

Dear Friends and Supporters of the Armory on the Assabet,

2025 has ended and I am happy to report that the Hudson Cultural Alliance/ Armory on the Assabet has had another highly successful year as we pursue our goal—to transform the historic Armory building into a preeminent cultural destination for the Metrowest region.

This has been achieved by support, partnership and collaboration from the residents of Hudson and our surrounding communities, local businesses, and foundations. This has allowed us to thrive and move forward, uniting the community around a common purpose.

The members of the Board of the Hudson Cultural Alliance are grateful for your trust and confidence in the project. Your generous donations continued to help us leverage additional funding and recognition including a Massachusetts Cultural Council grant in the amount of \$200,000. Together, currently we have raised over \$1,100,000.00 toward the completion of Phase 1 of the Armory on the Assabet.

What follows is an outline of what we accomplished in 2025 and what we're looking forward to in 2026

Sincerely

Tom Desmond  
President  
Hudson Cultural Alliance, Inc

### SOURCES OF FUNDING AND DONATIONS:

Through a combination of personal donations, local business donations and grants, State funds, and Foundations, we raised \$216,270.00. This included:



**\$174,936.00**  
in grants and State earmarks



**\$16,382.00**  
in personal donations



**\$13,377.00**  
in events on the Armory grounds



**\$4,150.00**  
in rentals.



**\$3,925.00**  
in memorial gifts



**\$200,000**  
Received in matching grant from  
Mass Cultural Council  
(match due 2026)

Continued our “Transforming the Armory” GiveButter Campaign to match the MA Cultural Council’s \$200,000.00 grant. As of this date, we have raised \$187,000.00, which represents 94% of our goal.

## **ACTIVITIES/ACCOMPLISHMENTS/WHERE DID THE FUNDING GO?**

- Continued our “Arts Around the Armory” Summer Series which included:
  - Shakespeare at the Armory featuring “Much Ado About Nothing”.
  - The Tanglewood Marionettes.
  - An Acoustic Brunch.
  - Jane Austen 250th Birthday Celebration featuring “Lady Maria Chaffington” - Reenactment by Hudson’s own Donna Chaff.
  - Battle of the High School Bands.
  - Symphony Pro Musica concert.
  - An evening showing of the film “The Goonies”.
  - Art classes for children (with the Girls and Boys Club) and adults.
- Hancock Associates completed additional work on updating our site plans in preparation for the permitting process.
- Extended our contract with HEARD Strategy and Storytelling and Liorah Lane Marketing to handle all promotions, marketing, summer events flyers, and social media.
- Completed, printed and distributed our Case for Support to funders and supporters. activities.
- Participated in Community Foundation of Metrowest public relations video.
- Through the volunteer efforts of Preston Hoffman of Pulse Lighting, a Hudson resident, we were able to provide the new uplighting of the Armory.

- Met with Nuno Bettencourt in November:
  - He recorded a series of interviews stressing the importance of the Armory as a cultural center and community resource
  - Reiterated his support for the facility
- Hosted a visit and tour by Representative Kate Hogan and Senator Jamie Eldridge with Michael Bobbitt, the Executive Director of the Massachusetts Cultural Council as well as Town officials and stakeholders. Created a promotional video featuring Michael Bobbitt, the Executive Director of the Massachusetts Cultural Council, Senator Jamie Eldridge, Representative Kate Hogan and other stakeholders.

## **OTHER MAJOR DEVELOPMENTS**

- Continued to participate in local events with informational handouts, new swag and newsletter signups.
  - Hudson Fest.
  - Artsfest.
  - Celebrate Hudson.
  - The Hudson Holiday Stroll.
- Utilized material from Nuno Bettencourt’s interview and produced a weekly “Fridays with Nuno” series that was widely distributed on our social media channels and commented on from as far away as Europe.
- Joined and participated with Marlborough Chamber of Commerce extending our advertising and promotions to Marlborough.
- Coordinated with the Hudson Business Improvement District (BID) who purchased a large tent which allowed us to conduct outdoor performances.

- Conducted additional meetings with potential tenants to include local and regional artists, photography/podcast enthusiasts, Hudson Historical Society and Opera Worcester.

- Requested and received a \$100,000.00 State earmark from Senator Eldridge that will be used for window repairs.

- Received a \$10,000.00 grant from the Community Foundation for Metrowest.

- Received a \$10,000.00 grant from the Stephen and Mary Birch Foundation.

- Applied for and received a Most Endangered Historic Resource designation from Preservation MA. The designation will protect the Armory from potential development and provide resources such as guidance from preservation specialists.

- Began preparations for “The Village Table, A Student Showcase and Community Preview”. This will be a joint project between the Hudson Cultural Alliance, the Hudson Public Schools, and local businesses that will feature a variety of events documenting and presenting Hudson history and stories as imagined by our school children.

- Set up an information table and shared project information with attendees at Nuno Bettencourt’s Turkey Jam in November.

- Met with the Hudson Historical Commission to discuss the possibility of adding the Armory to the Historic District.

- Began planning for the Hudson Art and Framing art auction fundraiser - January 2026.

- Began planning for the Clover Road Fundraising event - February 2026.

- Met with and participated with other organizations to include:

- A workshop hosted by Evelyn Dueck at 19 Carter in Berlin.

- Marlborough Chamber of Commerce.

- Senator Jamie Eldridge.

- Representative Kate Hogan.

- Hudson Business Improvement District (BID).

- Assabet Valley Chamber of Commerce.

- Hudson Business Association.

- Opera Worcester.

- Symphony Pro Musica.

- Hudson Historical Society.

- Partnered with Linda LeSage, a local author, and local businesses to present her book “A Cuppa Tea with Miss Jean”, a biography of local resident and beloved teacher Miss Jean Beddow-Arnth.

- Received generous sponsorships from local businesses and supporters.

ORGANIZATION	AMOUNT	PROGRAM
Hudson Cultural Council	\$2,000.00	Holiday Stroll and Tanglewood Marionettes
D. F. Murphy	\$1,000.00	Symphony Pro Musica Concert
Main Street Bank	\$1,000.00	Movie on the Lawn
Rail Trail Pizza & the Hudson Business Association	\$500.00	High School Battle of the Bands
Jeffrey Chertoff	\$3,000.00	Acoustic Brunch
Middlesex Savings Bank	\$500.00	Art Classes with the Boys and Girls Club
Tom & Trisha Desmond	\$3,000.00	Jane Austen Garden Party

## CONSTRUCTION UPDATE:

- In January we received a cost estimate from Stages, Inc. of \$1.8M for the theater construction portion of the project. The cost would include seating, lights and acoustics. Schematics distributed for review.

- We hired Vector Construction to conduct “exploratory demolition” of areas throughout the Armory to determine the condition of the overall structure. The contractor found no areas of concern. At the same time, we had them test cleaning brick with no visible effect. Finally, they sanded and painted the front door to improve its look and viability.

- In February, we met with Bruce Jaffin from Vector Construction to inspect and prepare an estimated cost for upgrading MEP, fire and accessibility code improvements and updates. This would bring the building up to code and potentially allow occupancy. The estimated cost for this is \$9 million. This activity would provide us with the theater and the ability to use the facility. Additional costs would be based on tenant requirements.

- In March, our architect met with several potential tenants to include Symphony Pro Musica, the Hudson Historical Society and several artists and performers. Together, they reviewed the building plans and provided input on work area and classroom sizes, lighting and other requirements.

- We met with the Town Building Inspector, Hancock Associates, our engineer, and the Fire Chief to review our plans and permitting requirements. Hancock Associates then began revising and updating our site plans. The end result of this activity was a revised set of schematics that have now been posted to our website.

## WHAT'S NEXT IN 2026?

- We will begin replacing the windows in the Armory as we work to tighten up and weatherize the building.

- We will close out our Massachusetts Cultural Council matching funds campaign “Transforming the Armory”. Those funds raised will go towards window replacements and summer programming.

- The Hudson Art and Framing art auction ran January 1-31, 2026, and culminated with a reception on the 31st.

- Clover Road Brewery in Hudson hosted a Fundraising event on February 28th 2026 featuring several local bands.

- We will unveil our 2026 “Arts around the Armory” performance schedule including more “Shakespeare at the Armory”, 250th Anniversary of the American Revolution themed events, a local film festival, concerts by Symphony Pro Musica and Opera Worcester plus much, much more.

- We will continue to investigate and apply for grants and other sources of funding to continue to move the project forward.

- Scheduled a “Pop Up Think Tank” to explore ideas for the Armory Project.