

Town of Hudson

Mass. Preservation Award APPLICATION

2012



Hudson Senior Center

*Submitted to the Massachusetts
Historical Commission
March 1, 2012*

MASSACHUSETTS HISTORICAL COMMISSION

NOMINATION REQUIREMENTS & CHECKLIST

A complete nomination has several parts. All nominations should be bound in a thin report cover with the enclosed nomination form included as the first page.

A complete nomination must include the following items in the order listed:

- A Completed Nomination Form
- Statement of Achievement
 - Projects - Describe in detail:
 - The historical significance of the nominated resource;
 - The architectural, landscape, or archaeological significance;
 - The elements of the preservation project and the historic preservation accomplishments that make this a deserving project.
 - Individuals: Describe the individual's career achievements and contributions to historic preservation in a local community or in Massachusetts.
- List of Contributors – On a separate sheet of paper, provide the names and contact information of all contributing organizations with a significant role in the accomplishment of the achievement. This may include volunteers, nonprofit organizations, municipal or state offices, architects, contractors, craftspeople, consultants, and other professionals.
- Letter(s) of Support – Please include letters of support for the nomination. Every effort should be made to obtain a letter of support from the local historical commission. Other possible sources include nonprofit organizations, municipal officials, and community leaders. Please do not include letters of support from paid contractors to the project.
- Photographs – Please include “before” and “after” photos of the nominated project or a portrait of the nominated individual. Please note which photos are from “before” and which are from “after” the project, in addition to identifying (whether by file name or photo key) what is shown in each photograph. The photos should highlight the project’s preservation achievements. Photos should be clear, well-composed, and taken in good weather conditions. Please provide photographs in print and digital files. Please do not send digital photographs embedded in a Power Point presentation, Word document, or PDF file. Send each digital image as a separate file (jpg and tiff preferred). Selected projects will be asked to submit photographs to be used for publicity purposes. Publicity photos must be either traditional 8x10, color glossy photographs (printed from film), or high resolution (1200ppi, 8x10, tiff format) digital images. These may be submitted with the nomination.
- Additional Information – Include brochures, pamphlets, and other descriptive material relating to the nominated project.

NOMINATION GUIDELINES & ADDITIONAL INFORMATION

- All materials, including photographs, must be clearly identified with the name of the nominated project or individual. Photos must include a description and applicable photo credits and copyright information.
- Only activities completed between January 1, 2008, and December 31, 2011, may be nominated for an award.
- Massachusetts Historical Commission staff may contact other people or organizations, including the local historical commission, regarding the nomination.
- The MHC reserves the right to change the category in which a project/person is nominated.
- Additional materials may be requested.
- All submitted materials become the property of the Massachusetts Historical Commission and will not be returned.
- Nominator warrants that he/she is legal owner of all right, title, and interest in submitted nomination materials, and grants to the Massachusetts Historical Commission a license to use the materials for presentation and publicity purposes and that such rights have not been previously licensed, pledged, assigned, or encumbered and that this license does not infringe on the rights of any person. Appropriate credit will be given.
- Award winners will be notified by mail.
- Nominations must be for historic preservation, archaeology, landscape preservation projects, or individuals who have contributed in these areas. General history projects, such as town histories, as well as document preservation or research, are not eligible for consideration.

NOMINATION FORM

Project Name or Name of Individual _____

Property Address (if applicable) _____

Category(s) (*MHC reserves the right to change the category in which a project/person is nominated*)

- | | |
|---|--|
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Local Preservationist |
| <input type="checkbox"/> Adaptive Reuse | <input type="checkbox"/> Rehabilitation & Restoration |
| <input type="checkbox"/> Education & Outreach | <input type="checkbox"/> Individual Lifetime Achievement (20 or more years of exemplary service) |
| <input type="checkbox"/> Landscape Preservation | <input type="checkbox"/> Stewardship |

Project Contact _____

Person principally responsible for nominated activity

Title _____

Organization _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-mail _____

Month and year in which nominated achievement was completed _____

Please provide the following information about yourself so that we may contact you if we need additional information regarding the nomination.

Your Name _____

Title _____

Organization _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-mail _____

The 2012 Massachusetts Preservation Awards Nomination Form has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C., 20240.

Town of Hudson

Department of Community Development

78 Main Street, Hudson, MA 01749
Tel: (978) 562-2989 Fax: (978) 568-9641
mciccolo@townofhudson.org



February 28, 2012

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Re: 2012 Preservation Award Nominee

Dear Ms. Simon,

Attached please find a nomination of the Hudson Senior Center building submitted for your consideration for an award. We are applying under either the Adaptive Reuse and/or Rehabilitation & Restoration categories, since both are relevant. The Town of Hudson is extremely proud of this beloved facility which was restored from its dilapidated condition just a few years ago to the bright, happy, and homey building you will see in the photographs provided.

Since this was such an important community project, as you might imagine, we have countless reports, documents, and photographs detailing the process we went through in restoring this structure. Should you require any further information, please do not hesitate to contact me at the above address for whatever you might need.

We thank you for the opportunity to apply.

Sincerely,

Michelle Ciccolo
Director of Community Development

Narrative

HUDSON SENIOR CENTER

29 Church Street, Hudson, MA 01749

The Town of Hudson is a small suburban community situated in the Metrowest, comprised of just under 20,000 residents. Hudson has made consistent practice of renovating historic buildings, many being key municipal facilities, located within its historic downtown, situated within the Silas Felton Historic District. In the past decade, Hudson has run two successful CDBG-funded historic facade rehabilitation programs, facilitated an award winning energy efficient window upgrade to the Town's historic 1905 Carnegie Library, and undertaken the enormous challenge of renovating the 7,500 square foot Senior Center combining it with an historically appropriate 6,600 square foot addition with replicated building features reminiscent of the barn that once stood on the site.

BACKGROUND & HISTORICAL SIGNIFICANCE

What is now the Hudson Senior Center, was originally built as a private residence for one of Hudson's prominent families, the Brigham family. Built in the 1850's, the Victorian Italianate style home was built by Francis D. Brigham. The three-story wood-framed structure sits on ¾ of an acre on land on Bruce's Pond, with a view of a 19th century Gothic church across the water. Francis Brigham was the first manufacturer of pegged shoes in the U.S. Later his grandson, Brigadier General William H. Brigham lived with his wife in the homestead until his death in 1911. Brigadier General Brigham served in both the House of Representatives and State Senate. He was also responsible for having the Armory built in Hudson.

The Brigham house was later home to the American Legion. It was eventually purchased by the Council on Aging in 1978 and adapted for public use in 1979, when it was turned over to the Town. From 1979 to 2007 the building deteriorated significantly due to inattention and tight public budgets.

FEASIBILITY & SCENARIOS

In 2007, the Town began the complex project of renovating the Hudson Senior Center. The building comprised 8,400 SF of building space (7,495 SF in the original structure and 905 SF in a 1979 addition.) Unfortunately, the building ramps were out of compliance with ADA requirements. There were no bathrooms that adequately served the handicapped. Upper and lower floors could not be utilized due to the lack of an elevator. Lack of a commercial kitchen prevented the serving of hot meals. The building also lacked proper functioning HVAC utilities and had an insufficient electrical system capacity. Ceilings were caving in and decorative ornate plaster was left hanging unrepaired. The building lacked an elevator and had been badly modified over the years with a stair lift, inappropriate addition in the back, and substandard material finishes (aluminum siding, hung acoustical ceiling tiles, etc.).

The facility was also substantially undersized for the population of seniors it serves. The Council on Aging had to turn away many seniors from various programs because of insufficient space and had been forced to move programs and activities to other locations around town. The facility desperately needed to expand, but in what manner?

Many scenarios were investigated, from renovation only to complete building demolition and replacement. Scheme 4 in the feasibility study included “plans to demolish the entire building and rebuild a structure on the existing site.” But during the public vetting process, it became clear that this was not an option the community desired. Despite the convenience and simplicity inherent in a new-building construction as opposed to renovating a building with unknown secrets locked behind walls, the Town chose the more complex option out of respect for the building’s historic value. Municipal leaders, hearing community concerns, took proactive steps to preserve the building by initiating an effort to add the site to the local Silas Felton Historic District via adoption at Town Meeting. The addition of this parcel to the historic district ensured the preservation of the building’s historic character, not only during the reconstruction process, but into the future.

RESTORATION

Thus, a full renovation and expansion was planned, but the expansion had to be done with care to replicate historic detailing and preserve the grandeur of what was still intact within the original building. In addition, in order to remain within a tight budget, project managers, applied for and received Community Preservation Act funding, in order to maximize preservation efforts and to be able to replicate interior details in addition to those more visible on the exterior. The 1979 addition would be removed. Upon further research into the building, it was discovered that a detached barn was located at the base of the hill, where the pond begins. The addition was designed to achieve a similar aesthetic theme - using the addition to simulate a carriage house, annexed to the main building. To replicate authentic details on the new, period inspired addition, care was taken to accurately reproduce all mouldings, brackets, woodwork, trim profiles and stonework.

The entire original homestead was rehabilitated. Care was taken during the design process to fully preserve and utilize as much of the original features as possible. Wood floors were refinished, parquet floors were saved, banisters were taken apart and reused in other locations to create code-compliant stairs and original windows in good condition were left in place. Chimneys were lined to put back into productive use, stained glass windows were re-leaded and reinstalled, and interior window shutters remained in place. Marble fireplaces were preserved, as was all existing ornamental woodwork. The beautiful filigree plaster ceiling, in what is now the Director’s office, was repaired and remains intact.

The exterior shell was restored to its original character. Aluminum siding was removed to expose the original wooden clapboards. Once the siding was stripped away, further evidence of past exterior alterations came to light. Many character-defining missing historic architectural elements were replicated, such as the corner quoins and exterior window shutters. Evidence of a long-removed wooden porch caused a basic concrete entryway to be redesigned to be more

historically accurate. The modification now reflected the original porch design and now has wooden banisters instead of metal railings.

Although slate shingles were cost-prohibitive, slate simulated fiberglass asphalt shingles were chosen. The Italianate style brackets were restored and reinstalled in their original locations and replicated for use on the carriage house addition. The granite foundation was cleaned and restored. Even walkways and decks were designed to allow large maples to remain and a period style light pole was added to the parking lot.

OUTCOME

The renovated and expanded Hudson Senior Center held its grand opening in September 2010 to wide community acclaim. Over 350 people attended the grand opening ceremony.

The Center expanded not only the building, but also its subsequent operations. The number of patrons visiting per day has tripled. The addition of the “Great Hall” allows the programming of everything from line-dancing to senior-centric legal seminars to holiday meals for 125 people. The previously inaccessible basement now boasts line-dancing, tai-chi and a multitude of fitness classes. The commercial kitchen now prepares hot lunches every day, and sees a flurry of activity every autumn, as the seniors can now bake goodies for fall/winter craft and holiday fairs.

The Hudson Senior Center is used for Town-wide community programming, as well. The Chamber of Commerce sponsored Selectmen’s debates were held in the Great Hall. With the room’s live-broadcast capabilities, the event was televised to the whole community. The Hudson Business Association has since begun to use the Senior Center’s Library during its Downtown Holiday Stroll. The fireplace in the Library of the Senior Center makes a perfect backdrop for Santa pictures!

Those who visit the center uniformly agree that it is one of the “homiest” senior center facilities they have ever seen. The original building features give it warmth and coziness not normally found in an institutional setting. This contributes to our high rate of participation among seniors and gives the Town pride in its municipal facilities.

PRESERVATION & SUSTAINABLE PRACTICES

The renovated Senior Center was one of three energy-efficient projects the Town has undertaken that allowed us to receive the “Leading by Example Award” presented by the Executive Office of Energy and Environmental Affairs, and the Massachusetts Department of Energy Resources¹. Many of Hudson’s key facilities are areas or buildings located within the historic district. While many municipalities shy away from retrofitting historic buildings, the Town has made great effort to work within preservation guidelines not only for historic accuracy, but also for energy efficiency and sustainability. The Hudson Senior Center is an innovative project which combined historic preservation with green technologies and sustainable practices.

¹ http://www.townofhudson.org/Public_Documents/HudsonMA_ComDev/LBE/LBE_Award

The Town selected a design team with the requirement that it had capacity to both do historic restoration work and design for sustainability with energy efficiency. A Geothermal heating and cooling system was ultimately incorporated into the project providing tremendous long term environmental benefits. As a result of the energy saving geothermal system, the Hudson Senior Center estimates that it will see a reduction of 21 tons of CO² emissions per year, with a ten-year cost savings of over \$200,000.

Although the lathe and horse-hair plaster walls were kept intact, state-of-the-art Icynene insulation was added in the attic to improve the building's heat loss/gain profile. Energy efficient windows were utilized in the new addition and in the original building where replacements were necessary. Plexi-glass was placed on the outside of existing stained glass windows in order to preserve those windows rather than scrap them due to concerns over energy loss. This plexi-glass treatment will also help protect the windows against damage from storm-born debris or vandalism. The building makes use of many other energy conservation measures such as low-flow and dual-flush bathroom fixtures and high efficiency gas-fired hot water heaters. The use of high-efficiency lighting was chosen wherever possible, utilizing programmable time-clocks, photocells and motion/occupancy sensors to energize the lights when required but keep them dormant when not needed. A Building Automation System networked to the Director's office computer allows individual rooms to be independently controlled for climate conditions or to be completely shut down when unoccupied.

A comprehensive Waste Management Plan included separate sections for recycling, salvage and disposal. The Town insisted on as much salvaging and recycling of non-hazardous demolition and construction waste as possible. The notion of "reuse", while great for historic preservation, is also a green initiative. By preserving and utilizing as much of the original features as possible, we were able to minimize the amount of new material that had to go into the historic building.

The Hudson Senior Center is a shining example of rehabilitation and restoration, as well as adaptive reuse. Hudson's consistent practice of preserving historic structures also informs us in ways in which we should build anew with sustainable building design. The Town strongly supports the nomination of this project for a Preservation Award, and hope you will recognize this building for the achievement it deserves.

List of Contributors

Town of Hudson, 78 Main St, Hudson, MA 01749

Paul Blazar, Executive Assistant 978-562-9963

Michelle Ciccolo, Community Development Director 978-562-2989

Janice Long, Senior Center Director 978-568-9638

Senior Center Building Committee

Michelle Ciccolo, Community Development Director

Janice Long, Senior Center Director

Ronald White, COA Chairman

Ralph Barry COA Board member

Rita Chase, Friends President

Ann Lussier, Friends Treasurer

Joe Coffey, Friends member

Council on Aging Board

Friends of the Hudson Senior Center - (a 501C3 which supports the Senior Center and its activities)

Hudson Board of Selectmen

Graham-Meus Inc. Architects, 45 Newbury St - Suite 503, Boston MA 02116

Dan Meus, Principal *retired*

Melissa Vaillancourt, R.A. 617-423-9399 x 224

Maguire Group, Inc. (OPM), 211 Congress St - 11th FL, Boston MA 02110

Tony DiLuzio, Vice President 617- 778-1440

Paul Cudmore, Clerk of the Works 508-641-8453

Seaver Construction, Inc., 215 Lexington St, Woburn, MA 01801

Ken Dellacroce, Vice President 781-935-0130

Photos

MHC Preservation Award Application – Hudson Senior Center, Photo Key
(All photos are property of Town of Hudson, unless otherwise noted)

Photo Name	Description / Comment
Hudson-Before-1	Original Brigham Homestead – courtesy Hudson Senior Center
Hudson-Before-2	Hudson Senior Center, south side, 2007
Hudson-Before-3	Hudson Senior Center, north side, 2007
Hudson-Before-4	Non-ADA compliant basement. Note pottery class on left!
Hudson-Before-4a	Ceramics & craft room in basement
Hudson-Before-5	Falling ceiling plaster & water damage
Hudson-Before-5a	Water damage
Hudson-Before-5b	Water damage
Hudson-Before-5c	Water damage
Hudson-Before-5d	Water damage
Hudson-Before-6	Close up - Chairlift to second floor – non ADA compliant stairs
Hudson-Before-7	Chairlift to second floor – non ADA compliant stairs
Hudson-Before-7a	Non-ADA compliant stairs to unused attic space & cupola
Hudson-Before-8	Overcrowding in library
Hudson-Before-9	Overcrowding in library
Hudson-Before-10	Overcrowding in meeting room
Hudson-Before-11	Overcrowding in meeting room
Hudson-Before-12	Items to preserve: stained glass windows
Hudson-Before-13	Items to preserve: stained glass windows - library
Hudson-Before-14	Items to preserve: fireplace
Hudson-Before-15	Items to preserve: fireplace - library
Hudson-Before-16a	Items to preserve: parquet floors
Hudson-Before-16b	Items to preserve: parquet floors
Hudson-Before-16	Items to preserve: parquet floors
Hudson-Before-17	Items to preserve: parquet floors
Hudson-Before-18	Items to preserve: banisters & newel posts
Hudson-Before-19	Items to preserve: banisters & newel posts
Hudson-Before-20	Items to preserve: original woodwork (shown: library)
Hudson-Before-21	Items to preserve: original woodwork (shown: library)
Hudson-Before-22	Items to preserve: original woodwork (shown: library)
Hudson-Before-23	Items to preserve: original woodwork (shown: library)
Hudson-During-1	Removal of siding reveals lost corner quoins
Hudson-During-2	Removal of woodwork, doors, brackets etc., for reuse & reinstallation
Hudson-During-3	Removal of woodwork, doors, brackets etc., for reuse & reinstallation
Hudson-During-4	Removal of woodwork, doors, brackets etc., for reuse & reinstallation
Hudson-During-5	Construction of carriage-house addition & clock/elevator tower
Hudson-During-6	Replicated quoins & Italianate brackets
Hudson-During-7	Replicated quoins & Italianate brackets, future new location of stained glass windows

Hudson-During-8	View from new basement patio, looking east over Bruce's Pond toward St. Michael's church
Hudson-After-1	Hudson Senior Center, north side, 2010
Hudson-After-2	Hudson Senior Center, south side, 2010
Hudson-After-3	Repurposed banister, newel posts
Hudson-After-4	Repurposed banister, newel posts
Hudson-After-4a	Refinished parquet floor, (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-5	Saved marble fireplace
Hudson-After-6	Reinstalled stained glass windows
Hudson-After-7	Renovated attic space
Hudson-After-8	View of restored cupola in attic space
Hudson-After-9	Renovated attic space w/ COA boardroom in distance, (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-10	Renovated attic space w/ COA boardroom in distance
Hudson-After-10a	Repurposed arched windows, (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-11	Craft room – note original mouldings
Hudson-After-12	Craft room – now with sinks & storage
Hudson-After-13	Craft room – note original mouldings
Hudson-After-14	Craft room w/ painting drying shelves, sewing tables & quilt racks, (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-15	Former meeting room, now game room
Hudson-After-16	Former meeting room, now game room
Hudson-After-17	Former meeting room, now game room, (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-18	Medical room with saved built-in cabinets
Hudson-After-19	Finished basement for line dancing, tai-chi & fitness classes
Hudson-After-20	Finished basement, doors open onto pond-level patio
Hudson-After-21	Friends of the Hudson Senior Center office
Hudson-After-22	Friends of the Hudson Senior Center office (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-23	Library w/ preserved wood floors, woodwork & fireplace
Hudson-After-24	Library w/ preserved stained glass windows
Hudson-After-25	Library
Hudson-After-26	Library fireplace serves as backdrop to Santa & friend at Downtown 2010 Holiday Stroll
Hudson-After-27	Great room in new addition, note reused stained glass windows
Hudson-After-28	Great Room, (legal clinic underway)
Hudson-After-29	Great Room, serving areas for commercial kitchen
Hudson-After-30	Commercial kitchen
Hudson-After-31	Back deck off of Great Room, facing east over Bruce's Pond (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-32	Basement patio underneath back deck, at pond level (photo courtesy of Emmett Schmarsow, Executive Office of Elder Affairs)
Hudson-After-33	View looking east over Bruce's Pond, toward St. Michael's church (photo by Douglas Walbridge, property of Town of Hudson)



1

**Original Brigham homestead - south side
Before – way before!**



Before - Hudson Senior Center - 2007 - south side
Note 1979 addition on right of photo.



3

Before - Hudson Senior Center - 2007 - north side
Note 1979 addition on left of photo.



Before: 4a. Ceramics/craft room in basement.



Before:

4. Ceramics class taking place in deteriorated basement. No ADA accessibility.
5. Deteriorated plaster ceilings
6. & 7. World's oldest chairlift is only ADA accessibility to second floor. Third floor is not used.



Before: 5a. – 5d. Water damage



Before: 7a. Non-ADA compliant stairs to cupola.



Before: Overcrowding

8. & 9. Library
10. & 11. Meeting room

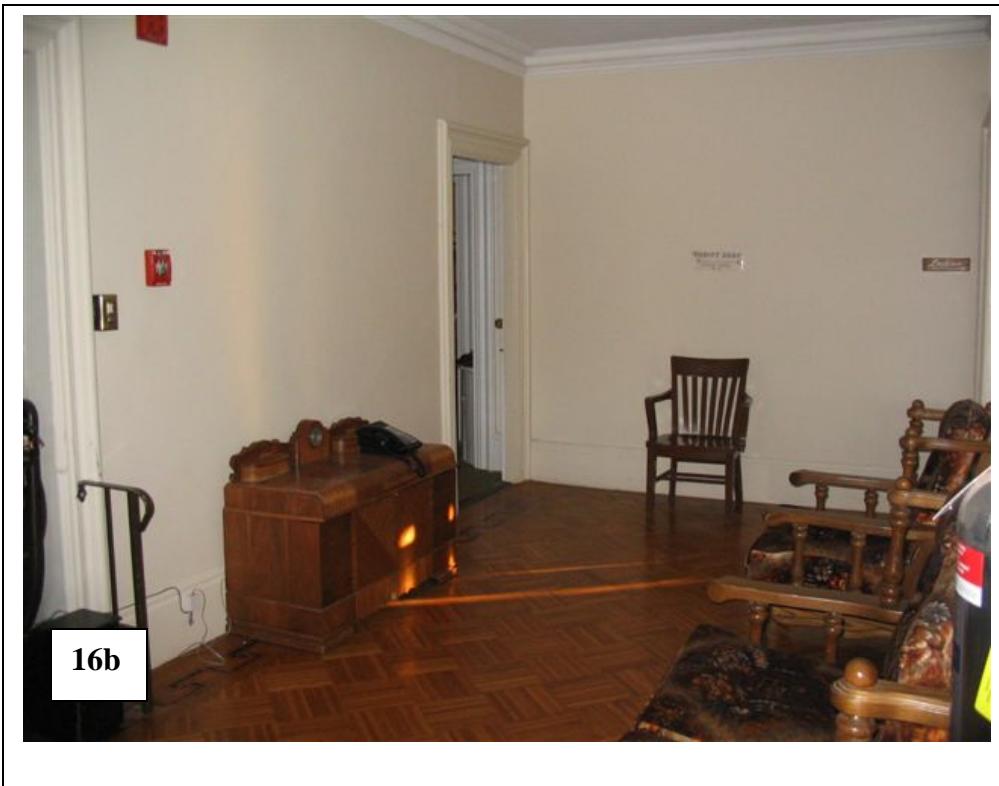


Before: Items to preserve

12. & 13. Stained glass windows
14. & 15. Fireplaces



16a



16b

Before: Items to preserve 16a. & 16b. parquet floors



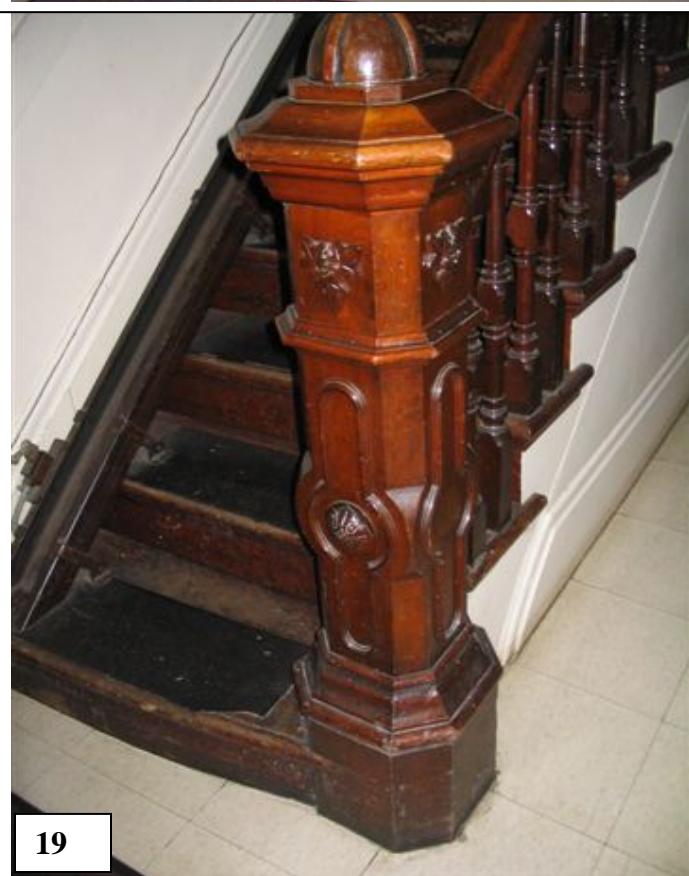
16



18



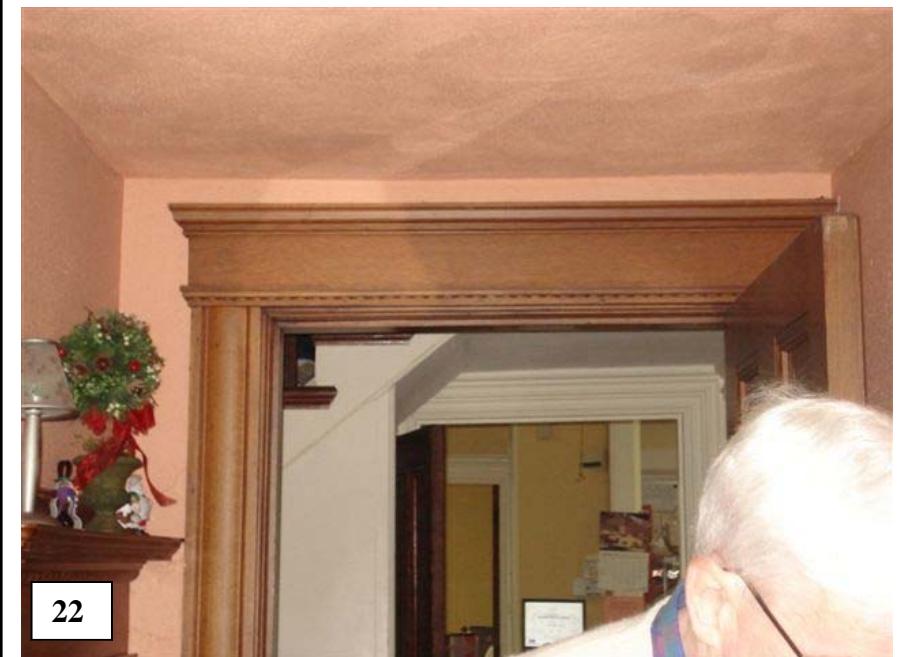
17



19

Before: Items to preserve

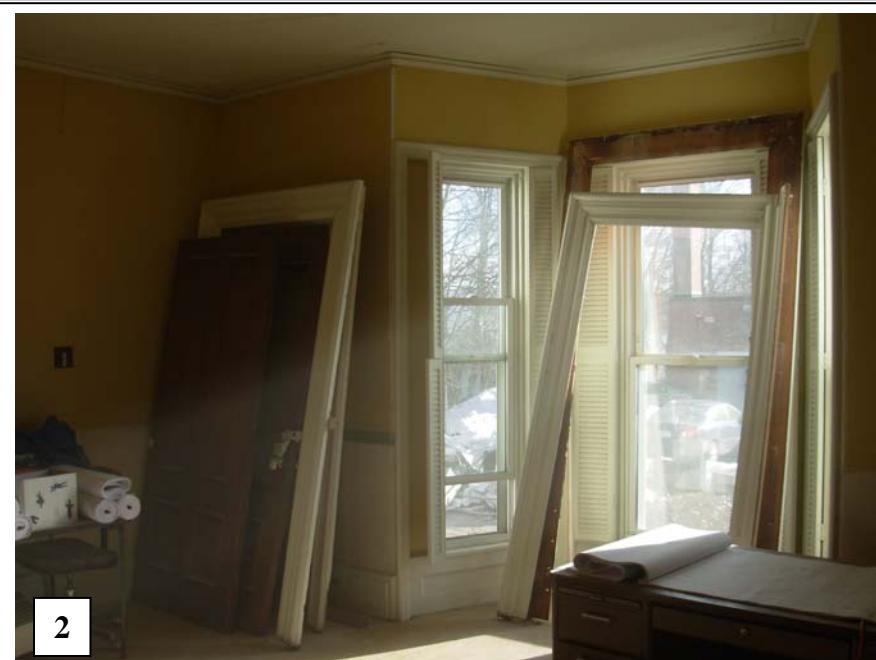
**16. & 17. Parquet Floors
18. & 19. Banisters & newel posts**



Before: Items to preserve

20. – 23. Original woodwork (shown: library)

12



During:

1. Removal of aluminum siding reveals lost quoins
2. - 4. Removal of woodwork, doors & brackets for reuse & reinstallation



During:

5. Construction of carriage-house addition & clock/elevator tower
6. & 7. Relocated quoins & Italianate brackets
8. Pond level basement Patio, Bruce's Pond toward east.



After - Hudson Senior Center - 2010 – north side



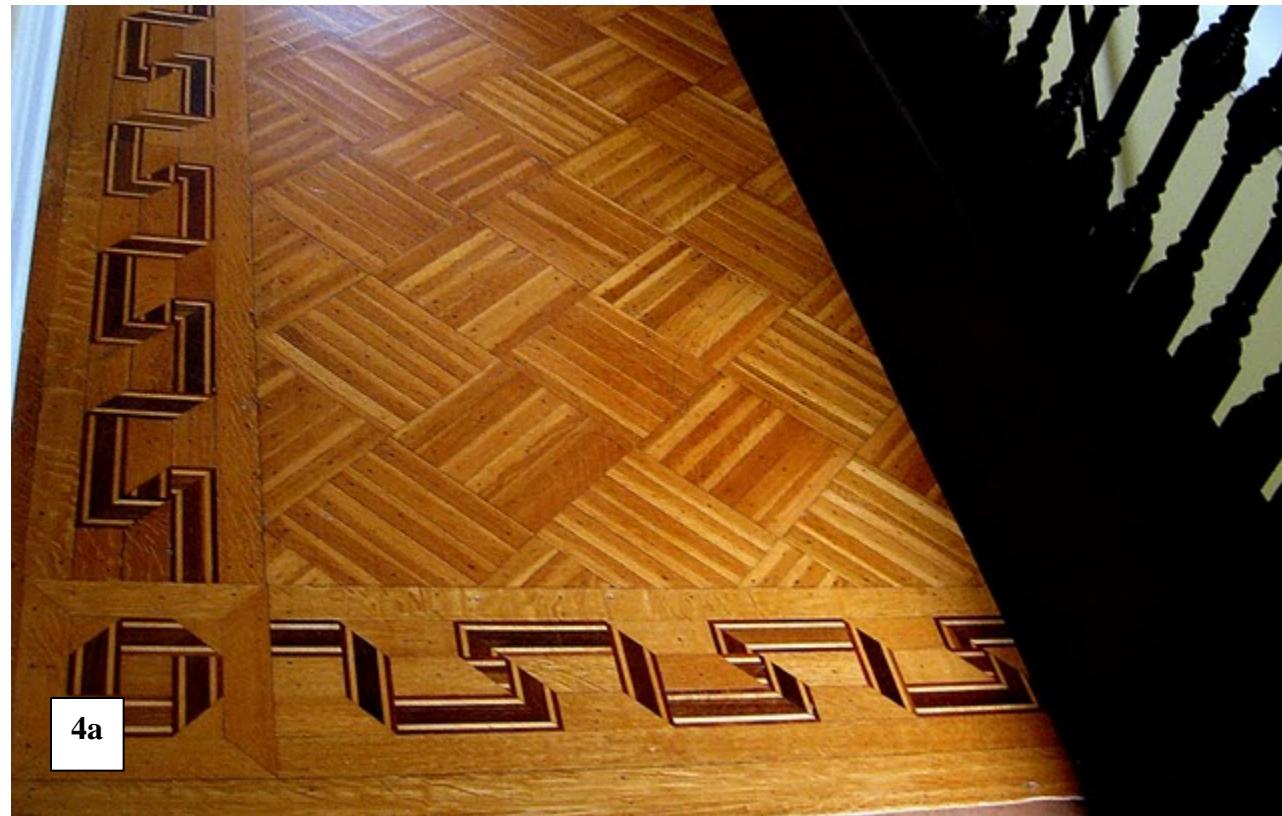
2

After - Hudson Senior Center - 2010 - south side



After:

- 3. & 4. Repurposed banister & newel posts
- 5. One of many “saved” fireplaces
- 6. Reused stained glass windows



After: 4a. Refinished parquet floor



After: 7. - 10. Renovated attic space with COA Board room and restored cupola



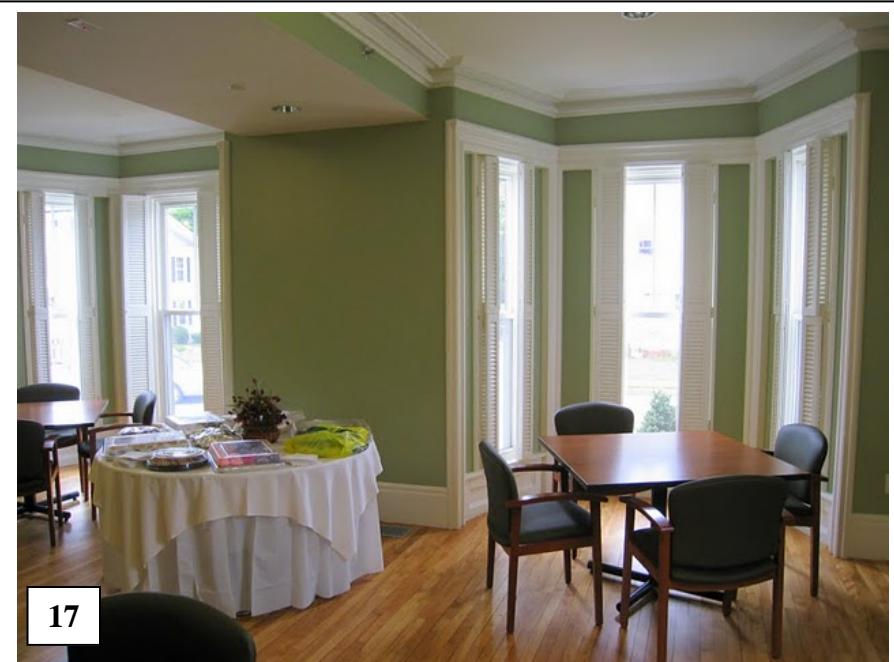
After: 10a. Repurposed arched windows



After: 11. - 14. Craft room



15



17



16



18

After: 15. - 17. Former meeting room, now game room
18. Medical room with saved built-in cabinets



After: 19. & 20. Finished basement for line dancing, tai-chi and fitness classes
21. & 22. Friends of Hudson Seniors office



After: 23. - 25. Library with preserved woodwork & stained glass windows
26. Santa & friend in front of the Library fireplace at the 2010 Holiday Stroll



After:

27. – 29. Great Room
30. Commercial kitchen



After: 31. Back deck off of Great Room, facing east, over Bruce's Pond
32. Basement patio, underneath back deck, at pond level
33. View looking east over Bruce's Pond, toward St. Michael's church

Support Letters

Town of Hudson

Silas Felton Historic District Commission

78 Main Street, Hudson, MA 01749
Tel: (978) 568-9605



February 24, 2012

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

RE: 2012 Preservation Award - Hudson Senior Center

Dear Ms. Simon:

On behalf of the Silas Felton Historic District, I am writing in support of the Hudson Senior Center for Mass Historical Commission's 2012 Preservation Award.

Built in the 1850's, this historic home was purchased by the Council on Aging and donated to the Town in 1979 for use as the Senior Center. But as our senior population grew, the aging building could not meet the seniors' needs.

The entire site was badly deteriorated and out of compliance with many local and state code requirements. The facility was also substantially undersized for the population of seniors it serves. The Center had to turn away many seniors from its programs because of insufficient space and had been forced to move programs and activities to other locations around town. Lack of a commercial kitchen prevented the serving of hot meals. Thus, the facility needed to expand, but such an expansion had to be done with care to replicate historic detailing and preserve the grandeur of what was still intact within the original building.

An addition was built, taking care to accurately replicate all moldings, woodwork, trim profiles and stonework. In addition, the entire original homestead was rehabilitated. Care was taken during the design process to fully preserve and utilize as much of the original features as possible, and to minimize the amount of new material that had to go into the historic building. Wood floors were refinished, banisters were taken apart and reused in other locations and original windows in good condition were left in place. Chimneys were lined to put back into productive use, stained glass windows were re-leaded and reinstalled, and interior/exterior window shutters remained in place.

The Hudson Senior Center is a shining example of rehabilitation and restoration. We strongly support the nomination of this project for a Preservation Award, and hope you will recognize this building for the achievement it deserves.

Thank you for your consideration,

James Quinn

A handwritten signature in blue ink, appearing to read "James Quinn".

James Quinn, Chairman
Silas Felton Historic District Commission



Town of Hudson

Community Preservation Committee

78 Main Street, Hudson, MA 01749
Tel: (978) 562-9963 Fax: (978) 568-9641
Email: jburke@townofhudson.org

February 28, 2012

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Re: 2012 Preservation Award – Hudson Senior Center

Dear Ms. Simon:

On behalf of the Town of Hudson Community Preservation Committee (CPC), I am writing in support of the Hudson Senior Center for Mass Historical Commission's 2012 Preservation Award.

The CPC was honored to be able to help with the restoration of such an important Town facility by providing funds from our Historic Preservation Reserves. The historic homestead built in the 1850's has served our senior population since 1979. Over time the building became insufficient not only in space but also because it became out of compliance with building codes. With an increasing aging population it was evident that the Town needed to take action to save this special resource.

In 2008 the Senior Center began a renovation/addition project. The existing structure was rehabilitated and many of the original features including wood floors, staircases and windows were used. Historic detailing , including moldings, trim, doors & stonework, was replicated throughout the building and addition.

In the CPC's Community Preservation Plan, the Historic Preservation Goals and Criteria state "...the Assabet River Corridor as having great historical significance and place emphasis on areas of the downtown that are of historic value." The Senior Center sits in the heart of downtown Hudson and anchors the Silas Felton Historic District. It was important to the CPC that every effort was made to maintain the integrity of the historic nature of the structure. In the end it was clear that historic preservation was the top priority and the final result should be used as a benchmark for other municipal projects. There is no doubt in my mind that this project is deserving of the 2012 Preservation Award.

Again, the CPC strongly supports the nomination of the Hudson Senior center for a 2012 Preservation Award and hopes that you will recognize this building.

Please do not hesitate to contact me with any questions. Thank you for your consideration.

Sincerely,



Jennifer L. Burke
Chair, Hudson Community Preservation Committee

JLB/s



March 2, 2012

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

RE: 2012 Preservation Award – Hudson Senior Center

Dear Ms. Simon,

GMI Architects (Graham-Meus Incorporated) is the Architect of Record for the Hudson Senior Center Renovation Project. Working with the Town of Hudson was a delightful experience. The Town of Hudson worked diligently alongside the design team to ensure the balance of historical accuracy, fiscal responsibility, and functional quality for the seniors.

GMI has worked with the Town of Hudson from the development of the Feasibility Study in 2006 through the Grand Opening in 2010, and continues today.

Several of the design goals of the project were specifically challenging, not only working with an existing building, but working with an historical building. The existing layout posed numerous inadequacies in terms of allowing for full ADA accessibility. The original layout offered stair only access to the attic and basement. An antiquated lift provided access to the second level – leaving a significant portion of the building unusable for patrons with special needs.

One of the most prominent elements to this project is the addition itself. The incorporation of a Great Room/Multi-purpose Room is key in the programming of a modern senior center, and making the new space as historically accurate as possible, to match the existing 1850's home, was as equally important. In order to accommodate one large space, GMI designed a barn/carriage-house inspired structure along the eastern side of the building – facing out to the pond.

As is common in historic buildings, the original building has a rubble foundation. In order to provide a useable basement floor to ceiling, GMI and its engineering team developed a plan to 'underpin' the entire existing eastern foundation wall to allow for the new floor to have adequate height. But during construction, it became clear that the entire east wall had to be

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restructured and placed on temporary cribbing supports prepared by a house moving company.

GMI placed much of the new HVAC system equipment in the addition to take advantage of the larger space and higher ceilings, but also skillfully utilized some of the attic dormers in the original section of the building to house the remaining mechanical equipment. This allowed for the entire building to be air conditioned through a series of concealed ductwork, placed between existing framing and laid out in a manner to avoid impact on existing historical elements. The renovations strived for minimal visibility or disturbance to the existing finish ceilings. New vents were trimmed with millwork to blend in the existing building. GMI worked to carefully conceal the impact of the newly installed fire suppression system as well, and concealed visible lines behind millwork and carpentry when possible.

As is to be expected with any historic renovation, several 'surprises' were discovered during construction. When constructing the third floor attic space, support columns for the belvedere were hidden within the framing of the staircase. GMI and the engineers worked to reconfigure the belvedere framing to allow the third floor to be one continuous open space and to allow the belvedere to be fully open to the sky.

Another surprise was found hidden within a wall dividing a second floor craft room, a truly unexpected element that could not have been predicted. Buried within the framing of a closet intended for demolition, was a tie rod, suspending the 2nd floor framing from the attic. . GMI and the engineers provided for a large beam to allow for the tie rod's removal. Now the craft room is no longer divided and is one large spacious room.

GMI is proud to have collaborated on this historic renovation with the Town of Hudson and looks forward to our continued relationship with the Council on Aging and the community.

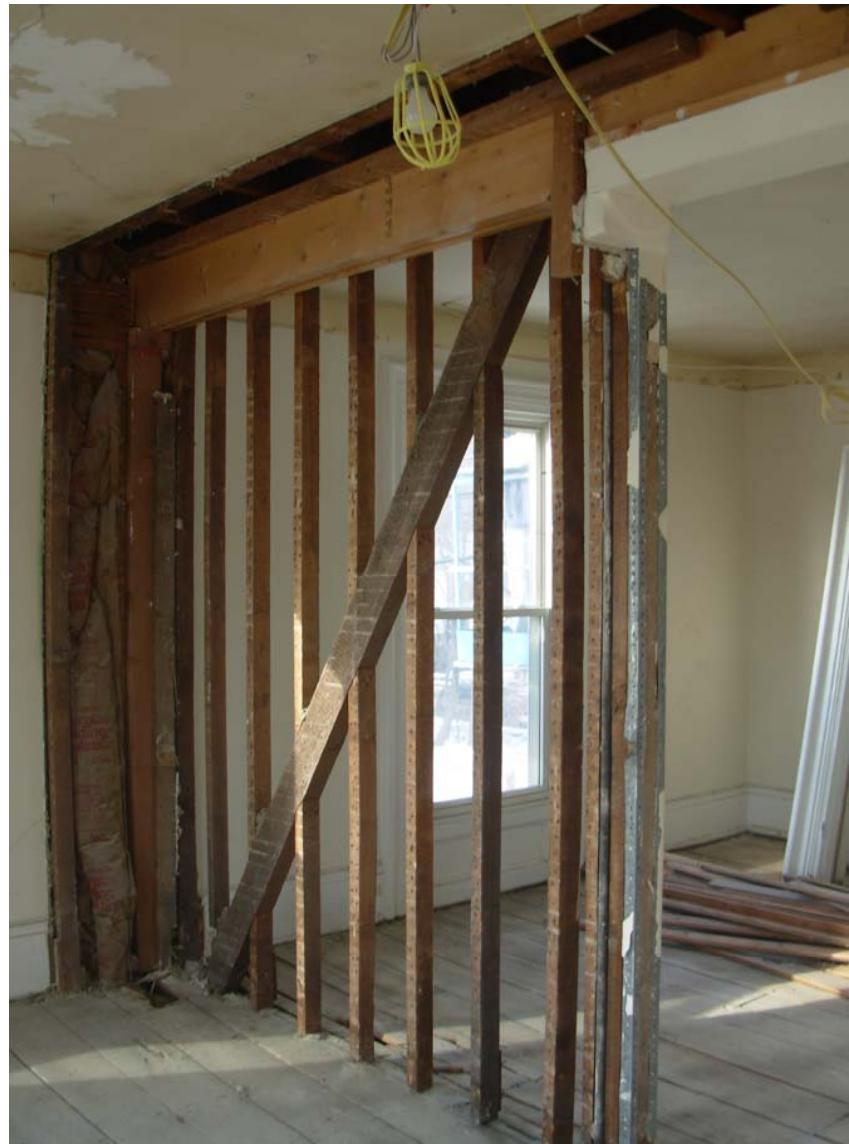
Thank you,

A handwritten signature in blue ink, appearing to read 'M. Vaillancourt'.

Melissa Vaillancourt, AIA
GMI Architects

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Tie rod hidden inside wall dividing craft room.



Rubble foundation



Belvedere posts - before & after.



Hudson Senior Center
29 Church Street
Hudson, MA 01749
978-568-9638
Fax 978-567-0946

February 28, 2012

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Dear Ms. Simon:

As the Director of the Hudson Senior Center, I am honored to write on behalf of Hudson seniors in support of the Hudson Senior Center for Mass Historical Commission's 2012 Preservation Award.

This building has great significance to the Hudson senior population. In 1978, Hudson seniors worked hard to purchase the Brigham home for \$30,000.00 and then turned the building over to the Town. A sense of pride and accomplishment was experienced by all seniors as this building became their "*home away from home*" providing comfort, information, socialization, social services, nutrition and so much more.

Time took its toll on this charming historic building built in 1859. The Town recognized the seriousness of the buildings deterioration and decided to take action. It was presented to the seniors and the community that the options for the Senior Center were to either demolish the existing building and construct a new senior center or renovate the existing building. The senior's recognized the historic character of this captivating building and did not believe in the ever present "throw away, tear down" mentality they often witnessed throughout their life. They loved the building they purchased with its original stained glass windows, the 1800's wood paneling in the library, the marble fireplaces and original parquet floors, the incredible wood carved banister and railings and one of kind wood trim throughout the inside of the building. There was simply no question in their minds, renovation was the only option.

Hudson seniors took an active role with the Town's Community Development Department, the Historic Commission and the Community Preservation Committee during the entire project.

The renovation and addition project represents a successful integration of new technology while maintaining the historic integrity of this 1859 building.

Participation at our center has increased significantly since we returned to the building in August 2010. Our combined events and wellness programs has seen an increase of over 1000 people per month and our Social Service department has had an increase of approximately 200 per month. We now have opportunity for seniors to volunteer and since August 2010, volunteer participation has neared 20,000 hours.

Our newly renovated Center is not only warm and inviting but more than ever reflects the "*home away from home*" atmosphere that our seniors wanted to maintain. Every day we hear comments regarding the warmth of this building. We are proud that our community chose to take the challenge of renovating this old house for the Hudson Senior Center. It is truly deserving of the 2012 Mass Historical Commissions Preservation Award.

Sincerely,

A handwritten signature in black ink that reads "Janice L. Long". The signature is fluid and cursive, with "Janice" on the top line and "L. Long" on the bottom line.

Janice Long
Director, Hudson Senior Center



Friends of Hudson Seniors

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

February 28, 2012

Dear Ms. Simon:

As the President of the Friends of Hudson Seniors, I am writing in support of the Hudson Senior Center for Mass Historical Commission's 2012 Preservation Award.

I have been to many other senior centers. Most are modern, giving me the feeling like I'm in an auditorium or office building. I feel like I'm going to the doctor's office! While many are new buildings, they seem very small without much going on inside.

When you walk into our building, you are struck by the amount of activities taking place, encompassing all three floors. Also, you notice the diversity of the ages of the seniors there.

Our new large kitchen and activity room have beautiful old windows. Windows along the full length of the activity room face a long deck that overlooks a beautiful pond and a lovely old church. One of the card rooms has the same old big windows from the original house. The library feels like you are in a room right out of the 1800's, with the stained glass windows, wooden panels, and fireplace. The second floor has nice open rooms with a lot of light to show off the original parquet floor. The third floor makes you feel like you're in a castle.

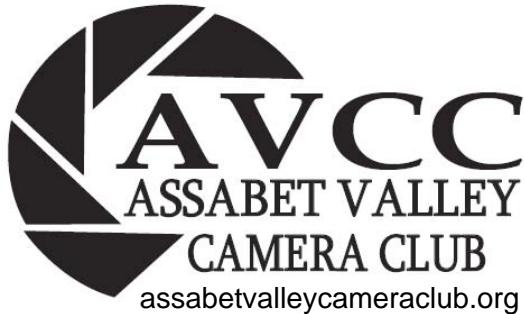
The outside looks just as historically impressive. Even with the new addition, it fits in well with the other fine older homes in the area.

I am very proud to have a senior center that has combined the new with the old. It makes you feel right at home and you never tire of admiring it!

Thank you for considering our Senior Center,

Dorothy Parker

Dorothy Parker
President, Friends of Hudson Seniors



February 28, 2012

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

RE: 2012 Preservation Award - Hudson Senior Center

Dear Ms. Simon:

As Vice-President and former President of the Assabet Valley Camera Club, I am writing in support of the Hudson Senior Center for Mass Historical Commission's 2012 Preservation Award.

Before the renovation and expansion of the Senior Center that began in 2008, the Assabet Valley Camera Club met at the Senior Center and was grateful for the use of their meeting room. The room was small and lacked even basic audio visual equipment, but met the fundamental needs of the camera club.

After completion of the project, Hudson Senior Center has been transformed into a building that is both beautiful and functional. The new meeting area is both larger and equipped with all the equipment necessary to hold meetings that require both audio and visual equipment. The room even provides supplement audio for hearing impaired individuals.

I was fortunate enough to have time to take pictures of the progress of the project during its construction phases and was ultimately able to combine those pictures with those of Kerin Shea, Michelle Ciccolo, Janice Long and others into a slide show that was shown at the Grand Opening of the Senior Center. It was a good way to see where the Senior Center was and how it got to where it is.

What I find amazing is that this was done while still maintaining the original historic flavor of the building.

The Hudson Senior Center is a wonderful example of rehabilitation and restoration of an historic building. We strongly support the nomination of this project for a Preservation Award, and hope you will recognize this building for its great achievement.

Thank you for your consideration,

Anthony Monteiro
Anthony Monteiro, Vice-President

Camera Club still in the picture

Hudson Sun

By Rosemary Rimkus
January 13, 2011



Assabet Valley Camera Club members, from left: Gary Karagosian of Northborough, John Sahagian of Marlborough and Arnie Schneider of Westborough swapped stories at the meeting January 5 at Hudson Senior Center, Church Street. The club, now nearly 70-members strong, marked its 25th anniversary in December.

Photo by Rosemary Rimkus

retired Hudson Light & Power Dept. head, is club president, said the club traces its roots to 1985, when it was instituted by former Enterprise-Sun photographer Norm Eggert. Meetings began in local homes, and then progressed to the Hudson Public Library, the Unitarian Church hall, the pre-renovated Senior Center and the Hudson Fire Station on Cox Street.

“This beautiful community room at the Center is hopefully our permanent home,” said Monteiro. The spacious room is termed “the great room” by Senior Center staff.

“Our members include men and women of all ages, couples and teenagers,” said Monteiro. “They are all friendly, and curious to learn,” she said.

In addition to meeting twice monthly (first and third Wednesday) for workshops, competitions and presentations, club members have traveled, (with their cameras), to the Florida Everglades, Albuquerque, Southwestern states, Canadian cities and other picturesque areas. A challenging Scavenger Hunt is planned this year, and members will be participating in a juried show at the Marlborough Public Library in February.

In recent months, they have held a Chinese Banquet and Pot Luck supper. A “Hi Jinks” workshop last year featured live models, still life and black light settings.

Hudson resident Tony Monteiro, as president, is assisted by Paul Weisbach, vice-president; Linda Shelles of Bolton, secretary, Debbie Milliken of Hudson, treasurer and Maureen Mathieson of Hudson, historian. Members come from throughout the area. The club is enrolled in the New England Camera Council and participates in Photographic Society of America competitions.

For more information phone Tony Monteiro 978-562-6185 or email avcc.info@verizon.net.
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HUDSON — Now 70-members strong, the Assabet Valley Camera Club has come a long way since professional and amateur photographers started gathering in area homes 25 years ago.

Membership ranges from 90-year-old Arnie Schneider of Westborough, self-proclaimed “oldest member,” to teen-age enthusiasts. Schneider, who had a long and successful professional career, said he started taking pictures when he was 12 years old, “and the last ten years (in digital photography) has been revolutionary.”

Marlborough photographer John Sahagian, a AVCC member since 1987, echoed Schneider’s comment, saying “It’s magic!” Sahagian was a wedding photographer for several years, and now specializes in group photos and portraits.

Member Doris Monteiro, whose husband, Tony,



ASSABET VALLEY CHAMBER OF COMMERCE

27 February 2012

Ms. Brona Simon
2012 Preservation Awards
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

RE: 2012 Preservation Award - Hudson Senior Center

Dear Ms. Simon:

As President of the Assabet Valley Chamber of Commerce, I support the Hudson Senior Center's nomination for the Mass Historical Commission's 2012 Preservation Award.

Hudson has a consistent practice of renovating historic buildings in its historic downtown—the Silas Felton Historic District. Over the past decade, Hudson has facilitated two successful CDBG-funded historic facade rehab programs, an energy efficient window upgrade to the Town's historic Carnegie Library, and undertaken the enormous challenge of renovating the 7,500 square foot Senior Center with a historically-replicated 6,600 square foot addition.

Built in the 1850's, the historic Colonel Brigham homestead was purchased by the Council on Aging and donated to the Town in 1979 for use as the Senior Center. Beginning in 2008, the entire building was renovated, taking great care to utilize as many of the original features as possible by refinishing wood floors, re-utilizing banisters, and leaving original windows in place. The addition painstakingly replicates historic detailing such as moldings, woodwork, trim profiles and stonework. The Center held its grand opening in September 2010 to wide community acclaim.

The Senior Center is in the heart of the Downtown and serves thousands of residents each year. Due to renovations, the Center is fully handicap accessible and large enough to properly serve its population and programming. The addition of the Great Hall, and a commercial kitchen, allows a myriad of programming from line-dancing to senior-centric seminars to holiday meals for 125 people.

The renovation of the Senior Center is not just a renovation of a historic building, but continues the process of revitalizing Hudson's historic downtown. For years, Hudson has continued its mission of Downtown revitalization, and every project has been consistent with the Town's revitalization strategy.

The renovation of the Hudson Senior Center brings people of all ages to the Downtown. The Chamber-sponsored Selectmen's debates were held in the Great Hall. Not only was there a full house, but with the room's live-broadcast capabilities, the event was televised to the whole community. Additionally, the Hudson Business Association uses the Center during its Downtown Holiday Stroll, because the historically restored fireplace makes a perfect backdrop for Santa pictures!

The Hudson Senior Center is a shining example of rehabilitation and restoration. We strongly support the nomination of this project for a Preservation Award and hope that you will recognize this building for the achievement it deserves.

Thank you for your consideration,



Sarah Cressy
President & CEO

Misc Attachments

Renovations Are Required



Our Expanding Elderly Population Will Benefit



Town of Hudson

78 Main Street
Hudson, MA 01749
Phone: 978.562.9963
Fax: 978.568.9641
www.townofhudson.org



Hudson Senior Center Renovation & Expansion Project



Take this opportunity to preserve the beauty of the past while insuring a better future for the citizens of Hudson

***Vote YES on Question 1
February 5, 2008***

History of the Senior Center

The first Hudson Senior Center was established nearly 42 years ago and has been growing ever since. In 1978 the Council on Aging purchased the property at 29 Church Street, which was built in the late 1800's. The home was adapted for public use in 1979 and few upgrades have occurred since.

The Senior Center has recently been added to the Silas-Felton Historic District in recognition of its house's historic value to the Town.

Feasibility Study Recommendations

A feasibility study showed that it would be more cost effective to renovate and expand the existing structure than it would be to tear it down and rebuild. Proposed design solutions include:

- Removal of hazardous materials
- Accessibility upgrades – which include toilet rooms, entrances and exits, as well as accessibility to upper levels of the building
- Installation of an Elevator
- Additional space for Senior Programs
- Enhance view of Bruce's Pond – and increase access to it
- Add multi-purpose gathering room for functions & exercise programs
- Replicate historic features and preserve existing character
- Accommodate the anticipated 25% increase in senior population by the year 2020**

Study is available on-line at
www.townofhudson.org

**Massachusetts Institute for Social and Economic Research (MISER) population chart



Current Conditions

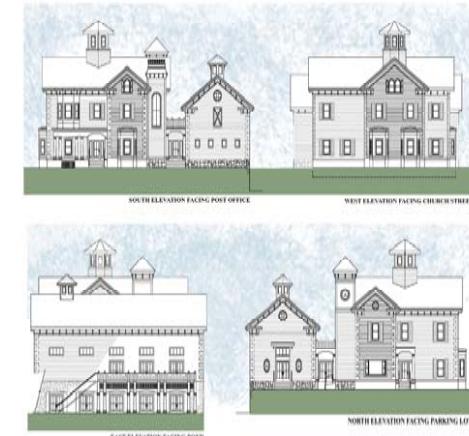
- Handicapped ramp is not in compliance with current ADA Regulations
- Asbestos and lead paint
- Kitchen is not up to code, therefore food preparation is prohibited
- Limited access to upper levels of the building prevent its use
- Overcrowding at events and classes
- Faulty HVAC system
- Electrical system lacks capacity to accommodate modern technology
- Leaking and water problems
- Plaster deterioration
- Toileting areas not accessible by wheelchair
- Unsafe access to the basement where ceramics classes are held



Proposed Design



Hudson Senior Center Renovation & Addition



Graham Meus Inc.
Six Edgery Place
Boston, Ma 02116

View of Bruce's Pond



Beautiful Architectural Features



HUDSON SENIOR CENTER

Vote YES on Question 1

February 5, 2008



Unsafe &
Frightening
Handicapped
Access to
Second Floor

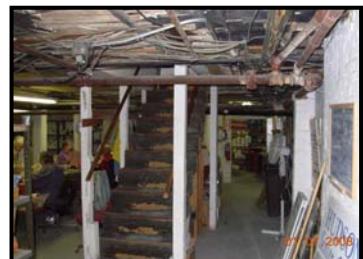


Building is not
ADA Compliant

Therefore, can
no longer be
used as a
polling
precinct



Existing Condition of the Building



Press

Senior Center nears completion

Hudson Sun

By Rosemary Rimkus

January 7, 2010



Photo by Rosemary Rimkus

View of the north side of the Senior Center, including the addition.

HUDSON - Hudson's newest "town jewel" will soon be unveiled.

After many months of construction, renovation and expansion, the Hudson Senior Center at 29 Church St., once the Francis Brigham home, is expected to be open to the public soon. During the past several months, Senior Center events and classes have been held at Hudson Town Hall, awaiting the expected move.

"The timing was right," said Director Janice Long, about the successful fund-raising by the Friends of the Senior Center, and the town meeting support in February 2008. Long calls the handsomely restored property and its stunning addition, a "town jewel."

"Seniors mobilized to educate our citizenry about the need to expand and improve the Center," said Long, "and then Michelle Ciccolo of the executive assistant's office carried the ball for us with her knowledge of grant money and deadlines."

Townspeople appropriated \$4,431,795 at the May 2008 town meeting. Despite a few site problems and constructional setbacks, the Brigham home, built in 1859 and acquired as a Senior Center in 1979, contractors Seaver Construction Co. expect to have the building ready for occupancy within several weeks.

Long and her staff look forward to more than doubling the usable space of the Center. First floor features will include offices for staff and Friends of the Center, space for private meetings, and a Gift Shop. A second floor feature is a medical room for hearing tests, podiatrist and blood pressure clinics. The buildings will be heated and air-conditioned with an environmentally favorable "geo-therm" system.

The stunning rear addition, which overlooks Bruce's Pond, houses a "great room" for dining, state-of-the-art community kitchen, basement floor gathering room for presentations, plus a patio and deck.

"Of course we will have handicap ramps, handicapped-accessible bathrooms on each floor, and an elevator to the third floor," added Long, who said the building will be available to other organizations and town departments. She said that seniors previously used about 5,400 square feet of space in the former building, and there will now be 14,000 square feet available.

Hudson's need for a Senior Center was first broached by a small band of local residents in the early 1970s, who began meeting in a Main Street storefront. They mobilized fund drives and bought the Brigham property in 1979 for \$30,000.

Long said that current-day seniors "took the torch" from their predecessors and worked hard to educate the townspeople about the need to renovate or expand the building.

“They knew we had to clearly demonstrate community support, in order to apply for Community Development Block grants suggested by Michelle Ciccolo,” continued Long. Ciccolo eventually received a \$240,000 CDB grant for architectural design, and another \$400,000 for construction costs.

To fund the feasibility study three years ago, Friends of the Center raised \$40,000 with fairs, raffles, quilt sales and donations.. Later, when architects invited the input of seniors at two public meetings, residents made drawings suggesting use of the new space for community projects, exercise activities, private meeting rooms, and other events.

Long said that senior centers have come a long way from the days they were seen as merely “sites for bingo games.” She noted that in the past year, the Center has had a significant growth in requests for social service information, including home assessments, health insurance, fuel assistance and food stamps. In the month of November alone, Long said she and her staff assisted 215 people with health insurance issues.

Everyone looks forward to newer, more spacious quarters, she said. “We are all pretty excited about move-in day, whenever it will be!,” she concluded.

Contest: Guess when the Senior Center will open

Want to hazard a guess about the move-in date for the enlarged and renovated Hudson Senior Center at 29 Church Street?

Friends of the Senior Center are sponsoring a contest, open to all residents, to name the exact date when the Senior Center staff will occupy their new quarters. Staff and senior activities have been housed at Town Hall this year, as they await the building’s completion.

You may register your “educated guess” at the Senior Center office, Town Hall auditorium, or mail it to the Senior Center, 78 Main St., Hudson MA 01749.

“The Friends are offering a great prize,” says executive director Janice Long.

Hudson Senior Center Renovations Near Completion

Metrowest Daily News / January 21, 2010

By Jeff Malachowski, Daily News Staff



View of the north side of the Hudson Senior Center, including the rear addition.

Council on Aging will move from Town Hall to Church Street, but seniors are eagerly awaiting the move.

"It's nearing completion," Long said. "It's right around the corner. We're all really excited about it. It's really shaping up. It's a beautiful building. The seniors will be really pleased."

Sheila Caty, president of the Friends of the Hudson Senior Center, said the renovated building Hudson's senior community excited.

"It was a place that didn't have any energy," said Caty. "Now it...has a lot of energy. I think it is wonderful."

The increased space will allow for new activities and dinners, which Caty said are her favorite part of the project.

Additional space is not the only new aspect of the building, which was built in the 1860s and has been home to the senior center since 1979. Other features include a new kitchen, handicapped-accessible bathrooms, a new elevator, 35 added parking spaces, new offices, a modern heating and cooling system and an expanded common room overlooking Bruce's Pond that will accommodate 50 more people than the current room.

Long said the renovations were necessary because the building was not handicapped accessible, and there was a lack of space inside the building.

Since construction began in late December 2008, the Council on Aging moved its operations to Town Hall, where the seniors have engaged in various activities for the past year.

HUDSON - While a date has not been finalized, seniors are anticipating a reopening of a renovated senior center in the near future.

Director Janice Long said the floors have been laid inside the Church Street building and work has been done on kitchen appliances, countertops and a new entrance. The installation of a state-of-the-art geothermal heating and cooling system has yet to begin.

The renovations will likely not be completed until the spring, when exterior painting and landscaping can be completed. Long said she is unsure when the

"We have no complaints," Long said. "It's been going very well. All our programs are still in place."

Seniors have been content in their current setting, Long said, but they're eager for the opening of the renovated senior center.

"It's something they've worked very hard for," Long said. "They just can't wait. They keep asking, 'When are we going to move in? When are we going to move in?' I think they'll be very proud."

Hudson senior citizens enjoy new center

By Jeff Malachowski/Daily News staff

The MetroWest Daily News

Sunday Aug 08, 2010



The "great room" will serve as a cafeteria and gathering place for the newly renovated Hudson Senior Center on Church Street.

Bear Cieri/for Daily News and Wicked Local

locations, the seniors and Council on Aging staff returned to the Church Street building late last week.

"It's so exciting to hear people are visiting the building," Council on Aging Director Janice Long said. "They're all very excited. They said it surpasses their expectations."

The renovated building features increased space for more activities and programs, including an exercise and Tai Chi room, a game room including a billiard table, and a knitting and sewing room.

"We are utilizing all the space in the building," Long said.

A new medical room will serve as an examination room for local nurses, podiatrists and audiologists who frequently come to the senior center for health checkups.

A new library has been built, and Intel will be donating two computers with Internet access.

Two new common rooms were built on the main floor and the basement level, both overlooking Bruce's Pond. The common room on the main level features wall dividers, which allows two activities to occur at once, as well as a full kitchen facility and a deck, complete with patio

HUDSON — Stepping inside the newly renovated Hudson Senior Center for the first time, several of the town's senior citizens marveled at the new look and features of their home away from home.

"It's quite a difference," said Rita Saia, a frequent center visitor since the '70s. "I love it."

After spending the past 18 months conducting their activities at Town Hall and other

furniture, overlooking the pond. The room can accommodate 50 more people than the old senior center's common room.

The basement-level room features a patio with furniture and a grill.

Although the facility, which was built in the 1860s and has been home to the senior center since 1979, when it was purchased with \$30,000 in grant funding, was modernized, many historical aspects of the building remain, including three original brick fireplaces, stained-glass windows, a portion of the building's original floor and the original banister.

"They preserved the historical architectural features," Leland Bradbard said. "The new building is absolutely fabulous. It's wonderful."

Other features include handicapped-accessible bathrooms, a new elevator, 35 new parking spaces, a newly paved parking lot, new offices, and a new geothermal heating and cooling system.

"We're very green," said Marie Esteves, of the Council on Aging.

Since opening the renovated building last week, Long said several seniors who have not come to the center have begun taking advantage of its services.

"We've seen some new faces," Long said.

Both the seniors and the Council on Aging staff said they were happy with the renovations and are looking forward to be back at the Church Street building.

"I'm thrilled the seniors can come back," Long said. "A lot of them call it their home away from home. I'm happy they're home."



Although many parts of the Hudson Senior Center on Church Street have been renovated, parts of the original 1860s architecture, such as this stained-glass window, remain.

Bear Cieri/for Daily News and Wicked Local

Hudson cuts the ribbon on renovated senior center

The MetroWest Daily News

By Kathy Uek/Daily News staff

September 20, 2010



The American Legion color guard performed the raising of the flag ceremony at the grand opening of the new Hudson Senior Center Sunday.

John Tarantino/for Daily News and Wicked Local

HUDSON — A crowd of about 300 enjoyed a journey back to the future Sunday at the grand reopening of the newly renovated Hudson Senior Center.

Adele Fontana and her longtime companion, Merrill Pierce, voiced appreciation that many of the features of the historic structure, built in 1859, have been retained, including the original red brick fireplace, intricately detailed wooden columns and a stained glass window.

Blurring the line between past and present, a new computer stood ready for seniors to use just below the antique window.

"They utilized our tax dollars well," Fontana said.

State Rep. Kate Hogan, D-Stow, thanked residents who voted for the debt exclusion and "invested their hard-earned money to renovate this new jewel in the crown of downtown Hudson."

"They took the best from the past and brought it forward so we can get to the future," Hogan said.

Emmett Sharmarow, program manager for the Council on Aging and senior center, recalled how the town used a \$30,000 Elder Affairs grant to buy the historic Church Street building in 1979 to serve as its senior center.

Referring to the new and improved center, Sharmarow said, "None in Massachusetts are built like this" and it will serve as a model for others in the state.

Many of those in attendance Sunday credited the ongoing support of state funding, local contributions and the efforts of local residents, including Janice Long, director of the senior center.

"It takes a community to raise a community senior center and that's what you've done," Sharmarow told Long.

"Without Janice Long, this senior center wouldn't have happened," said Justin Provencher, secretary of the Hudson Council on Aging. "Janice is the heart and soul of this. She's made the center a destination place for seniors."

Long, who began serving as director four years ago, embarked on a mission to make the dream of renovating the senior a reality. She cited local teamwork and the efforts of Friends of the Senior Center members as crucial in getting the debt exclusion passed.

"There are many unsung heroes," Long said. "Thank you."

The journey back in time included Florence Phaneuf, who remembered her mother, Laura, advocating for seniors in the 1940s.

"(My mother) would be very proud to see this new senior center," she said. "I'm sure she's looking down with others who worked so hard."

Enjoying chicken fingers, shrimp and pastries, Mary Saaristo, who helped start the original Friends of the Senior Center, recalled a time prior to the establishment of the Council on Aging, when there was no place for seniors to meet.

In 1979, seven Council on Aging members, including Saaristo, founded Friends to help the elder population.

"It was an educational process to let them know all the programs that were available to them that they could enjoy," she said. "It also helped get those isolated out of their homes."

The three decades since the original Friends group began have been a wonderful journey, Saaristo said.

"They now have this new senior center that is their home away from home," she said.

Michelle Ciccolo, assistant town administrator and community development director for Hudson, helped secure grants from the state Department of Housing and Community Development to pay for the project.

"The mission of community development is to promote and enhance the quality of life for all 3,500 senior residents," she said.

"Thought went into the building, preserving its historical perspective and improving the quality of life for seniors," said state Sen. James Eldridge, D-Acton. "This is not your father's senior center."

(Kathy Uek can be reached at 508-626-4419 or kuek@cnc.com.)



Hudson Senior Center Director Janice Long, left, gets flowers from the Hudson Economic Development director Michelle Ciccolo Sunday afternoon at the Senior Center's grand opening. John Tarantino/for Daily News and Wicked Local

Community Advocate

Your hometown newspaper since 1974

32 South St., Westborough, MA 01581

(508) 366-5500

WESTBOROUGH • SHREWSBURY • NORTHBOROUGH • MARLBOROUGH • SOUTHBOROUGH • HUDSON



Vol. 35 Number 39

September 24, 2010

Renovated Hudson Senior Center officially opens



Hudson - Cutting the ribbon at the Sept. 19 official opening of the renovated Hudson Senior Center are (front, center) Director Janice Long and Friends of Hudson Seniors President Sheila Caty. Also participating were (l to r) Michelle Ciccolo, director of Community Development; State Sen. Jamie Eldridge, D-Acton; Ron White of Hudson Council on Aging; Dan Meus, architect; Tony Diluzio, project manager; Selectman Joseph Durant and State Rep. Kate Hogan, D-Stow. A flag-raising ceremony was performed by the Hudson AMVETS Color Guard. Afterward, guests were invited inside for refreshments and tours. Originally built in the 1860s, the center now offers improved handicapped-accessibility and an elevator so that the three floors are fully functional. Other additions include a complete kitchen, new library and gift shop, rooms for crafts, exercise and medical exams, and an outdoor patio overlooking Bruce's Pond.
Photo: Ed Karvoski Jr.

They're in stitches at the Senior Center

Groups of quilters, painters, and dollmakers meet regularly at the Hudson Senior Center to indulge their creative sides.

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By Seth Stutman/Correspondent

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Quilting, knitting and painting groups meet regularly at the Hudson Senior Center. Diane Bennett works on a quilt for her grandson.

Allan Jung/for Wicked Local and the Hudson Sun

The quilting sessions are just part of the craft opportunities that are presented, free of charge, to senior center patrons. Knitters meet on Mondays and Tuesdays while painters work on Tuesdays, and the quilters create on Thursdays. Many of the seniors attend multiple sessions and have bonded over needles, paints and fabrics.

Jane Veo used to tour around at craft shows and now paints at the center. "It's wonderful here," she said. Betty Satas agrees, "We're all having a great time, it's a nice bunch of ladies."

Maria Leandres didn't know many fellow Portuguese speakers when she began at the senior center five years ago but has since found a group of fellow

HUDSON — Every Thursday since 2007, Hudson seniors have congregated at the Hudson Senior Center to share their passion for quilting -- creating square masterpieces that they frequently donate to charity or to fundraisers at the center for worthwhile causes.

In the corner of the crafts room, a large quilt -- the group's first -- hangs with the names of all of the founding members and quilters. While members come and go, the sentiment and camaraderie of friendship and collaboration are still present in the center, which underwent an extensive renovation and re-opened in the fall.

For the quilters, the newly renovated center provides a pleasant haven to sew and create.

"I just started here, I've just retired," said Dorothy Vassell as she sewed a pillow, "I'm trying out the senior center for aerobic classes and things like this."

Margo Thedodss is one of the original quilters. "We started in 2007 with five of us and now we're in this new building," she said.



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From left, painting group members Jane Veo, Gloria Cuddy, Carol Murray and Catty Blanchard talk about their works.

Allan Jung/for Wicked Local and the Hudson Sun



Betty Satas fixes some loose stitching on Janet Mara's sock doll.

Allan Jung/for Wicked Local and the Hudson Sun

With constant varied activities, the Hudson Senior Center has activities for everyone over 60 and has participants and staff who breathe life and camaraderie into it and into the community with their artwork. Long encourages more seniors to attend, "It's a nice place to go and do your hobby and to show others the talents and you have."

The Hudson Senior Center can be reached at www.townofhudson.org or at 978-568-9638.

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Portuguese speakers that include her recently-retired sister. "It's friendly and I love this place," she said, I speak Portuguese, but being here, it helps me speak English."

Center director Janice Long, who has been working at the center for nearly five years, helped create the arts programming. Whether they make dolls, quilts or paintings, the eager participants of the many creative programs offered at the Hudson Senior Center mingle and create for themselves, their center and for charity.

"They all work very hard and donate to or make things for to the senior center," said Long, "We're grateful for all of the things that they do."

Opened in 1978 with funding from the Executive Office of Elder Affairs and outside donations, the center aims to create a 'home away from home' for seniors. In September, the center completed a massive renovation and now the 3,500 elderly residents of Hudson can partake in a variety of activities designed to stimulate interests and forge friendships.

"[The Senior Center] gives them the opportunity to revitalize an interest that they might have had a while ago," said Long. "Socially it's great, they are meeting people and developing new friendships."



Above, a close-up of Diane Bennett's quilt for her grandson.

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