

Chapter 5 – Natural and Cultural Resources

Section 5.1 – Introduction: A Sound Plan and Guiding Path

A well-formed master plan provides a collective summary or inventory of a town’s resources while providing a strategic plan for the sustainable use and protection of those resources. Such a plan recognizes the need for a balanced approach to land use and encourages smart growth and sustainable development principles so that important, if not critical, Natural and Cultural Resources can be properly managed and maintained so that they will continue to be available as community assets for future generations. Without a sound master guide unsustainable development, through poorly planned or unwisely executed land use activities or initiatives, have the potential to pollute, degrade, reduce, and even eliminate a town’s available natural and cultural resources. the coexisting, complimentary elements that have been created, fostered, and combined overtime to form the traditional story and masterful canvas of the town’s identity.



The promotion, protection, and wise use or management of Natural and Cultural Resources are essential pursuits along Hubbardston’s path to future success. Such a path leads to a future place – the Hubbardston of Tomorrow – where Natural and Cultural Resources of the past were protected yesterday and today for the benefit of yesterday’s today and tomorrow’s tomorrow. Hubbardston will be a community that values their Natural and Cultural Resources and welcomes and encourages the thoughtful conservation, sound management, and wise use of all its resources for the benefit of all its people, now and well into the future.

The following section provides an in-depth inventory and tells the story of The Town of Hubbardston’s natural, cultural, and historical resources. Through the telling of the story, it establishes a vision for guiding the future course of Hubbardston’s natural and cultural identity over the progression of the next decade. Much of the narrative was obtained from the Town’s official website, the Hubbardston Open Space & Recreation Plan, and Hubbardston’s Historical Society and Historical Commission.

Using these resources, this Chapter identifies Hubbardston’s existing natural, cultural, and historic resources and defines the protection and preservation policies in place today. It also looks at policies and goals needed to address current and future needs and makes related recommendations for the current and ongoing protection of Hubbardston’s Natural, Cultural, and Historical resources and values.

Section 5.2 – Landscape Character and Bio-Geographic Context

Like many towns in rural Massachusetts, Hubbardston possesses a landscape made up of hills, valleys, rivers, and streams, and is primarily forested with numerous wetlands, fields, and the stone walls of a former agriculturally dominated community. Because of its location within the Ware River Watershed and given the significance of that watershed to the water supply protection and distribution of the Wachusett and Quabbin Reservoir systems, there are large tracts of contiguous forests that are permanently protected to preserve the quality of the water flowing into the Quabbin Reservoir. Large tracts of land in the eastern section of town (and in Westminister) are also conserved to protect the City of Fitchburg’s water supply.

Hubbardston is located along the bio-geographical boundary of two eco-regions, the Worcester Plateau, and the Lower Worcester Plateau, dividing Hubbardston in half, potentially accounting for the town’s rich biological diversity.¹ Hubbardston’s geologic substratum and surficial substrate, sediments, and soils have all influenced the natural and man-made landscape and development patterns present in the town today. Generally, the bedrock and soils found within Hubbardston contribute significantly to the presence of vast wetlands and poorly draining landscapes. (OSRP, 2019)

5.3 Water Resources

Hubbardston’s surface drainage network of streams, ponds, and wetlands is the direct result of the topography. The drainage network is perhaps the most important environmental feature that should be considered in open space planning. Phil Lewis, a Wisconsin land-use design expert who based his state’s open space protection plan on drainage networks, refers to them as a “string of pearls” where rivers and streams are the “string” and ponds, wetlands, endangered species habitats, rich floodplains, historic sites, etc. are the “pearls”. The protection of these networks thus provides prime wildlife habitat, recreational opportunities, water supply protection, historic preservation, and other important aspects.

There are fifteen ponds in Hubbardston that range in size from 2 to 127 acres (see **Table 5.1**) and a few other small ponds which are smaller than two acres. These ponds are great recreational assets in Hubbardston, providing opportunities for boating, swimming, hunting, fishing, nature photography, wildlife observation, and other outdoor aquatic recreational opportunities. In the 2001, 2006 and 2014 citizen questionnaire, Comet Pond was ranked as one of the primary open space recreational opportunities in Hubbardston.



¹ Eco-regions are defined by geology, hydrology, climate, and biological diversity. Where two eco-regions co-mingle, habitats and associated wildlife are much more diverse.

Table 5.1. Ponds of Hubbardston

Waterbody Name	Acreage
Asnacomet Pond	127
Bemis (Road) Pond	16.4
Bents (Sawyers) Pond	28.7
Bickford Pond	163 (partially located within Princeton)
Brigham Pond	46.9
Cunningham Pond	27
Cushman (Perry Hill) Pond	23
Lovewell Pond	81.6
Marcan (Marean) Pond	62
S. Mare Meadow Reservoir	240
Moosehorn Pond	67.4
Natty Pond	3
Tannery Pond	5
Waite Pond	34.4
Williamsville Pond	57

Watershed

One of the reasons that Hubbardston is predominantly undeveloped is because of its placement in the state's watershed system. The DCR Division of Water Supply Protection (DCR-DWSP) is responsible for the stewardship of over 92,000 acres of critical lands and 45.6 square miles of reservoir surface water within the watersheds of the Quabbin, Wachusett, and Sudbury Reservoirs, and the Ware River to protect the municipal drinking water supply for current and future generations.

Most of Hubbardston is within the approximately 60,000-acre Ware River watershed which also encompasses parts of Rutland, Phillipston, Oakham, Barre, Templeton, Princeton, and Westminster and eventually draining to the Chicopee River basin and thence the Connecticut River and Long Island Sound of the Atlantic Ocean). The DCR-DWSP owns approximately 23,000 acres of that total acreage. DCR land acquisition and water supply efforts have created some large, un-fragmented and undeveloped tracts of land in Hubbardston. A large acreage is also owned by the City of Fitchburg for water protection.

The Burnshirt River enters Hubbardston from Templeton, to the northwest, and then travels for almost six miles through Hubbardston, combining Canesto and Natty Pond Brooks and entering the Ware River before flowing into Barre. The East and West Branches of the Ware River are also significant watercourses within Hubbardston. The West Branch originates in Hubbardston and flows for five miles south before entering Rutland. The East Branch begins in Westminster, flows for almost three miles in Hubbardston and continues southward to Princeton. The Ware River supplies drinking water to Quabbin Reservoir and to the Wachusett reservoir through the Quabbin Aqueduct. Diversions of water from the river are conveyed into the Quabbin Reservoir through the two-way Quabbin Tunnel.

Water flows west from the Ware River to the Quabbin during the high-water months (October through May or June) and east to Wachusett the rest of the year.

Wetlands and Flood Zones

Wetlands are a very important resource for wildlife habitat, water purification, groundwater recharge, and flood control. Many species of flora and fauna only occur in wetlands. Numerous types of wetlands exist in Hubbardston, comprising approximately 1,200 acres. Hubbardston also has numerous forested and non-forested wetlands and bogs. Two such instance, a large bog located around Natty Pond, and another just south of Cunningham Pond along Joslin Brook, provide unique habitats for many species of wildlife, with deep mats of sphagnum moss (which become peat), Labrador tea, pitcher plants and other plant species. Shrub swamps, with thickets of dogwood, willow, and alder, are also very common in the lower and more level valleys in the southern part of town. Shrub swamps often have wet meadows associated with them providing another unique landscape and habitat type.



Floodplains, a type of Wetland Resource Area, consist of low-lying areas adjacent to streams, rivers, lakes, or depressions among the landscape which are susceptible to flooding. Floodplains protect downstream resources and maintain streamflow by storing and slowly releasing water during periods of high flow or sudden or extreme precipitation or snowmelt. Floodplains are determined by the elevation and topography of the landscape and are influenced by the frequency, intensity, and duration of precipitation and associated stream flows.

Flood frequencies, associated with the 100-year or 500-year flood zone, are calculated by plotting a graph of the occurrence and size of all known floods for a specific area and thus determining how often floods of a particular size will occur. The 100-year flood plain areas (those designated as Zone A by FEMA flood insurance maps) in Hubbardston occur along all mapped streams and ponds in Hubbardston, although the widths of the floodplains vary with the topology. Within Hubbardston, the most extensive floodplain areas occur along the East and West Branches of the Ware River, and the lands adjacent to Moosehorn



Pond, all in the southern portion of town. (OSRP, 2019)

Vernal pools are areas of pooled water that provide critical habitat for breeding salamanders, woodland frogs, and other obligatory species. These seasonal or temporary woodland pools provide important aquatic breeding habitats for many amphibians for a prolonged period during their mating season(s). These unique and critical habitat features are prevalent and very well

documented resources in this community.

The Natural Heritage & Endangered Species Program (NHESP) of Massachusetts Division of Fisheries and Wildlife (DFW) has established criteria for certification of vernal pools. Hubbardston has 311 Certified Vernal Pools, more than any other township in the Commonwealth. Vernal pools host a unique biotic community; having water for only a limited period, then drying up, prevents the presence of fish and other predatory organisms. This characteristic makes them a unique trophic system, allowing many species of animals, especially reptiles and amphibians, to increase their breeding success by limiting (or eliminating) predation on their eggs, larva, and juvenile life stages.

Vernal pools are, for this reason, an important biological feature. Many other animals whose life cycles are predominantly or entirely terrestrial depend upon vernal pools for nesting materials and food sources (e.g. certain bird species, certain small mammals), for use as watering holes (e.g. deer), and grazing of emergent vegetation (e.g. moose, small mammals). Vernal pools also act as storage “tanks” for groundwater, allowing surface water to slowly percolate into the ground over time and recharge aquifers. The abundance of these resources for breeding grounds and specialized food sources in Hubbardston makes this place biologically significant and important. (OSRP, 2019)

Aquifers and Recharge Areas

Hubbardston’s possesses subsurface bedrock groundwater aquifers that require artesian wells on average of 100- to 150-foot deep, with some, in some areas, requiring depths of up to 400-feet to attain necessary flow and storage capacity. Generally, well yields are higher in the northwestern part of Town but are highly variable throughout most of the community and require deeper depths than most other surrounding Towns. A Zone II Aquifer Recharge Protection Area, designated by the Massachusetts Department of Environmental Protection (MassDEP) exists in the Northwest part of Town associated with a stratified glacial drift medium-yield groundwater aquifer of the Hubbardston Brook drainage within the Upper Otter River basin. (OSRP, 2019)

5.4 Vegetation & Landscapes

Hubbardston’s landscape is dominated by secondary growth forests that have grown back since the time more than 100 years ago when there was substantial clearing of land for timber and agriculture. Many of these forests are considered “upland,” or sites that are dry and well-drained. Oak, red maple, hickory, and ash trees dominate the uplands, interspersed with black cherry, basswood, yellow and black birches, and sugar maple. Large stands of hemlock and white pine are also common in Hubbardston’s upland forests. Understory shrubs include witch-hazel, striped maple, hazelnut, blueberries, and a variety of ferns and other herbaceous plants.’

Wild highbush blueberries and shoreline shrubs such as alder and sweet pepperbush line the shores of many of Hubbardston’s ponds, bogs, and wetlands. Shrublands and red maple swamps are also characteristic of many of the Town’s wetlands and wet meadows. North-facing slopes and damper, protected areas are dominated by beech, red maple, birch, and green ash. Groves of hemlocks fill valley bottoms, especially at the toes of north-facing slopes. These places are also known to accommodate some balsam fir and red spruce—softwood trees common to more northerly regions, found here at the southernmost limit of

their range. Large, forested wetland complexes are very prevalent along Natty Pond Brook, the lower stretches of Joslin Brook, and at the headwaters of the East Branch of the Ware River. These areas have important wildlife and flood control values. Hubbardston's woodlands, like others throughout the Southern New England region are facing serious threats from three invasive pests: Hemlock Woolly Adelgid, Emerald Ash Borer and the Asian Long Horned Beetle. (OSRP, 2019)

Public Shade Trees

Shade trees exist on all Hubbardston's roadways due in large part to the Scenic Roads Act of 1973. On many of the small back roads, branches of large trees that span the road. All cemeteries in town are bordered by shade trees. There are 2 other main sites with public shade trees in Hubbardston, Curtis Recreation Field, and Millenium Park.



Shade trees play an important role in beautifying the recreation field and providing much needed shade for spectators. Lilac bushes were planted in the very early years of the field along a boundary line and three maple trees were planted around 2005 using funds from a state grant. Similar funds were used to plant trees at Millenium Park. It is likely that more trees will be deemed beneficial for both locations in future years should funding permit. Efforts are currently underway to

beautify the town center and a Town Center Committee has been formed. Some years ago, crab apple trees were planted in locations along Main St. by the town.

One public shade tree of note is a giant Beech tree on the Mt Jefferson public parcel. This tree is located just behind the main parking area. The diameter of the shaded shadow cast by the canopy of this magnificent tree is approximately 100-feet! (OSRP, 2019)

Scenic Landscapes

Protecting Massachusetts' scenic beauty plays an important role in the future desirability of the Commonwealth as a place to locate. "The Massachusetts Landscape Inventory" published in 1981 by the Department of Environmental Management (now Department of Conservation and Recreation (DCR)) remarks that extensive areas of pastoral scenery are becoming rare due to development. These areas are valuable not only for scenic beauty, but for agricultural, economic, environmental, and historic qualities.



Several trails in Hubbardston provide access to the scenic landscapes in the hills and river valleys and are an attraction that draws people to the community. These trails are located on state, town and local land trust properties offering a variety of experiences in the fields,

forests, wetlands, and waterways that dominate much of Hubbardston's landscape. Scenic landscapes play a significant role in the way residents characterize the town. Unfortunately, the loss of agricultural lands to development in the past few decades has adversely impacted Hubbardston 's many scenic vistas.



Working to mitigate the adverse impact on the open spaces and landscape of Hubbardston is a popular point of view in Hubbardston. Surveys collected from previous OSRP Updates and most recently in June of 2021, have expressed a common theme focusing on the preservation and positive aspects on the quality of life of Hubbardston's "rural character".

Hubbardston contains within its borders several natural and managed features which are valuable from a scenic and economic standpoint. The southernmost section of Mare Meadow

Reservoir, Barre Falls Dam Reservation, and many of the town's ponds provide attractive waterfront views. There are several points of high elevation that offer outstanding looks toward Mt. Wachusett, the region's most prominent landscape feature. The Mt. Jefferson Conservation Area, which maintains open fields and offers dramatic views of Mt. Wachusett, as well as attractive vistas of church steeples amongst the rolling hills, is a valuable scenic asset to the town.

Not as well known, because of its seclusion in the Malone Road Conservation Area, is the view of Mt. Wachusett from the cliffs above Natty Pond. Many of the open vistas in town remain that way because of periodic grazing, mowing, clearing, and stewardship. While several of Hubbardston's most treasured scenic aspects are available on public property, many of the most aesthetically pleasing viewing points and scenic locations in town are under private ownership.

Some of the more popular scenic vistas are:

- Mt. Wachusett from upper Mt. Jefferson Road;
- Mt. Wachusett and open meadow from Curtsey Farm on Hale Road;
- Brigham Pond from upper Brigham Road to Evergreen Road;
- Mare Meadow Reservoir from New Westminster Road near Westminster line;
- Mt. Wachusett from George Howard Road;
- Comet Pond from Old Princeton Road.

Unique Environments

The town has several unique features. The northwest section of town is an area of vast gravel reserves which have been heavily mined over the years. Within the same area as these former gravel pits, is one of the town's most important aquifers which is within the Zone 11 protection area for the City of Gardner's Snake Pond Well. There is also a large area of NHESP priority and core habitat located within the gravel reserves.

New Templeton Road is the site of two notable geologic features that many residents are not aware of. The cliffs that rise above the swamps in New Templeton Road provide a wonderful overlook in the Malone Road Conservation Area, and just a short while further north they are the site of the Indian Caves. There are several caves, and one has a large chamber big enough for two people. A hole at the bottom of the cave is the site of a fire pit and three windows above it allows the smoke to escape.

Below are several other unique environments or Scenic Landscapes present within Town:

- Fields and Open Lands (e.g., hayfields, pastures, croplands, shrublands)
- BioMap Core Habitats, Estimated and Priority Habitats of Rare and Endangered Species, and Unique Landscape Features
- Wildlife Corridors and Greenways

5.5 Wildlife

Hubbardston, due to a combination of large expanses of protected and undisturbed land and the diversity of habitats, is home to many common species of wildlife. State biologists recognize this area for its impressive biodiversity. As an example, the Grassland Bird Study & Advocacy concludes that "Central Massachusetts hosts hundreds of acres of open grasslands and the birds that need them for nesting and foraging habitat. Included in this suite of birds are declining species such as Eastern Meadowlark, Bobolink, and American Kestrel. We are observing and monitoring open pastures and hayfields to gather information about our local populations and advocating for their protection." As this map illustrates, there are numerous areas within Hubbardston that are ideal habitat areas for numerous species of grassland birds.²

5.6 History & Culture

Native People

During the Middle Archaic period, which took place between 8,000 and 6,500 B.P., prehistoric occupation of Massachusetts increased dramatically. During this time period, around 22 sites were established in central Massachusetts, of those, five were along a tributary of the Ware River.³

Like most of the towns located in the north and west of the county, little information exists on Native People's settlement during the Contact Period. (1500-1620)

² <http://www.warerivernatureclub.org/grassland-birds-initiative.html> accessed Jan 3, 2024.

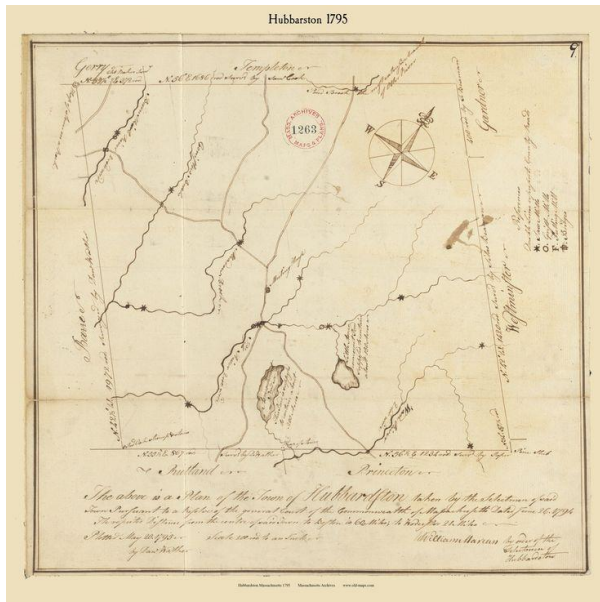
³ "Historic & Archaeological Resources of Central Massachusetts." Massachusetts Historical Commission, Feb. 1985,

“Two sites in Hubbardston are undescribed, but their location on Asnacomet Pond is likely. Other ponds in the town, including Williamsville on the Burnshirt River in the west, Brigham Pond on the West Branch Ware River, Bents and Waite ponds in the north, and Lovewell, Moosehorn, and Bickford ponds in the east provide a multitude of potential sites. Occupation would be short-term by small family or task groups, within a presumed low-density population.”⁴



Transportation during this period included an east-west trail from the Wachusett area between Asnacomet and Moosehorn ponds to Burnshirt River crossing (Lamphere Road-Hobb Road-Wachusett Rest Road-Worcester Road-Williamsville Road). Several branches north include Mile Road west of Burnshirt River, Old Templeton Road (northwest) west of Natty Pond Brook, Gardner Road-Ragged Hill Road north, Depot Road-Old Westminster Road northeast to Cedar Swamp. Southwest branch to Ware River and Rutland conjectured on Barre Road⁵.

In 1686, an area called “Naquag” was purchased from the Native Americans known as the “Lords of the Soil” for twenty-three pounds sterling by several Lancaster residents including Henry Willard, Joseph Foster, Benjamin Willard, and Cyprian Stevens. The purchase was known as Twelve Miles Square and consisted of 93,160 acres and contained the present towns of Rutland, Oakham, Barre, Hubbardston, and parts of Princeton and Paxton.



Colonization

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

⁴ <https://www.sec.state.ma.us/mhc/mhpdf/townreports/Cent-Mass/hub.pdf>

⁵ Historic & Archaeological Resources of Central Massachusetts.” Massachusetts Historical Commission, Feb. 1985,

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.

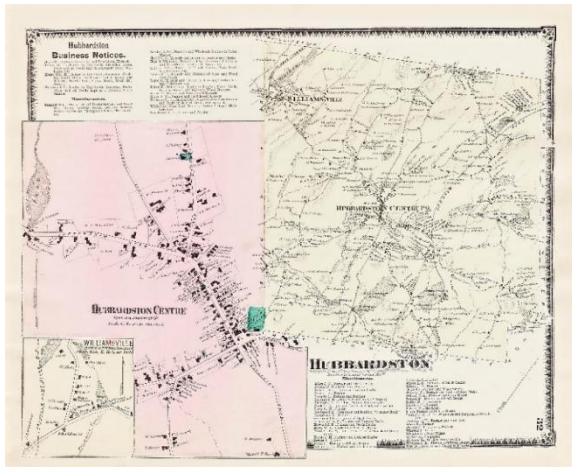
In 1737 Eleazer Brown located on a farm of 60 acres given him by the proprietors of Rutland on the condition he operate a public house or inn. Until 1746, Brown and his wife were the only inhabitants of Hubbardston. After Eleazer's death (reportedly killed by a deer), Mrs. Brown was then the only occupant 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 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.



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 providing 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 accomplishments. 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.

5.7 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 several 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)*

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.

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.



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

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. 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 public 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.

5.8 - 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.

5.9 Natural and Cultural Vision, Goals & Actions

Vision

Hubbardston will be a community that values their Natural and Cultural Resources and welcomes and encourages the thoughtful conservation, sound management, and wise use of its resources for the benefit of all its people, now and well into the future.

Goals & Actions

- | | |
|---|--|
| Goal HC1: | Promote the preservation, appreciation, and sustainable use of historical and cultural resources for residents and visitors. |
| <ul style="list-style-type: none"> • HC1-1 • HC1-2 • HC1-3 | <p>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.</p> <p>Develop a plan for an active and ongoing program to initiate, maintain, update, and expand the community-wide inventory of historical and cultural resources.</p> <p>The Town should be aware of Preservation and Conservation Restrictions as a method for protecting historic and cultural structures and sites as well as open spaces.</p> |
| Goal HC2: | Provide support for a rich variety of cultural opportunities, and activities for all groups and individuals in the community. |
| <ul style="list-style-type: none"> • HC2-1 • HC2-2 | <p>Consider starting a “Plaque Program” for owners of the approximately 150 houses in town built before 1900 who wish to participate.</p> <p>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.</p> |

- HC2-3 Improve public awareness through slide shows, newspaper articles, library displays, etc.

Goal HC3: Conserve land in sufficient quantity and quality to preserve the Town of Hubbardston's historical and cultural character.

- HC3-1 Educate owners of historic properties about the importance of maintenance.
- HC3-2 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.
- HC3-3 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.
- HC3-4 The Community Preservation Act can be used to preserve open space and historic sites.
- HC3-5 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.

LISTING
of
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 Farmhouse	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	Asnacomet 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, Hjammer 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

LISTING
of
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	

LISTING
of
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

LISTING
of
BURIAL
GROUNDS

Massachusetts Cultural Resource Information System

MACRIS

MACRIS Search Results

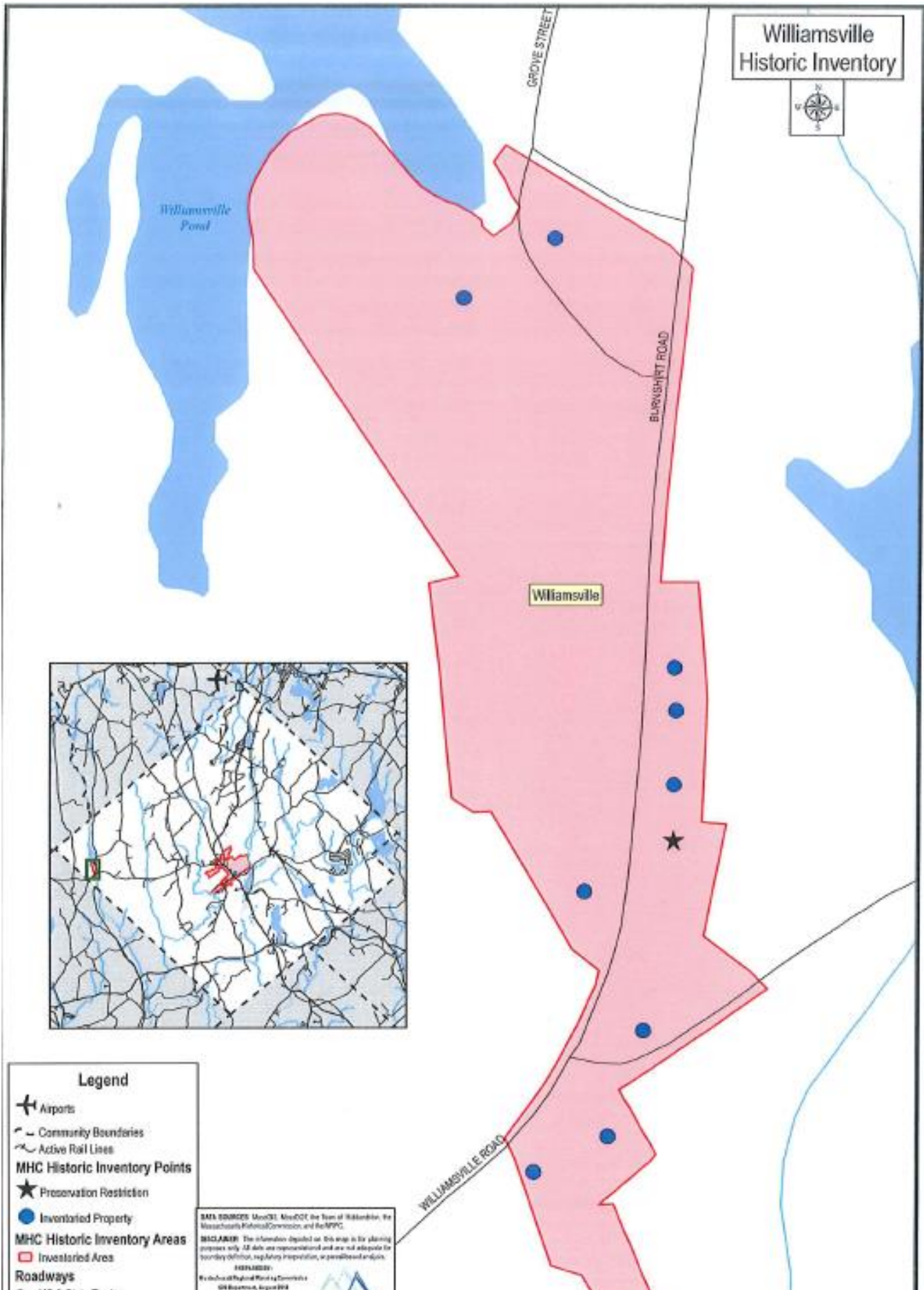
Search Criteria: Town(s): Hubbardston; Resource Type(s): Burial Ground;

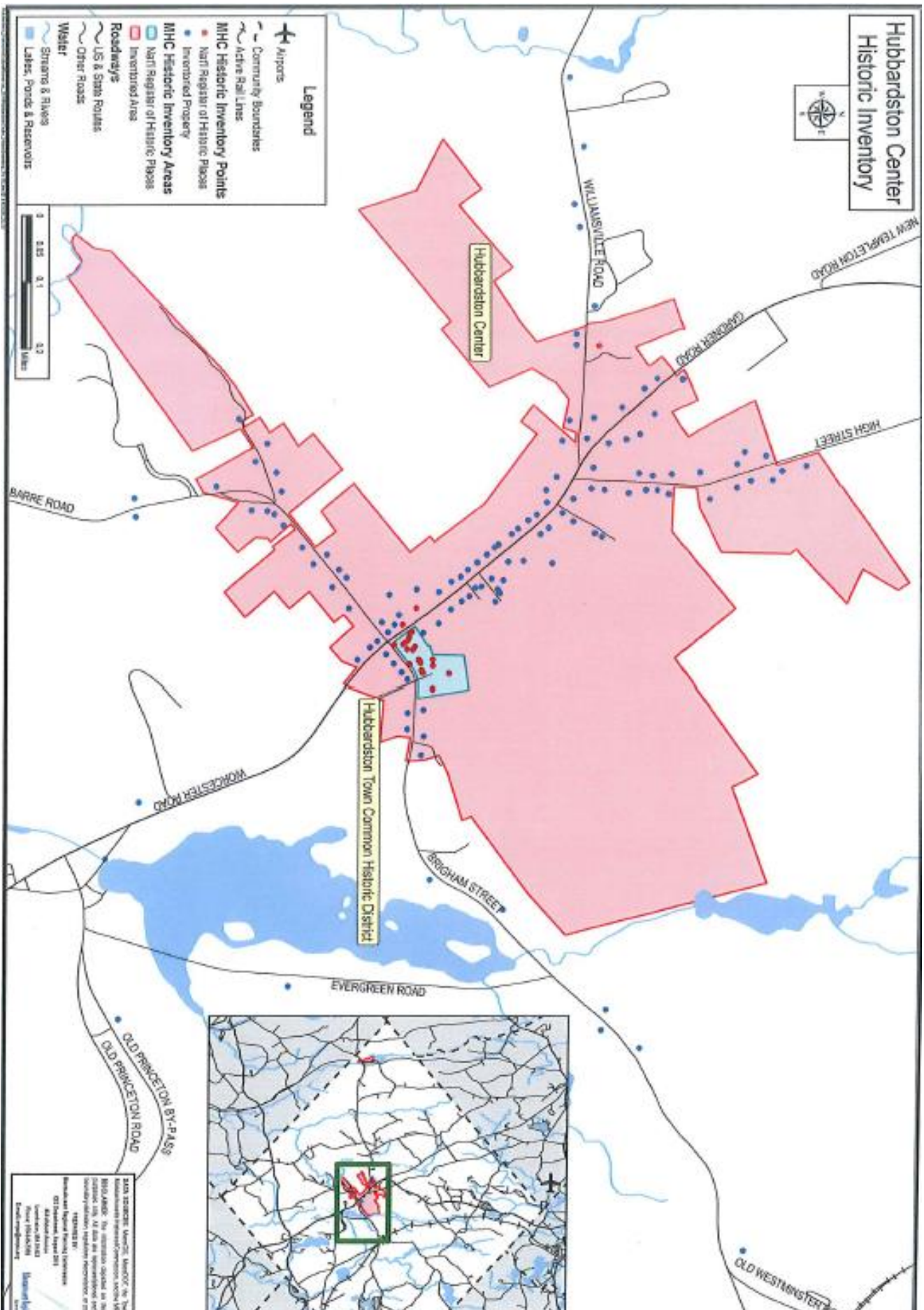
Inv. No.	Property Name	Street	Town	Year
HUB.804	Pine Grove Cemetery	24 Barre Rd	Hubbardston	c 1848
HUB.803	Lovewell - Nightingale Cemetery	Gardner Rd	Hubbardston	1851
HUB.805	Warren Cemetery	Gardner Rd	Hubbardston	1819
HUB.800	Hubbardston, Old Burial Ground	Main St	Hubbardston	1772
HUB.809	Catholic Burying 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





ATTACHMENT 3:

Community Preservation Act (CPA) Historic Preservation Projects

<u>Project Name</u>	<u>Description</u>
First Parish Unitarian Church	Repairing and replacing roof thereby restoring the historic building Replace Hubbardston Public Library roof with Slate shingles.
Hubbardston library roof	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 Long Range Plan Public Library Architectural Review	The public library is having an architectural review conducted to ensure that plans 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.

Flagpole and Clock Faces

Restoration of historic flagpole 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

Repair steeple, bell tower, roof, and masonry work and painting of historic Greek Revival church

