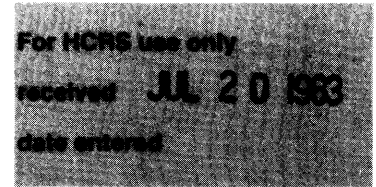


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 PHELPS FARMS
and/or common PHELPS FARMS HISTORIC DISTRICT

2. Location

street & number Connecticut Route 183 N/A not for publication
city, town Colebrook (North) X Prock Hill Road
 vicinity of congressional district Sixth
state Connecticut code 09 county Litchfield code 005

3. Classification

Category	Ownership	Status	Present Use
<u> </u> X <u> </u> district	<u> </u> public	<u> </u> X <u> </u> occupied	<u> </u> agriculture <u> </u> X <u> </u> museum
<u> </u> building(s)	<u> </u> X <u> </u> private	<u> </u> unoccupied	<u> </u> commercial <u> </u> <u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> X <u> </u> educational <u> </u> X <u> </u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment <u> </u> <u> </u> religious
<u> </u> object	<u> </u> in process	<u> </u> X <u> </u> yes: restricted	<u> </u> government <u> </u> <u> </u> scientific
	<u> </u> N/A being considered	<u> </u> yes: unrestricted	<u> </u> industrial <u> </u> <u> </u> transportation
		<u> </u> no	<u> </u> military <u> </u> <u> </u> other:

4. Owner of Property

name Nancy Phelps Blum and John A. Blum
street & number Phelps Corners, Route 183
city, town North Colebrook X Prock Hill Road
 vicinity of state Connecticut

5. Location of Legal Description

courthouse, registry of deeds, etc. Town Hall
street & number Route 183
city, town Colebrook state Connecticut

6. Representation in Existing Surveys

title State Register of Historic Places has this property been determined eligible? yes X no
date 1983 federal X state county local
depository for survey records Connecticut Historical Commission - 59 South Prospect St.
city, town Hartford state Connecticut

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

Phelps Farms Historic District is a late 18th and early 19th-century farmstead comprised of three dwellings and eight outbuildings. These structures stand in a cluster around the intersection of Route 183 and Prock Hill Road a few miles north of Colebrook center in Connecticut. (Figure 1). The approximately 35-acre tract is situated in an alluvial valley that extends northwest and southeast. The farm's buildings stand toward the northwestern side of the valley, commanding a long view of the flat fields that stretch to the south along both sides of Route 183. The boundaries of the district were drawn to include that complex of landscape and buildings which retains its historic appearance and physical integrity. These boundaries are largely defined by natural and topographical features, such as forest edges and a stream. The remaining portion of the original 300-odd acre farm is not included in the nomination as much of this area is overgrown pastureland and no longer serves its historic function. Much of the original acreage lying west and adjacent to the district belongs to the Connecticut Chapter of the Nature Conservancy. The farmstead now comprises locally-designated Colebrook Historic District #2. The main dwelling, or the Arah Phelps Inn, is listed individually on the National Register of Historic Places (Photograph 2). The nominated area represents the historic center of the farm's activities during its most intense period of development, or between 1790 and 1875.

INVENTORY OF STRUCTURES¹

The ARAH PHELPS INN. Corner of Route 183 and Prock Hill Road. (Photograph 2). The inn is the oldest standing structure on the farm and was built in 1787. The house stands close to the road, facing the intersection to the northwest. The two-story frame structure clearly exhibits the forms and proportions associated with Federal period architecture. Except for a later rear addition, the inn remains as it was constructed, retaining its delicately proportioned classical doorway with full pilasters simulating support for a denticulated architrave and cornice. The roof is hip in form and rises from a denticulated cornice. A wood post and rail fence of later, Greek Revival design which extends across a front stone retaining wall, forms a visual boundary along the road. There is evidence of former barns in a scattered complex of stone foundations lying northeast of the house.

The following description is taken from the National Register nomination written for the Inn in 1971: "The (clapboard, five-bay) structure contains two chimneys and an ell at the rear with a third large chimney. The plan is atypical because of a ballroom which runs across the entire front of the second floor...The two front rooms on the first floor contain fireplace walls, dados and folding interior shutters. The taproom behind has paneling over the fireplace with both vertical and horizontal sheathing on the walls. In one corner stands a bar behind which is a door to the bar-pantry lined with shelves, and another door leading to the parlor. Above the counter are slender up-rights forming a grill with a narrow wicket that slides up and down...The stairs (are) located in the rear

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instead of between the two front rooms...The ballroom, on one side paneled its entire length of thirty-seven feet and containing two fire places, makes a fine room. The other three sides have paneled dados and windows with 24 lights. Two small bedrooms with walls sheathed both vertically and horizontally in the same room complete the upstairs of the main portion of the building..."

Standing to the immediate north of the Inn is a recently built lean-to garage. While not historic, this structure is architecturally compatible and does not detract from the historic character of the farm.

GENERAL PHELPS HOUSE. Route 183, east side. (Photograph 3). This dwelling built in 1832 is set well back from the road and is fronted by a fence of the same style as that in front of the Inn. The house is a two-and-one-half-story Greek Revival residence. The structure is composed of a three-bay main block with an offset entrance. Two, two-story wings extend, respectively, from the south side and the back of the house, the latter housing a buttery and woodhouse. The clapboard front of the General Phelps house is framed by flat corner pilasters and is surmounted by an architrave. The cornice extends across the facade to form a typical Greek Revival gable-pediment. A relatively large, horizontally-oriented attic window with muntins laid in a plaid pattern is framed into the gable-pediment. The amply scaled entrance is inset from the plane of the front wall. A leaded transom light extends across the entire doorway; sidelights set off by elaborate vertical moldings flank the door. The south ell was constructed c. 1850. An open, single-story porch extends across the front of the ell. The south side of the rear ell also features an open porch (Photograph 5). The porch is distinguished by its square, classical piers with molded capitals supporting the porch roof.

The interior of the house is perfectly intact in its plan and retains nearly all its original plaster, woodwork and hardware. The offset entrance hall contains the main stairway and leads to the front parlor, or the side room, and to a smaller rear chamber. The stairway is of typical Greek Revival design, featuring simple, narrow uprights supporting a curving banister which terminates in an unusual, vertically-oriented spiral ease-off. The front parlor, like the hall, retains its original wallpaper. That of the parlor is a floral pattern in varying tones of gray and white, bordered at the top with a design in green, ochre, black and rust. The fireplace surround is Greek Revival in design, featuring a high frieze surmounting slightly bulging colonettes which flank the opening. The room behind the front parlor, once the keeping room, has a fireplace of similar design, although more Federal in its proportions. The walls are plaster. The southern-most five feet of this room are c. 1850, added on when the south wing was built. This wing forms a continuation of the keeping room, but may be closed off by using the two, original, nine-paneled sliding wood doors housed in wing walls to the east and west. Behind the keeping room is the kitchen, which has

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large, cooking fireplace with a high, simple mantle entablature. There is a washroom and buttery behind, the former retaining original, open shelves and cupboards, and the latter with a small, brick chimney and fireplace. To the north is an attached woodhouse. Above the kitchen and accessible via a back stairs are two maids rooms. The master bedroom, located in the south wing second story, has a fireplace with a simple, transitional Federal-Greek Revival surround. All the plaster, woodwork and hardware of the upstairs rooms is original. The cellar of the General Phelps house contains a smokehouse and a still remaining from brandy and cider-making activity. Tall, narrow granite posts serve as supports for some of the first floor beams.

Behind the house and extending north are a group of small outbuildings, including a creamery and a pig house, both built in 1835 (Photograph 6). Sandy Brook passes directly behind these, once having served the buttery and the kitchen of the General Phelps house. The pig house and creamery are one-and-one-half-story frame structures that have been converted to cottages. Approximately 75 feet south of the house is an outhouse of unknown date. The last outbuilding of the building cluster west of Route 183 is a late 18th-century horse barn, also known as the "coach house" for its historic use as a horse-change post for the Inn's customers (Photograph 8). Built at approximately the same time as the Inn, the barn is a two-and-one-half-story, gable-roof frame structure with vertically planked walls. The principal side, which faces directly on Route 183 at its intersection with Prock Hill Road, contains two, large, double barn doors with strap hinges, a window and an ordinary door on the ground level, and three multi-paned windows on the upper story. The barn remains substantially unchanged.

GOTHIC REVIVAL COTTAGE. Situated on Prock Hill Road, northeast of its junction with Route 183. (Photograph 9). This board-and-batten sided dwelling has an L-shape plan and a steep-pitched cross-gable roof. In the crux of the ell is a small, open porch sheltered by a shed roof. The exterior siding of this wall section is flush boards. The six-over-six windows have slightly peaked wood caps. The windows of the second story in the north and south gables are one pane narrower and are set closer together, joined visually by a decorative plank connecting the window caps. The corners of the house are visually emphasized by flat, full-length pilaster forms. On the south gable, the cornice bears a simple verge-board perforated with alternating heart-and-round-shape holes. The eaves on the east and west sides feature projecting rafter-ends. The design of the verge-board of the north gable varies from that of the south; the former is sawn in a crested-wave pattern. A small shed of late 19th-century vintage stands near the road to the north of the cottage.

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CHEESE FACTORY. West side of Prock Hill Road, one-tenth of a mile north of the junction of Route 183.(Photograph 10). This is a large, four-and one-half-story frame building with a gable roof, constructed in 1870. The vertically sided structure has five bays on the long sides, each containing six-over-six windows. The building is utilitarian in appearance and has a square cupola framed into the midpoint of the roof peak. The factory stands on a sloping site overlooking Sandy Brook.

STRUCTURES NO LONGER STANDING ON THE NOMINATED PROPERTY. A large, two-and-one-half story barn surmounted by a cupola, built in 1858-1859 once stood approximately 1,000 feet south of the General Phelps House, facing the Post Road (Route 183). The structure, known in General Phelps' diaries as the "South Barn", was used for keeping cattle. Also gone are an undetermined number of sheds and barns that stood in a cluster near the east side of the Inn. Portions of the fieldstone foundations from these buildings remain on the site

All the structures, with the exception of the new garage to the south of the General Phelps House, contribute to the significance of the district.

FOOTNOTE

1. The interiors of the Arah Phelps Inn and the General Phelps House have been fully documented photographically by the Society for the Preservation of New England Antiquities.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Criteria A and C

Specific dates 1787, 1832, 1862 **Builder/Architect** Inn & Gen. Phelps house; Arah Phelps
 - see Item 7, Inventory Gothic Cottage; Edward A. Phelps
Statement of Significance (in one paragraph)

Phelps Farms Historic District is important historically for its outstanding physical integrity as a 19th-century Connecticut farmstead (Criterion A). The nominated property is unusually intact in both its structural fabric and setting, and retained nearly all the residential and utilitarian buildings present during the farm's most intensive period of activity, or during the second and third quarters of the 19th century. The cluster of three dwellings and eight outbuildings stand in a rural landscape which has changed in its historic appearance only in the re-growth of formerly cleared nearby uplands. Phelps Farms is equally remarkable for the outstanding architecture of its three principal buildings (Criterion C). The three dwellings of the farmstead are, respectively, virtually pristine, archetypical vernacular Federal, Greek Revival, and Gothic Revival structures. Such a concentration and variety of well-preserved and architecturally exemplary buildings remaining in their historic setting is extremely rare.

HISTORY

The Phelps farmstead reflects the functional evolution of the property from its establishment as a farm and tavern/inn during the 1780s through its development as a prosperous 19th-century dairy farm and its use as a working farm and home at present. Ownership of the farm, which began with Josiah Phelps II's purchase in the third quarter of the 18th century, has since remained in the Phelps family.

The first period of the property's development, which was under Arah's and his father Josiah Phelps III's direction, is vividly recalled in the presence of Arah's Federal-style Inn (Photograph 2). This structure and the contemporaneous barn situated across the road form the historic nucleus of the farm. Until 1832, when Arah built the Greek Revival house for his son, Edward, both farm and inn activities were centered there. Early on, the Phelps settlement quickly became a small center of community activity. In order to construct the inn and farm outbuildings, Arah had built a dam and sawmill on Sandy Brook, south of the site of the future inn. From the early 1780s through the middle of the next century the mill would become a valuable source of income for the farm, its location being sufficiently distant from the center of Colebrook to service incoming settlers to the North Colebrook area. According to Arah's mill records of 1816, as much as 40,462 feet of pine, hemlock, maple and ash were sawn at the mill during March and April.¹

9. Major Bibliographical References

Blum, Nancy Phelps (owner of property), interview, 9/17/82

Zeiler, Deborah S. History of the Phelps Research Area: The Final Report Following an Intensive Study of the Diaries and Papers of Arah Phelps and his Descendants. (Unpublished) 1976.

10. Geographical Data

Acreege of nominated property c. 35

Quadrangle name Tolland Center MA

Quadrangle scale 1:24 000

UMT References

A

1	8	6	5	6	9	8	0	4	6	5	3	4	5	5
Zone			Easting				Northing							

B

1	8	6	5	6	6	1	0	4	6	5	2	9	0	0
Zone			Easting				Northing							

C

1	8	6	5	6	0	0	0	4	6	5	3	0	0	0
Zone			Easting				Northing							

D

1	8	6	5	6	0	0	0	4	6	5	3	4	6	0
Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See Survey Plat Map (Figure 2) and continuation sheet

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

state	code	county	code
N/A			

state	code	county	code
N/A			

11. Form Prepared By

name/title Alison Gilchrist, Education Coordinator, edited by John Herzan,

organization Connecticut Trust for Historic Preservation ^{National Register Coordinator}
date March 1983

street & number 152 Temple Street telephone 203 562-6312

city or town New Haven state Connecticut

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



title Director, Connecticut Historical Commission

date July 15, 1983

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 5/18/83

Keeper of the National Register

Attest:

date

Chief of Registration

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While he was building the inn, Arah and his bride, Welthan, lived in a small house across the road.² By the time of the birth of their first child in 1793, the couple had moved into the inn.³ Sited on the Post Road between Hartford and Albany, the Arah Phelps Inn soon became a popular overnight stagecoach stop offering food, drink and lodging to travelers. Accommodated with a ballroom and two parlors as well as a large taproom, the inn attracted local as well as itinerant customers. Arah operated the business off the produce of the farm, brewing his own beer and cider brandy and offering meals of meat, vegetables, fruit and dairy products raised on the property. While nominally a tavern/inn, Arah's business served also as a sort of marketplace for Colebrook. According to his diaries, Arah ran a makeshift bank, lending money to regular customers or allowing them to build up a tab and, if necessary, pay their balance by working on the farm. Arah also accepted other services or goods in return for tavern bills. His records note payment by "Bushels of Appels," flaxseed, sugar, rye, baskets, "Bottoming a Chaire," and shoe mending.⁴ Some local customers regularly performed farm chores and heavier labor, such as laying a stone wall or washing sheep, instead of paying cash.⁵ The inn also served as a local clearinghouse for local business and services. Neighbors placed orders for the goods and services of craftsmen who were frequent customers. Arah himself also used the inn as a market for the direct sale of farm produce not sold as tavern fare. Arah's account books reveal surplus veal, beef and pork from the farm's livestock, which he sold in addition to cheese in bulk to local grocers. Neighbors bought meat, cheese and butter in smaller quantities at the inn.⁶ Since Arah records that he kept a flock of sheep and paid people to card wool in large quantities, it appears that he sold wool as well.⁷ That he rented and also boarded cattle, oxen and horses and often rented his wagons to neighbors suggests the prosperous nature of Arah's business.

A more obvious sign of Arah's apparent wealth in his later years is the house that he built for his son, Edward, and his bride in 1832. This Greek Revival residence, which remains, symbolizes the second phase of the property's development, or when the inn business waned while the farm grew and thrived.

When Edward took over day-to-day operations of the farm in 1830, the property consisted of 260 acres of improved land and 200 wooded acres.⁸ It was during the period of Edward's direction, 1830 through 1885, that the farmstead assumed its present appearance. A Hartford newspaper, The Homestead, much later described the farm as primarily dairying, its soil being "gravelly and stony rather than clayey" as a result of the brook's frequent flooding.⁹ The crops that Edward raised - corn, hay and oats - were grown for livestock feed.¹⁰

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Soon after acquiring the farm, Edward built the creamery which remains behind his house, and the pig house nearby. The sale of cream and butter fat became an important component to the later success of the farm. According to the Hartford article, all the milk on the farm was manufactured into the more marketable product of butter and sold in bulk.¹¹

In 1862, Edward had a new house constructed for the hired farm hand. This is the Gothic Revival cottage situated opposite the inn (Photograph 9). This dwelling replaced a house which was dismantled on its site on Church Hill Road, northwest of the farmstead.

Another structure remains from this period of the farm's development. In 1870, in an effort to use the farm's milk to best advantage, and as other Connecticut farmers had done, Edward and several other local men started the Eagle Cheese Factory. The factory building still stands a few hundred feet north of the Gothic Revival cottage on Prock Hill Road (Photograph 10; Figure 1). The enterprise, into which Edward had invested a large sum, was predicated on a plan to help local dairy farmers dispose of their products.¹² However, the project failed after only five years, the business of making cheese having moved to the larger and more fertile farms of the Hudson Valley. Abandoned thereafter as a cheese factory, the building became the site of local square dances for several decades, while serving partly as living quarters for hired hands.

Undaunted by the failing cheese enterprise, Edward continued to take an active interest in improving and expanding the farm's economic base. In 1874 Edward built a shingle mill near the site of the dam that his father had built.¹³ This asset generated supplementary income and helped facilitate the upkeep of his own buildings. Through his son, Edward Jr., who was a student at the Cream Hill Agricultural School, Edward was kept abreast of early developments in farm machinery. In 1947 a local gentleman who knew Edward recalled his owning "one of the earliest mowing machines in Colebrook."¹⁴ According to his diaries of 1877 and 1881 Edward was using an onion sowing machine and a cultivator.¹⁵

Edward died in 1885 at the age of 77, leaving the farm to his son, Carrington. Carrington, however, had moved west and was farming in Minnesota at the time. The ensuing history of the farm is one of gradual decline. Carrington returned in 1897 in financial difficulty and continued to operate the farm on a reduced scale. In 1907 he was running two mills as well, and had two horses, four oxen, twelve cows, five yearlings and 560 acres. The sale of cream and butter fat generated some income, but barely enough to support the farm. In 1912 a financial crisis forced Carrington to sell the wood in the farm's still virgin forests. After this the farm remained a small, dairying operation. The family retained the 500-odd acres through the Depression, in spite

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of continuing financial problems and pressure to sell. Some of the outbuildings could not be maintained and thus were taken down, while those in better condition were rented through the 1940s.

Since then the buildings and the land have been preserved by Nancy Phelps Blum, great-great-granddaughter of Arah Phelps, and her husband, John A. Blum. They operate the farm as a rental business and part-time home for themselves and their children. In 1975 the Blums donated 344 acres of the farm - a tract located mainly west of the nominated property - to the Connecticut Chapter of the Nature Conservancy. Arrangements have been made to protect the historical and environmental aspects of the farmstead through an easement donation to the Society for the Preservation of New England Antiquities.

ARCHITECTURE

Phelps Farms Historic District is architecturally significant as an exceptionally well-preserved 19th-century farmstead containing three outstanding examples, respectively, of Federal, Greek Revival, and Gothic Revival architecture (Criterion C). Each of the three buildings exemplifies the domestic vernacular architecture of its period and region and retains nearly all of its original exterior and interior fabric.

The earliest of the three buildings, the Arah Phelps Inn, is distinguished by its careful Federal proportions and the refinement of its facade details (Photograph 2). The delicacy and sophistication of the fluted pilasters flanking the front door, and the low, hip roof and denticulated cornice matching that of the entrance are unusual in a structure constructed so far from a major city or port. It is possible that Arah hired craftsmen from Litchfield, which by 1787 was the county seat and a well-developed center of commerce and learning. By the time he built the inn, Arah had been made captain of the Seventh Company of Militia in the 25th Regiment in Connecticut; later he was to serve as a selectman in Colebrook and represented the town in the state legislature for several years. Arah's fine house clearly reflects his background as the son of a prominent Harwinton state congressman and his own prestige in the Colebrook community.

The interior of the Arah Phelps Inn retains most of its original plan and architectural fabric and is significant as an example of a late-18th century Connecticut inn. The symmetrical central hallway plan with front parlors, taproom behind, and front ballroom upstairs is well intact and illustrative of the variety of activities that took place at the inn. The original taproom bar, a solid, half-elliptical built-in counter fitted with shelves behind, remains in place in the southwest corner of the room. Like the front parlors, this space is furnished largely with tables, chairs, chests and other items original to the inn. Both eating and drinking would have taken place in the taproom at designated

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times. The front parlors provided a private gathering place for women or for private meetings.¹⁵ The ballroom was a space for larger public or private gatherings and festivities, and may have been used to accommodate overnight inn guests as well.

The General Edward Phelps house is also typical of its architectural period, but surpasses most country Greek Revival dwellings in its size and degree of elaboration. The front exhibits the forms and features characteristic of the Greek Revival vernacular: a front entrance situated in the third of three bays and framed by a classical surround, and a closed gable-pediment form containing an attic window with muntins set in a plaid pattern. These features exhibit details, the craftsmanship and design of which raise the architectural quality and sophistication of this house above that of most comparable rural dwellings of its period. This aspect of the house attests to Arah Phelps' success and prosperity as a farmer and innkeeper during the first half of the 19th century. The front entrance, for example, is substantially proportioned and relatively elaborate in its details; the fenestration of the entrance surround is ample and intricately designed for a rural house and has a soffit carved with a relief patera design. The north side of the house is unusual in that windows appear in the end bays only and a pilaster relieves the blank mid-section of the wall (Photograph 4). Also, the house is large for its locale.

Edward's house is perhaps most important for the remarkable integrity of its interior. All the original woodwork, including fireplace surrounds, paneled doors, dados, and floors remains. Many of the rooms retain their original wall plaster. Most extraordinary, however, is the survival of a nearly complete cover of original wallpaper.¹⁶ The paper has a large floral pattern in varying tones of gray and white, and is trimmed directly below the ceiling level with a floriate border in green, rust, ochre and black. Patches of another wallpaper design displaying a marbellized ashlar pattern remain in the front stair hall. As at the inn, most of the present furnishings, including hanging pictures, rugs, and small decorative objects as well as furniture, are items acquired and used there by the Phelps family since the construction of the house. The house is significant both as an individual site and as part of its larger farm complex.

A final contribution to the significance of Phelps Farms Historic District is the Gothic Cottage (Photograph 9). This house is important as an excellent and well-preserved example of country Carpenter Gothic Revival architecture. The consultant believes the cottage to be one of the few of its style and integrity remaining in the state.

Each of the three dwellings of Phelps Farms Historic District is archetypical of its regional architectural style and is outstanding

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in its physical integrity. Few Connecticut farms possess the architectural quality and variety of this site, or retain a historic landscape and acreage so well intact.

FOOTNOTES

1. D. Zeiler, p. 20
2. Ibid., p. 21
3. Ibid., p. 22
4. Ibid., p. 23
5. Ibid., p. 23
6. Ibid., p. 23
7. Ibid., p. 23
8. Ibid., p. 25
9. Ibid., p. 26
10. Ibid., p. 26
11. Ibid., p. 26
12. Ibid., p. 27
13. Ibid., p. 28
14. Ibid., p. 28
15. Ibid., p. 28
16. A complete set of interior photographs of this house and the inn are filed with the Society for the Preservation of New England Antiquities.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

PHELPS FARMS HIST. DIST.

Continuation sheet

NO. COLEBROOK CT

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BOUNDARY JUSTIFICATION

The boundaries of the district were drawn to include that complex of landscape and buildings which retains its historic appearance and physical integrity. These boundaries are largely defined by natural and topographical features such as forest edges and waterways. The remaining portion of the original 300-acre farm is not included in the nomination as much of this area is overgrown pastureland and no longer serves its historic function.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

PHELPS FARMS HISTORIC DISTRICT

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ADDENDUM TO BOUNDARY JUSTIFICATION

The west boundary of the Phelps Farms Historic District is formed by a natural waterway, Sandy Brook. This stream visually defines the west edge of the farmstead, delineating the cleared area of settlement from the overgrown, wooded west bank.

A mid-19th-century church, constructed by the Baptist Society and located approximately 300 feet northwest of the boundary line, is excluded from the district. Although the structure was built on land leased from General Edward A. Phelps, it has been excluded because as an ecclesiastical building it represents a theme other than those for which the district is significant:

1. The district's historical significance derives from its unusual physical integrity as a 19th-century Connecticut farmstead, ie., as a well-intact complex of related, agricultural structures.
2. The district's architectural significance is based on the quality of its domestic vernacular architecture. The historic function of the district's most architecturally significant buildings is primarily residential. These three structures, the inn, the Gen. Edward A. Phelps house, and the Gothic workman's cottage, are, either individually or in association with utilitarian outbuildings, directly related historically to the sustenance or daily operation of the tavern or the farm.

The Baptist Church, which is owned by the Baptist Society, represents a different architectural and historical function and is therefore excluded from the district.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

PHELPS FARMS HISTORIC DISTRICT
COLEBROOK CT

Continuation sheet

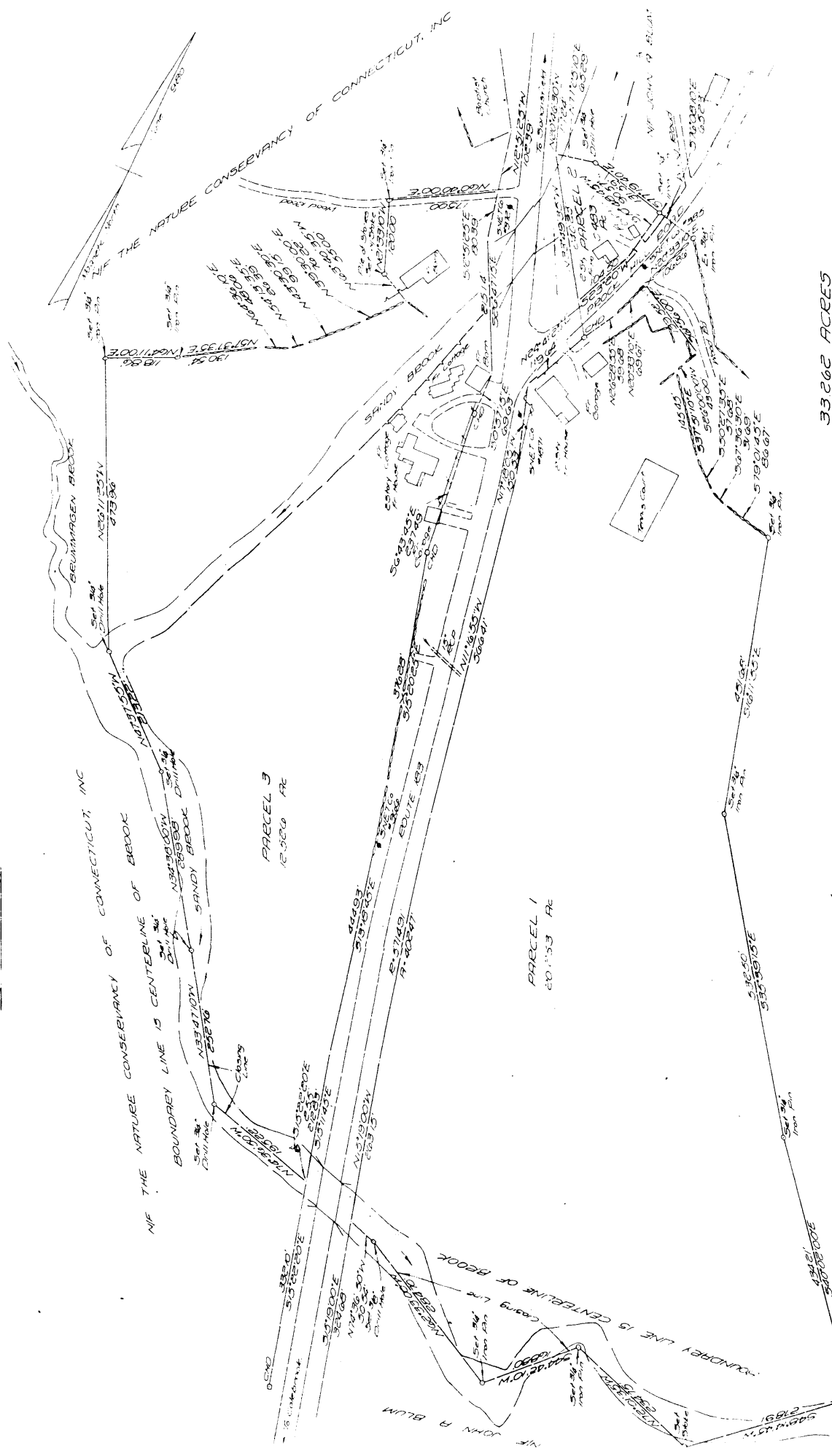
Item number 10

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BOUNDARY DESCRIPTION

Beginning at the junction of Sandy Brook and Route 183 (north of the Prock Hill Road intersection), the boundary line leads south along the east side of Sandy Brook, turning easterly with the brook following its north bank, crossing Rt. 183, to a point approximately 500 feet east of the road (as the brook flows), whereupon the line turns northwest for approximately 400 feet, then turns north approximately 200 feet, then northwest approximately 250 feet to a point at which it meets Prock Hill Road. The line then turns northeast, following the west side of the road approximately 200 feet, then turns west at a point 50 feet north of the Cheese Factory. The line proceeds west for approximately 100 feet, then south to its junction with Sandy Brook, hence returning to the starting point.



33262 ACRES

MAP SHOWING LAND OF

JOHN R. & NANCY PHELPS BLUM

ROUTE 189

COLEBROOK, CONNECTICUT

SCALE 1"=100' AUGUST 1980

FIGURE 2

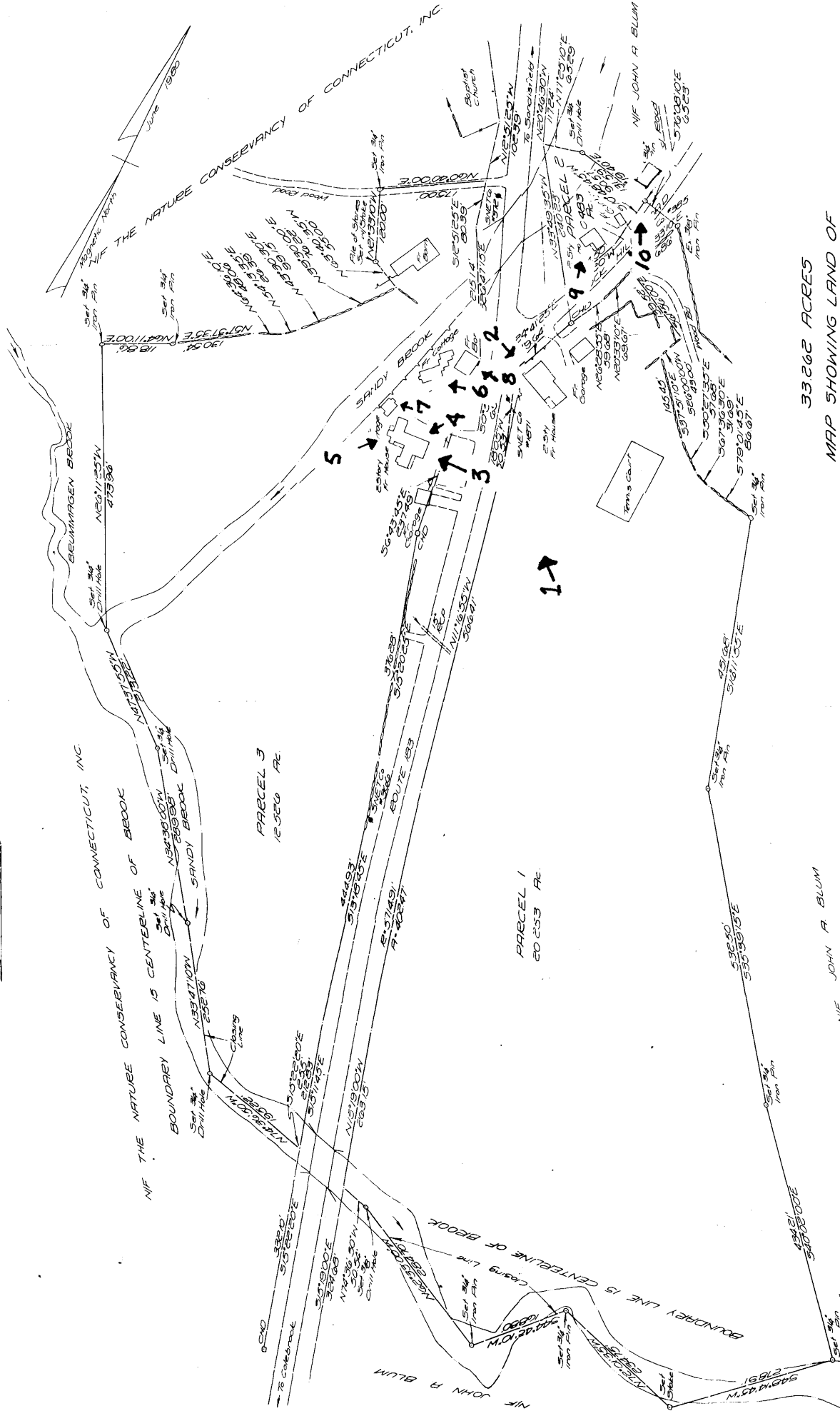
NATIONAL REGISTER DISTRICT
(PHELPS CORNERS) BOUNDARY

- Legend
- Stone Wall
 - Split Rail Fence
 - Boundary
 - Boundary
 - Stream
 - Highway Abandonment
 - Utility Pole



I hereby certify that this map and survey were prepared in accordance with the standards of good practice and comply with the provisions of the Act of the General Assembly of the State of Connecticut, Chapter 243, Section 36-212, as amended, and the Connecticut Board of Surveyors, Chapter 243, Section 36-212, as amended.

John R. Blum, P.E. & Nancy Phelps Blum, P.E.
Professional Surveyors
Office 1 subject



33,262 ACRES
 MAP SHOWING LAND OF
JOHN A. & NANCY PHELPS BLUM
 ROUTE 183
 COLEBROOK, CONNECTICUT
 SCALE 1"=100' AUGUST 1980

PHELPS FARMS HISTORIC DISTRICT
PHOTO VIEWS

- Legend
- Stonehill
 - Spirit Hill Fence
 - Existing MOU
 - Barney
 - Brook
 - Highway Monument
 - Utility Pole



I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-2 survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

John F. Wynne, ELS # 12178, Colebrook, Connecticut
 John J. Skjette

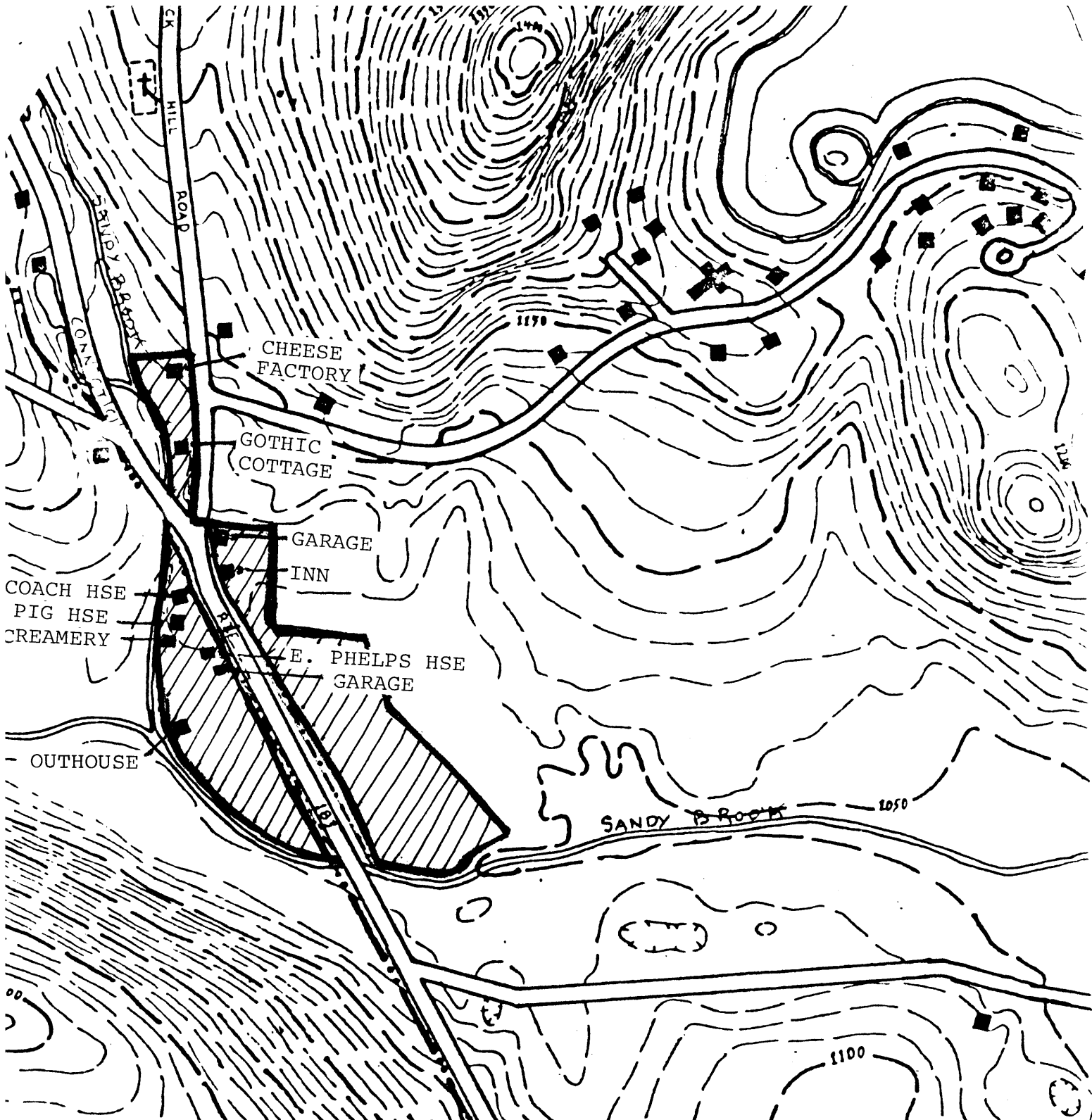


FIGURE 1

PHELPS FARMS NATIONAL REGISTER
 HISTORIC DISTRICT
 NORTH COLEBROOK, CONNECTICUT

