

For CPC use only: Date Received _____

**Town of Southborough Community Preservation Committee
17 Common Street; Southborough, MA 01746**

**APPLICATION FOR FY 2026 COMMUNITY PRESERVATION FUNDING
Application is due August 31, 2024**

Name of Proposal	Historic South Union School Preservation
Date of Submission	August 31, 2024
Name of Applicant	Debbie DeMuria
Contact Person	Debbie DeMuria
Sponsoring Organization and/or Affiliations	
Mailing Address	Flagg Rd, Southborough, MA
Daytime Phone Number	(508) 505.7874
Email Address	ddemuria@gmail.com
CPA Funding Requested	\$620,000
Total Cost of Project	\$620,000

CPA Category (Check ALL that apply - refer to Coalition Chart on Last Page)

Open Space _____

Historic Preservation X

Recreation _____

Community Housing _____

PROJECT DESCRIPTION

In describing the project, please include answers to the following questions. Applications may be returned as incomplete if all relevant requested information is not provided. Include supporting materials and exhibits, as necessary.

1. Provide a Project Name (as it will appear on warrant article).

[Community Preservation Act Fund – South Union School Preservation](#)



Photo courtesy of Town of Southborough

Overall Project Background:

The South Union School is significant historical landmark in the town of Southborough. It is one of only 2 individually-listed properties in Southborough in the National Register of Historic Places, and the only one that is publicly-owned. Beginning with a Select Board vote to nominate South Union School in November 2008, the building was secured in the National Register of Historic Places by the Department of the Interior on February 22, 2011 (**Appendix C**).

However, the building status in the National Register does not ensure its protection from demolition.

One could reasonably argue that the South Union School is synonymous with the “heart” of the Cordaville community. But a beloved, historic building is much more than a façade. It is deeply rooted into the fabric of the community. There is neighborhood opposition for the potential razing of the South Union School, and a real threat of demolition currently exists.

In 2020 in response to a potential sale of the property, Historical Commission wrote the following opinion (**Appendix B**):

*“...the SHC strongly encourages that the town considers sale only to buyers who are committed to preserving the exterior of this structure. **A Preservation Restriction would be ideal for this unique building and guarantee its place in Southborough’s landscape and history for years to come.**”*

In September 2023, in response to another attempt to sell the property, 130 Cordaville residents and friends of South Union School signed a petition to express their concern with the process along with a strong sentiment to preserve South Union School. In response, the Select Board formed a 21 Highland Future Use Committee to include members of the Cordaville community; the new committee has yet to meet.

2. GOALS: What are the goals of the proposed project? Who will benefit and why? How will success be measured?

The goals of this proposed project are:

1. To rehabilitate and preserve the historic South Union School in perpetuity for generations to enjoy.
2. To put a perpetual Preservation Restriction on South Union School so that the building exterior cannot be demolished, removed, or razed, and no additions or outbuildings may be attached to the building. This would also ensure a formal process that any changes to the façade would require approval by the Southborough Historical Commission.

Southborough residents and the broader community are the intended beneficiaries.

3. ELIGIBILITY: Define how the project meets CPA requirements (please *refer to the Community Preservation Coalition Chart on the last page.*

The South Union School is an iconic historical landmark in the town of Southborough and one of only 2 properties in Southborough listed in the National Register of Historic Places.

The rehabilitation and preservation of the South Union School building is important to the public for enjoyment and appreciation of its architectural and historical heritage consistent with M.G.L. Ch 184, § 31.

4. COMMUNITY NEED: Why is this project needed? Does it address needs identified in existing Town plans?

This project will help Southborough reach the following goals listed in the 2021 Master Plan:

- HC-1.0: Protect and preserve all historical assets of the Town of Southborough

5. **COMMUNITY SUPPORT:** *What is the nature and level of support and/or opposition for this project?*

The voters at Town Meeting have previously supported CPA funds for the preservation of the South Union School.

Additionally, I plan to reach out to the following boards, committees and groups to garner support:

- Southborough Historical Commission
- 21 Highland Future Use Committee
- Open Space Preservation Commission
- Recreation Commission
- Southborough Historical Society
- Select Board
- Local Cordaville residents

6. **BUDGET:** *What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified, and back-up documentation provided. Distinguish between hard and soft costs. Depending on your project, more than one estimate may be required (NOTE: CPA funds may NOT be used for maintenance). Attach a two to five-year budget, if appropriate.*

The total budget requested is \$620,000.

Historic South Union School Preservation	Cost
• *Hire an historic architect to conduct a Conditions Assessment Report	\$20,000
• **Restoration of the building exterior to potentially including repair to exterior façade including brick work and site improvement including accessibility	\$500,000
• Guarantor for the perpetual Preservation Restriction	\$100,000
TOTAL	\$620,000

* Estimate based on the cost for the Flagg School Conditions Assessment report, funded by CPA funds in 2021 which was \$9,950 (Article 21, 2021 ATM). A Conditions Assessment will provide greater clarity on the overall cost.

** 2021 cost estimate from Mr. John Parent, Southborough Facilities Director, as reported to the Capital Planning Committee (predecessor to CPIC) on May 10, 2021 (**Appendix A**).

7. **FUNDING:** What additional funding sources are available, committed or under consideration? Include commitment letters, in kind donations and volunteer hours, and describe any other attempts to secure funding for this project.

As a property listed in the National Registry of Historical Places, the town is eligible for matching state grants and tax incentives, including a matching grant for restoration under the Massachusetts Preservation Projects Fund (MPPF), if available.

8. **TIMELINE:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.

This project could begin on July 1, 2025.

9. **IMPLEMENTATION:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?

The Town will be responsible for implementing the project. Any facade changes must be approved by the Southborough Historical Commission.

10. **MAINTENANCE:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please attach a detailed five-year budget.

The Town will be responsible for maintenance.

11. **OPEN PROJECTS:** Do you have any existing CPA funded projects? If so, are you up-to-date with your reporting? Please list them here.

N/A

12. **SUMMARY:** Brief description of the project, which will be printed as project summary in the warrant article.

Community Preservation Act Fund – Historic South Union School Preservation

“To see if the Town will vote to appropriate a sum or sums of money not to exceed \$620,000, for Historic Resources purposes under the Community Preservation Act from Historic Resources Reserves to repair the South Union School which is located at 21 Highland Street in Southborough, Massachusetts. Construction shall include replacement/repair of the exterior façade, including brick work and grading/repair of the site for accessibility, and associated work including any incidental and related expenses;

or do or act anything in relation thereto.”

ADDITIONAL INFORMATION: Please provide the following additional information, if applicable.

- 1. **FURTHER DOCUMENTATION:** Documentation that you *have control over the site, such as a Purchase and Sale Agreement, option to deed. (Letters of support from relevant town entities).*

N/A

- 2. **FEASIBILITY REPORTS:** *Any feasibility reports, renderings or other relevant studies and material.*

In August 2024, Mr. John Parent, Director of Facilities confirmed there is not a current conditions assessment report related to the South Union School.

- 3. **ZONING COMPLIANCE:** Evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.

South Union School is a Town owned building; it is in full compliance with all zoning and environmental regulations.

- 4. If a non-town government entity is the applicant, please list contact information for all relevant contacts for the project and if a non-profit list contact information of the board members.

N/A

- 5. Have you determined if your project requires a Preservation Restriction, Conservation Restriction or Deed Restriction?

Yes ☒ no ☐ Unsure ☐

A portion of this project is to secure a perpetual Preservation Restriction for South Union School. South Union School has been considered for demolition in the past. An opportunity exists to put the structure safely under a Preservation Restriction in perpetuity.

It is my hope that the Preservation Restriction will prevent the building from being demolished or razed, and prevent future additions from being attached, in perpetuity.

6. OTHER INFORMATION: Any additional information that might benefit the CPC in their consideration of this project.

Important References:

National Parks Service, National Register of Historic Places (NAID: 63797394),
[See Appendix C.](#)

The Massachusetts Cultural Resource Information System (MACRIS) enables users to search the Massachusetts Historical Commission (MHC) database for information on historic properties and areas in the Commonwealth. According to historical information listed in the Massachusetts Cultural Resource Information System (MACRIS) database, the Existing Building was constructed in 1911. The South Union School was entered into the MACRIS database in July 2000, [see Appendix D.](#)

Other references:

[MySouthborough September 14, 2023 Select Board to pursue South Union use Feasibility Study](#) <https://www.mysouthborough.com/2023/09/14/select-board-to-pursue-south-union-use-feasibility-study/>

[MySouthborough, September 15, 2023: Petition to “Stop Sale” of South Union](#) <https://www.mysouthborough.com/2023/09/15/petition-to-stop-sale-of-south-union/>

A representative from the project will be required to present the project or the CPC. After the application deadline, you will be sent the presentation schedule.

Applicant requirements after CPC recommends project for Town Meeting:

- To assist with fielding questions concerning the project, a Project Representative shall attend the Board of Selectmen and Advisory Committee meetings with the CPC when the CPC warrant articles are reviewed.
- A Project Representative shall attend Town Meeting to answer questions. Any Project Presentation to be reviewed by CPC.
- All Town Meeting approved projects must submit a project schedule and proposed payment timeline. That schedule will be used to determine project completion deadline. The MOU must be signed prior to start of Project.
- All Town Meeting approved projects shall present progress reports at 6-month intervals along with written reports to the CPC.
- All Town Meeting approved projects are required to include permanent signage stating that Southborough CPA provided funding for the project (wording shall be reviewed with the CPC prior to completion of the project).
- All publicity shall include statement that the Southborough Community Preservation Act provided funding for the project.

The chart below demonstrates the allowable uses of CPA funds in each of the CPA project categories: open space, recreation, housing, and historic preservation. This chart is critical for determining whether a proposed project is eligible for CPA funding. Projects are only eligible for CPA funding if they fit in a “Yes” box below. Note the 7/8/2012 legislation prohibits use of CPA funds to pay for artificial turf fields.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes (new 7/8/2012)	Yes, if acquired or created with CPA funds

APPENDIX A:

Meeting Minutes of the former Capital Planning Committee (predecessor to the CPIC), May 10, 2021

Extract below for convenience:

“... Mr. Malinowski reminded the BOS that the main reason that the Capital Planning Committee recommended that the BOS go out to RFP was: (1) \$37k per year to maintain to house two departments; (2) **over \$500k of capital to be spent in the next ten years on the building, with a good majority coming sooner rather than later**”. Mr. Malinowski reconfirmed these numbers with Mr. Parent in advance of tonight’s meeting and Mr. Parent stood by the aforementioned figures.”

**Capital Planning Committee
Joint Meeting with the Board of Selectmen
May 10, 2021
Virtual Meeting held via Zoom**

Voting Members Present: Jason Malinowski (Chair), Lisa Braccio, Jeffrey Hark, Joseph Palmer, Andrew Pfaff

Not present: Steven Hinterneder

Ex-officio Members present: Mark Purple, Brian Ballantine

At 8:14pm, Mr. Malinowski called the meeting to order. The March 12, 2020 and March 15, 2020 order statements were not read as Mr. Healey already read as part of the BOS meeting.

Joint Meeting with BOS to discuss South Union RFP response

Mr. Shea indicated that he was surprised at how high the bid price was. He did not have any concerns with the façade and the demolition delay bylaw is still in play. Mr. Shea expressed concern with fact that one of partners that submitted the bid is also a part of the Capital Planning Committee and that this needs to be vetted, including timeframes for when this member participated in votes on the Capital Planning Committee with respect to the timing of the RFP. Placing a call to the AG's office is in order per Mr. Shea. Mr. Healey agreed that this was fair.

Ms. Malinowski wanted to see more than one bid to give residents a comparison on (1) the price and (2) what was going to be done with the property. Ms. Malinowski is on fence on whether to bring to Town Meeting.

Ms. Braccio was also surprised that there was only one bid. She was also surprised by the amount of the bid. Ms. Braccio indicated that the Town needs to weigh the opportunity of the bid and what the value is, as opposed to looking into affordable units. As it stands today, Ms. Braccio indicated that she was not ready to bring forward to Town Meeting.

Mr. Healey indicated that his initial inclination is to bring to Town Meeting. He also indicated that if the Town's requirement was to protect the façade, the amount of the bid will go way down. Taking into consideration that a decent amount of maintaining the structure was included in the bid, Mr. Healey indicated that \$700,000 is a decent price, looking in the prism of what happened with Fayville Hall.

Mr. Malinowski prefaced to the BOS that the Capital Planning Committee has not met since bid came in and scoring was performed. Mr. Malinowski reminded the BOS that the main reason that the Capital Planning Committee recommended that the BOS go out to RFP was: (1) \$37k per year to maintain to house two departments; (2) over \$500k of capital to be spent in the next ten years on the building, with a good majority coming sooner rather than later. Mr. Malinowski reconfirmed these numbers with Mr. Parent in advance of tonight's meeting and Mr. Parent stood by the aforementioned figures. Other items he outlined for the BOS to consider as they decide on next steps include the fact that two departments in South Union would need a home. Also, the playground was scoped out of the plan and there would be expenditures to repurpose. With respect to the scoring, it was all or none; for the façade, the intent was to say that they were trying to honor that request.

Mr. Healey asked the BOS if the board needs more time and expressed that he is agnostic with respect to this. Ms. Cook, Chair of Advisory, added that the impact of adding heads on schools is a red herring; school costs are fixed. Ms. Cook also brought up the possibility of real estate tax income if the building were to be sold.

Ms. Braccio agreed the decision on South Union is the decision of Town Meeting. She is willing to change her opinion to let Town Meeting vote. Ms. Malinowski added that she is not opposed to bring to Town

Meeting but the BOS needs to vet what Mr. Shea brought up earlier in the discussion. Mr. Shea would be in favor to bring to Town Meeting if there were a vote tonight, assuming a positive outcome from the vetting process. Mr. Stivers asked what would be brought to Town Meeting and Mr. Healey indicated that it would be the article in the Town Warrant with the bid figure added. Mr. Stivers added he is on the fence and it is call of the voters. Mr. Stivers felt the Town could get a better bid if they went back out with another RFP. Mr. Healey indicated that the consensus is that this will be addressed more on May 18th. Mr. Purple agreed nothing needs to be done for Town meeting since it is already on a warrant article.

Ms. Braccio asked Mr. Healey how this would be presented at Town Meeting. Mr. Healey expects that the Capital Planning Committee would be heavily involved in a presentation and participation in any Q&A.

Mr. Malinowski asked the BOS if there was an appetite to reach out to the party that made the bid. He also opined that the BOS needs to be able to articulate why it is worth moving forward with, including pros and cons. Mr. Healey responded that he is not prepared to take a vote on the merits of the proposal. Ms. Cook offered her opinion to move to the Fall Town Meeting. When asked by Mr. Healey if this would be an option, Mr. Purple indicated that this is something that could be investigated, with counsel involvement.

Mr. Palmer if Town Meeting could be used as a forum to set the criteria for the P&S. Mr. Healey did not believe so and Ms. Braccio indicated that any suggestion by TM would not be binding.

Other business that may properly come before the Committee

Not covered

Adjournment

Mr. Malinowski made a motion to adjourn the Capital Planning Committee meeting at 8:43 P.M. Mr. Pfaff seconded. The motion passed all in favor (5-0-0) by roll call vote: (Braccio, aye; Hark, aye; Palmer, aye; Pfaff, aye; and J. Malinowski, aye).

Submitted by Jeffrey Hark, Committee Clerk

Documents Referenced During Meeting:

- 1) South Union Disposition – RFP Evaluations

Appendix B:

Letter from the Southborough Historical Commission urging for the preservation of South Union School

TOWN OF SOUTHBOROUGH



Historical Commission

TOWN HOUSE – 17 COMMON STREET - SOUTHBOROUGH, MASSACHUSETTS 01772-1662
PHONE (508) 485-0710 - FAX (508) 480-0161 – EMAIL: historical@southboroughma.com

August 13, 2020

Dear Mr. Malinowski and Members of the Capital Planning Committee

Thank you for your email and for your request for input. South Union School is of considerable historic significance, as noted by the National Register designation. I am attaching a document from the Massachusetts Cultural Resources Inventory describing the historical significance, but this quote sums it up:

The South Union School is eligible for listing on the National Register individually and as part of the Southville and/or Cordaville Historic District for its association with the development of the school system in Southborough, its position between the two named villages, figuratively and physically, and for its architecture as the only brick Classical Revival buildings in the southern part of Southborough. The School retains the integrity of location, setting, design, materials, workmanship, association, and feeling.

For the above reasons, the SHC strongly encourages that the town considers sale only to buyers who are committed to preserving the exterior of this structure. A Preservation Restriction would be ideal for this unique building and guarantee its place in Southborough's landscape and history for years to come.

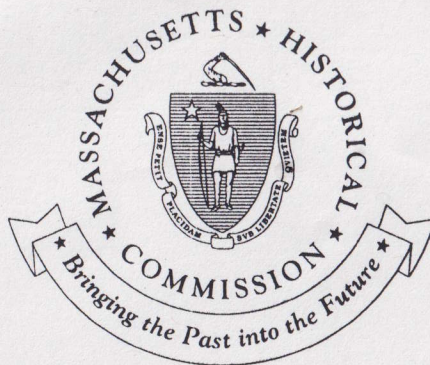
The Commission will be meeting on August 18 and South Union School is on the agenda. Please don't hesitate to contact me with any questions.

Thank you,

Rebecca Deans-Rowe, Chair
Southborough Historical Commission

Appendix C:

Link to National Register of Historic Places listing, South Union School, NAID: 63797394:
<https://catalog.archives.gov/id/63797394>



South Union School

Southborough, Massachusetts

was accepted on *February 18, 2011* for inclusion in the

National Register of Historic Places

The National Register is the nation's official list of buildings, districts, sites, structures, and objects that retain their historical character and are important to our local, state, or national history. The National Register was established under the National Historic Preservation Act of 1966 and is administered in the Commonwealth by the Massachusetts Historical Commission.

William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

Brona Simon
State Historic Preservation Officer

MASSACHUSETTS HISTORICAL COMMISSION
A Division of the Secretary of the Commonwealth


Appendix D:

Massachusetts Cultural Resource Information System (MACRIS) – South Union School

The Existing Building is listed in MACRIS as MHC ID# SBR 164, under Mass Historical Commission's Inventory of Historical Assets

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.164	
Historic Name:	South Union School	
Common Name:	Southborough Cultural Arts Center	
Address:	21 Highland St	
City/Town:	Southborough	
Village/Neighborhood:	Cordaville; Southville;	
Local No:	03-3;	
Year Constructed:	1911	
Architectural Style(s):	Classical Revival;	
Architect(s):	Cooper and Bailey; Hurley, Thomas P.;	
Use(s):	Art Gallery; Auditorium; Community Center; Library; Meeting Hall; Other Governmental or Civic; Public School;	
Significance:	Architecture; Art; Community Planning; Education; Military; Politics Government; Social History;	
Area(s):	SBR.B	
Designation(s):	Nat'l Register Individual Property (02/18/2011);	
Building Materials:	Wall: Brick; Concrete Unspecified; Wood; Foundation: Brick; Concrete Unspecified;	
Demolished	No	

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, August 31, 2024 at 12:50 PM

FORM B – BUILDING

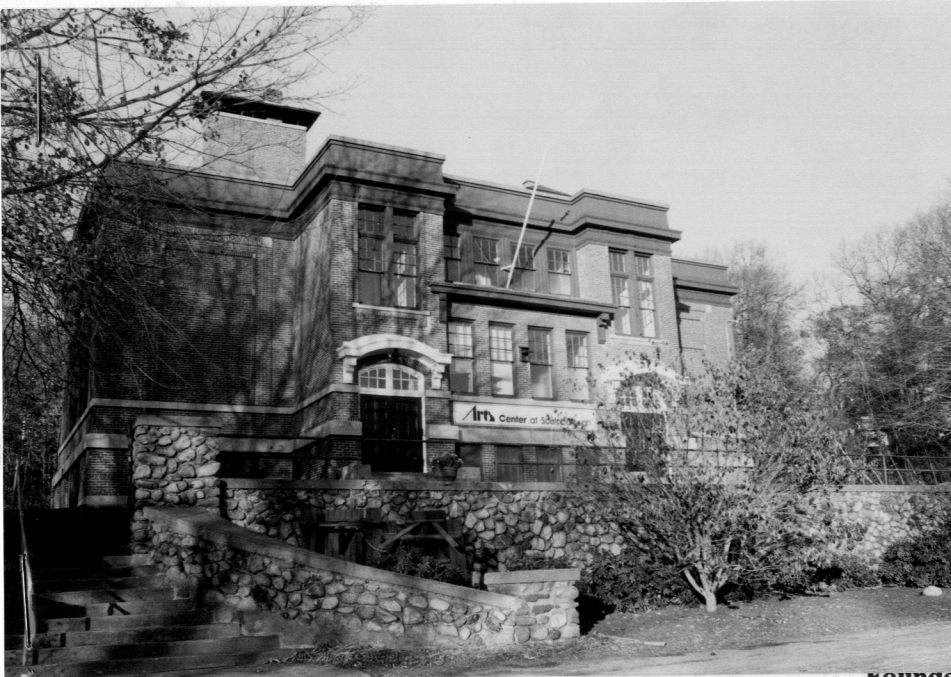
Assessor's Number USGS Quad Area(s) Form Number

03-3 Marlboro B 164

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town SOUTHBOROUGH

Place (neighborhood or village) Southville/Cordaville



Address 21 Highland Street

Common Name South Union School

Present institutional / educational

Original institutional / educational

Construction 1912

Town Annual Report - School Committee Reports

Form Classical Revival

Architect/Builder Cooper & Bailey - Architect
Thomas P. Hurley - Contractor

Primary Material:

Foundation brick and concrete

Wall/Trim brick/wood trim

Roof unknown - flat roof

Outbuildings/Secondary Structures none

Major Alterations (with dates) Vents and caps on chimneys.

Condition good

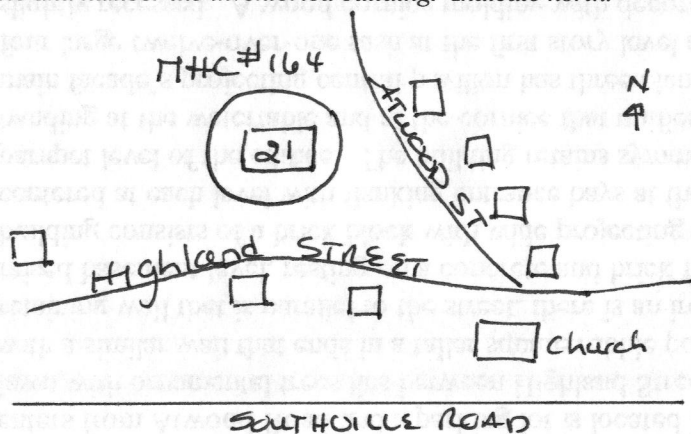
Moved ☒ no ☐ yes Date n/a

Acreage 130,680 square feet/ ca. 3 acres

Setting In between two villages of Southville and Cordaville, high on hill overlooking Highland St. and Southville Road with low steps approaching lined with low rubble wall - open sloping lawn in front separated by rubble wall with iron railing marking plateau on which school and play ground and parking sits, mature trees surrounding.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Schuler/Forbes

Organization Southborough Historical Commission

Date (month/year) 03/00

RECEIVED

JUL 03 2000

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

MASS. HIST. COMM

BUILDING FORM

ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of few brick buildings in the southern villages of Southborough this important Classical Revival school sits high on a hill overlooking the two villages of Southville and Cordaville. The top of the steep sloping lot is terraced and has symmetrical stairs that ascend from Highland Street to the school site on top. Vehicular traffic enters from Atwood Road and a parking lot is located behind the school and playground on the west side. A lawn with ornamental trees lies between Highland Street and the rubble stone retaining wall. The stairs are lined with a similar wall that ends in a taller square rubble post with a flat coping similar to the wall. On top of the retaining wall that is parallel to the street, there is an iron railing. The School is a two story building with a raised basement level, resting on a concrete and brick foundation, that is oriented in a southerly direction. The building consists of a brick block with wide projecting central pavilion in which there are strings of four windows centered at each level with flanking entrance bays at that project slightly at the second story and wide cornice or parapet level of the edifice. The building retains symmetrical massing and design details with concrete and brick banding at the watertable and at the cornice that unifies and accentuates the horizontality of the building. The main facade's projecting central pavilion has three elements, a center section with four raised basement windows, four large twelve-over-one sash at the first story level and four six-over-one second story windows that are slightly recessed. A wood cornice molding with decorative brackets lines the top of the first story windows accentuating the recess of the second story windows. A sign, naming the Arts Center, has been added to the wide brick band between the basement and first story windows that is framed by the watertable and first story concrete belt course. Flanking the centered windows are the entrance bays with paired paneled doors at the raised basement level topped by segmental arched multi-light transoms and a decorative segmental arched bracketed doorhood. Over each entrance is a pair of long nine-over-one sash with six-light transoms. These stairhall window bays stretch between the first and second story windows. This facade's wall surfaces on each side of the projecting centered pavilion have decorative brick paneling with square cast inlay articulating the rectangular paneled surfaces. On each end of the building there are strings of five first and second story windows with decorative square panels between to two levels. Windows have nine-over-one sash and the second story windows stretch up into the cornice band and are framed by the projecting element of the parapet wall. The flat roof is topped with two large rectangular brick chimneys.

HISTORICAL NARRATIVE

☒ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The South Union School was constructed in 1912 as a consolidation of three schools; one grammar and two primary schools in the two villages of Southville and Cordaville. From the 1860s there were seven ward schools and the Peters High School in Southborough. Two of the wards were Cordaville and Southville. In 1860 when all of the outlying grammar schools were repaired or built, Cordaville's was newly built and Southville's was repaired. The 1910 School Committee Report recommended the consolidation of and new construction for Southville and Cordaville due to the poor condition of the old village schools that lacked sanitation and had inadequate water supplies. The recommendation was the result of the findings of a Special Committee appointed by the 1909 Town Meeting. The schools to be replaced included the **Southville Grammar** at 28 Highland Street and the **Southville Primary School** at 236 Parkerville Road, both of which were converted to residences and the **Cordaville School** at the site of 193 Woodland Road. The planning process included receipt of sketches and plans from H.G. Ripley, Warren & Gerrish, and James F. Bigelow. The 1911 Town Meeting appropriated

INVENTORY FORM CONTINUATION SHEETTown
SOUTHBOROUGHProperty Address
21-31 HIGHLAND STREET**MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125**

Area(s) Form No.

164

HISTORICAL NARRATIVE (Continued)

\$17,000 for the construction of the new school. Expenditures showed payments to Cooper & Bailey, Architects. This architectural firm is known to have designed at least fourteen other public schools in eastern Massachusetts and plans for the South Union School are on file at the State Archives. The school lot came from the Cordaville Woolen Company and was ideal due to the location between the two villages and opposite the Southville Grammar School. Thomas P. Hurley of Marlborough was the general contractor. The name articulated the union of the two industrial villages under one school roof. South Union School from its opening in December 1912 to its closing in 1980 housed Grades 1 through 8. The plan included three large class rooms, a special 'Domestic Science' room, a public hall seating 265, and a public library space to hold 2,000 volumes. During World War II there was an Aircraft Warning Observatory constructed on the school roof which was manned by the Southborough's Ground Observer Corps. When the public school classes were disbanded in the South Union School it was taken over by the Southborough Cultural Arts Center in 1982. This was an outgrowth of the Southborough Arts Council established in 1978 in response to the Massachusetts Megabucks lottery program.

The South Union School and **St. Matthew's Church** at 105 Southville Road are located in between the two villages of Cordaville and Southville and were built to serve both communities. However, previous survey projects listed both properties in the Southville area form, thus for consistency of MHC numbering they will be included in the Southville Area Form. It is important to recognize the relevance of the property to both Cordaville and Southville.

BIBLIOGRAPHY and/or REFERENCES☐ *see continuation sheet*

Maker Index, MACRIS. Massachusetts Historical Commission

Noble, Richard. Fences of Stone, 1990.

School Committee Reports. 1860, 1910, 1911, 1912.

Public Buildings Safety Inspection File. Plan Record, 9/20/1911. State Archives

☒ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Community Property Address
SOUTHBOROUGH 21 HIGHLAND STREET

Area(s) Form No.

B	164
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible **only** in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Schuler/Forbes, Consultants
The criteria that are checked in the above sections must be justified here.

The South Union School is eligible for listing on the National Register individually and as part of the Southville and/or Cordaville Historic District for its association with the development of the school system in Southborough, its position between the two named villages, figuratively and physically, and for its architecture as the only brick Classical Revival buildings in the southern part of Southborough. The School retains integrity of location, setting, design, materials, workmanship, association, and feeling.



Pl. 5ville 164
B
Southborough
Address Highland St.
South Union School
Original & present School
Owner Town
Public Yes
Style

Literature Indians Source of date
Music Other
Development of town/city Architect
Architectural reason for inventorying:
South Union School OR part of Area #
3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material
WALL COVER: Wood Brick Stone Other
ROOF: Ridge Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork
CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate
STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed
PORCHES: 1 2 3 4 PORTICO Balcony
FACADE: Gable end: Front/side Ornament
Entrance: Side Front: Center/Side Details: double
Windows: Spacing: Regular/Irregular Identical/Varied
Corners: Plain Pilasters Quoins Cornerboards

5. Indicate location of building in relation to nearest cross streets and other buildings
6. Footage of structure from street
Property has feet frontage on street

Recorder
For
Photo # 8-16 Date 1971



SEE REVERSE SIDE

RELATION OF SURROUNDING STRUCTURE

1. Outbuildings _____

2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
Predominant features _____
Landscape architect _____

3. Neighboring Structures
Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
Venetian Gothic Mansard Richardsonian Modern

Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

BIBLIOGRAPHY AND/OR REFERENCE

RESTRICTIONS _____

Original Owner: _____

Deed Information: Book Number _____ Page _____, _____ Registry of Deeds

SBR, #164

BUILDING INSPECTION DEPARTMENT—DISTRICT POLICE
PLAN RECORD

CASE **B** RACK **4** APART. **14** NO. **9294**
BUILDING **Cordaville School** STORIES **2B**
CITY OR TOWN **Southboro** STREET
TO BE USED FOR **Public School** CLASS **School**
OWNER **Town of Southboro** **Brick**
ARCHITECT **Cooper & Bailey**
CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED
DATE **Sept 20, 1911**
INSPECTOR **Penniman**
FORM 41. 5,000. 2-25-11

Original yellow form: Eligibility file _____
Copies: Inventory form _____
Town file(w/corresp.) _____
Macris _____
NR director _____

Community: Southborough

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 5 September 2007 Date Due: Date Reviewed: 3 October 2007

Type: ☒ Individual _____ District (Attach map indicating boundaries)

Name: South Union School Inventory Form: SBR.164

Address: 21 Highland Street

Requested by: Southborough Historical Commission

Action: _____Honor _____ITC _____Grant _____R & C _____Other:

Agency: _____ Staff in charge of Review: _____

INDIVIDUAL PROPERTIES

☒ Eligible
☒ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☐ More information needed

DISTRICTS

☐ Eligible
☐ Ineligible
☐ More information needed

CRITERIA: _____x A _____B _____x C _____D

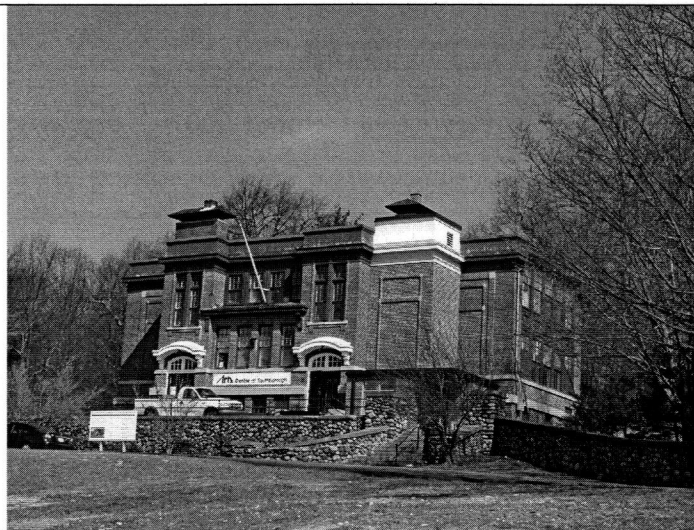
LEVEL: _____x Local _____State _____National

STATEMENT OF SIGNIFICANCE by Peter Stott _____

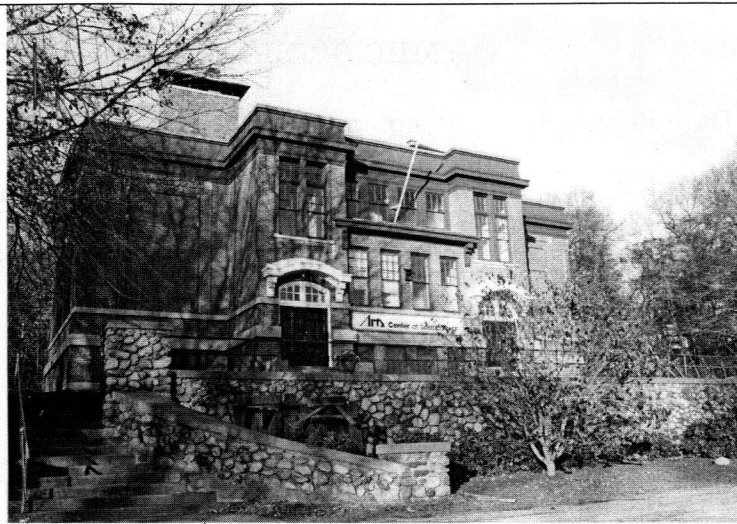
The South Union School is a 2-story brick school building constructed in 1912 to the designs of Cooper and Bailey, Architects. Centrally located between the mill villages of Southville and Cordaville, it represents the union of the two school districts. In use as a school building until 1980, it has more recently housed Southborough Cultural Arts Center.

The South Union School meets criteria A and C at the local level, both individually and as a contributing element in a potential Cordaville and/or Southville historic district. The brick Classical Revival structure reflects the evolution of Southborough's school system in the late 19th and early 20th centuries from a network of ungraded wood-frame district schoolhouses to a modern school system of graded regional elementary schools housed in substantial masonry buildings and providing education according to a uniform community-wide curriculum. Architecturally, the school is the only brick Classical Revival building in the southern part of Southborough. Frank Irving Cooper (1867-1933) was widely known in New England as a school architect, and 17 buildings are credited to his work in the MACRIS database. The school retains integrity of location, setting, design, materials, workmanship, association and setting. The one significant change to the building, the introduction in 2003 of an elevator tower on the east corner of the principal facade was not found unduly intrusive.

Both Cordaville (SBR.C) and Southville (SBR.B.) were evaluated in 1996 by MHC and determined eligible for the National Register under criteria A and C at the local level.



David Hart photo, 2007, showing 2003 elevator tower



Inventory photo, 2000.