



# TOWN OF BOXBOROUGH

## COMMUNITY PRESERVATION COMMITTEE

### FINAL APPLICATION (COVER SHEET) FOR CPA FUNDING

Applicant: Nancy L. Morrison and Barbara Jane Sawisch

Address of project: 339 Picnic Street, Boxborough Ma 01719

Applicant's Address: 1256 Hill Road Littleton & 773 Hill Road Boxborough

Applicant's Email: nancymorrison@yahoo.com

Applicant's Phone: 978-697-8736

Town Committee (if applicable): Not applicable

Project Name: Replacement of Windows at 1857 School House #2

Purpose (select all that apply):

Open Space \_\_\_\_\_ Recreation \_\_\_\_\_ Community Housing \_\_\_\_\_ Historic Resources  \_\_\_\_\_

**Project Budget**

CPA Funds Requested \$ 20,093 \_\_\_\_\_

Amount of Other Funding \$ 5,000 \_\_\_\_\_

Total Project Budget \$ 25,093 \_\_\_\_\_

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

Estimated Date of Project Commencement: July 2026

Estimated Date of Project Completion: December 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: Nancy L. Morrison

Date: 10-29-25

Signature of Property Owner (if different): Barbara Jane Sawisch

Date: 10-29-25

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 28 2025

CPC Reference Number: FY27 - 02

## **1. Project Summary:**

The 1857 School House #2 is unique in Boxborough and is one of the few examples of a mid-19<sup>th</sup> century one room wooden school house in the local area. The building is unique among privately owned local buildings in that it has been used for public purposes and not as a residence since it was bought by the Robinson family in 1949. Since its purchase, the cost and labor for maintenance and repairs have been borne by the Robinson family; this CPC request of \$20,093 for replacement of the windows is the first-time public funds have been requested. The Historical Society has pledged \$5,000 towards this project.

## **2. Project Narrative**

### **History of the 1857 School House #2:**

Boxborough was divided into 4 school districts in 1790. The original (old) Schoolhouse #2 was built in 1807 at the 339 Picnic Street location. It burned in the same year and was rebuilt in 1808. It was sold in 1856, presumably to make way for the “new” schoolhouse. It was moved around the corner and north to 799 Hill Road and became a private residence and is known as the “Sally Draper House.”

The current one room wood School House #2 at 339 Picnic Street was constructed in 1857 and today basically is unchanged from when it was built. It was continuously used as a school until the Blanchard School opened in September 1949. The ages of the two outhouses on the property are not known but date from at least the early 20<sup>th</sup> century if not earlier.

When the Blanchard School opened in 1949, the town sold the existing 4 one-room schoolhouses were sold at auction to the general public. School houses #1 (45 Hill Road), #3 (630 Liberty Square Road) and #4 (179 Burroughs Road) were bought for use as private residences and have been remodeled, in some cases extensively. School House #2 was bought by Wallace (Wally) Robinson for \$1,350 with the intention of preserving it for educational and historical purposes. Thus, the 1857 School House #2 is unique in Boxborough as the only one room school house remaining in near original condition.

The 1857 School House #2 is one of the few remaining wooden school houses in the local region. It has been featured as part the Freedom's Way Hidden Treasures program in May 2021 and the plan is to feature it again in May 2026.

Attached is the Massachusetts Cultural Resources Information System (MCRIS) from the Commonwealth of Massachusetts Historical Commission for the 1857 School House #2.

The National Register of Historic Places Criteria Statement Form included in the attached MCRIS states that the “former District School #2 at 339 Picnic Street is potentially eligible for the National Register of Historic Places as an individual resource at the local level. It served as a school house until 1949 upon construction of the modern Blanchard Middle School on Massachusetts Avenue. The building's associations with educational activity in Boxborough establish its significance under Criterion A. The Victorian Eclectic style ornament, which consists of eave brackets, gable returns and window hoods, makes the property eligible under Criterion C. The building has been

adapted for use as a museum and retains integrity of design, materials, setting and workmanship".

### **1857 School House #2: Privately Owned for Public Purposes**

The building is unique among privately owned local buildings in that it has been used for public purposes and not as a residence since it was bought by the Robinson family in 1949. All the other privately owned historical buildings in Boxborough have been used as residences during their lifetime.

As previously mentioned, Wallace (Wally) Robinson bought the building to preserve the schoolhouse for educational and historical purposes. Its first use was the Town's Library starting in 1953 after the library that was housed in the old Meetinghouse at the top of Hill Road burned to the ground in January of that year. Schoolhouse #2 served as the library until 1966.

In 1967 Wally's son, George Robinson, bought the schoolhouse from his mother and restored it as a museum. Over a period of years he furnished the building with antique desks from different time periods so classes could be "taught" to children as part of an "old time school" experience. Schoolhouse #2 is now owned and maintained by George & Barbara Robinson's daughters, Nancy Morrison and Jane Sawisch. The fourth generation of the family, who live in Boxborough, are all committed to maintaining the building as a museum rather than redeveloping the property. As a matter of practicality, the size of the lot, 0.08 acres also makes redevelopment impossible.

The 1857 School House #2 has been opened to many groups over the last five plus decades. Many area school groups have held an old-fashioned school days at the property. In particular, up until COVID, it was a rite of passage for Blachard School second graders to have an "old school day". This opportunity is still open to local schools if they desire. The building has also been opened to other groups, such as the Rotary Club and to the general public.

The value of the School House #2 has been recognized by the Town of Boxborough. In May 1989 the Boxborough Town Meeting unanimously voted to authorize the Select Board to submit a home rule petition to the Massachusetts Legislature exempting the property from real estate taxes on the conditions that the property be preserved as a one room schoolhouse historically significant to the Town and continue to be accessible to the Town citizens at no cost for educational and historic purposes. (Attached is a copy of Chapter 651 enacted January 3, 1990.)

### **The Project: Replacement of the Original Windows**

To the best of everyone's knowledge, the current windows at the 1857 School House #2 are the original windows. They definitely have not been replaced since the building was sold by the town in 1949. Many of the panes of glass have cracks; some panes have fallen out; the sashes are mostly in a deplorable condition, and some of the wood has rotted. Things have progressed to such a state that replacement of the windows is the only practical alternative.

The cost of the replacement is estimated at \$25,072.3 including a 15% contingency over a contractor's bid. Since this building is privately owned, the prevailing wage act does not cover the project.

Since its purchase, the cost and labor for maintenance and repairs have been borne by the Robinson family; this CPC request for replacement of the windows is the first time public funds have been requested.

In recognition of the uniqueness of the property and its value to the town, on October 19, 2025 the Board of the Boxborough Historical Society voted unanimously to contribute \$5,000 to the cost of the project.

### **3. Maps**

Maps are included as Attachment A (*Town GIS*) and Attachment B (*Historic Resource Inventory*).

### **4. Selection Criteria and Needs Assessment**

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

This application fulfills Historic Preservation Goals 1-3, by preserving a vital historic structure within a rural/historic neighborhood.

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

This property was included in the 2003 survey of historic resources, prepared by the Town, and is listed in the state's historic resources database. The property is also located within a nationally registered district, as designated in 12/12/2006.

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

The Boxborough Historical Society, while not a Town Board, has supported the project in application and through matching funds. We further expect endorsement from the Boxborough Historical Commission.

#### **4) Economic feasibility.**

The request is a one-time contribution, with the applicant having covered all other preservation work to date.

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

The project is located along a scenic road and contributes to the rural character of the Town. Scenic Roads are a crucial asset of the Town.

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

The site has remained open to the public by appointment, and has been routinely opened to classrooms as an active learning environment. Following this project, the school building can be reopened to school systems.

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

The project has been supported by the Boxborough Historical Society, through a contribution of approximately 20% of the total project cost.

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

The project addresses 1 focus area, historic preservation.

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

The property has been successfully maintained and operated as a living museum for decades. The work will be conducted by a registered professional.

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

The property owner has sole site control, and no additional approvals are needed.

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

Neighbors routinely comment on the beauty of the site. Members of the community have submitted letters of support and the Historical Society has recognized the value of this project.

**12) Provision for maintenance of the project.**

The property owner maintains the property in a historic condition, not to jeopardize the existing character.

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

The property receives a tax exemption, as approved by the state legislature in 1986 (*Attachment C*), which serves a similar purpose as a preservation restriction. The exemption requires that the building remain open to the public for educational purposes, and that it be maintained as a one-room school house.

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

There is no other method to approach the project. Existing windows have degraded due to age and vandalism, and must be replaced.

## 5. Project Budget

Item	Quantity	Unit Price
Replacement of windows	9	\$2,424.44
<b>Total Bid</b>		\$21,820
<b>Contingency</b>	15%	\$3,273
<b>Total Project Cost</b>		<b>\$25,093</b>

## 6. Feasibility

No additional steps or approvals are required, as the project can be completed by simple building permit.

## 7. Sustainability

The project will preserve the building envelope, and better preserve the structure from degradation. This will have no impact on fuel or other energy measures.

**8. Timeline**

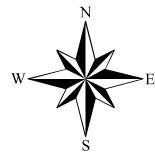
If funding was made available in July of 2026, the project could be completed and work certified by December of the same year.

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

Several photographs are attached, as Attachment D.

**10. Letters of Support**

The proposal has received one letter of support at the time of application, Attachment E, and has been endorsed with a match by the Boxborough Historical Society.



# Attachment A - School House # 2

Boxborough, MA

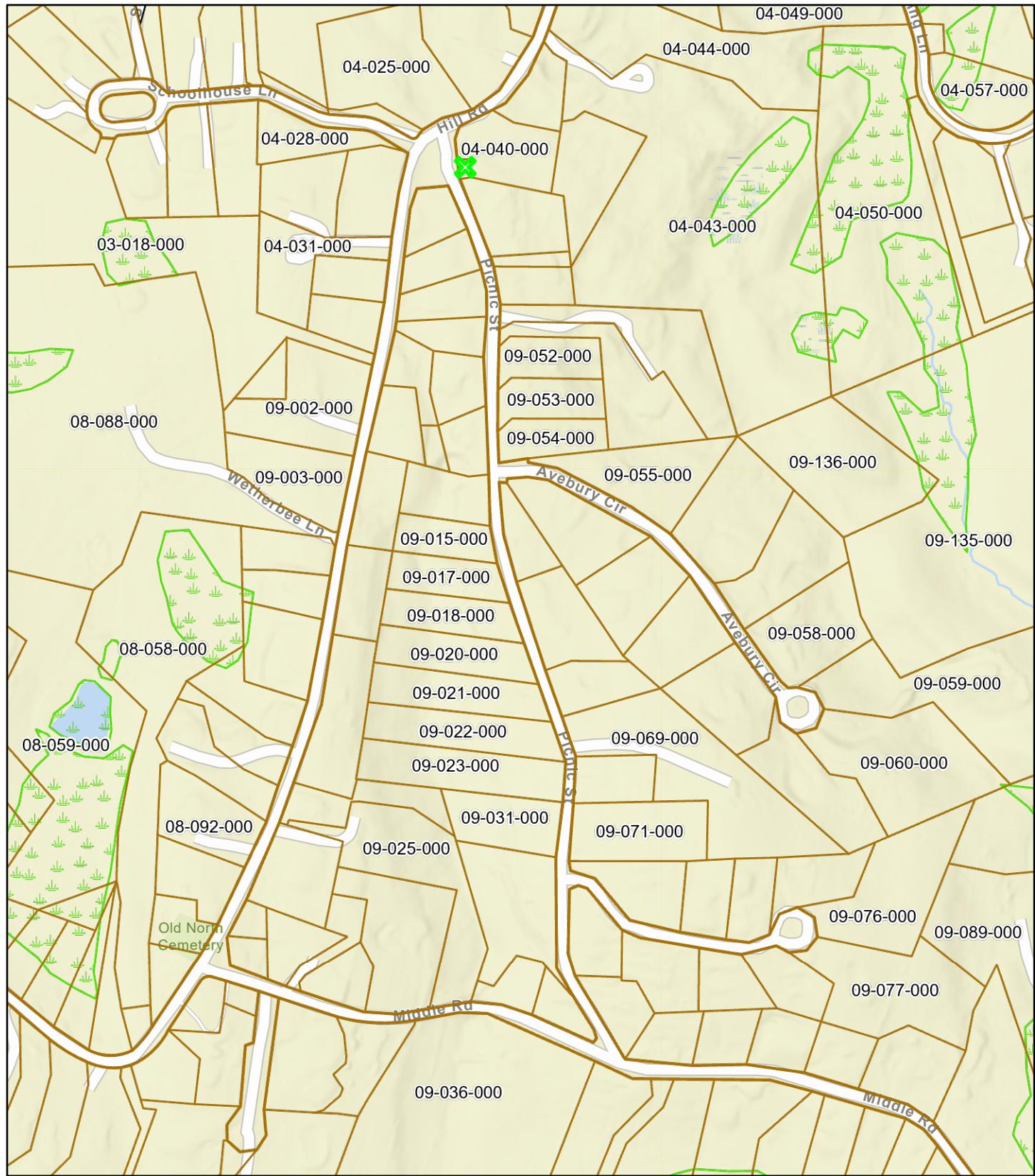
1 inch = 500 Feet



CAI Technologies  
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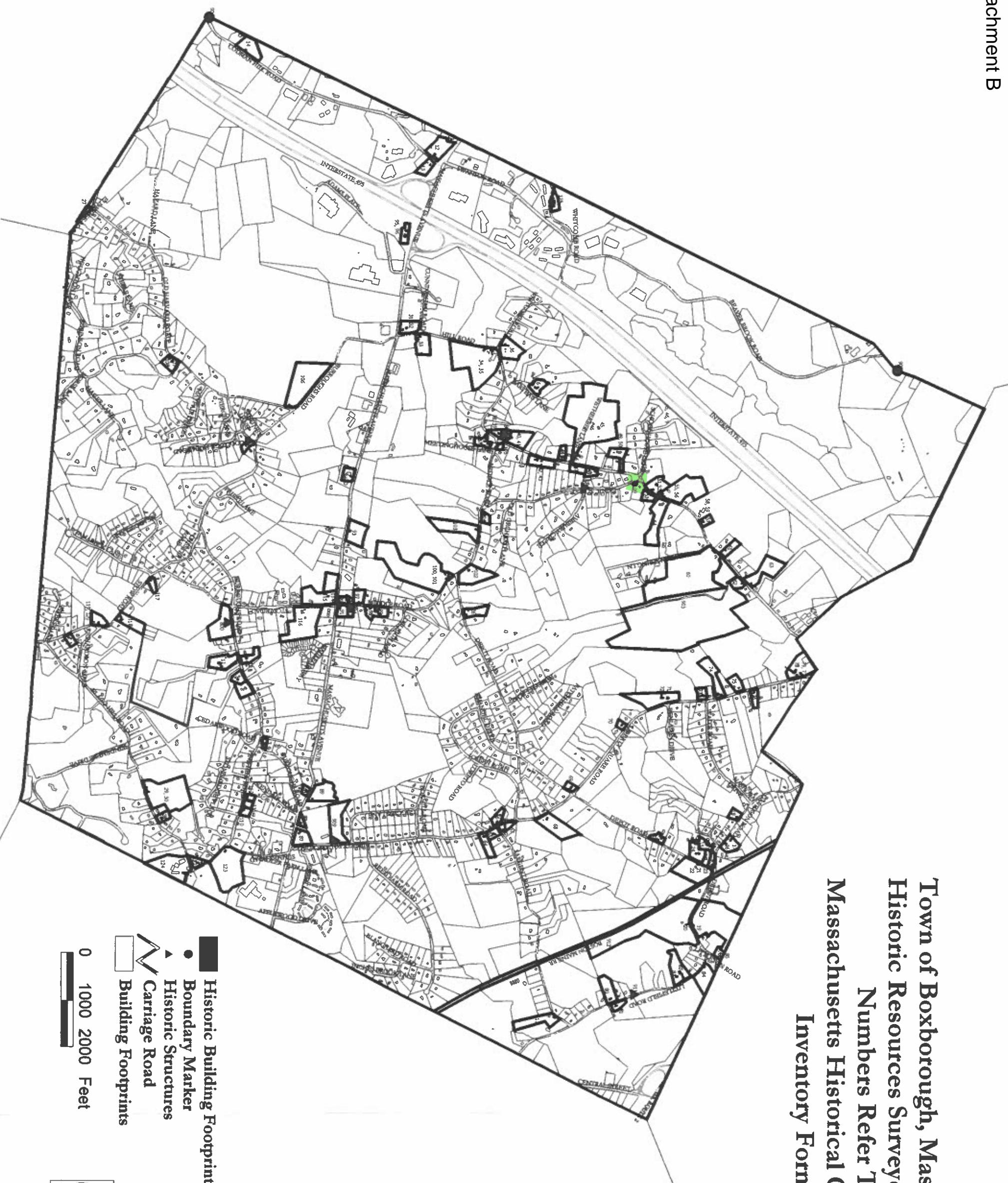
October 28, 2025

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.

Town of Boxborough, Massachusetts  
Historic Resources Surveyed 2003  
Numbers Refer To  
Massachusetts Historical Commission  
Inventory Forms



Town of Boxborough GIS  
Produced 04/2/03, B. Warren

## Attachment C

## THE COMMONWEALTH OF MASSACHUSETTS

*In the Year One Thousand Nine Hundred and Eighty-nine*

**AN ACT AUTHORIZING THE TOWN OF BOXBOROUGH TO GRANT A CERTAIN TAX EXEMPTION.**

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

Notwithstanding any provision of law to the contrary, the town of Boxborough is hereby authorized to grant a property tax exemption to George W. and Barbara Robinson for a certain parcel of land with the building thereon located on Picnic street in said town of Boxborough, Assessors parcel 3-5-151, pursuant to the following conditions:-

- (1) that said exemption shall continue only as long as the property is owned by George W. and Barbara Robinson or their heirs;
- (2) that the property and building thereon be maintained and preserved as a one room school house historically significant to the town of Boxborough;
- (3) that the property and building thereon continue to be accessible to the citizens of said town at no cost, for educational and historic purposes.

House of Representatives, December 19, 1989.

Passed to be enacted,

*George T. Lenczowski*, Speaker.

In Senate, December 20, 1989.

Passed to be enacted,

*William F. Bulger*

, President.

January 3, 1990.

Approved,

*Michael J. Dukakis*

Governor.

## Attachment D



## Attachment D



## Attachment D



## Attachment D



## Attachment D



## Attachment D



## Attachment D



## Attachment E

To: Community Preservation Grant committee  
From: Mary Pavlik, retired Blanchard Memorial teacher  
Re: support for Schoolhouse #2

I was fortunate enough to be one of the lead teachers from 1990 until my retirement in 2012 for the annual spring field trips to Schoolhouse #2. Those days were seminal memories for the adults and students who were lucky enough to take part.

Each year, we would take approximately 75-100 students up to Schoolhouse #2 for a chance to re-enact a schoolhouse day from early American times, complete with lessons within Schoolhouse #2 building itself. The care and attention that the Robinson/Morrison family has given to the building and its surroundings made the experience especially meaningful. Dressed in appropriate clothing of the time (1600-1800s), a teacher would lead a lesson at the front of the room and students would sit at their desks and follow along. Lessons included work up at the chalkboard, reciting memorized poems, or problem solving and handwriting on slates. For those few hours, all of us felt transported back in time. And because Boxborough was the last town to occupy a schoolhouse (up until 1949), we were able to bring in "guests" who had gone to school there, including Don Morse, Mary Larson, and Linda Gilberti. These guests would sit out of the lawn and talk with groups. We would have students rotate to churn butter, make tin plates, play games and learn about life "back before" with Don Morse or Berda Treyz showing their treasures. The Schoolhouse #2 experience made it possible for children new to Boxborough (the town was growing quickly in the 1990s) to connect with the history of the town in a real and memorable way. Connections between seniors and youth were made; parents who attended were always in awe at the scope of the day which was built around this beloved historic spot.

At graduation, and later in life when bumping into students, almost all of them commented on Schoolhouse #2 as being one of their most memorable experiences at Blanchard. They learned about history but more than that, they learned empathy and understanding for the hard work and community spirit that was integral to early American life.

The building needs to be cared for, and we have been lucky to have such good stewards in the Robinson family. I deeply support this initiative to replace the windows and anything else that needs to be done to keep this cherished building a part of our community life.

Regards,

Mary Pavlik  
34 Middle Road  
Boxborough MA  
978-621-7512

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BXB.109	
<b>Historic Name:</b>	Boxborough District Schoolhouse #2	
<b>Common Name:</b>		
<b>Address:</b>	339 Picnic St	
<b>City/Town:</b>	Boxborough	
<b>Village/Neighborhood:</b>		
<b>Local No:</b>	3-5-151	
<b>Year Constructed:</b>	c 1852	
<b>Architect(s):</b>		
<b>Architectural Style(s):</b>	Italianate	
<b>Use(s):</b>	Abandoned or Vacant; Library; Museum; Public School	
<b>Significance:</b>	Architecture; Community Planning; Education	
<b>Area(s):</b>	BXB.C: Hill Road Agricultural Area BXB.E: Boxborough Old Town Center	
<b>Designation(s):</b>	Nat'l Register District (12/12/2006)	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Granite; Stone, Cut	

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)

## FORM B - Building

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

35151 Hudson C 1

C

109

BXB. 109



## Boxborough neighborhood or village)

339 Picnic Street

Name District School #2

esent Museum

## Original District School #2

Construction c. 1852

## Boxborough Historical Society monograph

## m Italianate

/Builder

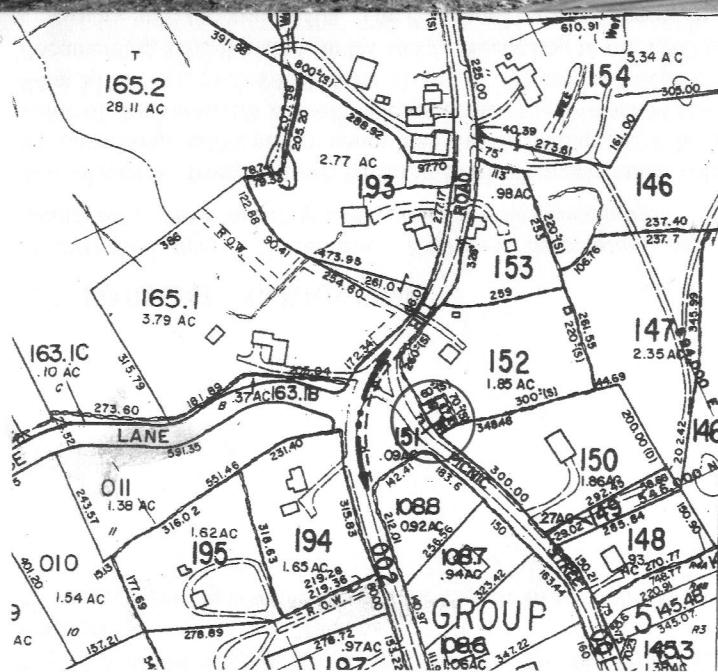
### **Exterior Material:**

### Foundation Split granite

**Wall/Trim** Wood clapboard

### Roof Asphalt shingle

### **Outbuildings/secondary structure**



Recorded by Sanford Johnson

## Organization Boxborough Historical Commission

Date (month/year) 3/03

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

**RECEIVED**

APR 8 2003

MASS. AST. 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.*

- \* The school house is a 2x3-bay, front-gabled, 1 1/2-story form with Italianate details
- \* Ornament consists of the eave brackets, gable returns, cornerboards and hoods over the side hall entry and the window in the center of the façade
- \* Windows are 6/6 double-hung sash with plain trim; the entry is also plainly trimmed
- \* A brick chimney rises from the rear of the roof ridge; a flag pole rises from the front
- \* This is one of five former district schools in the town and is more well-preserved than the others due to its restoration as a museum
- \* The rural setting is at the edge of the Hill Road agricultural area and north of the Old Town Center\*\*

**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.*

School support from the town began in 1783 when selectmen voted to "have four months' schooling". Such was the method of administration until a school committee was formed in 1820 for specific address of educational issues. Appraisal in 1867 of the value of Boxborough's schoolhouses indicated the District #1 and #2 schools were worth \$1000 while #3 was valued at \$300 and #4 at \$100. It is probable that the #1 and #2 Schools had been extensively rebuilt c. 1852 according to the BHS monograph documenting school history in the town. According to the 1983 town history, schools had no central heat, running water or electricity until the mid 1930s. The #2 school building served its original purpose until June, 1949 when this and the three other district schools in Boxborough were sold at auction. Efforts to centralize the school system, as had happened in many surrounding towns of similar size just after the turn of the 20th century, began in 1892 and were repeatedly voted down at town meeting. Boxborough resident Mrs. Jennie Littlefield, superintendent of schools during this period, may have been responsible for the idea of centralization. She was also responsible for standardizing local curricula. Consolidation of district schools culminated with opening of the progressively modern Blanchard Middle School in September, 1949. Eight thousand seventy five dollars in proceeds from the sale of the district schools were used to pay for the foundation and driveway of the centralized school on Massachusetts Avenue. Older students in Boxborough rode the train or took the bus to high schools in Harvard, Littleton, Concord, Maynard or Acton until 1955 when a regional high school was built in Acton. Three of the former district schools were adapted for use as residences after being sold. Wallace Robinson bought the District #2 School in 1949 for purposes of preservation. The former school served as the library from 1953 until a new library was built in 1966. George Robinson then bought the former school from his mother and created the existing museum.

**BIBLIOGRAPHY and/or REFERENCES** continuation sheet

Hager, Boxborough: A New England Town and its People, 1891; Talmadge, et al. Boxborough: Portrait of a Town, 1983; Town records, 1867-1868; Boxborough Historical Society Monograph "History of the Schools in Boxborough 1783-1974";

\*\* 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  
 339 Picnic Street

Area(s)  
 C

Form No.  
 109

### 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 c. 1852 Victorian Eclectic style former District School #2 at 339 Picnic Street is potentially eligible for the National Register of Historic Places as an individual resource at the local level. It served as a school house until 1949 upon construction of the modern Blanchard Middle School on Massachusetts Avenue. The building's associations with educational activity in Boxborough establish its significance under Criterion A. The Victorian Eclectic style ornament, which consists of eave brackets, gable returns and window hoods, makes the property eligible under Criterion C. The building has been adapted for use as a museum and retains integrity of design, materials, setting and workmanship.

# Attachment G

From: Stephen Sawisch quickbooks@notification.intuit.com  
Subject: Estimate 1013 from Stephen Sawisch  
Date: Oct 20, 2025 at 8:32:02 PM  
To: nancymorrison@yahoo.com

**Your estimate is ready!**

Total \$21,820.00

DEPOSIT DUE

**\$6,546.00**

Dear Nancy Morrison,

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!  
Stephen Sawisch

Review and approve

**Stephen Sawisch**  
773 Hill Rd.  
Boxborough, MA 01719

[ssawisch@verizon.net](mailto:ssawisch@verizon.net)  
[+1 \(978\) 580-5014](tel:+19785805014)

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## ESTIMATE

Stephen Sawisch  
773 Hill Rd.  
Boxborough, MA 01719

[ssawisch@verizon.net](mailto:ssawisch@verizon.net)  
+1 (978) 580-5014

**Bill to**  
Nancy Morrison  
Nancy Morrison  
Hill Rd.  
Littleton, Ma. 01460

**Ship to**  
Nancy Morrison  
Nancy Morrison  
Hill Rd.  
Littleton, Ma. 01460

### Estimate details

Estimate no.: 1013  
Estimate date: 10/20/2025

#	Date	Product or service	Description	Amount
1.		<b>Sales</b>	Replace upper and lower sash on 9 windows to match existing, including paint and disposal	\$21,820.00
				<b>Total</b> <b>\$21,820.00</b>
				Deposit due \$6,546.00

Accepted date

Accepted by