

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98000625

Date Listed: 6/4/98

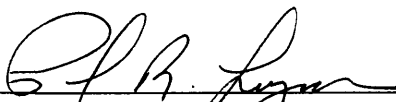
Welch, Mathias, House  
Property Name

Jackson  
County

OR  
State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

6/4/98  
Date of Action

Amended Items in Nomination:

Significance:

**Architecture** is added as an area of significance.  
[The documentation provides sufficient context for evaluating the significance of the property in this area of significance under Criterion C.]

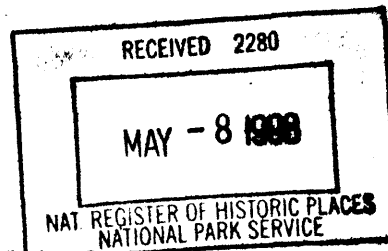
This information was confirmed with the Oregon SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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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 an 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 Welch, Mathias, House

other names/site number N/A

2. Location

street & number 162 North Second Street  not for publication

city or town Central Point  vicinity

state Oregon code OR county Jackson code 029 zip code 97502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

James J. Smith April 25, 1998

Signature of certifying official/Title Deputy SHPO Date  
Oregon State Historic Preservation Office  
State of 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 the 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 [Signature] Date of Action 6/4/98

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

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

- private, public-local, public-State, public-Federal

- building(s), district, site, structure, object

Table with columns for Contributing and Noncontributing resources, and rows for buildings, sites, structures, objects, and Total.

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

DOMESTIC/ single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

LATE VICTORIAN

foundation BRICK

Italianate

walls BRICK

roof ASPHALT

other WOOD; BRICK

Narrative Description

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

Please see attached Continuation Sheets

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**MATHIAS WELCH HOUSE (1888)**

162 N Second Street  
Central Point, Jackson County, Oregon

**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE**

The Mathias Welch House is locally significant as the singular example of 19th century brick residential architecture in Central Point, a crossroads trading community in the Bear Creek Valley of southern Oregon which shifted its location to adjoin the newly completed Oregon and California Railroad line in 1885.

The single-story vernacular Italianate house is composed as a symmetrical side-gabled volume with ell making an L-shaped footprint of approximately 30 x 40 feet. The house occupies a parcel of about a third of an acre at the southeast corner of the intersection of Second and Laurel Streets in the Original Plat of Central Point. The front volume containing a parlor and bed chamber faces north onto Laurel and has a double-pitched, shingle-clad roof with boxed cornice, a frieze without brackets, and a centered cross gable. The facade is organized as three structural bays in which the central entrance is flanked by tall, narrow window openings surmounted by blind, row lock round arches. The three-bay hip-roofed front porch is supported by a non-historic post and railing assembly. The ell containing a second parlor and dining room with utility and kitchen areas along the east side, has lean-to porches on the west and south. A secondary entrance gives access from the west porch to the parlor of the ell. The signal characteristic of the building is its brick exterior, finished in common bond, which is to say it has header rows every sixth course.

A small gable-roofed bedroom attachment of frame construction was added to the east end of the front volume about 1905. It is clad with horizontal weatherboards.

Interior finish work is replete, including plank ceilings, plaster walls, and fir flooring, but the woodwork at present is fully overpainted. Trim work includes bases with crown molding, chair rails, cornice molding, window and door trim, four-panel doors with raised panels, and a classical mantelpiece having Tuscan pilasters with inset panels.

There are two accessory features on the property, both of them non-historic and non-contributing to the significance of the house. A garage of 1954 stands at the rear of the lot, and a detached shed of 1965 stands off the northeast end of the main volume. A low picket fence defining the perimeter of the yard is not historic.

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The Mathias Welch House meets National Register Criterion C as an unusually intact and rare local example of 19th-century vernacular brick residential architecture in the Italianate tradition.

Central Point was relocated and platted on the Oregon and California Railroad line in 1885 with a gridiron layout perpendicular to the railroad. Within the next year, James and George Priddy, father and son, opened a brick yard at Central Point as the town was building. In 1888, the younger Priddy acquired the parcel proposed for nomination and built upon it the brick house, which he soon offered for sale. The house was initially occupied by William and Elizabeth Flippen, who sold it, in turn, to Mathias Welch in 1892 after residing there four years.

The house also meets Criterion B also as that surviving building most importantly associated with Mathias Welch (1834-1909), a native of Illinois who arrived in Central Point with his wife Mary in 1892. Welch is noted in the town's annals as an important industrialist, the founder of the first flour mill and one who was strongly identified with the Populist movement in Jackson County. Welch's objective in settling at Central Point was to construct the Farmer's Exchange Internal Roller Mills, which produced a brand of wheat marketed as Golden Sheaf.

This document explains that crop failures, plummeting prices and economic depression precipitated by the Panic of 1893 led to coalescence of the early Farmers' Alliances into the Populist, or People's party. The old Alliances had grown powerful in their efforts to oppose burdensome shipping rates imposed by the railroads. Welch's mill was not an Alliance mill, but it did provide local wheat growers with an alternative to shipping their grain to Medford or farther afield. The public life which Mathias Welch led in Central Point owed to his ties to the People's party formally organized in Jackson County at the time of his arrival and briefly effective in local elections. Welch was elected a town trustee, the equivalent of a councilman, in 1894 and 1896, served as County Treasurer in 1895-1895, and was a delegate to the county convention of the People's Party in 1896. Then, as the populist movement commenced to dissipate, Welch sold his mill and entered into real estate development. His mill was operated under other proprietors until it was dismantled in 1925. Welch lived in his house on Second Street until his death in 1909. His wife died before him, in 1907.

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The Mathias Welch House in Central Point, Oregon, is a one-story brick residence built in 1888 by local brick-mason George Priddy. Long occupied by influential citizen Mathias S. Welch, the dwelling was constructed during Central Point's initial development period, and is the only known brick residence built within the original town boundary. The Mathias Welch House displays characteristics of a vernacular Italianate style with use of brick, overhanging eaves, and tall, round-arched windows. The dwelling retains integrity of location, design, setting, materials, workmanship, and feeling, and accurately conveys the historic associations for which it is significant.

### Site

The Mathias Welch House is located on the southeast corner of North Second and Laurel Streets in the city of Central Point, Oregon. The parcel includes Lots 5-8 of Block 5 and measures approximately 100 feet wide by 140 feet deep. The nominated property is officially designated as Tax Lot 5700 on Jackson County Assessor's Plat 37S -2W-3DD. Situated in a residential neighborhood of older single and multi-family homes, the house lies two blocks north of Pine Street, Central Point's main commercial thoroughfare. The dwelling is set back approximately sixteen feet from North Second Street and thirty feet from Laurel Street. Neither bordering street has paved sidewalks.

The nominated parcel, containing the house, garage and modern shed, is flat and extends back to an alley that divides the block. An unpaved driveway leads from Laurel Street to the rear of the dwelling. The garage stands approximately forty feet south of the house and a modern shed lies about sixteen feet to the east. Cedar trees line the western boundary and plantings of grapes, evergreen shrubbery, holly and roses extend over the lot. A three-foot high wood fence with three-inch pickets defines the north and west perimeters of the property. A well is located under the porch on the dwelling's south elevation.

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### Plan

The one-story main volume of the Mathias Welch House, designed with elements of the Italianate style, is L-shaped in plan and measures approximately thirty feet across the north elevation by forty feet along the west elevation. The central volume's gable runs north to south and is intersected by two gables that form a cross gable. A wood-frame addition was appended to the northeast corner of the brick residence about 1905. A small six-by-eight foot extension was added on the south elevation of the addition about 1920. The wood enclosure on the southeast corner of the dwelling, evident on the 1890 Sanborn fire insurance map for Central Point, retains its original configuration. The residence originally had five rooms including the kitchen. The wood addition on the east elevation increased the number of rooms to six.

### Exterior

The central volume is composed of brick, laid in a common bond pattern with six stretcher courses between header courses. The wood frame additions on the southeast corner and on the east elevation of the dwelling are sheathed with six-inch shiplap siding. Three-foot high vertical siding extends around the base of the easterly addition. The foundation understructure of the main volume consists of interior brick walls that run through to the ground, and of wood joists. Brick skirting encloses the foundation. An interior brick chimney rises from the central roof volume. Eaves on the steeply pitched gable ends of the main volume have closed soffits, simple wood cornice molding, and plain frieze boards. The south gable end contains a small vent. Overlapping composition shingle covers the roof.

Six-foot wide wood porches extend across the façade and along the west and south elevations. The porch floors consists of six-inch wide wood planks. The porch rails are three feet in height and have two-inch square balusters. The rail is supported by four-inch square posts that measure nine feet in height. The porch ceiling is composed of eight-inch wide planks.

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The Welch House has three exterior doors. Those on the north and west elevations have round-arched openings. The door opening on the north elevation has a two-light transom in its upper portion. The transom above the west elevation door, which originally contained a similar glass light, has been filled with lath and plaster. The door opening on the rear elevation is straight topped. Doors are wood framed with panels and single beveled lights. Windows in the main volume are one-over-one, wood sash, double hung, with straight-topped openings. Window openings are topped by round-arched insets, set with brick and fitted with wood panels painted white. Projecting brick corbelling trims the window openings. The window sills are brick. Windows in the addition have multi-lights.

### Interior

The interior of the Welch House retains its original plan with six interior spaces. The entrance to the house from the north elevation leads into a parlor. A door at the east end of this room opens into the wood addition. The formerly exposed brick wall of the main volume remains uncovered within this added bedroom. A second bedroom is situated to the west of the parlor. A door opposite the main entrance leads to a second parlor. The kitchen, located on the east elevation, may have originally functioned as a side hall, allowing access to other rooms from the rear of the dwelling.

The Mathias Welch House retains original ten-inch thick brick walls with smooth plaster surfaces and nine-foot high beaded or wood plank ceilings. The walls in the frame addition are constructed of horizontal planks that have been covered with wallpaper. Paneled interior doors retain original hardware. Windows and doors throughout the house have plain trim. The centrally located parlor has a ceiling cornice and a chair rail and contains a brick fireplace with a paneled wood surround and wood mantel. The hearth is composed of a single sandstone slab. The dining room has a twelve-foot high ceiling of six-inch wide planks and cornice molding. A round-arched opening leads from the dining room to the kitchen/pantry area. Floors in the parlor and bedrooms are made of fir; those in the dining room and kitchen/pantry are constructed of oak.



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### Associated Structures

The garage, which was built about 1954, incorporates materials salvaged from the previous one-story barn on the property.<sup>1</sup> This earlier structure, built about 1925, had in turn, replaced an older two-story building. The present garage lies approximately forty feet south of the residence. Measuring approximately 22 feet by 40 feet, the wood-frame building has a hipped roof and is sheathed in six-inch wide shiplap siding. This siding, which matches that used on wood portions of the main dwelling, may have been used for the original barn on the property and saved twice for use in the later outbuilding constructions. The garage has two walk-in doors on the north elevation and two wide doors in the west elevation. The garage has exposed rafters and is covered with composition shingles.

A modern, wood-frame shed, constructed about 1965, lies approximately sixteen feet east of the main dwelling and measures approximately sixteen by twenty-four feet in size. The structure has a shed roof, exposed rafters and a walk-in door on the west elevation.

### Alterations and Additions

The Mathias Welch House has experienced very little alteration in the past one hundred and ten years. The wood frame addition on the northeast corner was built about 1905. The porch on the north elevation of the dwelling was constructed between 1900 and 1910.<sup>2</sup> The round-arched inset above the door opening on the west elevation at one time probably contained a two-light transom like the door on the north elevation. It has been filled in with lath and plaster on the interior wall surface.

### Current Restoration Program

In mid-1997 the present owner cleared away overgrown brush that obscured the dwelling and began initial repairs. The sole physical alteration to the dwelling's exterior consisted of the removal of a segment of porch in-fill on the southeast corner. The well was

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covered and the porch enclosed about 1955 to enlarge the kitchen. Removal of this enclosure has returned the porch to its original, open configuration.<sup>3</sup> Restoration plans include the replacement of the glass transom on the west elevation, repointing exterior bricks, and repair of the north porch and the picket fences.

The Mathias Welch House retains sufficient integrity in site, setting, workmanship and appearance to successfully convey its historic associations with the initial period of development of Central Point, Oregon and prominent citizen Mathias S. Welch.

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<sup>1</sup> Betty Johnson, Oral Communication, October 21, 1997. Mrs. Johnson's father, John Cimfl, purchased the property in 1954 and constructed the present garage.

<sup>2</sup> Sanborn Fire Insurance Maps, 1898; 1911.

<sup>3</sup> Betty Johnson, Oral Communication, October 21, 1997. Mrs. Johnson's father, John Cimfl, built the enclosure around the well.

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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 a 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.

Areas of Significance

(Enter categories from instructions)

Exploration/Settlement
Politics/Government

Period of Significance

1888-1909

Significant Dates

1888

Significant Person

(Complete if Criterion B is marked above)

Mathias S. Welch

Cultural Affiliation

N/A

Architect/Builder

/George Priddy

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 #

Primary location of additional data:

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

Name of repository:

Jackson County Courthouse

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### STATEMENT OF SIGNIFICANCE

The Mathias Welch House, constructed in 1888, is the only extant brick dwelling in Central Point, Oregon. The residence is significant under National Register Criterion B as the sole extant structure having historic associations with Mathias Welch. Welch, who occupied the residence from 1892 until his death in 1909, built Central Point's first flour mill and served several terms as town trustee. Active in the People's party of Jackson County, Mathias Welch was elected Jackson County treasurer for 1894 and 1895. The Welch House is also significant under Criterion C as a good example of simple vernacular architecture in the Italianate style. Although the Welch House is unique in Central Point for its brick construction, buildings of the type can more readily be found in nearby Jacksonville, Oregon. Examples of brick dwellings in that community include the Benjamin Dowell House (1861) and the John Orth House (ca. 1880). The Mathias Welch House period of significance begins in 1888 when it was built, encompasses the mid-1890s when financial depression ended Central Point's initial development activity, and ends in 1909 with Mathias Welch's death. Themes of Settlement, Industry and Government are represented in the nomination.

### Context

#### Central Point

Jackson County was officially designated by the Oregon Territorial Legislature on January 12, 1852. Central Point, situated approximately five miles north of Jacksonville, began as a small farming village in the mid-1860s. Named for its location at the center of the Bear Creek Valley, the small community stood at the intersection of two important roads. One led west to Jacksonville and east to the Butte Creek area, and the other connected points both north and south along the Oregon-California Trail. By 1872 Central Point had a store, post office, livery stable, feed barn, blacksmith shop and several residences.<sup>1</sup>

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The Oregon and California Railroad line reached the Bear Creek Valley in early 1884. It passed Central Point about one-half mile to the west and extended south to Medford and Ashland where these towns eagerly awaited the arrival of the “rails.” Recognizing Central Point’s need for a location near the tracks, Haskell Amy, Thomas Beall and Constantine Magruder, who owned land near the railroad, joined to sell lots in a new town. The three filed a town plat on July 29, 1885 and Central Point officially moved to its new site. Magruder built one of the first buildings in the new town in late 1885. Originally situated in proximity to the local wagon roads, Central Point now had access to national markets.<sup>2</sup>

Surveyors laid out a street grid that ran parallel and perpendicular to the railroad line and divided the land into blocks and lots. Twenty-two new buildings were constructed in 1886. In March of that year, the Jacksonville Democratic Times noted, “The construction of several new buildings has commenced and more are in contemplation. A considerable boom may be expected during the year.”<sup>3</sup> The Ashland Tidings also commented on the town’s rapid growth, “Next to Ashland, Central Point has expended more money for improvements during the past year than any other town in the valley.”<sup>4</sup> The newspaper noted the construction of residences, blacksmith shop, butcher shop, saloon, store and hall.<sup>5</sup>

In December 1887, the railroad tracks from the north and south joined at Ashland, bringing additional traffic and business to communities along the line. Central Point lagged behind, however, because it had no depot. Medford, with a depot in place in 1884, was now the Bear Creek Valley’s main shipping point. In 1888, after months of negotiation with local landowners, the Southern Pacific Railroad built a depot at Central Point. The Democratic Times reported the project, noting, “This place has not only the nicest depot in the state, but also, the longest and best platform.”<sup>6</sup>

Central Point was incorporated by the Oregon legislature on Feb. 25, 1889. New businesses that year included a drug store, two variety stores, a grain, hardware and farm implement store, a dressmaking shop, Kurth and Miller’s new brick building, a livery stable, a planing mill and a sash and door factory. By 1890 Central Point had 534

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residents.<sup>7</sup> In 1892 Mathias Welch built a flour mill on North Front Street near Laurel Street, and in 1893 builders completed Central Point's new city hall at the southwest corner of Pine and Third Streets.<sup>8</sup>

In late 1893 Central Point's economy worsened as the nation plunged into a deep financial depression. Building and business improvements slowed dramatically. Although the orchard industry boom would expand the town after 1900, this depression, which lasted four years, marked the end of Central Point's initial period of development.<sup>9</sup>

### Mathias Welch House

In August 1888, the same month as workmen completed Central Point's railroad depot, Constantine Magruder sold two lots on the southeast corner of Laurel and North Second Streets to George W. Priddy for \$75.00.<sup>10</sup> Within two months, Priddy and his father, James Priddy, builders who had opened a brickyard in Central Point in June 1886, completed a brick residence on the property. While twenty-eight-year-old George Priddy may originally have intended the dwelling as a home for himself and his bride of six months, he advertised it for sale immediately. In October 1888, the Jacksonville Democratic Times reported that "Priddy and Son have sold their brick residence here to Mr. Flippen lately from California for \$1200. They will soon commence the construction of two new brick buildings."<sup>11</sup>

George and James Priddy built several of Central Point's earliest structures.<sup>12</sup> In 1892, as Central Point's first building boom faded, George Priddy moved his brick business to Medford where ample construction opportunities awaited. In January 1892, the Medford Mail reported, "G.W. Priddy has leased the brickyard of which L. Angle had charge. Mr. Priddy intends to put a force of men to work turning out brick preparatory to the prospective extensive spring building boom."<sup>13</sup> George Priddy operated various brickyards during a long career in Southern Oregon and constructed buildings in several communities.<sup>14</sup> James Priddy, sixty-six years old in 1892, retired from the brick business when his son left Central Point for Medford. A well-known local citizen, James Priddy died in July 1896 in Central Point.<sup>15</sup>

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William Flippen, who purchased George Priddy's newly completed brick residence, was born in February 1862 in Lake County, California and moved to Central Point with his parents in 1888. He married Elizabeth J. Hays of Rock Point on September 22, 1889 and settled with his wife into their new home.<sup>16</sup> The couple occupied the house for four years and their first two children were born there. In 1892 voters elected Flippen as one of Central Point's trustees.<sup>17</sup> On December 6, 1892, William and Elizabeth Flippen sold their home to Mathias S. Welch.<sup>18</sup>

### Mathias Welch

Mathias Welch, who moved to Oregon from Kansas in 1887, settled first in the Meadows area of Jackson County where he cut and hauled timber. Welch, who was born June 17, 1834 at Alton, Illinois, married Mary Nossman at Pella, Iowa on April 26, 1855. The couple moved to Central Point in January 1892. Mathias Welch immediately negotiated to buy land on Front Street as a site on which to build the town's first flour mill.<sup>19</sup> Central Point area farmers, who hauled wheat to mills in Medford or Eagle Point, eagerly awaited the new enterprise. In July 1892, The Democratic Times described the structure's progress. "The material for the new flouring mill is nearly all on the ground and work is now underway in earnest."<sup>20</sup> Welch traveled to St. Louis Missouri to purchase a fifty-barrel Cornelius roller, described as "a complete relief-process outfit of machinery of the latest and most improved style."<sup>21</sup> By September, the four-story mill building, called the Farmer's Exchange Internal Roller Mills, was described as "one of the best in the state."<sup>22</sup> Opened in November 1892, the mill ran day and night to produce "Golden Sheaf" flour.<sup>23</sup>

In December 1892, when Mathias Welch bought William Flippen's brick residence, he settled into a home just two blocks from his newly completed mill. As owner of this important industry, Mathias Welch soon became an influential Central Point citizen. He served in the municipal government and sought a county office as well. Identified with the Populist, or the People's party in Jackson County, Mathias Welch participated in a brief but important period in southern Oregon's political history.

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As a farming community, Central Point supported the Democratic Party in the late 19<sup>th</sup> century. In the late 1880's a new movement developed among the nation's farmers. Farmers' Alliances, formed during the 1870's and early 1880s, swiftly grew into powerful organizations that by 1891, took shape as the People's or Populist, party. This new party's strength was based on the belief that farmers were being crushed financially by the conservative Cleveland administration, monopolistic railroads, and giant trust companies.<sup>24</sup>

By 1890, Jackson County farmers, like others in the United States, suffered from a worldwide depression in crop prices. In 1891, with less than six commercial flour mills operating, local farmers also feared a milling trust, and often shipped their wheat out of the region for processing.<sup>25</sup> More than twenty Farmers' Alliance groups sprang up throughout the county and received wide support in rural areas. During 1891-1892, the newly founded Farmers' Alliance organization of Jackson County rapidly transformed itself into the People's party, and sought local political control.<sup>26</sup> As one historian noted:

Southern Oregon, with Jackson County in the lead, became one hotbed of agrarian discontent during the 1890s. Three major factors spurred the third party's rise among Southern Oregon farmers: financial distress due to poor harvests and low prices, resentment of monopoly as represented by local flour mills and especially the absentee-owned railroad, and frustration with high taxes and perceive corruption in local government.<sup>27</sup>

Central Point, along with Eagle Point, Phoenix, Talent, and Gold Hill, was a focal point of Populist organizing efforts during the early 1890s. Despite several months of planning and promotional efforts in 1891 and early 1892, proposed Alliance flour mills at Central Point, Talent, and Sams Valley did not materialize.<sup>28</sup>

Mathias Welch, whose political sympathies lay with the People's party, found numerous customers in Central Point's large rural area.<sup>29</sup> Although not formally associated with a Farmers' Alliance organization, Welch's Farmer's Exchange Flour Mill offered farmers both convenience and choice.



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The new Populist organization failed to win Jackson County's June 1892 local election by a slim margin. Spirited rallies throughout the valley during the November presidential election, however, encouraged supporters of the People party. In 1893, as the national depression of intensified, the party's momentum grew.<sup>30</sup>

In February 1894, the Central Point Populist club met for the purpose of "discussing the present state of affairs in the state and nation and seeking a solution to the problem of reformation of the political system." In March, Central Point voters elected Mathias Welch as a town trustee. Almost simultaneously on March 10, 1894, delegates at the People's party county convention chose Welch as their nominee for county treasurer.<sup>31</sup> Jackson County Populists swept the June 4, 1894 election. Voters put several Populists into office and sent three to Salem as freshmen legislators.<sup>32</sup> In the race for treasurer, Mathias Welch received 1250 votes. Republican candidate Max Muller of Jacksonville had 1181 votes and Democrat David Linn, also of Jacksonville, received 783 votes.<sup>33</sup>

In March 1896, when Central Point held its annual municipal election, People's party candidate Mathias S. Welch was again elected as a town trustee.<sup>34</sup> In April 1896, Mathias Welch was chosen as a delegate to the People's party county convention. Although he was nominated for county commissioner, his name was not selected for placement on the ballot. Populists won all the races in the June 1896 election except those of county judge and school superintendent.<sup>35</sup>

By the late 1890's divisions within the Populist movement brought an end to their organization both locally and nationally. The party's demise was due, according to one writer, to self destruction, to the return to prosperity in 1897, and to the outbreak of the Spanish American War in April of 1898.<sup>36</sup>

Mathias Welch sold his Farmers' Exchange flour mill in August, 1897 to W.J. Virgin and W.I. Vawter for \$1500. He purchased property in the Amy Cottage Addition to Central Point and sold lots for development. The flour mill, known variously as the Virgin Mill, the Central Point Flour Mills, and the Morton Milling Company, operated until about 1925, when it was dismantled and the land sold for other uses.<sup>37</sup>

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 7

Mathias Welch House  
name of property  
Jackson, Oregon  
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Mary Welch died January 22, 1907. Matthias Welch died December 9, 1909. Services were conducted in the family home at Laurel and North Second streets and burial followed in Central Point Cemetery. Eight children survived Mathias and Mary Welch.<sup>38</sup>

### Subsequent Ownership

Following Mathias Welch's death in 1909, Caroline and Robert Ashworth, his daughter and son-in-law, acquired the family residence when the other heirs granted them the title. In 1916, Robert Ashworth, a widower, transferred the property to his daughter Agnes Sanderson. In 1918 Agnes and C.C. Sanderson sold the house to Mary Wilson of Klamath Falls, Oregon. Wilson leased out the residence temporarily, and in September 1921, sold it to Eliza J. and Cyrus G. Duncan. Cyrus Duncan, a widower, sold the property to John C. Cimfl in 1954.<sup>39</sup> The present owner purchased it from the Cimfl heirs in 1997.

### **Summary**

The Mathias Welch House was constructed in 1888 during the period when Central Point, Oregon's earliest commercial, industrial and political foundations were established. The Welch House, significant as a good example of vernacular architecture in the Italianate style, was fashioned with material made locally at Priddy and Son's brickyard.

The Welch House is also significant for its historic associations with Mathias S. Welch, who constructed Central Point's only flouring mill in 1892. Prominent during the decade when Jackson County's Populist political organization held influence, Mathias Welch, served as town trustee in 1894 and 1896, and filled the office of Jackson County Treasurer from 1894 to 1895. The residence is the sole remaining property associated with this prominent Central Point citizen.

With the exception of a wood-frame addition constructed before 1911, there have been few alterations to the Mathias Welch House. The house retains integrity in design, construction, use of materials, site and setting and reflects its historic period and

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## **NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section 8 Page 8

Mathias Welch House  
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its historic associations with prominent Central Point citizen, Mathias S. Welch. For its historic associations and architectural integrity, the Welch House is proposed for consideration to the National Register of Historic Places under Criteria B and C.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 9

Mathias Welch House  
name of property  
Jackson, Oregon  
county and State

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### Endnotes

- <sup>1</sup> Mark Watson, Pine Street: A Cultural History of the Business District of Central Point, Oregon and Its Historic Buildings, Ashland, Oregon, Southern Oregon State College Research Paper 1992, 5; Linda Genaw, At the Crossroads: a History of Central Point 1850-1900. Central Point, Oregon, Linda Genaw, 1989, 30, 33.
- <sup>2</sup> Watson, 5, 6, 8. The original town plat was enlarged when the town was resurveyed in April 1887.
- <sup>3</sup> Ibid., 10.
- <sup>4</sup> Genaw, 36; Ashland Tidings, December 31, 1886.
- <sup>5</sup> Ashland Tidings, December 31, 1886.
- <sup>6</sup> Watson, 8, 11.
- <sup>7</sup> Ibid., 12, 13; Genaw, 63.
- <sup>8</sup> Watson, 15; Jacksonville Democratic Times, Sept. 9, 1892; June 30, 1893.
- <sup>9</sup> Watson, 17, 20; Genaw, 63.
- <sup>10</sup> Jackson County Deeds, Vol. 16, Page 496, August 10, 1888.
- <sup>11</sup> Ibid., Vol. 16, p. 497.; Jacksonville Democratic Times October 11, 1888, 3:4. George Priddy married Alpharetta Guches on February 8, 1888; Jackson County Deeds, Vol. 16, p. 497, October 8, 1888.
- <sup>12</sup> Jacksonville Democratic Times, June 18, 1886, 3:2.; Watson, 76; Democratic Times, October 11, 1888, 3:4.
- <sup>13</sup> Medford Mail, January 18, 1892; June 24, 1892.
- <sup>14</sup> Southern Oregon Mail, January 20, 1893, 1:3-4. George Priddy's brickyard, later known as Medford Brick Company, was located at the end of Jackson Street on the western boundary of Medford, Oregon. Priddy had worked on various Medford buildings since 1888. Others structures for which he is known include the W.J. Fredenburg House, Medford City Hall, the Nash Livery Stable and the Medford Bank Building. (Medford Mail, April 7, 1892; George Kramer, Oral Communication, October 13, 1997.) Priddy also constructed the Central Point State Bank in 1906 (Watson, 121).

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Section 8 Page 10

Mathias Welch House  
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- <sup>15</sup> Medford Mail July 13, 1892, 3:2.; Jacksonville Democratic Times July 27, 1896. Mr. and Mrs. James Priddy are buried in the Central Point Cemetery.
- <sup>16</sup> Ashland Tidings, October 4, 1889; Jackson County Marriage Records, September 22, 1889. Elizabeth Nancy Hays was born in September 1871 near Rock Point, Oregon.
- <sup>17</sup> Genaw, 49.
- <sup>18</sup> Jackson County Deeds, Vol. 26, Page 295. Elizabeth Hays Flippen died on January 5, 1907 and William Flippen died July 6, 1939. Both are buried in the Hays cemetery on Galls Creek Road near Gold Hill, Oregon.
- <sup>19</sup> Jacksonville Democratic Times, February 2, 1892, 3:5; Watson, 15.
- <sup>20</sup> Ibid., July 29, 1892; August 19, 1892.
- <sup>21</sup> Ibid. August 19, 1892, 2:4.
- <sup>22</sup> Ibid., September 9, 1892, 3:4.
- <sup>23</sup> Ibid., June 9, 1893, 2:2; Genaw, 51.
- <sup>24</sup> Watson, 13,14; Jeffrey Max LaLande, "It Can't Happen Here" in Oregon: The Jackson County Rebellion, 1932-1933, and Its 1890s Background. Dissertation, University of Oregon. June, 1993, 20.
- <sup>25</sup> LaLande, 23.
- <sup>26</sup> Ibid., 20, 25, 26, 28.
- <sup>27</sup> Ibid., 21.
- <sup>28</sup> Ibid., 14, 33.
- <sup>29</sup> Ibid., 14.
- <sup>30</sup> Ibid., 36, 37.
- <sup>31</sup> Jacksonville Democratic Times, February 5, 1894; Watson, 16; Democratic Times, March 15, 1894, 3:6; March 12, 1894, 2:2.

NPS Form 10-900-a  
(8-86)

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Mathias Welch House  
name of property  
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- <sup>32</sup> LaLande, 40.
- <sup>33</sup> Ashland Valley Record, June 14, 1894 ; Genaw, 52.
- <sup>34</sup> Jacksonville Democratic Times, March 12, 1896, 3:1.
- <sup>35</sup> Watson, 17; Jacksonville Democratic Times, April 23, 1896, 2:1.; June 4, 1896, 2:1; LaLande, p. 40.
- <sup>36</sup> Watson, 18.
- <sup>37</sup> Jackson County Deeds, Vol. 32, Page 632; Vol. 34, Page, 301 ; Vol. 141, Page 194; Vol. 154, Page 21; Vol. 181, Page 235.
- <sup>38</sup> Central Point Herald, December 16, 1909, 1:4.
- <sup>39</sup> Jackson County Deeds, Vol. 110, Page 481; Vol. 118, Page 260; Vol. 136, Page 278; Deed #367987.

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CONTINUATION SHEET**

Section 9 Page 1

Mathias Welch House  
name of property  
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county and State

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Genaw, Linda. At the Crossroads: A History of Central Point, 1850-1900, Central Point, Oregon: Linda Genaw, 1989.

Jacksonville Democratic Times, (Various Issues).

LaLande, Jeffrey Max. "It Can't Happen Here" in Oregon: the Jackson County Rebellion, 1932-1933, and Its 1890s Background. Dissertation, University of Oregon, June 1993,

Watson, Mark. Pine Street: A Cultural History of the Business District of Central Point, Oregon and Its Historic Buildings. Ashland, Oregon, Southern Oregon State College Research Paper 1992.

Name of Property

County and State

10. Geographical Data

Acreage of Property Less than one acre (0.32)

Sams Valley, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1,0] [50,68,8,0] [4,69,13,6,0]
Zone Easting Northing
2 [ ] [ ] [ ]

3 [ ] [ ] [ ]
Zone Easting Northing
4 [ ] [ ] [ ]

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 Katherine C. Atwood

organization date November 17, 1997

street & number 365 Holly Street telephone (541) 482-8714

city or town Ashland state Oregon zip code 97520

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 SHPO or FPO.)

name Verne Beebe

street & number P.O. Box 155 telephone (541) 899-8306

city or town Jacksonville state Oregon zip code 97530

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 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 Projects (1024-0018), Washington, DC 20503.



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National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10 Page 1

Mathias Welch House  
name of property  
Jackson, Oregon  
county and State

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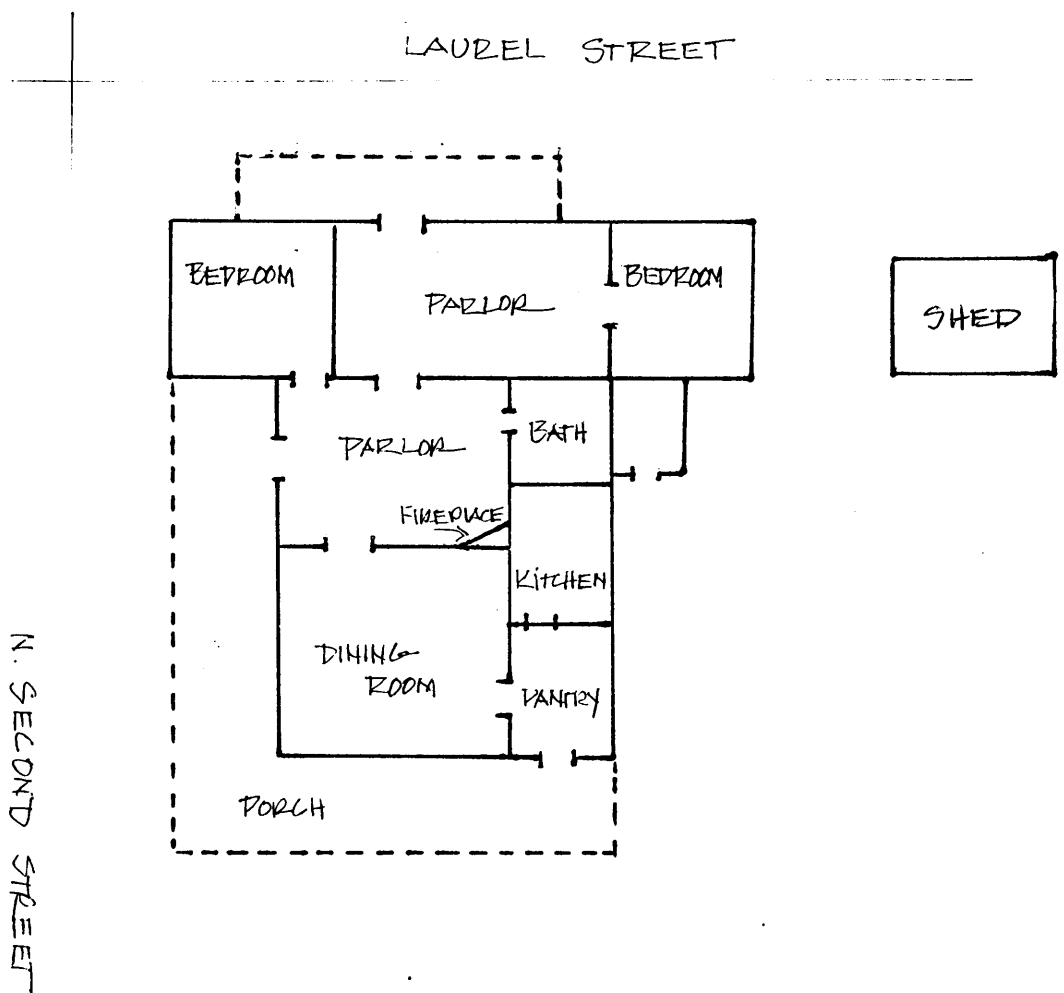
### Verbal Boundary Description

The nominated area is located in Section 3, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon and is legally described as Lots 5 through 8 of Block 5 of the Original Town of Central Point, Oregon. It is otherwise identified as Tax Lot 5700 at said location.

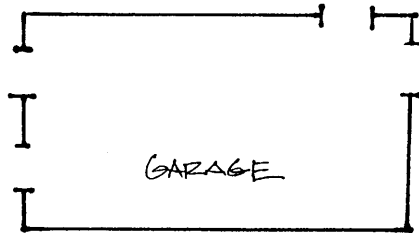
### Boundary Justification

The nominated area encompasses the entire urban tax lot (140 x 100 feet) occupied by the Mathias S. Welch House and accessory buildings from 1888 onward.



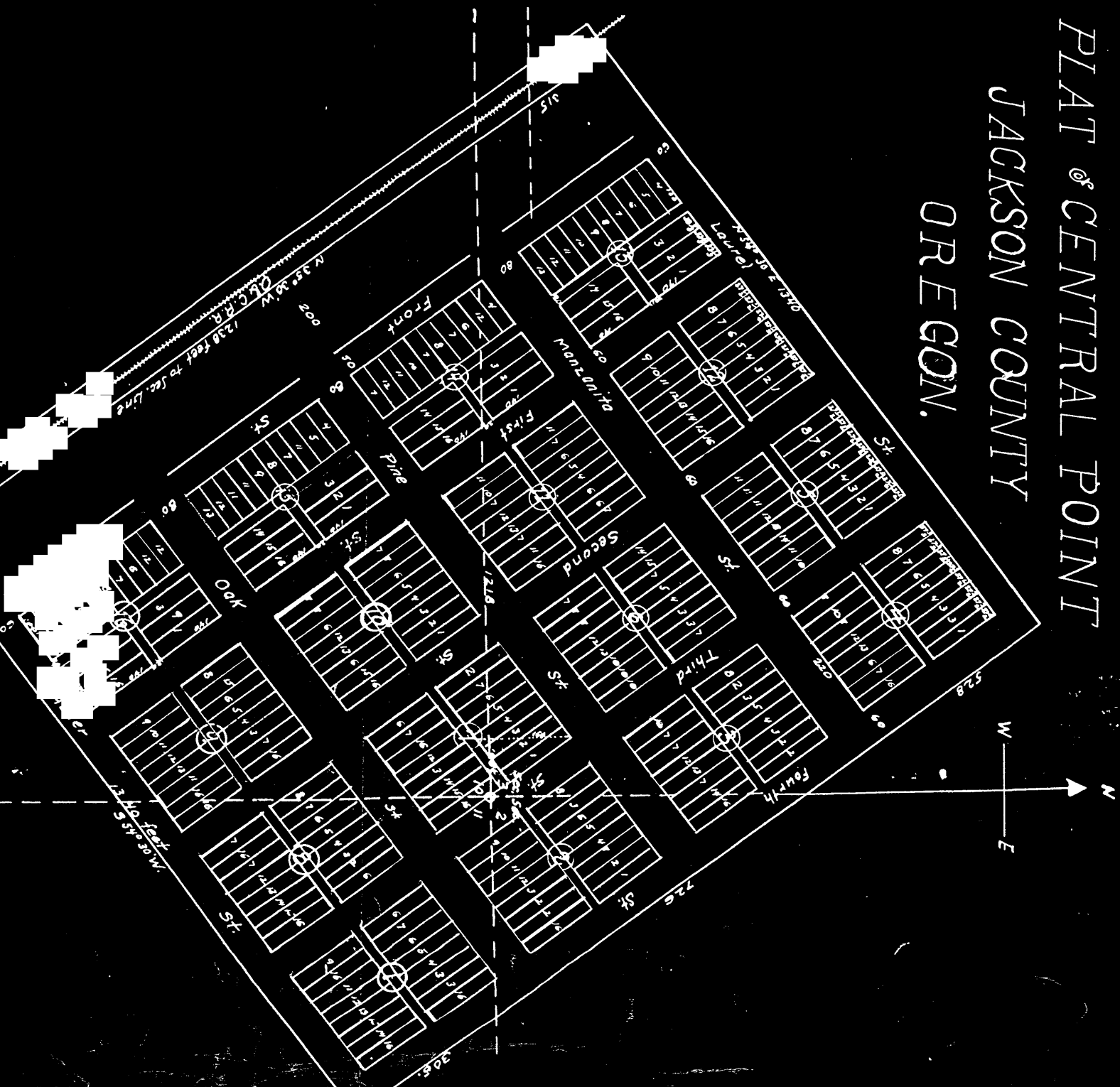


\* M. & N. WELCH HOUSE \*  
 162 N. SECOND ST.  
 CENTRAL POINT, OR.



NTS

PLAT OF CENTRAL POINT  
JACKSON COUNTY  
OREGON.



Original Plat  
Central Point Oregon  
1885

Mathias Welch House  
Sanborn Fire Insurance Map  
Central Point, Oregon  
1890

3<sup>RD</sup>

ST.

5<sup>TH</sup>

2<sup>ND</sup>

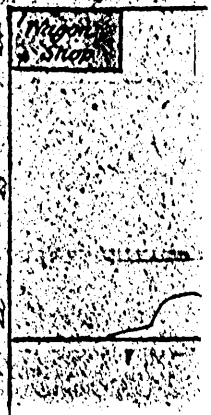
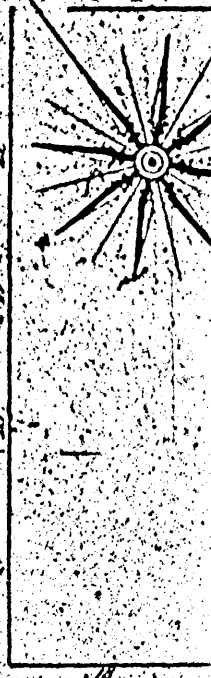
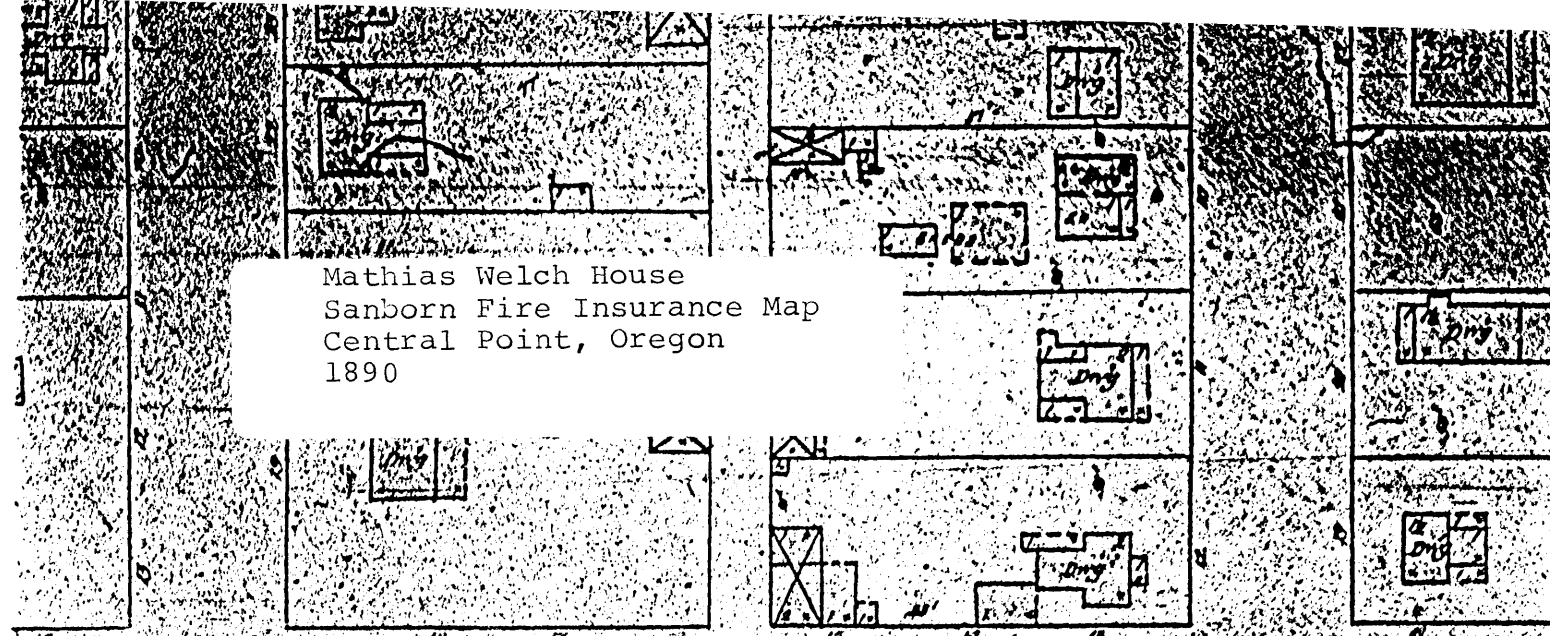
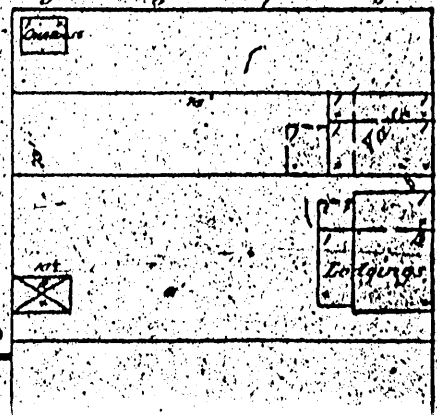
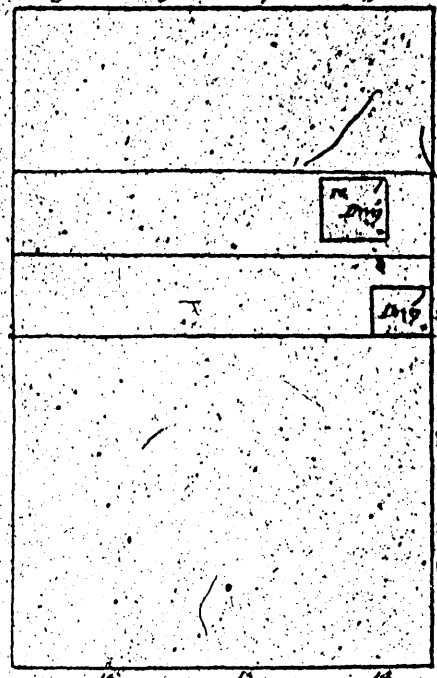
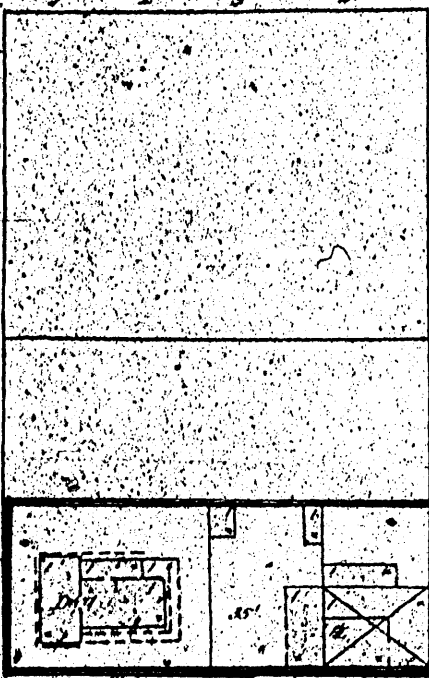
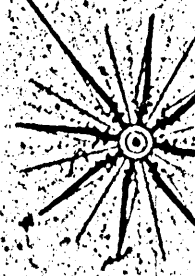
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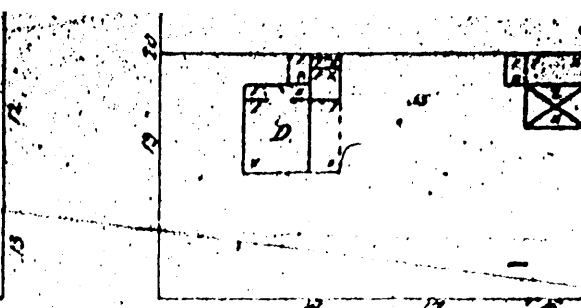
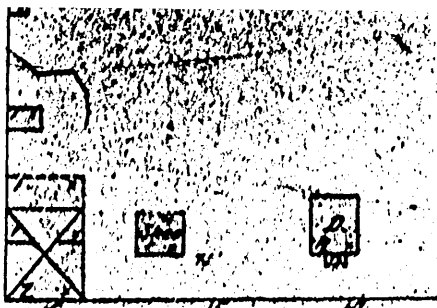
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MANZANITA

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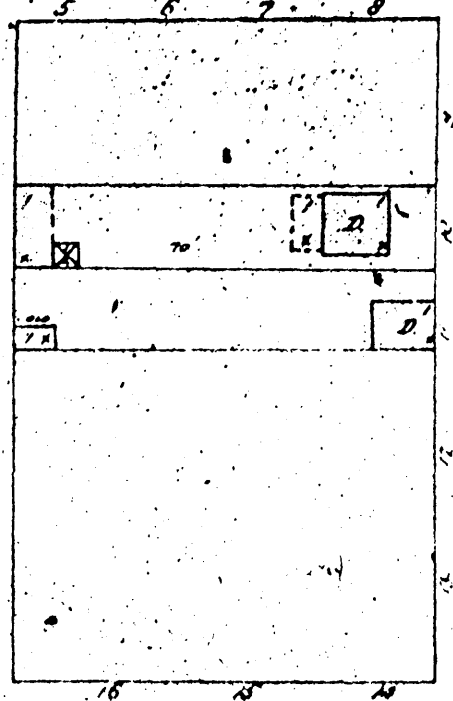
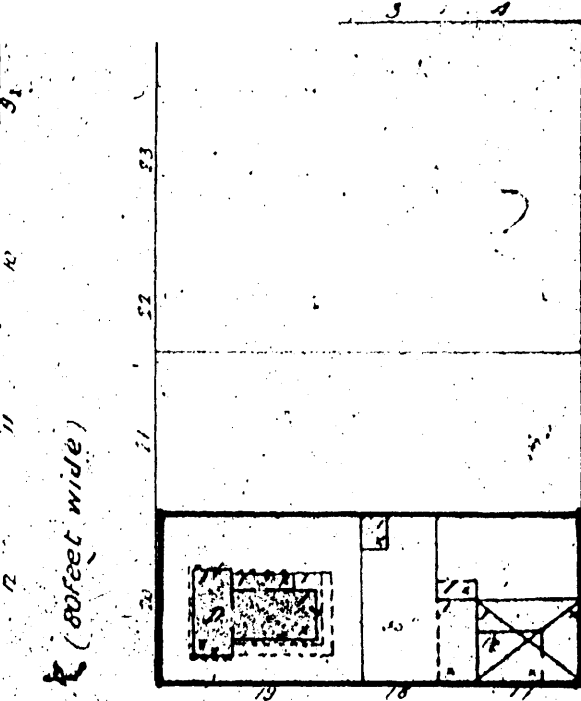
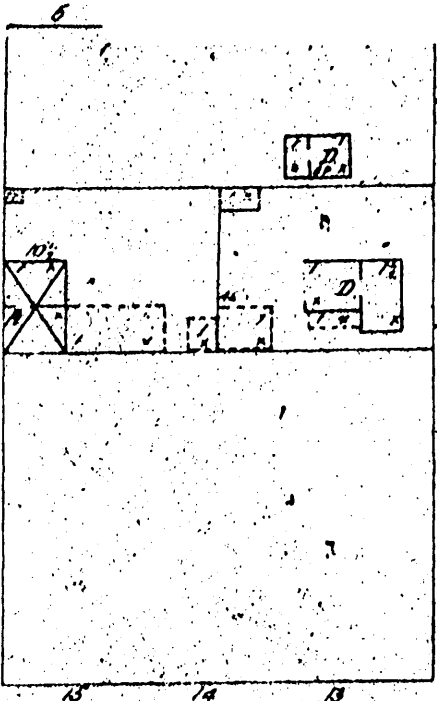
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Mathias Welch House  
Sanborn Fire Insurance Map  
Central Point, Oregon  
1898

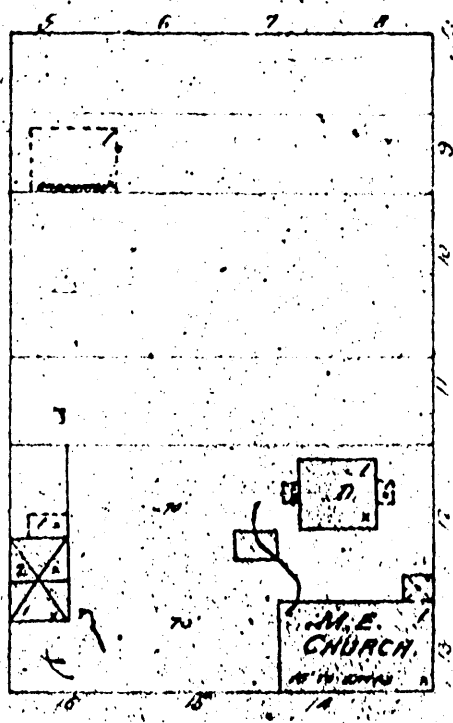
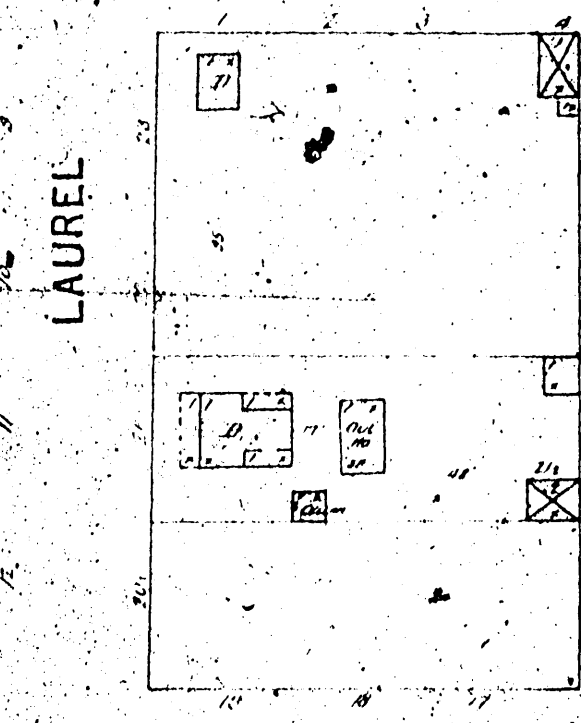
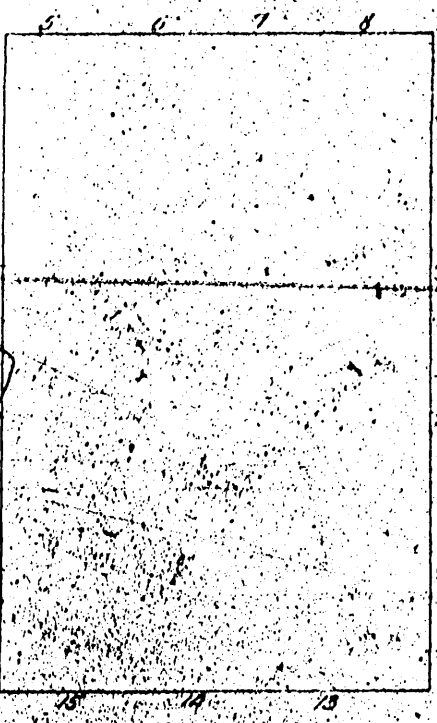
3<sup>RD</sup>



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5

2<sup>ND</sup>



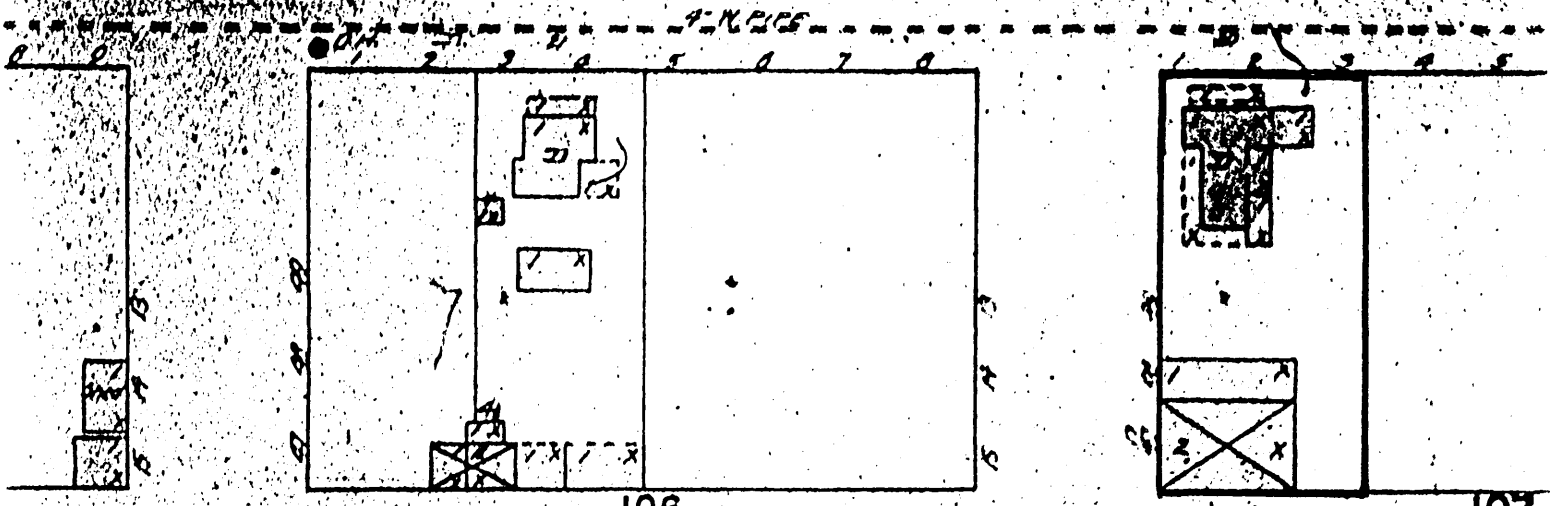
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M.E. CHURCH

1898

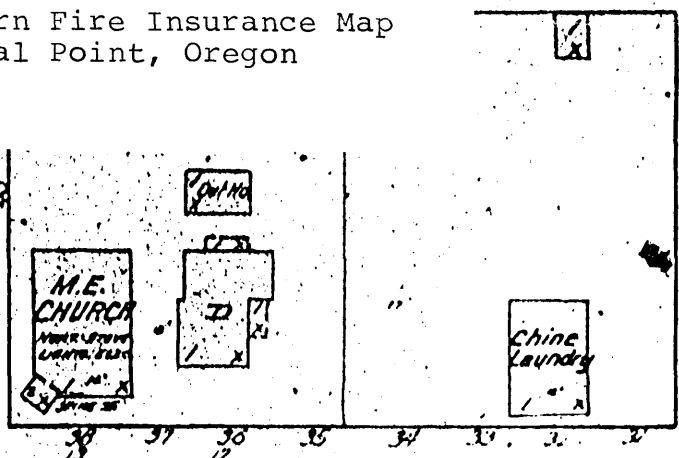
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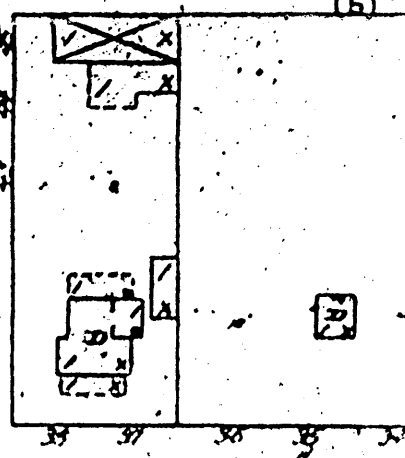
Mathias Welch House  
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 Central Point, Oregon  
 1911



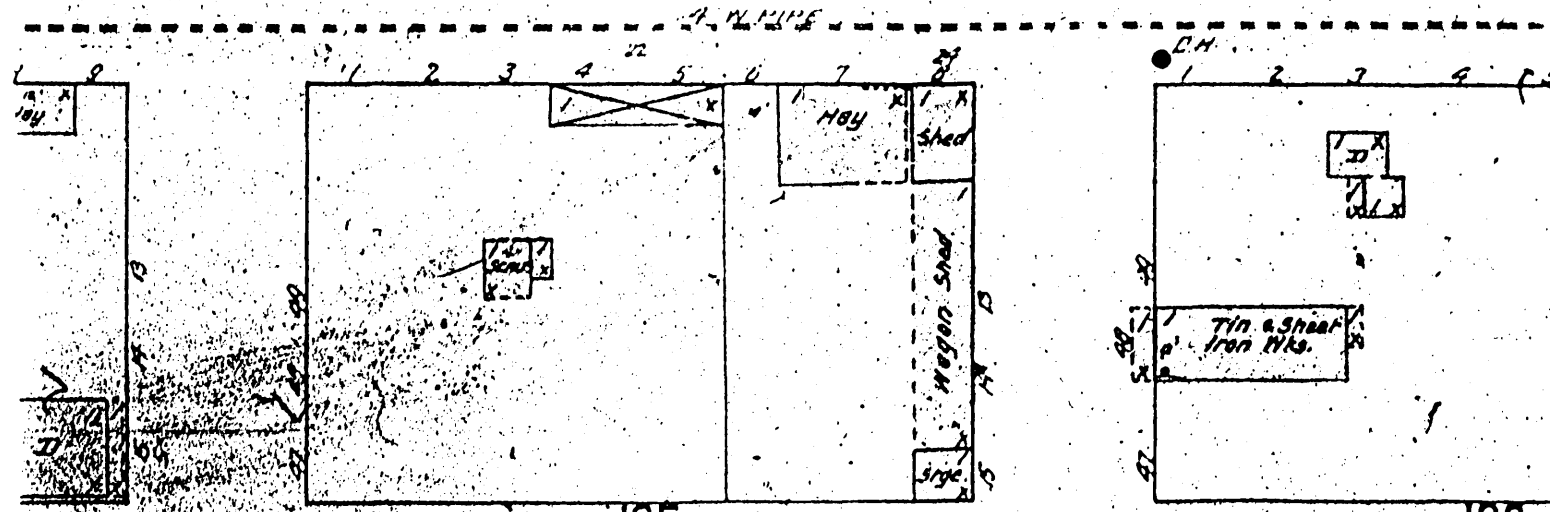
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2nd



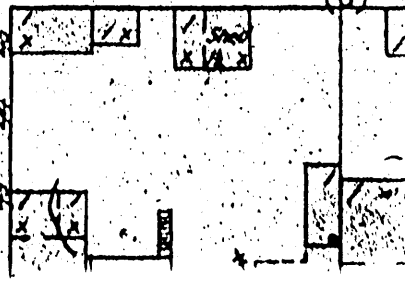
MANZANITA



125  
(11)



128  
(6)



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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Photographs Page 1

Mathias Welch House  
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### Photograph No. 1

- 1) Mathias Welch House
- 2) Central Point, Jackson County, Oregon
- 3) Photographer: Katherine Atwood
- 4) Date of Photograph: November 1997
- 5) Negative holder: Katherine Atwood  
365 Holly Street  
Ashland, Oregon 97520
- 6) North elevation of Mathias Welch House
- 7) Photograph Number 1 of 10

Note: The information for items one through five is identical for all photographs.

### Photograph No. 2

- 6) West elevation of Mathias Welch House
- 7) Photograph Number 2 of 10

### Photograph No. 3

- 6) South elevation of Mathias Welch House
- 7) Photograph Number 3 of 10

### Photograph No. 4

- 6) East elevation of Mathias Welch House
- 7) Photograph Number 4 of 10

### Photograph No. 5

- 6) Gable end, west elevation, Mathias Welch House
- 7) Photograph Number 5 of 10



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Section Photographs Page 2

Mathias Welch House  
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Photograph No. 6

- 6) Window detail, south elevation, Mathias Welch House
- 7) Photograph Number 6 of 10

Photograph No. 7

- 6) Door detail, pantry area, Mathias Welch House
- 7) Photograph Number 7 of 10

Photograph No. 8

- 6) Interior view from parlor to bedroom, Mathias Welch House
- 7) Photograph Number 8 of 10

Photograph No. 9

- 6) Fireplace, parlor
- 7) Photograph Number 9 of 10

Photograph No. 10

- 6) Interior door, Mathias Welch House
- 7) Photograph Number 10 of 10