United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Waterford Historic District

and/or common

2. Location

street & number Routes 35 and 37

city, town Waterford vicinity of congressional district Second

state Maine code 023 county Oxford code 017

3. Classification

Category A district

Ownership X public

X private

_ both

X building(s)

X structure

_ site

X object

Public Acquisition _ in process

X being considered

Status X occupied

_ unoccupied

X work in progress

X educational

X entertainment

X government

X industrial

X military

X museum

X park

X private residence

X religious

X scientific

X transportation

Present Use _ agriculture

_ commercial

X educational

X entertainment

_ government

X industrial

_ military

X museum

X park

X private residence

X religious

X scientific

X transportation

X other:

4. Owner of Property

name Multiple Ownership (see continuation sheet)

street & number

city, town _ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Oxford County Registry of Deeds

street & number

city, town South Paris, state Maine

6. Representation in Existing Surveys

title

has this property been determined eligible? _ yes _ no

date _ federal _ state _ county _ local

depository for survey records

city, town state
Describe the present and original (if known) physical appearance

The Waterford Historic District is comprised of a cohesive and compatible grouping of 18th, 19th and 20th century buildings. It is located on the western shore of Keoka Lake (formerly Thomas Pond) in the central part of the Waterford Township and occupies an area known locally as "The Flat" owing to its level configuration in the midst of a hilly region at the foot of Mount Tire' em. It is the most important village of four in the town, the others being North, East and South Waterford, and is the location of the Town Hall and municipal offices. The village runs primarily north and south along either side of route 35 and features near its mid point an open area or common between two intersecting roads which enter from the west. As in most typical rural villages in Maine, the houses and other buildings are for the most part generously spaced. Within the last hundred years or more Waterford has experienced very little change and appears today very nearly as it did in the mid-19th century. Most of the 27 buildings in the district are residential but included are a library, church, school, lodge hall and general store as well as the hotel and annex. All of the structures are in good to excellent condition. No known archaeological sites are present within the district.

Buildings and sites contributing to the character of the district:

1. Waterford Town House, 1843.
   Greek Revival, 1 story, frame with clapboarded exterior.

2. Bradbury House, c.1825.
   Federal, 2½ stories, frame with clapboarded exterior.

   Greek Revival, 2½ stories, frame with clapboarded exterior

   John Calvin Stevens and John Howard Stevens of Portland Architects for the rebuilding.
   Colonial Revival, 2 stories, stone first story, frame second story with shingled exterior.

5. Hale House, c.1840.
   Greek Revival, 1½ stories, frame with clapboarded exterior.

6. O. W. Robinson House, c.1850.
   Greek Revival, 2½ stories, frame with clapboarded exterior.

7. Ambrose Knight House, c.1810.
   Federal, 2½ stories, frame with clapboarded exterior, fine Federal doorway and Palladian window.

8. Haskell House, c.1850.
   Greek Revival, 2 stories, frame with clapboarded exterior.
The Town of Waterford was first surveyed in 1775 and the first settler, David McWain, appeared the same year. Another early settler was Eleazer Hamlin, father of the noted theologian, Dr. Cyrus Hamlin and grandfather of Hon. Hannibal Hamlin, Vice President of the United States in Lincoln's first term. The first settler at Waterford "Flat" was Eli Longley whose property encompassed all of the area included in the district. Arriving about 1793, Longley built a log dwelling but so many calls were made upon his hospitality by passing travellers that he opened a public house in 1797, which building, considerably altered is the Lake House (14) of today. A man with an eye to the future, he planned for the village which he saw would spring up and laid out the common which remains today though reduced in size. He subdivided his holdings along the north-south road and sold the lots as new settlers arrived. He also constructed in 1802 a store which forms a part of the present L. R. Rounds store (26). In 1817 Longley sold his tavern to Peter Warren who in turn sold it in 1847 to Dr. Calvin Farrar. Farrar, taking advantage of a nearby mineral spring opened a highly successful hydropathic spa and was succeeded by a Dr. Prescott and he in turn by Dr. Shattuck who operated the establishment for many years as the Maine Hygienic Institute - "a hospital exclusively for lady patients employing eclectic treatment". Out of this grew the popularity of Waterford as a summer resort and the "Institute" became a hotel, the Lake House, with an annex (16) next door converted from a store.

One of the earliest buildings in the village is the Levi Browne House (27) built in 1805. This house was the birthplace and boyhood home of Charles Farrar Browne (1834-67), the internationally popular humorist, better known by his pen name, "Artemus Ward", who served as a primary inspiration for Mark Twain's early writings. Browne frequently returned to his early home and is buried by his father's side in Waterford.

An early store owner in Waterford was Ambrose A. Knight who, c.1810, built a handsome Federal residence (7). Marked by a beautiful fan doorway with well proportioned Palladian window above and rich detailing, this house is the most outstanding architecturally in the district. Also notable is the Gage-Rice House (23), a Federal structure with extended attached buildings, built in 1817 by Dr. Leander Gage who moved to Waterford from Bethel. Also part of this property is a handsome Greek Revival barn.

The Waterford Historic District is significant in totality as a remarkably unchanged 19th century village, well maintained and reflecting its quite dignity the less frenetic pace of a departed era.
9. Major Bibliographical References


10. Geographical Data

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Verbal boundary description and justification

Beginning at a point on the South Waterford Road 50 feet south of the Town Hall (1) the district boundary line runs east to the shore of Keoka Lake and follows the lake shore northeasterly to the north bank of Kedar (Kingman) Brook and to its intersection with Norway Road. Following the northwest side of Norway.

List all states and counties for properties overlapping state or county boundaries

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<th>county</th>
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11. Form Prepared By

<table>
<thead>
<tr>
<th>name/title</th>
<th>Frank A. Beard, Historian/Robert L. Bradley, Architectural Historian</th>
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<td>organization</td>
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<tr>
<td>street &amp; number</td>
<td>242 State Street</td>
</tr>
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12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

- national
- state
- local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

For HCRS use only

Keeper of the National Register

Date: 1/17/80

Date: 1/24/80

Date: 4/23/80
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

WATERFORD HISTORIC DISTRICT

CONTINUATION SHEET

Map #:  
1. Town of Waterford, Waterford, Maine 04088  
2. Amy Hubbard, Waterford, Maine 04088  
3. George Brett, 25 Pilgrim Road, Waban, Massachusetts 02168  
4. Hildiah Jacobsen, Librarian, Knight Library, Waterford, Maine 04088  
5. Mary Ross, Trumbull Lane, Norwich, Vermont 05055  
6. Frederick H. Shriver, Jr., and Susan C., 6 Chelsea Square, New York, New York 10011  
7. Thomas Farmsworth, Waterford, Maine 04088  
8. Margaret Doore, Waterford, Maine 04088  
9. Margaret Doore, Waterford, Maine 04088  
10. Irving McAllister, North Waterford, Maine 04267  
11. Rev. Travis Smith, Waterford, Maine 04088  
12. Rev. Travis Smith, Waterford, Maine 04088  
13. Ruth Rounds, 138 Center Street, West Haven, Connecticut 06516  
14. Christopher and Alice Rounds, Waterford, Maine 04088  
15. Christopher and Alice Rounds, Waterford, Maine 04088  
16. Christopher and Alice Rounds, Waterford, Maine 04088  
17. Beatrice Fitts, 11 Louise Avenue, Easthampton, Massachusetts 01027  
18. Christine Knopf, Waterford, Maine 04088  
19. Town of Waterford, Waterford, Maine 04088  
20. James Tyler, Waterford, Maine 04088  
21. William Fillebrown, 44 Woodmoor Road, South Portland, Maine 04106  
22. Rev. Travis Smith, Waterford, Maine 04088  
23. William A. Wheeler, III, 142 Fort Drive, Holden, Massachusetts 01520  
24. Philip and Helen Buchert, Fairmont Road, Pottersville, New Jersey 07979  
25. Jane Hammet and Margaret Wilson, 131 Brentwood Drive, Stamford, Connecticut 06903  
26. Alice Rounds, Waterford, Maine 04088  
27. Marilyn Baker, Waterford, Maine 04088
Greek Revival, 1½ stories, frame with clapboarded exterior.

10. Mount Tire'm Masonic Hall, 1879. 
Leander Gage Stone, Builder. 
Greek Revival, 2½ stories, frame with clapboarded exterior.

11. Wilkins Community House, 1928. 
John Calvin Stevens and John Howard Stevens of Portland, Architects. 
Colonial Revival, 1½ stories, frame with clapboarded exterior.

12. First Congregational Church, 1928. 
John Calvin Stevens and John Howard Stevens of Portland, Architects. 
Colonial Revival, 1½ stories with tower, frame with clapboarded exterior.

Greek Revival, 2½ stories, frame with clapboarded exterior.

14. Lake House, Before 1797. 
Federal, 2½ stories, frame with clapboarded exterior, Italianate portico.

15. Lake House Gazebo, c.1860. 
Italianate, 1 story, frame.

16. Lake House Annex, c.1850. 
Greek Revival, 2½ stories, frame with clapboarded exterior, Italianate facade and rear gable detail.

17. Stone House, c.1810. 
Federal, 1½ stories, frame with clapboarded exterior, Italianate doorway overhang, Colonial Revival dormers.

18. Wilkins House, c.1860. 
Transitional Greek Revival-Italianate, 2½ stories, frame with clapboarded exterior. Colonial Revival doorway. Large attached wood frame clapboarded barn.

19. Carpenter Shop as of 1880. 
1½ stories, frame with shingled exterior.

20. Leander Stone House, c.1870. 
Transitional Greek Revival-Italianate, 2½ stories, frame with clapboarded exterior.
21. House, Date Unknown.
   1 story, frame with clapboarded exterior.

22. Congregational Parsonage, c.1870.
    Transitional Greek Revival-Italianate, 2½ stories, frame with clapboarded exterior.

    Federal, 2 stories, frame with clapboarded exterior, with several attached outbuildings and separate barn, 1825.

24. Marfield House, c.1850.
    Greek Revival, 2 stories, frame with clapboarded exterior.

25. Stevens House, c.1850.
    Greek Revival, 2½ stories, frame with clapboarded exterior.

    Rural vernacular, 2½ stories, frame with clapboarded exterior.

    Federal, 2½ stories, frame with clapboarded exterior.
Road, the line runs northeasterly to the northeast property line of the Gage-Rice House (23) which it follows northwesterly and westerly to Kimball Road which it crosses and continues southwesterly following the rear property line of the Parsonsage (22) and the northwest property line of the Carpenter Shop (19) to the North Waterford Road. Running northwesterly along the southwest side of this road the line turns southerly at the intersection of the west property line of the Wilkins House (18) which it follows crossing Kedar (Kingman) Brook and continuing along the west property line of the Wilkins Community House to Plummer Road where it turns easterly following the northerly side of the road to a point opposite the west property line of the Mount Tire'm Masonic Hall (10). Crossing the road it runs southerly following this property line, thence easterly along the rear property lines of the D. Brown (9) and Haskell (8) Houses, thence southerly along the rear property lines of the Ambrose Knight (7) and Joseph Hale (5) Houses, thence easterly along the south property line of the Hale House to the South Waterford Road which it follows to the point of beginning.

This boundary includes all structures of significance which can be judged by contiguity to be a part of the village of Waterford.
Waterford, 1980

Dear Carol Skell,
I wholeheartedly urge you to list Waterford, Maine to the National Register of Historic Places. Not only is our town one of the best preserved villages in Maine but it is steeped in historical significance.

Sincerely,
Chris Rounds