HUDSON RECONNAISSANCE REPORT

FREEDOM'S WAY LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM

Massachusetts Department of Conservation and Recreation

Freedom's Way Heritage Association

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Cover Photos
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Assabet River Dam
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INTRODUCTION

The Freedom's Way Heritage Association includes 37 Massachusetts communities that are linked by historic events that helped to shape America's democratic form of governance and the intellectual traditions that underpin American freedom, democracy, conservation and social justice. Freedom's Way communities extend from Arlington on the east to Winchendon on the west. They represent a wide range of cities and towns, each shaped by the relationship between nature and culture.

Heritage landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities. The wealth of landscapes is central to each community's character, yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first steps towards their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature or an important river corridor. To this end, the Massachusetts Department of Conservation and Recreation (DCR) and the Freedom's Way Heritage Association (FWHA) have collaborated to bring the Heritage Landscape Inventory program (HLI) to communities in the Freedom's Way area. The primary goal of the program is to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected. The focus is on landscapes that have not been identified in previous survey efforts in a given community. Another important goal of the program is to provide communities with strategies for preserving heritage landscapes.

The methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts and refined in Essex County. It is outlined in the DCR publication *Reading the Land* which has provided guidance for the program since its inception. In summary, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-FWHA consulting team. The LPC organizes a heritage landscape identification meeting at which interested residents and town officials offer community input by identifying heritage landscapes. This meeting is followed by a fieldwork session including the consulting team and the LPC, often accompanied by other community members. This group visits the priority landscapes identified in the meeting and gathers information about the community. The final product is this Reconnaissance Report, prepared for each participating community. It outlines the history of the community; describes the priority heritage landscapes; discusses planning issues identified by the community; identifies planning tools available in the community; and concludes with preservation recommendations. A list of all of the heritage landscapes identified by the community is included in the Appendix.

HUDSON HISTORY

Hudson was part of the area initially known as Pompositticut by the Native Americans who traveled through this region in the 1600s. However, Native Americans occupied this area long before, as early as the Middle and Late Archaic Periods (8,000-3,000 B.P.). European settlers arrived in the vicinity by the mid-1600s but disruption caused by King Philip's War slowed European occupation of the area. Early Colonial roads followed presumed Native American trails.

The community initially functioned as an outlying district of Marlborough. John Barnes's gristmill was established on the Assabet River after 1698. More English settlers inhabited the area in the 18th century but growth remained slow and the area was characterized by scattered farms with no village center. After the Revolutionary War, the population was still low, with limited small-scale industrial development along the Assabet River and Tannery Brook.

The community developed as a diversified industrial center during the mid-19th century using the waterpower of the Assabet River. Primary industries included manufacturing of shoes, boxes and textiles. The arrival of the railroad in the 1850s opened up access to new markets. Around this time the population diversified with immigrants coming from Ireland and French Canada.

Hudson was established as a separate community in 1866 from parts of Marlborough and Stow with substantial civic and institutional development occurring in the years that followed. A major fire in 1894 destroyed large parts of the downtown so many current buildings date to after that. The population reached 7,500 in 1900 including immigrants from many European countries who came to work in the mills.

Hudson's population remained relatively stable until after World War II when many of the town's farms were sold for residential development and the number of residents doubled. Hudson developed rapidly during the later part of the 20th century because of convenient high speed regional transportation connections, particularly construction of Route 495 in the 1960s and later I-290. The current population is about 18,000.

Hudson's main commercial and civic district is in the western part of the community along the Assabet River. Many of the late 19th century mill buildings are extant and still in use. Hudson also has an unusually fine collection of late 19th and early 20th century residential neighborhoods, most in close proximity to the town center. The Assabet continues to play an active role in the community as a scenic and recreational resource. The eastern part of town is more rural and agricultural with access to several large lakes and the Assabet River National Wildlife Refuge.

PRIORITY HERITAGE LANDSCAPES

Hudson's Heritage Landscape Identification meeting, attended by approximately ten residents, some representing town boards and local non-profit organizations, was held on March 28, 2006. During the meeting residents compiled a lengthy list of the town's heritage landscapes, which is included in the Appendix. Once the comprehensive list was created, attendees were asked to articulate the value of each landscape and the issues relating to its preservation. Based on the information gathered, community members identified a group of priority landscapes to be visited by the consulting team during the fieldwork. Each of the priority landscapes is highly valued, contributes to community character and is not permanently protected or preserved.

These landscapes, which are listed alphabetically, represent a range of scales and types of resources from individual properties to entire neighborhoods. Several of these priority landscapes describe areas that have multiple layers. For example a neighborhood that is considered a heritage landscape may also include specific features within it that are also individually recognized as heritage landscapes. Such layering shows the complexity and interdependence that are characteristic of most heritage landscapes. The descriptions and recommendations included here are an initial step in identifying resources valued by the community and suggesting action strategies.

Assabet River Corridor

The Assabet River is central to Hudson's identity and is closely linked with the history of the community. Early settlers located their homes along the river and waterpower provided by the river led to the creation of the mills along its banks. The Assabet has been the visual and economic focal point of the community for nearly 200 years.

The Assabet enters Hudson at the southwest corner of town. It is narrow and winding in its upper section with relatively little visibility or public access. Riverside Park on Chapin Street near Hudson High School is one major public access point in this area. Slightly further upstream are Wood and Apsley Parks, one on each side of the river, joined by the scenic Taylor Bridge which provides pedestrian access over the river. As the Assabet reaches the downtown area, it is joined by its tributary Hog Brook. The Assabet River Dam is located just west of Washington Street near Wood Square. There is a small park behind the library but much of the river frontage in the downtown area is privately owned and runs through back lots with little public visibility. After flowing over the dam at Washington Street and joining with Tannery Brook, the Assabet meanders eastward south of Main Street. East of Forest Street it runs parallel to the bike trail with wooded banks and a more rural character. After crossing under East Main Street and the B&M Railroad, it crosses under Cox Street and then continues east into Stow. At the Heritage Landscape Identification meeting Hudson residents emphasized a desire to make the river more visible and accessible. They also expressed concern about the future of the dam.

A River Visions workshop conducted in Hudson in 2002 provided an opportunity for the town to develop a consensus about the relationship between the community and its riverfront. The core of the vision developed by Hudson residents focused on the mostly hidden riverfront that could become a major attraction and reason to visit downtown Hudson. Other goals were to establish attractive visual and walkable connections between Main Street and the river and to promote redevelopment of downtown mill sites for mixed uses. The River Visions report laid out a series of 12 steps for implementing the vision. One step that was not identified in the report that would be helpful to Hudson was documentation of historic resources along the river corridor. Preserving and enhancing the Assabet River will require strong leadership from the selectmen and cooperation from multiple town agencies.

Recommendations

- Document historic resources along the banks of the Assabet River in Hudson including the dam, mills, bridges and other features.
- Continue to implement the recommendations of the river visioning session.
- Work with adjacent communities and non-profit organizations on water quality and other issues of mutual concern regarding the river.

Central Street Neighborhood

Hudson has many distinctive residential neighborhoods ranging from compact mill worker housing to large houses on generous lots. One of the best known is the Central Street neighborhood, located west of the town center. The neighborhood was built in the late 19th century to accommodate Hudson's growing middle and managerial class. It is a linear neighborhood of well-preserved wooden houses in a range of late 19th century styles on small to

medium sized lots. The area remains a stable and cohesive neighborhood. None of the Central Street properties have been documented on Massachusetts Historical Commission (MHC) inventory forms and there are no preservation mechanisms in place. The Hudson Historical Commission is the logical municipal body to undertake documentation and preservation of historic resources.

Recommendations

- Prepare MHC area forms to document the Central Street neighborhood.
- Consider National Register nomination for this neighborhood.
- Consider establishing a local historic district or neighborhood architectural conservation district to provide a mechanism for preserving neighborhood character. For additional information about **strategies for preserving historic neighborhoods** see the General Preservation Planning Recommendations section of this report.

Downtown Hudson

The downtown area, which is the civic and commercial center of the community, extends roughly from Cottage Street on the west to Grove Street on the east. The Assabet River marks the southern edge of downtown while the northern edge is generally the rear of the properties along the north side of Main Street except where it extends further north to encompass Bruce's Pond. Part of the downtown was designated a local historic district in 1988 but the area is not listed in the National Register. Wood Square, which is the focal point of the downtown, was also identified separately as a priority heritage landscape (see below).

Main Street, Hudson's major commercial street, includes town hall, the library, several churches and the Main Street businesses, most of which are located in two- to four-story masonry buildings constructed after the fire of 1894. South Street is a secondary east-west corridor. Hudson has worked hard to revitalize its downtown center and to attract new businesses that help to enhance the vitality of the downtown. The River Visions project undertaken in 2002 helped to articulate a shared community vision for the downtown and identified 12 critical implementation tasks. Preserving and enhancing the downtown will require strong leadership from the selectmen and cooperation among several town agencies including the Historical Commission.

Recommendations

- Review documentation of downtown historic resources that was completed in 1978; update old inventory forms as needed. Prepare new MHC inventory forms for downtown properties (including landscapes and industrial resources) that have not previously been documented.

- Consider expanding the boundaries of the local historic district and reviewing historic district policies and procedures to assure that district is properly administered.

- Consider National Register nomination for the downtown area and for individual properties as appropriate, particularly properties proposed for redevelopment which may be eligible for rehabilitation tax credits.

- Develop design guidelines and zoning regulations that support preservation of the physical character of the downtown area while providing flexibility for a wide range of uses.

- Adopt a demolition delay bylaw, a tool that would be applicable to many parts of Hudson but especially to the parts of the downtown that are outside the local historic district.

Gospel Hill

Hudson residents identified Gospel Hill as their highest priority heritage landscape. Hudson once included large areas of agricultural land but little active agriculture remains in Hudson except in Gospel Hill which is located in the geographic center of the community. The two most prominent farms are the Ferjulian Farm and Pompositticut Farm. The Ferjulian Farm located at the corner of East Main Street and Lewis Street is approximately 50 acres including farm buildings, fields, orchards, greenhouses and farm stand. It is prominently sited on Gospel Hill and is very visible along East Main Street. The farm stand is a popular local landmark and a successful family-owned business. The land is classified as a Chapter 61A parcel. Pompositticut Farm is a 68-acre horse farm along East Main Street that is now used as a day camp. It is also visually important with dramatic views of open fields, farm buildings and stone walls from Main Street. While the Ferjulian Farm has the character of a working

agricultural landscape, Pompositticut Farm has more the quality of a gentleman's farm. It is classified as a Chapter 61b parcel. Both farms are family owned businesses that are vulnerable to change. Another farm mentioned by community residents is the Hovagimian-Gerwick Farm on Main Street, which consists of several parcels totaling 95+ acres. Some portions are classified as Chapter 61B. The town has identified Gospel Hill and its present agricultural use as an important part of the community that town residents would like to see preserved.

Recommendations

- Document farms on MHC inventory forms. Try to include resources not visible from the road such as outbuildings, fields and forestland if owners consent.

- Work with farmers, land trusts and open space committee to determine best ways to assist farmers through tools like agricultural preservation restrictions.

Mass Central Railroad ROW

The corridor of the Mass Central Railroad line runs roughly east/west through the center of Hudson. The line is no longer active, some of the rails have disappeared and the corridor is becoming overgrown. There is some commercial/industrial encroachment at the western and eastern ends of town. Sections of the corridor are used by local residents as shortcuts or walking routes. Some areas are not safe, such as the trestle over Bruce's Pond, which has recently been blocked off by the MBTA. Other aspects of infrastructure along the right-of-way also are deteriorating.

Hudson has recently completed its section of the Assabet River Rail Trail which has been a huge success. Many people would like to see the Mass Central line used as a rail trail as well. Most communities along the Mass Central line have

embraced the rail-trail concept and have committees working on the project. The selectmen's office has been dealing with railroad related issues.

Recommendations

- Document historic resources along the railroad corridor, including trestles, and other artifacts as well as the corridor itself on MHC inventory forms.
- Enter into discussions with MBTA and adjacent communities to explore feasibility of converting corridor to a rail trail.
- Work with the MBTA to address immediate safety and infrastructure issues.

Park/Washington Street Neighborhood

Hudson has many distinctive residential neighborhoods ranging from compact mill worker housing to large houses on generous lots. One of the best known is the Park Street neighborhood (named for Wood Park which is a central feature of the neighborhood), located southwest of the town center. The neighborhood, which extends along the entire ½ mile length of Park Street as well as along the northern part of Washington Street, was built in the late 19th century to accommodate Hudson's growing upper class. It is a linear neighborhood of well-preserved Victorian houses in a range of late 19th century styles on well-landscaped lots with large setbacks. Park Street remains a stable and cohesive area. None of the Park Street properties except for the Armory at the far northern end and the Col. Adelbert Mossman House at 76 Park Street has been documented on MHC inventory forms. There are no preservation mechanisms in place.

Recommendations

- Prepare an MHC area form to document the Park/Washington Street neighborhood as a whole.

- Consider National Register nomination for this neighborhood.

- Consider establishing a local historic district or neighborhood architectural conservation district to provide a mechanism for preserving neighborhood character. For additional information about **strategies for preserving historic neighborhoods** see the General Preservation Planning Recommendations section of this report.

Pleasant/Pearl Street Neighborhood

Another of Hudson's well-preserved residential neighborhoods is the Pleasant/Pearl Street neighborhood immediately north of the downtown area, which also extends up Lincoln Street. It is best known for some of the town's most distinctive houses including the Apsley Mansion, 21 Pleasant Street; the Hapgood House, 25 Pleasant Street; and the Jefts house, 30 Pleasant Street, all of which were documented on MHC inventory forms in the 1970s. There are many other late 19th century houses in the vicinity that contribute to the overall quality of the neighborhood that have not been documented. There are no mechanisms in place to preserve the character of the neighborhood.

Recommendations

- Prepare an MHC area form to document the Pleasant/Pearl Street neighborhood as a whole.

- Consider National Register nomination for this neighborhood.

- Consider establishing a local historic district or neighborhood architectural conservation district to provide a mechanism for preserving neighborhood character. For additional information about **strategies for preserving historic neighborhoods** see the General Preservation Planning Recommendations section of this report.

Wood Square

Wood Square is the traffic island at the intersection of Lincoln Street, Main Street and Washington Street. It is part of the downtown priority landscape described above but was also identified as a priority landscape in its own right. In the late 19th century there was a store in this location but more recently it has functioned as a traffic island which is a focal point in the center of town. At one time it had a fairly utilitarian character but now it is heavily planted with trees, shrubs and flowers and has a decorative lamppost in the center. Wood Square, which is located in the Silas Felton Historic District, is a much-loved feature that is important to character of the downtown but it does not function well for 21st century traffic.

Recommendations

- Prepare an MHC form to document the history and present appearance of Wood Square.

- Conduct traffic studies to evaluate a full range of alternatives that meet the dual goals of preserving Wood Square as a focal point of the town and allowing traffic to function more efficiently.

CRITICAL CONCERNS

In addition to the priority landscapes listed in the previous section, residents also identified critical concerns related to heritage landscapes and community character. These are town-wide issues that are linked to a category of heritage landscapes, not to a particular place. They are listed in alphabetical order. Community members also expressed interest in learning about preservation tools and strategies that have been effective in other Massachusetts communities and in identifying sources for preservation funding.

Churches as Community Focal Points

Churches are landmarks within the community that serve as physical place makers, particularly those that are prominently sited and have visible steeples. Many are also neighborhood centers that are the focal point of numerous social and community activities. There are a large number of churches in Hudson and some may be vulnerable to closing or may have difficulty maintaining their historic buildings. Loss of active churches and church buildings is an issue not just for the congregation but for the whole community. Most of Hudson's historic churches have not been documented on MHC inventory forms.

Railroad Sites

Hudson was a major rail crossroads with many artifacts remaining that are not well documented or protected. These historic resources tell an often forgotten part of Hudson's history yet many are not visible and their value may not be widely recognized. They range from small features to large structures such as turntables, bridges and trestles. These artifacts should be identified, documented and preserved to the extent possible. The success of the current rail trail in Hudson provides motivation for additional rail trails along other abandoned rail corridors. Railroad artifacts offer opportunities for interpretive features.

Regional Landscapes

Resources shared by several communities include the Assabet River, the Assabet River Rail Trail, the Assabet National Wildlife Refuge and several lakes and ponds. A primary theme of the landscape identification meeting was the need for inter-community cooperation on issues ranging from the wildlife sanctuary to the rail trail to agricultural land to water resources. The success of recent projects,

such as the sanctuary and the rail trail, clearly indicates the importance of such collaboration. Hudson is now reaping the rewards of past efforts and will benefit by continuing to work cooperatively with adjacent communities.

EXISTING RESOURCE DOCUMENTATION AND PLANNING TOOLS

Hudson already has important planning tools in place to document current conditions within the town; identify issues of concern to town residents; and develop strategies for action. This section of the Reconnaissance Report identifies existing planning documents and tools that provide information relevant to the Heritage Landscape Inventory program.

Inventory of Historic and Archaeological Assets

The Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. This searchable database, known as MACRIS, is now available online at http://www.sec.state.ma.us/mhc.

Hudson undertook a historic survey in 1978. Approximately 40 properties, primarily buildings in the downtown area, were documented on MHC inventory forms. In conjunction with the establishment of the National Wildlife Refuge, the Fish and Wildlife Service also undertook an archaeological study of resources on the refuge lands, only a small part of which are in Hudson.

Hudson has eight documented ancient Native American sites dating back to the Late Archaic Period (6,000-3,000 B.P.) and four historic archaeological sites. Based on the known information about this region as well as the probable Native American activity in Hudson, it is likely that there is significantly more archaeology potential in the town.

State and National Registers of Historic Places

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. Hudson has three properties that are individually listed in the National Register of Historic Places and also listed in the State Register: Felton Street School, Goodale Homestead and Col. Adelbert Mossman House. Hudson has one local historic district, the Silas Felton Historic District, which encompasses part of the downtown area. It is not listed in the National Register. The town hall has a preservation restriction, drawn up in accordance with MGL Chapter 184, Sections 31-33, which runs with the deed. A preservation restriction is one of the strongest preservation strategies available.

Planning Documents and Tools

Hudson completed its *Community Development Plan* in 2004. It addresses housing, economic development, transportation and natural resources. One of the principles highlighted in the plan is a goal to:

> *"Protect the village character and strong sense of place of downtown Hudson with its locally-owned businesses, healthy economy, pedestrian environment, access to the Assabet River, built features and landmarks, historical resources, and role in community life."*

Hudson's *Open Space and Recreation Plan* was last completed in 1999. Open space recommendations are included in the Community Development Plan. Other related plans include the Greenways Plan for the SuAsCo Watershed (2000) and the Upper Assabet Riverway Plan (2002). Hudson also conducted an Urban River Visions Forum in 2002 to develop conceptual recommendations for the Hudson part of the Assabet River.

One tool that is being implemented is a façade improvement program. Zoning regulations include special provisions for mill districts, wetlands and watershed protection. Hudson also has a scenic road bylaw but only a few roads have been designated.

GENERAL PRESERVATION PLANNING RECOMMENDATIONS

Recommendations pertaining to priority heritage landscapes can be found beginning on page 3. This section of the Reconnaissance Report offers more general recommendations relevant to preserving the overall character of the community that would be applicable to a wide range of resources.

Hudson's varied natural features, especially the Assabet River, played a critical role in the settlement and historical development of the community and remain among the town's most important assets. Hudson is also fortunate to have a rich collection of historic resources. The town has taken important steps to preserve

its most significant buildings and natural areas by establishing land use regulations that support community goals articulated in the town's planning documents. Hudson is now looking beyond these resources to the other natural and cultural assets that define the overall fabric of the community. Like most municipalities, Hudson is under intense pressure for development. Special places that were once taken for granted are now more vulnerable than ever to change.

Preservation planning is a three-step process: **identification, evaluation** and **protection**. Four useful documents to consult before beginning to implement preservation strategies are:

- Department of Conservation and Recreation, *Reading the Land*
- Freedom's Way Heritage Association, *Feasibility Study*
- Massachusetts Historical Commission, *Survey Manual*
- Massachusetts Historical Commission, *Preservation through Bylaws and Ordinances*

Recommendations that apply to a broad range of resources are discussed below. The recommendations are listed in the order in which they are most logically addressed when applying the three-step preservation planning process as described above. Thus the goal will be to (1) identify, (2) evaluate, (3) protect.

Local Historical Commission

The Massachusetts General Law Chapter 40-8D states that identification, evaluation and preservation of a community's historic resources are tasks undertaken by the local historical commission. It is this legislation that enables a community to establish a local historical commission. Hudson adopted the legislation in the 1970s, completed some inventory in 1978 and established its Silas Felton Local Historic District in 1988.

Many of the recommendations in this report are generally implemented by the local historical commission. Presently the Hudson Historical Commission does not have a full complement of members; therefore in order for the town to identify and evaluate its heritage landscapes the first step will be for the selectmen to appoint additional members to the Hudson Historical Commission. Some communities have found that with the assistance of the Planning Department, historical commissions are better able to integrate their findings into the everyday planning of the community. Therefore with the assistance of the Planning Department, the present members of the Hudson Historical Commission should gather information and request appointments to the Commission. Once the Commission is re-invigorated it will be ready to work on recommendations contained in this report.

- Prepare a reference notebook including MGL Chapter 40-8D, Hudson's local historical commission bylaw, a map of the town and a list of all

properties already documented including any designations. The list can be obtained from the MHC and is referred to as MACRIS (Massachusetts Cultural Resource Information System).

- Provide the selectmen with names of potential historical commission members and request that they make appointments so that the Commission may continue its work.

- Meet with the Local Historic District Commission to discuss ways in which the two commissions can work together to preserve Hudson's heritage. One way may be to update the inventory of local historic district properties. (In many communities there are some people who serve on both commissions bringing continuity to the tasks; there also are communities in which the work of the two commissions is integrated into one commission that serves as both the historical commission and the historic district commission.)

Inventory of Heritage Landscapes

The vital first step in developing preservation strategies for heritage landscapes is to record information about the resources on MHC inventory forms. One cannot advocate for something unless one knows precisely what it is – the physical characteristics and the historical development. Hudson's inventory documents a relatively small percentage of the town's historic resources. Additional inventory work is needed to document Hudson's historic resources, including heritage landscapes.

Many of the resources discussed in this Reconnaissance Report have not been documented and should be included in a Phase II inventory. These include: churches, public buildings, neighborhoods (especially those identified as priority landscapes), barns and other agricultural structures, as well as industrial resources such as mills and dams; and archaeological and railroad sites, which are particularly vulnerable to development. Many resources could be documented on area forms, particularly farms and residential neighborhoods. Thus, using the Massachusetts Historical Commission survey methodology, the Hudson Historical Commission could:

- Compile a list of resources that are under-represented or not sufficiently documented, beginning with heritage landscapes.

- Document unprotected resources first, beginning with the most threatened resources.

- Make sure to document secondary features on rural and residential properties, such as barns, stone walls and landscape elements.
- Record a wide range of historic and pre-historic resources including archaeological sites, landscape features and industrial resources9

- Conduct a community-wide archaeological reconnaissance survey to identify patterns of ancient Native American and historic occupation and to identify known and probable locations of archaeological resources associated with these patterns. Known and potential ancient Native American and historic archaeological sites should be documented in the field for evidence of their cultural association and/or integrity. All survey work should be completed by a professional archaeologist who meets the professional qualifications (950 CMR 70.01) outlined in the State Archaeologist Permit Regulations (950 CMR 70.00). The Inventory of Archaeological Assets of the Commonwealth contains sensitive information about archaeological sites. The inventory is confidential; it is not a public record (G.L. c. 9, ss. 26A (1)). Care should be taken to keep archaeological site information in a secure location with restricted access. Refer to the MHC article "Community-Wide Archaeological Surveys" which appeared in the Preservation Advocate, Fall 2005 which can be found at the following MHC link:http://www.sec.state.ma.us/mhc/mhcpdf/pafall05.pdf.

National Register Program

Survey work will require an evaluation as to whether resources meet the qualifications for National Register listing. Using the information generated in the survey work and the accompanying National Register evaluations, Hudson should expand its National Register listings.

- Review the inventory and develop a National Register listing plan taking into consideration a property's integrity and vulnerability. Properties that are in need of recognition and preservation should be given highest priority for listing.

Downtown and Neighborhood Character

Nearly all preservation strategies address neighborhood character in some manner. As described above, thorough documentation on MHC inventory forms is an important first step in the preservation planning process, followed by National Register listing where appropriate. Three preservation tools that may be applicable to Hudson's historic neighborhoods are demolition delay, local historic district designation (M.G.L. Chapter 40C) and neighborhood conservation district designation.

- A **demolition delay bylaw** provides a time period in which the town can consider alternatives to demolition. The Hudson Historical Commission could work with MHC staff to develop a bylaw that would best suit Hudson's needs and should work with other town groups to publicize the advantages of a demolition delay ordinance to the community.

- **Local historic districts**, adopted through a local initiative, recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. These districts are the strongest form of protection for the preservation of historic resources. They are adopted by a 2/3 vote at town meeting and administered by a district commission appointed by the selectmen. The MHC staff can assist the Hudson Historical Commission in developing the necessary study report to determine appropriate local historic district designation.

- **Neighborhood architectural conservation districts** also are local initiatives that recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. They are less restrictive than local historic districts but still embrace neighborhood character. Neighborhood architectural conservation district designation is appropriate for residential neighborhoods that may have less integrity and where more flexibility is needed. The Hudson Historical Commission may wish to work with MHC staff to determine how a neighborhood conservation district could help to preserve Hudson's residential neighborhoods and downtown commercial district.

Funding of Preservation Projects

Funding for preservation projects is an important aspect of implementing preservation strategies. Both the MHC and DCR have had funding programs to assist communities in preservation related issues. The town should investigate which of the following programs are currently funded:

- **Survey and Planning Grants**, administered by the MHC, support survey, National Register and preservation planning work.

- The **Massachusetts Preservation Projects Fund (MPPF)** administered by the MHC, funds restoration and rehabilitation projects.

- The **Historic Landscape Preservation Grant Program (HLPGP)** administered by DCR funds planning, rehabilitation, education and stewardship projects focused on historic landscapes, including cemeteries.

Funding for state programs varies from year to year. When planning Hudson's heritage landscape inventory program, contact relevant agencies to determine whether funding is available.

Towns that have adopted the **Community Preservation Act (CPA)** find it to be an excellent funding source for many heritage landscape projects. Hudson projects eligible for CPA funding would include MHC inventory, National Register nominations, cemetery preservation, open space acquisition and preservation/restoration of public buildings. The CPA establishes a mechanism by which towns can develop a fund dedicated to historic preservation, open space and affordable housing. Local funds are collected through a .5% to 3% surcharge on each annual real estate tax bill. At the state level , the Commonwealth has established a dedicated fund that is used to match the municipality's collections under the CPA. The amount of Hudson's surcharge will be determined as a ballot question at the upcoming town elections.

Adoption of the Community Preservation Act, by a majority vote on a ballot question, fosters partnerships among historic preservationists, conservationists and affordable housing advocates. At least 10% of the funds must be used to preserve historic resources; at least 10% must be used to protect open space; and at least 10% must be used to advance affordable housing. The remaining 70% must be used for one of these three uses as well as recreational needs and can be distributed in varying proportions depending upon the projects that the town believes are appropriate and beneficial to the municipality. Additional information about the CPA can be found at www.communitypreservation.org.

CONCLUSION

The Hudson Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Hudson and in beginning to think about preservation strategies. Hudson will have to determine the best way to implement the recommendations discussed above. One approach that might help Hudson begin the process is to form a Heritage Landscape Committee, as described in *Reading the Land*.

Landscapes identified in this report, especially the priority landscapes, will typically need further documentation on MHC inventory forms. That documentation in turn can be used in publicity efforts to build consensus and gather public support for their preservation. Implementation of recommendations will require a concerted effort of and partnerships among municipal boards and agencies, local non-profit organizations, and state agencies and commissions.

Distribution of this Reconnaissance Report to the municipal land use boards and commissions will assist in making this one of the planning documents that guides

Hudson in preserving important features of the community's character. The recommended tasks will require cooperation and coordination among boards and commissions, particularly Hudson's Historical Commission, Planning Board and Conservation Commission. It also is advisable to present this information to the Board of Selectmen, which was the applicant to the Heritage Landscape Inventory program on behalf of the town. Finally, distribution of the report to the Historical Society, neighborhood associations, and any other preservation minded organizations will broaden the audience and assist in gathering interest and support for Hudson's heritage landscapes.

APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY

This list was generated by local participants at the Heritage Landscape Identification meeting held in Hudson on March 28 and follow-up fieldwork on May 12, 2006. **There are undoubtedly other heritage landscapes that were not identified at the HLI meeting noted above.** The chart has two columns: the name and location of the resource are in the first and notes about the resource are in the second. Landscapes are grouped by land use category. Abbreviations used are listed below.

APR = Agricultural Preservation Commission
LHD = Local Historic District
PR = Preservation Restriction
+ = Located in Priority Landscape
CR = Conservation Restriction
NRIND = Individually listed in National Register
* = Priority Landscape

Agriculture	
Curley Property River Road	No longer actively farmed. Includes river frontage west of downtown that has potential value as open space.
Durand Land Lincoln Street	Large residential property north of downtown. Not actively farmed.
Ferjulian Farm + 7 Lewis Street	Approximately 50 acres including farm buildings, fields, orchards, greenhouses and farm stand. Land is in 61A. Very visible along East Main Street. Part of Gospel Hill priority landscape.
Gospel Hill * Shay Road	Large rural/agricultural area in central part of town with fields, barns and stone walls. Known for apple orchards. Includes horse farm and farm stand. Vulnerable to change. Much of this area is in Ch. 61A.
Pompositticut Farm + 25 Lewis Street	Scenic 68-acre horse farm along East Main Street that is now used as a day camp. Part of Gospel Hill priority landscape.
Sukis Property Central Street	Former agricultural land now proposed for open space acquisition.
Archaeological	
Old North School Site Old North Road	There is a monument to mark the location of the school.
Burial Grounds and Cemeteries	
Forestdale Cemetery Broad Street	Municipal, ca. 1860.

Main Street Cemetery East Main Street	Municipal.
Pauper's Burying Ground 560 Main Street	Earliest public cemetery in Hudson, contains unmarked graves of town poor farm residents (ca. 1825-1866) which were documented in Mass Historical Commission report. Adjacent property has been developed but burial area remains undisturbed although partially covered by asphalt. Area includes pine trees planted by the WPA.
Saint Michael's Cemetery Cox/Zina Streets	34.10-acre Catholic cemetery, 19th century.
Civic	
Downtown Area * 	Downtown commercial district including part of Central, Lincoln, Main, Pleasant, Washington Streets and Wood Square. Includes historic district and surrounding area. Includes town hall, library, fire station and many of the churches. Also includes portion of river corridor.
Silas Felton Historic District + Lincoln and Washington Sts.	LHD but not listed in NR. Core of downtown area. Located in center of Hudson, contains important civic, residential and commercial structures. Included in downtown priority landscape.
Town Hall + 78 Main Street	LHD, PR. Victorian, 1872. Included in downtown priority. Recently rehabbed.
Industrial	
Apsley Rubber Company Apsley Street	Ca. 1892 four-story brick mill building, now Hudson Lock.
Broad Street Mill Complex + 43 Broad Street	Large brick mill complex along the Assabet River. Has been proposed for adaptive reuse. It is a critical parcel that is included in the Assabet River corridor and downtown area priority heritage landscapes.
Bruce's Pond and Dam + Main Street	Former industrial site. Included in downtown priority heritage landscape.
Hudson Light and Power 77 Cherry Street	Industrial building still used for backup power generation.
Larkin Lumber 136 Main Street	Historic industrial buildings adjacent to Bruce's Pond. Some buildings have been lost.

Thomas Taylor Shoe Factory Houghton Street	Owned by Conrad Watson. Currently used for self-storage.
Tower Street Mills Tower Street	Currently being converted to mixed-use development.
Washington Street Dam + Washington Street	LHD. Important part of river corridor in downtown area near rotary. Dam is a particular concern because there have been proposals to demolish it. It is a critical feature that is included in the Assabet River corridor and downtown area priority heritage landscapes.
Institutional	
Christ the King Church Central Street	Former Congregational church purchased by French Catholic congregation in 1928. No longer an active parish. Currently for sale.
Elks Club 99 Park Street	
Felton Street School 20 Felton Street	NRIND. Formerly a high school and now a private condominium.
First Federated Church 200 Central Street	Dedicated 1967.
First United Methodist Church 34 Felton Street	The second Methodist church (first one was destroyed by fire). Completed 1913.
Grace Baptist Church 353 River Street	Hudson's newest church.
Harriman Grammar School Apsley Street	Former school building, now houses school administration.
High Street School 30 High Street	Former school, now Hudson Animal Hospital.
Hudson Catholic High School Main Street	
Hudson Institute Hosmer Street	Now Durand Development.

National Guard Armory Washington Street	Dedicated 1910.
Odd Fellows + Central Street	Brick building on the rotary. In historic district. Part of downtown area priority heritage landscape.
Old High School Felton Street	Now a condominium complex.
Portuguese Club 13 Port Street	
Saint Luke's Episcopal Church + Wood Square	Prominently sited. Built 1913. Part of downtown area priority heritage landscape.
Saint Michael's Church Complex Manning Street	Built 1889. Includes church, school and convent.
Senior Center + 29 Church Street	Former Brigham house, Italianate 2½ story with cupola and projecting bays. Also used as American Legion building at one point. Building needs to be rehabbed and senior center is outgrowing it. Abuts Bruce's Pond. Part of downtown priority heritage landscape.
Unitarian Church + Main Street	Next to town hall. Part of downtown area priority heritage landscape.
VFW 3 Palmieri Drive	
Open Space /Parks	
Assabet River National Wildlife Refuge	Newly established area on former military land at eastern end of Hudson. Refuge is a critical landscape in Hudson and surrounding communities. This land has been used by the military for 60 years and closed to local residents. It is just now reopening.
Buteau Conservation Land Marlboro Street	16+ acres.
Centennial Beach Fort Meadow Drive	Part of Fort Meadow area. Important to town for water access.
Chapin Road Fields/Boutwell Chapin Road	4.45-acres, used for athletic and playground purposes.

Charter Oaks Country Club Chestnut Street	New golf course and clubhouse.
Cherry Street Park Cherry Street	Neighborhood park and playground.
Clement Kane Land Chestnut Street	17.5-acre conservation property in eastern part of town.
Farina Field Cox Street	2.63-acre easement for sewer and pump station.
Danforth Woods Lincoln Street	Including Danforth River and Danforth Falls. Part is town-owned.
Fosgate Lot River Road	21.5 acres
Goodale Family Forest 100 Chestnut St.	27.0 wooded acres. Operated by New England Forestry Foundation. Includes Goodale homestead which is listed in NR.
Larkin Land South and Houghton Street	1.6 acres park, playground and recreation facility.
Loreiro/Warner Riverview Street	Loreiro Land (6 Port Street 2.52 acres) and Warner Property (Riverview Street 1.22 acres) both linked with Wood-Apsley Park.
Liberty Park Main Street	Small park in downtown area near library with benches and trees. Includes commemorative cannon and soldiers memorial.
Maynard Water Supply Main Street	133.0 wooded acres.
Mayo Property Lincoln Street	9.94 acres.
Morse Property Causeway Street	Abuts Centennial Beach, 16 acres.
Moulton's Field Marion & Dewey Street	3.5 acres playground and athletic field.
O'Donnell Field Brigham Street	10.623 acres. Behind Hudson High School.
Parcel P Falls Brook Road	Near Danforth Falls.

Riverside Park Chapin Street	24-acre park along the Assabet River near Hudson High School.
Riverside Gun Club 16 Wilkins Street	Private recreation facility.
Sauta Park East Main Street	19-acre multi-purpose athletic complex in the eastern part of town.
Sauta Cornfield Brook Street	6+ acres.
South Street Park South Street	1.8 acres.
Sudbury Annex White Pond Road	123.0 wooded acres. Administered by Division of Fisheries and Wildlife.
Sudbury State Forest Sudbury Road	Includes several parcels in the eastern part of Hudson. Administered by Department of Conservation and Recreation.
Sudbury Valley Trustees Forest Ave	11.178 wooded acres.
Thomas Kelly Playground Giasson Street	Public playground .29 acres. At Hubert School.
Town Forest Off River Road	Former Fosgate property near Berlin.
Wood-Apsley Park Park Street	Passive park along Assabet River with late 20th century music shell. Wood Park is on the east side of the river, Apsley Park is on the west. They are linked by Taylor Bridge. Loreiro Land 6 Port Street 2.52 and Warner Property Riverview Street 1.22 acres both linked with Wood-Apsley.
Residential	
Apsley Mansion 21 Pleasant Street	Important Classical Revival house built by Lewis Dewart Apsley, 1905. In Pleasant Street neighborhood. In MHC inventory but not in historic district.
Brigham/Spinney Houses Washington Street	Former farm/estate property located on lower Brigham Street near Chapin Road. Includes large land area and access to the Assabet River. Much of the adjacent area is already commercial and this property is vulnerable to change.

Cellucci House 155 Lincoln Street	Large residential property north of town. Former farm house with Italianate stonework.
Central Street Neighborhood *	Residential neighborhood west of downtown with a variety of late 19th century housing styles. Most houses are on small lots of ¼ to ½ acre and are well preserved. Large setback and landscaped yards contribute to neighborhood character. Gateway to Hudson from the west.
Chamberlain Mansion *25 Pleasant Street*	Important historic house, 1893. Not in historic district or MHC inventory. Located in Pleasant Street neighborhood.
Cherry Street Neighborhood	Dense downtown neighborhood east of Grove Street along the Assabet River. Characterized by compact mill worker housing. Not included in MHC inventory. Commercial/industrial buildings at east end.
Cottage Street Extension	Residential neighborhood northwest of town known as Managers Row. Well-preserved houses. Not on MHC inventory.
Goodale Homestead 100 Chestnut Street	NRIND. On Hudson/Marlborough line. Well-preserved Colonial house, one of the oldest houses in Hudson. 1702. In rural setting with open fields and handsome, well-maintained stone walls. Owned by New England Forestry Foundation as part of Goodale Forest.
Jefts Mansion 30 Pleasant Street	Important brick Queen Anne house (ca. 1889) located north of downtown area. Porte cochere and carriage house. In Pleasant Street neighborhood. Listed in MHC inventory but not in historic district.
Lincoln Street Neighborhood *	Residential neighborhood on Lincoln Street north of downtown with a variety of late 19th century housing styles. Most houses are on ½ acre lots and are well preserved. Large setback and landscaped yards contribute to neighborhood character. Gateway to Hudson from the north. Not included in MHC inventory.
Mill Worker Housing	Loring, Mason, Spring, Summer, Water, Winter Streets. Dense downtown neighborhood with compact mill worker housing. Not included in MHC inventory.
Mossman House + 76 Park Street	NRIND. Handsome large Queen Anne house built by Col. Adelbert Mossman in 1901. Good condition, Victorian paint job enhances house. Located near Wood Park in Park Street neighborhood which is a priority heritage landscape.
Park/Washington Street Neighborhood *	Residential neighborhood southwest of downtown with a variety of late 19th century housing styles. Most houses are on ¼ to ½ acre lots and are well preserved. Large setback and landscaped yards contribute to neighborhood character. Gateway to Hudson from the southwest. Wood Park is a focal point of this neighborhood. Not included in MHC inventory except Col. Adelbert Mossman House.
Pleasant/Pearl Street Neighborhood *	Residential neighborhood north of downtown with a variety of late 19th century housing styles. Most houses are on ¼ to ½ acre lots. Large setback and landscaped yards contribute to neighborhood character. Gateway to Hudson from the north. Not included in MHC inventory except Apsley house (1905), Hapgood house (1808) and Jefts House (1889).

Transportation	
Assabet River Rail Trail	The former Marlborough Railroad Line is now the Assabet River Rail Trail, a popular five - community resource that links conservation and recreation facilities.
Bridge Ruins at Four Bridges Road	Located at the end of Four Bridges Road just east of where Route 495 crosses the Assabet River. Bridge was first bridge crossing of the Assabet River in Hudson. Some stone foundations of the ridge remain.
Brigham Hill RR Underpass	Granite stone embankment along the rail trail between the Route 290 tunnel and the Route 85 crossing. Was a cattle underpass. Only abutments remain.
Brook Street	Narrow rural road in eastern part of town. Designated scenic road.
Bruce's Pond Overpass +	Railroad overpass for the Mass Central Railroad line. This is an important and heavily used pedestrian crossing over Bruce's Pond. Adjacent to senior center. Recently closed due to safety concerns. Part of Mass Central RR priority landscape.
Chapin Road Bridge	Crosses over the Assabet in southwestern part of town adjacent to Riverside Park.
Chestnut Street	Narrow rural road with agricultural fields and stone walls. Designated scenic road.
Forest Avenue	Rural road with stone walls and mature trees along roadway. Crosses over Assabet River. Designated scenic road.
Houghton Street Bridge	In historic district. Important downtown crossing over Assabet.
Lancaster Branch Railroad	The Lancaster and Hudson railroad was chartered on April 30, 1870 to run from South Lancaster, through Bolton to Hudson. Construction of the 8-3/4 miles of track was completed in 1872. Neither of the connecting railroads would exercise their lease agreement, and a lawsuit eventually lead to bankruptcy in 1874. Because of this, the railroad was to never officially open. In 1889, the rails were taken up.
Mass Central Railroad ROW *	Runs east/west parallel to Main Street. No longer active. Rail trail is proposed along this corridor. Issues of encroachment, safety and crumbling infrastructure.
Pope Street Station	This was the primary RR station in Hudson on the Central Mass line. It now serves as the office for Dr. Sullivan's optometry practice.
Shay Road	Narrow rural road with agricultural fields and stone walls. Designated scenic road.
Skeeterville Junction Off Wilkins Street	Just west of rail trail parking lot off Wilkins Street. This was the crossroads of two RR lines and the Hudson-Concord trolley. Granite stone embankments remain that used to support a huge steel bridge that spanned the lower RR tracks. Start of rail trail.
South Bolton Station & Site Central Street	This was the site of another RR station in Hudson. It is just west of the Central Mass line Central Street crossing. The South Bolton station building was just discovered about 300 yards from the station site but is now in Bolton.

Taylor Memorial Bridge	Two-arched stone pedestrian bridge over the Assabet linking Apsley Park and Wood Park. Very scenic and much loved by community.
Wood Square * Main Street	Traffic island also known as the rotary. There used to be a store in the middle. Important to character of downtown but does not function well for traffic. Changes are proposed. Part of downtown priority landscape.
Waterbodies	
Assabet River Corridor *	Especially the area from the high school to Elks Club. Important to industrial history of Hudson. Also an important natural and scenic resource.
Bruce's Pond	Fed by Danforth Brook. Was dammed to provide power for Larkin Lumber Company. Part of downtown area. Adjacent to senior center, very scenic.
Danforth Brook & Falls	Flows into Hudson from the north, empties into Bruce's Pond. Scenic area with adjacent rail bed. Land immediately around falls is protected.
Fort Meadow Brook/Reservoir	Former meadow dammed to provide additional water to the Assabet during periods of low flow. Partly in Hudson and partly in Marlborough.
Gates Pond	In Berlin but owned by Hudson as water supply.
Hog Brook Pond	Tributary of Assabet off Route 62 west of downtown area. Becomes Tripp's Pond before entering the Assabet River. Water quality has recently improved.
Lake Boon	Eastern part of town. Located in Hudson and Stow. Important for recreation, beaches and boat launches. Cottages around it. Problems with weed growth.
Pickles Pond	Farley School parcel
Tripp's Pond	Fed by Hog Brook. Stocked for fishing. Also used for ice skating. Pond includes small play area that is important to the town.
White Pond	In Hudson and Stow. Maynard water supply.