



# CPA Funding Application Form

City of Worcester

**Submitted On:**

May 8, 2025, 05:55PM EDT

<b>Project Name</b>	Veterans Inc.'s Masonry Renovation & Preservation of the Historic Armory
<b>Project Location and/or Address</b>	Building addresses: 69 Grove Street, Worcester, MA 01605 & 44 Salisbury Street, Worcester, MA 01605
<b>Project Lead Organization (or Individual if Applicable)</b>	Veterans Inc.
<b>Legal Status of the Organization</b>	501(c)3
<b>Current Property Owner (if Different from the Applicant)</b>	N/A
<b>Brief Project Description</b>	Preservation of the Historic Armory which serves as transitional housing for homeless veterans, food pantry, volunteer hub & headquarters. Rehabilitation/restoration of the roof & masonry work: repointing, façade, parapets, cap stones & chimneys.
<b>Project Contact Information</b>	Allison Alaimo [REDACTED]
<b>What CPA category does this project fall under? (Check All that Apply)</b>	Historic Resources Community Housing
<b>What activity are you proposing to do in this category? (Check All that Apply)</b>	Preserve Rehabilitate / Restore
<b>What is the project budget?</b>	\$1,071,230
<b>How much are you requesting in CPA funding?</b>	\$786,980
<b>Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?</b>	This project does not require a Determination of Local Historic Significance
<b>Are you requesting an expedited review process for your project? The CPC shall consider an expedited timeline for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document</b>	No

<b>(linked below) for more information.</b>	
<b>Please briefly describe your project.</b>	<p>Veterans Inc.'s project to repair the roof &amp; masonry restoration of its historic armory building addresses critical structural/preservation needs. To prevent ongoing water damage that threatens the building's integrity &amp; usability. Protecting the structure from moisture/deterioration will reduce harm &amp; restore original appearance. The project will remove damaging vegetation growing in &amp; around the chimney, which poses a threat to the masonry &amp; overall stability of the building.</p> <p>Re-pointing of the brickwork will replace deteriorated mortar to protect against further water infiltration &amp; material loss will ensure both structural integrity &amp; historical accuracy. Together restoring &amp; preserving the landmark building that serves as a hub for housing + support services for homeless &amp; at-risk veterans. By protecting &amp; extending the life of this vital community asset, the project aligns closely with the CPA goals of historic preservation, adaptive reuse, &amp; support for community housing needs.</p>
<b>What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?</b>	<p>Raymond James Restoration Inc. will request all permissions and permits per our agreement and timeline. Requests are pending based on the determination of funding capacity. Repointing, chimney work, parapets &amp; roof require:</p> <ul style="list-style-type: none"> <li>• Certificate of Appropriateness (COA)</li> </ul> <p>Any exterior alteration to a locally designated historic property with materials visible from the street requires prior approval from the Worcester Historical Commission via a COA application.</p> <ul style="list-style-type: none"> <li>• Building Permit from Inspectional Services with police details</li> </ul> <p>Standard building permit for roof and façade from City's Inspectional Services Department (Building &amp; Zoning Division). Covers plan review, fees, and on-site inspections to ensure compliance with state and local building codes.</p> <ul style="list-style-type: none"> <li>• Adherence to the Secretary of the Interior's Standards</li> </ul> <p>All materials and installation methods must conform to the federal standards for the treatment of historic properties, ensuring the work preserves the Armory's character-defining features</p>
<b>Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.</b>	<p>Raymond James Restoration Inc. does not see any reason for delays in obtaining the necessary permissions and permits and will be ready based on their confirmed planning to begin within 2-4 weeks from August 2025 approval timeline. They will attend all necessary meeting and discussion on Veterans Inc.'s behalf as the experts in historical masonry preservation.</p>
<b>What is the desired start and end date of this project?</b>	<p>September 2025 and the project would take ~eight months to complete based on winter months with a reduced team and brick masonry work and repointing repair limitation if temperatures drop to under 40° F.</p>
<b>Please attach a Timeline for the project.</b>	<p>Veterans Inc. Historic Armory Timeline.pdf</p>
<b>Please upload a complete</b>	

<b>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.</b>	Veterans Inc_Budget_Project_A_B_C.xlsx
<b>Please upload any renderings and/or estimates for this project.</b>	Veterans Inc_quotes.pdf
<b>What is the status of the match funding identified in the budget?</b>	Veterans Inc. is committed to providing over 50% of matching funds as part of our reserves and ongoing unrestricted campaigns addressing multimillion dollar building preservation and restoration to be an enduring steward of the Historic Armory and community partner for the underserved homeless and at risk of homelessness veterans. In addition, 5M secured in Housing & Urban Development (HUD) for HVAC improvements. A recent 1.8M transitional housing bathroom/plumbing project has been completed.
<b>Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.</b>	Veterans Inc_Matching Funds Letter.pdf
<b>Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.</b>	CPA funds will protect an irreplaceable civic landmark & secure its defining masonry from further deterioration. By restoring this historic building, Worcester preserves a venue for veterans' services, transitional housing, food pantry & ensuring broad public access rather than private benefit. A CPA award signals strong local commitment, investing in local traditional-trade contractors & will stimulate the local economy. Lastly, averting greater future costs & the risk of irreversible damage.
<b>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.</b>	Both our President & ED hold General Contractor Licenses. Our project leader holds an MBA & CPM. The skillsets of these three staff offer a historic restoration project significant advantages: streamlines project management by enabling in-house scheduling/coordination, tightens cost control through skilled bid review and value engineering, and ensures quality workmanship via direct oversight of trades. Their deep knowledge of local codes/permitting processes accelerates approvals and minimizes compliance risks, while their ability to anticipate site challenges and respond immediately to issues reduces delays and cost overruns. Moreover, their expertise has resulted in 6 property restorations/renovations projects for our transitional housing/treatment programs: 2 historically significant homes in Worcester, 1 repurposed Shrewsbury property, 1 restoration of an old school building in ME and two housing locations in VT & CT. Now providing shelter, services & peace for homeless veterans.
<b>Please describe the financial</b>	Secured upfront project costs are in our reserves and long-term

<b>position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.</b>	<p>maintenance of the Historic Armory is ensured through diversified funding from local, state, federal, public, and private sources. Our hallmark grassroots efforts of volunteerism and community partnerships have been critical to our ability to grow and maintain fiscal security over the last 35 years. Initially, recognizing the historic significance of the Armory and rescuing it from demolition to it becoming a haven for homeless veterans and those at risk of being homeless. Followed by the continuous service expansion efforts to help return our veterans and their families to independence with dignity.</p> <p>Veterans Inc. is a nationally recognized as a leader in cost-effective, innovative, and successful programs, having received an Outstanding Service Provider Award from the U.S. Dept of Veterans Affairs (VA). We also received the Seal of Distinction from the Call of Duty Endowment for effective and cost-efficient programs.</p>
<b>Please upload any reports that may be helpful in establishing a capable financial position.</b>	Veterans Inc. Audited Financial Statements FY24.pdf
<b>How will this resource/property/building be maintained in the future?</b>	<p>Solid dedication to the preservation/revitalization of the historic Armory Building is evident. The negotiations with state officials to take possession of the property, pledging to restore/convert it into transitional housing/supportive services for homeless veterans. Our initiative-taking facilities management plan guides along with our regular maintenance and preservation allows us to maintain building safety efforts keeping the doors open to veterans, their families, and the general public.</p>
<b>Please upload any maintenance commitments.</b>	WOR.367 Historical Armory Letter.pdf
<b>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</b>	<ul style="list-style-type: none"> <li>• Veterans who are homeless or at-risk are the primary beneficiaries, this vulnerable group resulted in the creation of Veterans Inc. and reside in the building accessing services as they stabilize.</li> <li>• Our three-decade long service commitment to Worcester residents of basic needs keeps our doors open during events to the public.</li> <li>• Our presence in Gateway Park exemplifies successful collaboration between academia, industry, and government, fostering innovation and economic growth in Worcester.</li> </ul>
<b>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</b>	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.</p> <p>PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.</p>
<b>Please describe how this project aligns with the above Community Priorities.</b>	<p>Priority 1: By increasing accessibility to a historic resources and community housing by ensuring landmarks are safe, welcoming, and usable. Restoring the Armory’s masonry brickwork stabilizes walls and walkways, prevents crumbling that could impede access or pose fall hazards, and maintains clear entrances for veterans, visitors, and individuals with disabilities. Proper repointing also preserves the</p>

	<p>building’s original fabric, enabling continued public use for transitional housing, events, and veterans’ services. Fulfilling community housing and other basic needs, physical and mental health care for veterans and their families in a historic space.</p> <p>Priority 3: By addressing the local housing &amp; poverty crisis with outreach and local collaboration services for stabilizing income &amp; housing for veterans. Meeting overall community health and safety needs reduces reliance on emergency services, law enforcement and hospitals which lowers dependency on taxpayer dollars for public services.</p>
<b>Historic Resource Category Goals</b>	<p>GOAL 1: Acquire and restore historic buildings in danger of demolition.</p> <p>GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.</p>
<b>Open Space and Recreation Category Goals</b>	<p>This project does not align with any of these Category Goals.</p>
<b>Community Housing Category Goals</b>	<p>GOAL 5: Support unhoused individuals, especially youth and families.</p>
<b>Please describe how this project aligns with the above Category Goals.</b>	<p>G1:Over time, weathering/deterioration of masonry has posed risks to structural stability. Timely repairs/restoration of roofing and brickwork addressing water damage where the building could face severe degradation, making future use unsafe &amp; increasing the risk of partial demolition.</p> <p>G2: Avoiding the building to fall into disrepair, this effort extends the life of the historic armory and continues use as a shelter and service center for homeless veterans. By maintaining the building’s structural integrity and addressing urgent community needs. Sustainable preservation practices that give historic buildings new purpose, demonstrate adaptive reuse can honor the past + serve present-day social priorities.</p> <p>G5:Reinforcing infrastructure that directly serves &amp; protects unhoused individuals, contributes to maintaining &amp; enhancing a stable living environment for vulnerable populations, preventing displacement, &amp; enabling continued access to services that promote long-term housing stability.</p>
<b>Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</b>	<p>The masonry renovation preservation of the Historic Armory aligns with key priorities in Worcester’s Urban Revitalization Plan &amp; regional development strategies. By preserving a culturally significant structure, the project supports historic preservation, neighborhood revitalization &amp; public safety goals. It also advances sustainability through adaptive reuse &amp; promotes long-term community impact. Particularly through homeless veteran-focused programs. Reflecting a respect for local heritage.</p>
<b>Does your project have community support? Please describe outreach efforts for this project.</b>	<p>Surrounded by Gateway Park as a historic structure and veteran housing it holds cultural &amp; practical significance in the region. Supported in meaningful ways that reflect both public interest &amp; civic engagement. Community members &amp; neighbors, including veterans’</p>

	groups, local historical societies, civic organizations, & municipal leaders, recognize the importance of preserving the building's structural integrity to ensure the continuation of critical services for unhoused & at-risk veterans.
<b>Please upload any letters of support.</b>	Veterans Inc 4 Letters of Support.pdf
<b>Is there anything else you want the CPC to know about your project?</b>	Veterans Inc. opens its doors to the public in open house settings on a number of occasions during year though hosting events such as Standdown coming up on June 13,2025, Pancake Breakfast on Veterans Day, weekly Food Pantry, Gala's, and Holiday Harvest. These events not only educate the public around local history and our military; they also are a bridge for our veterans who are reconnecting and integrating in community. Lastly, our 1,000+ volunteers come together in Worcester.