

Appendix A – CPA Proposal Eligibility Form

[CPC Use Only]	Date Received: 10-1-26	Received By: M Moore	Assigned CPC #: 2028-12
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This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

1-A Applicant Information

Last Name: Theall	First Name: Aubrey
Organization(s)(as appropriate) Groton Historical Commission	

1-B Regional Project? YES ☐ NO ☒

If YES, Town/Organization:

2 Submission Date: 10/1/2026

3 Applicant Address

Street: 197 Maple Avenue	City: Groton	State: MA	Zip: 01450
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4 Phone: 617-314-5755 Email: aubreytheall@hotmail.com

5 CPA Purpose (Check all that apply)

Affordable Housing: ☐	Community Housing: ☐	Historic Preservation: ☒
Open Space: ☐	Recreation: ☐	

As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's Registry of Historic Places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6 Project Address/Property Owner's Name: Off Martins Pond Rd., Gibbet Hill Farm, LLC

7 Project Name: Bancroft Castle Preservation Phase III

8 Community Preservation Plan Objectives – Use codes from SECTION 5 to indicate all that apply

5.1.2, Protect Cultural and Historic Resources

9 Proposal Basic Description

This proposal would fund the third phase of the Bancroft Castle preservation project.

The Groton Historical Commission, with the support of the Webber family (property owner), was previously awarded a grant to engage a qualified structural engineering firm to assess the stability of the remains of the Bancroft Castle atop Gibbet Hill and to develop and plan to extend its lifespan. That study was done and a plan was developed to stabilize and slow the rate of decay of the Castle.

We were subsequently awarded a CPA grant to undertake the first phase of actual preservation work. This will address urgent structural stability and public safety issues on the site. That project is being bid out as this application is being prepared with work planned to begin in the spring of 2027 once the ground firms up.

Phase 2 of preservation work would extend the useful lifespan of the Castle ruin. This work will include (but not be limited to) the tightening of masonry and sealing of skyward facing surfaces, cracks, mortar joints, vegetation removal, etc. This will materially slow the rate of decay of the ruin. The effects of vegetation growth, water intrusion and freeze/thaw cycles are the greatest threats to the Castle's ongoing stability.

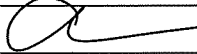
In addition to being an important historical landmark the Castle is one of the most popular attractions in the Town of Groton. Its continued existence is beneficial to people of Groton, visitors to Town and local businesses that benefit from the many tourists that visit each year. The Castle site (and the trails used to reach it) have permanent, deeded public access. Further, the Historical Commission (as part of Phase I) entered into a grant/clawback agreement with the property owner to safeguard the public's investment in the ruin.

We expect to receive financial support from the Webber family (who has very limited access to the site for events) to further leverage the public's investment.

Initial Estimated CPA Cost

\$250,000

10 Signature

Applicant Signature: 	Date: 9/30/2026
Co-Applicant Signature:	Date:
Co-Applicant Signature:	Date: