



EXTRACT of Minutes of the regular meeting of the Council of the Town of Hudson held at the Community Centre on March 5th, 2012, during which the following by-law was adopted:

BY-LAW N° 599

AIMED TO DESIGNATE AS A HISTORICAL BUILDING THE “HÔTEL DE VILLE” (481 Main), THE “MAISON HALCRO” (539 Main), AND THE “MUSÉE D’HUDSON” (541 Main)

WHEREAS by way of a by-law followed by consultation of its Town Planning Advisory Committee, the Town of Hudson can attribute the title of historical building to any building located on its territory which has an historical, architectural or aesthetic interest

WHEREAS the architectural qualities of “l’Hôtel de Ville”, “la maison Halcro” and “ le musée d’Hudson” ;

WHEREAS there is an historical interest for these buildings;

WHEREAS a notice of motion was duly given at the regular council meeting held on February 6th, 2012;

WHEREAS a public notice for the Town Planning Committee meeting concerning the naming of three (3) buildings and their properties was given on February 15th, 2012;

WHEREAS the notice of motion and special notice was sent to the *minister de la Culture, Communications ET condition feminine* on February 7th, 2012;

WHEREAS the Town Planning Advisory Committee held a public meeting on February 23rd, 2012 at which they listened to the representations of parties interested in the naming of these buildings;

WHEREAS further to this public meeting, the Town Planning Advisory Committee has submitted to council a notice in favour of the naming as historical monument these buildings and their properties;

WHEREAS the requirements of Article 356 of the Cities and Towns Act have been met and that Council members declare having read By-Law N° 599 and relinquish its reading;

THEREFORE, it is **moved** by Councillor Robert Spencer, **seconded** by Councillor Diane Piacente that By-Law No 599 is adopted and that it be enacted and decreed as follows:

1. Subject of the attribution:

« The following immovable are cited as an “historical building”:

- a) The building known as the “ Hôtel de Ville d’Hudson” located at 481 Main Road, lot n° 1 833 199 of the official cadastre of Quebec, is cited as historical building and is thereafter named in this by-law as “ cited historical monument ” ;
- b) The building known as “La maison Halcro”, located at 539 Main Road, lot n° 4 606 549 of the official Cadastre of Quebec, is cited as historical building and is thereafter named in this by-law as “cited historical monument”;
- c) The building “Le musée d’Hudson” and the whole property located at 541 Main Road, lot n° 4 606 548 of the official cadastre of Quebec, is named in this by-law as “cited historical monument” ;



2. Architectural description and summary of historical notes for each of these cited historical monuments :

a) The main architectural and historical elements of the cited historical monument (L'Hôtel de Ville d'Hudson) are the following:

The Town Hall of the small village of Hudson was built in 1904 by a local contractor, Mr. Jules Séguin. It was built in the "colonial revival" style which was the style between 1876 and 1915 in New England. This post-victorian style recalled the Georgian (1720-1840 era of English colonisation in North America which referred to the Greco-roman stylistic elements. At the Town Hall we can notably observe the following elements and characteristics of this style : a symmetrical plan deriving from a Greek temple, the use of the masonry, a prominent portico with pediment and columns, an understated neoclassical ornamentation, guillotine style windows with several panes and semi-circular transom.

This building was named "McNaughten Hall" in honour of the mayor who gave the land to the village for the amount of one dollar. The Hudson Municipal Council held its first meeting on January 25th, 1905 under Mayor John H. McNaughten. Commemorative bronze plaques of these events have been given to the Town by the Hudson Historical Society.

The building was originally used as office for the mayor and his secretary as well as a hall for council meetings. At that time it was also used as a community hall.

It was also used as a prison! During the 50s the village of Hudson installed a siren on the Town Hall roof to advise firemen or the citizens against an attack by the Soviets and also to enforce a 9 P.M. curfew every night, for the children.

There have been important changes inside the building. In addition to the mayor's office, it now houses the 8 employees of the municipal administration.

The Hudson Town Hall is probably the building located in the centre of town that has seen less changes. Its windows, walls and façade are the same as more than sixty years ago.

Originally, the portico steps were made of wood but, around 1918 they were replaced by Quarry Point stone steps, a quarry in the Village of Como.

Since its construction in 1904, this building has had a sole owner, the Town of Hudson. The Town Hall is probably the one with the most important historical heritage, as it is at the service of the town's citizens for more than 107 years (see pictures appendix A).

b) The main architectural and historical elements of the historical monument cited as (La maison Halcro) are the following :

This house was built towards the end of the 1800s, probably by a member of one of the oldest English speaking families of Hudson, the Halcros. This family arrived in Cavagnal in 1818.

Around 1967, it was bought by the Municipality of Town of Hudson to be used as residence for a member of the municipal police and his family. Later, this house was used a dispatch centre for the Hudson Police and Fire Departments. Various town employees also lived there.



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In 2010, the Town decided to move it from its original location, in order to highlight it and use it for municipal purposes. It was set on a concrete foundation approximately 60 meters to the west of its original location. The house has been restored and the architectural characteristics have been carefully preserved or reproduced: the exterior siding, the roof, the roof pitch, the gingerbread trim, gables, the steps and porch, etc.

Quarry Point stone (a Hudson quarry) used for the original house foundation were kept and reused for the dry stone wall in front of the house, as often seen in Hudson.

During the preparations for the building's move, names were discovered on one of the main floor's ceiling beams. They were written in 1914 and list the names of the four young daughters of William Francis Halcro : Bessie (Elizabeth) born in 1889, Alice born in 1890, Annie born in 1893 and Beulah born in 1895.

During these works, the interior walls were opened up and the old wooden walls made from planks probably cut by a pit saw were exposed. The exterior siding was also removed and it shows that the house was made with board and batten style exterior siding and not the shake siding as that was on it prior to its restoration.

The earliest known photo of the house dates from about 1904 and it shows Mr. & Mrs Halcro and their eight children on the front porch and the stairs. We can see a cedar shake roof and the original gingerbread trim on the front roof line, the board and batten siding and a barn/shed in the backyard (see pictures in Appendix A).

c) **The main architectural and historical elements of the historical monument cited at (le musée d'Hudson) are the following:**

This house was built in 1909 by Mr. William David Hodgson for his brother John Allan Hodgson. This contractor built several other houses in Hudson during this era, such as 401 Main, 403 Main, 543 Main and 63 Elm. The last construction of this style was built in 1913.

The houses built by William David Hodgson are still very solid. They are all made of wood and stone with the exception of the one located at 543 Main which is in red brick. Almost all of Mr. William Hodgson's houses have a tin roof and as far as we know, these roofs have never been replaced (see pictures in Appendix A).

This building is the twin of the one located at 63 Elm. A very important characteristic of this house is the dated that is inscribed above the front door: 1909. Also, the ceilings are very high (9 to 10 feet), the floors are hardwood and the walls are plaster, which was very common during this era. The house belonged to the Hodgson family for more than 70 years.

3. Effects of the citation

- a) The cited historical monument must be kept in good condition;
- b) Anyone who alters, restores, repairs or modifies in some way the exterior appearance the cited historical monument must, beforehand obtain authorization from the municipal council, in accordance with the procedure established in this by-law.
Furthermore, no one may act upon what is mentioned in the first paragraph without giving a notice of at least 45 days to the Town. In the case where a municipal permit is required, the request for permit serves as notice.
Before imposing conditions, Council requires the TPAC's opinion.



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A copy of the resolution setting the conditions is included with the municipal permit issued, if need be, which authorises the concerned action.

- c) Anyone who wishes to demolish part of or the entire cited historical monument, move it or use it as a building against another construction must beforehand obtain authorization from the municipal council.

4. Owner's responsibility:

The owner of a cited historical building must take the necessary measures to maintain the building in good condition, this according to this by-law.

5. Preservation and Exploitation Conditions:

When a request for authorisation of works is received, the municipal council may establish the conditions under which it authorises the said works, this in order to ensure the conservation and the exploitation of the cited historical monument and notably the main architectural elements previously mentioned in this by-law. These conditions may be the form and the size of the cited historical monument, the dimensions, proportions, location of the openings, siding materials, colors and architectural decor elements as well as any other element considered relevant. The municipal council approves the conditions by resolution.

5.1 Intervention on the cited historical monument

- a) The works done on the cited historical monument can not alter the main architectural elements that give it its historical meaning. The works must be intended for, amongst other, the maintenance of integrity, clarity and the predominance of the original building;
- b) The works affecting the cited historical building must favour the maintenance of essential historical elements of the building, as indicated at Article 2;
- c) Works to reinforce the current appearance of the building or return it to its original appearance, notably architectural structure, architectural elements, materials, construction techniques are authorised;

6. Request for permit:

6.1 Any request for permit submitted to Council must include the following information:

- a) Name, surname, address and phone number of the owner or authorised representative;
- b) Photos showing the four elevations of the concerned building;
- c) A layout plan or a copy of the plan annexed with the certificated of location;
- d) Plans to scale, showing the transformations being the subject of the request;
- e) Any other information required by the Town's Urban Planning By-Laws and Site Planning and Architectural Integration Program (SPAIP);;



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6.2 Any request for permit for an historical monument, submitted to Council is subject to the following by-laws:

- a) Site Planning and Architectural Integration Program (SPAIP) enforce at the time of the request, for the historical sector in the central commercial core;
- b) All Urban Planning By-Laws enforce at the time of the request.

6.3 Any request for permit must be submitted to the Town Planning Advisory Committee for recommendation to Council

6.4 Municipal Council Notice :

Council must submit to the owners to whom an authorisation has been refused, a notice explaining the reason for the refusal and a copy of the Town Planning Advisory Committee's notice.

7. Annexed Documents:

Appendix A: Historical and current photos of the cited historical monuments

8. Legal Proceedings and Penalties:

Anyone that contravenes this by-law commits an infraction and is liable to the penalties indicated at articles 103 to 110 of the *Loi sur les biens culturels et ses amendements* (L.R.Q., chapitre B-4)

9. Any by-law or part of by-law contrary to or inconsistent with the provisions of this by-law is hereby repealed..

10. This by-law shall come into force according to the law.

BL599

CARRIED

Original signed: G. Michael Elliott, Mayor

Louise L. Villandré, Director General