, usable space for current and future generations.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	N/A
Does your project have community support? Please describe outreach efforts for this project.	Yes, please see the attached letters from the following political figures, business owners, and community members: Charran Fisher, Lewis Evangelidis, James McGovern, St. Spyridon Cathedral, Nicholas Paleologos, and Joanna Vasiliadis.
Please upload any letters of support.	LOS Hrisohorafiton 01.06.26.pdf ScannedDoc.pdf Cultural Center Hrisohorafiton Alexander the Great_CPA support.pdf Club Petition for CPAC.pdf [Untitled].pdf Cultural Center Letter of Support.pdf
Is there anything else you want the CPC to know about your project?	In the pre-application we estimated that we needed \$225,000 for the project. After receiving the quote from Greenwood Industries Inc. and TWC Phoenix we are now requesting \$400,000. Our most urgent matter is fixing the roof, the masonry will come after.