



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 3, 2025, 10:24AM EST

Project Name	Quinsigamond Firehouse Renovation
Project Location and/or Address	15 Blackstone River Road Worcester, Ma.
Project Lead Organization (or Individual if Applicable)	Quinsigamond Firehouse, LLC
Legal Status of the Organization	LLC
Current Property Owner (if Different from the Applicant)	Quinsigamond Firehouse, LLC
Please attach written permission by the property owner for submission of this application if other than applicant.	Arch Floor plans Firehouse Comm Pres Act.pdf Exterior photo's 15 Blackstone River Rd.pdf
Brief Project Description	Complete Historic Restoration of exterior envelope including masonry facade, slate roof, copper gutters and downspouts, copper flashing, wood trim, and windows. Complete interior renovation for three rental apartments.
Project Contact Information	Raymond James Simoncini [REDACTED] [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Historic Resources Community Housing
What activity are you proposing to do in this category? (Check All that Apply)	Acquire Preserve Support Rehabilitate / Restore
What is the total project budget?	plus or minus 1.4 million
How much are you requesting in CPA funding?	\$120,000.00 to cover a portion of our cost related to providing historical windows
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.)	Windows
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.	Historic Register 15 Blackstone River Rd.pdf
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.	I Don't Know
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.	OK
Please describe how you intend to incorporate affordability deed restrictions for this project.	Need to receive guidance
Is there anything else you would like us to know about your project at this stage?	This building was on the "endangered list" because it was deteriorating and needing significant structural repair, and I bought it less as investment, and more because of my affection for historic restoration. This project is not financially feasible and any funds the Community Preservation Act can provide to lessen the financial will be greatly appreciated.
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	RJS

project outlined above may void a positive Determination of Eligibility.	
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.	RJS



CPA Funding Application Form

Submitted On:

Jan 7, 2026, 10:51AM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	15 Blackstone River Road Firehouse Historic Restoration
Project Contact Information	Raymond James Simoncini [REDACTED] [REDACTED]
Please briefly describe your project.	Historic restoration of exterior masonry facade, windows, doors, copper, and slate roofing. Interior renovation for three rental apartments.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	The job requires a standard building permit with the City of Worcester, and we have hired an architect and design consultants who have prepared documents that we can submit when we file for the permit. In addition, we have hired a historical consultant to ensure that we comply with historical restoration standards.
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	N/A; We do not foresee any delays in acquiring permits once we begin the permit filing process.
What is the desired start and end date of this project?	1/15/26 thru 8/15/26
Please attach a Timeline for the project.	Windows 15 Blackstone River Rd 1-6-26.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.	Windows 15 Blackstone River Rd 1-6-26.pdf
Please upload any renderings and/or estimates for this project.	Revised Bsmt _ 1st Fl firehouse Drwgs 10-1-19.pdf Architectural Firehouse plans 5-4-20.pdf Quinsig Firehouse Window Photos 1-1-18.pdf
What is the status of the match funding identified in the budget?	Match funding for this job is by Raymond James Simoncini personally.
Please upload commitment letters and/or funding agreements	

demonstrating that match funding is in place.	
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	Raymond purchased this historic building not because it was a profitable venture, but because of his love for historic restoration. Between project costs to date, including acquisition, consultants/design professionals, exterior restoration (masonry, copper, slate roof), interior demolition, structural repairs, & interior wood framing, and costs to complete (windows, utility tie-in's, site improvements, and interior fit outs, this project never made financial sense. Thus this request for funds.
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.	Raymond James Simoncini owns and operates a historic masonry restoration and historical roofing company and employs a management team and crew of field workers who are very experienced with all aspects of development and construction of this nature, having completed historic restoration projects at Holy Cross, WPI, Mass College of Pharmacy, Worcester Academy, Union Station, City Hall, and at many other historic buildings in Massachusetts, including multiple buildings on Main Street in Worcester.
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.	Raymond James Simoncini has already invested over \$600,000 into this project and will invest more than twice that amount to complete the project. He is able to handle this investment due to the financial success of his masonry restoration firm, Raymond James Restoration.
How will this resource/property/building be maintained in the future?	Raymond James Simoncini owns and operates a business that specializes in the maintenance of the envelopes of exterior historic buildings. He is able to spot and address potential problems with a building before they become real problems and will take this approach with 15 Blackstone River Road.
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	The restoration of 15 Blackstone River Road into three apartments benefits the community because 1) a renovated, attractive building lifts property values in the area, 2) provides a reminder to people of the historic fabric of their community, while lifting their morale and encouraging others to make investments of this nature in the community, and 3) has an economic spinoff effect by virtue of having three additional apartments full of people who will spend money in the community.
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. PRIORITY 2: Advance the city's sustainability and climate resilience goals. PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.
Please describe how this project aligns with the above Community Priorities.	People in the community get to drive by this historic building each day, and together with the school directly across the street on 14 Blackstone River Road, has the effect of creating a "historic corridor" that allows people to appreciate the roots of the city, while simultaneously providing needed community assets of housing and schools, which are both "demonstrated needs" for this geographic area, along with the intangible need and desire that people have to enjoy attractive, historic architecture. With respect to

	sustainability, landfill capacities are strained, and by restoring this building, we are helping out with this problem by not creating unnecessary waste.
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	GOAL 1: Produce more housing, especially owner-occupied housing. GOAL 3: Increase infill and adaptive reuse development.
Please describe how this project aligns with the above Category Goals.	Aligns with adaptive reuse development because attractive, historic, deteriorating architecture gets restored while apartments are created to help meet housing needs of the community, with additional supply of housing has the effect of meeting demand and reducing cost.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	Aligns with adaptive reuse development because attractive, historic, deteriorating architecture gets restored while apartments are created to help meet housing needs of the community.
Does your project have community support? Please describe outreach efforts for this project.	The project has support from an environmental standpoint, because salvaging the building limits the strain on our community landfills, and from an economic standpoint, restoring a dilapidating unoccupied historic building to its original grand beauty, while creating housing, is very positive for the community.
Please upload any letters of support.	WRCC - Letter of Support Quinsigamond Firehouse - 010726.pdf 1-5-26DeborahPackard recomendation.pdf