

In 1909 Hubbardston Rd

25 houses 1950

Princeton House File: formerly Depot Rd from Center of town to Hubbardston line (Rt 62);

Historical note: At one time, this road was known as Depot Road and later, Westlawn Avenue, as shown on the 1898, L.J. Richards Atlas of Worcester County.

Hubbardston Road extended from the center of Princeton to a small business district at the western end of Hubbardston Road (Rt. 62) as early as the 1820's.

In 1835-36 the county road from A.B. Wetherbee's (136 Hubbardston Road) to Roper's Mill (Hubbardston town line) was built. This western end of Princeton, where the mills were located, was known as 'Slab City' or 'Valley Village.'

Joyce Anderson, PHC

Princeton Center Historic District was listed in the National Register of Historic Places on February 26, 1999 and March 10, 2006 (boundary increase) by the National Park Service. The westerly boundary for the district includes 19 Hubbardston Road.

West Village Historic District was listed in the National Register of Historic Places on October 16, 2009 by the National Park Service. The boundary for the district includes 25 Hubbardston Road and continues west to 136 Hubbardston Road.



1 Hubbardston Road (Princeton House File-card 33)

Owners and occupants:

Wm. Richardson built first store -1770

Store pulled down: house built on site by Ivory Wilder, who lived until 1885

Mrs. Abbie Wilder Davis, daughter of Ivory Marguerite Davis, daughter

N.E. Tel and Tel Co. occupied

Richmond S. Hamilton owned -1948

Paul G.W. Anderson -1953

Dix Davis & Sarah -1970

Zimmerman

Andrew and Nancy E. Olesin

(Historical map references)

[1857 map P.O.]

[1857 map I. Wilder]

[1870 map I. Wilder]

[1898 map P.O. and Store]

1 Hubbardston Road (Princeton House File-card 34)

Ivory Wilder owned

Various occupants

Mrs. Persis Wilson and daughter

Persis Temple

One-half bought by E.H. Heywood-1871 and moved to site of Heywood house on which F.W. Bryant later built

House gone – possibly could be vacant lot between corner house and Vaughans

**__ Hubbardston Road
(Princeton House File-card 225)**

Center of town

Built: 1750s

Phineas Gleason of Sherborn, son of Issac, built log cabin or house on site where later the “Wachusett House” stood –b. 1711

Mrs. Phineas Gleason lived awhile after her husband’s death in 1758

House moved



Thomas Gill House (PHS)

Rufus Davis House c. 1882 (PHS)

**5 Hubbardston Road
(Princeton House File-card 226)**

Center of tow

Ward Boylston first built and owned small house and let to many persons

Thomas B. Gill, son of Michael, owned (in 1831 he bought of John Brooks the English and Classical School bldg., moved it to this site and remodeled it for a house)

Rufus Davis bought and built new house 1882

burned 1908

John C.F. Mirick rebuilt 1909

Mrs. Eleanor Howe Davis –second wife (Aunt Ellen)

Susan, Ellen, Isabel and Nellie – daughters

M. Isabel Davis -1940

Merritt Woodward -1956

Edward L. Traver -1967

Giles

Miller (Liz Sjogren dau)

Susan Mayer and Hal Melanson

(Historical Anecdote)

A small house, built and owned by Ward Boylston, which he rented, originally stood on this site. In 1831 Thomas B. Gill (d.1874), an owner of the house, bought the former English and Classical school building, from John Brooks, and moved it to this site making a barn out of it. In 1882, Rufus Davis (1829-) built a house with a Mansard roof which burned to the ground in 1908. The house, now standing, was built a year later on the same foundation. Rufus Davis’ second wife, Eleanor, is recorded as living here after 1909.

When the summer hotels in Princeton were full, vacationers would rent rooms at the Davis house. The former owner told a history of it being the first house with bathrooms in Princeton. At one time there was a large copper cistern in the attic.

(Historical map references)

The T.B. Gill house was between 1 Hubbardston Road and 7 Hubbardston Road. The house at 5 Hubbardston Road replaced it.

[1857 map T.B. Gill]

[1870 map T.B. Gill]

[1898 map Rufus Davis]



**7 Hubbardston Road
(Princeton House File-card 227)**

Center of Town

One-half of Ivory Wilder's house sold 1871 to Ezra Hervey Haywood, who moved it to site next to Boylston Cemetery. (E.H. name was originally Hoar, changed 1848)

Mountain Home Corp. of Boston enlarged for boarding house, burned 1908

Frederick W. Bryant built new on site 1910

Wentworth Doolittle bot. 1959

Fred Trafton – c. 1965

Alan F. and Ellen M. Howe

(Historical map references)

[1870 map E.H.H.] Ezra Hervey Heywood

[1898 map Mountain Home Corp.]



Boylston Burying Ground

Ward Nicholas Boylston Esq., one of fourteen children, was born in Boston on Nov. 22, 1747. A resident of Princeton, he owned large amounts of land and was responsible for establishing the Boylston burying ground in 1827. In his will of August 20, 1827, he bequeathed to the town a tomb and burial ground for his family. His grandson, Dr. Ward Nicholas Boylston, gave a bequest to the town of \$5,000 as a perpetual fund, for the repair and ornamentation of the burial ground. There are twelve members of the Boylston family buried here. The earliest date of death is 1828, and the latest death date is 1893. The town continues to care for the small cemetery.

Joyce Anderson, PHC



**15 Hubbardston Rd
(Princeton House File-card 228)**

Rt.62

Built: 1958

Sandy Harpell

Paul and Helen Morgan -1967

Marshall Greene

Kyle Zelley

Jennifer Dexter



19 Hubbardston Road

Historical Name: Dr. Joseph West House 'The Snuggery'

Built as Schoolhouse No. 1 - Moved by John Stratton 1834

House history researched by the Princeton Historical Commission 2008

(Princeton House File-card 229)

School house #1 – formerly stood on site near Charles A. Mirick (Wilman)

John Stratton bought 1834 and moved with oxen to present site

John Stratton occupied till 1858 – sold to Dr. Joseph Thomas West

Mrs. Ellen M. West

Ellen M. West heirs:

Gertrude West

Grace West Arey

Elinor W. Doolittle

Sold to Henry and Joyce Rettstadt -1956

(Historical map references)

[1857 map J. Stratton]

[1870 map Dr. J.O. West]

[1898 map Mrs. J.O. West]



Hamilton Garage c. 1930-1940 (PHS)

25 Hubbardston Road

Princeton Market

Remington and Richmond Hamilton, father and son, were well-known builders in Princeton. When Remington died, Richmond took over the business. Sometime between 1930 and 1940 Richmond built a gas station and established an auto repair shop in this building. Beside the repair shop was the office he used for both the building business and garage business. Richmond lived most of his life in Princeton until he moved to Clinton to purchase a lumber business in that town.

In 1970, James Berube renovated the existing structure. After the renovations the building housed a garage with a small service station, a gift shop, a graphic artist, and a storage area leased to Hamilton Builders. Beside the existing structure Berube built an addition and named it the Princeton Market.



33 Hubbardston Road

(Princeton House File-card 230)

Peter Farrar built and lived

John Griffin owned
Samuel Brooks
Charles Howard
Mrs. Charles G. Washburn owned 1899
Occupants: William Dench – Dr. Sanborn –A. Stanley Haley 1901 –Mrs. Charles F. Washburn & Miriam
– Slater Washburn
Frederick F. Foley
Norman M. Howe -1956
Roger Borden 1964
John Keenan
Deming Cross 1971
Alfred Whitney
William Gagnier

(Historical map references)

[1857 map P. Farrar]
[1870 map S. Brooks]
[1898 map C. H. Howard]



**36 Hubbardston Rd
(Princeton House File-card 231)**

Old District # 9 School house made into dwelling on same site by Miss Sally Keyes, daughter of Daniel Keyes – lived there till she died in 1856
Mrs. Sirena Moore, widow of John Moore
Widow Harriet Pratt
Mrs. Laurinda Cowdin, widow of John Cowdin of Rutland East Wing
Robert Melvin bought 1874 – lived till 1901
J.C.F. Mirick tenant 1901-2
Michael & Mary J. Kivlan 1903
Gertrude and Esther Forsman 1948
Paul G. W. Anderson 1963
Christine Mason 1969
Rosalind Sturges (Mrs Philemon F.) 1977
Philemon F Sturges III 2000

(Historical map references)

[1830 map Schoolhouse 9]
[1870 map Mrs. H. Pratt]
[1898 map Robert Melvin]



**35/37 Hubbardston Road
(Princeton House File-card 232)**

West Market – Henry B. Howard built and occupied
Edward A. & Harry A. Mason bought 1898 & occupied
James F. Roberts
William Lyman
Charles Simonatis
Eben Darling
R.H. Hamilton owned 1940 (Richmond)
Alexander & Ruth Simonatis – c. 1964
Rental
Toupin

(Historical map references)

[1898 map H. B. Howard]



**39 Hubbardston Road
Princeton House File-card 233)**

Jonas Brooks built and occupied
Jonas Brooks Jr.
Mrs. Jonas Brooks (Catherine Davis Rice)
Mrs. Catherine Brooks heirs 1891
Bottomly girls
Charles Hartshorn occupied and
Maria Wells 1901
John Simonatis 1917
Malone

(Historical map references)

[1857 map J. Brooks]

[1898 map Mrs. Jonas Brooks]

**__ Hubbardston Road
(Princeton House File-card 234)**

(Depot Road)
Darwin Goodnow built and occupied
Calvin Peabody occupied
Mrs. Lucretia Eveleth bought
Levi G. Temple - Ed. Temple
Mrs. M Muzzy occupied 1901
House taken down -after 1905

(Historical map references)

[1898 map Edwin Temple]



42 Hubbardston Road

Historic Name: Philo Smith House 1844 E.D. Goodnow, builder

House history researched by the Princeton Historical Commission 2008

(Princeton House File-card 235)

E. Darwin Goodnow built for tenants
 many occupied
 Deacon Micah Ball owned
 Methodist Parsonage
 Mrs. A George Bullock
 Chester Oehme
 Mrs. Warren Bryant & Florence E.
 Florence E. Bryant –daughter
 Robert Mason
 Robert T. Packard
 Scoon
 LaCross/Moge

(Historical map references)

[1857 map M.R. Ball]
 [1870 map M. R. Ball]
 [1898 map A.G. Bullock]



43 Hubbardston Road

(Princeton House File card 236)

Built: 1840
 Methodist Church (struck by lightning & burned 1892)
 Mary Houghton built on site 1903
 owned and occupied
 Harriet E.B. Houghton owned
 Richmond S. Hamilton owned
 Paul B. Morgan Jr. owned
 Joseph E. Gendron owned -1951
 Mrs Louise McDermott Saulsbury 1955
 Edward Michalczyk
 sold
 Catlow

(Historical map references)

[1898 map M.E. Church Site]



44 Hubbardston Road on the right (PHS)

44 Hubbardston Road

Historical Name: Bullock's Stand Built by Captain Calvin Bullock 1814

House history researched by the Princeton Historical Commission 2008

(Princeton House File-card 237)

First house and store combined

Calvin Bullock from Royalston built-

lived and traded there -d.1818-19-- his wife also died there

Peter Richardson bought and traded – sold 1829 to Edward Goodnow 2nd & E. Darwin Goodnow, son

Building burned 1833 – rebuilt by Goodnows (same co.) also E.A. Goodnow

Joseph Mason, son of Thos. owned

George Mason

George Mason as heir owned and sold to

John Davis

Wilkes Roper and Roper heirs

Dwight Davis of Worcester

Mary M. Fitzpatrick

(Phineas Ross lived there while he was stage driver to Oakdale)

Russell and Nancy Roberts Brickey 1955

sold 1978

Michael and Nancy Jo Latka

Laura and Christian Gal

(Historical map references)

[1857 map G .Mason]

[1898 map Dwight Davis]



46 Hubbardston Road

(Princeton House File-card 238)

Built c. 1833

Charles Harrington built house and wheelwright shop

Mrs. Joseph Heywood bought for sisters-in-law

*Mary and Fidelia Heywood (Hoar)

Mary b. 1827 d. 1905

Fidelia b. 1831 d. 1913

Issac Jackson of Boston remodeled 1907

Very Rev. Philemon F. Sturges 1919 -1940

(Dean of St. Paul's Church of Boston)

Rev. Philemon F. Sturges Jr. 1940

*The Heywood name was originally Hoar

Ezra Hoar had name changed to Heywood by Act of Legislature May 10, 1848

sold 1978

Johnson
Crowley

(Historical map references)

[1857 map C. Harrington]

[1870 map C. Harrington]

[1898 map Mary Heywood]



Forest House/Grimes Cottage (PHS)

48 Hubbardston and Allen Hill Roads

Historical Name: Dr. Ephraim Wilson House Built 1789

House history researched by the Princeton Historical Commission 2009

(Princeton House File-card 239)

LAND

From Indians to Henry Willard Dec. 22, 1686

Henry Quincy of Boston

Joseph Palmer 1773

John Gleason 1777

Dr Ephraim Wilson 1769

HOUSE

Dr. Ephraim Wilson (for second wife) 1795

Dr. Henry Bagg 1818

Jacob W. Watson 1825

Peter Richardson (same day) 1825

William Richardson (uncle of Peter) 1827

Jacob Watson 1832

Dr. Chandler Smith 1833

Dr. Warren Partridge 1836

Mrs. Ameret Partridge (widow) to

Edwin Grimes 1853

Son and brother of E. Grimes to

Charlotte Crocker (Mrs. Alvah) 1919

Bishop James DeWolf Perry of R.I. 1923

Rev. James D. Perry Jr. and John Weir Perry 1935

Rev. DeWolf Perry 1955

(Historical map references)

[1857 map E. Grimes]

[1870 map E. Grimes-Forest House]

[1898 map Edwin Grimes]



52 Hubbardston Road

(Princeton House File-card 240)

Pratt's Corner 1829

"Wm Richardson? Alphonso Brooks c. 1830?"

Peter Thompson built and occupied – sold to
Martin Wilson (m. Lucy Watson, daughter of
Col. Jacob and Catherine (Whittaker) Watson
C.W. being sister of Luther Whittaker)

Solon Dike owned and lived

Solon Hastings

Arthur A. Pratt 1901

Princeton Men's Club

Summer tenants

N.E.Tel. and Tel. Co. c.2 or 3 yrs.

James F. Roberts

Garcia /Schrader

(Historical map references)

[1857 map S.S.Hastings]

[1870 S.S.Hastings]

[1898 map Arthur Pratt]



68 Hubbardston Road

(Princeton House File card 242)

Corner of Mt. Pleasant Rd Goodnow Rd

Built:

1 part c. 1757

1 part c. 176-

John Gleason built the 30x12 part in 176-

moved by him in 1798 to this site from the original site next to Grimes house

Peter Richardson and various tenants

Francis H. Smith

Mrs. Sarah Mirick of Worcester 1901

Harry S. Myrick bought and lived as a summer resident

Mrs. Helen Myrick (widow of Harry)

Alan T. Burr

"sold 1922?"

Paula Potter

Franchek

(Historical map references)

[1830 map F. Smith]

[1870 map F. Smith]

[1898 map Mrs. C.T. Mirick]



**73 Hubbardston Road
(Princeton House File-card 243)**

William Smith built 1760

Alonzo Phillips owned

Wilkes Roper

Moses G. Cheever

Francis H. Smith

Silas Baily

Stephen P. Patch

James M. Eveleth

Mrs. Jules Marcou and son John B.

Miss Susan Minns owned (various tenants)

Gerald Leeds

John Tessier 1940

R Chester Morse

Frederick Hawkins -1950

Neil G. Matzek -1955

Paul LeBeau -1959

Bruce B. Rollins

Jack and Pat Eunson

Richard and Katherine Mattison

(Historical map references)

[1830 map Alonzo Phillips]

[1857 map Silas Bailey]

[1870 map S. Patch]

[1898 map J.B. Marcou]



80 Hubbardston Road

Historical Name: Thomas B. Gill House 1824

House history researched by the Princeton Historical Commission 2006

(Princeton House File-card 244)

Thomas B. Gill built and lived awhile

Clark Merriam

Charles Davis

Mrs. Morgan owned –occupied by Noonan

Louis Hobbs owned with blacksmith shop and helper

Reginald Mason
George Phelps
Mrs. George Phelps
Alexander Simonatis
Irving Agard -1966
Lind
Susan Manero and Stephanie Spratt
Susan Manero

(Historical map references)

[1830 map M. Gill]
[1870 map C.Davis]
[1898 map B. Morgan and blacksmith shop]

81 Hubbardston Road

(Princeton House File-card 245)

South
Built: c. 1963
Richard Jackson
Ernest Landon c. 1969
Mrs. Betty Coes –bought 1970
Betty Nelson (Anna Nelson according to 2001 street list)



86 Hubbardston Road

(Princeton House File-card 246)

Joseph G. Eveleth built the two connecting houses
George Mason bought
Mrs. Charles Smith owned and lived 1901
Miss Susie Smith –daughter
Mrs. Ione Smith Adams
Wilbert R. Brown
Herbert Battles – tenant 1954
Norman D. Hjulstrom 1961
Dominic and Claire Golding

(Historical map references)

[1870 map G. Mason]
[1898 map Mrs. C. A. Smith]



90 Hubbardston Road

(Princeton House File-card 247)

Lane to Goodnow Road

Edward Whitney – farm house

Theodore E. Taylor

Erving Carlson –sold 1970 to John L. Virgilio

Philip L. Carter

sold

Richard and Jocelyn Morris

Wayne and Helga Lilley

91 Hubbardston Road

(Princeton House File-card 248)

South

Dr. John D. Thayer



110 Hubbardston Road

(Princeton House File-card 249)

Bartholomew G. Cheever built

Moses G. Cheever -1830

Wilkes Roper -1857

George Mason Sr. -1870

George Mason Jr. – 1898

Mr. Marcou leased or bought

Miss Susan Minns (for farmer, various ones)

James and Warren Smith

James B. Smith Horace Smith

many tenants

Ruth Smith

(Historical map references)

[1830 map M. Cheever]

[1870 map G.Mason]

[1898 map George Mason]



133 Hubbardston Road

Historical Name: Edward Merrick House, Alden Wilder Builder 1844

House history researched by the Princeton Historical Commission 2007

(Princeton House File-card 250)

Corner of Calamint Hill Rd

Thomas Wilder built original house

Edward Merrick built new on site
--Knight
Samuel Randall and daughter
Lucy Randall
William Connell m. Annabel Wetherbee
Ralph Keirstead
Edward Wood Jr.
H. Phelps and Sally Bristol

(Historical map references)

[1830 map S. Randall]
[1870 map S. Randall]
[1898 map Lucy Randall]



136 Hubbardston Road

Historical Name: Samuel Woods c. 1761 First Schoolhouse 1764

House history researched by the Princeton Historical Commission 2008

(Princeton House File-card 251)

Built: c. 1762
Samuel Woods –father of Leonard Woods D.D.
bought land of Moses Gill –established
first school in Princeton c. 1763 -1764 and taught here for 50 years
Nahum Wilder
Zenas Wetherbee
Albert Wetherbee
F. Carleton Dole
Mrs. Elizabeth Simpson owned
tenants –Leeds and Herne
Keith I Twitchell 1939
Fred J. and Grace L. Kemp
Grace L. Kemp (Steadman)
Daniel and Paula Greeley

(Historical map references)

[1830 map N. Wilder]
[First school taught Sam'l Wood 1761]
[1870 map J.Z. Wetherbee]
[1898 map A.B. Wetherbee]

147 Hubbardston Road

(Princeton House File-card 252)

South
Built: C. 1955
Roger and Betty Brooks
Morey
Dowd/Lamarche

**193 Hubbardston Road (card
(Princeton House File-card 253)**

South

Built: c 1965

Herbert E. Russell

Beatrice Russell

**226 Hubbardston Road
(Princeton House File-card 254)**

North

Charles Smith

built 1971

sold

Linda Newcombe

**__ Hubbardston Road (408 Ball Hill Rd?)
(Princeton House File-card 255)**

North end corner Ball Hill Rd

Wilkes Davis built and lived until 1911

Wilkes Davis heirs to 1914

various tenants

Mike Boronsky 1931

William Holt 1952

Mrs. Lois Holt –widow

Sold

(Historical map references)

[1898 map Wilkes Davis]

Princeton Depot



**227 Hubbardston Road
(Princeton House File-card 256)**

South

Storehouse for D.H. Gregory

Walter Haskins bought in 1920's

Clarence and Gertrude Haskins lived there

Paul O. Morkavage bought



Potter Grain

Tom Lyons 2014



R.R. Station at Princeton Depot

torn down 1949

(Princeton House File-card 257)

South

A. Gilbert Bigelow owned a house and store
both buildings gone



282 Hubbardston Road-Princeton Depot

(Princeton House File-card 258)

North

R.R. Station and house owned by Boston & Maine R.R. occupied by various station agents

William Burns bought

Nicholas F. & James W. Hanley

Alfred Schofield 1953

Joseph Martocci c. 1954

Hubbardston Road

(Princeton House File-card 259)

North

Cellar hole

Paul N. Poupperville lived c. 1916



500 Hubbardston Road

(Princeton House File-card 260)

North

__Bodo house & Tannery
Paul N. Poupperville 1900
August J. Poupperville - son
Mrs. August J. Poupperville lives there 1970
August J. Poupperville Jr.
(Mrs. Poupperville was descended from Prussian soldiers from Encampment in Rutland)

Princeton House File transcribed by Alex Fiandaca, Princeton Historical Commission 2007
Map transcriptions: Joyce Anderson, Princeton Historical Commission 2007
Additions and corrections: Nancy Orlando and Joyce Anderson, Princeton Historical Society 2016-