



Town of Hubbardston Master Plan

Natural & Cultural Resources

November 2019



Prepared by the Montachusett Regional Planning
Commission (MRPC) and funded by the
Massachusetts District Local Technical Assistance
(DLTA) Program



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Hubbardston Master Plan Historic and Cultural Chapter

SECTION 1 - INTRODUCTION

Historic and cultural preservation involves the entire Community. There are culturally and historically significant structures and sites throughout the Town. Additionally, there are events, celebrations, and organizations that add to the Town's cultural heritage. Hubbardston's past is linked to its present and its future. These resources enrich and enhance the community, build civic pride, and help define Hubbardston's identity. Maintaining, restoring, and reusing historic properties can preserve neighborhood character, protect the tax base by maintaining value, and attract businesses looking for communities with a high quality of life, a sense of pride, character, and a rich historic and cultural fabric. Equally important as preserving historic sites is preserving traditions through annual celebrations and events that attract Hubbardston residents and visitors. Historic and cultural preservation is important in the land use planning process. Awareness of cultural and historic resources is crucial in crafting policy and land use patterns that support and enhance protection and preservation.

Much of the narrative in this chapter was obtained from the Town's official website, and Hubbardston's Historical Society and Historical Commission. Using these resources, this chapter identifies Hubbardston's existing cultural and historic resources as well as the protection and preservation policies in place today. It also looks at policies and goals for the future. Finally, recommendations are made, with the ultimate goal of protecting Hubbardston's cultural and historic resources into the future.

SECTION 2 - HISTORY

Hubbardston, the "Northeast Quarter" of Rutland, was incorporated as a separate district in 1767 and named for Thomas Hubbard (1702-1773), Commissary General of the Province of Massachusetts and Treasurer of Harvard College. It is reported in local history that in view of the honor of giving his name to the town, Hubbard promised to provide the glass for the windows of the first meeting house built in town. To make his liberality more conspicuous, the people planned for extra windows, but when Hubbard died in 1773, his estate was so complicated that the town of Hubbardston received nothing and was obliged to glaze the windows at its own expense.

In 1737 Eleazer Brown located on a farm of 60 acres given him by the proprietors of Rutland on the condition he operate a public house or inn. Until 1746, Brown and his wife were the only inhabitants of Hubbardston. After Eleazer's death (reportedly killed by a deer), Mrs. Brown was then the only occupant of town for several years, and she kept the public house for prominent travelers. In 1749, Israel Green moved into Hubbardston. His daughter, Molly Green, is reported to be the first child born in Hubbardston. Mr. Green was the first chairman of the board of selectmen.

The town's early economy was based on agriculture and small-scale chair, boot, and shoe manufacturing. It is described by historians as a poor town, sparsely settled and almost wholly agricultural, but having sawmills, potash works, and cottage industries such as the making of palm-leaf hats. By the 19th century, dairy and berry farming and market gardening were major pursuits in the town. Immigrants from Ireland, French Canada, England, Sweden, and Finland moved to town to farm. Hubbardston was particularly well suited for berry production – including strawberries, raspberries, and blueberries – and during the peak of the season people would arrive from the city to live in town and enjoy in the bountiful berry harvests.

Militarily, Hubbardston was represented by 65 men during the Revolutionary War. Captain Adam Wheeler, one of the leaders of Shays' Rebellion, an armed uprising in central and western Massachusetts, was from Hubbardston. In 1786, eighty men from the town marched to Worcester under Wheeler's command and, joining hundreds of other farmers, took control of the courthouse to protest the widespread foreclosures and seizures of property by creditors that occurred during the cash-poor 18th century. Hubbardston also furnished 164 men during the Civil War. 44 were killed or died of illness.

Prior to the introduction of the railroad, which was dedicated on July 4, 1871, several inns and hotels prospered in Hubbardston, serving those looking for a reprieve from the rocky and slow-moving travel between Keene, New Hampshire; Worcester; and Providence, Rhode Island. Among those businesses were the Crystal House (also known as the Central Hotel) and the Hubbardston Inn. The Crystal House was located across from the library on Main Street, and was eventually destroyed by fire in 1880. At the other end of Main Street, the Hubbardston Inn – previously the Old Clark Tavern and located on the site of today's fire station – also helped meet this demand charging stayers \$2 per day and discounted rates for a week's stay.

In 1871 the railroad had arrived and with it came significant change, placing Hubbardston on a central north-south route connecting Keene, Worcester and Providence. The new rail had a substantial impact on the local economy. In one way, it was a big boon as it now connected Hubbardston farmers and industry with outside suppliers of raw materials as well as provided better access to markets for their goods and products. At the same time, the railroad had a detrimental impact on the several hotels and inns in the community. Once traveling on the slow country roads, visitors now could travel much more quickly through town, reducing the demand for an overnight stay. In response to this reduction in demand for visitors, businesses like the Hubbardston Inn began renting out its rooms as apartments.

In addition to its strong agricultural base, Hubbardston also boasts some significant industrial accomplishment. Hubbardston is home to the invention of the first backhoe swing frame developed in July 1947 by Vaino J. Holopainen (pronounced "Waino") and Roy E. Handy, Jr., (thus the company name "Wain-Roy") and assigned to Wain-Roy Corporation of Hubbardston, MA. In July 1948, patent # 2,698,697 was filed by Vaino J. Holopainen.

According to the United States Census Bureau, the town has a total area of 42.0 square miles (109 km²), of which 41.0 square miles (106 km²) is land and 0.9 square miles (2.3 km²), or 2.19%, is water. Hubbardston is bounded on the northwest by Phillipston and Templeton, on the northeast

by Gardner and Westminster, on the southeast by Princeton and Rutland, and on the southwest by Barre.

For those interested in learning more about the town's local history, in 2009 resident and author Gary W Kangas and the Hubbardston Historical Society published *Hubbardston*, an illustrated account of life and change in Hubbardston during the town's various historical periods.

SECTION 3 - INVENTORY AND DOCUMENTATION

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of the American cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the National Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation.

The National Register includes:

- all historic areas in the National Park System;
- National Historic Landmarks which have been designated by the Secretary of the Interior for their significance to all Americans; and
- properties significant to the nation, state, or community which have been nominated by the states, federal agencies and others and have been approved by the National Park Service.

National Register properties have been documented and evaluated according to uniform standards. The Secretary of the Interior's National Register criteria for evaluation and documentation standards are used by every state and territory and by federal agencies to identify important historic and archaeological properties worthy of preservation and of consideration in making planning and development decisions.

The structure or site must A) be associated with events that have made a significant contribution to the broad patterns of history; B) be associated with the lives of significant persons in the past; C) embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or D) have yielded, or may be likely to yield, information important in prehistory or history. More details on criteria can be found at <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

According to the criteria established by the National Register of Historic Places, a structure or group of structures must be at least fifty years old to qualify for inclusion in the National Register.

Listing brings a number of benefits including recognition, consideration when federally or state funded projects may impact the resource, eligibility for tax credits, and qualification for certain grant programs. It should be noted that being in the National Register does not: impose any restrictions on an owner regarding alterations or use, provided that no federal license, permit, or funding is involved; require owners to open properties to the public or to restore or even maintain them; and require signs, banners, or any other notice declaring that "This is an Historic Place." Resources on the National Register are automatically added to the State Register of Historic Places.

The Rev. Samuel Gay House, a historic house at 10 Williamsville Road, was listed on the National Register of Historic Places in 1997. The 2.5 story wood frame house was built in 1817 for Reverend Samuel Gay, a controversial local minister. The house is a fine local example of Federal style architecture, particularly noted for its front door surround, which has pilasters and a semicircular fanlight topped by an entablature. Reverend Gay was a polarizing figure in the local Congregational Church, which split in 1827. Gay led the formation of the Evangelical Congregational Church at this time, which was more Calvinist in its teaching than the Unitarians who remained in the old congregation.

The Hubbardston Public Library is also recognized by the National Register of Historic Places. The Library was entered into the Register on August 19, 1998. In the town center, the rectangular brick and granite Public Library is an urbane and stylish Second Empire - Italianate landmark, the centerpiece of a cluster of community buildings in turn surrounded by clapboard structures from the first half of the 19th century. Centrally placed on the cornice of the two and a half story building, a carved stone plaque proclaims the building's donor, Jonas G. Clark, and its date of construction, 1874. Building the Hubbardston library was Clark's first act of educational philanthropy; in 1887 he founded Clark University in Worcester. Since its completion in 1875, Clark's gift has housed the public library, town offices, and a room for community functions.



Hubbardston Public Library (1874)

Finally, the “Hubbardston Town Common Historic District” was listed into the National Register of Historic Places. The District was entered into the Register on November 22, 2000. The District

is an L-shaped 1.19-acre parcel of land that remains from the common land set out for the meetinghouse site at the center of the town of Hubbardston in 1773. The District is still the location of the community's original church, its oldest burial ground, and a long-grassed space that is dotted with monuments and commemorative objects.



Two war memorials honoring service members from the Town of Hubbardston, located in the Town Common Historic District

In addition, the Hubbardston Town Common Historic District was named as one of the 1,000 places to visit in Massachusetts by the Great Places in Massachusetts Commission.

MASSACHUSETTS HISTORICAL COMMISSION

The Massachusetts Historical Commission (MHC) has developed an Inventory of Historic and Archaeological Assets. It 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. Information on the specific locations of archaeological sites is not available to the general public in order to protect these sensitive and non-renewable cultural resources.

MACRIS lists historical assets in five categories: Buildings, Areas, Structure, Object, and Burial Ground. Hubbardston's MACRIS inventory documents 210 Buildings, three (3) Areas (including the Hubbardston Town Center Historic District), 12 Structures (i.e. ponds, bridges, commons, etc.), and 10 Burial Grounds. This database, known as the Massachusetts Cultural Resource Information System (MACRIS), and is also available online at <http://mhc-macris.net/>. The full printout of each category (as of August 2019) can be found in **Attachment 1** of this element. Maps labeled Hubbardston Historic Districts; Hubbardston Center Historic Inventory; and, Williamsville Historic Inventory can be found in **Attachment 2** of this element.

SECTION 4 - CULTURAL RESOURCES

The Hubbardston **Public Library** is a valuable cultural resource. It was founded in 1872 and the gallery level was added to the rear of the building in 1929. The property underwent a historical restoration project in 2000 to address many of its needed repairs. In 2016, the library had an interior restoration which included restoring the original heart pine floors, new carpet in the entry, electrical work, a new sunny yellow paint in the children's room and some new furnishings. More information on the library can be found at <http://www.hubbardstonpubliclibrary.org/>

Hubbardston has a local **Cultural Council** whose mission statement is “To promote excellence, access, and diversity in the arts, humanities, and interpretive sciences in order to enhance the quality of life in our community.” The MCC strives to achieve its goals through the funding of local arts projects and programs with grants to benefit the Hubbardston community.

The Town also has a **Historical Commission** and a **Historical Society**. The Historical Commission was established at Special Town Meeting April 9, 1973 and consists of 5 members appointed by the Board of Selectmen. The Historical Commission’s mission is “To preserve, promote, and develop the historical assets of Hubbardston”. The intent of the Town’s Historical Society is to engage in historical study relating to the town of Hubbardston, individuals and families identified with its early history, establish and maintain a Historical Room, and to collect, hold, and preserve and exhibit letters, books, papers, relics and other objects that may be of historical value and interest to the people and friends of Hubbardston.



Hubbardston Historical Society building, located in Williamsville Chapel (1888)

Other cultural assets of the community include the **Community Preservation Committee**, the **Agricultural Commission**, and the **Town Center Committee** whose goal is to revitalize the town center focusing on safety, preserving our local charm, and beautification. It should also be noted that the Town of Hubbardston has frequent **special events** throughout the year to help promote local businesses, organizations and the community. Hubbardston has some recent experience holding successful larger scale public events, such as the Town's 250th Celebration. The Town could also investigate what it would take to sponsor an annual festival that would attract tourists and regional residents.

SECTION 5 – NATURAL AND CULTURAL GOALS, OBJECTIVES AND RECOMMENDATIONS

GOAL:

Preserve the Town's historic fabric and protect the quality of cultural resources, to ensure a vibrant, diverse, sustainable community.

OBJECTIVES:

- Promote the preservation, appreciation, and sustainable use of historical and cultural resources for residents and visitors.
- Provide support for a rich variety of cultural opportunities, and activities for all groups and individuals in the community.
- Conserve land in sufficient quantity and quality to preserve the Town of Hubbardston's historical and cultural character

RECOMMENDATIONS:

1. The Town should review the Massachusetts Cultural Resource Information System (MACRIS) for any inaccurate information and make note of additional properties that should be included in the inventory. In order to be included in the inventory, Massachusetts Historical Commission (MHC) guidelines need to be followed to determine qualifications and then the property must be documented on an MHC inventory form (forms can be found at www.sec.state.ma.us/mhc/mhcform/formidx.htm), which is then entered into the MHC database.

As the local organization responsible for historic preservation planning, the Hubbardston Historical Commission should work to correct any inaccuracies. Moreover, it would be

particularly useful for the Hubbardston Historical Commission to develop a plan for an active and ongoing program to initiate, maintain, update, and expand the community-wide inventory of historical and cultural resources.

Responsible Municipal Entity: Hubbardston Historical Commission.

2. The Town should be aware of Preservation Restrictions (MGL Chapter 184, sections 31-33) and Conservation Restrictions (MGL Chapter 184, sections 31-33) – these also apply for Open Space and Recreation. A preservation restriction is a legal agreement between a property owner and another party, usually a non-profit organization or government body. Such an agreement “runs with the land,” governing the use of the property by current and future owners. For the owner of a National Register listed property, a preservation restriction may qualify as a charitable tax deduction. It may also reduce the assessed value of the property, resulting in property tax savings. For the community, the preservation restriction is a very effective method of preserving a structure, both inside and outside, and its setting. A preservation restriction can assure the following:

- Protection of the exterior and/or interior features of the structure.
- Protection of the appearance or condition of the site.
- Protection of archaeological resources.

While a preservation restriction might be used to protect a historic building or archeological site, a conservation restriction can be used to protect open space such as scenic vistas, open farmland or natural areas. Similar to a preservation restriction, ownership of the property can remain in private hands but the rights to develop the property are donated or sold by the owner to a governmental agency or private, non-profit organization (such as a land trust). Conservation restrictions must be approved by the Secretary of Environmental Affairs. The responsible entity for working on this bylaw would be the Historical Commission in communication with the Planning Board and Conservation Commission.

Responsible Municipal Entity: Hubbardston Historical Commission in communication with the Planning Board and Conservation Commission.

3. Public Education is an important component of historic preservation. Owners of historic properties should be educated about the importance of voluntarily maintaining their historic structures against decay, deterioration, and structural damage to avoid possible loss of historic resources. Owners of historic structures may be unaware of a property’s historic or architectural significance and, as a result, may alter or destroy the structure or site without having a full appreciation of the impact of their actions.

Additionally, it should be noted that many residents are not life-long residents. Are these residents cognizant of the unique history, buildings, and landscapes right in their own neighborhood? Letting them know about all the wonderful things still right there could improve public awareness that the community's historic resources are worth preserving. Slide shows, newspaper articles, and library displays are just a few examples of public education. Some communities have also used plaque programs to educate the public about the history of the community. A plaque program can provide homeowners, eligible for a plaque, with a sense of pride in owning a historic building. The Massachusetts Historical Commission can be contacted for a list of communities in Massachusetts with a plaque program.

To increase public awareness, the Hubbardston Historical Commission could perhaps partner with Hubbardston Public Schools to find students interested in assisting with research, cataloguing, and grant writing activities. Over time, the Historical Commission could create an internship. Historical Commission members could also seek training to help better understand the preservation tools available to them and the Town. They would also be in contact with other boards dealing with similar issues, and would gain exposure to new preservation tools as they are introduced. One opportunity for such training would be the University of Massachusetts Citizen Planner Training Collaborative (CPTC) through the UMass Cooperative Extension, which offers a series of regional workshops on land use and planning, in addition to annual conferences. CPTC events are relatively inexpensive to attend.

Agriculture is an important part of Hubbardston's history and culture and it needs to be preserved. The Town should identify and develop ways for residents to support local agricultural businesses. One possibility could include establishing connections between farms and institutional partners such as schools to strengthen and stabilize agriculture in Hubbardston. In addition, educational programming in local schools around the importance of local/regional farming and the connection between local food production and ecological and personal health would be an important contribution to support and advocate for local farming, both in Hubbardston and beyond.

Responsible Municipal Entity: Hubbardston Historical Commission.

4. The Town of Hubbardston should be aware of the Massachusetts Preservation Project Fund is a state-funded matching grant program (in years when the Commonwealth authorizes funds) available for the preservation of properties, landscapes, and sites listed in the State Register of Historic Places. Applicants must be a municipality or non-profit organization. Examples of eligible projects include stabilization, protection, rehabilitation, restoration, and acquisition. The responsible entity would be the Hubbardston Historical Commission

with Planning Board support.

The Town should also be aware of the Massachusetts Historical Commission Survey and Planning Grant Program. This is a federally funded, reimbursable, 50/50 matching grant program to support historic preservation planning activities in communities throughout the state. CPA funds for these resources can also be used as matching funds. According to MHC, eligible activities include completion of cultural resource inventories, nomination of significant properties to the National Register of Historic Places, completion of community-wide preservation plans, and additional types of studies and reports relating to the identification and protection of significant historic properties and sites. Additional information can be found at <http://www.sec.state.ma.us/mhc/mhchpp/Surveyandplanning.htm>

Responsible Municipal Entity: Hubbardston Historical Commission with Planning Board support.

5. The Town should keep up to date with any kind of training that MHC might have to offer. In the past, MHC has held On the Road workshops offered to local historical commissions, historic district commissions, local historic district study committees, and the general public. The MHC “On the Road Program” includes modules such as an Introduction to Historic Preservation Planning, Establishing Local Historic Districts, and preparing Inventory Forms. Hubbardston could also consider having the Montachusett Regional Planning Commission organize/facilitate/recruit presenters for a regional workshop for MRPC Member Communities.

Responsible Municipal Entity: Hubbardston Historical Commission.

6. The Town of Hubbardston participates in the Community Preservation Act (CPA) which is a smart-growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. To date, the town’s Community Preservation Committee has approved 10 historic preservation projects (See **Attachment 3: Community Preservation Act (CPA) Historic Preservation Projects**). The Town should remain aware that CPA funds can be a valuable resource to enhance historic and cultural assets.

Responsible Municipal Entity: Hubbardston Community Preservation Committee.

7. The Town should consider adopting a Demolition Delay Bylaw. This would assist the Town to preserve and protect historically significant buildings through advance notice of their proposed demolition. Prior to receiving a demolition permit from the Building Inspector, the Historical Commission would determine if a building proposed for demolition possesses architectural, cultural, political, or economic value, or has been designated by the Commission as historically significant. After holding a public hearing, if the Commission determines the building is significant, a period of delay, which typically ranges from six months to one year, provides time to examine alternatives to demolition. The strategy encourages owners of preferably-preserved significant buildings to seek out persons who might be willing to purchase and preserve, rehabilitate, or restore such buildings rather than demolish them. In addition, it encourages the owner to develop alternatives to demolition, such as removal of non-historic portions, obtaining financial assistance for repairs, or considering new uses that may prove economically viable.

Responsible Municipal Entity: The Building Department could prepare the bylaw with assistance (as needed) from the Planning Board and Historical Commission.

SUMMARY OF RECOMMENDED ACTIONS

- The Hubbardston Historical Commission should Review and Update the MACRIS Inventory of Properties in Hubbardston and Document any Changes on an MHC Inventory Form(s) then enter into the MHC Database.
- Be Aware that Preservation Restrictions can be a useful tool to protect a historic building or archeological site and Conservation Restrictions can be used to protect open space.
- Public Education is an important component of historic preservation.
 - Educate owners of historic properties about the importance of maintenance
 - Improve public awareness through slide shows, newspaper articles, library displays, etc.
 - Consider starting a “Plaque Program” for owners of the approximately 150 houses in town built before 1900 who wish to participate.
 - The Historical Commission could partner with Hubbardston Public Schools to find students interested in assisting with research, cataloguing, and grant writing.
 - Send a representative to UMass Citizen Planner Training Collaborative (CPTC) Workshops.
 - Agriculture is historically and culturally important to Hubbardston. The town should identify and develop ways for residents to support local agricultural businesses by establishing connections between farms and institutional partners such as schools.
- The Town should be aware of the Massachusetts Project Fund as well as the Massachusetts Historical Commission Survey and Planning Grant Program and eligible activities including

completion of cultural resource inventories, nomination of properties to the National Register of Historic Places.

- The Town should keep up to date with any kind of training that MHC might have to offer including the “On the Road Program”.
- The Community Preservation Act can be used to preserve open space and historic sites.
- The Town should consider adopting a Demolition Delay Bylaw.

**ATTACHMENT 1: Listing of Massachusetts Cultural
Resource Information System, Hubbardston, MA; Objects,
Buildings, Areas, Structures, Burial Grounds.**

BUILDINGS

Massachusetts Cultural Resource Information System

MACRIS

MACRIS Search Results

Search Criteria: Town(s): Hubbardston; Resource Type(s): Building;

Inv. No.	Property Name	Street	Town	Year
HUB.1	Clark, Harriet House	1 Barre Rd	Hubbardston	1845
HUB.140	Woods, E. House	3 Barre Rd	Hubbardston	c 1843
HUB.141	Clark, W. S. Jr. House	6 Barre Rd	Hubbardston	c 1820
HUB.128		9 Barre Rd	Hubbardston	c 1835
HUB.129	Clark, William Smith House	12 Barre Rd	Hubbardston	c 1815
HUB.130	Adams, John Farm	97 Barre Rd	Hubbardston	c 1850
HUB.208	Adams, John Farm Barn	97 Barre Rd	Hubbardston	r 1850
HUB.110	Lyon, Asa Farm	3 Bemis Rd	Hubbardston	r 1815
HUB.111	Cushman Barn	54 Bemis Rd	Hubbardston	c 1918
HUB.2	Clark, Abijah - Stowe, Rev. John M. House	2 Brigham St	Hubbardston	c 1850
HUB.47		4 Brigham St	Hubbardston	c 1850
HUB.142		5 Brigham St	Hubbardston	c 1950
HUB.3		6 Brigham St	Hubbardston	c 1850
HUB.4	Shady Hill Cottage	7 Brigham St	Hubbardston	1889
HUB.5	Browning, John House #1	8 Brigham St	Hubbardston	c 1845
HUB.6	Merrymount House	9 Brigham St	Hubbardston	r 1825
HUB.7	Browning, John House #2	10 Brigham St	Hubbardston	c 1845
HUB.112	Gay, Abner House	20 Brigham St	Hubbardston	c 1800
HUB.127		25 Brigham St	Hubbardston	c 1850
HUB.113	Browning, Asa B. House	37 Brigham St	Hubbardston	1827
HUB.114	Parkhurst, Alexander Hamilton House	38 Brigham St	Hubbardston	c 1850
HUB.115		41 Brigham St	Hubbardston	c 1830
HUB.116	Greenwood, Silas House	59 Brigham St	Hubbardston	c 1837
HUB.200		2 Burnshirt Rd	Hubbardston	c 1850
HUB.76	Cheney, Lovering A. House	3 Burnshirt Rd	Hubbardston	r 1850
HUB.77	Williamsville Chapel	4 Burnshirt Rd	Hubbardston	1889
HUB.201		6 Burnshirt Rd	Hubbardston	c 1850
HUB.202		8 Burnshirt Rd	Hubbardston	c 1850
HUB.203		10 Burnshirt Rd	Hubbardston	c 1850

HUB.131	Clark, Anthony - Adams, Anna House	11 Ed Clark Rd	Hubbardston	c 1804
HUB.143	New Center School	Elm St	Hubbardston	1992
HUB.8	Wheeler, Sewell House	4 Elm St	Hubbardston	c 1856
HUB.9	Davis, Isaac House	9 Elm St	Hubbardston	c 1840
HUB.10	Mason, Ephraim House	10-12 Elm St	Hubbardston	1795
HUB.11	Hubbardston #1 School House	14 Elm St	Hubbardston	c 1830
HUB.12	Mann, Ebenezer House	15 Elm St	Hubbardston	1871
HUB.144		17 Elm St	Hubbardston	c 1875
HUB.13	Church, Stephen House	18 Elm St	Hubbardston	c 1840
HUB.48		21 Elm St	Hubbardston	c 1900
HUB.145	Hynds, C. House	23 Elm St	Hubbardston	c 1850
HUB.146	Johnson, D. L. Shoe Shop	25 Elm St	Hubbardston	c 1850
HUB.14	Reid, Joseph B. House	28 Elm St	Hubbardston	r 1750
HUB.117	Coffin, George I. House	21 Evergreen Rd	Hubbardston	c 1895
HUB.51	Blueberry Hill Farm House	21 Flagg Rd	Hubbardston	c 1820
HUB.52	Blueberry Hill Farm Sauna	21 Flagg Rd	Hubbardston	c 1920
HUB.205	Blueberry Hill Farm Barn	21 Flagg Rd	Hubbardston	
HUB.206	Blueberry Hill Farm Studio	21 Flagg Rd	Hubbardston	
HUB.207	Blueberry Hill Farm Secondary House	21 Flagg Rd	Hubbardston	
HUB.53	Gates, Jonathan House	29 Flagg Rd	Hubbardston	c 1795
HUB.97	Baker, D. House	Gardner Rd	Hubbardston	c 1850
HUB.98	Coleman, Almond House	Gardner Rd	Hubbardston	1855
HUB.147	GFA Federal Credit Union	2 Gardner Rd	Hubbardston	1980
HUB.15	Balcom, Uriah House	4 Gardner Rd	Hubbardston	c 1840
HUB.148	Hinds, Cornelius Jr. House	5 Gardner Rd	Hubbardston	c 1838
HUB.149		6 Gardner Rd	Hubbardston	c 1960
HUB.16	Miller, Phinehas Gleason House	7 Gardner Rd	Hubbardston	c 1800
HUB.150		8 Gardner Rd	Hubbardston	c 1960
HUB.151	Learned, L. House	9 Gardner Rd	Hubbardston	1850
HUB.152	Clem's Restaurant	10 Gardner Rd	Hubbardston	c 1960
HUB.153	Bennett, William Chair Shop	14 Gardner Rd	Hubbardston	c 1850
HUB.94	Lovewell, Frederick House	63 Gardner Rd	Hubbardston	c 1850
HUB.95	Wirkalla, Hjalmar Sauna	63 Gardner Rd	Hubbardston	r 1945
HUB.96	Davis House	130 Gardner Rd	Hubbardston	c 1820
HUB.78	Pollard, Edmund A. House	184 Gardner Rd	Hubbardston	c 1850
HUB.79	Bents Pond Filling Station Roadside Stand	197 Gardner Rd	Hubbardston	c 1950
HUB.80	Bents Pond Filling Station	197 Gardner Rd	Hubbardston	c 1924
HUB.81	Bents Pond Filling Station Cottage	197 Gardner Rd	Hubbardston	c 1924
HUB.99		Grimes Rd	Hubbardston	1804
HUB.198	Hale, J. Otis House	Grove St	Hubbardston	c 1865
HUB.54	Curtsey Farm	27 Hale Rd	Hubbardston	c 1825
HUB.118	Heald, Timothy House	30 Healdville Rd	Hubbardston	c 1810
HUB.119		36 Healdville Rd	Hubbardston	r 1825

HUB.50	Goodspeed, John House	High St	Hubbardston	1826
HUB.154	Savage, Samuel House	4 High St	Hubbardston	c 1872
HUB.155	Goodspeed, John III House	6 High St	Hubbardston	c 1860
HUB.17	Pollard, Alden House	7 High St	Hubbardston	c 1875
HUB.18		8 High St	Hubbardston	c 1830
HUB.19	Grimes, Harrison House	9 High St	Hubbardston	1871
HUB.156	Whitney, J. W. House	10 High St	Hubbardston	c 1857
HUB.20	Marean, William House	11 High St	Hubbardston	c 1800
HUB.21	Goodspeed, Albert House	12 High St	Hubbardston	c 1873
HUB.157		14 High St	Hubbardston	c 1950
HUB.159		17 High St	Hubbardston	c 1970
HUB.160		18 High St	Hubbardston	c 1908
HUB.22	Wheeler, James Harvey House	19 High St	Hubbardston	c 1830
HUB.23	Marean, Clark Witt House	20 High St	Hubbardston	c 1850
HUB.161		22 High St	Hubbardston	c 1950
HUB.162		24 High St	Hubbardston	c 1970
HUB.163		26 High St	Hubbardston	c 1960
HUB.24	Goodspeed, John House #2	28 High St	Hubbardston	r 1825
HUB.158	Allen, Rev. C. W. House	44 High St	Hubbardston	c 1850
HUB.204	Grimes, H. House	46 High St	Hubbardston	c 1850
HUB.55		5 Kruse Rd	Hubbardston	r 1830
HUB.56	Hale, Oliver Farm	14 Kruse Rd	Hubbardston	c 1835
HUB.57	Murdock, Abiel House	23 Kruse Rd	Hubbardston	r 1815
HUB.58		33 Kruse Rd	Hubbardston	c 1810
HUB.164	Greenwood, E. A. Rental House I	6 Lowell St	Hubbardston	c 1850
HUB.165	Greenwood, E. A. Rental House II	8 Lowell St	Hubbardston	c 1850
HUB.49	Hubbardston Evangelical Congregational Church	Main St	Hubbardston	1827
HUB.168	Slade Town Office Building	Main St	Hubbardston	c 1980
HUB.25	Wheeler General Store	1 Main St	Hubbardston	r 1860
HUB.26	First Parish Unitarian Church	2 Main St	Hubbardston	1773
HUB.27	Clark, Abijah House	3 Main St	Hubbardston	c 1820
HUB.166	Wheeler, Elwin C. House	4 Main St	Hubbardston	c 1895
HUB.28	Hubbardston Center Elementary School	5 Main St	Hubbardston	1939
HUB.29	Hubbardston Public Library	7 Main St	Hubbardston	1874
HUB.167	U. S. Post Office - Hubbardston Main Branch	8 Main St	Hubbardston	1962
HUB.169	Morse House	9 Main St	Hubbardston	c 1820
HUB.170		10 Main St	Hubbardston	c 1850
HUB.30	Swan, Samuel House	11 Main St	Hubbardston	1840
HUB.31	Morse, Augustus House	12 Main St	Hubbardston	r 1850
HUB.32	Henshaw, Solomon House	14 Main St	Hubbardston	c 1885
HUB.33	Clark, Junas Gilman House	15 Main St	Hubbardston	c 1847
HUB.171	Flynn, J. B. Tailor Shop	16 Main St	Hubbardston	c 1850
HUB.34	Phelps, Dr. Moses House	17 Main St	Hubbardston	c 1845

HUB.172	Goodspeed, W. House	18 Main St	Hubbardston	c 1856
HUB.173	Phelps, Mary House	19 Main St	Hubbardston	c 1874
HUB.35	Methodist Church Parsonage	20 Main St	Hubbardston	c 1840
HUB.174	Wright, J. C. House	21 Main St	Hubbardston	c 1850
HUB.175	Prentiss House	22 Main St	Hubbardston	c 1939
HUB.176	Davis, John House	23 Main St	Hubbardston	c 1850
HUB.177	Osgood, Isaac House	24 Main St	Hubbardston	
HUB.178	Greenwood, E. A. House	25 Main St	Hubbardston	c 1850
HUB.36	Morse, Horace - Wheeler, William H. House	26 Main St	Hubbardston	c 1840
HUB.179	Willard, E. II House	27 Main St	Hubbardston	c 1850
HUB.180	Wright - Richardson House	28 Main St	Hubbardston	c 1835
HUB.181		29 Main St	Hubbardston	1943
HUB.37	Willard, Ephraim House #1	30 Main St	Hubbardston	c 1830
HUB.182	Davis, J. G. House	31 Main St	Hubbardston	c 1840
HUB.38	Goodnow, William General Store	32 Main St	Hubbardston	c 1820
HUB.183	Hub Package Store	33 Main St	Hubbardston	c 1980
HUB.184	Asnacommet Credit Union	34 Main St	Hubbardston	1971
HUB.185	Mike's Market and Gas Station	35 Main St	Hubbardston	c 1940
HUB.186		37-39 Main St	Hubbardston	c 1980
HUB.187	Hubbardston Fire Station	38 Main St	Hubbardston	1967
HUB.188		41 Main St	Hubbardston	c 1910
HUB.39		3 Maple Ave	Hubbardston	c 1800
HUB.189		5 Maple Ave	Hubbardston	c 1850
HUB.190		6 Maple Ave	Hubbardston	
HUB.59		32 Mayo Rd	Hubbardston	c 1810
HUB.60	Tatman, Reuben - Leamy, William House	23 Mile Rd	Hubbardston	c 1785
HUB.82	Morgan, Paul B. Farm	41 Morgan Rd	Hubbardston	c 1910
HUB.83	Morgan, Paul B. Farm Guest House	41 Morgan Rd	Hubbardston	c 1910
HUB.100	Allen Farm II	49 Morgan Rd	Hubbardston	c 1840
HUB.101	Allen Farm	53 Morgan Rd	Hubbardston	c 1750
HUB.61		15 Mount Jefferson Rd	Hubbardston	c 1850
HUB.62	Morse, George E. - Merikanto, Weikko Farm	34 Mount Jefferson Rd	Hubbardston	c 1882
HUB.63	Merikanto, Weikko Sauna	34 Mount Jefferson Rd	Hubbardston	
HUB.132	Dodge, Clarence Summer Cottage	Old Boston Tpk	Hubbardston	1916
HUB.133	Dodge, Clarence Summer Cottage	Old Boston Tpk	Hubbardston	1916
HUB.134	Miles, Levi - Jefferson, William H. House	75 Old Boston Tpk	Hubbardston	c 1840
HUB.120		5 Old Princeton Rd	Hubbardston	c 1840
HUB.121	Marean, Oren Farm - Lake View House	45 Old Princeton Rd	Hubbardston	c 1882
HUB.122	Marean, Oren Farm Barn	45 Old Princeton Rd	Hubbardston	r 1890
HUB.209		95 Old Princeton Rd	Hubbardston	
HUB.123	Kelton House	123 Old Princeton Rd	Hubbardston	r 1820
HUB.124	LeCompte, Archille House	131 Old Princeton Rd	Hubbardston	c 1909
HUB.102	Wright, Joseph Farm	Old Westminster Rd	Hubbardston	c 1780

HUB.103	Wright, Joseph Farm Shed	Old Westminster Rd	Hubbardston	
HUB.104	Dillon House	Old Westminster Rd	Hubbardston	c 1840
HUB.105	Morse House I	Old Westminster Rd	Hubbardston	c 1850
HUB.106	Morse House II	Old Westminster Rd	Hubbardston	c 1800
HUB.210	Grimes, Joseph House	Old Westminster Rd	Hubbardston	1789
HUB.84	Station Master's House	11 Old Westminster Rd	Hubbardston	c 1875
HUB.85		104 Old Westminster Rd	Hubbardston	c 1800
HUB.107	Morse Farm	141 Old Westminster Rd	Hubbardston	c 1800
HUB.191		2 Parsons Rd	Hubbardston	c 1950
HUB.40	Johnson, David L. House	3 Parsons Rd	Hubbardston	c 1848
HUB.192	Temple, Thomas House	4 Parsons Rd	Hubbardston	c 1810
HUB.41	Pond, Ezra P. House	5 Parsons Rd	Hubbardston	c 1845
HUB.86		50 Pitcherville Rd	Hubbardston	c 1850
HUB.87	Pierce, Benjamin F. House	63 Pitcherville Rd	Hubbardston	c 1840
HUB.88	Loukoo, Asa - Kangas, Oscar Farm	64 Pitcherville Rd	Hubbardston	1915
HUB.125	Prentiss, Henry House	16 Prentiss Rd	Hubbardston	1810
HUB.108		10 Ragged Hill Rd	Hubbardston	c 1870
HUB.89		63 Ragged Hill Rd	Hubbardston	c 1810
HUB.109		82 Ragged Hill Rd	Hubbardston	c 1900
HUB.90	Porko, John - Kujala, Waino House	87 Ragged Hill Rd	Hubbardston	1914
HUB.91	Kujala Smoke Sauna	91 Ragged Hill Rd	Hubbardston	1938
HUB.92	Finn Hall	146 Ragged Hill Rd	Hubbardston	c 1920
HUB.64	Williams, Luke Farm	38 Root Rd	Hubbardston	c 1830
HUB.126	Sipila Sauna	12 Simonds Hill Rd	Hubbardston	c 1920
HUB.139		Twin Hill Rd	Hubbardston	c 1848
HUB.135		17 Twin Hill Rd	Hubbardston	c 1810
HUB.136		45 Twin Hill Rd	Hubbardston	c 1890
HUB.137	Fager, Hjamler House	75 Twin Hill Rd	Hubbardston	1925
HUB.93	Locusts, The - Dana, The House	2 Underwood Rd	Hubbardston	c 1800
HUB.193	Chase, R. House	1 Williamsville Rd	Hubbardston	c 1850
HUB.194		3 Williamsville Rd	Hubbardston	c 1950
HUB.195		4 Williamsville Rd	Hubbardston	c 1935
HUB.42	Falis, Joseph House	7 Williamsville Rd	Hubbardston	c 1865
HUB.43	Jennison, Flint House	9 Williamsville Rd	Hubbardston	c 1840
HUB.44	Gay, Rev. Samuel House	10 Williamsville Rd	Hubbardston	1817
HUB.65	Hill Poultry Farm	16 Williamsville Rd	Hubbardston	1927
HUB.66	Kuusisto, Wester Farm	19 Williamsville Rd	Hubbardston	c 1840
HUB.67		21 Williamsville Rd	Hubbardston	c 1840
HUB.68	Warren, Walter House	26 Williamsville Rd	Hubbardston	c 1850
HUB.69	Warren House	32 Williamsville Rd	Hubbardston	c 1800
HUB.70	Hubbardston Town Farm	95 Williamsville Rd	Hubbardston	1832
HUB.71	Woodward, Philemon House	128 Williamsville Rd	Hubbardston	c 1810
HUB.72		144 Williamsville Rd	Hubbardston	r 1825

HUB.73		144 Williamsville Rd	Hubbardston	c 1898
HUB.74	Browning Farm	152 Williamsville Rd	Hubbardston	c 1800
HUB.75	Williams, John D. House	193 Williamsville Rd	Hubbardston	r 1860
HUB.199	Sheldon - Hale Store	195 Williamsville Rd	Hubbardston	c 1874
HUB.45	Clark, Dr. Shepherd House	1 Worcester Rd	Hubbardston	c 1840
HUB.46	Waite, Jacob Inn	2 Worcester Rd	Hubbardston	c 1803
HUB.196	Follett, J. House	4 Worcester Rd	Hubbardston	c 1850
HUB.197	Damon, A. House	6 Worcester Rd	Hubbardston	c 1850
HUB.138	Woods, John House	28 Worcester Rd	Hubbardston	c 1795

AREAS

Massachusetts Cultural Resource Information System

MACRIS

MACRIS Search Results

Search Criteria: Town(s): Hubbardston; Resource Type(s): Area;

Inv. No.	Property Name	Street	Town	Year
HUB.A	Hubbardston Center		Hubbardston	
HUB.B	Williamsville		Hubbardston	
HUB.C	Hubbardston Town Common Historic District		Hubbardston	

STRUCTURES

Massachusetts Cultural Resource Information System

MACRIS

MACRIS Search Results

Search Criteria: Town(s): Hubbardston; Resource Type(s): Structure;

Inv. No.	Property Name	Street	Town	Year
HUB.904	Brigham Road Bridge over Ware River	Brigham Rd	Hubbardston	c 1938
HUB.916	Westminster Road - Brigham Street	Brigham St	Hubbardston	r 1850
HUB.908		Grove St	Hubbardston	c 1790
HUB.905	Hale Road Bridge over Natty Pond Brook	Hale Rd	Hubbardston	1940
HUB.907	Hubbardston Center Fire Pond	Lowell St	Hubbardston	c 1935
HUB.906	Hubbardston Town Tomb	Main St	Hubbardston	1872
HUB.910	Hubbardston Town Common	Main St	Hubbardston	c 1773
HUB.915	Hubbardston, Old Burial Ground Fieldstone Walls	Main St	Hubbardston	c 1773
HUB.920	Hubbardston Town Common Town Pump Base	Main St	Hubbardston	r 1950
HUB.925	Hubbardston Town Common Playground Fence	Main St	Hubbardston	r 1980
HUB.913	Shoddy Mill Bridge - Morrissey, Patrick M. Bridge	Old Princeton Rd	Hubbardston	c 1900
HUB.900	Twin Hill Road Bridge over Ware River	Twin Hill Rd	Hubbardston	c 1938

BURIAL GROUNDS

Massachusetts Cultural Resource Information System

MACRIS

MACRIS Search Results

Search Criteria: Town(s): Hubbardston; Resource Type(s): Burial Ground;

Inv. No.	Property Name	Street	Town	Year
HUB.804	Pine Grove Cemetery	24 Barre Rd	Hubbardston	c 1848
HUB.803	Lovewell - Nightingale Cemetery	Gardner Rd	Hubbardston	1851
HUB.805	Warren Cemetery	Gardner Rd	Hubbardston	1819
HUB.800	Hubbardston, Old Burial Ground	Main St	Hubbardston	1772
HUB.809	Catholic Burying Ground	Mile Rd	Hubbardston	1856
HUB.801	East - Nicholsville - Dexter Cemetery	New Westminster Rd	Hubbardston	1796
HUB.802	South - Underwood Cemetery	Old Boston Tpk	Hubbardston	1819
HUB.806	Greenwood Cemetery	Old Westminster Rd	Hubbardston	1846
HUB.807	Forest Hill Cemetery	Williamsville Rd	Hubbardston	1838
HUB.808	Rural Glen Cemetery	Worcester Rd	Hubbardston	1820

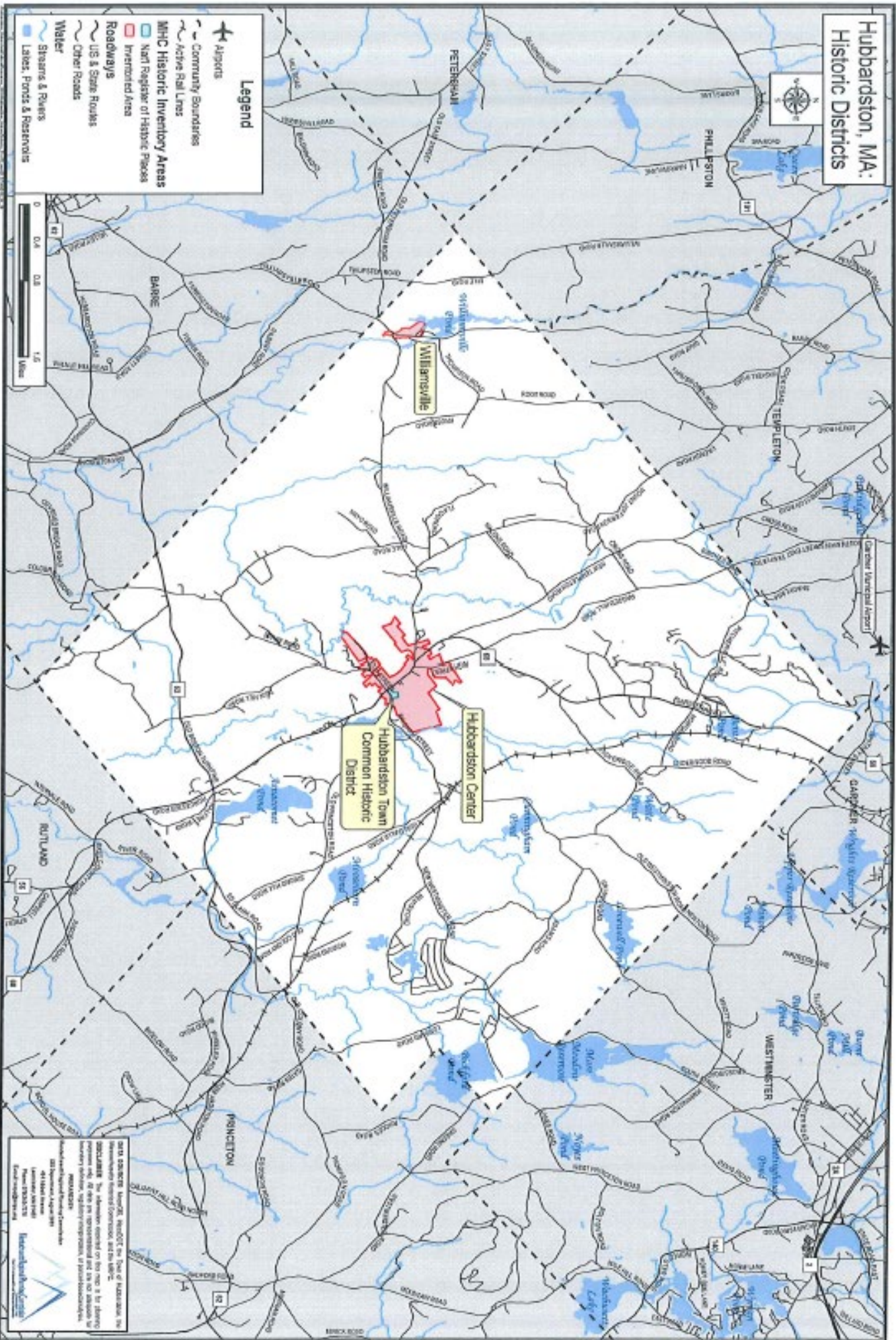
**ATTACHMENT 2: Maps - Hubbardston Historic Districts;
Hubbardston Center Historic Inventory; and, Williamsville
Historic Inventory**

Hubbardston, MA: Historic Districts



Legend

- Airports
- Community Boundaries
- Active Rail Lines
- MHC Historic Inventory Areas
- National Register of Historic Places
- Invented Area
- Roadways
- US & State Routes
- Other Roads
- Water
- Streams & Rivers
- Lakes, Ponds & Reservoirs



DATA SOURCES: MAJOR, MINOR, AND LOCAL ROADS; MAJOR, MINOR, AND LOCAL RAIL LINES; MAJOR, MINOR, AND LOCAL WATER BODIES; MAJOR, MINOR, AND LOCAL AIRPORTS; MAJOR, MINOR, AND LOCAL COMMUNITY BOUNDARIES; MAJOR, MINOR, AND LOCAL HISTORIC DISTRICTS; MAJOR, MINOR, AND LOCAL NATIONAL REGISTER OF HISTORIC PLACES; MAJOR, MINOR, AND LOCAL INVENTED AREAS; MAJOR, MINOR, AND LOCAL ROADWAYS; MAJOR, MINOR, AND LOCAL US & STATE ROUTES; MAJOR, MINOR, AND LOCAL OTHER ROADS; MAJOR, MINOR, AND LOCAL STREAMS & RIVERS; MAJOR, MINOR, AND LOCAL LAKES, PONDS & RESERVOIRS.

Hubbardston, MA
Historic Districts

Williamsville Historic Inventory

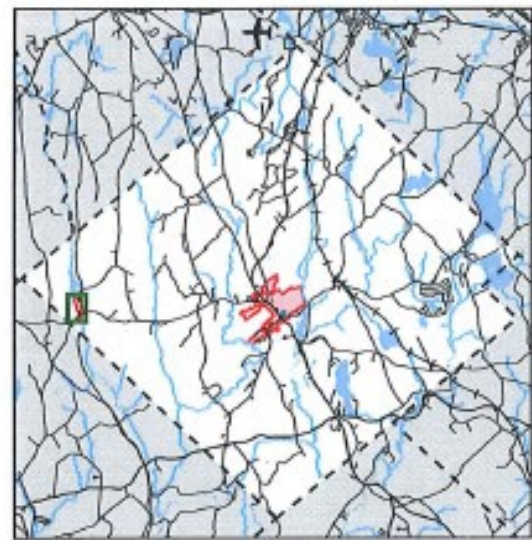


Williamsville
Pond

GROVE STREET

BURNSHIRT ROAD

Williamsville



Legend

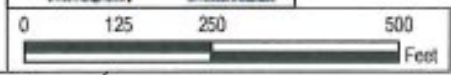
- Airports
- Community Boundaries
- Active Rail Lines
- MHC Historic Inventory Points**
- Preservation Restriction
- Inventoried Property
- MHC Historic Inventory Areas**
- Inventoried Area
- Roadways**
- US & State Routes
- Other Roads
- Water**
- Streams & Rivers
- Lakes, Ponds & Reservoirs

DATA SOURCES: MassGIS, MassDOT, the Town of Williamsville, the Massachusetts Historical Commission, and the MPOC.

DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

2023/10/20/21

Revised Regional Planning Committee
604 Beacon Street, Suite 200
Boston, MA 02118
Phone: 617.624.1234
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**ATTACHMENT 3: Community Preservation Act (CPA)
Historic Preservation Projects**

Project Name	Description
First Parish Unitarian Church	Repairing and replacing roof thereby restoring the historic building
Hubbardston library roof	Replace Hubbardston Public Library roof with Slate shingles
Public Library Long Range Plan	The Hubbardston Public Library Board of Trustees will hire a consultant to develop a survey form, recruit for and moderate (5) focus groups and create press releases to the community for the purpose of creating a long range plan per the Massachusetts Board of Library Commissions requirements. The goal of the Board of Trustees is to rehabilitate and restore the town's historic library
Public Library Architectural Review	The public library is having an architectural review conducted to insure that plans for the future roof replacement project meet the needs of the property and serve to protect, preserve, enhance, restore and/or rehabilitate town owned property of historical significance.
Conservation of Town Records	To Protect and preserve original Town documents by having them restored by an archival preservation company. This project covers 32 volumes stored in the town vault dating from 1767 including vital records (births, deaths, marriages), Selectmen's records and others. In addition to preserving the original records they will be microfilmed and scanned to CDs.
Hubbardston Library Trustees	Architectural assessment and evaluation of the Hubbardston Library building
Williamsville Chapel	Partial funding to strip and reshingle the main roof, kitchen ell roof and front roof of the chapel and to repair and restore the plaster ceiling in the kitchen

Flag Pole and Clock Faces	Restoration of historic flag pole on town common and clock faces located in steeple of First Parish Unitarian church
Parish Cemetery	Identification, cataloging, photo record and GPS survey of existing stones Straightening and resetting of existing stones Restoration of gates Ground Scanning Archaeological digs. Project was partially done, but could be completed as planned. \$1850 was used to pay for work done; closed out FY12
First Parish Unitarian Church of Hubbardston	reapir steeple, bell tower, roof and masonary work and painting of historic Greek Revival church

City/Town Name	Approval Date	Historic	Housing	Open Space	Recreation
Hubbardston	6/5/2018	yes	no	no	no
Hubbardston	6/5/2018	yes	no	no	no
Hubbardston	6/7/2016	yes	no	no	no
Hubbardston	6/2/2015	yes	no	no	no
Hubbardston	6/5/2012	yes	no	no	no
Hubbardston	6/2/2009	yes	no	no	no
Hubbardston	11/13/2008	yes	no	no	no

Hubbardston	6/3/2008 yes	no	no	no
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Hubbardston	6/3/2008 yes	no	no	no
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Hubbardston	6/3/2008 yes	no	no	no
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