

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West Village HD

other names/site number Pratt's Corner; Methody (Methodist) Corner(s); Lower Village

2. Location

street & number Allen Hill, Goodnow, Hubbardston, and Radford Roads N/A not for publication

city or town Princeton N/A vicinity

state Massachusetts code MA county Worcester code 027 zip code 01541

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon
Signature of certifying official/Title Brona Simon, SHPO

8/25/09
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain):

Signature of the Keeper

Patricia Andrews

Date of Action

10/16/2009

West Village
Name of Property

Worcester, MA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-contributing	
65	24	buildings
6	0	sites
9	9	structures
1	0	objects
81	33	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE

EDUCATION: Schools

RELIGION: Methodist Church

Current Functions

(Enter categories from instructions)

DOMESTIC: Single dwelling; double dwelling

AGRICULTURE

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL

EARLY REPUBLIC: Federal

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Second Empire, Italianate;

Shingle Style

LATE 19TH- and EARLY 20TH C. REVIVALS: Colonial

Revival

LATE 19TH- and EARLY 20TH C. AMERICAN

MOVEMENTS: Bungalow

MODERN MOVEMENTS: Ranch style, Cape Cod

Cottage

Materials

(Enter categories from instructions)

foundation STONE; CONCRETE

walls WOOD: weatherboard, shingle

roof ASPHALT SHINGLE

other N/A

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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7. DESCRIPTION

Introduction

The West Village Historic District in Princeton, Massachusetts, occupies approximately 465 acres of land just west of the town center and southwest of the site of Princeton's original meetinghouse, cemetery, and town common. While its east boundary abuts the Princeton Center Historic District (NRDIS 2006), this area was originally rural. Through the 18th to early 20th centuries the West Village developed as a separate and distinct village cluster around an important intersection of regional transportation routes. The district retains the character of a secondary, largely residential, longtime New England village with large agricultural properties on the periphery. In its architecture and setting the village vividly displays evidence of its evolution from a late 18th-century area of outlying scattered farms through several later development phases. By 1825, the heart of the district was a busy crossroads with houses, a tavern, store, school, and artisans' shops. From about 1860 to 1900, in the summer season it was also the resort neighborhood of the west part of town, with one hotel and numerous guest- and boardinghouses; and from the 1890s to the 1930s it became the site of many summer cottages and rural country estates. In its collection of well-preserved architecture ranging from late 18th-century farmhouses, through residences and outbuildings in a variety of 19th-century styles and forms, to several stylish early 20th-century houses, as well as in its many surviving landscape features, the West Village retains substantial integrity of location, design, setting, materials, workmanship, feeling, and association.

Architecture

Most of the district's architecture from all eras consists of residential buildings, and most of those are accompanied by outbuildings, such as barns and later garages. A variety of styles and house types are represented. Houses of the late Colonial period are largely modest in scale with minimal ornamentation, and include Cape Cod cottages and other small one-story buildings. Many houses of the Federal era are similarly small and simply detailed, but in that more prosperous period, a few double-pile, center- and twin-chimney houses were built, displaying high-style decoration at the entries and cornices. There is one transitional hip-roofed house with both Federal and Greek Revival features. There are many Greek Revival houses and cottages, most with gable-front, sidehall entries, one of which retains its flushboard façade. Two large Second Empire residences were once combined as one resort hotel, and a large bracketed connected farmstead is one of Princeton's best representatives of that Italianate subtype. Several early 20th-century houses and summer cottages in the district were built in the modest Colonial Revival style

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and in the late Shingle Style. Building activity in Princeton diminished greatly from 1920 to 1960, and, as in the rest of town, the early modern and modern eras in the West Village are represented by only a few modest 20th-century houses, including one bungalow, a ranch house, and a late Cape Cod cottage. The one remaining commercial building in the district, a one-story 1936 automobile garage, has been altered by additions and changes in fenestration, and now functions as a small store and sub shop.

The district includes a rich collection of well-preserved outbuildings that recall Princeton's long agricultural traditions. Many barns are freestanding; others, some of which may have begun as independent buildings, are attached to houses by means of ells, sheds, or passages. Most are fairly small, gable-roofed structures with relatively few windows, and nearly all are clad in vertical board, with red being the prevailing paint color. Most attributed construction dates for outbuildings are estimates based on their present exterior appearance. While later alterations may have changed the orientation of entries, in general the earlier barns are of the English type, with the wagon door on the long side of the building, while those constructed after about 1840 are New England barns, with the large wagon door in the gable end. A large gambrel-roofed barn complex with fieldstone lower walls at 110 Hubbardston Road is an important, though somewhat deteriorated, example of early 20th-century barn design. (Photos 4 and 12)

A few other types of outbuildings and farm structures survive in the district, most of them dating to the turn of the 20th century. They include ice houses, pump- and well houses, equipment sheds, and a few early 20th-century auto garages.

Setting, landscape, and evidence of patterns of development

The West Village district is centered on an important crossroads that bore different names in different eras, including Methody (Methodist) Corners for the cluster of buildings around the Princeton Methodist Episcopal Church, which stood close to the main intersection from 1840 to 1892. From the late 19th- through the turn of the 20th century the intersection was also called Pratt's Corners after the cluster of Pratt family boardinghouses that operated there during the last three decades of Princeton's resort era. Prior to the Pratt era and lingering past 1900, the term "Lower Village" was used to distinguish this area from the civic and residential cluster at the town center. The name "West Village," however, continued well into the 20th century after the closing of the boarding houses and the loss by fire of the Methodist church.

The main crossroads in the West Village took shape over time as secondary roads were laid out branching off from the main town road that ran between the first (1764) Princeton meetinghouse and the southwest part of town (Photo 5). The line of that original route today generally follows Calamint Hill Road, (which marks the westernmost edge of the

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district), a section of Hubbardston Road (Massachusetts Route 62), the lower part of Allen Hill Road, and a discontinued dirt road leading northeast from Allen Hill Road to the site of the original meetinghouse and common—the latter still referred to as the “Old Road to Meetinghouse Hill” (Map #14, Photo 13). In 1778, Goodnow Road was laid out northwest from Hubbardston Road to the Goodnow family homestead farm (outside the district boundaries). In 1807, Hubbardston Road was extended southeast to link with the north-south road system through the center of town, and around the same time, Radford Road was laid out south of Hubbardston Road opposite the foot of Allen Hill Road, creating the final two corners in the six-corner crossroads. The last section of the road system through the village, the short north end of Allen Hill Road, was laid out to Mountain Road at the end of the 19th century.

The West Village, like the rest of Princeton, occupies hilly terrain. The land rises gradually from south to north through the village crossroads, then more steeply as one progresses up Allen Hill Road to the district’s north boundary at Mountain Road. Mixed deciduous woods fill the northwest edges of the district, and wetlands and woods mark the periphery in the southwest and southeast sections. While most of the smaller former agricultural properties in the district are no longer farmed, sweeping agricultural landscapes survive in the hayfields flanking Hubbardston Road in the west part of the district (Photo 4), and in isolated hayfields, meadows, and vegetable plots in the center and east part. One notable parcel that has been open land since before 1800 is the long meadow at the east corner of Hubbardston and Radford Roads (Photo 1). On the other hand, over the last several decades, the pastures, fields, orchards, and gardens of “the Pines,” the extensive country estate developed at the turn of the 20th century by Thomas Allen of Boston on the upper part of Allen Hill Road, once managed by a full-time farmer and maintained by a grazing herd of sheep, have yielded to trees and underbrush.

Numerous rural landscape structures on the Allen estate and throughout the district still remain as vivid reminders of the more rural past of the West Village. Fieldstone walls from various eras line the roadsides and retreat back into the landscape. In some locations, including along Radford Road and outer Hubbardston Road, flat-topped stone walls and massive rubble and/or granite posts remain from the period of early 20th-century ownership by summer residents Susan Minns, John Marcou, and others who purchased old farms and farmland for rural retreats. On the Allen estate, fieldstone retaining walls still recall the terraced orchards and gardens planted by the Allen family, and a stone livestock pass under Allen Hill Road (Map #16, Photo 26) is a reminder of the Allen sheep herd. At various locations, farm lanes and wagon paths are still discernible in the landscape, such as the stonewall-lined lane that leads south toward Hubbardston Road from the former Mt. Pleasant House farmstead area on Goodnow Road (Map #30).

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Another on the property at 91 Hubbardston Road, marked by massive square rubble posts, may have been established by John Marcou or Susan Minns between the north and south portions of the old farms there that were consolidated into an early 20th-century rural estate.

Throughout the district, the National Register boundaries, with the exception of those at 33 Allen Hill Road, follow property lines. (The 12.5-acre portion of the former Thomas Allen estate that is now Classified Forest lies outside the National Register district.)

Building Descriptions

The 65 contributing buildings in the West Village historic district and their immediate settings are described in general chronological order. Unless otherwise noted, all contributing buildings are of wood-frame construction, with clapboard siding and asphalt-shingle roofs. Most stand on fieldstone or granite-block foundations. 24 noncontributing buildings are interspersed throughout the district. All of those constructed after 1959 (the end of the period of significance) are wood-frame houses or outbuildings that continue the scale, and for the most part the materials, of the contributing buildings. Several, including the houses at 15 Allen Hill Road, 7 Goodnow Road, and 81 and 91 Hubbardston Road, are set well back from the road edge and are, at most, minimally visible from the street.

Late Colonial and Federal Style buildings

The earliest known buildings in the West Village exist, or apparently began as small one- or 1½-story, side-gabled houses, one or two rooms deep. Two such houses date to the years of settlement prior to the Revolutionary War. As Princeton entered a period of greater prosperity toward 1800, some substantial houses with stylish Federal detailing were built in the town, including a few examples in the West Village.

Gleason House, 68 Hubbardston Road, MHC #39, Map #32, Photo 6, ca. 1757 and 1760. The main east section of this two-part house is a ca. 1760 Cape Cod cottage typical of the later Colonial period, with a chimney near the center of the roof ridge and the low, close eaves of the roof nearly touching the tops of the windows. The windows of the four-bay façade all have 8/12 sash. A screened porch attached to the east end of the house, probably added in the early 20th century, has bracketed square posts. The long, narrow west portion of the building, a former wheelwright's shop, has a lower roof with a shallower pitch and a central ridge chimney. That section was built as a separate building

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in about 1757 and moved to this site about 1760. Its eight-bay façade has irregular fenestration of seven 8/12 windows and one small 6/6; one of the present windows replaces a former door. The roofs of both parts of the house are wood shingle. A small, vertical-board barn with an asphalt-shingle roof, attached to the end of the long section, has a later shed-roofed, two-story garage abutting its west end.

Samuel Woods House/First Princeton Schoolhouse, 136 Hubbardston Road, MHC #181, Map #40, ca. 1761.

This is another house of many parts. Until after 1900, it, too, was a relatively unaltered, center-chimney, 1½-story, side-gabled cottage with a long one-story west section. About 1919, the façade of the main house, formerly five bays, acquired a long shed dormer and banks of triple windows flanking a replacement Craftsman door with eight glass panes over three long panels. The fenestration of the west part, which also formerly had a five-bay façade, was changed at that time to accommodate another triple window east of the door. Between 1996 and 2004, the door was removed and another triple window replaced a single window. By 1943, the building was expanded by the addition of a small two-bay ell at the southwest corner, connecting to a gable-front barn/garage. Recently an open porch was built across the front of the latter ell, a new door installed there, and the attached outbuilding was altered and reoriented to become a two-car garage with overhead doors in the west side and modern windows on the façade. A one-story, enclosed, 20th-century porch or sunroom projects from the east end of the main building. The house was vinyl sided as part of recent renovations.

Bartholomew/Moses G. Cheever House; George Mason House, 110 Hubbardston Road, MHC #179, Map #37, Photos 4 and 14, ca. 1781.

Further investigation will be necessary to determine which part of this large house was built for Bartholomew Cheever ca. 1781, but like the two earliest houses in the West Village, it was likely to have begun as a small 1- or 1½-story cottage. The building today, a 2½-story, double-pile, 5 by 3-bay house with a pair of narrow ridge chimneys, is most characteristic of the Federal and Greek Revival eras. The main block is connected to a two-story perpendicular rear wing, which ends at a long ell extending south. Both the wing and the ell have long shed dormers dominating their roofs; the southwest ell has two widely spread ridge chimneys and a nonsymmetrical façade with three pairs of 6/1 windows. On the main part of the house, high-style Federal details that are rare in the West Village include the modillioned cornice and the characteristic window combination. The second-story façade windows are large 12/6 (possibly with lower sash replaced in the early 20th century); the 8/12 window centered over the main entry is a Palladian type with a leaded fanlight presently covered by a louvered blind. First-story windows are 6/2. The enclosed end gables with pairs of 6/6 windows may date to the very late Federal period,

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although the main entry with its five-pane, full-length sidelights is a Greek Revival feature probably added by either Wilkes Roper or George Mason in the 1850s. Most of the building is vinyl-sided; the main façade windows have vinyl shutters. A portion of the north side of the rear wing appears to be stuccoed.

This property includes the most intact farmstead and the largest agricultural landscape remaining in the West Village area. Known today as the Smith Farm, it is still a working farm. The primary product is hay that is cut from the rolling hay fields extending back from both sides of Hubbardston Road—on the high ground around and behind the house and outbuildings on the north side of the road, and on the 204-acre parcel of meadow, wetlands, and woods on the south side (Photo 4).. Tax records list as many as four barns here by 1871, and some portion of them may be incorporated into the present outbuildings. Most of the present massive, connected barn complex on a high stone ground story appears to date primarily to the period between ca. 1915 and 1925, when Bostonian Susan Minns developed the property as the agricultural component of her vast early 20th-century country estate. The large gambrel-roofed barn and its two east-projecting wings have clapboard siding above the stone first-story level; the attached two-part gable-roofed barn close to the road is clad in vertical board. A large gable-roofed equipment shed appears to date to about the same time, and may have been the “carriage- and hoghouse” listed on early 1920s tax records. The tall concrete stave silo with domed roof is a mid 20th-century type, and a large metal barn to its rear postdates the period of significance. A most unusual landscape feature on the south side of the road, opposite the farmhouse, is an early 20th-century square concrete and stone-block swimming pool, complete with what appears to be a fieldstone diving platform (Photo 4).

Dr. Ephraim Wilson House/Peter Richardson's Tavern/Grimes Cottage, 48 Hubbardston Road (and 2 Allen Hill Road), MHC #s 48, 14; Map #10; Photos 7 and 15, ca. 1789-1795.

While the Cheever House underwent many enlargements and stylistic updates, the slightly later house built by Dr. Ephraim Wilson retains both its high-style Federal form and most of its Federal details. This is a massive double-pile, five- by three-bay building with a pair of large ridge chimneys. The main windows are 12/12 with heavy, molded crowns, and, as at 110 Hubbardston Road, there is a round-topped window at the second story—located here in the center bay of the south gable end. Along with the windows, the modillioned cornice with returns and the tapered corner pilasters with full bases and capitals represent some of the best Federal carpentry in Princeton. The main door is presently not visible, but the elaborate frontispiece with fluted pilasters and open, modillioned pediment with leaded fanlight suggests the influence of popular builders'-guide designs of the time such as William Pain's *The Practical Builder*, published in a Boston edition in 1792. A Tuscan-columned porch along the rear (east) side of the building apparently dates to the turn of the 20th century.

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The northwest ell of the building, (2 Allen Hill Road, MHC #156), now has the appearance of a three-bay Cape Cod cottage. It may have begun as a tiny freestanding house. The ell formerly had one window on the façade facing Allen Hill Road and may have been lengthened after it was attached to the larger house. Its present three-bay façade arrangement, with a door flanked by 2/2 windows, a shed-roofed entry porch, and a pair of gabled dormers, is apparently the result of an early 20th-century renovation. Later 20th-century changes to the property include two attached garages—one under a shed roof at 2 Allen Hill Road, the other a gable-roofed garage attached to the northeast rear corner of the main house.

Schoolhouse #9, 36 Hubbardston Road, MHC #10; Map #3, 1810-11.

A tiny, one-story, side-gabled building with a slate roof, 36 Hubbardston Road was built as one of Princeton's early one-room schoolhouses during the Federal period, and was converted to a dwelling about 1840. The off-center ridge chimney and the three-bay fenestration of the façade—with a six-panel door (two small panels between two sets of longer panels) with paneled pilasters, and flanked by two small windows—probably date to the conversion. At least the inner part of a small, one-story ell extending from the northwest rear corner may also have been added about 1840. A flat-roofed porch on turned posts at the main entry was probably added in the 20th century, as was a large picture window, set into what appears to have been a former arched shed opening in the ell façade. Most of the other windows, formerly 2/2 sash, have been recently replaced with 6/6.

Silas Fay, Jr. House, 20 Allen Hill Road, MHC #160, Map #14. ca. 1804-1812, Silas Fay, Jr. (woodwork, attrib.).

Forming a complement to the slightly earlier Ephraim Wilson House, this early 19th-century building is another substantial 2 1/2-story, side-gabled, double-pile house with a high-style frontispiece centered on the façade. The main part of the building is five-by-two bays, and is a late example of a center-chimney dwelling. The windows are 6/9, with a single 6/6 high in each gable. The center entry has a surround of tall fluted pilasters and a high frieze and cornice above a leaded fanlight. The stylish Federal doorway may be among the woodwork in the building executed by its first owner, cabinetmaker Silas Fay, Jr. (The door is not visible.) A second entry with a four-light transom occupies the rear first-story bay of the west gable end. Two parallel one-story ells with roofs perpendicular to the main roof extend back from each rear corner of the main house. A third ell on the east side of the house was built in the 1990s.

The house faces south over the former "Old Road to Meetinghouse Hill" (Photo 13). Now visible as a broad, straight path through the woods, this part of the course of this 18th-century road is still intact, running northeast from Allen Hill Road to the foot of the

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original town burying ground on Mountain Road, which adjoins the district boundary. Until the upper section of Allen Hill Road was built in the late 1890s, this road formed the north end of the town road between the original meetinghouse center and the southwest part of town.

William Smith House, 73 Hubbardston Road, MHC #175; Map #33; Photo 16. ca. 1810-1820.

Although there is a chance that this two-story house dates to as early as 1760, both the birth date of its first ascribed owner and the architectural characteristics of the building suggest that, underneath its many enlargements and renovations, this is a late Federal house. A pair of broad rear-wall chimneys is still present, nearly concealed by later additions to what appears to have begun as a five-by-two bay, side-gabled building. The high-shouldered Federal lines of the building are best seen in the west gable end. Later additions include the one-story bay window on that elevation, a two-story shallow, shed-roofed addition across the southwest part of the rear, and a pedimented, central pavilion on the façade, flanked by a shed-roofed façade porch on openwork posts and a concrete base. What may have been a lower two-story, southeast, cross-gabled rear wing now presents a long, high elevation under a hipped roof. Continuing behind that section is a slightly lower wing that connects to a shingled barn. Both of the latter sections have roof ridges aligned with the roof of the inner wing. Another long porch lines the west side of the outer wing, its roof beginning just below a line of three eave windows. Most windows in the house are early 20th-century with 2/2 sash; the stuccoed siding may date to the same period. The recessed main entry, which has a paneled door and full-length sidelights, may remain from the Greek Revival period.

The attached barn is of the "English" design, with the wagon entry in the long west side. The door is the interior sliding type. While the barn may possibly be as early as the house, two other distinctive outbuildings standing just west of the house date to the early 20th century, probably shortly after Susan Minns purchased the property in about 1915. One is a two-car garage built of mortared stone, with a hipped roof flared at the eaves. The other, a small, square stuccoed building with a pyramidal roof, a batten door and 2/2 windows in the sides, is listed on tax records as an engine house.

Thomas B. Gill House, 80 Hubbardston Road, MHC #176; Map #34. ca. 1818.

Like some of its near neighbors, this house probably began as a Cape Cod cottage, and was expanded at intervals through the 19th century. The one-story east ell with an enclosed gable end may be an original kitchen ell. A ca. 1910 photograph shows that by that time the house had acquired most of its present form, including the shallow-pitched roof extending forward to rest on a set of porch posts (shingled at that time), the tall chimney rising from the inner end of the ell against the outside of the main house,

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the northwest cross-gabled ell that overlaps the rear corner of the earlier ell, and a wagon or carriage shed attached to its rear corner. The hinged doors of the shed have been removed and replaced by a window. Other windows in the house are 6/1 and 2/2; some of those on the ells replace earlier windows and doors. A triple window occupies the façade of the main ell.

Map and visual evidence indicates that the present gable front, clapboarded barn with an exterior sliding door and connection to the end of the shed was built after 1898, probably in the early years of the 20th century. A former barn attached to the west end of the house is gone, as is a freestanding blacksmith shop that stood east of the house, close to the road.

Transitional Federal/Greek Revival buildings

The early 1830s period of transition between the Federal and Greek Revival eras is represented by three buildings that have features from both stylistic periods.

Martin Wilson/Solon S. Hastings House, 52 Hubbardston Road, MHC #173; Map #18, Photos 3 and 13, ca. 1830,

While its ca. 1830 construction date places it at the beginning of the Greek Revival period, this two-story house retains many lingering Federal characteristics, including its overall form and the placement of its chimneys. It is the only fully hip-roofed house in the West Village, and it appears to have had a pair of chimneys that rose from the side slopes of its slate roof. (Only the northeast chimney survives.) On the five-bay façade, one 6/9 window remains at the center of the second story, but the proportions of the others at that story (all 6/1) indicate that they were originally 6/9 as well. Fenestration at the first story was changed in the 19th- and early 20th centuries. The center entry has a typical ca. 1900 heavy-paneled door with a large square light; there are two large 6/1 windows southwest of the door and a one-story bay window with 2/2 sash to its northeast. A large plate-glass picture window at the first story on the southwest end dates to the latter part of the 20th century. A long one-story ell extends parallel to the road from the northeast rear corner of the main house; in front of it is a former open porch, now enclosed. Windows in the ell are 6/6. The barn on this property may be nearly contemporaneous with the house. It is a gable-front building with a full cornice and boxed eaves, and a lunette in the front gable that adds a Greek Revival note to the property. The main sliding door, however, is a late 19th-century type, mounted on the exterior and constructed with multiple stiles creating a recessed-panel composition. The open-bay equipment shed attached to the northeast side of the barn probably dates to the early 20th century.

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E. and E.D. Goodnow House (site of Bullock's Stand); 44 Hubbardston Road, MHC #172; Map #8; Photos 1 and 17, 1833.

The massive proportions of this twin ridge-chimney, double-pile house built in 1833, may result partly from imitating the building it replaced after a fire, the ca. 1814 tenement and store building known as Bullock's Stand. While it has lost the large two-story west wing that originally housed an early shoe manufactory, the building is still one of the largest in the West Village. It is six by three bays, with 6/6 windows, most of which are framed by louvered wood blinds. The main façade entry was originally one of two, each of which had a six-panel door. (The present door is a modern replacement.) The entablature of the doorway has been lowered and a former transom has been removed, but the entry still displays the tall proportions, deep frieze, and overhanging cornice reminiscent of the Federal era. An early pair of gabled dormers has been removed from the front roof slope, but the two-story north rear wing may remain from the part of the building that once housed a longtime store. The open hip-roofed screened porch on the west end of the building probably dates to the second quarter of the 20th century.

Charles Harrington House, 46 Hubbardston Road, MHC #173; Map #9, Photos 1 and 18, 1833.

This 1833 house, though more Greek Revival in form and style than 44 Hubbardston next door, still retains some lingering Federal details. The large 2½-story building has the broad enclosed gable typical of the Greek Revival, but the attic window centered in both the front and rear gables (the rear elevation was originally the façade, before the building was rotated 180 degrees in 1907) is a round-topped, multilight double-hung window that evokes the Federal era. The façade is four bays at the second story and five at the first. The windows are 8/8 sash. The main entry has a six-panel door in a simple surround. A large-scale, pedimented entry canopy on a pair of square chamfered posts, and a flanking terrace with a spindle balustrade are both part of the early 20th-century Colonial Revival renovations.

It has yet to be determined how much of the original attached wheelwright's shop may be incorporated into the present cross-gabled west wing. The style of the wing, at least, including the broad, pedimented dormer window on the front elevation and a façade-width porch, is a product of early 20th-century renovations.

Town records suggest that at least part of the long Colonial Revival arbor behind the house dates to about 1910, after the property was bought for a summer home by Mr. and Mrs. Isaac Jackson of Boston. Early 20th-century tax records list a shed as well, which may be the little hip-roofed, clapboarded shed near the south end of the arbor.

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Greek Revival

The West Village has several handsome, well-preserved Greek Revival buildings. The simplest are cottages with minimal architectural detail that reflect their era mainly in the proportions of their gabled roofs, deep boxed eaves, or knee-wall upper stories. The most elaborate are stylish houses with pilastered corners, shallow-pedimented window casings, and full-length sidelights at their entries. This group includes several with gable-front facades and sidehall entries, and one with an enclosed front gable and flushboard siding.

Smith(?) / Crawford House, 28 Radford Road, Map #24, early 19th Century/1830s.

While the side-gabled rear ell of this house and its stone foundation may remain from a small early 19th century one-story house that stood here before 1830, the main part of the building, resting on a brick foundation, is one of several gable-front, sidehall-entry, 1½-story cottages built in the West Village closer to mid-century. Its façade is three bays wide with the entry, which has a paneled door with two long upper lights, located in the north corner. Windows are 2/2 with louvered wood shutters. A large pedimented dormer with two windows is set into the south side of the main roof. The building has the molded, projecting cornice with returns that is typical of the Greek Revival period. Fenestration on the rear ell's east façade consists of an entry close against the southwest corner of the gable-front section, and two windows south of the door. Two more windows occupy the front part of the ell's south elevation. An open porch with a second façade entry is recessed under the northeast corner of the ell roof, and a side-gabled addition on a brick foundation projects north from that section.

The small clapboarded New England barn beside the house, which stands on a fieldstone foundation, appears to date to the middle of the 19th century.

Peter Farrar House, 33 Hubbardston Road, MHC #167; Map #2; Photo 19, 1830s.

One of the most stylish of the Greek Revival houses in the West Village is this little "story and a half," side-gabled, rear-chimney cottage. The main building is five by two bays, and stands on a brick foundation. A long, two-story wing extends to the rear, connecting to a gable-front barn or carriage house that has been converted to living space. On the main house façade, the centered six-panel door (with the small panels between the two long sets in the manner of the door at 36 Hubbardston) is sheltered by a 20th-century, flat-roofed entry porch on square, chamfered posts, but the rest of the detailing is typical of the 1830s Greek Revival. The windows are 6/6 with shallow-pedimented surrounds, and the entry is flanked by full-length sidelights divided into multiple small panes. The house trim includes a full Greek entablature with a broad frieze and architrave molding, paneled corner pilasters, and a water table. A porch on the same type of chamfered posts as that at the entry spans the length of the east side of the rear wing, and a mid 20th-century exterior chimney rises up the center of the west gable end.

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The gable-front barn or carriage house attached to the end of the rear ell appears to date to the middle third of the 19th century. Its windows include a 6/9 in the gable peak, and at least two 12/12.

Davis/Griffin House, 9 Allen Hill Road, MHC #157, Map #12, 1830s.

A more altered story and a half side-gabled cottage forms the south-facing section of the multipart house at 9 Allen Hill Road. Formerly a five-by-one-bay building with the same "knee wall" span of wall above the front windows as the Farrar House, all of its fenestration was changed in the late 20th century. The roof line was also altered, a large shed-roofed dormer built over the south façade, and a large two-story addition was attached to the west end. The garage connected to the north rear of the two-story part, which stands with its gable end facing east toward the street, is the former barn, which also has altered fenestration.

Alphonso Brooks House/Pratt's Cottage, 2 Radford Road, MHC #4; Map #19; Photos 3 and 5, 1830.

In spite of some alterations and several additions (some of which have been removed), this house retains the main features that made it the most high-style of the earlier Greek Revival houses in the West Village. It is a tall, 2½-story, sidehall-entry, clapboarded building with a three-bay flushboard façade, an enclosed, or "pedimented" façade gable, and a molded, boxed cornice. A 6/6 window remains in the front gable; most of the others are 6/1 dating to the early 20th century. A shallow two-story, one-bay addition that runs the length of the north side under a nearly flat shed roof was probably added in the late 19th century. The addition has four bays at the first story and three at the second, exposing one second-story window at the east end of the side of the main house. A spacious front entry porch with a flat roof supported on a pair of Tuscan columns dates from around the turn of the 20th century. Parts of its low balustrade may remain from the original porch balustrade, which extended along an open terrace on the north side of the building in a manner similar to the former terrace at 46 Hubbardston Road. The present balustrade on the porch roof apparently dates to the middle of the 20th century. Later 20th-century alterations include the removal of portions of wings and ells, and the addition of a garage and a long enclosed porch on what remains of the south ell. The property includes the filled-in stone foundation of a 1890s house, called "Ambleside," that burned down.

E.D. Goodnow Rental House/Methodist Parsonage, 42 Hubbardston Road, MHC #170, Map #6, Photo 20, ca. 1840.

One of the best preserved of the Greek Revival houses in the West Village is this stylish gable-front, sidehall-entry, 1½-story cottage. The façade is three bays at the first story and two bays at the second and features a typical early Greek Revival entry with a

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pilastered, shallow-pedimented surround and three-pane sidelights over wooden aprons. The door is a six-paneled type with the small panels low on the door similar to those at 33 and 36 Hubbardston Road. The window sash, which have recently been replaced, are set into cornerblock surrounds and flanked by louvered wooden blinds. The house has a full Greek Revival entablature of a projecting, molded, and boxed cornice, with returns over paneled pilasters on the façade, a broad frieze with dentilated architrave molding, and a water table atop the foundation. The main house is four bays deep; there is a large gabled wall dormer over the third window on the east side. A two-story wing extends to the rear.

William and Joseph Eveleth House, 86 Hubbardston Road, MHC #177, Map #35; Photo 8, ca. 1841.

At 86 Hubbardston Road, two separate houses built about 1841 stand perpendicular to each other. The eastern house is clapboarded on the front elevation, while the other walls are shingled. The shingled, one-story entry section that joins the two houses together is of uncertain date, but may have begun as a common woodshed or other utilitarian structure. The west house is a simply detailed, side-gabled, three-bay, kneewall cottage with a slightly off-center chimney. That section, which is one bay deep, is shingled on three sides and has a replacement six-panel door in the center of the symmetrical facade. The higher 1½-story east part of the house stands with its roof ridge perpendicular to the road. Its front gable-end elevation has two windows at each story, aligned one above the other. The trim of this section is also very plain, with unadorned cornerboards and window casings, but in contrast to the west house, the roof edge projects a few inches. Most of the windows in both sections are 6/1 sash. A mid 20th-century board-and-batten barn/garage just west of the combined building occupies the site of a former barn.

Merrick/Randall House, 133 Hubbardston Road, MHC #180; Map #39; Photo 21, ca. 1844-1845.

At the west end of the district is a well-preserved late example of a center-chimney Cape Cod cottage, probably built in the 1840s. The building is five by three bays and has the kneewall spacing on the front and rear elevations that is characteristic of late examples of this house type. The windows are 6/6 sash in plain surrounds, and the center entry is flanked by full-length sidelights. The roof projects over a molded, boxed cornice, with returns on the gable ends. The sawcut brackets that adorn the eaves and rakes are apparently an addition of the latter part of the 19th century. The house has a three-bay, 1½-story cross-gabled rear ell. In 1992, the house was expanded by the addition of a family-room ell and porch on the west side of the ell. A high, exposed fieldstone foundation close to the road just east of the house remains either from a former barn or from an earlier house that is known to have stood on the property.

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Jonas Brooks House, 39 Hubbardston Road; MHC #169, Map #5; Photo 2, ca. 1840s.

A rare example in Princeton of a mid 19th-century, 2 1/2-story, side-gabled double house, this building was constructed sometime before 1857 and displays some lingering Federal features. Typical of the double-house type, it originally had a six-bay façade with two center entries, of which only one doorway remains. The gable ends of the building are two bays deep (the east gable end has a paired window toward the rear of the first story), and each has a single window in the gable peak. Two widely spaced narrow chimneys, one for each dwelling unit, stand on the roof ridge. The windows are 6/6 in unadorned surrounds; those on the east gable end have louvered wood blinds. The house trim, which suggests a construction date no later than the 1840s, includes a shallow roof cornice with a bed molding below the close eaves. A late 19th-century façade-width porch with a shallow hipped roof is supported on openwork, bracketed posts. The remaining façade entry has a mid-20th century replacement door -- one of several alterations that took place after a 1930s fire. A rear ell was apparently removed after the fire, as well. Part of the foundation is rubble, which may indicate an early 20th-century building phase. A small, gable-front, clapboarded barn behind the house has an interior-sliding door, fitted with a six-light window.

Late Victorian revival styles

The Second Empire and Italianate styles came to the West Village, as they did elsewhere in Princeton, with the pinnacle of the town's summer resort era. Bay windows and wraparound porches (also referred to as verandahs or piazzas) appeared toward the end of the 19th century.

Second Empire

Mt. Pleasant House, 26 and 34 Goodnow Road, MHC #s 164 and 165; Map #s29 and 31; Photo 9, 1857-1860/1875.

While Princeton has many surviving examples of the Second Empire style that epitomized the town's hotel era, only two are located in the West Village, and those were once parts of a single building that grew in size over several construction phases between 1857 and the 1880s. The Mt. Pleasant House boardinghouse/hotel began as a large double house of the late 1850s. It apparently acquired its mansard-roofed third story as part of a major expansion into a hotel in 1875. The present single-family house at #26 and the condominium complex at 34 Goodnow Road are the two main sections of the hotel at the size it had attained by the early 20th century. In 1912, the building was split apart. The east half was separated from the west and moved several rods east onto a new granite

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foundation. A large ell dating to ca. 1887 was moved across Goodnow Road to a site overlooking Hubbardston Road. (see 90 Hubbardston Road, below.)

The relocated east portion, 26 Mt. Pleasant Road (MHC #164), is the most intact of the three surviving sections. The front mansard-roofed part of the house has an L-plan, with a four-bay main façade and a two-bay section projecting forward from its east end. A large two-story wing, six bays long under a shallow gabled roof, extends to the rear. A ca. 1912 hip-roofed verandah, or "piazza," wraps around the southwest corner of the building, extending from the projecting southeast bay across the façade and along the west side, where a later balcony rests upon its roof. Another section of piazza is located along the east side of the main building, ending at a forward-facing northeast ell. The windows are 2/2 sash, with heavy molded crowns. The dormer windows at the third story have shallow gabled roofs, also finished with a heavy molding. Other architectural details, including the quoined corners and the paired sawcut brackets at the deeply projecting eaves, are also characteristic of the Second Empire style. The main mansard roof is slate; other roof sections appear to be asphalt shingle. The front door is an early 20th-century replacement in the Craftsman style, with eight lights over two long panels. Two early 20th-century, hip-roofed, shingled garages, both in somewhat deteriorated condition, stand behind the building. The larger, two-car garage has a sliding recessed-panel door.

34 Goodnow Road (MHC #165) consists of the three-by-three-bay center section of the Mt. Pleasant House and its three-story, four-by three-bay northwest wing, plus a full-height, late 20th-century rear addition. A handsome rectangular first-story bay window at the front edge of the east elevation may pre-date the 1912 division of the building. As at 26 Goodnow Road, the 2/2 windows and corner quoining are preserved, but here the slate roof has been replaced with asphalt shingle. The house was altered in the 1980s by the additions of a broad Colonial Revival vestibule at the main center entry, and a hexagonal gazebo attached to an open porch in front of the northwest wing. A three-story, wooden, exterior fire escape on the east side of the rear wing also dates to the 1980s, when the building was converted to condominiums.

Italianate

Merrick/Shapleigh/Stimson House, 4 Goodnow Road, MHC #162; Map #26; Photo 10, 1878.

Although other houses in the West Village display some of the Italianate details found in this house, such as sawcut eave brackets, this is the only fully developed Italianate building in the district. It is a large gable-front, 2 ½-story, sidehall-entry house with a three-bay façade and an expansive verandah that wraps around three sides, ending at a

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two-story polygonal bay window on the east elevation, and at what appears to be a later, very wide pedimented two-story bay on the west side. The windows are large 2/2 sash with molded crowns, and they retain their louvered wood blinds. The roof of the verandah has a shallow pediment projecting out over the front steps and is supported on turned posts. Paired sawcut brackets which echo those at the main, projecting roof cornice trim the verandah eaves, and there is a low, square-doweled balustrade with sawcut and punchwork detailing. A long, three-bay, two-story wing extends directly to the rear of the main house, and has a similarly detailed porch along its east side. Three tall chimneys rise from or near the roof ridges.

A short connecting ell links the rear wing to a barn/carriagehouse (also used in the 20th century as a veterinarian's blacksmith shop), with its roof gable turned perpendicular to the main house roofs. The barn thus faces east and west. In the south half of its east elevation is a large board-and-batten interior sliding wagon door with two small windows. On the north half of that façade is one window with blinds and a narrow, six-panel door occupying the north corner. A roundheaded, multilight window is positioned in the gable. A smaller sliding door is positioned in the south half of the west barn elevation; a similar window is located there in the gable peak. A tall four-sided lantern with 2/2 windows and louvered blinds is set in the center of the roof ridge.

Eclectic Late 19th-Century Buildings

West Village Meat Market, 35/37 Hubbardston Road, MHC #168, Map #4; Photo 22, ca. 1888.

A more simply detailed, 2½-story building constructed about ten years after the Merrick/Shapleigh/Stimson House, this also has a Late Victorian, two-story bay window. Built as a combined market and residence, here the rectangular bay window rises up the east part of the gable-front façade. Two doors and a window occupy the first story of the main façade wall, sheltered by a hip-roofed porch on turned posts with a square-dowel balustrade. Both doors are early 20th-century Craftsman replacements, with eight lights above two long panels. The windows are of mixed date windows with 2/2 sash and molded surrounds remain in the bay window and in the gable, but most of the rest are recent 6/1 sash. Two short brick chimneys are positioned on the roof ridge; at least part of the foundation is brick. A small, one-bay ell projects to the rear. Behind the building is a broad gable-front, vertical-board barn standing on a fieldstone foundation. A 2/2 window occupies the barn's front gable peak.

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Herbert A. Pratt House ("Fairside House"), 12 Radford Road, MHC #185, Map #23, ca. 1892.

Although maps show a house at this location as early as 1857 and deed evidence indicates that a house stood here in the 1840s, the rubble foundation strongly suggests that this 1½-story house was constructed, rather than renovated, in the 1890s. The side-gabled Colonial Revival building has a center chimney and is four bays wide by four bays deep, with a small shed-roofed ell at the southwest rear. The large gabled wall dormer that fills most of the upper part of the facade is a later feature, probably dating to the mid-20th century. Most of the windows are 6/1, but two nine-pane windows flank the main projecting entry of the asymmetrical facade, and an elliptical window is located east of the entry. A small lunette occupies the gable of the dormer. The main door, which projects forward under a hip-roofed entry porch on square posts with a square-doweled balustrade, is a turn-of-the-20th-century type, with a large square light and five panels with heavy applied moldings. An open balustraded stairway leads to a second entry in the east side of the building. Architectural trim includes a projecting cornice with returns on the gable ends and a partial frieze board on the facade. The windows have wooden louvered blinds.

Whitney Farmhouse, 90 Hubbardston Road, MHC #178, Map #36, ca. 1887.

A side-gabled, shingled house set well back from Hubbardston Road has at its core the ca. 1887 ell of the former Mt. Pleasant House that was moved down to this location when the former hotel was split apart in 1912. It later acquired extensions of various heights on all four sides, including a hexagonal two-story turret at the southeast corner and a 1½-story addition off the east end that has a large roundheaded window under a gabled roof. A long, gable-roofed, vertical-board barn, also moved to the site in 1912 from Goodnow Road, is set back behind the house and is barely visible from the road. It apparently dates to the third quarter of the 19th century.

Allen Estate farmhouse, 19 Allen Hill Road, MHC #159; Map #16, ca. 1895, J.C. F. Mirick, builder.

The main section of this two-story, gable-front house was built as the farmhouse for the Thomas Allen estate, "The Pines," at about the same time that Mr. Allen's grand country villa (noncontributing to the district) was constructed at 33 Allen Hill Road. In contrast to the Mediterranean-inspired architecture of the mansion above it on the hill, the farmhouse was built as a simple rectangular building with an entrance facing southeast at the end of a long drive off of Allen Hill Road. Altered in the 20th century by several additions and changes in fenestration, the core of the building maintains its original form, its clapboard siding, slender ridge chimney, and simple trim, with unboxed, close eaves and narrow corner boards. Some of the 6/1 windows may be original as well.

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Closer to the road is the long, 19th-century Fay barn that was moved west across the road to become part of the Allen farmstead in about 1895. Most of the building is clad in vertical board; the northeast end is board and batten. The roof is standing-seam metal and has a cupola with louvered vents at the center of the ridge. The main wagon entrance is in the south gable end.

Among the many agricultural buildings and structures that were built for Thomas Allen's country estate, a few survive on the property at 19 Allen Hill Road, with some of them adapted to new uses. A small gable-roofed icehouse was expanded late in the 20th century into a tiny cottage. Adjacent to its northeast end is a fieldstone root cellar or icehouse with a board-and-batten door (Photo 23). To their east, and just southeast of the farmhouse, is a fieldstone enclosure about 50 feet square (Photo 24), which probably served as a small pasture or barnyard. Fieldstone terraces are found at several places on the former Allen estate, including one just north of the farmhouse that remains from extensive apple, pear, and peach orchards (Photo 25).

Passing under Allen Hill Road near the barn is another of the many stone structures that were part of Thomas Allen's late 19th/early 20th-century country estate. The massive stone livestock pass (Photo 26) used for the Allen sheep herd probably dates to about 1895, when Thomas Allen first developed his farm and Allen Hill Road was extended north to connect with Mountain Road. Most of the large fieldstones in the unmortared walls, as well as the massive slabs that remain beneath the paved roadbed, are rough unquarried stones. Several large stones, standing on end, also act as fencing along the road.

Early 20th-Century Colonial Revival

In the early years of the 20th century, many buildings in the West Village were updated with Colonial Revival details such as 6/1 windows and Tuscan-columned porches. Several modest but stylish new houses were built in the style, of which the most significant were put up by local builder Remington Hamilton, either alone or with his early partner, Frederick Bryant.

Remington Hamilton House, 12 Allen Hill Road; MHC #158, Map #13, 1902, Remington Hamilton, builder.

The earliest of the Colonial Revival houses in the district took the form of a three-by-three bay, two-story, American Foursquare, with a shallow hipped roof. A wraparound porch is supported on square posts. Typical of the building's turn of the century date are the two full-height projecting bays, one on either side elevation. The bay on the north is rectangular, and has a hipped roof. The south bay is gable-roofed, and its rectangular

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second story projects over its polygonal first story. Windows throughout the house are 2/1 sash. A narrow chimney is centered on the roof. The center façade entry has half-length sidelights and narrow pilasters, and the door is similar to that at 12 Radford Road—with a large square light and multiple panels with heavy applied moldings. A small, clapboarded, early 20th-century garage with 2/1 windows stands behind the house, along with a clapboarded shed that appears to be of similar date.

Mary Houghton House, 43 Hubbardston Road, MHC #171, Map #7; Photo 1, 1903.

A house of a more traditional form is the 2 ½-story, side-gabled house which stands on a brick foundation on the former Methodist Church property. The house is clad in wood clapboard on the façade, and in wood shingle on the other elevations. The asymmetrical façade is four bays wide with the entry in the second bay from the left. In the easternmost bay of the façade is a shallow, three-sided, one-story bay window. The side elevations are three bays deep, and a single chimney rises from the southeast rear slope of the roof. Windows are primarily 2/1 sash; there is one 8/8 window on the east end. The main entry is a typically formal Colonial Revival type, with leaded half-sidelights flanking a large six-panel door, and sheltered by a hip-roofed entry porch on turned posts. Alterations include the removal of a large gabled dormer over the façade, the enclosing of a sunroom at the east end, and the ca. 2000 addition of a rear deck and a two-car, gable-roofed garage at the west end.

Second Remington Hamilton House, 7 Radford Road, MHC #182; Map #21; Photo 27, 1910, Remington Hamilton, builder.

The second house Remington Hamilton built for his own family is a square, cross-gabled, 1½-story building clad in wood shingle on the second story and clapboard on the first, resting on a fieldstone foundation. The roof is a combination of slate and standing-seam metal. A one-story bay projects under the south gable; a large wall gable on the north side of a full-width rear addition built in 2003 has an exterior brick chimney rising up its center and projecting above the gable peak. This building has a façade-width porch on Tuscan columns, with a square-dowel balustrade. Most of the windows are 6/1 sash. The asymmetrical first story of the four-bay façade has a window set on the diagonal at the northwest corner, and a large picture window with a decorative glass transom in the south portion. The entry is set just north of center. Centered at the second story in the front gable is a wide, shallow, three-sided bay window with diagonal panes in the upper sashes of the single double-hung windows. Above the bay window is a semi circular, keystone lunette with divided panes. Architectural trim in this house includes a compound molding along the sides marking the division between the stories, and a projecting, molded and boxed cornice with returns on the façade and in the gables.

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Three period outbuildings stand behind the house. At least one, a combined workshop, sawmill and lumber storage shed (Photo 27), is known to predate the house. Most of the building is clad in vertical board. The main section is a gable-front barn or carriagehouse with a large, recessed-panel sliding door mounted on the interior. Extending to its south is a shed-roofed section, which may have been the workshop for the Remington construction company. Attached to the rear of both sections is a high shed-roofed structure, clad in board-and-batten siding. A long, vertical-board barn with a louvered vent on the roof ridge is located at the rear northeast edge of the property, and a small gable-roofed, two-car garage stands just north of the house. The date of the barn is unknown; the garage dates to the early 1930s.

Shingle Style

Two late Shingle Style buildings in the West Village dramatically illustrate the characteristics of this style that was so popular for summer houses throughout New England--low spreading building forms, the use of natural materials, and a wide variety of window shapes and sizes.

George McIntire House, 13 Goodnow Road, MHC #163; Map #27; Photo 28, 1909.

The McIntire House is a 1½-story, side-gabled building with a wide, four-bay, front-facing gable centered over the façade. The building's first story is built of rubble stone, and the house has two rubble chimneys—one rising from the intersection of the front gable and the main roof, the other located in the southeast part of the house, behind the ridge. Windows include 6/6, 6/9, 8/8, and 15/15 sashes, as well as a long multilight transom-like window in the front gable peak, and a narrow, vertical keystone window under the west gable peak. Architectural trim includes a wide encircling frieze that continues forward over the stone posts of a porte-cochere located toward the east part of the façade. The main entry is recessed under the overhang of the roof at the west end of the façade, where the roof corner is supported on a rubble post. The area around the door is clad in wood clapboard. A two-car, shingled garage with a pyramidal roof, standing on a high stone foundation, apparently dates to about 1930. Another small shingled building with a gabled roof may be a well house or pump house, built around the same time as the house.

Susan Minns House, 38 Radford Road; Map #25; Photo 11, 1912.

This sprawling, high-style house is also built of rubble on the first story and wood shingle on the upper sections. The building has a Y-plan, with the main entry in a rectangular, hip-roofed section, from which two 1½-story wings extend diagonally to the rear. The low asphalt-shingled roofs have what appears to be tile cresting at the ridges and are

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flared outward at the eaves. All are punctuated by a variety of dormers—shed-roofed, hip-roofed, and eyebrow—with multipane casements or broad 8/2 or 8/1 double-hung windows grouped in bands of two or three. As at 13 Goodnow Road, the main roof extends forward onto stone porch posts. Above the porch roof is a balustraded balcony, set into the plane of the roof in front of a broad shed-roofed dormer. Toward the outer end of the north wing is an entry with a vertical-board door that opens onto a stone terrace with stone steps. One of the most picturesque outbuildings in the district is a round well house of mortared stone, standing just south of the house (Photo 29). Originally one of two on the property, this little hip-roofed building was also built in 1912.

Thomas Allen barn/carriagehouse, 33 Allen Hill Road; Map #17; Photo 30, ca. 1895 with attached 1907 garage.

One of the more unusual buildings in the district is the tall, square, shingled building standing close to the road on the former Allen estate. Called a barn in tax records, but apparently built as a combined stable and carriagehouse, its main section is square in plan, and has a secondary section that projects to the north and west. Both parts of the building have shallow hipped roofs with deep, flared overhanging eaves. Entries for carriages and/or horses are large, square openings on the west side of the main part and on the south face of the secondary section, both fitted with later overhead wood garage doors. A true two-car garage, however, stands on a high stone base abutting the southeast corner of the main block. This garage is apparently an addition of 1907. It also has a shallow-hipped roof, and is fitted with two overhead sectional garage doors. Along with the flared eaves, the fenestration of this combined building is somewhat oriental in character. Centered on two sides of the main block is a composition of three upper and three lower single-pane windows enframed in wide-board casing, with a set of three rectangular panels separating the upper and lower banks of windows.

Other 20th-century forms and styles

The few buildings constructed in the West Village during the latter part of the period of significance include a variety of forms and styles representing some of the more modest regional architectural trends of the 1930s, 1940s, and 1950s.

Richmond Hamilton House, 11 Radford Road; MHC #184; Map #22; Photo 31, 1928-1930, Remington and Richmond Hamilton, builders.

The only Craftsman bungalow in the district, and one of only a few in Princeton, this well-preserved house may be either a Sears Roebuck or Aladdin Homes “factory-built” house. Its form and detailing are similar to designs by both companies, and Remington Hamilton and his son, Richmond, are known to have constructed at least one Aladdin house in 1918, at 32 Allen Hill Road (in the expanded Princeton Center National Register

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District, 2006). This side-gabled building is two stories at the rear, 1½-stories at the front, with the front roof slope extending down over a façade-width porch, where it is supported on square wood posts. A broad shed-roofed dormer with two windows is centered over the porch. The asymmetrical façade is three bays wide, with a door toward the north end. Most of the windows are 6/1 sash, and have paneled shutters decorated with cut-outs of pine trees. The foundation is concrete block.

Hamilton's Garage, 23 Hubbardston Road, MHC #166; Map #1, 1936, R. Hamilton & Son, builders.

The rectangular, flat-roofed west end of this two-part, one-story building is the section built as an auto repair garage, office, and lumber storage facility by Remington and Richmond Hamilton in 1936. A good example of simple, utilitarian roadside architecture of the 1930s, most of its fenestration has been changed (although two 6/6 windows on the west end may occupy the original openings), but the building retains its general lines, clapboard siding, and prominent cornerboards and water table. The long east section, with a very shallow-pitched roof, is a later addition. The foundation of both sections is concrete.

14 Goodnow Road, MHC #188; Map #28, 1945-46, Sandy Harpell, builder.

An example of an innovative house built with materials salvaged from a former structure that burned, this long, low, cross-gabled, ranch-type house is basically L-plan in shape. The lower section of the gable-end wall facing the street and a parapet wall extending along the front of the east section are built of stone from the house that stood here from the 1890s to the 1930s. The rest of the building is clad in a combination of wood shingles and larger wood shakes. Two open porches are formed by recessing the main walls deeply under the eaves of the south roof and of the southeast section of the east roof. Windows include casements and a triple 6/6 window, and some have single, full-width batten-type shutters. A substantial wing was added to the house in 1998, and the original attached garage was converted to living space at that time.

Kenneth Vaughan House, 8 Radford Road, MHC #183; Map #20, 1955, Henry Smith, builder.

The most recent house built during the period of significance is a four-by-two-bay, 1½-story, side-gabled building of a general Cape Cod cottage type, on a concrete foundation. A small enclosed sun porch attached to the south end, which has horizontal-paned windows, may have been enclosed at a later date. The windows in the main house are all 8/8 with louvered shutters; the paneled front door is aligned with a tall brick chimney that rises through the front plane of the roof.

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Archaeological Description

While no ancient Native American sites are currently recorded in the district or in the general area (within one mile), sites may be present. The routes of what are now Worcester, Hubbardston, Merriam, Mountain, and Westminster Roads were reported to be Native paths during the 17th century. The intersection of these paths along the Mountain Road/Worcester Road corridor east of the district may have resulted in small short-term campsites in this area. Environmental characteristics of the district represent locational criteria (slope, drainage, distance to wetlands) that are favorable for the presence of ancient sites. Many areas of the district from the Goodnow Road locale to the south contain excessively drained soils that are rocky with ledge, cobbles, stones, and boulders. The presence of rocks and ledge may reduce the overall ancient site sensitivity for the district. Ledge might also indicate the presence of windbreaks and rock shelter-type sites. Many favorable site locations in the district also include level to moderately sloping terraces knolls and other landforms that are in close proximity to wetlands. Several unnamed ponds, streams, and swamplands are located in this area. One swampland, east of Calamint Hill, is the headwaters of Cobb Brook, which drains south to its confluence with Wachusett Brook, then Quinapoxet Reservoir. The district area is located within the Nashua/Merrimack River watershed. Given the above information, the size of the district, and the availability of open space, a high potential exists for locating ancient Native American resources in the district.

A high potential also exists for locating historic archaeological resources in the district. While several of the district's contributing buildings survive, documented and potential archaeological sites also exist for many of the domestic, religious, educational, economic, and agricultural buildings that characterize over 250 years of growth and development in the village. Potential archaeological sites in the district represent a wide variety of site types that contributed to the settlement history and growth of the West Village from a rural crossroads agricultural village in the 18th century to the town's 19th and early 20th century summer resort period.

Structural evidence from buildings associated with scattered 18th- and 19th-century farmsteads may exist throughout the district; however, as the crossroads developed in the eastern part of the district, extant rural farmsteads and archaeological evidence of the same are more common in peripheral areas of the district. Archaeological evidence of rural farmsteads may include structural evidence of farmhouses, barns, stables, and outbuildings. Archaeological evidence of outbuildings and occupational-related features (trash pits, privies, wells) may survive with both archaeological sites and extant farms. Structural evidence associated with the now demolished, late 18th-century Thomas Gleason farmstead may survive off Goodnow Road. Archaeological sites and extant residential buildings may contain archaeological evidence of outbuildings and occupational-related features. Archaeological sites and extant residences should be more common in the 19th and 20th centuries. Potential sites for commercial buildings, manufactories,

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and shops should also be common during the same period. At the Thomas B. Gill House (ca. 1818), at 80 Hubbardston Road, structural evidence may survive from a former barn that was attached to the west end of the house and a freestanding blacksmith shop that originally stood east of the house, close to the road. Structural evidence may also survive from Bullock's Stand, a ca. 1814 tenement and store building destroyed by fire. The E. and E. D. Goodnow House (1833) was built at the site of Bullock's Stand. Structural evidence may survive from a two-story west wing from the Goodnow House that no longer exists and originally housed an early shoe manufactory. Structural evidence from a barn or earlier house may survive near the Merrick/Randall House (ca. 1844-45) at 133 Hubbardston Road, where a fieldstone foundation exists close to the road just east of the house. Documentary evidence also exists that an earlier house was present at the current site of the Herbert A. Pratt House ("Fairside House," ca. 1892) at 12 Radford Road. Cartographic sources show a house at this location as early as 1857; however, deed evidence indicates a house stood at this location in the 1840s.

By 1825, the crossroads in the eastern part of the district was a cluster of activity with a tavern, store, school, residences, and artisan shops. Structural evidence and archaeological features may survive associated with each of these activities, although specific sites for most have yet to be determined. From 1840-1892, the crossroads locale was also known as Methody (Methodist) Corners for the cluster of buildings that stood around the Methodist Church, which stood close to the main intersection. The Methodist Church was lost to fire in 1892. Structural evidence from the church building, barns, stables, outbuildings, and occupational-related features may survive near the Mary Houghton House (1903) at 43 Hubbardston Road, built in the area of the church site.

During the mid to late 19th century, the district also evolved as a summer resort neighborhood with several guest and boarding houses and, from the 1890s to 1930s many summer cottages and rural country estates. Structural evidence from parts of the Mount Pleasant House (1857-1860/1875) may survive in the vicinity of 26 and 34 Goodnow Road. The Mount Pleasant House was a boardinghouse/hotel that began as a double house in the 1850s and was expanded into a hotel in 1875. In 1912, the boardinghouse/hotel was split apart with the eastern half separated and moved several rods east onto a new foundation. A large ell dating to about 1887 was also moved across Goodnow Road to a site overlooking Hubbardston Road. Structural evidence may survive at the original site of the eastern half of the house and ell. Similar archaeological evidence may also exist from barns, stables, outbuildings, and occupational-related features associated with the original construction/occupation of the house. A fieldstone foundation marks the site of an 1890s house called "Ambleside" that burned on the property of the Alphonso Brooks House/Pratt's Cottage (1830) at 2 Radford Road.

(end)

West Village
Name of Property

Worcester, MA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

AGRICULTURE

Period of Significance

ca. 1757 - 1959

Significant Dates

1807 (extension of Hubbardston Road)

1839 (building of Methodist Church)

1892 (burning of Methodist Church)

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

(see Continuation Sheet)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Princeton Memorial Library

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8. SIGNIFICANCE

ARCHITECTS/BUILDERS

Silas Fay, Jr. (attributed)
Remington Hamilton
Richmond Hamilton
Sandy Harpell
Charles J. Hartshorn (attributed)
J.C.F. Mirick
Henry Smith

Introduction

The **West Village Historic District** meets Criteria A and C of the National Register at the local level for its historical and architectural significance. The proposed district is eligible under Criterion A for its association with over 250 years of Princeton's domestic, religious, educational, economic, and agricultural development, as well as for its role in the town's 19th and early 20th-century summer resort period. Many of the contributing historic properties were the homes of Princeton's most influential families in their respective generations. Members of those families were prominent community leaders, serving as town and state officers, merchants, builders, schoolteachers, doctors, clergymen, deacons, and church founders. In the late 18th and early 19th centuries, farmers in the district cleared land that developed over generations into prime agricultural properties that specialized in livestock raising and dairying, and were later adapted to serve the late 19th-century resort trade and, ultimately, at the turn of the 20th century, consolidated to form parts of large gentlemen farms and country estates. The earliest residents were not just farmers; they included butchers, blacksmiths, wheelwrights, a cabinetmaker, physicians, and the town's first schoolmaster. In the second decade of the 19th century, the West Village also became the site of one of Princeton's most important and long-lived country stores. In the 1820s, activities at what by then was a major regional crossroads and stagecoach stop included a prominent tavern, and in the 1830s a significant early shoe manufactory was built adjacent to the store. The founding and construction of the Princeton Methodist Episcopal Church in 1839-1840, largely by residents of the West Village area, provided a focus for the village for over 50 years. While the church is gone, many remaining buildings, a rich collection that includes one hotel, several boardinghouses, many summer cottages, and the farmsteads of three prominent rural retreats, reflect Princeton's later history as a summer resort and cottage community.

The district meets criterion C of the National Register as one of Princeton's most intact collections of buildings and structures representing late 18th, 19th, and early 20th century rural and small-town domestic architecture. A remarkably intact concentration of period houses and

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outbuildings provides a panorama of well-preserved examples of late Colonial, Federal, Greek Revival and later 19th century house types and styles as interpreted by builders in a rural community. Contributing 20th-century buildings include some substantial Shingle Style houses as well as modest examples of bungalow, ranch house, and Cape Cod cottage architecture, some of them illustrating the work of three of Princeton's most prolific builders, Remington and Richmond Hamilton, and Sandy Harpell.

Also contributing to the significance of the district under both Criteria A and C are nonresidential buildings, sites, structures, and objects illustrating the full range of the area's development as a small crossroads village and agricultural district. On the periphery of the village are the surviving elements of some of Princeton's most prominent historic farms, with hayfields, meadows, and former pastures, as well as several well-preserved 19th- and early 20th-century barns and other outbuildings. One small, 19th-century, wood-frame schoolhouse survives here as well, converted to a dwelling with minimal exterior alteration. The line of a colonial road to the first Princeton meetinghouse survives east of Allen Hill Road, as do at least two farm lanes. The entire district exhibits pre-1900 fieldstone walls, and at several locations mortared stone posts and walls dating to the early 20th century remain as well.

Included in the district are seven noncontributing houses and several garages and other outbuildings constructed since the 1950s, most of them located on lots divided out of former farmland. Their impact is mitigated, however, by the use of materials, massing, and proportions compatible with the historic buildings. The district thus retains integrity of setting, location, design, materials, workmanship, feeling, and association.

Early Development of Princeton and the West Village Area, 1750s to 1820.

The town of Princeton, located 45 miles west of Boston and 15 miles northwest of Worcester, occupies the highest land in the large area known as the central highlands of Massachusetts, with much of the town's surface lying between 800 and 1,000 feet above sea level. Wachusett Mountain, which is located in the northern part of the town, rises to an elevation of 2,006 feet, and is the highest peak in Massachusetts east of the Connecticut River. South of the mountain, just north of the West Village district, is a cluster of hills, the highest of which is Little Wachusett Mountain (1,559 feet).

Princeton was settled and established as a town relatively late in the Colonial era. The early English settlers considered the rocky, hilly, central highland region with its dense forests and rough terrain to be a forbidding frontier, inhospitable for agriculture, and inhabited by a roving, hostile Native population. The town's territory had been partly included in the 1686 Nahuag Indian purchase, a tract of twelve miles square that was

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incorporated as the town of Rutland in 1714. Rutland, together with other adjoining territory, was later to be divided into six independent communities. Of those, Princeton was the easternmost, most of it having long been known as Rutland's "east wing." In 1759, thirty hardy resident families succeeded in establishing a separate district of Princeton (or Prince Town), named for the largest land holder in the area, Rev. Thomas Prince of Boston.

While it has long been believed that the first English farmer to establish a homestead in Princeton came from Lancaster to the southeast part of town in 1742-1743, recent research indicates that the northeast corner of town may have been settled even earlier, in the 1730s. During the 1740s and 1750s, small numbers of other farmers arrived, most of whom carved out homesteads on the better agricultural lands in the south and east. The meetinghouse was built at the approximate center of the district of Princeton in 1763-1764. No clustered residential village developed around it, however, and in 1765, Princeton's population of 284 consisted almost entirely of households on scattered farms. The district was incorporated as a town in 1771, and the population continued to expand, reaching 701 by 1776. Many new residents came from the parent town of Rutland and from Lancaster to the east, but others came from older eastern communities closer to the coast, including Concord, Dedham, Lexington, Medford, Sudbury, and Watertown. Prior to the Revolutionary War, Princeton was classified as a poor agrarian settlement. By the end of the 18th century, however, compared to its neighbors, it had become a relatively prosperous upland community characterized by dispersed agricultural development amidst remaining stands of timber that provided abundant raw material for five sawmills on its many brooks. By 1800, within the town's borders there were also four gristmills, a fulling mill, and a windmill.

The earliest roads through the town are believed to have followed established Indian trails. Several important trails converged around the foot of Wachusett Mountain, and at least one regional colonial highway entered the town from Sterling to the east, where a significant Native settlement was located at the Waushacum Lakes. That road, which was part of the old Colonial Bay Path, became a county road in 1762. In 1772, its western branch, which ran north of the town center and the proposed West Village district into Hubbardston, became part of the county system as well.

A small institutional cluster developed around the first meetinghouse by 1768, with a common/training field, burying ground, and a town pound. No schoolhouse was built at the town center, however, until 1774. The first school in Princeton was opened, not near the meetinghouse or in the earliest settled part of town, but at the west end of the proposed West Village district a mile southwest of the center, at 136 Hubbardston Road (MHC #181). As early as 1764, schoolmaster **Samuel Woods**, was paid for keeping the

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town school there at his house (built ca. 1762). The school was apparently discontinued at that location after the first town schoolhouses were erected between 1771 and 1774, but Samuel Woods continued to teach (perhaps with a hiatus for his service in the Revolution in 1774) for nearly 50 years.

The presence of the first school and of at least four pre-1800 houses and farmsteads along the section of today's Hubbardston Road (Route 62) in the proposed district attests to the importance of the rural neighborhood later known as "The West Village" as an area of significant early development in Princeton. While information on the first roads in Princeton is scant, the earliest part of Hubbardston Road appears to have been laid out as part of a town way leading from the town center to Samuel Woods' house and school. The first road through the West Village area, it came southwest from the original meetinghouse, then followed the lower section of today's Allen Hill Road to Hubbardston Road, at which point it turned west to Samuel Woods' farm. The line of the upper section of that early road is still present as the long-discontinued "Old Road to Meetinghouse Hill," visible through the trees from Allen Hill Road (see Photo 13, Map #14).

Even before the school in Samuel Woods' house opened, another house was standing midway along the road at 68 Hubbardston Road (MHC #39, Photo 6). Local research indicates that a member of the Gleason family constructed one part of the building there in about 1757. In the 1790s, another structure that had been built by him about 1760 near the east corner of Hubbardston and Allen Hill Roads was moved to the present site and attached to the earlier part. By that time another local road (today's Goodnow Road, laid out in 1778) branched northwest from Hubbardston Road at a point just east of the Gleason house, ending at the large homestead farm belonging to the Goodnow family, located outside the district boundaries. For many years, the owners of 68 Hubbardston Road, which was apparently associated with the large Gleason farm that flanked the lower section of Goodnow Road, raised livestock for market. A butchering business on the Hubbardston Road farmstead is recorded as early as 1828, and part of the house is said to have been a wheelwright's shop at one time.

Between the Woods and Gleason farms, another large agricultural property began its development about 1780, when the first part of the farmhouse at 110 Hubbardston Road (MHC #179, Photo 14) was constructed for **Lt. Bartholomew Cheever** (1754-1838; arrived in Princeton by 1779) around the time of his marriage to Susanna Farmer in 1781. The farm was subsequently owned by their son Moses Gill Cheever. Today known as the Smith Farm, at over 250 acres the property remains the oldest and largest working farm in the nominated district. The farmhouse grew into a massive 2½-story, double-pile house of Georgian proportions, and with considerable Federal and early Greek Revival-style detailing. A number of outbuildings were also built over the years, forming a large and complex farmstead spanning over 200 years of development.

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On the south side of that same section of Hubbardston Road is another early house, although probably not built as early as its traditionally ascribed date of ca. 1760. This is the tall, two-story, side-gabled, paired rear-chimney house at 73 Hubbardston Road (MHC #39, Photo 16), said to have been built for farmer **William Smith** (b. 1781). It was later owned by two ministers—Rev. Alonzo Phillips, pastor of the Presbyterian Church (later the Princeton Congregational Church) from 1820 to 1836 and in the 1850s and 1860s by Silas Bailey, minister of the Methodist Church in 1865.

One of a long line of town physicians to live in the West Village, **Dr. Ephraim Wilson** (1762-1839) came to Princeton in about 1789. While part of the house at 48 Hubbardston Road (MHC #48, Photos 1, 7, and 15) may date to that year, Dr. Wilson is reported to have built the grand, twin-chimney, Federal house facing west over Hubbardston and Allen Hill Roads on the occasion of his second marriage in 1795. The house is known for having been owned by at least three other doctors over the first half of the 19th century.

Although this area west of the town center was settled early and by 1800 included some small cottage industries, such as the wheelwright's shop at 68 Hubbardston Road, in contrast to some other secondary villages that grew up around Colonial sawmills and gristmills (see East Princeton [NRDIS, 2004] and Russell Corner [NRDIS, 2005]), there was no water power in this part of town. As a result, the development of the West Village remained largely agricultural through the first third of the 19th century. In addition to the small wheelwright's shop, the only known industrial establishment prior to 1825 was a blacksmith shop run by Calvin Davis, whose house and shop stood until the 1870s close to the north side of Hubbardston Road just east of Goodnow Road.

Between 1800 and 1820, some of the older farms were subdivided, and new farmsteads were built on the reduced acreages. One was constructed between 1804 and 1812 for **Silas Fay, Jr.** on a farm straddling lower Allen Hill Road, which was then still part of the main road to the meetinghouse from the southwest part of town. The well-preserved Federal farmhouse contains woodwork probably done by Silas Fay himself who was a "joiner" or cabinetmaker, and stands at 20 Allen Hill Road facing south over the discontinued Old Road to Meetinghouse Hill. The date of the Fay barn on the west side of Allen Hill Road at 19 Allen Hill Road (MHC #187) is unknown, but it may have evolved from the first barn associated with the house.

Silas Fay, Jr.'s 70+-acre farm may originally have been part of the vast Fay Farm, one of Princeton's original homestead farms, which covered much of the land immediately west and northwest of Princeton's first town center. Another West Village farm that was divided out from a larger one early in the 19th century was the 60-acre tract of **Thomas B.**

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Gill, with a farmstead at 80 Hubbardston Road. The little one-story, ca. 1818 Gill House and small attached barn remained relatively unchanged until well into the 20th century.

West Village as a Tavern Crossroads, 1820s-1850s

In the early 19th century, with improvements in farming and transportation and a general increase in communication with the world outside Princeton, activity in the West Village expanded and diversified to include more than farming and the related artisans' shops. Although this continued to be a primary agricultural part of town, its pattern of development changed, as a five-part intersection developed at the heart of the district, with the addition of Radford Road leading south from the foot of Allen Hill Road, and the extension of Hubbardston Road to the east in 1807. The new section of Hubbardston Road east of Allen Hill Road was built as a connecting east-west link with the main north-south County Road that ran through the town center. When Princeton residents voted to accept the new road, they also voted to line it with "two good stone walls on each side." While the construction of this half-mile section facilitated the movement of horses, carriages, and wagons across the center part of Princeton, the outer part of Hubbardston Road may have remained relatively quiet, since in the same year that the new street was accepted, Town Meeting also voted to allow a fence to be erected across the part of the road that ran through the Gleason farm west of the Goodnow Road intersection.

Nevertheless, the increased flow of traffic through the crossroads brought about by the new connecting road, coupled with a rise in population of both the town and the region, set the stage for new growth in the West Village. The town expanded from 700 residents early in the Revolutionary War years to 1,062 in 1810, and to 1,346 by 1830. Over the Federal period, two small residential hamlets developed near the center of town, both of them around major junctions of roads. One was located just southeast of the town center, the other one was here to the southwest. In 1810 there were nine school districts in Princeton. The district for the center part of town was divided in two, and a schoolhouse was constructed in each of the two villages. **School #9 at 36 Hubbardston Road** (MHC #10), possibly the first building put up on the newly opened section of Hubbardston Road, was built to serve the families west of the town common. In 1840 this school was replaced by a new schoolhouse on the west side of Allen Hill Road (demolished), which operated into the latter part of the century, apparently closing when the center schools were consolidated in 1883. When the Allen Hill Road school was built, the building at 36 Hubbardston Road was converted to a dwelling by Miss Sally Keyes, who lived there until her death in 1856.

In addition to the 1810 school, early 19th-century development at the West Village crossroads included at least one store, a tavern, stagecoach stop, a blacksmith shop,

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butcher shop, a large wheelwright's shop, an early shoe factory, and a new church. Although Dr. Wilson was a physician, town documents relating to the 1807 extension of Hubbardston Road past his house at 48 Hubbardston Road refer to "Dr. Wilson's store." Little is known about that store, which may have been short-lived. He also held a tavern license, or at least a retailer's license to sell alcoholic beverages. Whatever the business in the house consisted of, it was to be the first in a long series of retail establishments on lower Hubbardston Road. Around 1814, Capt. Calvin Bullock built a house at 44 Hubbardston Road (MHC #172), where he also ran an ambitious store known as Bullock's Stand until his death in 1819. The store quickly became a destination point for travelers through town. Capt. Bullock had come to Princeton from Royalston, where he had been born into the family described in the town history as "the most distinguished in Royalston from the Revolution for nearly a century."¹ In establishing the Princeton store, he was following in the footsteps of his older brother, Rufus Bullock, a highly successful "trader" on Royalston common. After Capt. Bullock's untimely death, the 4 1/4-acre property was purchased by Peter Richardson, who carried on the business until 1829. For Mr. Richardson, who owned at least three properties on Hubbardston Road (including for a time the former Gleason house at 68 Hubbardston Road), the store was one of several enterprises that he owned and operated over the years. Like Calvin Bullock, Peter was the brother of a storekeeper, Samuel Richardson. He was also the grandson of Col. William Richardson, who opened the first store in Princeton and established a longtime tavern at the center of town. Peter was thus familiar with the running of both types of businesses. (When he purchased Calvin Bullock's property in 1821, it included a potash works as well as the house, store, and barn. It is not known whether he continued the production of potash on the site.)

In 1823, Peter Richardson also acquired Dr. Wilson's house at 48 Hubbardston Road, and with other family members ran a tavern there at the northeast corner of the intersection from at least 1825 until 1832. Under the Richardsons, 48 Hubbardston Road served Princeton and the surrounding region as a tavern, stagecoach stop, an inn with overnight accommodations, and a gathering place for assemblies, meetings, and social events. Part of the building had been fitted out as a ballroom or meeting hall, where the local chapter of Masons had held their first regular meeting in January 1822. After the tavern closed, Peter Richardson and his family (which included a daughter named after Calvin Bullock's wife, Harriet) moved to Boston, where he continued to work as a "trader" in various capacities. The structure at 48 Hubbardston Road subsequently became the residence of two more physicians, Drs. Chandler Smith and Warren Partridge.

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¹ Caswell, Lilley B. *History of Royalston*. Royalston: Town of Royalston, 1917. Page 177.

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In the mid 1820s, commercial activity in the West Village was further stimulated by a regional road-building project that was undoubtedly supported by businessmen like Peter Richardson. In 1824 an 11-mile toll road, the Barre Turnpike, was opened along a straight, relatively level course between the Goodnow homestead (just outside the West Village district boundaries) and the center of Barre. The turnpike, which cut six miles off the old winding, hilly route that passed northwest of Princeton Center, promised increased traffic through the West Village. Thanks to the opening of both the turnpike and the new eastern section of Hubbardston Road, travelers could now come east from Barre and Hubbardston on Goodnow and Hubbardston Roads and pass directly through the West Village toward the center of Princeton and the towns to the east. Associated with the opening of the turnpike was the establishment of a regional stagecoach route. This was the second line through Princeton. Just after 1820, stagecoaches had begun running along the north-south County Road through the town center. The new east-west stage line ran west from the center along the new section of Hubbardston Road with a stop at Peter Richardson's Tavern and store, then west up Goodnow Road to the turnpike, and on to the western part of the state.

The connection between the businesses in the growing West Village and the Goodnow homestead and inn to the west was strengthened in 1829, when Peter Richardson sold the store and the Bullock's Stand property to Capt. Edward Goodnow (b. 1776). He apparently bought it for his eldest son Erastus Darwin Goodnow (b. 1806), who took over the management of the store and lived in the building. By the time of the Goodnow purchase, the original Bullock house had been enlarged to become what was probably the largest building in the West Village. It not only housed the village store, but served as a combined tenement building and boardinghouse, occupied by people employed in nearby trades and on local farms. In 1830, Erastus Goodnow hired his younger brother, Edward A. Goodnow (b. 1810), to work in the store, and by 1832, he took him in as a full partner. Together the brothers expanded the business to include the manufacture and sale of palm-leaf hats, and ultimately the production of boots and shoes. It is likely that the hats were not fabricated on the property, but made in Princeton's homes and households on the "putting-out" system for the southern trade, with the Goodnows acting largely as sales agents.

For a time this may have been true of the shoe production as well. It is known that, in the early years, Edward A. Goodnow acted as teamster for the business, rising at two in the morning to drive the manufactured wares over forty miles to Boston, and returning with merchandise for the store.

Then, in January 1833, the Goodnow store and tenement building (the old Bullock Stand) burned down. In addition to destroying the store goods, the fire put three resident

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he had accumulated the largest personal estate in Princeton. In their later years, the Hastings would use the property as a summer home, but remained involved in town affairs. The house is remembered today for its role in the formation of the Princeton Public Library.

In 1850, Lois Hastings and a few other influential women founded the Princeton Ladies' Reading Society, one of several mid 19th-century social libraries in town. For many years, the society's circulating collection, which reached a total of over 1,125 volumes, was kept in the Hastings house. In 1883, when Mrs. Hastings' brother, Edward, donated the Goodnow Memorial Building to the town for a public library and school, it was at her suggestion that the Ladies' Reading Society collection was donated to the library.

By the 1830s, more of the remaining open land immediately around the busy multi corner intersection was being divided into fairly small lots. Like the Hastings family, many of the new residents who put up houses on them were not farmers, but followed other professions. One building from this era is the little 1½ story Federal cottage at 33 Hubbardston Road (MHC #167, Photo 19), built probably in the 1830s by **Peter Farrar**. Like the earlier Thomas B. Gill House, over time this dwelling became attached via a series of connections to a small barn or carriagehouse. Other small village residences of this era included 9 Allen Hill Road (ca. 1830s); first occupied by a widow, Achsah Davis, and by 1860 sold to one of the West Village's few Irish immigrants, John Griffin; and 133 Hubbardston Road (MHC #180, Photo 21), built about 1840 on nine acres by **Edward Merrick** of Holden. The largest of the Greek Revival houses in the district, 2 Radford Road (MHC #4, Photo 3), is prominently sited at the southwest corner of the Hubbardston-Allen Hill-Radford Road intersection. While the building, which occupied a two-acre parcel, was altered and enlarged over time, the main block retains much of the appearance it had when built in about 1830 for one of the many physicians to live in the West Village, **Dr. Alphonso Brooks**. By about 1840, Dr. Brooks, who was also a Justice of the Peace, had set up a shoe shop in the ell of the building, probably selling the shoes through the Goodnows.

Through the second quarter of the 19th century, many of the old farms in the outer portions of the district continued to be subdivided, as was the case in other parts of town. Sometime before 1841, at least part of the house at 86 Hubbardston Road (MHC #177, Photo 8) was built on a tiny lot just west of Thomas Gill's farmstead. While the origin of the various parts of the building, which is referred to in deeds as "two houses," is unclear, they were apparently put up by **William Eveleth** and acquired by Joseph G. Eveleth (1806-1879) a few years before his marriage in 1844.

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West Village as "Methodist Corner(s)"

While transportation improvements, a growing population, and new and expanding business ventures brought changes to the West Village through the early part of the 19th century, the construction of a new church close to the crossroads in 1840 (at today's 43 Hubbardston Road) both provided a new village focus and sparked further residential development. In 1839, Princeton's diversifying religious climate was expanded by the founding of a new Methodist society, largely organized and supported by people who lived west and southwest of the town center, along with others from some of the surrounding towns.

Among the 138 founding members were many residents of the West Village. They included Silas Fay, Jr., who had left the Princeton Congregational church the year before to join the Methodist Church of Worcester, and Moses G. Cheever, who had succeeded his father as owner of the farm at 110 Hubbardston Road. Both Fay and Cheever were on the first board of Trustees of the Princeton Methodist Episcopal Society. Other Trustees who lived nearby were Edward, Edward A., and Erastus D. Goodnow, Calvin Davis, and Luther Crawford of 28 Radford Road. The building committee for the handsome Greek Revival church consisted of Edward Goodnow and brothers Jonas and John H. Brooks. The new society dedicated its "commodious house of worship"² near the southeast corner of the Hubbardston, Allen Hill, and Radford Road intersection early in 1840. A church bell was purchased afterward for \$500. The largest contribution toward the bell (\$200) was given by Jonas Brooks. Other Brooks family members were equally generous in their support of the church, including Mrs. Brooks, who left the church a legacy of \$600.

By 1850, at least two of the church founders had constructed or renovated houses near their house of worship. Shortly after the church was built, **Jonas Brooks**, who owned a large farm in the southwest part of town, put up a two-family house on a small property next door to the church at 39 Hubbardston Road (MHC 169, Photo 2), where he and his wife Nancy (Davis) lived in their later years. Across the street, Erastus D. Goodnow built a stylish sidehall-entry cottage in the Greek Revival style at 42 Hubbardston Road (MHC #170, Photos 2 and 20) next to the Goodnow store and shoe shop. Mr. Goodnow, who at that time lived in a house just to the east (demolished, built the structure as a rental house,

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² Russell, Charles, in Hurd, D.H. *History of Worcester County, Mass.* I. Philadelphia: J.W. Lewis & Co., 1889. P. 240.

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possibly for some of his employees. The house changed hands a few times over the next 30 years, and between 1883 and 1892 it was owned by the Methodist Society as their parsonage.

For over fifty years the church and its flanking horse sheds formed a focal point for the cluster of buildings around the intersection, lending the name "Methodist" or "Methody" Corners to the heart of the village. The building burned to the ground in the summer of 1892, after lightning struck the steeple.

West Village in the Summer Resort Era: ca. 1860 to 1930

Partly because Princeton never developed into a major manufacturing town during the years of the Industrial Revolution, it remained a beautiful rural community, with dramatic high hills and woods, and picturesque fields and pastures on well-kept farms. Wealthy city dwellers had been attracted to Princeton in small numbers since the 18th century. During the late 18th and early 19th centuries, Lt. Governor Moses Gill and his nephew, Ward Nicholas Boylston, had both established country estates in Princeton—rural showplaces where they spent summers and entertained guests. By 1850, improved roads and three stage lines connecting the town with Worcester and Boston had made Princeton's bucolic atmosphere accessible to large numbers of the middle class as well. All but one of the old taverns had closed by then, but by 1856, the Wachusett House at the town center had been enlarged to become the first of the town's true hotels. Another hotel at the center, the Prospect House, was soon to follow, converted from the former Baptist church. In 1859, two more hotels, the Mountain House and the Grand View Hotel, were built on the slopes of Princeton's ultimate scenic destination, Wachusett Mountain.

Hotels were not the only summer accommodations for visitors to Princeton. Well before the Civil War, local farmers began to take in summer boarders seeking to escape the heat of the city, and by the end of the 1860s, many more Princeton residents, both on the farms and in the villages, were opening their homes to visitors for extended summer stays in the country. By 1870, several year-round residences in the West Village were operating as boardinghouses during the summer months. In 1867, James B. Mirick bought Dr. Brooks's two-acre property at 2 Radford Road and opened the building as a summer boardinghouse, which he operated for seven years. Between 1857 and 1860, on the north part of the old Gleason farm that fronted on Goodnow Road, where Thomas Gleason had built a farmstead in the late 18th century (demolished), his son **Rufus Gleason** and Rufus's son-in-law **Charles Whittaker**, (husband of Rufus's daughter, Abigail), built a large new house. In 1868 Charles Whittaker enlarged the building and opened it as a summer boardinghouse, which he named the Mount Pleasant House (later split in two at 26 and 34 Goodnow Road [MHC #s 164 and 165; Photo 9]).

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In 1853, Edwin Grimes of Hubbardston bought the old Dr. Wilson House/Richardson Tavern at 48 Hubbardston Road and operated a small farm of about 20 acres on both sides of Hubbardston Road through the rest of the 19th century. While he did not reside there initially, in 1869, he and his family moved to the house and began running a summer guest house with 15-20 rooms, which he called "Forest House." The Grimes establishment, which lasted until 1905, included a kitchen and servants' quarters in a northwest ell that is believed to have once been a freestanding house (2 Allen Hill Road). The Grimes farm covered a large triangle stretching south of the district to Boylston Avenue, and included the long sloping 1.7-acre field across Hubbardston Road from the house (now Parcel 12A-35A). The field and the rest of the farm not only opened up spectacular scenic views from the broad Victorian piazzas that had been added to the house, but provided guests with the "luxuries of fresh garden produce."³ The Grimes farm produced butter for the Forest House dining room (400 pounds in 1870), and by 1880, it included 50 apple trees and a small vineyard that yielded 520 pounds of table grapes that year.

While significant numbers of summer visitors had been drawn to Princeton's attractions in the 1860s, it was the coming of the railroad through the west part of Princeton after the Civil War that ushered in the peak era of the local resort. The regional Boston, Barre & Gardner Railroad began operating through the west part of Princeton in 1871. Passengers got off the train at Princeton Depot, located two miles from the West Village on Hubbardston Road, and local horse-drawn carriages and coaches transported most of the vacationers through the West Village on the way to their destinations. Some coaches to the mountainside hotels followed Hubbardston Road east to the center and the foot of Mountain Road; more often they turned up Allen Hill Road to its terminus at the Old Road to Meetinghouse Hill, which they followed north of the center toward the mountain.

As was the case at the town center, after the railroad came through, some West Village boardinghouse proprietors expanded their buildings to accommodate the increased number of tourists and other visitors. In 1875, Charles Whittaker renovated and greatly enlarged the Mt. Pleasant House into a three-story hotel composed of several sections under stylish mansard roofs to become the hotel with the third-highest value in Princeton. Mr. Whittaker's daughter, Nellie, married Moses C. Goodnow of the Goodnow farm, who took over the hotel business in 1879. Under Charles Whittaker's ownership and Moses Goodnow's management, the building ultimately reached a size that could accommodate 60 overnight guests and included an attached carriagehouse with bowling alley. The hotel also maintained its own farm. The farmstead, located on

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³ *Princeton Illustrated*, 1900. P. 7.

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the south side of Goodnow Road across from the hotel, had a large cow barn, a horse stable, and a poultry house for over 60 birds.

In 1876, Mrs. Harriet Pratt of Worcester with other family members purchased the house at 2 Radford Road that James Mirick had briefly run as a boardinghouse and opened a guest house that was known through the turn of the 20th century as "Linden House" or, alternatively, "Pratt's Cottage." Around 1900, she added a large dining room to the building, as well as an open "promenade" from which guests could take the air and enjoy the views west to Rutland and north to Wachusett Mountain. Over three decades, Mrs. Pratt and her daughters, Lillian and Harriet, made Pratt's Cottage known for its home cooking and high level of service. In the early 1890s, Mrs. Pratt's son, Arthur Pratt, acquired the former Hastings House on the opposite corner of the intersection at 52 Hubbardston Road. That house was given the name "Pratt's Annex," and Mrs. Pratt and her daughters managed both buildings, which together could accommodate about 20 guests. At the turn of the 20th century, the two Pratt cottages were open from May through November, and thus became a favorite of regular summer visitors to Princeton who also wanted to come back to the town in the cooler months of the year. Eventually the Pratt establishment stayed open year round.

By 1900, the crossroads at the heart of the West Village was increasingly referred to as "Pratt's Corners." About 1890, another Pratt family member, civil engineer **Herbert A. Pratt**, put up a building just south of Pratt's Cottage that he called "Ambleside." That guest house later burned down, but part of its foundation remains on the property at 2 Radford Road. South of Ambleside, Mr. Pratt and his wife Marion built a residence for their own family at 12 Radford Road (MHC #185), which they called "Fairside." The house stands on the site, and may incorporate a part of a former house originally put up by Wilkes Roper about 1840. The architect for at least one of H.A. Pratt's houses in Princeton was apparently Charles J. Hartshorn, who designed and built several summer cottages in town toward the end of the 19th century, and lived for a time in part of the double house at 39 Hubbardston Road.

Late 19th-Century Farming in the West Village

In spite of the increase in business and small-scale industry in the West Village and elsewhere in town before 1850, during the second half of the 19th century Princeton remained primarily an agricultural community. Farms were present even in the town center and the secondary villages, and their specialties of butter, cheese, and beef were being sold on ever-widening regional markets. Some West Village farms were fairly small. Samuel Randall, for instance, who drove a regular market wagon to Boston in the 1820s, at mid-century had a 27-acre farm at the southwest edge of the district at 133

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Hubbardston Road (MHC #180) that was gradually reduced in size until his death in 1879. By about 1850, **Luther Crawford** owned a 24-acre farm with a small, stylish house and barn at 28 Radford Road. (In 1860, Mr. Crawford, who was later to own the first Summit House on Mt. Wachusett, was the first person to reach the top of the mountain with a horse and carriage.)

Other farms, such as the 70+-acre property at 20 Allen Hill Road that had passed from Silas Fay, Jr. to his son John B. Fay, retained their original size over several generations. The largest 19th-century farm in the West Village district, which remains so today, was the old Cheever farm at 110 Hubbardston Road. By 1850, Wilkes Roper was running it as a major cattle farm with a herd of more than 34, which he had doubled in size by 1860. By 1870, that farm was acquired by George Mason, who in that year owned over 320 acres, 27 head of cattle, and four sheep. As well as buying and selling cattle, like many Princeton farmers of his era Mr. Mason produced large amounts of butter for market. Through the rest of the century, he and his son George Mason, Jr. (who owned the property by 1880), operated one of the principal livestock farms in Princeton, where sheep and pigs, as well as cattle were raised for market. By 1869, the Mason farm also included the former Eveleth House next door at 86 Hubbardston Road.

In the late 19th century, the bustling business at Princeton's hotels, cottages, and guest houses created a lucrative local market for the town's agricultural products, and farmers readily adapted their farming practices to meet the demand. By 1880, some farms in and around the West Village were growing a variety of fruit and market produce to sell both outside of Princeton and locally to the hotel trade. In that year there were 100 apple trees on the Mason Farm, and 300 pounds of grapes were grown there in a small vineyard. In addition to providing beef from a cattle herd of two dozen head, the Masons had 35 sheep and 25 swine, some of which they butchered in their own slaughterhouse; others they continued to sell as livestock. At a time when butter production had declined in many farm communities, in 1880 1600 pounds were produced on the Mason farm. Like some other farmers in town, the Masons had also begun to raise significant numbers of poultry, which provided both meat and eggs for the tables of the hotels. In 1898, two Mason family members, George, Jr.'s sons Edward and Harry, purchased a building at 35/37 Hubbardston Road that had been put up some years earlier by **Henry Howard** and opened a meat market there. They obtained their supply from local livestock owners and quickly became the main purveyors of meat to the hotels and boardinghouses. After 1904, they also ran a large ice-cutting business. In 1909, Harry Mason sold the market to John Perkins, who carried it on (along with a staging business) until at least 1920.

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West Village In The Summer Cottage Period

By the 1880s, Princeton was well established as a resort town. Many visitors came summer after summer, and some of them eventually purchased land on which to build or renovate houses of their own. Most of the houses, both large and small, were summer "cottages" for those who lived most of the year in Boston, Worcester, or other New England cities. Some properties became "gentlemen's farms," or rural retreats with an agricultural component, where wealthy owners typically reused existing farm buildings, often employing a resident farmer to work the land through the growing season and look after the estate during the winter.

Two of the oldest farms in the West Village became part of gentlemen's farms in the late 19th century. By the early 1890s, **John B. Marcou** of Cambridge, along with his mother, Mrs. Jules Marcou, began to acquire property abutting the former Goddard Farm south of the West Village (outside the boundaries of the district) on what is now Brooks Station Road and Connor Lane. By 1898, he had enlarged the old farm, which he called Woodside, to include the abutting 52-acre farm to the northwest, which included the farmstead at 73 Hubbardston Road. The house at 73 Hubbardston Road became the home of the Marcou farm manager, who tended a prizewinning dairy herd of over thirty "fancy cows" on pastures that stretched southwest from Hubbardston Road to lower Radford and Brooks Station Roads.⁴

Also in the 1890s, another major country estate was established at the north end of the West Village following the deaths of two members of the Fay family. John Brooks Fay, who had taken over the farm at 20 Allen Hill Road from his father at mid-century, died in 1887. His son, Arthur E. Fay, who had been part owner of the property since 1880, carried on the farm, even enlarging it with several acres from the former Hastings property on the west side of the road, for a total of about 71 acres. Arthur died from a fall at the age of 41 in 1895, however, leaving a widow and nine children. Meanwhile, Bostonian **Thomas Allen**, who began summering with his family in Princeton in 1890, had bought seven acres north of the village on Mountain Road, building a large villa and a new barn/carriagehouse at the present 33 Allen Hill Road in 1894-1895. Over the 1890s Allen acquired most of the Silas/John B./Arthur Fay farm from Arthur's heirs, so that by 1898 he owned a total of 85 acres, and in 1900 his land stretched southwest from Mountain Road to Hubbardston Road, and included two large parcels on the east side of Allen Hill Road. Like John Marcou, Thomas Allen continued to enlarge his holdings over the years by consolidating older farms until he amassed well over 150 acres. To

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⁴ *Princeton Illustrated*, 1900.

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manage it all, he employed a full-time farm manager, for whom he hired local builder J. C. F. Mirick to build a farmhouse at today's 19 Allen Hill Road in about 1895 (MHC #159). Associated with the development of the property was the late 1890s extension of the north part of Allen Hill Road (first called simply Allen Road) through the Allen property to connect with Mountain Road in front of the Allen mansion and carriagehouse.

Both John Marcou and Thomas Allen continued their pattern of acquiring all or parts of existing farms into the first decade of the 20th century. In 1902, Mr. Allen purchased the remainder of the Fay farm with the farmstead at 20 Allen Hill Road from Arthur Fay's heirs. He proceeded to update the Fay farmhouse with plumbing and other amenities, and housed some of his household staff in the building. Local residents report that the family's Irish laundresses, or "linen girls," were the first Allen employees to live there. Prior to that purchase, Mr. Allen had moved the old Fay barn from the east to the west side of the road. He subsequently added a room on the side, where Roman Catholic Mass was held for the servants on Sundays. By that time the Allen farm also included a pump house, a greenhouse, and a large poultry house (all demolished); and a herd of sheep and a handful of cows were also grazing the land. Over the course of the next several years, the Allen property, which the family called "The Pines," was developed into a true country estate, with a network of carriage roads through the woods on the west part of the property, tennis courts facing Mountain Road, an apple orchard, pond, rock garden and "Japanese gardens," a waterfall in a courtyard in front of the house, and several more outbuildings. Today, the only surviving agricultural outbuildings are the expanded Fay barn and a pair of icehouses (one of which [Photo 23] may be a root cellar) behind the farmhouse. Many landscape structures remain, however, including a livestock pass under the road, a stone watering trough, a fieldstone enclosure, and numerous fieldstone retaining walls from the terraced orchard and gardens (Photos 24-26). In May of 1907, Mr. Allen completed an "auto-house" to shelter the new automobile owned by his son, Thomas Allen, Jr. While the Allen residence has recently been rebuilt to the point of no longer contributing to the district, the Allen barn/carriagehouse and attached garage at 33 Allen Hill Road (MHC #186, Photo 30) remains a well-preserved example of a large late Shingle Style outbuilding of the first decade of the 20th century.

In the west part of the district, also in about 1907 after the death of George Mason, Sr., John Marcou purchased the vast Mason farm at 110 Hubbardston Road, which included the old Cheever/Mason house with four barns, a slaughterhouse, a henhouse, workshop,

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and more than 170 acres. John Marcou's time to enjoy his expanded country estate was short, however. He died at age 54 in the summer of 1912, having been (according to *The Laborer's Friend*, the conservative weekly newspaper published by the Fay heirs after they gave up their farm) "a great smoker and card player."⁵

A few years before his death, Mr. Marcou had sold off a small portion of his property. In 1910, Bostonian **Susan Minns** bought about four acres of it located at the intersection of today's Radford and Brooks Station Roads. The land abutted the former Luther Crawford farm to the north at 28 Radford Road, which by then had been acquired for a summer home by Miss Minns' cousin, **Dr. Charles Ware**. In 1912, she constructed a "long, low, and rambling" stone and wood Shingle-Style summer house on the new property (38 Radford Road Photo 11). Described in detail in *The Laborer's Friend* on August 16, 1912, the design of the house was the outcome of Miss Minns' ideas "after passing about in many lands," and was inspired in particular by an old publishing house in England. Water was piped to the house from an artesian well that also provided water to Dr. Ware's house. Miss Minns' longtime family home was in Louisburg Square in Boston, but like many regular visitors, she ultimately established year-round residency in Princeton. Before her death in the late 1920s she acquired large amounts of land in town - a collection of real estate that included her cousin's 24-acre farm on Radford Road and 140 acres around Little Wachusett Mountain, the picturesque drumlin located just north of the West Village district. In 1926, Miss Minns gave the entire Little Wachusett property to the Commonwealth for a wildlife sanctuary, which is managed today by the Massachusetts Division of Fisheries and Wildlife as the Minns Wildlife Sanctuary. Within a few years of constructing her stylish summer residence, Miss Minns also acquired the remainder of John Marcou's property on Hubbardston Road from his heirs. She thus became, in her own right, the owner of a large country estate that included the two working farms at 110 and 73 Hubbardston Road, where there were two farmhouses and numerous outbuildings. Miss Minns renovated some of the existing buildings (the stucco siding at 73 Hubbardston Road apparently dates to her era), but constructed modern early 20th-century facilities as well. It was under her ownership that the former Mason outbuildings were replaced or enlarged with the gambrel-roofed barn complex that still stands there today, and constructed the square stone and concrete swimming pool opposite the farmhouse (Photo 12). Miss Minns had a strong liking for stone construction and kept a team of skilled masons busy for years building the long, flat-topped stone walls that line parts of the farm properties and portions of the roadsides of Hubbardston and Radford Roads. The massive rubble gateposts at 91 Hubbardston Road date to her era, as do the stone garage and stuccoed engine house/shed at 73 Hubbardston Road, as well as the circular well-house at 38 Radford Road (Photo 29).

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⁵ *The Laborer's Friend*, August 16, 1912.

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While the Marcous, Allens, and Susan Minns resided in new or extensively renovated country houses on the large rural estates they had assembled out of old farms, at the end of the 19th and in the early 20th century, other wealthy urbanites acquired and rehabilitated smaller properties in the West Village district. Some of them renovated older houses, in many cases adding modern conveniences while carefully maintaining the architectural features that spoke of earlier eras. The houses believed to be the oldest in the West Village, at 68 Hubbardston Road, was inherited by the daughter of Francis Smith, its longtime 19th century owner. Sarah Smith Mirick and her husband Harry used it as a summer cottage for many years. Wealthy Bostonian Samuel Shapleigh acquired the stylish bracketed Italianate house at 4 Goodnow Road that **Edward Merrick** had built in 1878 to replace the old blacksmith shop complex and home of Calvin Davis, and used it for a summer home (MHC #162, Photo 10). Mr. Shapleigh later built a second summer cottage of stone next door at 14 Goodnow Road, which was destroyed by fire in the 1930s.

Isaac Jackson of Boston purchased the 1833 Harrington house and wheelwright shop at 46 Hubbardston Road in 1906-1907, and proceeded to turn the house 180 degrees on the lot and to replace or remodel the wheelwright's wing into part of the residence. On the rear part of the property, which stretches back to lower Allen Hill Road, he built a long Colonial Revival arbor. In the early 20th century, John and Mary Griffin's son, Luke Griffin, who had made a fortune dealing in real estate in Worcester and Holyoke, began using the property at 9 Allen Hill Road for a summer home, and eventually moved there to live year-round.

The building that was most extensively renovated during this time was the Mt. Pleasant House on Goodnow Road, which at the turn of the century still stood on the hundred-acre farm that had provided its guests with food since the hotel opened in 1868. By the early 20th century, however, the resort trade in Princeton had entered a steep decline. As more summer residents owned their own houses in town, and the growing use of the automobile made long-term stays in one locale a less popular type of vacation, the hotels lost business and began to close. Three major Princeton hotels were destroyed by fire between 1899 and 1914, and only a few guesthouses were still in business by 1910. The only hotel in the West Village, the Mt. Pleasant House, closed in 1908, five years after Charles Whittaker's death. Moses Goodnow rented out parts of the building for a few summers, but in 1912 he and his family moved to the west coast, selling the hotel and much of the associated property to Harry S. Whitney of Worcester and his brother Edward. Most of the buildings of the Mt. Pleasant farmstead on the south side of the road were auctioned off and moved to other locations. An ell of the hotel, built about 1887, was detached and moved south of the road for a house for the Whitneys' farmer, Ben Nelson.⁶ (This is apparently the core of

(continued)

⁶ *The Laborer's Friend*, September 20, 1912.

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the present house at 90 Hubbardston Road [MHC #178]. The barn on that property is also believed to have been one of the hotel barns.) With the help of a Fitchburg building mover and of local contractor P.C. Doolittle, the east part of the hotel was moved several rods east and remodeled to become a summer home for Edward Whitney and his family (26 Goodnow Road). The west part remained on site at 34 Goodnow Road as a residence for Harry Whitney and his wife.

In 1921 the Grimes family sold the old Dr. Wilson House/Richardson Tavern at 48 Hubbardston Road to Charlotte Crocker, the wife of Fitchburg's largest industrialist, Alvah Crocker, and it became the longtime summer home of a family of well-known clergymen. Mrs. Crocker rented the house for a summer or two to her former minister, Rev. James DeWolf Perry, originally rector of Christ Church in Fitchburg. Having been godmother to his little daughter, Beatrice, who was born after he became rector of St. Paul's in New Haven and who died in 1917 at the age of six, Mrs. Crocker used money she had set aside for the little girl's education to purchase the house. She gave the property to Rev. Perry in 1923. Rev. Perry would later become the Bishop of Rhode Island and would serve a term as the Presiding Bishop of the Episcopal Church in the United States. He and succeeding generations would summer on the property through the 1950s.

The arrival of the Perrys added to the artistic aspect of Princeton's summer community. Thomas Allen, who was a director of the Museum of Fine Arts and President of the Boston Arts Council, was an accomplished painter. Mrs. Perry was the daughter of artist John Ferguson Weir, first dean of the School of Fine Arts at Yale University. Edith Weir Perry was an artist herself, well known for her miniatures. One summer when her father visited the house, the two of them drew scenes of Princeton and the West Village on the dining room wallpaper, which are still in place.

Another eminent Episcopal clergyman, the Very Reverend P.F. Sturges, Dean of St. Paul's Church in Boston, was a later owner of the house next door at 46 Hubbardston Road, where he summured with his family between 1919 and his death in 1940.

In the early 20th century, some seasonal owners continued to build new summer "cottages" in the West Village. Other houses constructed at that time were built as year-round homes. In 1903, **Mary H. Houghton** built a Colonial Revival house on the property where the Methodist Church had stood. She later sold it to her daughter, Harriett E. B. Houghton, a local Princeton schoolteacher. Two summer residences were built on lower Goodnow Road--the 1901 stone house at 14 Goodnow Road for Samuel Shapleigh,

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and a stylish ca. 1909 Shingle Style house with a broad front cross-gable for **Mr. and Mrs. George McIntire** at 13 Goodnow Road (MHC #163).

On an Allen Hill Road parcel divided out from land Thomas Allen had bought from the Fay family, in 1902 local builder **Remington Hamilton** put up a handsome Foursquare house with a broad front porch and a two-story bay window on the side. He and his wife, Bella, lived there year-round with their young children until 1909. Mr. Hamilton was first in partnership with Frederick Bryant as Hamilton & Bryant (who put down hardwood floors in the Allen house in 1913),⁷ and after 1936 was in business with his son Richmond Hamilton as R. H. Hamilton & Son, Inc. The Hamiltons were among the most prolific builders in early 20th-century Princeton, putting up at least three houses in the West Village, as well as the bungalow nearby at 32 Allen Hill Road and the 1906 Princeton Center School (both located in the expanded Princeton Center NRDIS 2006). Remington Hamilton built the gable-front, shingled house at 7 Radford Road in 1910 (MHC #182, Photo 27) and moved there after selling the Allen Hill Road property. The large outbuilding directly behind the Radford Road house, which was actually built first, was originally a sawmill, lumber storage shed, and woodworking shop for the construction business.

Among the Hamiltons' best-known local work was the restoration of the Boylston farmhouse on Worcester Road. They also acted as caretakers for many of the summer houses in Princeton, including Rev. DeWolf Perry's summer home.

One significant early 20th-century trend in the West Village was the acquisition of some of its smaller properties by some of Princeton's wealthy summer residents, who bought the houses, all of which were within walking distance of the mansions at or near the town center, as cottages for their employees, relatives, or associates. Three of their large summer residences adjoined each other on Mountain Road. Mrs. Charles Washburn of 30 Mountain Road, bought 33 Hubbardston Road in 1899 to rent to employees of her husband's Worcester factory, the Washburn Wire Company. Henry C. Delano, who built the house at 58 Mountain Road in 1902-1904, bought the old Sally Keyes House/#9 School at 36 Hubbardston Road in about 1903 for his employees Michael and Mary Kivlon. And it was Hamilton Perkins, whose summer home was located at the top of the town common at 54 Mountain Road, who bought 12 Allen Hill Road from Reginald Hamilton in 1909 for his employees. Mrs. A. G. Bullock, who with her husband had built a large summer house on Worcester Road in the 1870s, by 1898 owned the former Goodnow rental house at 42 Hubbardston Road. After the Pratt family gave up Pratt's Cottage and their other guest houses early in the century, 2 Radford Road was purchased

(continued)

⁷ *Laborer's Friend*, March 14, 1913.

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by Charles Crocker of Fitchburg, who had turned the old Goodnow Farm on Goodnow Road into his country estate in 1918.

West Village in the Late Modern Period

The Hamiltons and a few other builders continued to construct houses in Princeton through the 1930s. However, early in the 20th century, both the winter and summer population in Princeton declined. The economy slowed during the Great Depression, and few houses were built in town between 1920 and the end of World War II. Several small, modest dwellings were put up in the West Village during that period, however. A few were summer cottages, but most now were year-round residences. One of the best preserved is the typical late 1920s bungalow built by the Hamiltons at 11 Radford Road (MHC #184). It was owned and occupied for many years by **Richmond Hamilton** and his wife, and together with his father's house, workshop, and sawmill next door at 7 Radford Road, and a lumber storage lot they owned across the street at #8, it formed part of a small company compound south of the main West Village intersection. After Richmond joined his father in R.H. Hamilton & Son, eventually taking over the company, the Hamiltons went on to establish a regional reputation as builders of both new construction and restoration. Among their later projects were the construction of the Christadelphian Church in Ware and the restoration of the Petersham Town Hall.

Individually or together, Remington and Richmond Hamilton owned several West Village buildings at one time or another. In 1930, Remington Hamilton owned the market and tenement building at 35/37 Hubbardston Road, where he installed a gas pump for automobile travelers and rented the upstairs apartment to some company employees. In 1936, shortly after R.H. Hamilton & Son was formed, the Hamiltons built a gas station and auto repair garage at the east edge of the district at 23 (25) Hubbardston Road (MHC #166). For nearly thirty years, the Hamilton construction firm maintained their office in that building and used part of it for storage.

Sandy Harpell, another contractor who worked in Princeton in the 1940s and 1950s, built at least one house in the West Village. His 1945-1946 replacement for the former Shapleigh house at 14 Goodnow Road utilized much of the stone that remained after the Shapleigh house burned.

West Village in the Second Half of the 20th Century

The house at 8 Radford Road (MHC #183), a late modern Cape Cod cottage, was built in

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1955 on the former Hamilton Builders' lumber storage lot (the site of Herbert Pratt's Ambleside Cottage). The owner was **Kenneth Vaughan**; the builder was Henry Smith.

A few more buildings, all of them residential, were built in the West Village in the second half of the 20th century. Most are set well back from the road, and continue the general forms, materials, and styles of their predecessors. One of them, the small ranch house at 18 Radford Road, is a well-preserved example of its type dating to the 1960s and is likely to be deemed a contributing property to any future National Register update for the district. Similarly, the Princeton Tennis Club, developed in the early 1960s at 7 Goodnow Road by a group of local tennis players, with two tennis courts and a board-and-batten equipment shed, will soon be significant as a small mid 20th-century recreational facility.

Farming, mainly of hay, continues in the district at the old farm at 110 Hubbardston Road, where 250 acres of open fields, wetlands, and woods form one of the rural landscapes most valued by the local citizens.⁸ Several working outbuildings remain on the farmstead, although many are in deteriorated condition. On the Allen estate, most of the fields, orchards, and gardens are now overgrown, although hay meadows remain on part of the old Silas Fay, Jr. farm on the east side of Allen Hill Road. At the village intersection, the long field opposite the Wilson/Richardson/Grimes house survives as mowing land, as well.

While the West Village is now largely residential (the former Hamilton garage at 23 Hubbardston Road is the only commercial exception), its concentration of well-preserved historic and cultural resources—buildings, landscapes and sites, objects, and structures—remains as an eloquent illustration of 250 years of Princeton's historical development.

Archaeological Significance

Since patterns of ancient Native American settlement in Princeton are poorly understood, any surviving sites could be significant. Ancient sites in this area can be important by contributing information to our understanding of the role and importance of upland/interior sites in general and the role sites along tributary streams of the Nashua/Merrimack River drainage played in the local/regional Native subsistence and settlement systems. Ancient sites in this area could be part of a large, possibly seasonal settlement network of sites based along the Nashua River, the Merrimack River, or part of a specialized adaptation to local environments in the uplands and Worcester Plateau locale. Ancient sites in the district may also contain information that indicates their function as part of a regional or local transportation system represented by the several Native trails reported to intersect east of the district.

(continued)

⁸ Princeton Reconnaissance Report, Freedom's Way Landscape Inventory Program. Commonwealth of Massachusetts, Dept. of Conservation and Recreation, 2006.

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Historic archaeological resources described above may contribute important information related to the social, cultural, and economic characteristics responsible for the evolution of West Village as a separate and distinct village cluster and agricultural area apart from Princeton Center.

Historic and archaeological resources may contribute important information related to the evolution of the village from a late 18th-century area of scattered farms through late 19th and 20th-century village of summer cottages and rural country estates.

Additional historical research, combined with archaeological survey and testing, may locate evidence of 18th- and 19th-century farmsteads that represent the earliest stage of West Village settlement and are poorly represented with existing buildings today and documented archaeological sites. Structural evidence from farmhouses, barns, stables, and outbuildings may contribute important information related to their architectural characteristics and type of activities that occurred on the farms. Careful mapping of individual buildings and their orientation within each farmstead may contribute information relating to building patterns and their relationship to the spatial characteristics of farm buildings in other areas of Massachusetts, New England, or country of origin.

Historical and archaeological research may also contribute important information relating to commercial/industrial businesses in the district, although most have yet to be identified. Historical and archaeological research may precisely locate the tavern, store, school, residences, and artisan shops known to have existed in the busy crossroads area by 1825. Similar research might also locate the sites of a wheelwright shop and the Davis blacksmith shop known to be the only industrial enterprises in the village by 1825. Calvin Davis, whose house and shop stood until the 1890s near the north side of Hubbardston Road just east of Goodnow Road, ran the blacksmith shop. After 1825, commercial and industrial businesses continued in the district. Historical and archaeological research in the area of the E. and E. D. Goodnow House may contribute information relating to the facilities, technology, and products manufactured at the early shoe manufactory housed in the large two-story west wing of this house. Structural evidence and the contents of occupational-related features associated with the commercial, industrial, institutional, and residential buildings identified above may contribute important information related to the 18th and early 19th-century rural and small-town domestic and commercial architecture and economy responsible for the early growth of West Village and formative base for later 19th- and 20th-century village development.

Throughout the 19th and 20th centuries, tenement houses, boardinghouses, and hotels were also located in the district. Historical and archaeological research may contribute important information that identifies which facility was a function of the district's use as a summer resort community and which predated that function, possibly providing housing for farm, factory, or other workers. Structural analysis of buildings, combined with information from occupational-related features, may contribute information related to the family structure and individuals that

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occupied these buildings. Important information may exist that identifies a change over time from multi-family housing used by workers to a more exclusive resort function or both.

Historical and archaeological research may also contribute information related to the use of summer cottages and country estates from the 1890s to the 1930s. Structural evidence of buildings no longer extant and information from occupational-related features may contribute information that identifies changes in rural domestic architecture and the activities that occurred as a resort function predominated over rural agricultural and worker's housing functions. A comparison of the lives of individuals who owned and occupied summer cottages and country estates with more traditional domestic, economic, and social village life may contribute information that indicates the extent of change to the village social structure during the 19th- to 20th-century period.

Detailed analysis of the contents of occupational-related features may contribute important social, cultural, and economic information related to the lives of the district's inhabitants and the overall Princeton population during different periods of village evolution and through time. Information derived from occupational-related features can be important, since it is available from a wide variety of extant sources and archaeological sites, ensuring a representative sample of most aspects of village life during different periods and through time. Detailed analysis of the contents of occupational-related features associated with the district's farmsteads may contribute important information related to the early social and cultural lives of the village inhabitants and how that may have changed over time with changing religions, ethnicity, and the village economy. Occupational-related features associated with early farmsteads may also contain information related to the village economy, including the early relationship between agriculture and manufacturing. Important information may exist that indicates the extent to which local farmsteads were dependant on a market economy for the import and export of specific goods.

(end)

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**National Register of Historic Places
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9. MAJOR BIBLIOGRAPHIC REFERENCES

Published works

- Anderson, Joyce Bailey. *Princeton and Wachusett Mountain*. Charleston, SC: Arcadia Publishing, 2003.
- Blake, Francis Everett. *History of the Town of Princeton ... 1795-1915*. 2 vols. Princeton: Town of Princeton, 1915.
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Massachusetts Government Documents

- Anderson, Joyce, et al. Survey and Inventory of Historic, Architectural and Cultural Resources of Princeton. Boston: Massachusetts Historical Commission, various dates.
- Cavanaugh, Katharine. Princeton Center National Register District Boundary Expansion documentation form. (2006.)
- Ceccacci, Susan. National Register documentation forms for Princeton Center (1999), and East Princeton Village (2004).
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(continued)

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Town of Princeton documents

Annual Reports of the Town of Princeton. Varying dates.

Tax ledgers, Tax Valuations and Assessors records of the Town of Princeton. 1767 – present.

Princeton Historical Society: document, photograph, research and scrapbook files.

Vital Records of the Town of Princeton.

Maps, plans, and atlases

Beers, F.W. *Atlas of Worcester County*. New York: F.W. Beers, 1870.

Merriam, Amos. *Plan of Princeton, Massachusetts, 1830*. (With early divisions and province grants plotted by Francis Blake, 1911; delineated by K.A. Mossman.)

Richards, L.J. *New Topographical Atlas of Worcester County*. Philadelphia: L.J. Richards, 1898.

Walling, Henry. *Map of Worcester County, Massachusetts*. Boston: William Baker, 1857.

(end)

West Village
Name of Property

Worcester, MA
County and State

10. Geographical Data

Acreage of Property approximately 465 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 19 2 6 2 3 8 0 4 7 0 4 3 2 0
Zone Easting Northing

2. 19 2 6 2 6 1 0 4 7 0 4 1 2 0
Zone Easting Northing

3. 19 2 6 2 7 0 0 4 7 0 4 3 2 0
Zone Easting Northing

4. 19 2 6 2 8 2 0 4 7 0 4 2 8 0
Zone Easting Northing

x See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Anne Forbes, consultant, with Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date August, 2009

street & number 220 Morrissey Blvd. telephone 617-727-8470

city or town Boston state Massachusetts zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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10. GEOGRAPHICAL DATA, continued

UTM References, continued

5.	19/262910/4704060	12.	19/261140/4702020
6.	19/262960/4703720	13.	19/261610/4703160
7.	19/263080/4703520	14.	19/261520/4703240
8.	19/262840/4703440	15.	19/261580/4703780
9.	19/262720/4703560	16.	19/261720/4703820
10.	19/262680/4703080	17.	19/261980/4703840
11.	19/261520/4701840	18.	19/261980/4703920

Verbal Boundary Description

The boundaries of the West Village National Register historic District encompass properties shown on Assessor's Maps 8, 8A, 11, 12, 12A, and 12C. With the exception of the excluded 6.1-acre west portion of Parcel 8A-12 (33 Allen Hill Road) that has been designated Classified Forest, the National Register boundaries follow the lot lines of included parcels. At its east and northeast edges, the district abuts the expanded Princeton Center NRDIS, 2006.

Verbal Boundary Justification

The National Register boundaries have been drawn to include the extant historic resources of the secondary crossroads village known variously as West Village, Pratt's Corner, and Methody (or Methodist) Corner(s), as well as the surviving farms and estate properties located on the village's immediate outskirts. [A 6.1-acre portion of parcel 8A-12 at 33 Allen Hill Road has been excluded as it has been designated a Classified Forest.] Included are residences, farmsteads, and in some cases the agricultural landscapes that belonged to a significant number of Princeton's most prominent citizens of the 18th, 19th, and early 20th centuries. Among them were many of the founders of Princeton's Methodist church, which, while no longer extant, formed the focal point of the village from 1840 to 1892. While the district abuts the western edge of the 2006 expanded Princeton Center NRDIS, West Village developed separately and differently from the town center. Well before the Methodist church was built, a small cluster of houses was growing up around the five-way crossroads and an early 19th-century store, tavern, and stagecoach stop. In the second quarter of the century, the village also served travelers on the Barre Turnpike, which ran from the Goodnow Farm just west of the district to the center of Barre, MA. The West Village is linked to the overall civic development of Princeton by the presence of two schoolhouses, and to the town's role as Worcester County's leading tourist destination of the late 19th and early 20th century by its multiple former hotels, guest houses, boardinghouses, and summer cottages.

(end)

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PHOTOGRAPHS

Unless otherwise noted, all photographs by Joyce Anderson, 2007. Negatives in possession of the Princeton Historical Commission.

5 x 7" photographs

1. View north over meadow to (right to left): 43, 44, 46, and 48 Hubbardston Road (Anne Forbes photos, 2007)
2. View west to 29, 42, and 44 Hubbardston Road
3. View west to 2 Radford Road (1830) and 52 Hubbardston Road (ca. 1830).
4. 110 Hubbardston Road (ca. 1781): view west, with early 20th century swimming pool and barns
5. View south from Allen Hill Road over Hubbardston Road to Radford Road, with 2 Radford Road
6. 68 Hubbardston Road, Gleason House (ca. 1757/1760)
7. 48 Hubbardston Road, Dr. Ephraim Wilson House/Peter Richardson Tavern/Grimes cottage (1795); west elevation
8. 86 Hubbardston Road, William and Joseph Eveleth House (ca. 1841)
9. 26 Goodnow road, Mt. Pleasant House, east part (ca. 1857-60/1875)
10. 4 Good now Road, Merrick-Shapleigh-Stimson House (1878); east elevations
11. 38 Radford Road, Susan Minns House (1912)
12. 110 Hubbardston Road; early 20th-century outbuilding complex, view west

4 x 6" supplementary photos

13. Old road to Meetinghouse Hill (late 18th c.), view northeast
14. 110 Hubbardston Road, Bartholomew Cheever/George Mason House (ca. 1781)
15. 48 Hubbardston road (1795); east elevation
16. 73 Hubbardston Road, William Smith House (ca. 1810-1820)
17. 44 Hubbardston Road, E. and E.D. Goodnow House/former shoe factory and store (1833)
18. 46 Hubbardston Road, Charles Harrington House (1833)
19. 33 Hubbardston Road, Peter Farrar House (ca. 1830s)
20. 42 Hubbardston Road, E.D. Goodnow rental house/Methodist Parsonage (ca. 1840)
21. 133 Hubbardston Road, Merrick-Randall House (ca. 1844)
22. 35/37 Hubbardston Road, West Village Meat Market (ca. 1888)
23. Allen icehouse or root cellar, 19 Allen Hill Road (late 1890s)
24. Fieldstone enclosure, 19 Allen Hill Road (ca. 1890s)
25. Fieldstone retaining walls, Allen Estate, 19 Allen Hill Road (ca. 1890s)
26. Livestock pass, Allen Hill Road (late 1890s)
27. 7 Radford Road, Remington Hamilton House (1910)
28. 13 Goodnow Road, George McIntire House (1909)
29. Minns well house, 38 Radford Road (1912)
30. Allen barn/carriagehouse and garage, 33 Allen Hill Road (ca. 1895/1907)
31. 11 Radford Road, Richmond Hamilton House (1928-1930)

(continued)

Massachusetts Historical Commission Digital Image Submission Form

Please submit one form for each group of digital images

West Village National Historic Register nomination June 18, 2007

About your digital files:

Camera Used (make, model): Canon Rebel XT EOS Digital Single Lens Reflex Camera

Resolution of original image capture (camera setting including resolution and file format):

Large Fine 3456x2304 pixels JPEG format

File name(s) (attach additional sheets if necessary) check here **X** to refer to attached photo log:

See attached pages for record of images

About your prints:

Printer make and model: Hewlett Packard HP Photosmart Printer D7360

Paper: brand & type (i.e., Epson Premium Glossy Photo)

HP Premium and HP Premium Plus high gloss paper Two photographs were submitted on HP Premium paper. They were numbers 19 and 26 in 4x6 format. All others were submitted on HP Premium Plus paper.

Ink: HP Viverra Ink Cartridges

Signature: (By signing below you agree that the information provided here is true and accurate.)

Signature: Joyce Bailey Anderson Date: June 18 2007

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HISTORIC IMAGES

Photocopies from Anderson, Joyce B. Princeton and Wachusett Mountain. Charleston, SC: Arcadia, 2003

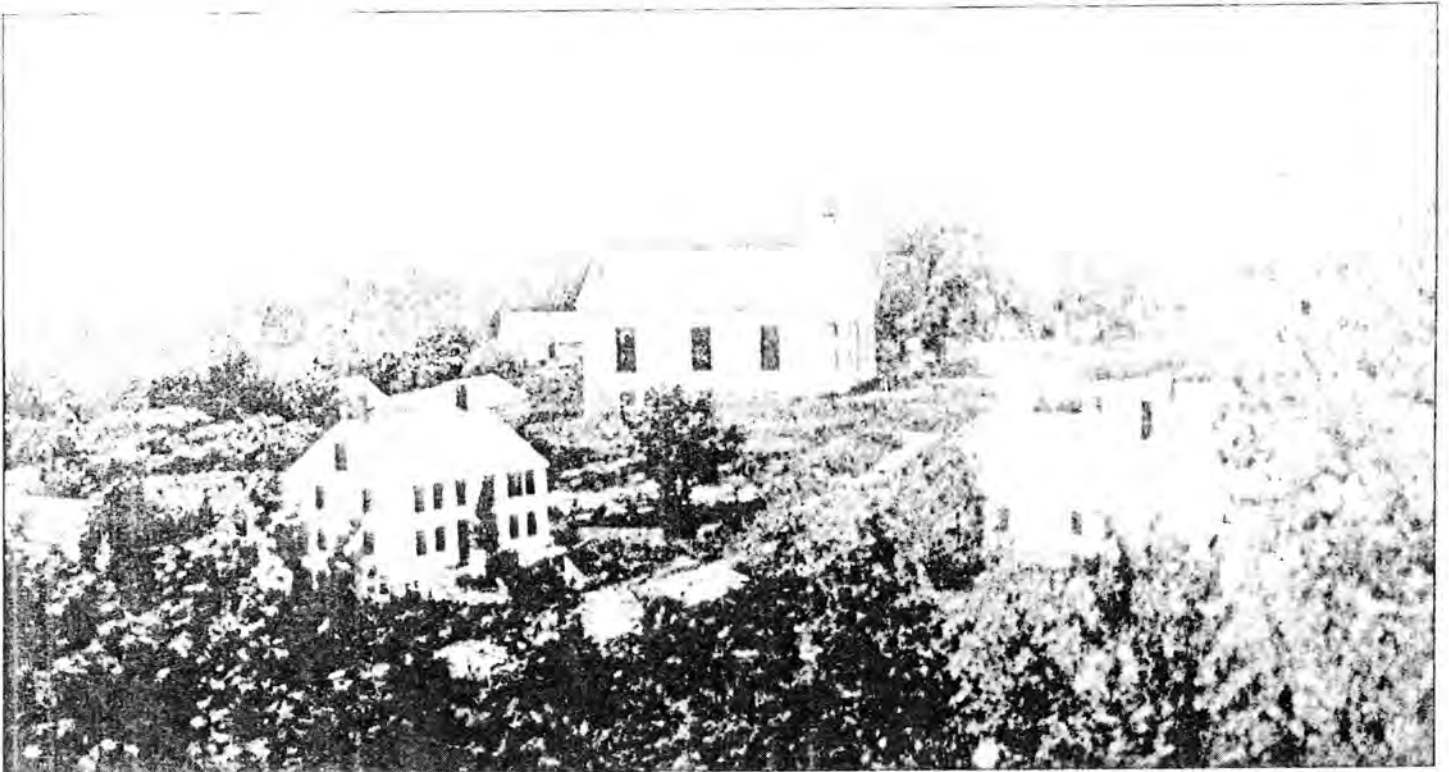
- A. View west to 35/37, 39, 42, 44, and 46 Hubbardston Road, ca. 1905.
- B. View west/southwest towards "Pratt's Corner," with 39, 42, 48 Hubbardston Road visible, and Methodist Church in center, before 1892.
- C. View east with 52, 48, 46, and 44 Hubbardston Road, ca. 1900
- D. 2 Radford Road ("Pratt's Cottage"), ca. 1900

(end)



A. View west to 35/37, 39, 42, 44, and 46 Hubbardston Road, c. 1905.

From Anderson, Joyce B. *Princeton and Wachusett Mountain*. Charleston, SC: Arcadia Publishing, 2003



B. View west/southwest toward "Pratt's Corner," with 39, 42, 48 Hubbardston Road visible, and Methodist Church in center. Before 1892.

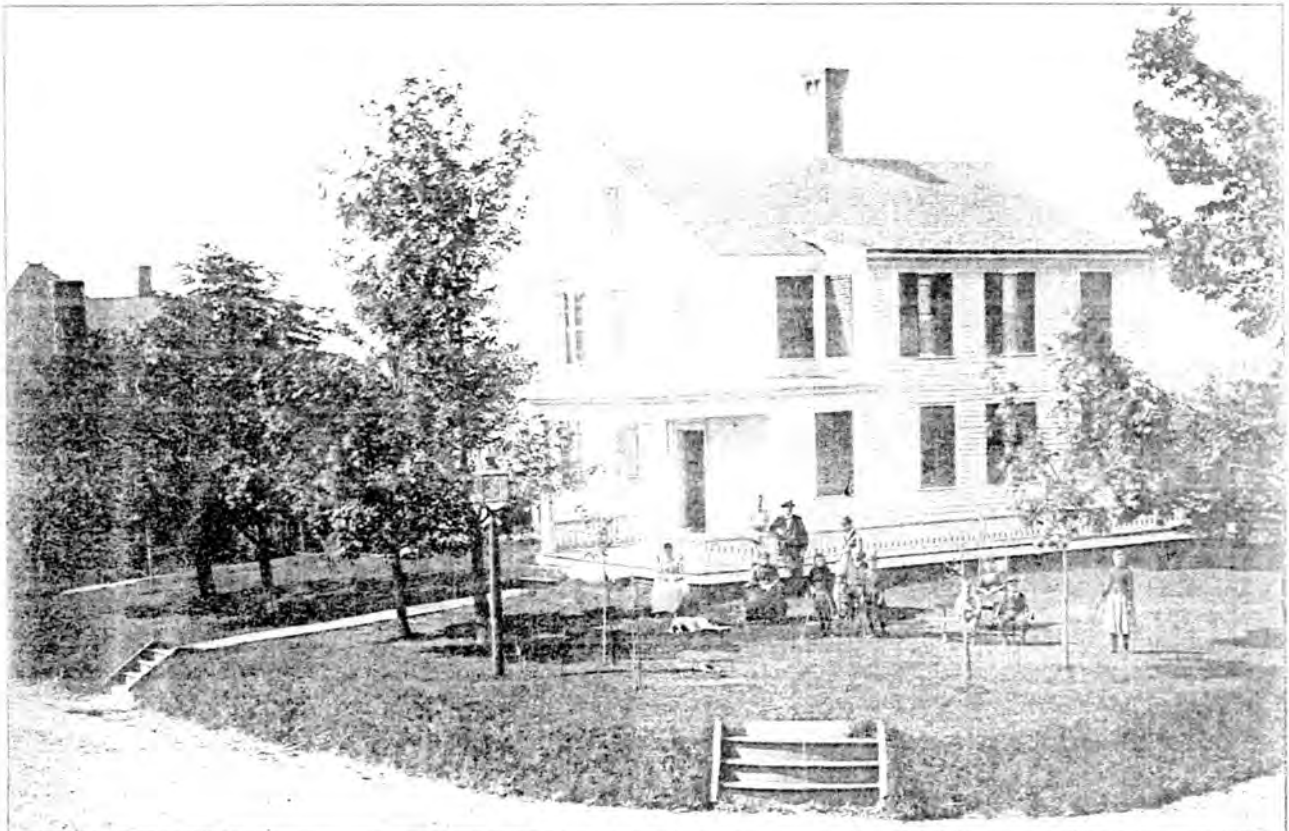
From Anderson, Joyce B. *Princeton and Wachusett Mountain*. Charleston, SC: Arcadia Publishing, 2003

West Village Historic District, Worcester County, MA



C. View east, with 52, 48, 46 and 44 Hubbardston Road, c. 1900.

From Anderson, Joyce B. *Princeton and Wachusett Mountain*. Charleston, SC: Arcadia Publishing, 2003



D. 2 Radford Road ("Pratt's Cottage"), c. 1900.

From Anderson, Joyce B. *Princeton and Wachusett Mountain*. Charleston, SC: Arcadia Publishing, 2003

West Village Historic District, Worcester County, MA

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Princeton (Worcester), MA

Section number 8 Page 9

families and several boarders out into the sub-zero cold on the night of the fire. The Goodnows quickly rebuilt on the property, however, and by 1836 they expanded their enterprise to include boot and shoe manufacturing on site. In addition to the six-bay, twin-chimney house that stands at 44 Hubbardston Road today (MHC #172, Photos 1 and 17), they constructed a large two-story west wing. The wing, which had four doors on the front, was built as a "central shop"—an early form of factory. Boots and shoes were manufactured there by a team of employees over a period of 10 to 15 years. Edward A. Goodnow, who went on to accumulate a considerable fortune (he later gave the library and town hall to his native town), left Princeton in 1847 and eventually settled in Worcester, where he continued to engage in both jobbing and the sale of shoes, and ultimately became President of the First National Bank. While the shoe shop closed around the time that he left Princeton, the store continued under a succession of proprietors and owners (including members of the Mason family) until sometime after 1870.

In 1833, as the Goodnows were rebuilding on the site of the former Bullock's Stand, a house and a connected wheelwright's shop were built on a small property just west at 46 Hubbardston Road (MHC #173, Photos 1 and 18) by **Charles Harrington** (1807-1889). While the wheelwright's shop was later converted to residential use, its large size attests to the fact that the production of wheels there, which probably included the repair of wagons and of coaches on the stage lines, was one of the more active mid-century pursuits in the West Village. Nearby blacksmith shops, too, especially the sizable establishment near the foot of Goodnow Road run by Calvin Davis, may have contributed to the wheelwright's trade.

The coming of prosperity to the West Village crossroads in the early 19th century is manifested not just in the record of its businesses, but in some of the surviving architecture, as well. In 1829-1830, the stylish hip-roofed, late Federal house at 52 Hubbardston Road was built (MHC #174, Photo 3). The name of its first owner is uncertain, but during the 1830s it was owned by Martin Wilson, nephew of Dr. Ephraim Wilson. Shortly after 1840, the house was acquired by Col. Solon S. Hastings, who in that year married Lois Goodnow, younger sister of Erastus D. and Edward A. Goodnow. Col. Hastings, who came to Princeton from Sterling, rapidly rose to positions of both local and regional importance. He loaned money, drew up contracts, and held mortgages, fulfilling the traditional role of a local "squire." Though he did not own a large farm, he was an early member of the prestigious Worcester Agricultural Society. He was a director of the Worcester Mutual Fire Insurance Company for 25 years and was in charge of the U.S. census for the Princeton area in 1850 and 1870. He represented Princeton and two other towns in the General Court in 1859, and was a state senator in 1864. By 1854,

(continued)

WEST VILLAGE HISTORIC DISTRICT

Princeton, Massachusetts

DISTRICT DATA SHEET

C = contributing;

B = building;

Si = site;

NC = non-contributing

O = object

St = structure

MAP #	MHC #	ASSESSOR'S #	ADDRESS	HISTORIC NAME	DATE	DESCRIPTION	STATUS	TYPE
ALLEN HILL ROAD								
10	PRI.156	12A-8	2 Allen Hill Road	George Peters House/ ell of Grimes Cottage, 48 Hubbardston	mid-19th C.	side-gabled cottage	C	B
12	PRI.157	12A-4	9 Allen Hill Road	Davis-Griffin House	ca. 1830s	former side-gabled cottage	C	B
13	PRI.158	12A-6	12 Allen Hill Road	Remington Hamilton House garage shed	1902 ca. 1910 early 20th century	Col. Revival utilitarian	C C C	B B B
	PRI.191	12A-2	15 Allen Hill Road		1996	Colonial style	NC	B
16	PRI.159 PRI.187	8A-13	19 Allen Hill Road	Allen estate farmhouse Fay Barn ice house stone ice house or root cellar livestock pass livestock enclosure watering trough stone garden walls	1895-1896 early 19th C. ca. 1895 ca. 1895 ca. 1890s ca. 1890s ca. 1890s ca. 1895-1924	no style utilitarian utilitarian utilitarian stone structure stone structure stone trough landscape structures	C C C C C C C C	B B B B St St O St
14	PRI.160	12A-5	20 Allen Hill Road	Silas Fay, Jr. House	1804-1812	Federal	C	B
				Old Road to Meetinghouse Hill	late 18th C.	unpaved road	C	St
15		8A-3-1		open meadow		landscape	C	Si
17	PRI.161 PRI.186	8A-12	33 Allen Hill Road	Thomas Allen, Sr. House Allen carriagehouse & garage	1895/late 20th C. ca. 1895/1907	French eclectic utilitarian	NC C	B B

WEST VILLAGE HISTORIC DISTRICT

Princeton, Massachusetts

DISTRICT DATA SHEET

MAP #	MHC #	ASSESSOR'S #	ADDRESS	HISTORIC NAME	DATE	DESCRIPTION	STATUS	TYPE
<u>GOODNOW ROAD</u>								
26	PRI.162	12A-13	4 Goodnow Road	Merrick-Shapleigh-Stimson Hse. attached barn	1878 ca. 1878	Italianate Italianate	C C	B B
		12-13-1		open		open lot		
	PRI.216 PRI.932	12-7	5 Goodnow Road	Princeton Tennis Club shed	ca. 1960 ca. 1960	tennis courts utilitarian	NC NC	St B
	PRI.217	12-7B	7 Goodnow Road		1986	Colonial style	NC	B
27	PRI.163	12-8	13 Goodnow Road	George McIntire House garage shed or pump house	1909 early 20th century early 20th century	Shingle Style utilitarian utilitarian	C C C	B B B
28	PRI.188	12-12	14 Goodnow Road	garage barn	1945-46 late 20th century late 20th century	Ranch house utilitarian utilitarian	C NC NC	B B B
29	PRI.164	12-11	26 Goodnow Road	Mt. Pleasant House: east part garage garage	ca. 1857-60/1875 ca. 1912 ca. 1912	Second Empire utilitarian utilitarian	C C C	B B B
30	PRI.218	12-38 12-38, 12-3, 12-7B-1	27 Goodnow Road	Gleason-Whittaker farm lane	1972 19th-early 20th C.	modern house cart path	NC C	B St
		12-7B-1		open		open lot		
31	PRI.165	12-10	34 Goodnow Road	Mt. Pleasant House: west part garage or cottage	ca. 1857-60/1875 ca. 1980s	Second Empire Colonial style	C NC	B B

WEST VILLAGE HISTORIC DISTRICT

Princeton, Massachusetts

DISTRICT DATA SHEET

MAP #	MHC #	ASSESSOR'S #	ADDRESS	HISTORIC NAME	DATE	DESCRIPTION	STATUS	TYPE
<u>HUBBARDSTON ROAD</u>								
1	PRI.166	12A-30	23 Hubbardston Rd.	Hamilton's Garage	1936	utilitarian	C	B
		12A-31		open		open lot		
2	PRI.167	12A-32	33 Hubbardston Rd.	Peter Farrar House attached barn	ca. 1830s ca. 1830s	Greek Revival Greek Revival	C C	B B
4	PRI.168	12A-33	35/37 Hubbardston Rd.	West Village Meat Market barn	ca. 1888 ca. 1888	astylistic utilitarian	C C	B B
3	PRI.10	12A-11	36 Hubbardston Rd.	Schoolhouse #9/Sally Keyes House garage	1810-1811 mid-20th century	Federal/Grk. Rev. astylistic	C NC	B B
5	PRI.169	12A-34	39 Hubbardston Rd.	Jonas Brooks double house barn	ca. 1840s late 19th C.	Greek Revival utilitarian	C C	B B
6	PRI.170	12A-10	42 Hubbardston Rd.	E.D. Goodnow Rental House/ Methodist Parsonage garage	ca. 1840 late 20th century	Greek Revival astylistic	C NC	B B
7	PRI.171	12A-35	43 Hubbardston Rd.	Mary Houghton House	1903	Colonial Revival	C	B
				Site of Methodist Meetinghouse	1840-1892	site	C	Si

WEST VILLAGE HISTORIC DISTRICT

Princeton, Massachusetts

DISTRICT DATA SHEET

MAP #	MHC #	ASSESSOR'S #	ADDRESS	HISTORIC NAME	DATE	DESCRIPTION	STATUS	TYPE
<u>HUBBARDSTON ROAD, continued</u>								
8	PRI.172	12A-9	44 Hubbardston Rd.	E. & E.D. Goodnow House/former shoe factory and Bullock's Stand swimming pool	1833 late 20th century	Federal	C NC	B St
11		12A-35A		meadow, 1.7 acres	18th century+	agricultural landscape	C	Si
9	PRI.173	12A-7	46 Hubbardston Rd.	Chas. Harrington House shed/pump house(?) arbor garage/workshop tennis court	1833 early 20th C. ca. 1910 1980s 20th century	Fed./Greek Revival Col. Revival Col. Revival Col. Revival tennis court	C C C NC NC	B B St B St
10	PRI.14	12A-8	48 Hubbardston Rd.	Dr. Ephraim Wilson House/Peter Richardson Tavern/Grimes Cottage	1795	Federal	C	B
18	PRI.174	12A-3	52 Hubbardston Rd.	Martin Wilson/Solon Hastings House/Pratt's Annex barn	ca. 1830 c. 1830/early 20th	Federal/Grk. Rev. utilitarian	C C	B B
		12A-31		open		open lot		
		12A-47-1		open		open lot		
		12A-45		open		open lot		
32	PRI.13	12-6	68 Hubbardston Rd.	Gleason House attached barn barn swimming pool	ca. 1757/1760 mid-20th century late 20th century late 20th century	Cape Cod Cottage utilitarian utilitarian	C NC NC NC	B B B St

WEST VILLAGE HISTORIC DISTRICT

Princeton, Massachusetts

DISTRICT DATA SHEET

MAP #	MHC #	ASSESSOR'S #	ADDRESS	HISTORIC NAME	DATE	DESCRIPTION	STATUS	TYPE
<u>HUBBARDSTON ROAD, continued</u>								
33	PRI.175	12A-46	73 Hubbardston Rd.	William Smith House	ca. 1810-1820	Federal	C	B
				attached barn	early 19th C.	utilitarian	C	B
				garage	ca. 1915	utilitarian	C	B
				engine house	ca. 1915	utilitarian	C	B
34	PRI.176	12-5	80 Hubbardston Rd.	Thomas B. Gill House	ca. 1818	Federal	C	B
				attached barn	ca. 1900	utilitarian	C	B
				swimming pool	late 20th century		NC	St
	PRI.190	12-14	81 Hubbardston Rd.		1962	Gambrel Cape	NC	B
35	PRI.177	12-4	86 Hubbardston Rd.	Wm. & Joseph Eveleth House	ca. 1841	astylistic	C	B
				barn	mid-20th century	utilitarian	NC	B
36	PRI.178	12-3	90 Hubbardston Rd.	Whitney farmhouse/	ca. 1887/1912	astylistic	C	B
				Mt. Pleasant House ell				
				former hotel barn	3rd qtr. 19th C.	utilitarian	C	B
				tennis court	late 20th century	tennis court	NC	St
				swimming pool	late 20th century		NC	St
	PRI.189	12-15	91 Hubbardston Rd.	house	1965	ranch house	NC	B
				house	2002	no style	NC	B
				equipment shed	late 20th century	utilitarian	NC	B
37	PRI.179	12-1, 12-16 12-1	110 Hubbardston Rd.	Bartholomew Cheever/George	ca. 1781	Federal/Grk. Revival	C	B
				Mason House				
				barn	1910-1920	utilitarian	C	B
				barn	1910-1920	utilitarian	C	B
				equipment shed	early 20th century	utilitarian	C	B
				silo	ca. 1950s	concrete silo	C	St

WEST VILLAGE HISTORIC DISTRICT

Princeton, Massachusetts

DISTRICT DATA SHEET

MAP #	MHC #	ASSESSOR'S #	ADDRESS	HISTORIC NAME	DATE	DESCRIPTION	STATUS	TYPE
<u>HUBBARDSTON ROAD, continued</u>								
38		12-16 12-1, 12-16	110 Hubbardston Rd.	barn	late 20th century	metal	NC	B
				swimming pool	ca. 1915	stone-lined pool	C	St
				hay fields and meadows	late 18th-20th cent.	agric. landscape	C	Si
39	PRI.180	12-17	133 Hubbardston Rd.	Merrick-Randall House site of former barn or house	ca. 1845 19th century	Cape Cod cottage fieldstone foundation	C C	B St
40	PRI.181	12-2	136 Hubbardston Rd.	Samuel Woods House/1st Schoolhouse attached barn/garage swimming pool	ca. 1761 ca. 2000 late 20th century	Cape cod Cottage astylistic	C NC NC	B B St
<u>RADFORD ROAD</u>								
19	PRI.4	12A-44	2 Radford Road	Alphonso Brooks House/Pratt's Cottage site of "Ambleside"	1830 ca. 1890	Greek Revival stone foundation	C C	B Si
21	PRI.182	12A-36	7 Radford Road	Remington Hamilton House barn workshop/storage building garage	1910 early 20th century ca. 1905 1931-1935	Colonial Revival utilitarian utilitarian utilitarian	C C C C	B B B B
20	PRI.183	12A-43	8 Radford Road	Kenneth Vaughan House	1955	Cape Cod Cottage	C	B
22	PRI.184	12A-37	11 Radford Road	Richmond Hamilton House	1928-1930	Craftsman bungalow	C	B
23	PRI.185	12A-42	12 Radford Road	Herbert A. Pratt House barn/garage equipment shed	ca. 1892 ca. 1970 late 20th century	Colonial Revival utilitarian utilitarian	C NC NC	B B B

WEST VILLAGE HISTORIC DISTRICT

Princeton, Massachusetts

DISTRICT DATA SHEET

RADFORD ROAD, continued

	PRI.219	12A-47	18 Radford Road		ca. 1960s	Ranch house	NC	B
24	PRI.220	12A-40	28 Radford Road	Smith(?) Crawford House	2nd quarter 19th C.	Greek Revival	C	B
				barn	mid-19th century	utilitarian	C	B
				equipment shed	late 20th century	utilitarian	NC	B
				swimming pool	late 20th century		NC	St
25		12C-2	38 Radford Road	Susan Minns House	1912	Shingle Style	C	B
				well house	1912	Shingle Style	C	B

THROUGHOUT THE DISTRICT:

Road network, with	farm lanes and cart paths	late 18th-through mid-20th centuries	roads and paths	C	St
System of stone walls and posts		late 18th-early 20th centuries		C	St
Agricultural landscape		late 18th-early 20th centuries		C	Si

TOTAL DISTRICT RESOURCE COUNT

	<u>Contributing</u>	<u>Non-contributing</u>
BUILDINGS	65	24
STRUCTURES	9	9
OBJECTS	1	0
SITES	6	0
<u>TOTAL CONTRIBUTING:</u>	81	<u>TOTAL NON-CONTRIBUTING:</u> 33

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: West Village Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 9/03/09 DATE OF PENDING LIST: 9/18/09
DATE OF 16TH DAY: 10/03/09 DATE OF 45TH DAY: 10/17/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000827

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 10/16/2009 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C

REVIEWER Patricia Andrus

DISCIPLINE Historian

TELEPHONE _____

DATE 10/16/2009

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



① View N. over meadow to 43, 44, 46, & 48
Hubbardston Rd.

WEST VILAGE HISTORIC DISTRICT
PRINCETON WORCESTER CO.
MASS.



② View west to 39, 42, and 44 Hubbardston Rd.

West Village Historic District
Princeton,
Mass
Worcester Co.



③ View west to 2 Road Rd and
52 Hubbardston Rd.

West Village Historic District
Princeton, Worcester Co.
Mass.



- ④ 110 Hubbardston Rd: view west with
Swimming pool, barns, + house

West Village Historic District
Princeton, Worcester Co.
Mass.



⑤ View South from Alouthill Rd. over
Hubbardston Rd. to 2 Radford Rd.

West Village Historic District
Princeton, Worcester Co.
Mass.



⑥ 68 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



⑦ 48 Hubbardston Road: west elevation

West Village Historic District
Princeton, Worcester Co.
Mass.



⑧ 86 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



⑨ 26 Rodnew Road

West Village Historic District
Princeton, Worcester Co.
Mass



⑩ 4 Goodnow Road

West Village Historic District
Princeton, Worcester Co.
Mass.



⑪ 38 Radford Road

West Village Historic District
Princeton, Worcester Co.
Mass.



⑫ 110 Hubbardston Rd.: outbuilding complex,
view west

West Village Historic District
Princeton, Worcester Co.
Mass



13 - OLD ROAD TO MORTON HOUSE
HILL

West Village Historic District
Princeton, Worcester Co.
Mass.



14 - 110 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



15 - 48 Hubbardston Road: East
elevation

West Village Historic District
Princeton, Worcester Co.
Mass.



16. 73 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass



17- 44 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



18 = 46 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



19: 33A Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



20: 42 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



21: 133 Hubbardston Road

West Village Historic District
Princeton, Worcester Co.
Mass.



22: 35/37 Hubbardston Road

West Village Historic District
Princeton, Mass
Worcester Co.



23: Icehouse on road @ back,
19 Allen Hill Road

West Village Historic District
Princeton, Worcester Co.
Mass.



24: Fieldstone enclosure, 19 Allen Hill Rd.

West Village Historic District
Princeton, Worcester Co.
Mass.



25: Fieldstone retaining walls,
19 Allen Hill Rd.

West Village Historic District
Princeton, Worcester Co.
Mass.



26: Livestock pass, Alca Hill Road

West Village Historic District
Princeton, Worcester Co.
Mass.



27: 7 Radford Road

West Village Historic District
Princeton, Worcester Co.
Mass.



28: 13 Goddard Road

West Village Historic District
Princeton, Worcester Co.
Mass.



29. Minus Well House, 38 Radford Rd.

West Village Historic District
Princeton, Worcester Co.
Mass.



30: Barn and garage, 33 Allen Hill Rd.

West Village Historic District
Princeton, Worcester Co.
Mass.



31: 11 Radford Road

West Village Historic District
Princeton, Mass.



WEST VILLAGE HQ
PRINCETON (WORCESTER)

Sterling

MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1988

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works

Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs taken 1980. Field checked 1983. Map dated 1988. Supersedes Sterling 1968 and Wachusett Mtn. 1972 1:25,000-scale maps.

Projection and 1000-meter grid, zone 19

Universal Transverse Mercator

10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone

1987 North American Datum

To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 40 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map.

Dashed light-blue pattern indicates area subject to controlled inundation by Barre Falls Dam

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1929

CONTROL ELEVATION SHOWN TO THE NEAREST 0.1 METER

OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE	
Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

To convert meters to feet multiply by 3.2808

To convert feet to meters multiply by 0.3048

DECLINATION DIAGRAM

UTM grid convergence (GCM) and 1988 magnetic declination (MDM) at center of map. Diagram is approximate.

ADJOINING MAPS

1	2	3
4	5	
6	7	8

1 Ashol
2 Fitchburg
3 Ayer
4 Barre
5 Hudson
6 North Brookfield
7 Worcester North
8 Marlborough

ISBN 0-607-23473-3

9 780607 234732

Topographic Map Symbols

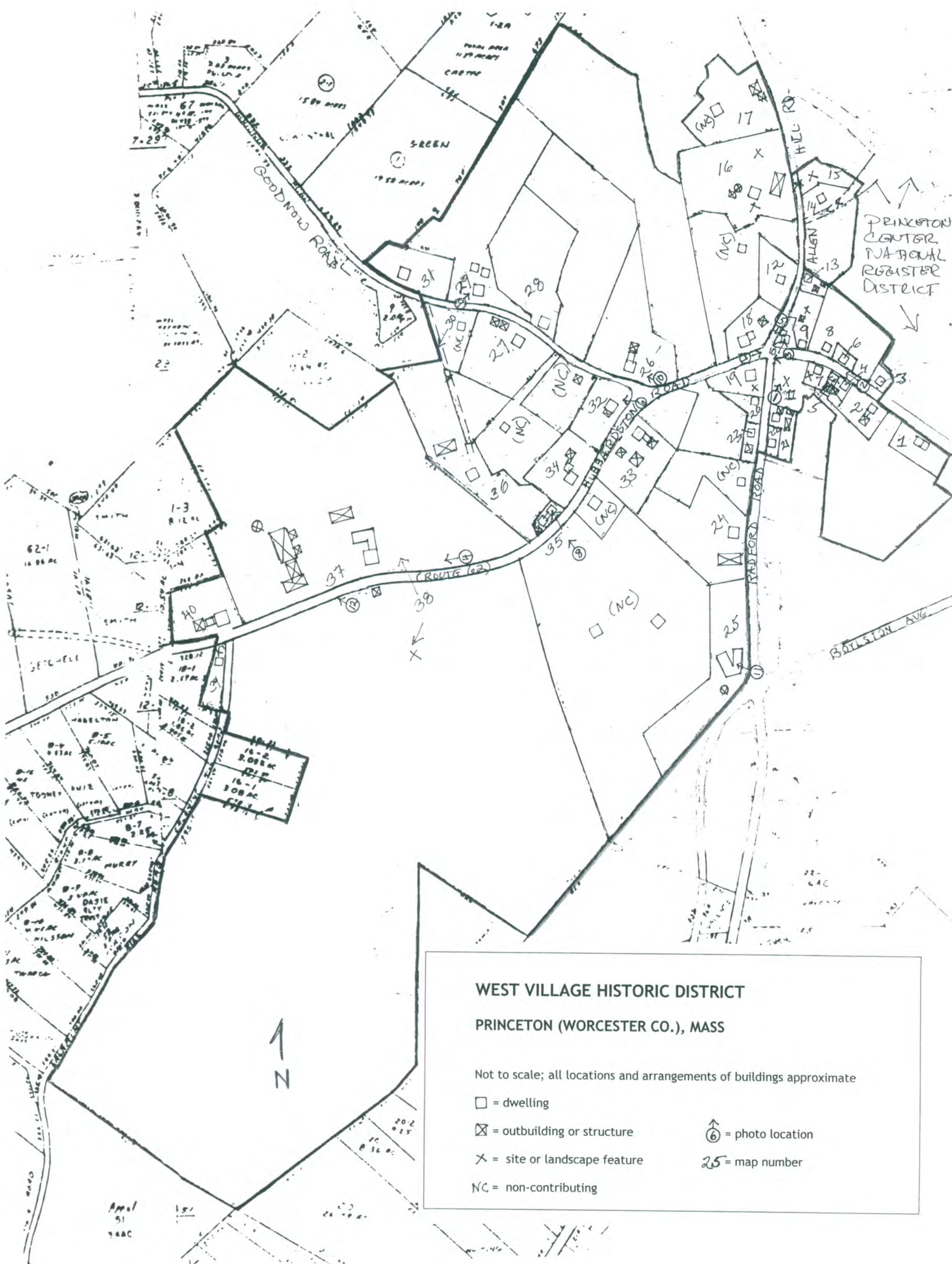
Primary highway, hard surface	.....
Secondary highway, hard surface	.....
Light-duty road, hard or improved surface	.....
Unimproved road; trail	.....
Route marker: Interstate; U. S.; State	.....
Railroad: standard gage; narrow gage	.....
Bridge: drawbridge	.....
Footbridge; overpass; underpass	.....
Build-up area: only selected landmark buildings shown	.....
House; barn; church; school; large structure	.....
Boundary:	.....
National, with monument	.....
State	.....
County, parish	.....
Civil township, precinct, district	.....
Incorporated city, village, town	.....
National or State reservation; small park	.....
Land grant with monument; flood section area	.....
U. S. public lands survey: range, township; section	.....
Range, township; section line: location approximate	.....
Fence or field line	.....
Power transmission line, located tower	.....
Dam; dam with lock	.....
Cemetery; grave	.....
Campground; picnic area; U. S. location monument	.....
Windmill; water well; spring	.....
Mini shaft; prospect; salt or ore	.....
Control: horizontal station; vertical station; spot elevation	.....
Contours: index; intermediate; supplementary; depression	.....
Bathymetric contours: index; intermediate	.....
Distorted surface: strip mine; lava; sand	.....
Perennial lakes and stream; intermittent lakes and stream	.....
Rapids, large and small; falls, large and small	.....
Swamp; marsh	.....
Submerged marsh; land subject to controlled inundation	.....
Woodland; scattered trees	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

A pamphlet describing topographic maps is available on request

FOR SALE BY U. S. GEOLOGICAL SURVEY
P.O. BOX 25286, DENVER, COLORADO 80225

STERLING, MASSACHUSETTS
42071-D7-TM-025

1988



WEST VILLAGE HISTORIC DISTRICT
PRINCETON (WORCESTER CO.), MASS

Not to scale; all locations and arrangements of buildings approximate

□ = dwelling

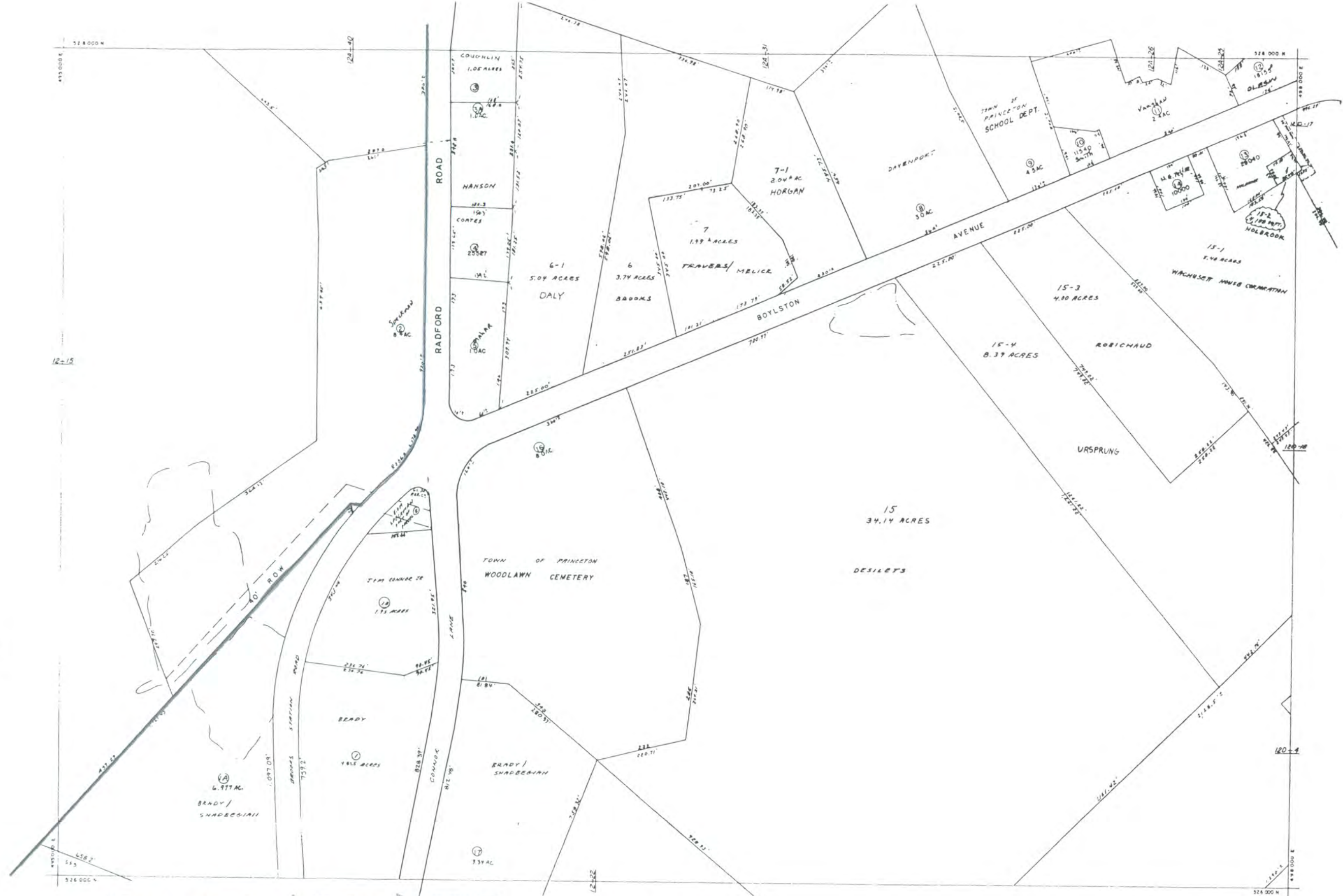
⊠ = outbuilding or structure

✕ = site or landscape feature

NC = non-contributing

Ⓔ = photo location

25 = map number



WEST VILLAGE HISTORIC DISTRICT
PRINCETON, MA
2007

PRINCETON

SCALE 1 INCH = 100 FEET
REVISED TO JAN. 1, 2012

12A	12B
12C	12D
12E	

12c



WEST VILLAGE HISTORIC DISTRICT
PRINCETON, NJ
2007

PRINCETON

SCALE 1 INCH = 100 FEET
REVISED TO JAN 12/07

8	8A	8B
12	12A	12B

8A

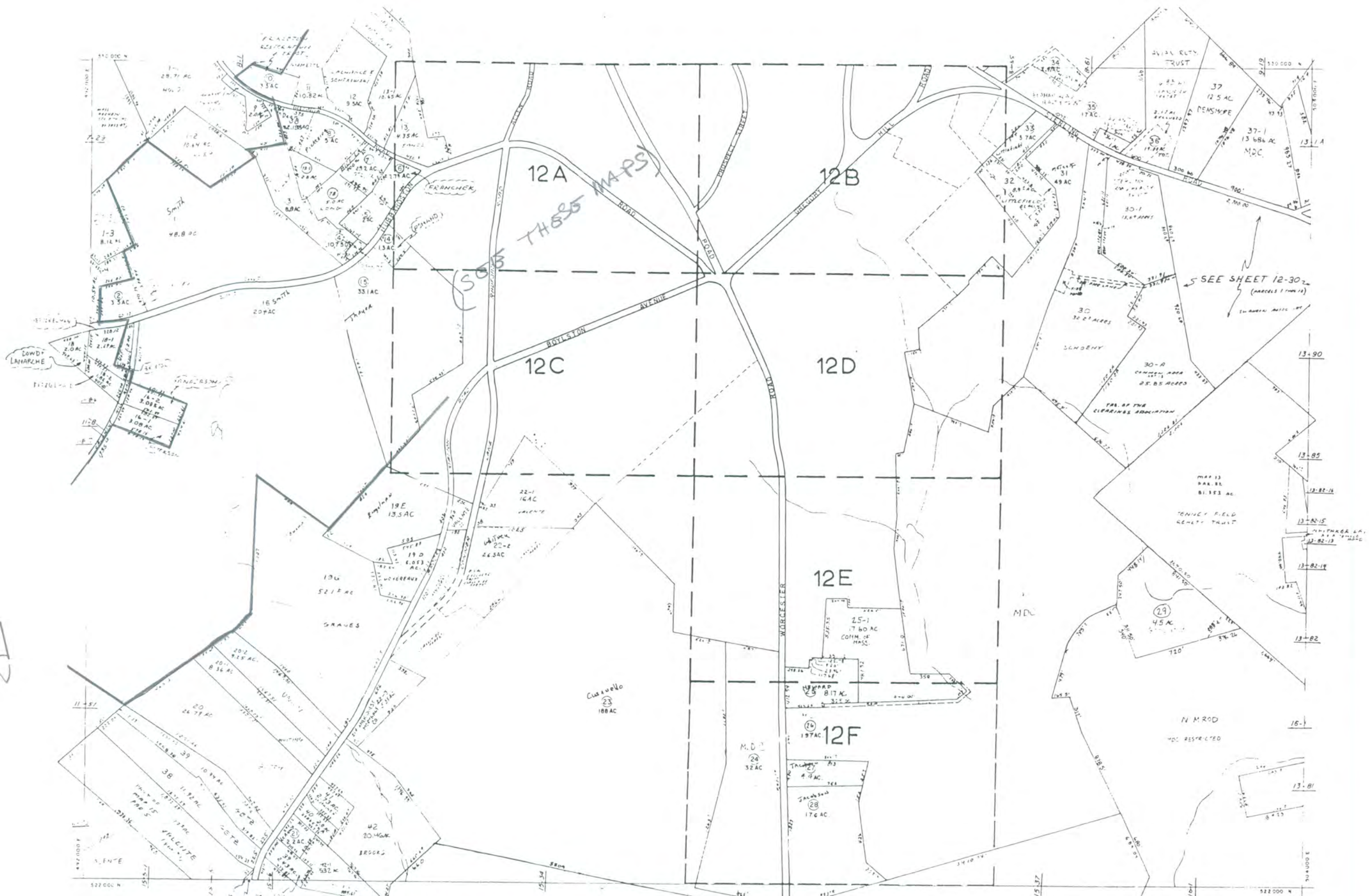


WEST VILLAGE HISTORIC DISTRICT
PRINCETON, NJ
2007

PRINCETON

B	BA	BB
12A	12B	12C

12A



2

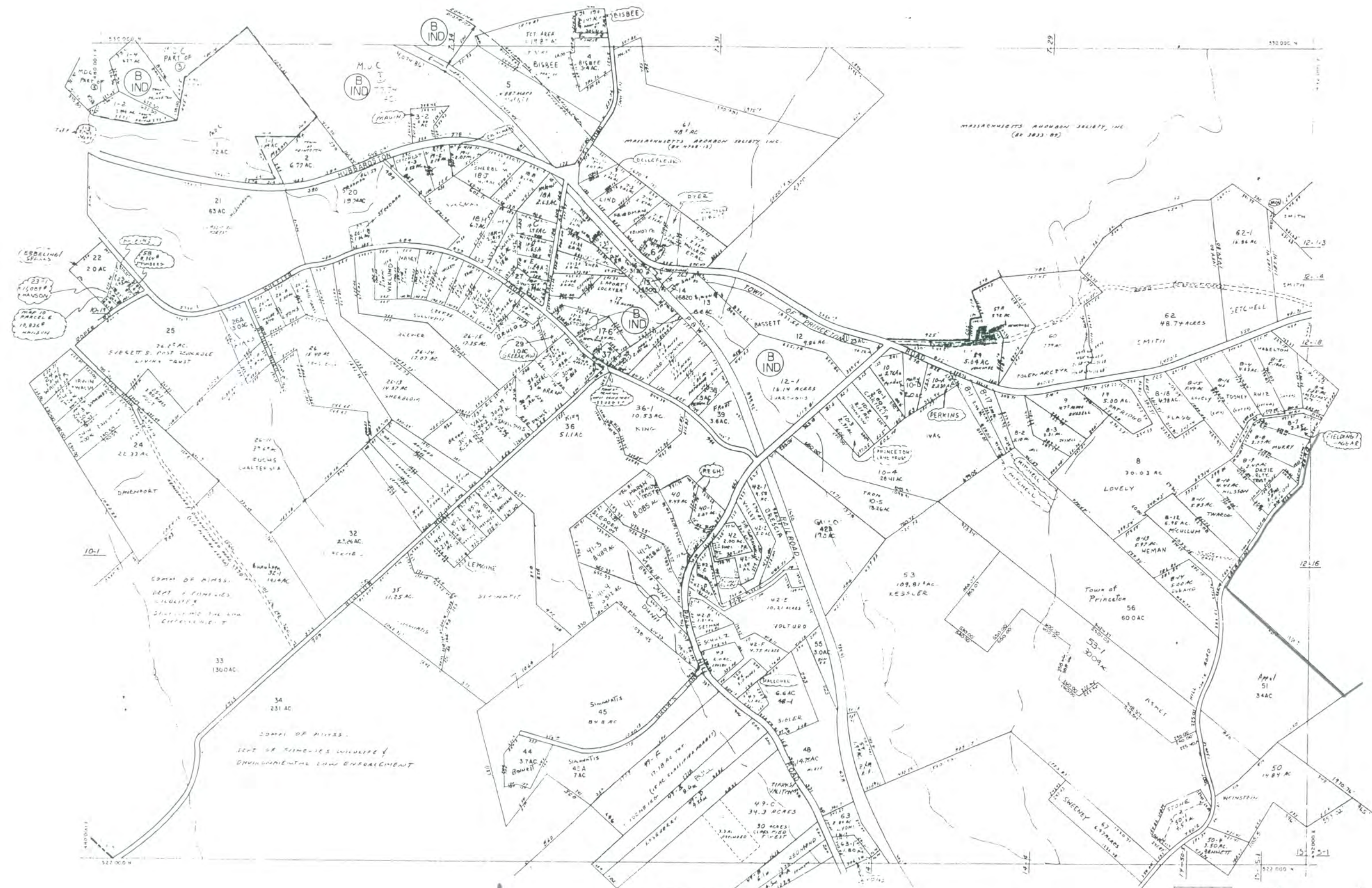
WEST VILLAGE HISTORIC DISTRICT
PRINCETON, MA
2007

PRINCETON

SCALE 1 INCH = 400 FEET
REVISED TO 2007

7	8	9
11	12	13
14	15	16

12



N

PRINCETON

WEST VILLAGE HISTORIC DISTRICT
PRINCETON, MA
2007

SCALE 1 INCH = 400 FEET
REVISED TO 1991, 2007

6	7	8
10	11	12
14	15	



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

August 25, 2009

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005



Dear Mr. Loether:

Enclosed please find the following nomination form:

West Village HD, Princeton (Worcester Co.), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Joyce Anderson, Princeton Historical Commission
Mark Canfield, Princeton Planning Board
Anne Forbes, consultant
Raymond Dennehy III, Board of Selectmen