

**INDIVIDUAL PROPERTY/DISTRICT  
MARYLAND HISTORICAL TRUST  
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Raymond R. And Ruth Ann Welch Farm Survey Number: G-IV-A-267

Project: US 219/Oakland Vicinity Improvement Project Agency: MSHA

Site visit by MHT Staff:  No  Yes Name \_\_\_\_\_ Date \_\_\_\_\_

Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None

Justification for decision: (Use continuation sheet if necessary and attach map)

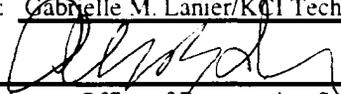
The Raymond R. and Ruth Ann Welch Farm, with its main dwelling built from a Sears, Roebuck and Company plan in 1926, demonstrates the impact of manufactured houses such as those produced by Aladdin and Sears, Roebuck, and Company on the Oakland area. The property also documents the agricultural landscape surrounding the county seat of Oakland in the early twentieth century. Agriculture was the predominant economic activity outside of Oakland in the late nineteenth and early twentieth centuries, as farmland comprised about 50 percent of the county's land mass in 1880, and more than 60 percent by 1910. Farms of this period typically raised potatoes, orchard products, oats, corn, buckwheat, wheat, rye, and barley as well as cattle, sheep, swine, and horses. Even in the subsequent decades of the twentieth century, as mechanization began to alter many farming practices, most of the area's residents were still employed in agriculture. Twentieth-century farms in the area focused on producing milk, potatoes, hay, corn, small grains, buckwheat, oats, garden vegetables, and maple sugar.

Research has not identified any associations with the lives of persons significant to the Oakland area's past or with events that have contributed significantly to broad patterns of the area's historical development. The architecture does not represent a particularly distinctive type, period, or method of construction, nor does it represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. This resource has not yet yielded and is not likely to yield significant information important in history or prehistory.

Document on the property/district is presented in: Historic Structures Inventory and Determination of Eligibility Report

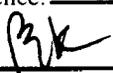
(KCI/MSHA 1997)

Prepared by: Gabrielle M. Lanier/KCI Technologies, Inc.

  
Reviewer, Office of Preservation Services

  
Date

NR program concurrence:  yes  no  not applicable

  
Reviewer, NR program

  
Date

Raymond R. and Ruth Ann Welch Farm  
G-IV-A-267  
616 Norris Welch Road  
Oakland Vicinity  
1926  
Private

This farm complex includes a house, a barn, a shed, and two silos. The house, which was built in 1926 from plans purchased from Sears, Roebuck and Company, is a two-story, two-bay, pyramidal-roofed frame foursquare with an enclosed front porch and a projecting two-story front bay. It is built with a poured concrete foundation, aluminum and formstone siding, and a pyramidal corrugated metal roof with an interior brick chimney. Windows are a mixture of single and paired one-over-one, double-hung aluminum sash with aluminum surrounds. The door openings contain wood and glass or modern sliding glass doors with aluminum surrounds. Outbuildings on the property include a large modern bow-roofed concrete-block barn, a pair of concrete silos, and a modern frame shed. The building faces north-northwest and is located on a mostly flat, open site on Norris Welch Road about six miles southeast of Oakland.

The Raymond R. and Ruth Ann Welch Farm, with its main dwelling built from a Sears, Roebuck and Company plan in 1926, demonstrates the impact of manufactured houses such as those produced by Aladdin and Sears, Roebuck, and Company on the Oakland area. The property also documents the agricultural landscape surrounding the county seat of Oakland in the early twentieth century.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. G-IV-A-267

## 1. Name of Property (indicate preferred name)

historic

other Raymond R. and Ruth Ann Welch Farm

## 2. Location

street & number 616 Norris Welch Road \_\_\_ not for publication

city, town Oakland \_X\_ vicinity

county Garrett

## 3. Owner of Property (give names and mailing addresses of all owners)

name Raymond R. and Ruth Ann Welch Farm

street & number 616 Norris Welch Road telephone 301-334-2766

city, town Oakland state and zip code MD 21550

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Garrett County Courthouse tax map and parcel 85-3-4

city, town Oakland liber and folio 425/339

## 5. Primary Location of Additional Data

- \_\_\_ Contributing Resource in National Register District
- \_\_\_ Contributing Resource in Local Historic District
- \_\_\_ Determined Eligible for the National Register/Maryland Register
- \_\_\_ Determined Ineligible for the National Register/Maryland Register
- \_\_\_ Recorded by HABS/HAER
- \_\_\_ Historic Structure Report or Research report at MHT
- \_\_\_ Other:

## 6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
___ district	___ public	<u>X</u> agriculture		
<u>X</u> building(s)	<u>X</u> private	___ landscape	<u>1</u>	<u>4</u> buildings
___ structure	___ both	___ commerce/trade	<u>0</u>	<u>0</u> sites
___ site		___ defense	<u>0</u>	<u>0</u> structures
___ object		<u>X</u> domestic	<u>0</u>	<u>0</u> objects
		___ education	<u>1</u>	<u>4</u> Total
		___ funerary		
		___ government		
		___ health care		
		___ industry		
		___ recreation/ culture		
		___ religion		
		___ social		
		___ transportation		
		___ work in progress		
		___ unknown		
		___ vacant/not in use		
		___ other:		

**Number of Contributing Resources  
previously listed in the Inventory**

0

## 7. Description

Inventory No. G-IV-A-267

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This farm complex consists of a house, a large bank barn with an attached dairy, two silos, a second dwelling, four sheds, and two metal granaries. The house is a two-story, three-by-three-bay, hip-roofed yellow brick foursquare with a one-story wraparound front porch, four gabled dormers, and a fully-enclosed one-story frame side porch. Although the current orientation of the house was shifted somewhat when the driveway was rerouted, the original front of the building faces northeast. The house is located on a prominent, open and sloping site on White Plains Lane about two miles southwest of Oakland.

The yellow brick walls of the house rest on a poured concrete foundation that encloses a full cellar. The walls are laid in a simple stretcher bond. The building is now topped with an asphalt-shingled hipped roof finished with an aluminum eave and frieze board, but according to the owner, the house originally had a slate roof. Two interior brick chimneys finished with cement drip caps exit from the roof near the center of the building.

Fishscale shingles sheath the sides and the pedimented gables of the dormers. Each dormer is topped with an asphalt-shingled roof finished with a wooden cornice, and each dormer except the one over the original front entrance is lit with a single one-over-one, double-hung wooden sash window and finished with wooden corner boards. The original front dormer is wider than the other three and features a Palladian window topped by a wooden fanlight; this dormer is finished with partial cornice returns.

Windows are primarily one-over-one, double-hung wooden sash of varying sizes finished with inset wooden surrounds and gray concrete lintels and sills. Several two-light fixed sash windows finished with brick jack arches light the cellar level. The three-sided frame bay that projects from the front elevation is finished with narrow beaded boards below a bank of five one-over-one, double-hung sash windows.

The original front entrance is centrally located on the northeastern elevation. This opening is fitted with a wood paneled half-glass door. The opening is finished with a three-light glass transom, flanking glass sidelights, inset wooden surrounds, and a concrete lintel. The side entrance, located on the southeast elevation, contains a similar door lit by an overhead transom. Another side entrance which leads into the enclosed frame porch on the southwest elevation contains a similar door. A cellar entrance near the southern corner of the southwestern elevation contains a paneled wooden door; the door opening is embellished with brick jack arches.

The wraparound front porch spans the full width of the northeast and southeast elevations. Its wooden deck rests on square yellow brick piers infilled with a wooden lattice skirt. Several voluted Tuscan columns support the wooden ceiling and the asphalt-shingled hipped roof. Open concrete steps lead from the yard up to the porch deck. A hip-roofed side porch, which is now fully enclosed, projects from the southwest elevation. This porch also rests on square yellow brick piers infilled with a wooden lattice skirt. It is sheathed in wooden weatherboards with flat wooden corner boards and topped with an asphalt-shingled roof. Single one-over-one and paired and tripled three-over-one double-hung sash windows light this enclosed porch. A set of open concrete steps flanked by a metal railing leads from the side yard to the door.

Several outbuildings stand on the property. The outbuilding nearest to the house is a one-story, gable-roofed, gable-fronted concrete block shed. This building is topped with an asphalt-shingled roof finished with a boxed wooden eave, verge, and frieze board. The interior is accessed by a paneled wooden door in the northeast gable and lit by a fixed two-light sash window placed above the door. A matching window pierces the opposite gable.

Behind the house and to the west stands a two-story gable-roofed frame dwelling. This building features a full-length shed-roofed enclosed frame porch, a one-story shed-roofed rear addition, and a hip-roofed enclosed one-story gable addition. The house is built on a concrete block foundation, sheathed in aluminum siding, and topped with an asphalt-shingled roof finished with a wooden eave and verge. Windows are a mixture of single and paired three-over-one and six-over-one, double-hung wooden sash finished with wooden surrounds. The porches rest on concrete block piers that have been partially concealed beneath wooden lattice skirts. The entrances are fitted with wood and glass doors. An open concrete stoop extends from the northeast gable.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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A partially ruinous rectangular one-story concrete block equipment shed stands to the northeast. This building was originally three-sided, with its gable and back walls and an interior bearing wall all built of concrete block. The back wall is partially open now, as most of the concrete blocks have fallen into the building. A partially ruinous interior concrete block chimney with a projecting clay flue tile can be seen extending up the inside back wall of the building. Horizontal wooden boards sheath the upper gables. An asphalt-shingled gable roof with exposed rafter feet tops the building. A sixteen-light fixed sash window pierces the northeast gable. Access to the interior is provided by a six-light half-glass paneled wooden door.

A large frame gable-roofed bank barn with roof extensions on both long elevations stands to the east. The barn is now partially ruinous. Its foundation consists primarily of concrete block, but portions of an uncoursed, roughly dressed fieldstone foundation are visible on the southwest elevation, suggesting that part of an earlier foundation may have been incorporated into the existing barn. The walls are clad in vertical boards, and the roof is covered with corrugated metal and finished with exposed rafter feet. An earthen ramp on the northwest side leads to the main entrance. Several four-light wooden sash windows light the lower level. The building is constructed of mill-sawn lumber throughout, and the principal load-bearing members are mortised and pegged. A one-story gable-roofed concrete block dairy or milkhouse extends from the southwest corner of the barn. This building is built with concrete block walls capped with yellow brick in the exposed upper gable; it is topped with an asphalt-shingled roof finished with a wooden eave. A paneled wooden three-light half-glass door pierces the southwest gable. Several wooden louvers ventilate the interior. A set of concrete steps leads up to a concrete block stoop by the entrance. A metal dome-roofed silo on a concrete foundation stands adjacent to the northeast corner of the barn. The word "MARTIN" is painted on its northeast side. A second metal silo, also built on a concrete foundation, stands next to the southeast elevation. Two large one-story cylindrical granaries built on concrete pads stand on the north side of the barn. Each granary or feed bin is walled in corrugated metal and topped with a conical corrugated metal roof. One of the granaries has collapsed.

A ruinous one-story frame equipment shed stands southeast of the house and barn. This building is clad in a mixture of vertical boards and wooden weatherboards and was once covered with a corrugated metal roof with exposed rafter feet. Little of the roof covering remains.

Southwest of the house stands a one-story shed-roofed frame shed. This building has been erected in the middle of the ruins of two earlier stone and cement foundation walls, and adjacent to a third embanked foundation built of concrete. The small shed rests on a concrete pad which sits in the middle of this earlier foundation; the sills of the shed are raised on concrete blocks. The building is sheathed in vertical boards and topped with a rolled asphalt roof. The interior is lit with several six-over-six, double-hung wooden sash windows.

A long dirt and gravel driveway extends from the main road past the ruinous shed and the southwestern side of the house; it continues uphill and turns in a more northerly direction toward the bank barn. The existing driveway represents a rerouting of an earlier drive, which is still visible as a depression running between the northeastern side of the house and the bank barn. Several large deciduous and coniferous trees shade the house, but the rest of the property is mostly treeless and affords several beautiful views of the surrounding countryside. The entire complex is ranged across an open, southwest-facing hillside. The house is presently occupied and retains very good integrity.

According to the owners, an earlier log house once stood on this site but was dismantled. The present house was built around 1913 with lumber sawn and processed on this farm. There were once at least 17 buildings on the farm, including a chicken house, an ice house, a wood shed, a springhouse, and a hog house; all of the earlier buildings have been demolished.

## 8. Significance

Inventory No. G-IV-A-267

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

**Specific dates** 1926

**Builder/Architect** Unknown

Evaluation for:

National Register     Maryland Register     not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual).

The Raymond R. and Ruth Ann Welch Farm, with its main dwelling built from a Sears, Roebuck and Company plan in 1926, demonstrates the impact of manufactured houses such as those produced by Aladdin and Sears, Roebuck, and Company on the Oakland area. The property also documents the agricultural landscape surrounding the county seat of Oakland in the early twentieth century.

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## HISTORIC CONTEXT:

### **MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA**

Geographic Organization:	Western Maryland
Chronological/Developmental Period(s):	Industrial/Urban Dominance A.D. 1870-1930 Modern Period , A.D. 1930-Present
Historic Period Theme(s):	Architecture, Landscape Architecture and Community Planning
Resource Type:	
Category:	Building
Historic Environment:	Rural
Historic Function(s) and Use(s):	Dwelling
Known Design Source:	Sears, Roebuck & Co. House

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## 9. Major Bibliographical References

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Inventory No. G-IV-A-267

(See Continuation Sheet)

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## 10. Geographical Data

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Acreage of property 46.94 acresAcreage surveyed 46.94 acresQuadrangle name Oakland, MD-WVAQuadrangle scale 1:24000

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### Verbal boundary description and justification

Parcel 4, Map 85, Grid 3

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## 11. Form Prepared By

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name/title Gabrielle M. Lanier, Architectural Historian

organization KCI Technologies, Inc.

date 3/19/97

street &amp; number 10 North Park Drive

telephone 410-316-7857

city or town Hunt Valley

state and zip code MD 21030-1888

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032  
410-514-7600

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

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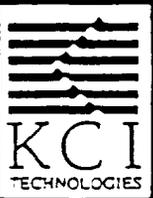
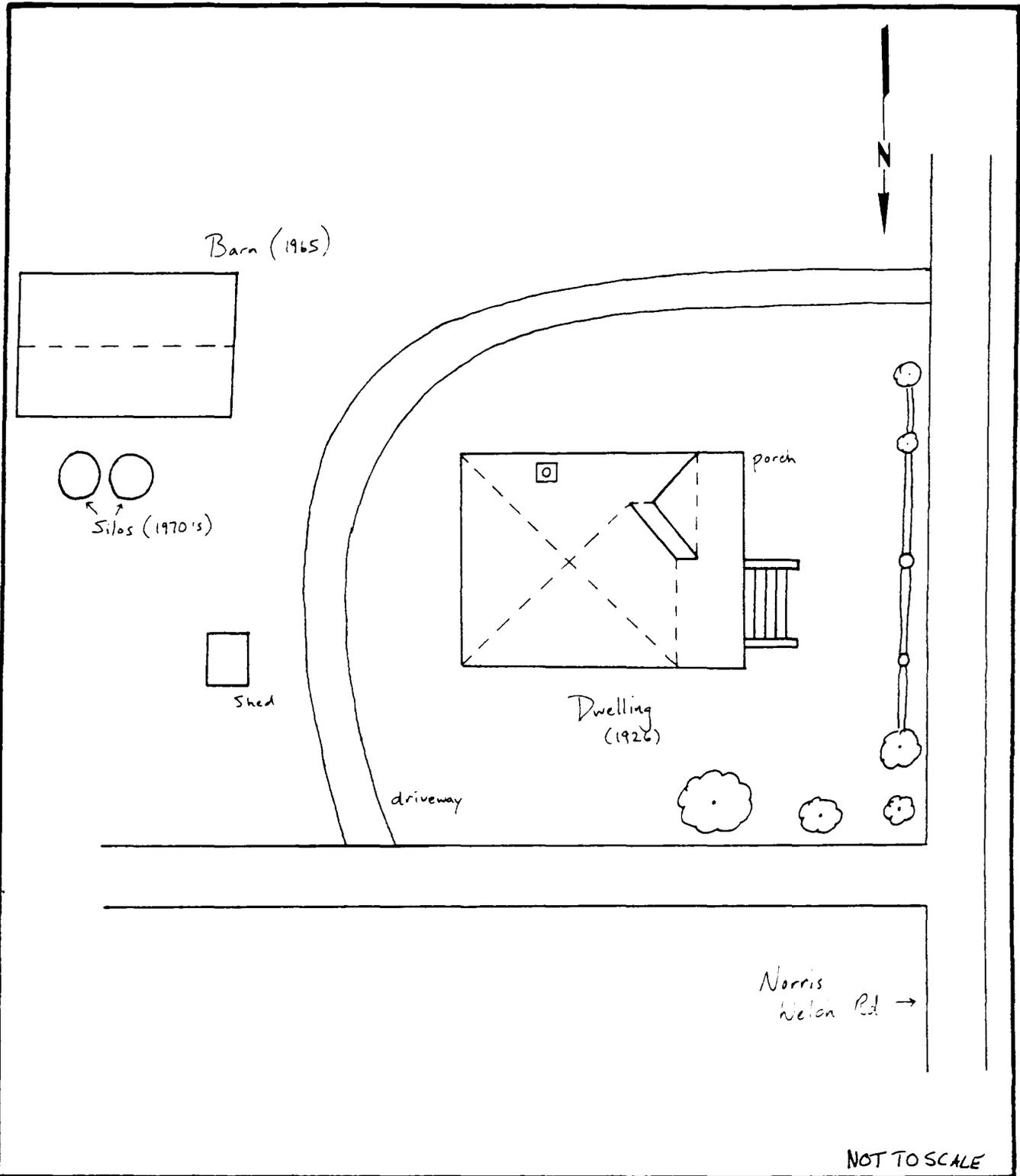
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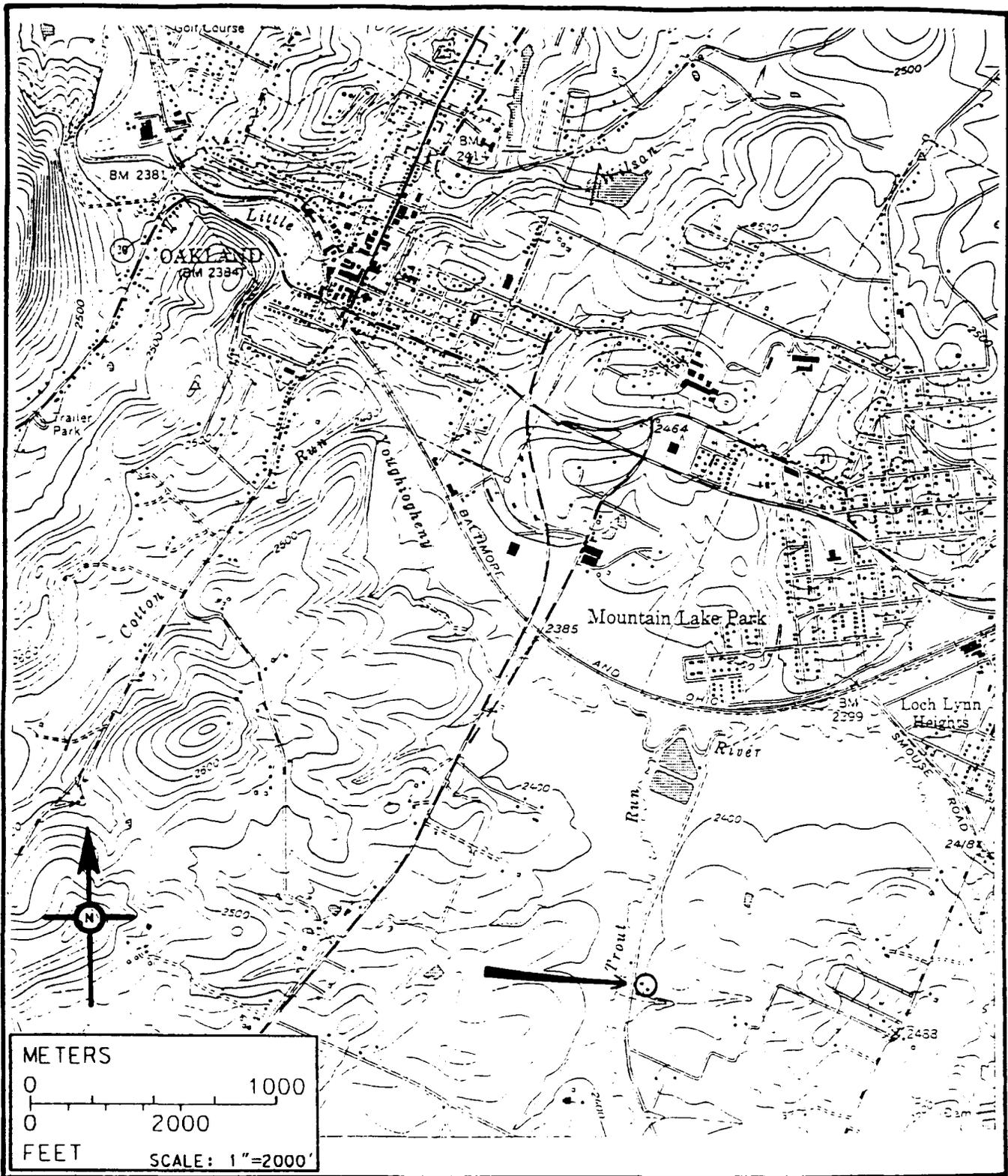
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**Resource Sketch Map**

G-IV-A-267  
 Raymond R. and Ruth Ann Welch Farm  
 Oakland Vicinity, Garrett County



**Location Map**

G-IV-A-267  
 Raymond R. and Ruth Ann Welch Farm  
 Oakland Vicinity, Garrett County  
 Oakland, MD-WVA Quadrangle Map (USGS 1974)





G-IV-A-267

GARRETT COUNTY, MD  
STUART DIXON  
1/31/97  
MD ST/PO

NE ELEVATION LOOKING SW

211 5005 0-15 15 0

+0 30 +0 -05 NN 0557

1 of 3



G-IV-A-267

GARRETT COUNTY, MD  
STUART DIXON

1/31/97

MD SHPO

SW ELEVATION LOOKING NE

217 5000 0-15.15 0

+00+0 +02-05 NN 0557

2 of 3



G-IV-A-267

GARRETT COUNTY, MD

STUART DIXON

1/31/97

MD SHPO

NW ELEVATION

LOOKING SE

3003

0

50005 0-0-0-0-0-0-0-0-0-0

6

0557

00+0 +0 -06 MN