



TOWN OF BOXBOROUGH

COMMUNITY PRESERVATION COMMITTEE

FINAL APPLICATION (COVER SHEET) FOR CPA FUNDING

Applicant: Town of Boxborough

Applicant's Address: 29 Middle Road

Applicant's Email: awade@boxborough-ma.gov

Applicant's Phone: (978) 264-1723

Town Committee (if applicable): _____

Project Name: Town Hall Roof Replacement

Purpose (select all that apply):

Open Space _____ Recreation _____ Community Housing _____ Historic Resources X

Project Budget

CPA Funds Requested \$ \$144,000

Amount of Other Funding \$ _____

Total Project Budget \$ \$144,000

(If this is a multi-year project, present the costs for the first fiscal year.)

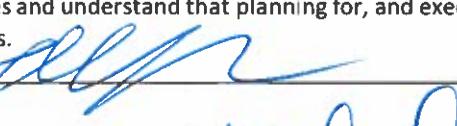
Estimated Date of Project Commencement: 9/1/2026

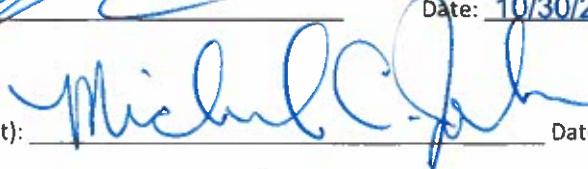
Estimated Date of Project Completion: 11/1/2026

For Historic Resources Projects Only – Please check the box below to acknowledge the accompanying statement.



I/We have read the US Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for, and execution of, this project must meet these standards.

Signature of Applicant:  Date: 10/30/2025

Signature of Property Owner (if different):  Date: 10/30/2025

Submit Completed Final Applications To: Boxborough Community Preservation Committee, c/o Planning Department, Town Hall, 29 Middle Road, Boxborough, MA 01719. Final Applications should be received no later than 4:00 PM on Thursday, October 30, 2025.

For CPC Use: Received Oct. 30 2025 CPC Reference Number: FY27-03

1. Project Summary:

The Town of Boxborough seeks \$144,000 in CPC funding to replace the existing Town Hall roof, in-kind. The existing roof surface will be entirely removed, and rotted boards will be replaced. Following stabilization of the structure, an asphalt shingle shall be placed on the roof, with the necessary weather sealing and flashing installed to limit weatherization. No architectural features will be changed or removed during the construction process.

2. Project Narrative

Since its construction in 1901, the Boxborough Town Hall has served as the civic center of Boxborough. Having served as the public meeting house, voting center, and center of government affairs, Town Hall has been the single most used municipal building in Boxborough. A feature of the community, this space denotes both a cultural and physical center to the community.

After years of municipal service, the building requires a new roof. Such a repair is imperative to the long-term preservation of the building, and continued function of the space. Over the past several decades, Town staff have maintained the space and made renovations to the interior to modernize its function. Most recently, the building was stripped and repainted, with repairs made to the façade to ensure security of the envelope. While additional improvements are expected to the interior, to address Americans with Disabilities Act compliance, this roofing project is the final and largest improvement needed to preserve the structure.

Town Hall has served the Town as a banquet hall, reception and assembly space, town meeting and election center, and has played host to magic shows, dances, auctions, Grange meetings, reunions and the World War 1 Veteran's celebration. The space is intimately tied to the history of Boxborough, and deserves to be preserved. This replacement-in-kind project will finish capping the building, and will ensure its continued preservation for more than five decades to come.

3. Maps

Maps are included as Attachment C (*Town GIS*).

4. Selection Criteria and Needs Assessment

1) Consistency with the goals of the Town of Boxborough Community Preservation Plan.

This project is consistent with Historic Preservation goals 1 through 4, preserving a vital space along a rural road. Town hall further serves, in part, as a pseudo-museum that houses vital historic records and materials.

2) Consistency with other town-wide planning documents (e.g., "Boxborough2030," "Open Space and Recreation Plan," "Housing Production Plan," etc.).

This project aligns with the Boxborough 2030 Master Plan, Goal 1.1 "Protect the town's heritage and character through the preservation of both natural and historical scenic areas, roadways, and landscape features."

3) Support by relevant Town boards and committees and consistency with recent Town Meeting actions.

This project is the final phase of a multi-part process preserving the buildings character and structure.

4) Economic feasibility.

This project is a one time investment, and a preventative measure that will reduce the risk of collapse or failure. As a preventive measure, this cost will be far less than any emergency repair, and as a construction project all costs will escalate if the project is deferred to future years.

5) Extent to which the project preserves, protects, or enhances existing Town-owned assets.

Town hall is a Town-owned asset, and it is the responsibility of the Town and voters to preserve such a resource.

6) Extent to which the project serves multiple or underserved populations.

Town hall plays host to most administrative departments. This includes our entire Human Services division, who provides direct support to seniors, veterans, and the many otherwise underserved populations of Boxborough.

7) Ability to leverage additional single or multiple sources of public and/or private funding.

The Town is facing an operational override at annual town meeting. The Town has opted not to provide additional match funding, as doing so would further burden the tax-base. In previous years, the Town has paid for small preservation work through warrant articles no funded by CPA.

8) Number of CPA focus areas addressed by the project.

This project is directly linked to the focus area of historic preservation; however, Town Hall Staff support each of the four focus areas in many ways.

9) Administrative and financial management capabilities of the applicant(s), or external capabilities that can be applied to the management of the project.

The Town has several tenured project managers on staff, and this project will be managed by the facilities division of the Department of Public Works.

10) Site control by the applicant(s) or written consent from the property owner(s).

No additional approvals or permissions are needed. Building Permit fees will be waived as a Town project.

11) Support from the neighborhood or abutters to the site of the proposed project.

Neighbors of Town Hall frequently use the space as a rest area and recreation space. The parking areas are also a vital resource for community groups and activities. Any number of the boards and committees, as well as non-profits who use this space, would support this project.

12) Provision for maintenance of the project.

The project will slow the need for routine maintenance. The Town's facilities division will continue to monitor the roof for needed maintenance and repair.

13) Appropriate permanent deed restriction, preservation restriction, or conservation restriction.

Town Hall is not currently under a deed restriction, nor is there a standing preservation restriction on the property. Where there is no acquisition associate with the project, no restriction is required.

14) Project plan feasibility and whether or not the most reasonable approach for implementing the project has been selected.

This is the only reasonable method to replace the roof. To otherwise split the project would create greater risk of infiltration and would increase the project cost overall.

5. Project Budget

<u>Item</u>	<u>Cost/unit</u>	<u>Unit Count</u>	<u>Total Item Cost</u>
Shingle Removal and Replacement	\$ 119,990.00	1	\$119,990
Plywood Sheathing	\$ 450.00	10	\$4,500
Escalation	5%	1	\$6,225
Contingency	10%	1	\$13,071
		Total Project Cost	\$143,786
		Rounded Cost	\$144,000

**The Town sought 3 quotes in preparing this budget, however only one dramatically under bid quote was received. The numbers above reflect a quote received in February 2025.*

6. Feasibility

Roof replacements should be done in this form, as one concurrent project as opposed to smaller sections. By doing the whole roof, the building will be less susceptible to leaking, and the project cost will remain its lowest.

7. Sustainability

While the project does not incorporate specific sustainability elements, building envelope is a key element in fuel consumption. This project will help secure the building envelope, and will assist in the Town's work as a green community by reducing heat loss in the building.

8. Timeline

If funding is approved, the project would follow the following schedule:



9. Architectural Plans, Site Plans, Photographs, etc...

Where the proposed project is a replacement-in-kind approach, no architectural plans are needed. Additional photographs and aerial shots of the roof will be provided at the time of public hearing.

10. Letters of Support

Letters of support, if any, will be provided in advance of the public hearing.

Attachment A

Massachusetts Cultural Resource Information System Scanned Record Cover Page

Inventory No:	BXB.1
Historic Name:	Boxborough Town Hall
Common Name:	
Address:	29 Middle Rd Middle Rd and Massachusetts Ave
City/Town:	Boxborough
Village/Neighborhood:	Boxborough;
Local No:	44; 6-5-330;
Year Constructed:	C 1901
Architectural Style(s):	Colonial Revival; Queen Anne;
Use(s):	Meeting Hall; Town Hall;
Significance:	Architecture; Community Planning; Politics Government; Recreation;
Area(s):	BXB.D
Designation(s):	
Building Materials:	Roof: Wood Shingle; Wall: Wood; Wood Clapboard; Wood Shingle; Foundation: Cobblestone; Stone, Uncut;
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

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FORM B - Building

Map and Lot # USGS Quad Area(s) Form Number

6 5 330 Hudson D 1

Boxborough
(neighborhood or village)

29 Middle Road

Name Town Hall
Present Town Hall
Original Town Hall
Construction 1901

Town History, 1983

Form Victorian Eclectic
Architect/Builder**Exterior Material:**

Foundation Cobblestone

Wall/Trim Wood clapboard, wood shingle

Roof Wood shingle

Outbuildings/secondary structure

WWI Monument

Major Alterations (with dates)

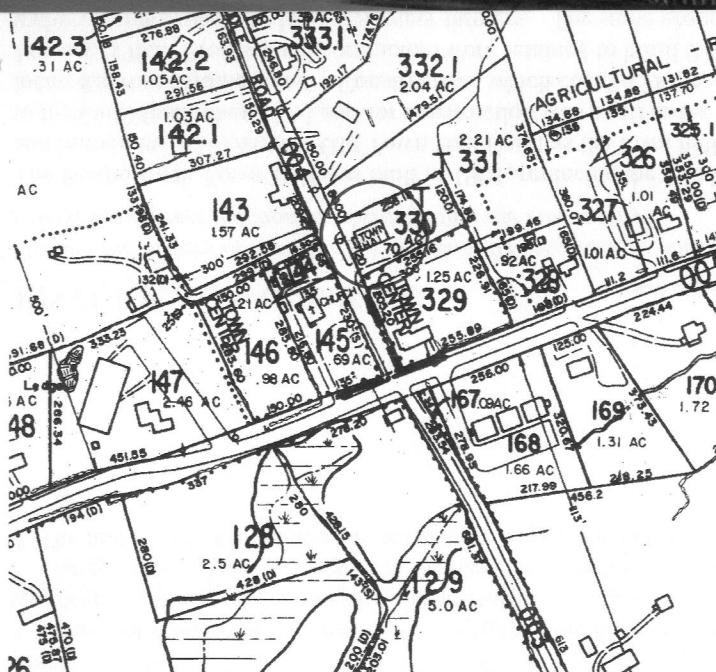
Rear addition, late 20th century

Condition Good

Moved no yes Date

Acreage .7

Setting Rural, north of Massachusetts Avenue



Recorded by Sanford Johnson

Organization Boxborough Historical Commission

Date (month/year) 3/03

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

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BUILDING FORM**ARCHITECTURAL DESCRIPTION** see continuation sheet

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

- * The Town Hall is a two-story, three by six bay, ridge-hipped form with a wall gable and hipped entry porch on the façade
- * Gabled dormers and a square belfry with pyramidal roof and four arches supported by colonettes occupy the roof
- * A gabled addition was made to the rear of the hall in the late 20th century; a secondary hipped entry porch exists at the basement level of the south elevation
- * Windows are mainly 4/2 double-hung sash with some four and six-pane fixed sash as well as a lunette in the façade above the porch
- * Ornament consists of the Doric columns supporting the front porch, patterned wood shingle cladding in the front gable peak and dormers, frieze and cobblestone foundation
- * The center entry under the front porch has plain trim, as do the window openings
- * The hall is well-maintained and has a more ornate Victorian Eclectic style design than most other buildings in the town

HISTORICAL NARRATIVE see continuation sheets

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 Boxborough Town Hall was built in 1901, replacing the Old Meetinghouse (built as the town's first meeting house in 1775 and burned in 1953) and the Old Town Hall (built as the town hall in 1835 and served as such until 1874 when meetings returned to the Old Meetinghouse). Land for construction was a gift to the town from the United Church of Christ Congregational**, located across Middle Road. Construction, which cost \$4500, began in July, 1901. Dedication ceremonies took place in January, 1902. Professional contractors were retained to build the building but the foundation was constructed of locally gathered cobblestone by local volunteer farmers. The same group finished the landscaping around the hall according to a contemporary news item quoted in the 1983 town history. The hall had two rooms capable of seating 250 each, in which were held banquets, receptions, assemblies, town meetings, magic shows, dances, auctions, Grange meetings, reunions and the World War I Veteran's celebration. A flag pole was erected in 1915 by local resident Linwood Richardson. Town meetings were held here until 1975, after which town meeting attendees voted to permit free use of the hall by the residents.

BIBLIOGRAPHY and/or REFERENCES continuation sheet

Boxborough: Portrait of a Town, 1983;

** All properties mentioned in bold type with ** are individually inventoried resources

- 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
 Boxborough

Property Address
 29 Middle Road

Area(s)
 D

Form No.
 1

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: Sanford Johnson

The criteria that are checked in the above sections must be justified here.

The Victorian Eclectic style Town Hall at 29 Middle Road is potentially eligible for the National Register of Historic Places as an individual resource at the local level. It has served as Town Hall since its construction in 1901. It has been the site of town meetings, dances, grange meetings and political meetings. The building's associations with civic, social and governmental activity in Boxborough establish its significance under Criterion A. The Victorian Eclectic style ornament, which consists of patterned wood shingle cladding and gabled dormers, makes the property eligible under Criterion C. The building remains in use as the Town Hall and retains integrity of design, materials, setting and workmanship.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

Sect - A
Pl-4
USGS MASON

BXB.1

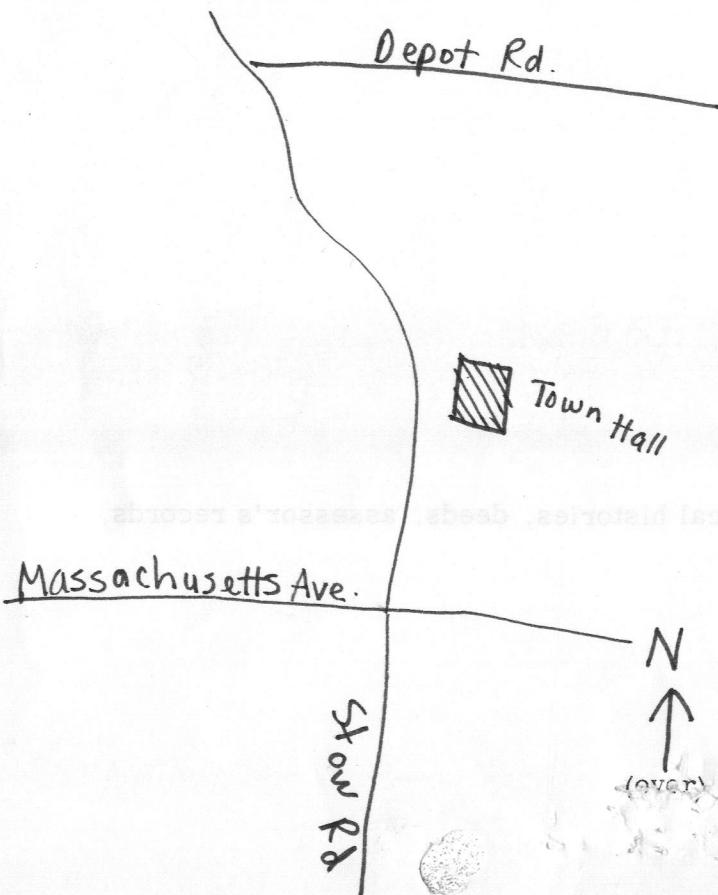
In Area no.

Form no.

470



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Town Boxborough

Address Middle Rd & Mass. Ave.

Name Town Hall

Present use offices & Meeting hall

Present owner Town

Description:

Date c. 1901

Source exterior plaque

Style Queen Anne-Colonial Revival

Architect:

Exterior wall fabric clapboard, wood shingle

Outbuildings (describe):

Other features 2½-story, rectangular plan building on raised random field-stone foundation. Steep-pitched

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less Over one acre _____

Approximate frontage 65'

Approximate distance of building from street

15'

6. Recorded by Harriet White

Organization MAPC

Date 9/13/78

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Boxborough	
Property Name: Town Hall	

Indicate each item on inventory form which is being continued below.

Other features:

hipped roof with open square cupola and weather vane.

Large gable window on each slope of roof. Butt shingles in gables.
1-story raised entrance porch with hipped roof and Doric columns.
Brick chimney on lower part of east slope of roof.

Demi-lune window in facade gable. Double windows of divided sash
in other gables. Corner boards and wide fascia boards. Plain window
enframement and 4/2 divided sash.

Interior of the basement level was remodeled in 1976-1977 to provide
office space for town employees and elected officials.

Staple to Inventory form at bottom

Attachment B

Massachusetts Cultural Resource Information System Scanned Record Cover Page

Inventory No:	BXB.D	
Historic Name:	Boxborough Town Hall Area	
Common Name:		
City/Town:	Boxborough	
Village/Neighborhood:	Boxborough;	
Local No:		
Year Constructed:		
Use(s):	Other Governmental or Civic; Other Institutional; Residential District;	
Significance:	Architecture; Community Planning; Politics Government; Religion;	
Designation(s):		
Building Materials:		
Demolished	No	

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FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, MA 02125

Assessor's Sheets 6 USGS Quad Hudson Area Letter D Form Numbers in Area 1, 91, 92, 97, 114, 115, 140, 904

Town: Boxborough

Place: *Boxborough*

Photographs
See continuation sheet

Name of Area: Town Hall Area

Current Use: Religious/Civic/Professional

Construction Dates or Period: 1832-1901

Overall Condition: Good

Major Intrusions and Alterations: Some modern residential construction, moved buildings

Acreage: Approximately 4

Recorded by: Sanford Johnson

Organization: Boxborough Historical Commission

Date (Month/Year): 3/03

Sketch Map
See continuation sheet

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AREA FORM

ARCHITECTURAL DESCRIPTION:

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community. See Continuation Sheet

Introduction

The Boxborough Town Hall Area is located at the junction of Massachusetts Avenue, Stow and Middle Roads which meet near the geographic center of town. Boundaries of the area encompass approximately four acres and include a loose cluster of six buildings. The village, which is 27 miles west of Boston and approximately two miles west of the local commercial center of West Acton, is the current site of town government and religious activity in Boxborough. The area has served the religious and civic functions of a town center since construction in 1832 of **Evangelical Congregational Church (MHC 92)** (now the United Church of Christ Congregational) and of the **Town Hall (MHC 1)** in 1901. Buildings in the Town Hall Area are wood frame with the exception of the brick house (adapted for use as a professional office) at **25 Stow Road (MHC 114)**. Front-gabled Greek Revival, side-gabled Federal and hipped roof Victorian Eclectic style designs exist. Ornament is typically restrained with the Town Hall and church exhibiting the most ornate designs. Materials are mostly original with the exception of replacement windows on the residence at **46 Middle Road (MHC 97)** and synthetic siding on the **Evangelical Congregational Parsonage (MHC 91)**. An addition has been made to the west side of the church and a modern building constructed behind (north). Two former residences at **25 Stow Road (MHC 114, 115)** were moved at different times to their current locations in the late 19th and in the late 20th century. Eight resources occupy the area including one modern building. Buildings are well-maintained and set within 75 feet of the road on spacious parcels. The Town Hall Area maintains associations with Boxborough's civic and religious past.

Buildings

The five by two-bay, side-gabled, two and one half-story **Evangelical Congregational Parsonage, built in 1858 at 709 Massachusetts Avenue (MHC 91)** has elements of the Victorian Eclectic style. A one-story shed connects the house to the barn at the east and a one-story shed-roofed porch has been added to the rear. Windows are 6/6 double-hung sash. The center entry has classical trim and a cornice. Decorative elements include the molded cornice, gable returns, corner boards and symmetrical fenestration in the façade. Two small brick chimneys rise from near the roof ridge. The attached barn is a front-gabled form with mow door and double-hung sash in the gable peak. Barn doors have been replaced with modern overhead doors. The house and barn occupy a parcel on the busy corner of Massachusetts Avenue and Middle Road across from the **Evangelical Congregational Church (MHC 92)** and adjacent to the **Town Hall (MHC 1)**. The parsonage is in fair condition and has been altered by the installation of vinyl siding.

The 1832 **Evangelical Congregational Church** building (now the United Church of Christ Congregational) at **723 Massachusetts Avenue (MHC 92)** is a wood-framed, Greek Revival style, three by four-bay form of two and one half stories. The south facing gable front façade is surmounted by a tall, pyramidal steeple with square base and louvered carillon. The center entry is covered by the Colonial Revival style flat-roofed porch with roof balustrade and slim Doric columns. Decorative elements are the closed gable, arched window hoods, corner boards, molded cornice and symmetrical fenestration; gable returns exist on the rear (north) elevation. Windows are 6/6 double-hung sash.

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, MA 02125

Town	Property Address
Boxborough	Middle Road and Mass Ave
Area(s)	Form No.
Town Hall Area	D

A stained glass window occupies an opening above the entry. The church is in good condition and has been altered by the addition of the two and one half-story mass on the west side. The building occupies a parcel on the busy corner of Massachusetts Avenue and Middle Road across from the Evangelical Congregational Church Parsonage and adjacent to the Town Hall. This is the only historic church building in the town.

The 1901 **Town Hall (MHC 1)** is a two-story, three by six bay, ridge-hipped form with a wall gable and hipped entry porch on the façade. Gabled dormers and a square belfry with pyramidal roof and four arches supported by colonettes occupy the roof. A gabled addition was made to the rear of the hall in the late 20th century; a secondary hipped entry porch exists at the basement level of the south elevation. Windows are mainly 4/4 double-hung sash with some four and six-pane fixed sash as well as a lunette in the façade above the porch. Ornament consists of the Doric columns supporting the front porch, frieze, cobblestone foundation, patterned wood shingle cladding in the front gable peak and dormers. The center entry under the front porch has plain trim, as do the window openings. The hall is well-maintained and has a more ornate Victorian Eclectic style design than most other buildings in the town.

The five by one-bay, two and one half-story, side-gabled **Dresser Whitcomb House at 46 Middle Road (MHC 97)** and built c. 1790, has elements of the Federal style. A gabled one-story addition, possibly from the 19th century, expands the plan at the north side; a perpendicular gabled addition has been made to the rear. Decorative elements include the symmetrical fenestration, corner boards and molded cornice. The center entry has plain trim and windows are modern double-hung sash. Brick chimneys rise from both side elevations. The setting is amid the town center area near the crossroads of Massachusetts Avenue and Middle Road. It is in fair condition and resembles many other Federal period houses in Boxborough in terms of scale.

The one and one half-story, side-gabled, five by two-bay Federal style **Peter Wheeler House (25 Stow Road, MHC 114)**, built of brick c. 1832, has a perpendicular gabled rear addition. Decorative elements are the symmetrical façade, matching side brick chimneys and molded cornice. The center entry has half sidelights and slim hood. Windows are 6/6 double-hung units on the first story and 3/3 in the second; an ornamental fixed sash is above the entry. The house was moved from a location across Stow Road during the mid 19th century. It is a locally rare example of brick construction.

The five by four-bay, two and one half-story, deck-hipped **Paul Haywood House (25 Rear Stow Road, MHC 115)** was built c. 1832 and has elements of the Federal style. Decorative elements include the symmetrical fenestration, corner boards and molded cornice. The center entry has sidelights, pilasters and a cornice. Windows are 6/6 double-hung sash. The setting is amid the town center area near the crossroads of Massachusetts Avenue and Middle Road. It is in good condition and resembles the Federal style house at **15 Codman Hill Road (MHC 12)** in terms of scale and detail. The house was moved from a site across Massachusetts Avenue in the 1980s.

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, MA 02125

Town **Property Address**
Boxborough Middle Road and Mass Ave

Area(s) Form No.

Object

The **World War I Monument (MHC 904)** consists of a 10-ton granite boulder. A bronze plaque is applied to the stone and inscribed with the town seal and names of 23 veterans. The monument is located outside the front door of Town Hall.

HISTORICAL NARRATIVE:

Explain historical development of the area. Discuss how the area relates to the historical development of the area. See Continuation Sheet

Introduction

Middle Road is a local thoroughfare first laid out during the Colonial Period to access the growing hilltop village center to the north at Hill Road. The current route of Massachusetts Avenue, the town's principal east-west thoroughfare, was laid out as the Union Turnpike from Concord to Fitchburg in 1808. Prior to that time, east-west travel had taken place on Burroughs Road which was formerly a county road. As part of an agreement with the turnpike corporation, the town voted to maintain the segment within Boxborough in exchange for the right of the inhabitants to pass toll free. It was designated a public way by 1831 as seen on the map of the town from that year. It became State Route 111 by 1937 according to the W.P.A. Guide from that year.

Residential development had begun during the 18th century with construction in 1790 of the Dresser-Whitcomb House **46 Middle Road (MHC 97)**. The two houses located at **25 Stow Road (MHC 114, 115)** were built around the turn of the 19th century on nearby parcels and subsequently moved to their current locations in the area. Construction in 1832 of the **Evangelical Congregational Church (MHC 92)**, now the United Church of Christ Congregational) brought a more civic focus and was instrumental in establishing the area as the location in 1901 of the new **Town Hall (MHC 1)**. The Town Hall Area replaced the **Old Town Center Area (MHC Area B)** as the seat of local government and religious activity. Prior to 1901, the **Old Town Center** at Middle and Hill Roads had been the site of Town Hall as well as the former First Parish Church, a store, several residences and the town common. The former Town Hall and store no longer exist. Former agricultural residences with historic outbuildings and the **Hill Cemetery (MHC 801)** remain in the Old Town Center. Existence of civic functions at the corner of Middle and Stow Roads and Massachusetts Avenue were likely to have been influential in the placement during the mid 20th century of Boxborough's centralized Blanchard Memorial School, the Police and Fire Stations, all of which are nearby on Massachusetts Avenue.

Federal Period 1775-1830

The earliest surviving building in the Town Hall Area is the core of the **Dresser-Whitcomb House (MHC 46)**. The core of this house may have been built c. 1790 by a New Hampshire resident named Dresser who sold it shortly afterward to Moses and Lucy Whitcomb. The Whitcombs appear on federal census schedules

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, MA 02125

BXB-D
Town **Property Address**
Boxborough Middle Road and Mass Ave

Area(s) **Form No.**
Town Hall Area D

from the period. The 1798 Direct Tax lists a one-story house with four windows and a 544 square foot floorplan which is significantly smaller than the existing house. Also, a 44'x28' barn was listed. No such barn is currently in evidence. Captain Stephen Wheeler was the subsequent owner from 1810 - c. 1832. His name appears on federal census schedules from 1810-1820. He later moved to Troy, New Hampshire but continued to own the property. By 1832, Mr. Wheeler sold the house to Daniel T. Cobleigh who remained until 1857.

Early Industrial Period 1830-1870

The brick house at **25 Stow Road (MHC 114)** was built c. 1832 by Peter Wheeler where he lived until his death in 1847 according to the H&H Study. Construction of the house took place shortly after the County Road from Fitchburg to Concord (now State Route 111) was laid out. Mr. Wheeler's grandson, the carpenter James Hayden was the subsequent owner as is reflected in maps and atlases from 1856, 1875 and 1889 as well as the 1889 tax list.

The **Paul Hayward House at 25R Stow Road (MHC 115)** was built c. 1832 for the first minister of the Evangelical Congregational Church (now the United Church of Christ Congregational), built the same year. James R. Cushing of Maine was the first minister of the church and probably occupied the house at that time. Mr. Hayward's son Stevens is depicted as the owner on the 1856 Middlesex County Map. Stevens Hayward was a farmer according to the state census schedule from 1855. He lived with his wife Harriet, two children and three boarders.

The **Evangelical Congregational Church (MHC 92)** (now the United Church of Christ Congregational) was built in 1832 to imitate a design of a church in Marlborough with money raised among Boxborough residents by subscription. Land for the church was donated by Stephen Wheeler of Troy New Hampshire. The original design of the building had a simply trimmed center entry on the south-facing gable end with three windows below the closed gable. Windows in the side elevations, which were three bays deep rather than the current four bays, had low peaked hoods on the first story. The belfry had a low square base with simple open bell deck instead of the enclosed carillon now in existence.

The **Evangelical Congregational Parsonage (MHC 91)** was built in 1867 at a cost of \$1383.21 according to research done in church records by authors of the 1983 town history. At the time of construction, it had a nearly flat roof which has since been raised to a gabled form.

Late Industrial Period 1870-1915

The Boxborough **Town Hall (MHC 1)** was built in 1901, replacing the Old Meetinghouse (built as the town's first meeting house in 1775 and burned in 1953) and the old Town Hall (built as the Town Hall in 1835 and served as such until 1874 when meetings returned to the Old Meetinghouse). Land for construction was a gift to the town from the Evangelical Congregational Church** (now the United Church of Christ Congregational), located across Middle Road. Construction, which cost \$4500, began in July, 1901. Dedication ceremonies took place in January, 1902. Professional contractors were retained to build the building but the foundation

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was constructed of locally gathered cobblestone by local volunteer farmers. The same group finished the landscaping around the hall according to a contemporary news item quoted in the 1983 town history. The hall had two rooms capable of seating 250 each, in which were held banquets, receptions, assemblies, town meetings, magic shows, dances, auctions, Grange meetings, reunions and the World War I Veteran's celebration. A flag pole was erected in 1915 by local resident Linwood Richardson.

The **Evangelical Congregational Church (MHC 92)** underwent structural changes in 1880 that consisted of raising the sanctuary and building a meeting hall underneath. In 1890, carriage sheds were built in an L-shaped plan at the rear of the church. The Peter Wheeler House, now at 25 Stow Road was moved from a location outside the area during the late 19th century.

Early Modern Period 1915-1945

Development of Massachusetts Avenue, the former Union Turnpike, into a modern automobile route took place around 1930. The Works Progress Administration's Massachusetts: A Guide to its People and Places, published in 1937, mentions State Route 111 as the way from Harvard to Acton. Automobile traffic encouraged the establishment of three unspecified commercial buildings within the half mile of the area by 1940. Despite the increased commercial and automobile related activities, the land in and around the area remained in use as orchards and pasture.

The 10-ton granite boulder that is the **World War I Monument (MHC 904)** is located outside the front door of Town Hall. The monument commemorates military service by 23 residents, one of whom, Carl Swenson, lost his life during the war to pneumonia. John A. Walker brought the boulder from his farm at 926 Hill Road (now the site of a c. 1960 Ranch house, MHC 57) down Middle Road to the front of the Evangelical Congregational Church (now the United Church of Christ Congregational), a distance of two miles. The means of conveyance was a heavy, low wagon, depicted in a photograph from the time. Eight horses were used to pull the wagon. The November, 22, 1919 dedication date makes this one of the earliest World War I monuments. In dedication ceremonies which were attended by nearly the entire town, Joseph Murray, mayor of Concord, likened the 10-ton stone to the staunch New England spirit. A dinner followed in Town Hall for over 200 residents. The stone was moved from its original location in front of the church to its current location in front of Town Hall in May, 1978.

Modern Period 1945-1960

Town meetings were held at the Town Hall until 1975, after which people met at the Blanchard School Gymnasium. Town meeting attendees subsequently voted to permit free use of the hall by the residents. A side-gabled, wood-framed addition was made to the west side of the church in the late 20th century. The Paul Haywood House was moved to its current location from a site across Massachusetts Avenue in 1983.

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The Town Hall Area retains its historical associations with governmental and religious activities in the Town Hall and United Church of Christ Congregational. Residences built during the Federal Period continue to exhibit construction materials and details from the period.

BIBLIOGRAPHY and/or REFERENCES: See Continuation Sheet

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Wood, Frederic J. The Turnpikes of New England. Boston: Marshall Jones Co., 1919. Reprinted 1997 by Branch Line Press. Available at the J. V. Fletcher Library, Westford, MA.

Recommended as a National Register Historic District. *If checked, you must attach a completed National Register Criteria Statement Form.*

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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 **X**

Criteria: **X** A B **X** C D

Criteria considerations: A B C D E F G

Statement of significance by: Sanford Johnson

The criteria that are checked in the above sections must be justified here.

The Boxborough Town Hall Area is eligible for the National Register of Historic Places as a district under criteria A and C. Its significance is at the local level. The buildings, structures and landscape retain significant elements of 19th and early 20th century design which contribute to the historical character of the area. Elements of the Federal, Greek Revival and Victorian Eclectic architectural styles are in evidence and make the area eligible under Criterion C. The buildings' historical associations with farmers in Boxborough, as well as governmental and religious activities further the area's significance and establish its eligibility under Criterion A. Civic buildings include the Town Hall, the First Church of Christ Congregational as well as its former parsonage. The front of the Town Hall is the site of the WWI memorial, one of the first to be commemorated in the state. In addition, the route of Massachusetts Avenue, the town's principal east-west thoroughfare, was laid out as part of the Union Turnpike from Concord to Fitchburg in 1808. buildings and landscape retain integrity of design, materials, setting and workmanship.

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BYB.D
Town Boxborough **Property Address** Middle Road and Mass Ave

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Area Data Sheet**Boxborough Town Hall Area Historic Resources**

Assessor No.	MHC No.	Street No.	Address	Historic Name	Date of Construction	Style/Form	Uses: Present
6 5 329	91	709	Massachusetts Avenue	Evangelical Congregational Parsonage	1858	Victorian Eclectic	Parsonage
6 3 145	92	723	Massachusetts Avenue	United Church of Christ Congregational	1832	Greek Revival	Church
6 5 330	1	29	Middle Road	Town Hall	1901	Victorian Eclectic	Town Hall
6 5 330	904	29	Middle Road	WWI Monument	1919	N/A	Commemorative
6 5 144	140	30	Middle Road	Modern		No Style	Social/Child Day Care
6 3 143	97	46	Middle Road	Dresser-Whitcomb House	c. 1790	No style	Residence
6 4 128	115	25	Stow Road	Paul Hayward House	c. 1800	Federal	Professional Offices
6 4 129	114	25	Stow Road	Peter Wheeler House	c. 1800	Federal	Professional Offices

INVENTORY FORM CONTINUATION SHEET

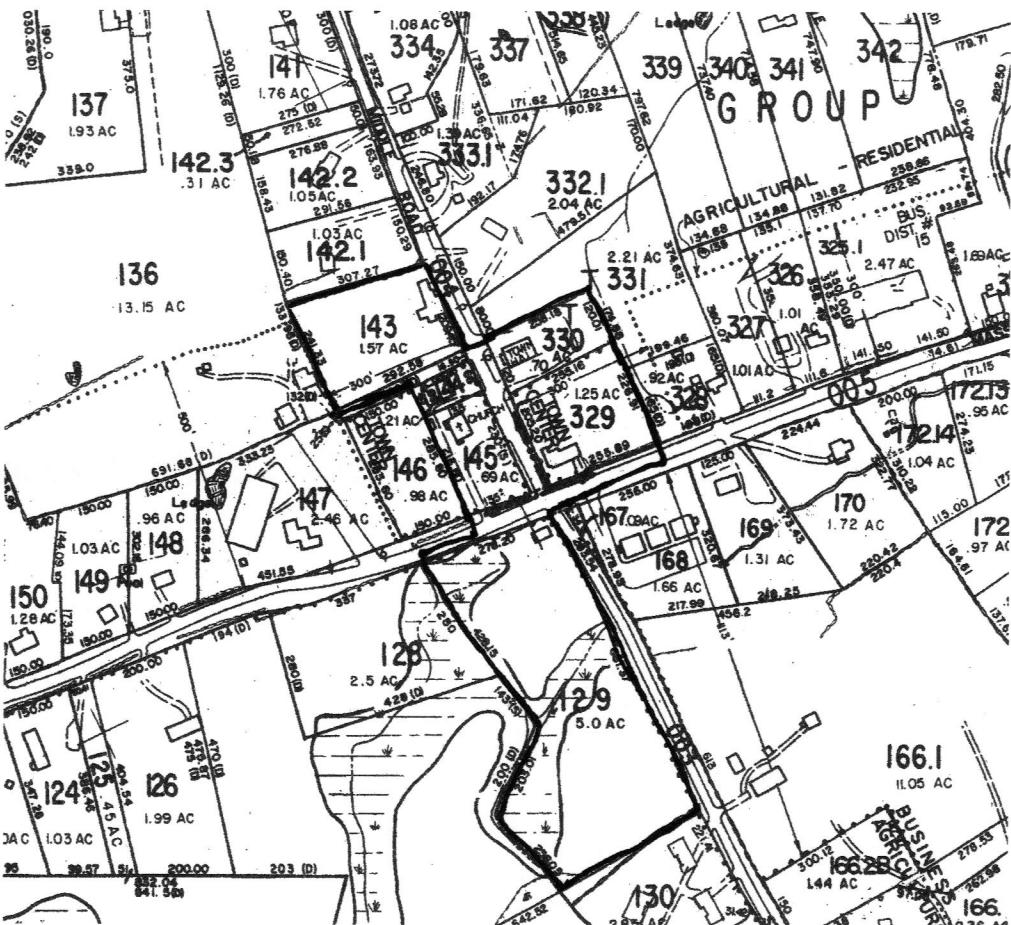
BXB.D

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Boston, MA 02125

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Area(s) Form No.
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Sketch Map North Toward Top



BXB.D

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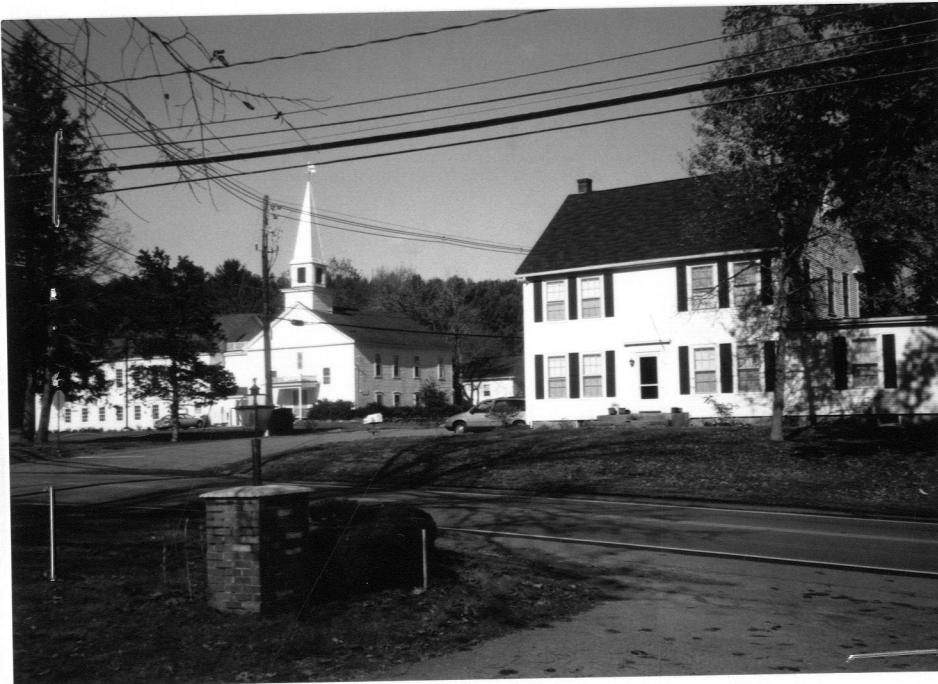
Town Boxborough **Property Address** Middle Road and Mass Ave

Area(s) Town Hall Area **Form No.** D

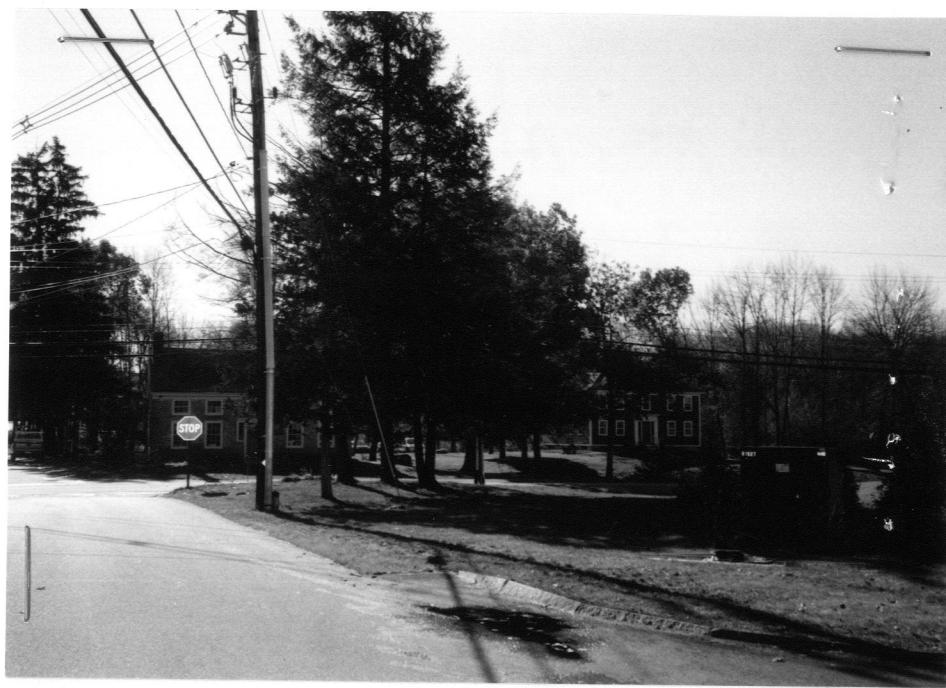
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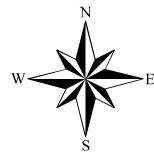
46 Middle Rd (BXB. 97)
and WWI Monument
(BYB. 904)



North view, Mass Ave at
Middle Rd.
Evangelical Church +
Parsonage (BXB. 92 +
BXB. 91)



Mass. Ave at Stow Rd, south view



Attachment C - Town Hall Map

Boxborough, MA

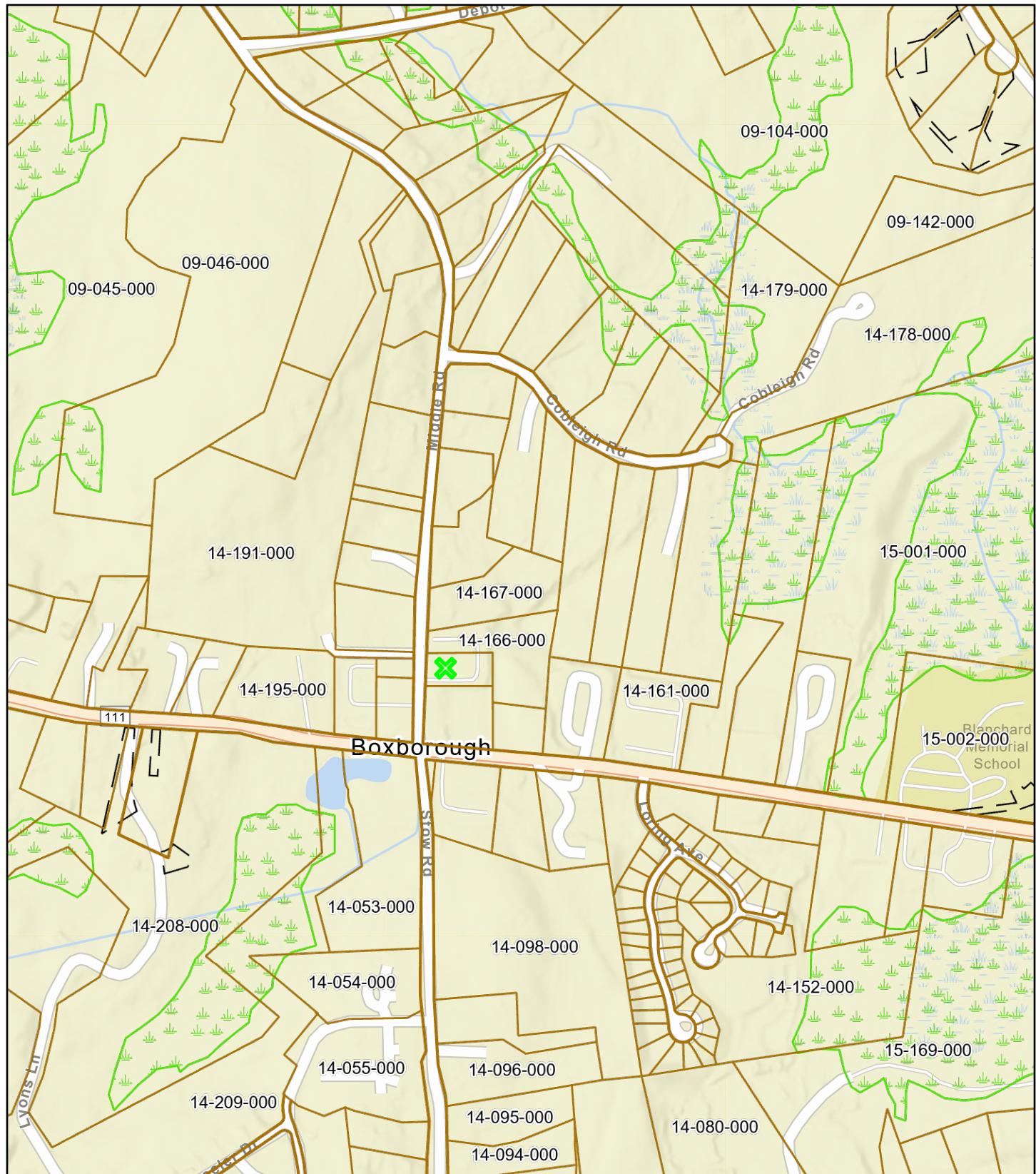
1 inch = 500 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

October 30, 2025

0 500 1000 1500



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Attachment D



599 Canal Street, Suite 3W-6
Lawrence MA 01840
Phone: 978-435-4955
Fax: 978-435-4956

General Construction ■ Asbestos Abatement ■ Demolition ■ Roofing ■ Flooring

2/19/2025

Ed Kukkula
TOWN OF BOXBOROUGH
873 Massachusetts Ave.
Boxborough, MA 01719

RE: Proposal for Removal and Replacement of Roof Shingles at Boxborough Town Hall Building, Boxborough MA.

North Lawrence Contracting, LLC (North Lawrence) is providing our proposal with our detailed scope of work and cost to perform the roof shingle removal and replacement.

North Lawrence will provide the necessary personnel(s) at the project site for the removal and replacement of the identified items per plans, specification(s) and any related addenda's.

SCOPE OF WORK

- Remove & replace roof shingles with new**
- There's a unit price cost to replace and install damaged and/or rotted plywood below existing roof shingles. Cost below is for removal, install and materials all inclusive.**

North Lawrence shall perform the proper removal and disposal of items and materials per the table(s) and sections specified above.

PRICE

The following pricing is based upon prevailing **wage rates and/or Davis Bacon**, work performed during regular business hours, five days per week.

**Roof Shingle removal & Replacement \$119,990.
Unit Price-Plywood Sheathing \$450 per sheet(labor & materials)**

Clarifications or Exclusions from the above scope of work:

- Power, water and restrooms supplied by Owner/GC during duration of project;
- North Lawrence will not be responsible for security of building or site;
- All areas to be left broom swept
- Layout/Engineering by GC/Others
- No cutting/capping of utilities
- No shoring, bracing or trenching
- All services make safe/shutdown by others



599 Canal Street, Suite 3W-6
Lawrence MA 01840
Phone: 978-435-4955
Fax: 978-435-4956

General Construction ■ Asbestos Abatement ■ Demolition ■ Roofing ■ Flooring

- Quote valid 30 days, No Retainage

Nort Lawrence will perform the following:

- Notify all applicable Local, State and Federal Agencies (abatement only);
- Perform all work during a mutually agreed upon schedule to least disrupt daily activities. As of this date and time, the work is anticipated for Monday-Friday 1st shift;
- Provide close-out documentation at completion of the project;
- Provide copies of notifications, disposal manifests and certified payroll reports;
- Prevailing wage, non-union labor for this project.
- Dispose of asbestos waste at an approved DEP landfill.

Payment Terms: TBD

We look forward to performing this important project for you and thank you for your opportunity to perform our services to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jose Pena".

Jose Pena
North Lawrence Contracting, LLC.

Proposal Accepted by:

Signature: _____

Name (Print): _____

Date: _____