

For CPC use only: Date Received \_\_\_\_\_

**Town of Southborough Community Preservation Committee**

17 Common Street; Southborough, MA 01772

**APPLICATION FOR FY 2027 COMMUNITY PRESERVATION FUNDING**

**Application is due September 15, 2025**

**Name of Proposal:** Rural Cemetery Water Tower Restoration

**Date of Submission:**

- Original application: 9/15/2025
- Revised application: 11/19/2025

**Name of Applicant or Board/Committee/Commission:** Southborough Historical Commission

**Contact Person:** Kevin Miller

**Sponsoring Organization and/or Affiliations:** Southborough Historical Commission

Mailing Address: 17 Common Street, Southborough MA 01772

Daytime Phone Number: 508-981-6911

Email Address: kmiller@southboroughma.gov

CPA Funding Requested: TBD

Total Cost of Project: TBD

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

Open Space

☐

Historic Preservation

☒

Community Housing

☐

Recreation

☐

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.

	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

**NOTE:**

The 7/8/2012 Legislation prohibits use of CPA funds to pay for Artificial Turf Fields.

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

The project is eligible under Historic preservation/rehabilitation/restoration.

**SUMMARY:** Brief description of the project, which will guide the project summary in the warrant article.

The Southborough Historical Commission, working with the Southborough Department of Public Works, seeks CPA funding to restore the roof, masonry, and wooden elements of the Rural Cemetery Water Tower (1903). A windmill pumped well water to a holding tank in this tower from its completion until 1933, with the water used to irrigate the cemetery grounds. This distinctive structure is a contributing feature of the Southborough Center Historic District, listed in the National Register of Historic Places. The tower’s builder, George Cantello, is himself interred in the cemetery.

Before filling out this application, familiarize yourself with the Southborough CPC Application Handbook available on the CPC webpage:

<https://www.southboroughma.gov/424/Community-Preservation-Committee> .

As you are filling out the application, make sure you are in-line with the requirements as documented in the Southborough CPC Application Handbook.



I have read and understand the process and requirements detailed in the CPC application handbook.

Please submit the following application by September 15, 2025; for consideration at Annual Town Meeting in 2026. Please email your completed application to both: Lisa Braccio, CPC Chair at [lbraccio@southboroughma.com](mailto:lbraccio@southboroughma.com) and Frederica Gillespie, CPA Consultant at [fg.cpaconsulting@gmail.com](mailto:fg.cpaconsulting@gmail.com)

PLEASE COMPLETE THE PROJECT DESCRIPTION BELOW AND INCLUDE WITH YOUR APPLICATION (use extra sheets, if needed)

## 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)

Rural Cemetery Water Tower Restoration

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

Town Common fencing restoration project, co-sponsored with the Southborough Select Board. That project is pending bids based on plans and specifications drawn up by VHB under the direction of the DPW Superintendent.



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

The goal is to restore the historic water tower in the Southborough Rural Cemetery, built in 1903 and used to irrigate the grounds prior to the installation of municipal water piping in 1933. The tower is a contributing feature to both the Rural Cemetery and the larger Southborough Center Historic District, listed in the National Register of Historic Places. All Southborough residents and visitors will benefit from the stabilization and restoration of this distinctive landmark. Success will be measured by the quality of the work that should protect this vital historic asset, now 122 years old, for future generations of Southborough residents.

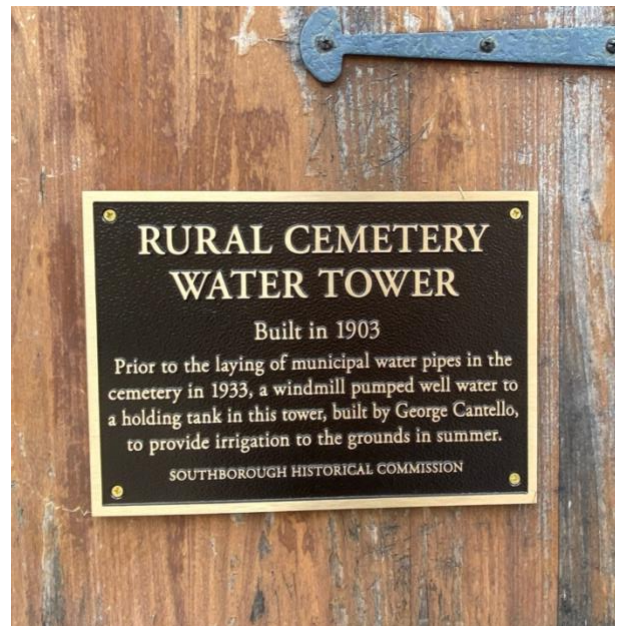
**4 COMMUNITY NEED: Why is this project needed? Does it address needs identified existing Town plans - i.e. Recreation Plan/Master Plan/Housing Production Plan/Open Space Plan?**

This project continues the Historical Commission's work under the 2021 Master Plan goal HC-1.0: "Protect and preserve all historical assets of the Town."

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

The Select Board voted in 2024 to authorize the Historical Commission up to \$500 to be spent on a for a bronze plaque marking the history and function of the water tower and has been supportive of the need for its restoration. The plaque was mounted on the doors of the tower in October of 2024.

The Rural Cemetery Water Tower (built 1903) is a contributing structure in the Southborough Center Historic District, listed in the State Register of Historic Places and the National Register of Historic Places (2021). Mr. Cundiff, DPW Superintendent, is in full support of this application. The applicant is unaware of any opposition to the project.



**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 Historical Commission is seeking funding for a comprehensive report that would cover current conditions, recommended remediation, Request for Bid documents, and a proposed

maintenance schedule from Beacon Hill Restoration of Holliston, MA. This report, with associated cost estimates, will be provided to the Community Preservation Committee upon receipt. The scope of the work will involve repointing the masonry; restoration and, where required, replacement of wooden elements (soffits, louvered windows/sills, entry doors); installation of a period-appropriate roof (likely slate) and finial; a minor restoration of hinges, handles, etc.

**7 FUNDING: Are you seeking alternative funding outside of the CPA? 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.**

The Massachusetts Preservation Projects Fund is a reimbursable 50% matching grant issued by the Massachusetts Historical Commission, which can issue grants of between \$7,500 and \$100,000 for eligible projects. Eligibility for this program would require availability of funds. The upcoming application round has not yet been announced, but the prior round's application deadline was in March 2025, and the grant awardees were announced in June 2025.

Another grant, the MA Historic Preservation Matching Grant issued by Preservation Massachusetts, applies only to 501c(3) non-profit organizations and would not be a source of potential funding for this project.

**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.**

If funded, the Beacon Hill Restorations package would allow the DPW to move directly to process of soliciting bids. Work would then proceed subject to weather/seasonal limitations.

**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?**

Mr. Cundiff and Mr. Chris Leroy of DPW would oversee the work in consultation with the Historical Commission Chair.

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

Periodic repainting and re-varnishing would be required, but would not expect

that within the first five years. Thereafter, DPW would be responsible for routine maintenance within their own operating budget.

**ADDITIONAL INFORMATION:** Please provide the following additional information.

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)

This property is owned by the Town of Southborough. Located at [assessing parcel 44-0000-000-T](#).

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

As noted earlier, the report by Beacon Hill Restorations would be the guiding document for conditions, needed remediation, bidding, and suggested maintenance.

3. **BY-LAW COMPLIANCE:** Evidence that the project is in compliance with zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.

N/A

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 ☐

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

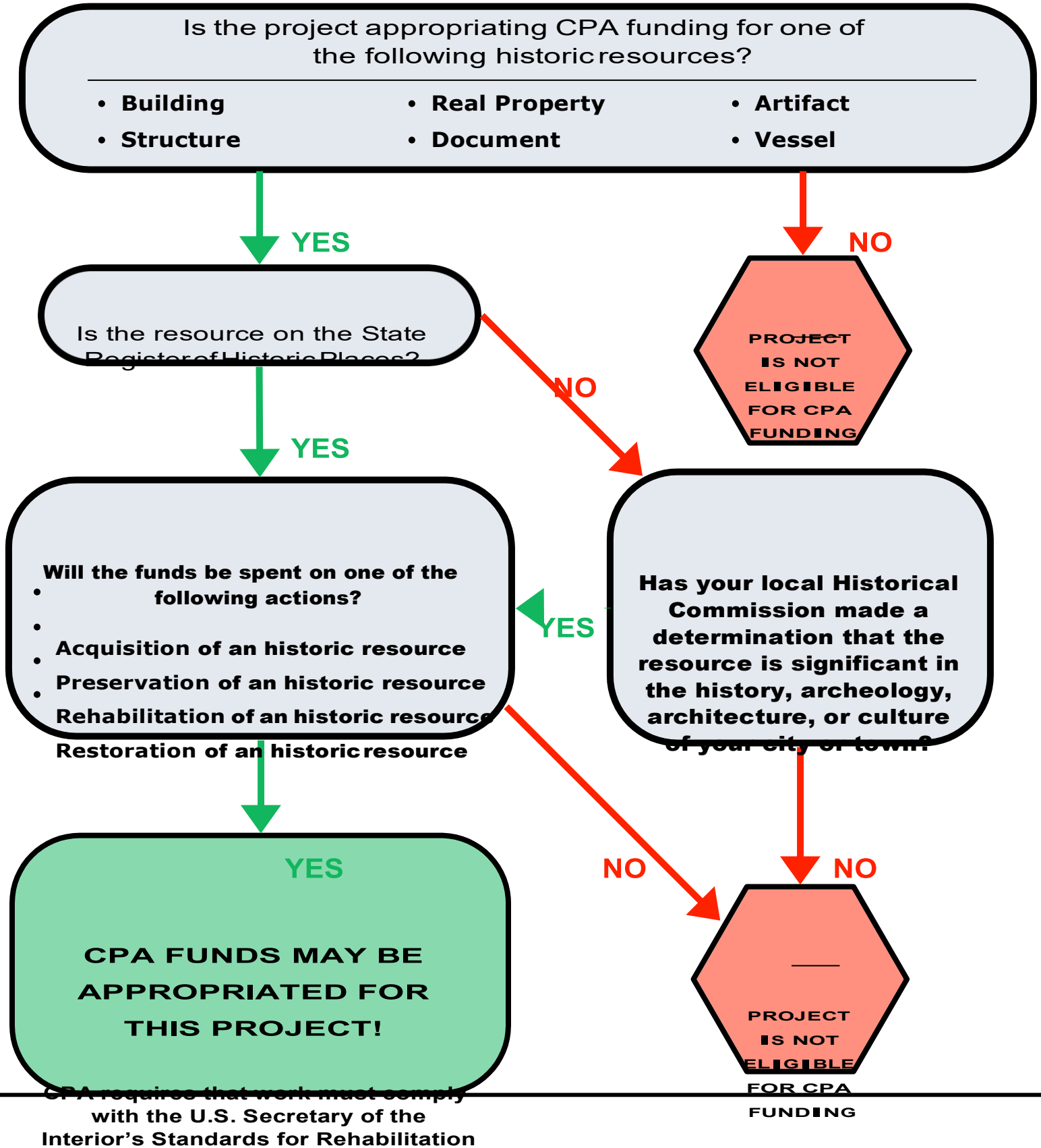
We are attaching the MACRIS report for the Rural Cemetery, which includes some information about the tower.

**A representative from the project will be required to present the project to 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 Select Board 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.

# How to Determine CPA Eligibility for the Historic Preservation Category





# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SBR.802
<b>Historic Name:</b>	Southborough Rural Cemetery
<b>Common Name:</b>	
<b>Address:</b>	11 Cordaville Rd
<b>City/Town:</b>	Southborough
<b>Village/Neighborhood:</b>	Southborough;
<b>Local No:</b>	44;
<b>Year Constructed:</b>	1842
<b>Use(s):</b>	Burial Ground;
<b>Significance:</b>	Art; Community Planning; Religion;
<b>Area(s):</b>	SBR.AI
<b>Designation(s):</b>	Nat'l Register District (12/29/2021);
<b>Building Materials:</b>	
<b>Demolished</b>	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](http://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](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, August 29, 2024 at 9:00 PM

# FORM E- BURIAL GROUND

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

44

Marlboro

802

947, 948, 313

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING



Town SOUTHBOROUGH

Place (neighborhood or village) Southborough Center

Address or Location Cordaville Road

Name Rural Cemetery

Ownership ☒ Public ☐ Private

Approximate Number of Stones unknown, less than 5,000

Earliest Death Date 1842

Latest Death Date 2000

Landscape Architect none

Condition good

Acreage 16.8 acres

Setting On main north-south route near center of town, next to part of Sudbury Reservoir, opposite St. Mark's Golf Club, narrow auto roads, tree lined with mature plantings

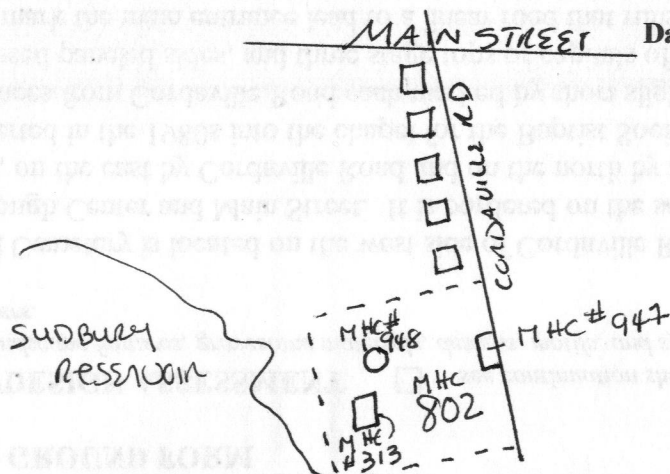
## Sketch Map

Draw or duplicate a map of the burial ground showing its location in relation to the nearest cross streets and/or major natural features. Show all buildings or major features within the burial ground, and between the burial ground and the nearest intersection. Label streets including route numbers, if any. Indicate north.

Recorded by Schuler/Forbes

Organization Southborough Historical Commission

Date (month/year) 5/00



RECEIVED

JUL 03 2000

MASS. HIST. COMM

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form

**BURIAL GROUND FORM****VISUAL/DESIGN ASSESSMENT** ☐ *see continuation sheet*

*Describe landscape features, gravestone materials, designs, motifs, and symbols that are either common or unusual. Note any known carvers.*

The Rural Cemetery is located on the west side of Cordaville Road, north of Turnpike Road and near Southborough Center and Main Street. It is bordered on the south and west by parts of the 1897 Sudbury Reservoir, on the east by Cordaville Road and on the north by the Chapel of the Cross, a former dwelling that was converted in the 1980s into the chapel for the Baptist Society in Southborough. The Rural Cemetery has two entrances from Cordaville Road each marked by short slightly tapered granite piers that sit on square bases, have recessed paneled sides, and three stage tops or capitals of two squares sitting on a rounded piece. These piers that mark the main entrance lead to a linear road that runs the length of the Cemetery and has other narrow maple tree lined roads branching off the main road to the west. The Cemetery is bordered by a low stone wall along Cordaville Road. The receiving tomb (MHC #947) is built into the stone wall facing Cordaville Road, a main north-south route. The tomb has long random ashlar sides with a low iron door centered and granite piers carrying a segmental arched granite name band with Southborough Cemetery etched into the band. Over the iron door is the date "1842" carved into the lintel of the plain linear door surround. The top of the tomb is squared off with field stone and a ground cover is growing over the edges from the horizontal top surface. If one approaches the top of the receiving tomb from within the Rural Cemetery one finds a terraced rock garden with six low stone steps leading to planted beds and random field stone walls forming the edge of this raised garden. The bronze plaque placed on the wall next to the steps states "In recognition of Leo Bertozzi Superintendent of Cemeteries 1962-1986 and Designer of Southborough Town Flag." Stones are randomly placed throughout the Cemetery and are of slate, marble, and granite. Most are modest in size and design. There are several obelisks of varying size and ornamentation scattered throughout the Cemetery marking family burial sites. At the rear of the Cemetery near the 1976 brick office building (MHC #313) is a round rubble stone tower (MHC #948) with a flared polygonal top. Double doors are made of wood and have a defined stone surround. There are narrow lancet like windows at the second story level and a band of rectangular stones surrounding the tower above the narrow windows. A low raised bed with a memorial marker extends from the tower and marks the location of a former superintendent's office. It is not related to the tower. The low one-story, side gabled, brick building with a centered chimney, low on the facade roof slope has two off-centered entrances.

**HISTORICAL NARRATIVE** ☒ *see continuation sheet*

*Explain religious affiliations, major period of use, and evaluate historical association of this burial ground with the community.*

Although Noble accounts for the Old Burying Ground off Main Street closing in 1843 and the Rural Cemetery opening in 1844, the date on the prominent receiving tomb (MHC #947) on Cordaville Road, that names the location as "Southborough Cemetery", is 1842. The Old Burying Ground had no more room by the 1840s and the Town closed the original burying ground except to spouses of those already buried there. In 1861 according to the Town Report Jonas Goodnow was paid for 3 ½ acres of land to be added to the "new burying ground." In the same year Dexter Newton was surveying the new burying ground. Because this burying ground was an extension of the former burying ground, there was a strong tie with the early congregations and until 1862 no Catholics had been buried here, nor had they been allowed. One of Southborough's sons died while enlisted in Company K of the 13<sup>th</sup> Massachusetts Regiment. Patrick Cleary had volunteered and was in Virginia where he died of food poisoning. At first he was buried in the pauper's section of the Rural Cemetery, however, there was protest and the Board of Selectman established an unwritten policy to bury with honors any one who died in service, thus Cleary was re-interred. Following the Civil War the old policy of no Catholics worked its way back



# INVENTORY FORM CONTINUATION SHEET

Town  
SOUTHBOROUGH

Property Address  
RURAL CEMETERY  
Area(s) Form No.

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

	802
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into the unwritten policy and remained that way until challenged by two Catholics in the early 1900s. Dennis Bagley and Patrick Salmon asked the Town Moderator before the start of a Town Meeting why Catholics were not allowed in the Rural Cemetery. The Moderator conferred with the Cemetery Commissioners and responded that there was no policy barring Catholics it was their choice to go to Hopkington or Westborough because the fee for the Rural Cemetery was steep and not affordable to the large Catholic families. The two men immediately paid the fee of \$15, only to learn that it had just been raised to \$30, which they willingly and ably paid on the spot. This exchange ended the ban on Catholic burials at the Rural Cemetery.

In 1900 the Town Annual Report showed funding allocated to build a water supply for the cemetery. The Cemetery Committee's report stated that the dry seasons made it impossible to keep grass and shrubbery in good condition. The Committee suggested the construction of a wind mill and tank with piping which would cost \$600. By 1901 due to the high cost of iron piping this proposed water system had not been completed. The well had been dug and the wind mill erected but the erection of the tower to hold the tank would not occur until 1903 when additional funding was allocated to lay the pipe and erect the rubblestone tower. The stone structure was recommended for durability and cost savings on repairs and maintenance. George Cantello was paid \$197.31 to build the tower (MHC #948) and the surveyor was James F. Bigelow.

Today the Rural Cemetery has approximately 5500 persons interred there. The number of markers is less. The Stone Tower, which formerly stored a water tank, is now is used for storage. The low brick office building (MHC #313) was designed and constructed in 1976-77 by students at the Assabet Valley Vocational School at a cost of only \$38,921 to the Town of Southborough. It was constructed to replace an equipment building that burned in 1975 and that had been located in the same place in the Cemetery. The 1977 brick building serves as an office and equipment building.

## BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Noble. Fences of Stone, 1990  
Southborough Town Reports  
Oral History. Bridgett Gilleney, Superintendent of Rural Cemetery

☒ 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  
ROAD  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Community      Property Address  
SOUTHBOROUGH      CORDAVILLE ROAD

Area(s)      Form No.

	802
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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 Rural Cemetery is eligible for listing on the National Register as part of a potential Main Street Historic District and individually as well. The design, the location, and the setting all have important implications about the development of Southborough. The association with residents of Southborough and the information that can be gained about the broad patterns of development makes this an important resource. The Cemetery would be a contributing resource to a district that features the many institutions along Main Street as well as the nineteenth century residential development. The Cemetery retains integrity of location, setting, design, materials, workmanship, association, and feeling.