

MEMO: 87 Hudson Street

RE: Design Statement

DATE: 12.13.21

ZONING

The proposed two-family dwelling or duplex at 87 Hudson Street requires a Special Permit from the Planning Board. The building site is in the RC Zone which borders the DN Zone along Hudson Street. The existing lot conforms to all of the Density and Dimensional Regulations for duplexes in a RC Zone per Section 7-06-030.J.5. No waivers or variances are required or requested for this project.

DESIGN GUIDELINES

At this time, there are no Design Guidelines for two-family dwellings and the design review Purposes outlined in the Bylaw Section 7-03-060 refer only to work in the commercial districts in Northborough. However, the proposed design for 87 Hudson Street does “draw upon the appropriate local or regional models of traditional neighborhood design” as stated in the Bylaw. Specifically, the proposed design is a contemporary interpretation of the traditional I House Style with a temple front found throughout Northborough, as well as throughout New England. The I House structures from the nineteenth century are characterized by a narrow gable façade facing the street, often with an ell or wrap-around front porch. The symmetry, proportions and sight lines are the most notable strengths of this style.

CONTEXT

87 Hudson Street is not located in a traditional, self-contained, residential neighborhood even though the site is zoned RC. The history of land use on Hudson Street from Cold Harbor Brook north to the Chapinville area, from the mid-1700’s to the early 20th century has been characterized by a diversity of uses and architectural styles. Waterpower provided by Cold Harbor Brook and the Assabet River supplied sawmills, cotton mills, tool makers and comb manufacturers. Housing for the factory workers as well as the factory owners was interspersed with the mills and assorted businesses. This mixture of uses is still evident today. Within a half mile of the site, there are religious, industrial and business uses. There are senior and affordable housing, single family, two-family and multi-family housing.

Hudson Street is also one of the five principal gateways into the center of Northborough. There are thousands of vehicular trips on Hudson Street per day and there are no sidewalks after River Street going north.