



# CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 3, 2025, 09:56AM EST

<b>Project Name</b>	Saint Gobain Abrasives (SGA) Arthur Covey Mural Relocation
<b>Project Location and/or Address</b>	The murals are currently located at 1 New Bond Street and will be relocated to the Worcester Art Museum at 55 Salisbury Street.
<b>Project Lead Organization (or Individual if Applicable)</b>	New Garden Park, Inc.
<b>Legal Status of the Organization</b>	501(c)3
<b>Current Property Owner (if Different from the Applicant)</b>	Same
<b>Brief Project Description</b>	NGP seeks to preserve, remove, store and relocate ten (10) murals from the former SGA campus to the Worcester Art Museum, ensuring long-term conservation, public access, and support for redevelopment efforts on the former SGA campus.
<b>Project Contact Information</b>	Jullie Holstrom [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>	Preserve Rehabilitate / Restore
<b>What is the total project budget?</b>	\$1,584,700
<b>How much are you requesting in CPA funding?</b>	\$500,000
<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>	NGP anticipates to utilize the CPA funding to retain a qualified professional team with demonstrated experience in mural conservation and relocation to safely remove the murals from their existing location, minimizing risk of damage and ensuring prop
<b>Eligible Historical Resources: Which of the following applies to your historical resource?</b>	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.
<b>A Positive Determination of Local Historic Significance must be</b>	JAH

<p>submitted to burmeisterj@worcesterma.gov by the Full CPA Application due date of 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.</p>	
<p><b>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.</b></p>	<p>My historic resource is not a building, property, or monument.</p>
<p><b>Is there anything else you would like us to know about your project at this stage?</b></p>	<p>NGP is seeking to conduct a historical preservation and relocation project of ten (10) murals that were painted by Arthur Covey for Norton Company in 1927. These murals are currently located on the fourth floor of the private SGA Administration Building on the former SGA campus and are not accessible to the public. This project ensures that these murals will be preserved and made available to the public for viewing, honoring the legacy of Worcester's industrial roots.</p>
<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>JAH</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>JAH</p>



# CPA Funding Application Form

Submitted On:

Jan 7, 2026, 10:21AM EST

City of Worcester

<b>Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)</b>	Saint Gobain Abrasives (SGA) Arthur Covey Mural Relocation
<b>Project Contact Information</b>	Julie Holstrom [REDACTED] [REDACTED]
<b>Please briefly describe your project.</b>	New Garden Park (NGP), the nonprofit subsidiary of Worcester Business Development Corporation (WBDC), in partnership with Saint-Gobain/Norton Company (SGA) and the Worcester Art Museum (WAM), seeks to remove and relocate ten (10) large-scale historic murals from the former SGA campus to the Worcester Art Museum, significantly increasing the public's access to them and ensuring their long-term preservation. Created by nationally-renowned industrial muralist Arthur Sinclair Covey (1877-1960), this mural cycle—painted directly onto the interior walls of Norton Hall between 1926 and 1927—depicts the various stages of production and use of Norton Company products during the early 20th century. Signifying the industrial prowess of the City of Worcester during this era, these murals honor the enduring legacy of the Norton Company and its employees. The panels will be removed by conservation specialists and moved to WAM for treatment and public display.
<b>What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?</b>	NGP received a Determination of Local Historic Significance for the project's 10 murals from the City of Worcester Historical Commission on December 18, 2025. A general building permit from the city will be required for the removal phase of the project, as well as for post-removal stabilization work on the remaining walls located behind the removed murals. Additionally, the project will require a Massachusetts Department of Environmental Protection (MassDEP) Asbestos Notification and Construction/Demolition Notification at least ten (10) working days prior to the start of work as required by MassDEP Asbestos Regulation (310 CMR 7.15), based on the assumption of Asbestos Containing Materials in the wall materials that will be exposed during the removal process.
<b>Please attach any related permissions or permits related to the project.</b>	Designation of Local Historic Significance - Murals.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>	N/A

<b>What is the desired start and end date of this project?</b>	The physical removal of the murals is estimated to begin by December 2026. The removal and relocation of the murals is expected to take 4–6 weeks. It is estimated that the murals will be onsite at WAM by Spring 2027.
<b>Please attach a Timeline for the project.</b>	Arthur Covey Mural Relocation - 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>	Arthur Covey Mural Relocation - Budget.pdf
<b>Please upload any renderings and/or estimates for this project.</b>	Crozier Mural Removal Estimate - 6.2024.pdf
<b>What is the status of the match funding identified in the budget?</b>	NGP and SGA are providing match funding for this project, as identified in the attached project budget. SGA has offered a financial contribution to the work to preserve the murals, ensuring their continued benefit for and impact on the Worcester community.
<b>Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.</b>	Arthur Covey Mural Relocation - CPA Letter of Support _ Funding - SGA.pdf NGP Fund Commitment Letter 1.6.2026.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 funding is needed to augment the financial support provided by NGP and SGA to ensure the proper removal of the murals from the interior walls of Norton Hall, and to support their long-term preservation and display at WAM. The preservation of these murals allows historic and artistic artifacts of Worcester’s industrial history to be restored to their original condition, and available for viewing by the public, while honoring Norton Company and SGA’s contributions to the city.
<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>	NGP will serve as the project manager overseeing the coordination of the removal of the murals from Norton Hall. NGP is the 501(c)3 non-profit arm of the Worcester Business Development Corporation. The WBDC is a business organization with a public purpose mission to serve as an innovative and leading force in the economic development of the City of Worcester and the region. The WBDC shares its experienced staff with NGP. Staff includes President Craig Blais, Executive Vice President Roberta Brien, Director of Projects Julie Holstrom, Project Manager Noah Magid and Chief Financial Officer Kathleen Kelleher. The team has decades of experience in real estate development. To ensure a successful project, the project management team will engage with experts in conservation and art removal, as well as art transport specialists who will complete the physical work.
<b>Please describe the financial position of the organization and its ability to cover the upfront costs of this</b>	NGP is within a financial position to be able to commit financing resources to cover upfront costs associated with this project. These funds are unencumbered, unrestricted, free of liens, and available, as needed.

<b>project. CPA funding is provided on a reimbursement basis.</b>	
<b>Please upload any reports that may be helpful in establishing a capable financial position.</b>	DRAFT - New Garden Park, Inc. FS 12.31.2024.pdf
<b>How will this resource/property/building be maintained in the future?</b>	WAM has committed to the long-term care and preservation of the 10 Arthur Covey Murals. Following the transportation of the murals to the museum, professional conservation specialists will restore the murals and install them for public viewing. Following the removal of the murals from Norton Hall, the handling and security of the murals will be the responsibility of the museum.
<b>Please upload any maintenance commitments.</b>	Arthur Covey Mural Relocation - CPA Letter of Support - WAM.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>	This project provides a direct benefit to Worcester residents through access to the arts, expanding the collection of local artifacts at WAM, while also preserving the history of the former Norton Company and SGA and their workers and retirees. Painted directly on the walls of Norton Hall, a private building, the murals have been inaccessible to the general public, and this relocation and restoration project will provide public access to this artwork for the first time in a century.
<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.
<b>Please describe how this project aligns with the above Community Priorities.</b>	Norton Hall has historically only been open to employees of the Norton Company and St. Gobain Abrasives personnel. By relocating the murals to WAM, the public will have the ability to view these historic murals that recognize the contributions of the Norton Company to the city's industrial history. The existing location of the murals is in a vacant administration building on the former SGA campus. The building is currently inaccessible to the public and is being studied for the purposes of reuse and redevelopment, making access to the murals difficult. The removal of the murals from Norton Hall and their transport for display at WAM serves to preserve the artwork and increase access to historic resources in the city.
<b>Historic Resource Category Goals</b>	GOAL 2: Promote adaptive reuse or deconstruction for historical preservation. GOAL 3: Preserve, digitize, and archive historic records.
<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 centers on the surgical dismantling of building components and the relocation of the 10 Norton Hall Murals, deemed to be historic, for their conservation, display, and long-term preservation at the Worcester Art Museum. While the traditional deconstruction of a building for historical preservation refers to the pieces of the building (wood beams, stained glass,



	etc.), the existing location of the murals places their structural integrity and future at risk, and limits future redevelopment efforts in the Former SGA Administration Building. This project promotes the practice of historical preservation as the museum will conserve the murals in addition to increasing public access to them for the benefit of a broad local, national, and international public through onsite display and digital records.
<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>	Yes, this project aligns with the City's Cultural Plan which recognizes that "arts, culture, and creativity play a critical role in Worcester's evolution as a great city," and the City's Strategic Plan, Goal: Economic Growth, Objective #6: "promote arts and culture to drive economic development by drawing talent and tourism". This project also allows for renewed focus on potential re-use of the former SGA administration building as it relates to economic development activities in the City.
<b>Does your project have community support? Please describe outreach efforts for this project.</b>	The proposed project has received community support from SGA, WAM, Preservation Worcester, and the Norton Company Retirees Club. The murals represent an illustrious time in the history of the Norton Company (presently SGA) and depict the industrial strength of Worcester during the peak years of the city's manufacturing-based economy. Recognizing the importance of these murals to Worcester and their connection to a larger, national story, WAM is committed to serving as their next stewards.
<b>Please upload any letters of support.</b>	Arthur Covey Mural Relocation - CPA Letter of Support - Preservation Worcester.pdf Arthur Covey Mural Relocation - CPA Letter of Support - Norton Retirees.pdf
<b>Is there anything else you want the CPC to know about your project?</b>	For this application, letters of financial support, maintenance, and general support have been merged as one for each relevant organization for brevity. Additionally, as it relates to other community outreach efforts associated with this project, SGA is investigating the potential of replicating other components of Norton Hall, including but not limited to the tree mural with the founder's names. SGA has also committed to maintaining the existing books of the Norton Company retiree names that are currently located within Norton Hall. Finally, as part of their community outreach efforts, SGA has produced a book documenting the creation of the murals and the history of Norton Hall.