



# CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Oct 30, 2025, 01:03PM EDT

<b>Project Name</b>	Lutheran Rehabilitation and Skilled Care Center - Sister Lillie Entrance Repair Project
<b>Project Location and/or Address</b>	26 Harvard St, Worcester, MA 01609
<b>Project Lead Organization (or Individual if Applicable)</b>	Ascentria Care Alliance, Inc.
<b>Legal Status of the Organization</b>	501(c)3
<b>Current Property Owner (if Different from the Applicant)</b>	Ascentria Care Alliance Inc.
<b>Brief Project Description</b>	Lutheran Rehab seeks to complete repairs to the historic entry porch of the "Sister Lillie" rest home. The roof of the entry porch is deteriorating, the trim is rotting in many areas, and the floorboards are compromised.
<b>Project Contact Information</b>	Andrew Freilich [REDACTED] [REDACTED]
<b>What CPA category does this project fall under? (Check All that Apply)</b>	Historic Resources
<b>What activity are you proposing to do in this category? (Check All that Apply)</b>	Rehabilitate / Restore
<b>What is the total project budget?</b>	\$60,000
<b>How much are you requesting in CPA funding?</b>	\$60,000
<b>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.)</b>	\$60,000 Labor and historic materials for restoration
<b>Eligible Historical Resources: Which of the following applies to your historical resource?</b>	The historical resource has received a Positive Determination of Local Historic Significance from the Worcester Historical Commission.
<b>Please upload a copy of your Determination of Local Historic Significance.</b>	20250522. MA Historic Commission Approval.pdf
<b>Preservation Restrictions: Does your property have any deeded Preservation Restrictions? Note:</b>	No

<p><b>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.</b></p>	
<p><b>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.</b></p>	<p>AF</p>
<p><b>Is there anything else you would like us to know about your project at this stage?</b></p>	<ul style="list-style-type: none"> <li>- Safety: The deteriorating condition of the porch poses a direct risk to senior and families who enter the building.</li> <li>- Compliance: The fire department has flagged this issue, and prompt action is required to maintain regulatory compliance.</li> <li>- Historical Preservation: All repairs will respect and replicate the historic character of the entrance.</li> <li>- Operational Impact: Funding is needed to ensure the safety and continued operation of the facility.</li> </ul>
<p><b>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.</b></p>	<p>AF</p>
<p><b>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.</b></p>	<p>AF</p>



# CPA Funding Application Form

Submitted On:

Dec 3, 2025, 07:49AM EST

City of Worcester

<b>Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)</b>	Lutheran Rehabilitation and Skilled Care Center – Sister Lillie Entrance Repair Project
<b>Project Contact Information</b>	Andrew Freilich [REDACTED] [REDACTED]
<b>Please briefly describe your project.</b>	Lutheran Housing Corporation – Brockton, dba Lutheran Rehabilitation and Skilled Care Center, a subsidiary of Ascentria Care Alliance (Ascentria), seeks \$60,000 to complete urgent safety repairs to the historic front entrance of the Lutheran Rehabilitation and Skilled Care Center at 26 Harvard Street. The Worcester Fire Department has flagged the deteriorating porch—its failing roof, rotted trim, and compromised floorboards—as a safety and compliance concern. The project includes demolition of damaged roof elements and replacement of all trim and decorative woodwork in kind; no new construction is involved, and the porch structure remains sound. Ascentria will provide matching support through staff labor for project management and installation. These repairs are critical to maintaining safe access, regulatory compliance, and the historic character of the Henry Goulding Mansion.
<b>What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?</b>	The Lutheran Rehabilitation and Skilled Care Center’s “Sister Lillie” mansion is subject to a historic preservation restriction, requiring review and approval before any exterior work can proceed. Ascentria has submitted the necessary application to the Massachusetts Historical Commission (requesting permission to carry out the entry-porch repairs) and has received formal approval. The building permit has also been obtained from the City of Worcester, and all work will fully comply with the requirements of the preservation restriction.
<b>Please attach any related permissions or permits related to the project.</b>	Bldg Permit - Sister Lillie Entrance.pdf 20250522. MA Historic Commission Approval.pdf
<b>Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.</b>	All permissions/permits have been granted.
<b>What is the desired start and end date of this project?</b>	Please see attached timeline for details.
<b>Please attach a Timeline for the project.</b>	Sister Lillie Project Timeline.pdf

<b>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.</b>	Sister Lillie - Budget.pdf
<b>Please upload any renderings and/or estimates for this project.</b>	Entrance Pictures_Lutheran Rehabilitation and Skilled Care Center.pdf
<b>What is the status of the match funding identified in the budget?</b>	Lutheran Housing Corporation - Brockton, dba Lutheran Rehabilitation and Skilled Care Center is requesting funding only for materials; all labor will be provided by Ascentria staff and licensed construction supervisor as the match for this grant. This in-kind contribution includes project management and installation work and is fully committed. Please see attached budget for request details.
<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 funding is needed because Lutheran Housing Corporation - Brockton, dba Lutheran Rehabilitation and Skilled Care Center, a nonprofit serving Worcester residents, cannot absorb the full cost of restoring this historic, community-serving entrance. The project preserves a protected historic resource and addresses an urgent safety concern, directly aligning with CPA priorities for rehabilitation of historic structures and investment in demonstrated community needs.
<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>	April Kelly, Chief of Real Estate and Capital Planning at Ascentria Care Alliance will be serving as the project manager for this project. April has over 30 years of experience in the general contracting, design/build and owner project management fields and has owned and operated an Owner Project Management consulting firm. While with Ascentria over the last four years, April has completed a number of construction projects including the addition of the short-term rehab unit at the Lutheran Rehabilitation and Skilled Nursing Center and the renovation of the Parley Manor Rest Home for the Lutheran Home of Southbury in Southbury, Connecticut (a historic property), to name a few.
<b>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.</b>	Ascentria is in a stable financial position and is fully able to cover the upfront costs required for this project, even with CPA's reimbursement-based structure. The organization manages a large, diversified budget across multiple programs and has the cash flow capacity to front expenses for materials and contracted work. Internal staff will perform the labor portion, further reducing financial burden and ensuring the project can proceed without delay.
<b>How will this resource/property/building be maintained in the future?</b>	Ascentria maintains a dedicated reserve for deferred maintenance projects, ensuring that the Lutheran Rehabilitation and Skilled Care Center's historic entrance and related structures receive ongoing care. Future upkeep—including inspections, repairs, and preservation of historic elements—will be funded through this reserve to protect the building's safety and long-term

	integrity.
<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>	Ascentria is a key provider of elder and rehabilitation services in Worcester, and ensuring safe access to the Lutheran Rehabilitation and Skilled Care Center directly benefits the residents, families, and staff who rely on it daily. Restoring the historic entrance also preserves an important architectural resource for the broader community, maintaining the character of a landmark property while supporting the wellbeing of older adults.
<b>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</b>	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.
<b>Please describe how this project aligns with the above Community Priorities.</b>	This project aligns with Priority 1 by preserving and ensuring safe access to a significant historic resource. Repairing the deteriorated porch of the Henry Goulding (“Sister Lillie”) Mansion increases accessibility for elders, families, staff, and visitors who rely on the Lutheran Home daily. It also aligns with Priority 3 by addressing an urgent, documented safety need in a key residential care facility. Restoring this entrance protects both community wellbeing and the historic character of an important Worcester landmark.
<b>Historic Resource Category Goals</b>	GOAL 1: Acquire and restore historic buildings in danger of demolition. GOAL 2: Promote adaptive reuse or deconstruction for historical preservation.
<b>Open Space and Recreation Category Goals</b>	This project does not align with any of these Category Goals.
<b>Community Housing Category Goals</b>	This project does not align with any of these Category Goals.
<b>Please describe how this project aligns with the above Category Goals.</b>	This project advances Goal 1 by intervening before deterioration of the porch roof, trim, and decking causes irreversible harm to the historic Henry Goulding Mansion. Stabilizing and restoring this entryway in-kind protects a core architectural feature and preserves the integrity of a building that continues to serve Worcester's older adults. It also supports Goal 2 because the work allows this historic structure to remain actively and safely used in its current role. Replacing damaged elements with historically accurate materials strengthens both accessibility and day-to-day safety for residents, families, and visitors, ensuring the mansion can function as a welcoming and compliant care facility while retaining its historic character.
<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>	n/a
<b>Does your project have community support? Please describe outreach efforts for this project.</b>	The Lutheran Rehabilitation community is supportive of this work, as safe access to and egress from the building is of utmost importance to both our residents and visitors. Building inspectors have been asking about future improvement plans for this entranceway when they have made their inspections in the past and have subsequently permitted the project, so we

	have their support. We have not, however, pursued specific community outreach campaigns for this project to date.
<b>Is there anything else you want the CPC to know about your project?</b>	Ascentria is grateful for the opportunity to apply and for the City of Worcester's commitment to preserving the historic character of our shared community spaces. The Lutheran Home is not only an important architectural resource but a vital setting for elder care and rehabilitation services. Restoring this entrance will immediately improve safety, accessibility, and dignity for the residents and families who rely on the facility every day. We appreciate the CPC's thoughtful review and partnership in safeguarding Worcester's historic assets.