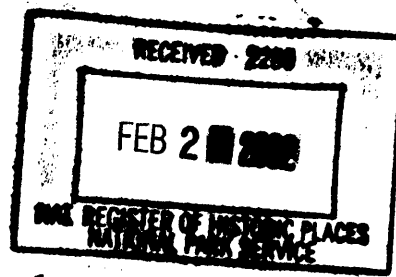


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



352

Ok

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, Andrew, Homestead

other names/site number Job Colcord Tavern

2. Location

street & number 1286 Middle Road N/A not for publication

city or town Parsonsfield N/A vicinity

state Maine code ME county York code 031 zip code 04047

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 Fitzgerald SHPO 2/25/02
Signature of certifying official/Title Date

Maine Historic Preservation Commission

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): _____

Edson H. Beall
Signature of the Keeper

Date of Action 4.11.02

WELCH, ANDREW, HOMESTEAD
Name of Property

YORK CO., MAINE
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	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Single dwelling
/ Restaurant
AGRICULTURE /SUBSISTENCE/ Agricultural outbuilding

Current Functions
(Enter categories from instructions)

DOMESTIC / Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Georgian
Federal

Materials
(Enter categories from instructions)

foundation Granite/Stone
walls Weatherboard
roof Tin
other Brick chimney

Narrative Description

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

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WELCH, ANDREW, HOMESTEAD

YORK CO., MAINE

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DESCRIPTION

The Andrew Welch Homestead is a one story double cape in the Federal style. Situated at the base of a small hill, the south facing structure stretches from west to east along Old Middle Road. A three bay carriage shed, also paralleling the road, is attached to the north east corner of the house. To the west of the house sits a story-and-a-half gable fronted milk house. The carriage shed, milk house and house all sit on cut-granite or fieldstone foundations and are roofed with corrugated tin and sided with painted clapboards. A pair of large brick chimneys straddle the ridge of the main house and break the roof line into three, approximately equal, sections. Two six-panel doors, with five-pane side lights, are situated in line with the chimneys. In front of the house is a fenced dooryard with perennial beds. Across the street is a farm pond and the cut-granite foundation of a large gable-fronted barn. A few mature hardwood trees are present on the hill to the north of the house, but the remaining land was harvested within the last thirty years; young birch, beech and pine dominate the limited numbers of maple and oak trees. Upright stone posts and sporadic stone walls are scattered around the property.

House (contributing)

According to local tradition the house was once known as the Job Colcord Tavern, as attested to by a scripted line written on the back of a cupboard in the east portion of the house. While the history and ownership of the land does not correlate with what was known about the Tavern, nonetheless there is no question that the current house consists of two or more similar structures conjoined in the early 19th century, and then unified under the present Federal facade. Whether the timber frames were joined as a unit, or the earlier disassembled and attached to the later as an expansion is unknown; both vernacular Georgian and Federal interior features are present.

Both in plan and in elevation the house possesses a remarkable symmetry. On the front facade three pairs of nine-over-six Federal sash alternate with the matching front doors. The door surrounds are not elaborate, but are the most highly ornamental feature on the exterior of the house. Five narrow sidelights flank each side of the six-panel door, which is surmounted by a narrow molded entablature. The entablature features four flared pilaster capitals. Only the far edges of the surround are articulated by pilaster forms set on short square plinths; the interior capitals are supported by band molding. The box cornice and fascia board are both diminutive, as are the narrow corner boards.

The west and east elevations each contain three nine-over six sash on the first floor and two six-over-six sash under the tapered rake trim on the second floor. The back of the house contains five windows: of these, the first and third from the west are new windows (and may not represent original window placement), while the other three six-over-six sash contain crown glass, and appear to be in

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WELCH, ANDREW, HOMESTEAD

YORK CO., MAINE

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their original location. A small, shed roof addition protrudes from the west end of the north elevation. Containing a new casement window and door, this structure provides a passageway between the house and carriage shed as well as provides extra space in the contemporary kitchen.

The floor plan of the interior of the house is also relatively symmetrical. In general the structure can be described as two center-chimney capes joined along an interior gable wall. In each room, wide flat wainscoting is capped by a chair rail and the walls are coated in plaster (drywall in a few exceptions). The floors are painted pine and the ceilings plaster. Girts have been exposed in the middle parlor and the eastern back room. The western half of the house contains four panel ovolo molded doors, and the eastern half features six panel ovolo molded doors, with the exception of one four panel and one Victorian door in the historic kitchen.

Entering from the eastern door into a small foyer, the kitchen, containing a large cooking fireplace, bake oven and cupboards, is located to the right. Currently the door to the cellar is placed to the south of the fireplace, however, the sawn lath lining the stairwell indicates that this is a new location for this feature. It is likely that a winder stair was accessed from the entry originally. The kitchen contains two windows on both the south and the east, cased corner posts, and a highly ornamental tin ceiling. The tin ceiling dates to the late 19th century, however the ovolo molding around the doors and fireplace suggest this was used as a kitchen in the late 18th or early 19th century. Behind the historic kitchen is the contemporary kitchen, which presently contains the only staircase to the garret; a closet is located underneath the stairs in what was possibly the old access to the cellar. To the left of the entry is the large, middle parlor, which contains the two center windows seen on the exterior facade and a recessed Federal fireplace on the east wall. The remains of the western center chimney are located on the far side of the middle parlor, just behind the western front door, which opens directly into the large room. (Interior partition walls defining the original western entry hall and parlor have been removed.) At the southwest corner of the house is a small parlor, which also contains a recessed Federal fireplace, two windows on the south and west, and cased corner posts. Four rooms, in addition to the contemporary kitchen, stretch along the north edge of the house. The northwest corner room contains a large closet which mimics the placement and size of the stair in the contemporary kitchen. The next room to the east and the fourth room to the east are each located behind the center chimney locations and each contain a small, recessed, fireplace. The middle north room is a modern bathroom. There is evidence that partition walls between these northern rooms have been moved or removed in conjunction with installing a bathroom, with the exception of the northwest corner room and the contemporary kitchen. The four recessed fireplaces are similar in style, but show signs of remodeling; the fireplaces in the northwest middle back room and the south west parlor were both made smaller (possibly when the center chimney was replaced), and also feature granite lintels. The two front parlor rooms share almost identical fireplace surrounds, although the one in the south east parlor may be a contemporary copy. The surround in the northwest middle back room contains band molding and possibly an added entablature, while the corresponding fireplace in the north east

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middle back room is entirely Federal in style and scale. The second floor contains one large sleeping dormitory, with partially exposed rafters and collars ties and pine paneling. A large modern bathroom is located at the western end of the garret. Three skylights are positioned on the north slope of the room.

The cellar of the main house is divided into three sections. The exterior foundation walls are of large field stones and granite blocks. Adjacent to each of the chimney bases is an interior partition wall running north-south, also of fieldstone and granite. Adjacent to the western chimney base is the remains of a bee-hive shaped chamber. The arch and chimney base has been rebuilt, destroying part of this brick structure, which may have been a smoke chamber. There is evidence in this western cellar section of plastered ceilings (accordion lath) and interior partitions, now removed. The south western foundation wall has been rebuilt with concrete block to accommodate an out-swinging, batten door.

Carriage Shed

The carriage shed is connected to the northeast corner of the main house. It is a three bay, hewn, timber framed structure with a floored storage loft overhead. Three horizontal windows on the facade provide light to the loft, as does a six-over-six sash on each gable end. The carriage bays are delimited by braced vertical posts. The eastern two bays are open to the weather while the western bay has been partially enclosed by a wooden laticework. The far western edge of the shed opens into and forms part of the contemporary kitchen; a door and window provide direct access to the interior finished spaces, and a chimney marks the location of the kitchen wood stove. One bay of the shed has rough sawn flooring, and is used for wood storage; the other two shelter vehicles.

Milk House (non-contributing)

To the south east of the main house is situated a one-and-a-half storey framed structure, previously used as a milk or spring house. This gable-fronted, three-bay building with center door, retains some of its original nine-over-six and six-over-six windows, however the interior has been extensively remodeled to function as a guest house or apartment. A stone-lined ground spring and cement trough is located within the structure along the northern foundation.

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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

C. 1814

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 a 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.

Significant Dates

C. 1785

C. 1814

C. 1824

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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:

United States Department of the Interior
National Park Service

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Continuation Sheet

WELCH, ANDREW, HOMESTEAD

YORK CO., MAINE

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STATEMENT OF SIGNIFICANCE

The Andrew Welch homestead is a significant example of the vernacular architectural tradition that existed on the settlement frontier of Southern Maine in the decades following the American Revolution. The structure itself tells the history of one family's success and another's change in fortunes, of the temporary nature of establishments and the adaptability of families; and of the rise and fall of agricultural strategies. It is also the story of the ever changing form of the vernacular home, the shelter which witnesses all of these changes. As such, it is eligible for nomination to the National Register of Historic Places under criteria C, for its architectural significance.

The earliest recorded evidence of Andrew Welch, immigrant to Parsonsfield from New Hampshire, is in the town records, which indicate that Andrew and his wife Eliza's daughter Betsy was 'born at Parsonsfield 1806' as were their son Isaac in 1808 and two other children in 1809 and 1811. In 1806 Andrew would have been 27 and Elizabeth 25, a typical age for new settlers in the region. According to Historian Clarence A. Day, "most of the new comers settled on farms, and most of them were in the pride of manhood and womanhood. Dearborn estimates that half the pioneers of Parsonsfield were single men or recently married when they settled there, and that most of them spent one or two summers in the settlement before bringing their wives." (*Day, 1954, p. 71*). Also in 1806 Andrew purchased the first of two lots in the North Parsonsfield area¹. A few years later Andrew shifted his focus to the valley below Cedar Mountain where he purchased first 50 acres from Joseph Page in 1808, and then 55 acres from Samuel Dalton in 1814. Both of these properties were on Middle Road, a mile to the east of Middle Village (Parsonsfield). Ten years later Clement Brown quit claimed to Welch his rights to his mother Hannah Brown's land and buildings, which was adjacent to one of Welch's lots on Middle Road. Although Andrew Welch acquired his property much in the same way as other, second wave settlers, did in Parsonsfield, the process has been given special attention here in part because of the structure the Welch family came to occupy.

Local legend asserts that the Andrew Welch homestead is the former Job Colcord Tavern. Job Colcord was one of the original eleven settlers of Parsonsfield, taking up residence in what was to become the center of Parsonsfield Village by 1785, and setting up a tavern shortly thereafter. Prior to the completion of the Meeting house in 1795 (located next to Colcord's) town meetings were held in the tavern in 1792 and 1793. (*Parsonsfield Town Records*). The Meetinghouse quickly became associated with the Congregational Society of Parsonsfield, which may have made for poor neighborly relations with Job Colcord's tavern. Starting in 1797, Colcord began partitioning off his lot to the neighbors; Joshua Brown, Andrew Gilman, Samuel Dalton, Enoch Neal and Josiah Haniford. The tavern structure is not specifically identified in the deeds and thus it is not possible to determine if it was sold or destroyed. However, 16 years later first Dalton, in the midst of leaving town, sells part of his homestead, and in 1824 Clement Brown transfers his mother's property, *with special reference to the buildings thereon*, to Welch. It is possible that Job Colcord's tavern was moved down Middle Road from

¹ Book, 76 p. 65; book 79 p. 68. York County Registry of Deeds.

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WELCH, ANDREW, HOMESTEAD

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the village and affixed to, or became the basis for the Colcord homestead.

In 1817 Cyrus B. Welch, the youngest son of the Welch family was born. In this year the town tax rolls indicate that Andrew Welch was one of the residents with the highest taxed estates in Parsonsfield....thus one of the most wealthy. Little is known about the specifics of Welch's farming operations during the first five decades of the century, but based on the general trends for Parsonsfield it can be suggested that he held a number of horses, some pure bred Dilsey sheep, and grew a tremendous amount of corn. He was probably one of the first men in town to purchase a chaise and build his carriage house when they first showed up in town around 1820. By the 1850 agricultural index Andrew had made his mark with livestock; he kept 25 sheep, and 40 cattle. Indeed he is referred to as a cattle trader in the History of Parsonsfield. (*Dearborn, p. 211, 236; Day, 1953, p. 191*).

In 1825 Isaac Welch married Nancy Rickers, and by 1830 the census identified the household of Isaac and Nancy and their three sons as living next door (if not adjacent) to his father and mother's family. In addition an older woman, Charity Welch, (perhaps Andrew's sister) filled out the household. In 1850 Isaac and his family had moved to Limerick and Cyrus and his wife Abigail Welch were living adjacent to Andrew and Elizabeth. Even though a deed was executed in 1838 selling Cyrus the homestead, Andrew was listed in the census as a farmer with real estate worth \$5000, while Cyrus was a trader who did not own any real estate. As with many families the internal real estate transactions fluctuate with economy, health and resources. In another deed, executed in 1848, Cyrus sells back to his father 'two stors and twenty six feet of barn that is set on the South end of the barn that I Andr Welch built each store and barn sets on the middle road on said Andrew Welchs land.'² Certainly by Andrew's death in 1858 Cyrus had control of the property; when he died eleven years later his son Luther Welch took over the farm. After Luther died in 1883 the remaining heirs quitclaim their rights to the property and Luther's widow, Mary Cartland, sold the property outside of the family.

Between 1806, when the first daughter was born, and his death in 1858, Andrew and Elizabeth Welch lived in a household with a constantly shifting population. At least three daughters and three sons were born prior to 1820, and by 1830 the oldest son, his wife and three children were living with the family, as was another older lady. In 1840 Isaac's family was supplanted by the five members of Cyrus Welch's, a family that consisted of nine members ten years later. It is conceivable that the structure expanded as needed to accommodate the residents. One hypothesis is that upon purchasing the undeveloped portion of Dalton's farm, Welch initially constructed a typical center chimney cape, with a front kitchen, parlor, three bedrooms (two unheated) and an unheated garret. As his family grew he acquired another structure, from Clement Brown, possibly that which had been Job Colcord's tavern.

²Book 200, page 91. York County Registry of Deeds, Alfred, Maine.

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He would have then shifted his original house to the east and joined the earlier structure on the west, thus accounting for the earlier doors and fireplace surround on the west half of the house. Fireplaces were rebuilt as needed, and a smoke chamber was added in the western cellar room, which was built into the side of the hill and contained an exterior door, and possibly a stair to the north west back room on the first floor. Eventually this cellar room was also at least partially finished with interior walls and lath and plaster, and may have also contained a fireplace or cooking fireplace. The exterior of the structure was detailed as a whole and the western front door restyled to match the Federal door on the structure Welch had first built on the east. It is unknown as to whether there were any interior doors between the two structures, or to what degree the cellar and the garret were separated. (There was the potential for each side of the house to have a stair to the garret and another to the cellar.) By joining the two houses he was able to accommodate his own family and that of his adult children.

Unlike the Dalton house (NR 9700311, 4/14/97) and the Blazo-Leavitt House (NR 82000791, 2/19/82), both elaborate two story Federal houses in Parsonsfield, the Welch homestead grew organically and incrementally, while at the same time maintaining a subtle Federal styling. The building also reflects the decades during which the farm grew to its largest in size and value, and supported the Welch family as cattle and livestock traders who also practiced diversified farming. The Welches were typical of the Parsonsfield residents; they had horses enough to construct a three bay carriage barn; in 1827 the town was one of three that had the greatest number of horses in the state. (*Day, 1953, p. 126, 159, 160*). In 1838 the town was the top producer of Indian corn and also had strong wheat production. Yet over the next forty years the land lost its fertility, the wheat crops suffered from infestation, and large numbers of residents left the area. The 1860 agricultural census illustrates that the size of the farm decreased after Andrew's death from 555 acres (400 improved) to 370 acres (185 improved); correspondingly, the number of cattle were reduced to seven and the sheep all but vanished. On the other hand Cyrus produced many more bushels of corn and oats than his father had, and in general relied less on livestock than on diversified small scale agriculture. After the farm was sold by Luther Cartland's widow, it is unlikely that it thrived as it had under the Welch family. Indeed the barn collapsed and no improvements or updates were undertaken in the house or carriage shed until the late twentieth century when plumbing and electricity were installed. Thus, the Andrew Welch Homestead, as it stands today, reflects the family's prosperity and growth during the first three decades of the nineteenth century in Parsonsfield, Maine.

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National Register of Historic Places Continuation Sheet

WELCH, ANDREW, HOMESTEAD

YORK CO., MAINE

Section number 9 Page 2

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VERBAL BOUNDARY DESCRIPTION

The nominated property is represented on the Town of Parsonfield tax map R15, lot 3.

BOUNDARY JUSTIFICATION

The nominated property is all that remains of the large land holdings that were historically associated with the Andrew Welch homestead.

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PHOTOGRAPHS

Photograph 1 of 4
Welch, Andrew, Homestead
November 2001
Christi A. Mitchell
Maine Historic Preservation Commission
South facade, facing north.

Photograph 2 of 4
Welch, Andrew, Homestead
November 2001
Christi A. Mitchell
Maine Historic Preservation Commission
North elevation, facing southwest.

Photograph 3 of 4
Welch, Andrew, Homestead
November 2001
Christi A. Mitchell
Maine Historic Preservation Commission
Fireplace; northwest rear room, facing south.

Photograph 3 of 4
Welch, Andrew, Homestead
November 2001
Christi A. Mitchell
Maine Historic Preservation Commission
Fireplace; northeast rear room, facing south.