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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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 any 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 Lafin-Phelps Homestead

other names/site number _____

2. Location

street & number 20 Depot Street _____ not for publication

city or town Southwick _____ vicinity

state Massachusetts code MA county Hampden code 013 zip code 01077

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Brona Simon 10/14/05
Signature of certifying official/Title, Brona Simon Date
Massachusetts Historical Commission, Deputy State Historic Preservation Officer

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):

Signature of the Keeper

Date of Action

Edson H Beall 12.6.05

Name of Property Lafin-Phelps House

County and State Hampden, Massachusetts

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

(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	
<u>4</u>	<u>1</u>	building
<u>2</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>8</u>	<u>1</u>	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 in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
AGRICULTURE/processing
AGRICULTURE/agricultural field
AGRICULTURE/agricultural outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY REPUBLIC/Federal

Materials

(Enter categories from instructions)

foundation STONE/Sandstone, CONCRETE
walls WOOD/weatherboard

roof ASPHALT
other

Narrative Description

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

Name of Property Lafin-Phelps Homestead

County and State Hampden, Massachusetts

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Continuation Sheet

Laflin-Phelps House
Southwick (Hampden), MA

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ARCHITECTURAL NARRATIVE

SETTING

The Laflin-Phelps Homestead is located on the east side of Southwick Center. It is set on a low hillside that slopes west towards the Center, and the house itself is on a rise above the road, which adds to its prominence. Fields extend north and west of the house and outbuildings. There has been little infill construction in this section of the town, so the homestead retains much of its 19th century rural aspect. The agricultural outbuildings were placed east of the house to form a barnyard convenient for farming activities, activities that were intentionally separate but accessible from the house. A row of evergreens forms a boundary to the lot on the west and mature oak and maple trees shade the yard on its south and east boundaries. There is a small flower garden with a stone pathway in the southeast yard.

EXTERIOR

The Laflin-Phelps House is a 2½ - story, Federal style building under a front-gable roof. It is five bays wide and three bays deep. (Photograph No. 1) The south-facing building has a full width porch across its street elevation and a rear, two-story ell on its north. Attached to the east elevation of the ell is a one-story enclosed porch, and perpendicular to it is a 1½ -story, attached carriage shed of two bays. (Photograph No. 3)

The siding, both here and throughout the main house, is clapboard, with exposure in the 4-4½" range. There are quoins at the four corners of the main block. The gable field of the south elevation is flushboard. The roof is asphalt shingled and the foundations are Longmeadow sandstone, brick, and concrete block.

All of the windows have architrave surrounds and have cast-iron shutter pintles for louvered wood shutters. The center door surround of the south elevation is trabeated with slender battered pilasters supporting a high architrave that encloses a semi-elliptical fanlight. Applied lead work in the twelve-light fanlight is in the form of flower-ornamented muntins that converge in the center at a double eagle, two to three inches tall. The front door is paneled in a cross-and-bible pattern. The current hardware on the door is a polished brass mortised latch, although there are markings of several other door latches, including an original surface-mounted box latch. On the right pilaster is a Victorian-era porcelain knob that activates a mechanical doorbell located in the rear kitchen.

Window sash of the south elevation is mixed. Second floor windows are 12/1. The top sash are original, the bottom sash are early 20th century. First floor window sash is 2/2 and dates from the 1880s-90s. In the gable field is an oval oculus approximately two feet high and eight feet wide. It has an elliptical center bulls-eye surrounded by 36 panes of glass arranged in a filigree pattern. (Photograph No. 2)

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The south gable has a raking cornice whose soffit is embellished with modillion blocks in a bed molding. Across this elevation is a single story porch with a hipped roof supported by four Italianate style box posts embellished with scrolled brackets. In front of the porch are two Longmeadow sandstone steps, and of the half dozen or so masonry piers that support the porch, four of them have Longmeadow sandstone blocks. It should be noted that a ca. 1878 photograph reveals that the blocks and the current steps were initially part of an original Federal-style portico. That portico had a front-gabled roof on Doric or Tuscan columns, and it had modillions to match those of the pedimented gable of the main house.

The west façade of the main block of the house is a secondary façade, but was given more than ordinary prominence as it faces Southwick Center. (Photo No. 4) It is four bays in length with two windows north of the doorway and one window south of it. The west door and door surround are identical to the south entry, although the fanlight's muntin pattern is simplified. A cross-and-bible style door retains its box latch on the interior. It is surface-mounted, and has a brass escutcheon for a key and a brass ring for twisting open. (Photo No. 6)

Windows on the west elevation include 9/1, 12/1, 12/12, and 2/2 sash dating from various periods. The original sash design, 12/12, is still located directly above the doorway.

Cornice molding on the west is original and is actually a built-in or integral gutter system that has been boarded over. The soffit currently is finished with a plain pine board painted white, as on the rest of the house. (Photo No. 4) Foundations on the west are of two courses of Longmeadow sandstone for the first eight feet followed by a variety of course sandstone, then some concrete block at grade. The steps in front of the doorway are also Longmeadow sandstone.

The east façade of the main block of the house is three bays deep. The northernmost windows on both the first and second floors have been enlarged so that there is now a triple window composition on the second floor, and a double window on the first floor. Windows have 12/1, 12/2, 6/6, and 9/1 sash. All of the twelve-pane sashes are original to the house. The cornice on this façade was rebuilt and consists of plain soffit and fascia that match that on the west façade. At the eaves return, however, there is a section of original bed molding remaining.

The roof of the main block of the house is relatively low pitched, in keeping with Federal-style architecture, and has two rectilinear chimneys, one on each pitch of the roof. They are located approximately two-thirds of the way from the front.

The ell has on its west one door located on the first floor that was installed about 1961 leading into the kitchen. In front of the door is a flagstone terrace laid in concrete, about eight inches thick, on top of concrete block. Window sash ranges from 12/12, 12/1, to 6/6. There is a simple molding at the cornice, the siding is clapboard, and foundations are a cobbled combination of brick and stone in concrete mortar. The east façade of the rear ell of the house has a 12/8 window on the both first and second stories and on the first floor a porch that is currently enclosed. There are two doors, one Victorian with four panels into the house, and one ca. 1960 into the porch.

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The north façade of this rear addition has a cornice or rake that has returns on it, and two windows on the second floor. On the first floor are a window and a door symmetrically arranged underneath the above windows, and a small 6/6 window cut into what is a bathroom section of the original pantry. **(Photo No. 4)**

The attached carriage shed is sided in weatherboard with approximately six to eight inch exposures on the east elevation. On the north, west, and south it has a combination of reused clapboard and weatherboard siding. **(Photo No. 4)** There are several small window openings into the shed of four and six-light fixed sash. Framing inside the shed suggests that initially, it had vertical barn board-and-batten siding.

The carriage shed has two, double-width bay openings on the south for carriages or for firewood. In all likelihood, the left side was used for firewood, and the right side was used for carriages and sleighs. Indeed, there is still a double runner sleigh in the right carriage section, which has two doors fitted to a partially enclosed opening.

INTERIOR

The Lafin-Phelps House has a modified center hall plan in that the center stair has been enclosed into a stairwell, and set further towards the rear of the house than is customary. The rest of the plan follows the traditional center hall arrangement with four rooms to the left and to the right of the hall. Both front rooms are entered through double doors, which when open create a large space at the front of the house.

The southwest room's most prominent feature is a Federal-style wood mantelpiece. **(Photo No. 7)** It is composed of a decoratively carved frieze and shelf supported by pilasters. There is diagonal mitered reeding surrounding the fireplace opening and in the pilaster panels. The frieze has a central projection, a projecting panel, and in the frieze above the pilasters are oval panels that are surrounded by carved molding in the form of pearls. The mantel shelf is supported by a carved molding, and it, too, has on its front edge vertical reeding. **(Photo No. 8)** Window and door surrounds in the room are eared architraves. All of the woodwork of the window and door surrounds and the baseboards is ornamented with a rope molding. **(Photo No. 9)** The flooring of the southwest room is relatively narrow red pine, held in place with T-head, hand-wrought nails. There are virtually no knots in the flooring.

The fine red pine floor is also used in the southeast room. The woodwork of this room is slightly simpler, although on the aprons under each of the three windows there is reeding. The Federal style fireplace mantelpiece has reeded pilasters at each side of the opening and unusual pendant drops from the projecting mantel. **(Photo No. 10)** These were reconstructed based upon evidence of original pendants in 2002. The elements of the room, mantelpiece, doors and windows are perfectly symmetrical in arrangement. On the north wall, the door to the left of the fireplace opens into a five-shelf cupboard that has long been used as a bookcase. A door to the right opens into a closet.

The center hall opens into two rooms on the north side. The former kitchen on the northeast and a smaller room on the northwest. In the former kitchen on the interior wall is centered a kitchen-sized fireplace with a fireplace crane. **(Photo No. 11)** There are doors at each side of the fireplace. The mantelpiece incorporates both the fireplace and to its right a

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bake oven and ash pit that are enclosed behind a hinged door. Left of the mantelpiece is a double door cupboard, top and bottom. The top cupboard has a Benningtonware knob on it, and both have wooden trim buckles to keep them closed. On the east wall of the room, the most important feature is wide pine horizontal sheathing with beaded edges; and on the north and east walls is flushboard wainscoting, again with beaded edge, applied baseboards, and a simple chair rail. **(Photo No. 12)**

The former kitchen opens to the northeast room, a smaller room that has a molded chair rail, and a small fireplace, with a very simple yet elegant fireplace mantel with a shelf. To the right and just above the fireplace mantel is a small, four-shelf cupboard enclosed by a door. The fireplace itself is relatively shallow, and it has a small fireplace crane in the left jam. **(Photo No. 13)**

A number of the doors in the former kitchen and northeast room have raised panel sides facing the outside, while the side that would be seen from the main room is flush with applied molding.

Beneath the main block of the house and reached by stairs from the former kitchen is the cellar. The stone work of the foundation is coursed rubble below grade and exposed porous stone above grade. It is finished on the exterior only. The height from the present cellar floor to the bottom of the joist ranges between six-and-a-half to seven feet. Both fireplaces are supported on cribs made up of timbers that rest on brick walls, the bricks being approximately twelve inches thick. The original bulkhead opening to the cellar is on the east side of the main house. It has been filled in with stone, but its foundation is visible.

The first floor of the ell is the current kitchen. Walls have beadboard wainscoting and the plaster ceiling has had Homesote applied to it. Flooring is vinyl tile. There is relatively little architectural detail. The northwest corner of the ell is a pantry. The pantry is probably the second one to be in this spot. It has half a dozen drawers with cast-iron decoratively embossed drawer pulls, and shelving above. Circa 1960 the pantry was divided for a bathroom with a toilet and sink installed, and shelving retained.

A small rear hallway leading from the north side of the kitchen connects to the attached carriage shed. The walls in this hallway consist of rough plaster above flushboard wainscoting that has a plain applied chair rail. The wainscoting in this room may have been re-used from the previous pantry. The hallway leads to the carriage shed in which a meat preparation and storage room was installed. Flooring in the room is pine; walls and ceiling are late 19th century pine matchboard. A portion of this room, the northwest corner, is partitioned off as a meat locker with a heavy, insulated door. The locker walls may have been insulated too, possibly with sawdust, and it has a false ceiling. There is a tin or zinc-lined tub in the locker to hold ice or snow to keep meat cold. There is evidence of a small pipe or tubing to drain away melted water and condensation from the locker.

The second floor of the main block of the house is reached by the stairs from the center hall and it is divided into four rooms that lead from a center hall. The banister at the top of the stairs in the hallway is relatively plain, consisting of a very simple rounded top railing and square-planed balusters. **(Photo No. 14)** The newel post at the top of the stairs is a slightly

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tapered square-planed post that is embellished with moldings and a plinth at the base. The east hallway wall has beaded sheathing. There is random-width red pine flooring throughout the entire second floor. All of the bedroom finishes are relatively plain. The front two bedrooms, both the southeast and southwest rooms, are fitted with fireplaces with simple fireplace mantels. **(Photo No. 15)** Second-floor doors are predominately four-panel; flush with applied moldings, which are typical of the Federal period.

The second floor room of the ell has random-width pine flooring. It has evidence in the floor of an earlier stairway that was removed. There is a small closet built into the northeast corner of this room. Through a small board-and-batten door, the hallway continues north to a second room in the northwest corner of the house, a bathroom that was converted ca. 1930 from a previous bedroom. From this room there is a small stairway that goes down to the current kitchen. A small board-and-batten door leads from the bathroom into the second floor of the carriage shed. Part of the second floor of the carriage shed has been finished off as a small room with a single 6/6 window, plaster walls and pine flooring. The balance of the floor is devoted to attic space.

The attic of the main block of the house is reached by a flight of steep stairs from the center hallway. Hardware to the attic door is a Norfolk latch, typical of the period 1800 to 1840. The door is hung on cast-iron butt hinges as is the case with most of the doors in the house. The attic has rough pine flooring. The roof framing of roughly four-by-four rafters is exposed. Typical of the period and style here are two principal purlins, one on each side, supporting the rafters at about midpoint.

OUTBUILDINGS

Outbuildings on the north side of the house are: a post-and-beam, five-hole outhouse or privy, and a circa 1915 milk house. East of the house are the stone foundations of an English-style barn that was probably contemporary with the main section of the house but was demolished in 2004; a ca. 1840, three-bay wide equipment and carriage barn; the foundations of a ca. 1840-1860 barn, and a ca. 1960 cabin.

The privy is a simple gable roof structure, approximately six feet by eight feet. **(Photo No. 16)** It has a small window opening in the south wall of the gable end, and on the east, is a simple four-panel door. The four panels are flush and beaded, as one would expect in late Federal period architecture. The exterior is clapboard. Going inside, the walls are plaster over split lath. The west side has three holes with hinged lids or doors. The north has a slightly lower seating arrangement for two children. What flooring remains is random-width pine. On the west wall inside is an autograph and date, "Stanton C. Phelps, October 14th, 1916", which is probably the last time that it was whitewashed. While it is missing right now, the ceiling was also plaster and lath.

The ca. 1915 milk house is a front-gabled structure approximately nine feet by twelve feet. **(Photo No. 17)** It has a door on the south; windows on the east, north and west walls with 6/6 sash. There are pintles for shutters. The building rests on a concrete slab whose perimeters rise about two feet creating a corresponding drop in the level of the concrete floor.

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On the north gable end is a clay tile chimney that rises four to five feet above the roof. The round chimney is about eight inches in diameter. On the interior of the milk house the walls are sheathed in pine matchboard. There is no ceiling. On the west side of the single room is a trimmed, concrete, built-in trough cooler with two wood and zinc, or tinned steel, hinged lids. The two troughs were for cooling milk.

A third outbuilding is the north equipment and carriage barn, a relatively early outbuilding. **(Photo No. 18)** It was completely renovated sometime during the late 19th century and again in the year 2000. It is an English style barn, three bays long with weatherboarding on the exterior, and exposed studs on sills on the interior. All the sills are currently replacements of pressure-treated yellow pine. There are log joists between the first and lofts in both the left and right bays, and in the center bay it is partially open and partially floored over. The left or west bay has a board partition to form a farm shop. It had, although currently does not have, a wood floor and a wooden workbench.

The main barn was a traditional English-style barn that was in very poor condition. Remaining from it are its fieldstone foundations.

Southeast of the barn foundations is a small single story cabin or studio on concrete block footings. **(Photo No. 19)** It has a front-gable roof and its entry is on the south elevation through a centered door.

Southwest of the former location of the main barn are the stone foundations and shallow cellar hole of a second barn that collapsed. **(Photo No. 20)**

Archaeological Description

While no ancient Native American sites are known on the Laflin-Phelps Homestead or in the general area (within one mile), sites may be present. Environmental characteristics of the homestead represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient sites. The property includes several level to moderately sloped terraced and hillside locales, containing well-drained soils formed in glacial till in close proximity to wetlands. The homestead occupies the southern slope of Southwick Hill, a drumlin located less than 1,000 feet north of Great Brook. The area lies within the Westfield River drainage, a major tributary of the Connecticut River. Given the above information, the size of the homestead (27.12 acres), and the availability of open space, a high potential exists for locating ancient Native American resources on the nominated property.

A high potential also exists to locate historic archaeological resources on the Laflin-Phelps Homestead property. Structural evidence of several agricultural-related outbuildings are known in the area east of the house. Fieldstone foundations from an English barn that was probably contemporary with the main section of the house (ca. 1821) are visible, as are foundations from a ca. 1840-1860 barn and ca. 1960 cabin. Structural evidence from additional outbuildings may also exist. Archaeological features may accompany the foundation remains identified above. Occupational related features (trash pits, privies, wells) may exist in the area around the main house and in the vicinity of agricultural outbuildings east of the house.

(end)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(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 # _____

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Education

Period of Significance

Ca. 1821-1955

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

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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Statement of Significance

The Lafin-Phelps Homestead is significant as a well-preserved farm complex consisting of a late Federal style home, outbuildings, and fields that were in active agricultural use from ca. 1821 through the 1950s. The farmstead land and buildings are among the last and the best preserved of Southwick's mixed agriculture and dairy farms that characterized the town during the 19th to mid-20th centuries. The Lafin-Phelps House is significant architecturally for its finely designed Federal style, and for its intact collection of interior finishes, furnishings, and family possessions that span eight generations of two families. The homestead displays integrity of location, design, setting, materials, workmanship, feeling, and association. It is significant for criterion A and C, and its period of significance is 1821-1955.

The Lafin-Phelps homestead is significant in Southwick's history for its association with the town's first industry-owning family, the Lafins, who produced gunpowder that was used in the Revolutionary War and in construction of the Erie Canal, through the mid-19th century's westward expansion from Chicago.

The Lafin-Phelps property has local significance.

Colonial Period: 1675-1775

Town Development and the Lafin Family Contribution

Southwick was not involved in King Philip's War and it was not until the 1730s when common land was granted Westfield residents in Southwick that scattered settlement began. As was often the case in western Massachusetts, many speculators bought land that they later sold to settlers. Jonathan Fowler and John Lee were two of those who bought and sold land in the newly opened territory and some of their land was bought in 1749 by Charles and Agnes Lafin who settled on it at Two Mile Brook. Charles sold 38 acres to his son Captain Matthew Lafin in 1757 including the land and farmstead on Two Mile Brook. After this initial purchase, Matthew Lafin continued to add to his property, buying in 1762 an additional 70 acres that included a fully-furnished mill on Two Mile Brook from Elias Willcocks; seven acres near the brook, and finally in 1763 nineteen acres from John Nobele on Two Mile Brook. With approximately 134 acres, much of it traversed by the brook, on which were located a farmstead and a mill, Captain Matthew Lafin was set up to follow both agriculture and industry in Southwick.

By the time of the Revolution, a settlement node in Southwick at Curtis Road and Route 10 was established and it is here that the first meetinghouse was constructed ca. 1773 to serve 34 resident families. Their number was a sparse 841 people in 1776. Due to the late date of its settlement, there was no prolonged

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period of agricultural development in Southwick and its industrial development, beyond the usual grist and sawmill, came earlier than many other towns in the region. The town's first industry was established at the same time that it was being settled as a farming community. By 1775 Captain Matthew Laflin had built up to five powder mills on his property along Two Mile Brook in Southwick and Westfield. Getting quickly to work, he sold his powder to the patriots throughout the Revolutionary War and local historians record that it was used specifically at the Battle of Bunker Hill. Both Captain Matthew Laflin and his son took part in the war.

In addition to establishing the town's first industry, he took an active role in Southwick's government. Laflin was among the petitioners to the General Court in 1765 requesting Southwick's separation from Westfield. He and his wife Lucy Loomis joined the church in 1775: he was church moderator and part of a committee that wrote the church society's constitution. He was surveyor of highways and selectman for five terms.

Reflecting its use, Two Mile Brook came to be known as Powder Mill Brook, later Great Brook. According to the Massachusetts Historical Commission's Reconnaissance Survey of 1982, Laflin's powder mill industry was the most extensive known operation of its kind in the Connecticut River valley in the 18th century. It has been claimed that slaves were used to handle the twenty or so kegs of powder produced each day from these mills.

Federal Period: 1775-1830

Laflin Family History

Captain Laflin and his wife had six children, including two sons who took part in the business. The first son was Matthew Laflin, Jr., followed by Heman Laflin (1778-1853). Captain Matthew Laflin and his son Matthew, Jr., who was thirteen years older than Heman, jointly ran the business; Heman would have joined them as he grew older. Following his father's example, Matthew Laflin, Jr. was active in town life as field driver, fence viewer, selectman, assessor and highway surveyor, town meeting moderator, tax collector, constable and town treasurer. Between 1776 and 1784 Captain Laflin added 70 more acres of meadow and uplands near Two Mile Brook to his holdings.

When Heman was thirty-one years old, in 1809, however, the Laflins sold their Southwick business, maintaining a branch company known as Laflin & Loomis & Company in Lee for yet another generation. Close to the time of the sale of the business in Southwick, Heman Laflin first rented, then bought the Laflin-Phelps Homestead 20 Depot Road in 1821. There were over 100 acres of land associated with the sale.

The land had been in the hands of the Fowler family of Westfield as early as 1787. It was passed down from generation to generation, but there is no record of a house having been built on it until 1821 when Saul Fowler sold the property to Heman Laflin for \$500, at which time a house is mentioned. Saul Fowler (1759-1852) was a Southwick resident who was also in the powder mill business. A Yale educated man

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(class of 1784) he kept a tavern, was active in local government as selectman, assessor, and town clerk, and was a church deacon and representative to the General Court of Massachusetts in 1798 and 1799. Fowler family account books on land transfers dating between 1802 and 1807 do not mention a house on the lot. Whether Heman Laflin bought the land with this house on it or built it himself at the time of the sale has not been determined. Local tradition assigns the house to the Laflin family, however, and its late Federal style is not inconsistent with an 1821 date. **(Photo No. 1)**

Heman Laflin was twice married. First to Clarissa Rising with whom he had two children, Cutler and Lester. His second marriage was to Catherine Eldredge with whom he had five children: Wells, Clarissa, Catherine, Heman, Jr. and Ellen Howard. He was an active member in Southwick's affairs as selectman in 1817-18 and again in 1820. In town he was one of the first subscribers to the new Congregational Church designed by Isaac Damon in 1824. Subsequently, he and his wife contributed \$1,600 for a parsonage.

Laflin Homestead History

The Laflin-Phelps House was constructed as a 2½ - story, high style, late Federal residence that would have been one of the more prominent and elegantly designed buildings in the community at the time. Its front-gable orientation with full eaves returns that form a flushboard tympanum are clearly references to Greek Revival style that was appearing in western Massachusetts in the 1820s. Structural analysis of the house suggests that it was constructed with a 1½ - story ell on the north, or rear, that would have contained a pantry and woodshed. There was a full cellar beneath the main block. Built on a rise that slopes away to the south and west, the house was set back from Depot Road and had views to the south and west. In acknowledgment of these two important elevations there were formal porticoes on both south and west facades that were recorded in later photographs. Both porticoes were pedimented with fluted Doric columns on Longmeadow sandstone plinths and sandstone slab. **(Photo Nos. 1 and 6)** The asymmetrical placement of the west entry made it a secondary entry, however. The south entry was primary. On the interior the house was center hall in plan with four rooms at each floor arranged about two interior chimneys. The southwest parlor retains elegant molding at cornice level and Greek Revival style eared architrave window and door surrounds from the time of construction. **(Photo No. 7)**

An English style barn **(Photo No. 14)**, but now demolished) was also constructed ca. 1820 as the east border of the farmyard. It was arranged in a typical English barn layout: with a central winnowing passage entered from double doors on wrought iron hinges at each side. To the right were animal stalls, to the left open storage space, and above each side were haylofts.

As the farm prospered and the family grew, amenities of the period were added. Following the construction methods of the house and barn, ca. 1825-50 the privy **(Photo No. 11)** was constructed of timber frame,

(continued)

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Laffin-Phelps House
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with painted clapboard exterior beneath a wood shingle roof. Its interior was plastered and whitewashed over accordion lath, while the floor was wide pine boards - uncommonly permanent interior finishes.

A second barn (**Photo No. 13**), a New England style equipment barn, was added to form the north edge of the farmyard ca. 1830-40. It contained a shop on the west end, with bays for farming equipment and carriages in the center and east end.

Attached to the northeast side of the house was a carriage shed, (**Photo No. 3**) added at approximately the same time ca. 1830-40. It contained a small shop on its west end near the house, followed by two broad carriage bays. The gable roof accommodated a room in the shed's attic as well. Construction of the equipment barn, carriage shed, and the privy was an indication of the family's prosperity.

Agriculture

During the first decades of the Federal period, Southwick's farmers practiced a mixed agriculture combining the raising of livestock with the cultivation of crops to support the livestock and crops for family use and sale. Broomcorn and tobacco were introduced during the period and many farmers added those cash crops to their fields. While there are no records of what the Laffins were growing at the time, it is safe to assume that they followed the general pattern of their community. Families involved in industry were also farmers, which is evident in the case of Heman Laffin. In Southwick between 1825 and 1830 farmers switched from growing small amounts of tobacco, to a much more intensive cultivation. This does not appear to have been true of the Laffin farm, however, as there are no tobacco barns remaining to confirm a shift, and extant barns and outbuildings were not altered for tobacco drying use.

For three generations the Laffins manufactured gunpowder in the town of Lee and sold it throughout the east, reaching as far west as Chicago. Laffin gunpowder was used, for instance, in excavating the Erie Canal. Matthew Jr.'s son, also a Matthew, was responsible for moving the company to Chicago in 1837 where it was eventually sold at a profit.

Early Industrial Period: 1830-1870

Laffin Homestead History

It was perhaps their growing family that prompted Heman and Catherine to add to the house ca. 1830-50. During this phase of alteration, the rear 1½-story ell was removed, to be replaced by a two-story ell (**Photo No. 3**) over a cellar. The ell added four rooms to the house, the two on the first floor acting as pantry and entry. This was the first section of the house to be constructed by balloon frame method. Not long after the two-story ell was added it was enlarged with a one-story extension on the north end - perhaps to gain a larger kitchen and pantry at the first floor - and the east side porch was added.

(continued)

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Lafin-Phelps House
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Heman or his son Heman, Jr. also added ca. 1830-60 a large side-hill livestock barn (**Photo No. 14**) east of the house. It is in this barn that Charles Phelps housed his dairy herd. The barn collapsed in the 1950s, but its stone foundations remain.

The atlases of 1855 and 1870 indicate that after Heman Sr.'s death in 1853 the property passed to Heman Lafin, Jr. and his wife Elizabeth. According to census figures for 1860, the Lafins were among the more prosperous farmers in Southwick in real estate and personal property. Heman followed his father and grandfather's active interests in town affairs going a step further as a member of the State House of Representatives in 1855.

In 1865 Marcus Phelps, his wife Susan, and one of his three sons, William, came to Southwick from Otis, Massachusetts. The Phelps bought the Lafin House and farm, it is said, to be nearer their three daughters who lived in Westfield. After 1871 they purchased the Rowland Lafin farm to the east as well. In the 1870 census it is clear that the two generations of Phelps were not living in the same household. Marcus and Susan who were in their seventies were farming and had living with them a domestic servant, Louisa Gillett who was only twelve years old. At a separate house lived William Phelps who was 31 years old and his wife who was listed as Jannie, 27. William had met and married Jane Boyle who until her marriage lived with her parents Emily and John Boyle on Depot Road, the next farm to the west. They had one child in 1870, and even though William was a farm laborer, working no doubt on his parents's farm, they too had household help, Mary McCue an Irish immigrant. The Lafin-Phelps Homestead passed to William and Jane at Marcus's death. William and Jane Phelps had two sons, George and Charles; two daughters, Mary and Frances.

Jane Boyle Phelps's father John was prominent in town. In 1870 he was listed in the federal census as being 67 years old and farming. As an Irish immigrant Boyle came to Southwick when he worked on construction of the railroad. By the time the Farmington Canal was built, Boyle had gone from laborer to contractor and took part in the canal construction as a general contractor with his own crew of laborers. John and his wife Emily owned considerable acreage on and around Depot Road.

Late Industrial Period: 1870-1915

Lafin-Phelps Homestead History

About 1880-95 William and Jane Phelps altered the exterior of the Lafin-Phelps House to bring it up-to-date stylistically. The south portico was taken down and a full-width late Italianate/Queen Anne style porch was added. The west portico was replaced with an Italianate style hood on consoles. These two changes

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Laflin-Phelps House
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subtly shifted the orientation of the house more exclusively to Depot Road and away from town. It may have been at this time that the porch on the east side of the ell was enclosed to add more useable space off the first floor kitchen.

Modernization included windows on the first floor that were altered from 12/12 sash to 4/4. By 1880 William Phelps had made a change in his occupation, listing his primary occupation on the federal census not as a farmer, but as a butcher. It is probably from this date that the first floor room in the attached carriage shed was converted to a butcher room. William partitioned off the northwest corner of the room into a meat and storage locker with a tin-lined box for a ceiling into which cool water or ice could be put to control temperatures.

Although William may have devoted considerable time to being a butcher, he continued to run the two farms with the help of Emerson Hubbard, a live-in laborer. Jane had the help of a live-in servant Candace Edwards for her share of the work of the farm.

The third generation to own the Laflin-Phelps homestead was that of Charles and Musette Phelps. In 1901 Charles Phelps married Musette Carr from Rhode Island and in 1909 at William Phelps's death, the homestead passed to them. The 1912 atlas actually lists the farm as the property of Mrs. Phelps. At the same time, Charles's brother George inherited the former Rowland Laflin farm to the east. Charles and Musette had two sons Stanford and Reginald, and a daughter Mildred. All three were born on the farm.

The next series of alterations to the house that appear to have been made between 1895 and 1910 may date from this generational change in ownership. The house was expanded slightly and its interior updated in several rooms and organized to contain the growing family possessions. A second floor was added to the single-story enlargement of the two-story ell to add a small bedroom and a hallway. A doorway was opened to the second floor of the carriage shed as well, making that room directly accessible from the wing. It may be from this period that the carriage attic room, more easily accessible from inside the house, became the designated storage place for accumulating family belongings, household features and farm equipment. A new fireplace surround was put in place in the southeast sitting room and the old surround placed in storage. The new surround was a marbleized slate and had a cast iron coal grill, marking a shift to coal use for additional heating. Sometime during this period the two bulkheads to the basement under the main block of the house were filled in, and a single opening was located on the west elevation just north of the west door.

Early Modern Period: 1915-1940

Tobacco and dairying were Southwick's primary agricultural activities during this period. For the first few years that he owned the farm, Charles Phelps continued a mixed agriculture that his father had practiced,

(continued)

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but about 1915 he made a deliberate shift from general agriculture to dairy farming. As had his father, Charles actually ran two farms, his and his brother's next door, as George was less interested in farming. One of the first additions to the farm to accommodate dairy production was a milk house, ca. 1915 (Photo No. 12). The frame milk house with its concrete floor for sanitary milk handling was built near the cow barn and contained two concrete cooling tanks with hinged, tin-lined wood covers at each side of the center entry. A small pasteurization unit may also have been vented through a clay tile chimney. In later years the building was used as a boys's clubhouse and a gardening shed.

A windmill was added to the property ca. 1915 in the north field as watering place for cows. It consisted of a triangular steel trussed tower and large brick and mortared cistern. The tower was blown down in storms but the cistern and tower foundations remain.

Charles developed a local milk route and Reginald traveled with him, selling fresh cream and unpasteurized milk for 8 cents a quart. They got a milk cart from dairy farmer Addison Coe's widow Millie for \$100 and painted over it "C.H. Phelps." Two horses pulled the cart on a good route that included 40-50 customers in Westfield. When Reginald was twelve his father got blood poisoning and was partly handicapped by the illness. He still milked and with Reginald's help kept the dairy farm going. Reginald milked, clarified, cooled, packed the milk, and drove the horse drawn delivery wagon, so that working together, they kept their customers. Meanwhile, Musette Phelps maintained the family gardens, sold produce, substitute taught at Westfield High School and worked afternoons in Southwick's library. The Phelps children graduated from Westfield High School and both men made decisions not to continue the farming tradition. Stanton went to Harvard College from which he graduated in classical languages. After graduation from Harvard, he ran a tutoring business in the Washington, D.C. area and held several government positions.

Reginald's sister Mildred took business courses, became a comptometer operator and then worked at the Springfield Telephone Company. She married in 1927. Reginald graduated from Westfield High School, then from Harvard in 1930. During his college years he returned to Southwick and the farm each summer. Awarded a Shaw Travelling fellowship after graduation, Reginald spent the year of 1931 in Germany where he observed the rising of the Nazis first hand. During that year as part of his study and out of curiosity about the political life of Germany, Reginald went to Social Democratic and Nazi meetings. In the spring of 1931 he went to a rally near his pension where Italian fascists were scheduled to talk. When Hitler arrived at the meeting and took his place on a platform, an acquaintance of Reginald's wanted him to sit with Hitler, but Reginald understood the implications and refused. The experience of first-hand study of German politics and actual witness to Hitler's tirade against the French was significant in his participation in the war to come.

At the end of his fellowship period, Reginald returned to Harvard to do graduate work and teach, and got a master's degree in German in 1933. For four summers (1932, '33, '35 and '36) rather than going to

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Southwick to help on the farm, he returned to Germany in the role of a correspondent, wrote book reviews and sent back articles on European affairs to the *Boston Transcript*, *Springfield Republican*, and the

Christian Science Monitor. In the last of those summers, Reginald met Julia Sears who was studying German art. Julia had been born in Boston in 1916 and had received a bachelor's degree in philosophy at Radcliffe College. She had gone to Spain to study the history of art after graduation, but her arrival coincided with the outbreak of the Spanish Civil War. Realizing that staying in Spain was not possible, she slipped out of the country and made her way to Germany where she turned to the study of German art. There she met Reginald in 1936. At the end of her study year, she returned to Cambridge and Radcliffe to continue graduate work getting a master's degree and a Ph.D. in fine arts at Radcliffe. Her Ph.D. thesis of 1953 was *The Treatment of Space in Reichenau Manuscript Painting of the Ottoman Period*.

Julia Grey Sears and Reginald Phelps were married in 1938 and lived in Cambridge. In the summer of 1939 they returned to Europe for a few months.

1940-present

During World War II Julia and Reginald Phelps joined the United States Office of Strategic Services (OSS) where, with their language skills and understanding of the German culture and political life, they were valuable to the war effort. Julia translated German documents for the OSS in Washington, D.C. and then in London from 1944. Reginald was a civilian member of a counter intelligence unit that was trying to identify the Allies's opposing members. He worked decoding documents with a cryptologist that the British had got out of Nazi territory and who only few people knew existed. The counterintelligence units were also trying to reestablish their contacts within occupied territory from before the German invasions into Austria, Holland, and Switzerland. Late in the winter of 1944 he went to France with American intelligence units to establish contacts, then returned to England. In 1945 when surrender began, he was given the assignment of interrogating the man who fell heir to Hitler's intelligence, Hans Kattenbuhne. Among other things, Reginald's interrogation led Kattenbuhne to give Reginald the code numbers for German operations in South America. Possession of the code enabled the Allies to identify German operatives, trace some of the fleeing Nazis and their South American supporters. From London, Reginald's unit then went to Weisbaden in the occupied zones where he continued to work with Intelligence until the war was ended.

Back in Cambridge in 1946, the Phelps resumed their academic lives dividing their time between Cambridge and Southwick. Julia was assistant to the curator of Harvard's Busch-Reisinger Museum, then became director of the Wellesley College Art Museum, before turning exclusively to teaching. At the Busch-Reisinger Museum, she published an exhibition catalogue with an essay on its topic, *Twentieth Century Germanic Art from Private Collections in Greater Boston*, 1961. She lectured on German art at Harvard University for several years and taught at Harvard University Extension School. She published her research

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in art historical journals and was known as a scholar of the German Expressionist movement. From 1962-1995 she was a faculty member of the Radcliffe Seminars Program where she was one of the founders of an integrated study of art, literature, religion, and political history. She also conducted art tours of Europe for the Program. In 1984 Phelps was awarded the Radcliffe College Presidential Commendation for Distinguished Teaching. She received an Ashley Fellowship at Trent University in Peterborough, Ontario and the Order of Merit from the Federal Republic of Germany in 1989. Julia Phelps died in 1995 at the age of 79. In her honor, Radcliffe Seminars holds an annual Julia S. Phelps lecture in Art and the Humanities.

Reginald Phelps completed his doctoral work in history in 1947. That year he went to Columbia University as Assistant Professor of German but was asked to return to Harvard in 1949 as Associate Dean of the Graduate School of Arts and Sciences. In subsequent years he was Dean of Special Students, Director of University Extension, and lecturer on German at the University. In 1950 he published *The German Heritage: Readings at the Second Level*, New York.

Several books were compiled and edited by Phelps and Jack M. Stein, a colleague from Columbia University. They are, *The German Scientific Heritage*, New York, 1962; *The German Heritage*, New York, 1958 and 1970; *Germany: A Study of the Educational System*, Washington, D.C., 1966.

At Charles Phelps's death in 1960, the Laflin-Phelps homestead passed to Reginald and Julia Phelps, and became their summer home. They kept the farm in limited agricultural use through the 1960s with the aid of hired farm help. They leased some of the farm's land and kept enough in hay for their own cattle and some tobacco. Fruit trees planted by Charles Phelps continued to bear and crops of apples and peaches, plums, and quince were sold locally. It was here also over the next decades that the couple's academic work continued through the summer months, though it lasted well beyond the end date of the period of significance of 1955. Reginald and Julia had a strong library and could work in Southwick's agreeable rural atmosphere. The Phelps had three children: William, Henry, and Susan.

No longer a fully active farm, the changes made by this fourth generation of Phelps were fewer and aimed at domestic rather than agricultural improvements. Circa 1961 Walter D. Anderson, a local carpenter installed a first floor bathroom in a portion of the pantry space. At the same time, he built the small studio (Photo No. 15) as a retreat for William and Henry Phelps. It is roughly on the site of an earlier outbuilding, a cowshed, that had been burned down by an arsonist ca. 1956. A formal flower garden was planted in the east yard of the house and on the west ca. 1961 a flagstone terrace was added on the west elevation at the kitchen level. There was a major loss at the farm when the sidehill barn collapsed under snow loads in 1950.

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Over the past three years, the homestead, directed by William, Henry and Susan Phelps, has undergone repair following a scope of work prepared by William Barlow, National Park Service architect, Boston. The house, was painted, foundations were repaired, the two chimneys were rebuilt, and the roof repaired. On the interior a new heating system was installed, a late Victorian-style fireplace surround in the southeast parlor was taken down and its Federal predecessor was brought down from the attic, repaired, and replaced at its original opening.

The north equipment and carriage barn that had severely deteriorated was stabilized with new pressure treated sill, first floor studs were replaced; posts were repaired or replaced as necessary; exterior weatherboards were replaced

The large English style barn was demolished in 2004. Several of its features were retained: the cow feeding trough lid and trough boards were saved.

Finally, five generations worth of household artifacts from woodstoves to successive generations of hardware and family possessions have been organized in a central attic space providing an unusual glimpse of 19th and 20th century artifacts.

Archaeological Significance

Since patterns of ancient Native American settlement and subsistence in Southwick are poorly understood, any surviving sites could be significant. Ancient resources on the nominated property may contain data that identifies patterns of Native American landuse in a temperate forest riverine environment. Important information may be present indicating the role of sites along tributary streams of the Westfield River to larger core areas along the main branch of the Westfield and Connecticut rivers. Regional and/or seasonal variability may also be present between sites and secondary drainages. Information may be present at sites on the property that contribute to research topics focusing on lithic tool assemblages and chronologies, ceramic technology and style and the analysis of prehistoric exchange. While the Connecticut River provided a regional north/south corridor for transportation and the movement of goods and ideas, its tributaries including the Westfield River and Great Brook may have played a vital role in a similar function for an east/west corridor covering a much smaller geographical area.

Historic archaeological resources described above may contribute additional information that helps document a well-preserved farm complex in the Connecticut Valley uplands that remained in active agricultural use from ca. 1821 through the 1950s. Archaeological resources may also contribute important information relating to the social, cultural, and economic characteristics of the homestead inhabitants and the extent that prosperity characterized the farm and its occupants. Additional documentary research combined with archaeological survey and testing can help document the location and function of outbuildings associated with domestic and agricultural functions on the homestead. Archaeological data

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may exist that indicates some outbuildings were used for manufacturing activities or cottage industries were present to supplement agricultural production. Detailed analysis of the contents of occupational-related features may also help document agricultural and other economic related activities on the farm. Structural evidence from outbuildings and the contents of occupational-related features may also contain important information that documents the affluence or prosperity reported for the farm's inhabitants.

(end)

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(end)

Name of Property Laflin
PhelpsHomestead

County, State Hampden, Massachusetts

10. Geographical Data

Acreage of Property 27.12 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 18	684750	4657940	3. 18	685020	4658110
Zone	Easting	Northing	Zone	Easting	Northing
2. 18	684820	4658090	4. 18	684810	4657920
Zone	Easting	Northing	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Bonnie Parsons/Principal Planner; Lee Hamberg, consultant, with Betsy Friedberg, NR
Director, MHC

organization Massachusetts Historical Commission date October 2005

street & number 220 Morrissey Boulevard telephone (617) 727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name William Phelps, Trustee; Phelps Family Trust

street & number 20 Depot Street; P.O. Box 196 telephone _____

city or town Southwick state MA zip code 01077

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Lafin-Phelps House
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Geographical Data

Verbal Boundary Description

Please see the attached assessor's map for a boundary description.

Boundary Justification

The boundaries coincide with the lot lines of the Phelps property. The land was part of the property from its earliest deeds and includes agricultural land that was used by the families that occupied this house. All of the resources are within these boundaries.

(end)

PHOTOGRAPHS

Photographer: Barbara MacEwan, LHC

Date: May, 2003

Location of Negatives: Pioneer Valley Planning Commission

1. View to Northeast
2. View to northeast, detail
3. View to northwest
4. View to south
5. View to southeast
6. View to east

Photographer: Bonnie Parsons

Date: June 2005

Location of Negatives: Pioneer Valley Planning Commission

7. Interior, southwest room, view to north
8. Interior, view to northwest corner of former kitchen
9. Interior, northeast room, view to north
10. Interior, second floor hall, looking south
11. Interior, second floor bedroom fireplace

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**Laflin-Phelps House
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- 12. Detail: southwest room fireplace
- 13. Detail: southwest room window surround
- 14. Southeast room, view to north
- 15. Northeast room, view to south

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National Park Service

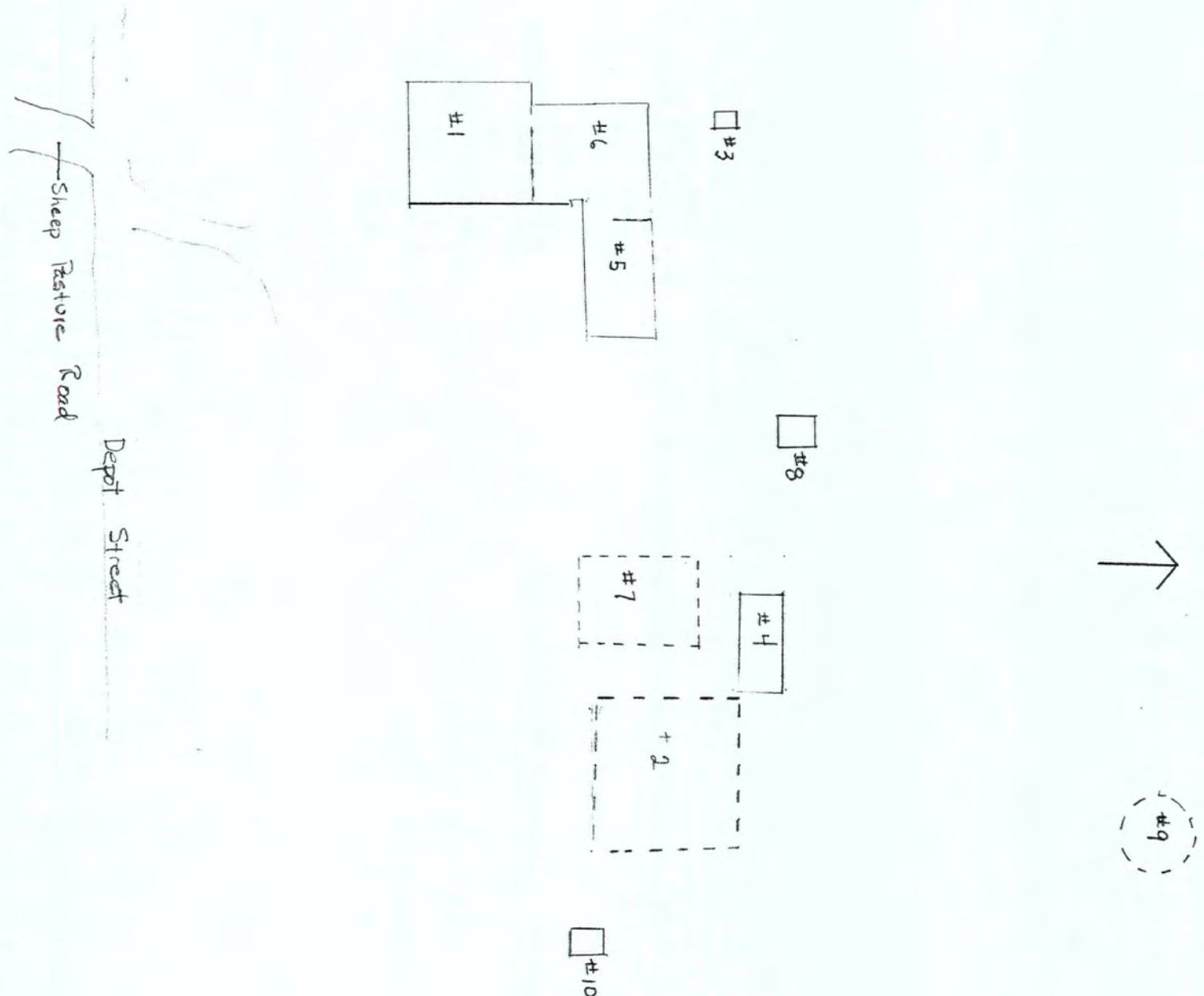
National Register of Historic Places
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Lafin-Phelps Homestead
Southwick, Massachusetts

Additional Documentation – Sketch Map



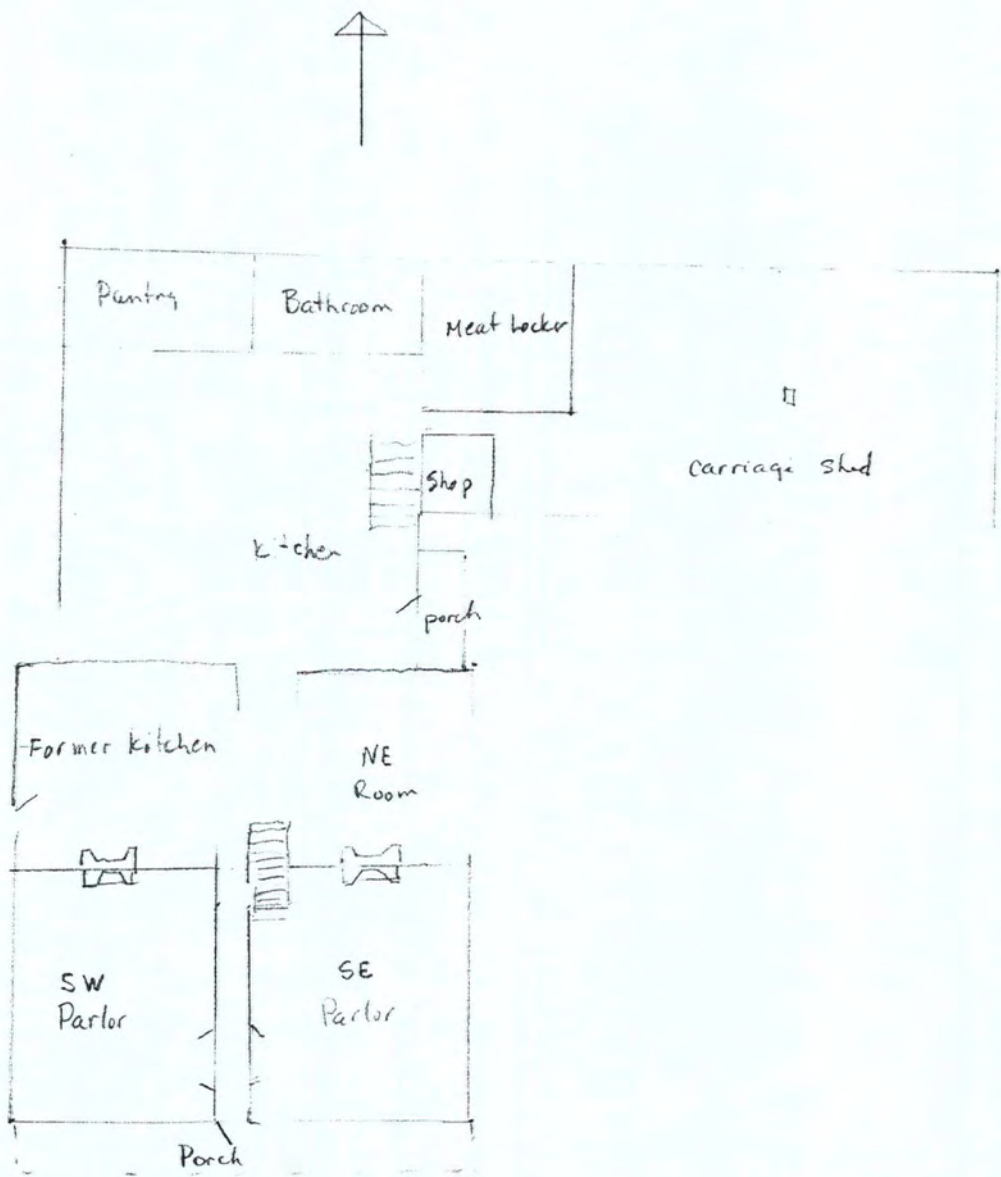
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Lafin-Phelps Homestead
Southwick, Massachusetts

Additional Documentation – Sketch Floor Plan



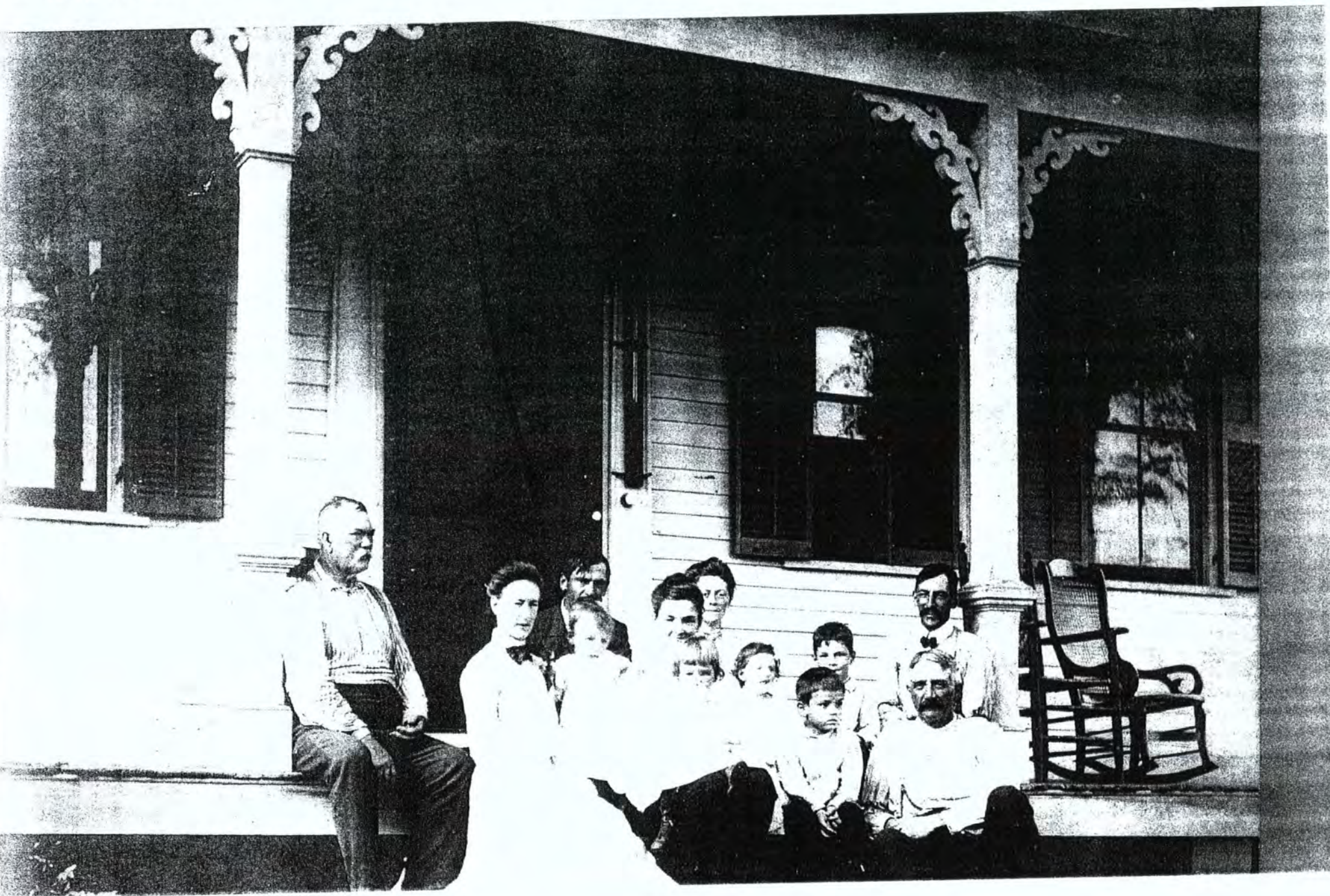
First Floor Sketch Plan

Laflin-Phelps House
Data Sheet

Map #	MHC #	Address	Historic Name	Date	Style	Resource	C/NC
16-186		20 Depot Street	Laflin-Phelps House	ca. 1821	Federal	B	C
16-186		20 Depot Street	Privy	1825-50	utilitarian	B	C
16-186		20 Depot Street	Milk House	1915	utilitarian	B	C
16-186		20 Depot Street	English barn foundations	ca. 1821	N/A	Si	C
16-186		20 Depot Street	north equipment and carriage barn	1830-40	utilitarian	B	C
16-186		20 Depot Street	barn foundations	1840-60	N/A	Si	C
16-186		20 Depot Street	studio	ca. 1961	utilitarian	B	NC
16-186		20 Depot Street	windmill tower foundations	ca. 1915	utilitarian	Str.	C
16-186		20 Depot Street	cistern	ca. 1915	utilitarian	Str.	C

Resource	Contributing	Non-contributing
Buildings	4	1
Structures	2	0
Site	2	0
Total	8	1

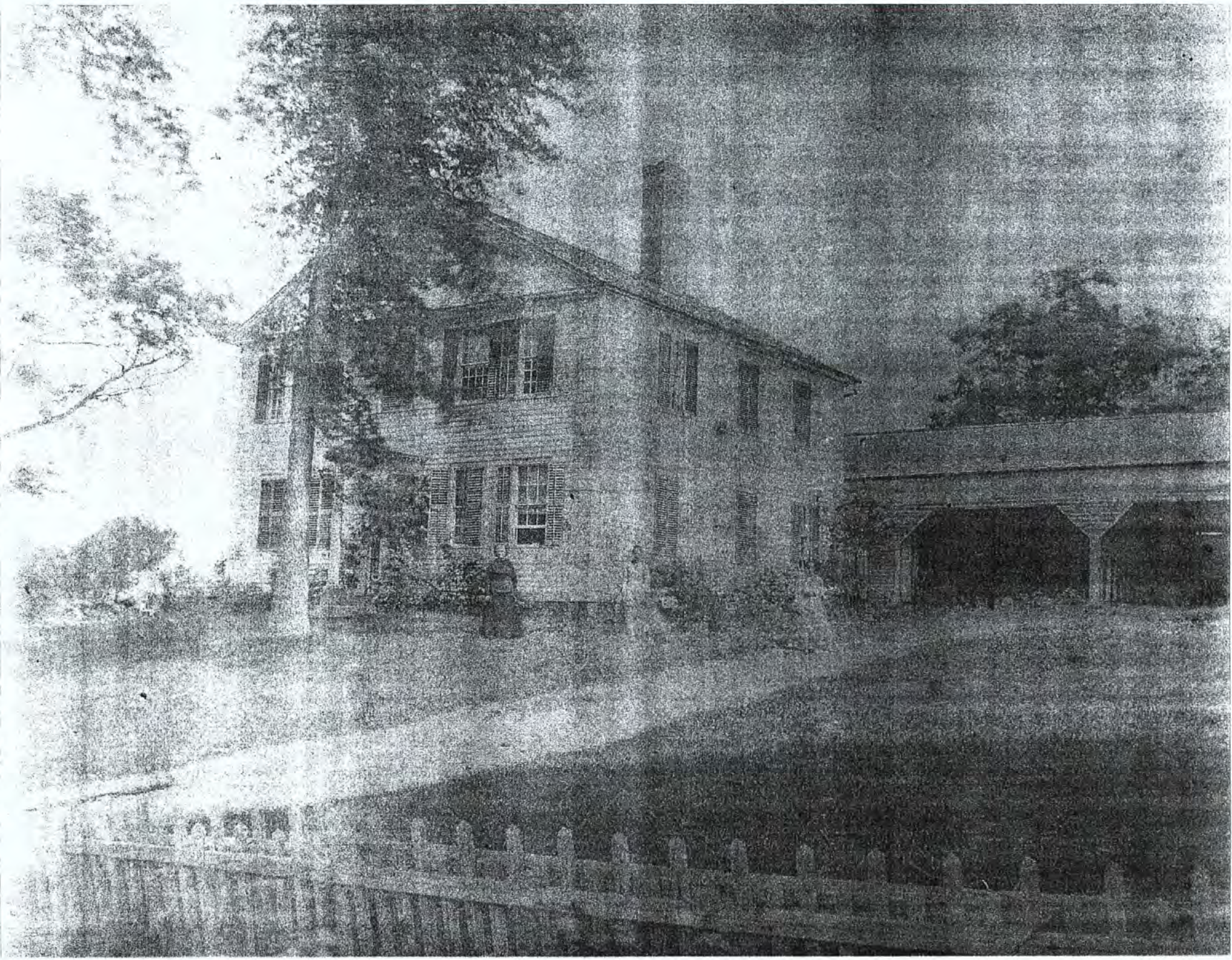
ca. 1915
20 Depot St.
Southwick, MA





ca. 1920-30
20 Depot St
Southwick, MA

20 Sept 88, Southwick, MA





ca. 1915
20 Depot St.
Southwich, MA

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Laflin--Phelps Homestead

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampden

DATE RECEIVED: 10/25/05 DATE OF PENDING LIST: 11/21/05
DATE OF 16TH DAY: 12/06/05 DATE OF 45TH DAY: 12/08/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05001371

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12-6-05 DATE

ABSTRACT/SUMMARY COMMENTS:

COLLECTED IN THE
NATIONAL REGISTER

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Lafayette - Phelps House
Hampden, Massachusetts
Barbara MacEwan

May, 2003

PVPC

View to Northwest

Photo No. 1



Lefflin - Phelps House
Hampden, Massachusetts
Barbara Mac Ewen
May, 2003

PVPC
View to North ~~west~~
Photo No. 2



Lafayette - Phelps House
Hampden Massachusetts

Barbara Mac Ewan

May, 2002

PvPe

View to North West

Photo No. 3



Lefflin - Phelps House
Hampden, Massachusetts
Barbara Mac Ewan
May, 2003
PVPc
view to south
Photo No. 4



Jaffin - Phelps House
Hampden, Massachusetts

Barbara Mac Ewan

May, 2003

PV PC

View to south east

Photo No. 5



Lefflin - Phelps House
Hampden, Massachusetts
Barbara MacEwen
May, 2003
PRPC
View to east
Photo No. 6



Latlin-Phelps Homestead
Hampden, MA

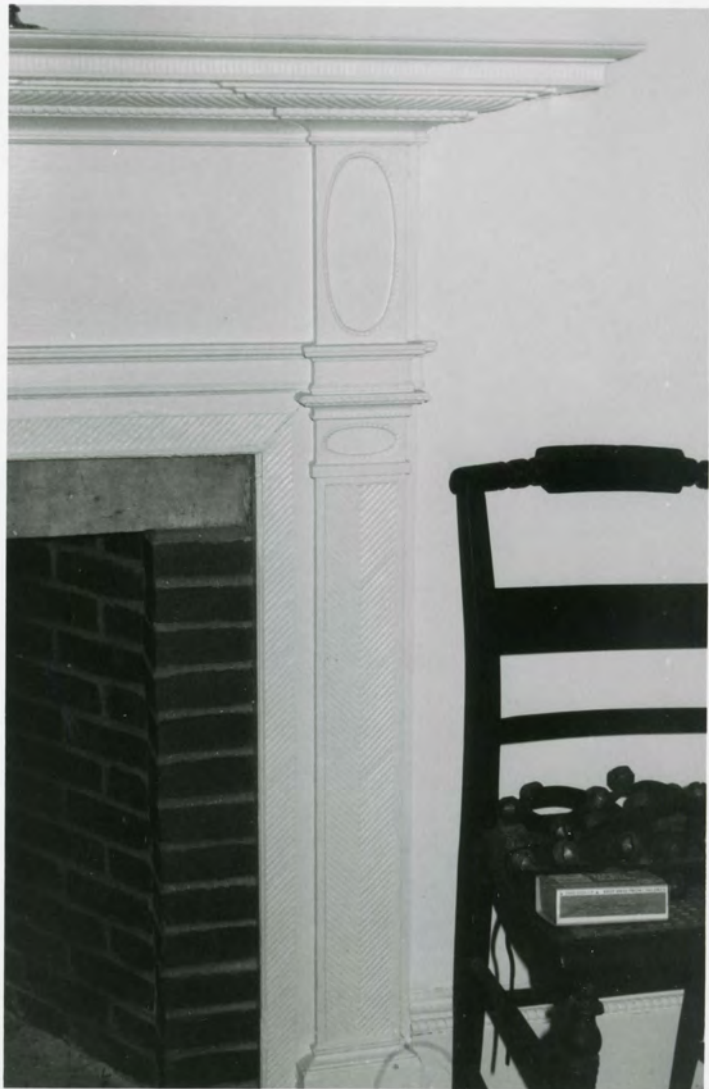
Bonnie Parsons

June, 2005

PVPC

Southwest room, view to north

Photo No. 7



Latlin-Phelps Homestead

Hampden, MA

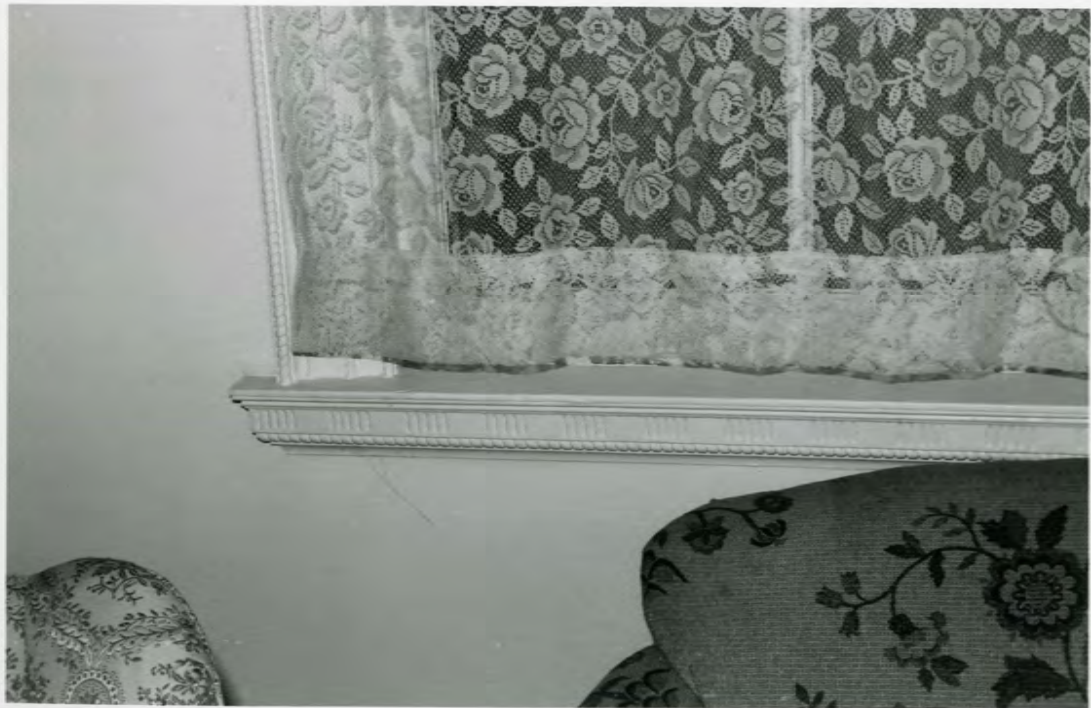
Bonnie Parsons

June, 2005

PVPC

South west room fire place-detail

Photo No. 8



Latlin-Phelps Homestead

Hampden, MA

Bonnie Parsons

June, 2005

PvPC

South west room, detail of window surround.

Photo No. 9



Laflin-Phelps Homestead

Hampden, MA

Bonnie Parsons

June, 2005

PVPC

South east room, view to north

Photo No. 10



Lafayette Phelps Homestead

Hampden, MA

Bonnie Parsons

June, 2005

PVPC

North east room, view to South

Photo No. 11



Kafila - Phelps Homestead
Hampton, MA

Bonnie Parsons

June, 2005

PVPC

View to North West corner of former
kitchen.

Photo No. 12



Lafkin-Phelps Homestead

Hampden, MA

Bonnie Parsons

June, 2005

PVPC

North east room, view to north

Photo No. 13



Latlin - Phelps Homestead

Hamden, MA

Bonnie Parsons

June, 2005

PUPC

View of Second Floor Hall, looking south

Photo No. 14



Lafayette Phelps Homestead

Hampden, MA

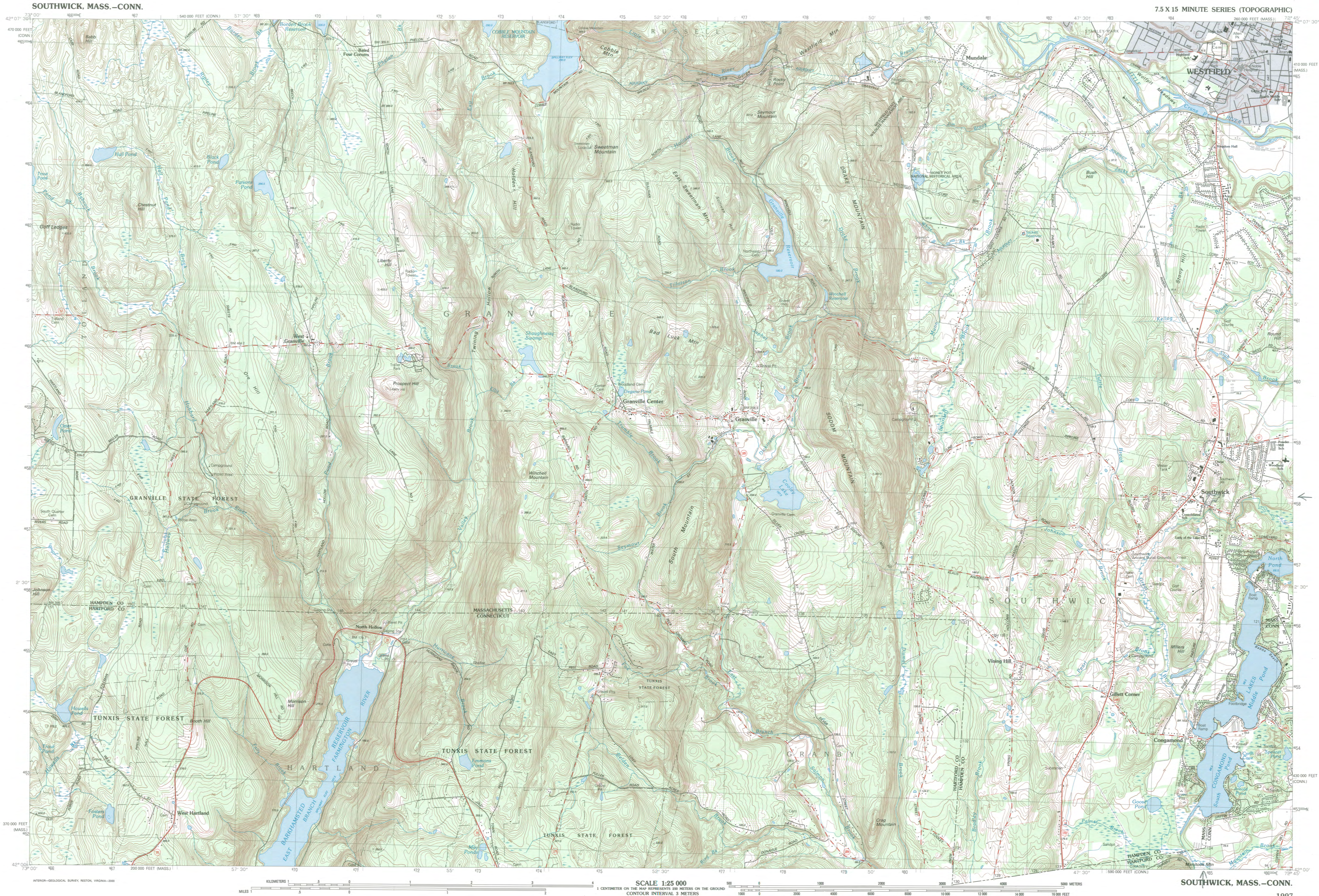
Bonnie Parsons

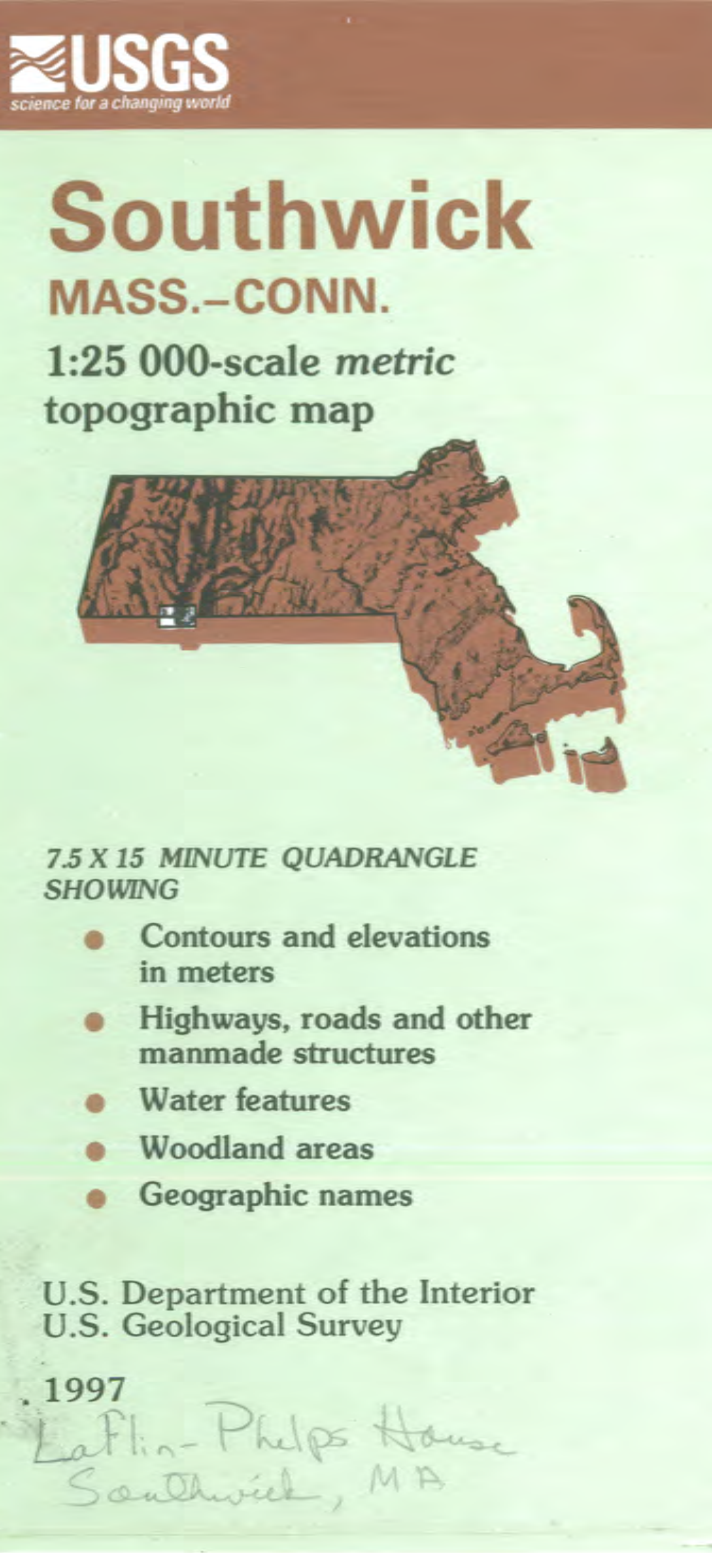
June, 2005

PVPC

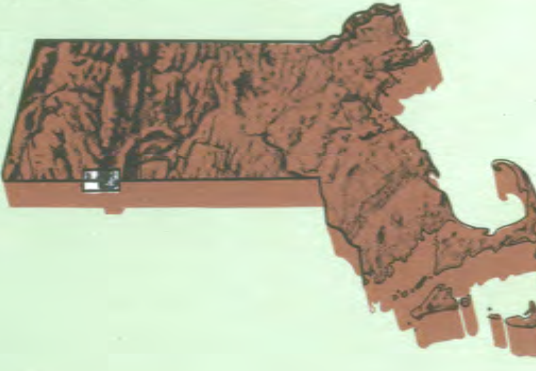
View of second floor, SE bedroom fireplace

Photo No. 15





Southwick
MASS.-CONN.
1:25 000-scale metric
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

U.S. Department of the Interior
U.S. Geological Survey

1997
Leffin-Phelps House
Southwick, MA

Produced by the United States Geological Survey
Derived from imagery taken 1980 and other sources. Photorectified using imagery taken 1997; no major culture or drainage changes observed. Survey control current as of 1993
Boundaries, other than corporate, revised 2000
This area also covered by 7.5-minute 1:25,000-scale maps: West Granville 1971 and Southwick 1972
North American Datum of 1927 (NAD 27). Projection and 1000-meter grid. Universal Transverse Mercator, zone 18
10 000-foot ticks. Massachusetts coordinate system, mainland zone and Connecticut coordinate system
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
There may be private buildings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE	
Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

DECLINATION DIAGRAM	
UTM	GN
141°	139°
288 MILS	25 MILS

UTM grid convergence (GN) and 200 magnetic declination (MN) at center of map
Diagram is approximate

ADJOINING MAPS		
1	2	3
1	2	3
4	5	6
7	8	9

1 Otis
2 Springfield North
3 Springfield South
4 Westfield (7.5')
5 New Hartford (7.5')
6 Taunton (7.5')
7 Westfield (7.5')
8 Windsor Locks (7.5')

ISBN 0-607-93597-9
9 780607 935974

Topographic Map Symbols

Primary highway, hard surface	.....
Secondary highway, hard surface	.....
Light-duty road, hard or improved surface	.....
Unimproved road; trail	.....
Route marker: Interstate; U. S.; State	.....
Railroad: standard gage; narrow gage	.....
Bridge: drawbridge	.....
Footbridge: overpass; underpass	.....
Build-up area: only selected landmark buildings shown	.....
House: barn; church; school; large structure	.....
Boundary	.....
National, with monument	.....
State	.....
County, parish	.....
Civil township, precinct, district	.....
Incorporated city, village, town	.....
National or State reservation; small park	.....
Land grant with monument; found section corner	.....
U. S. public lands survey: range, township, section	.....
Range, township, section line: location approximate	.....
Fence or field line	.....
Power transmission line, located tower	.....
Dam: dam with lock	.....
Cemetery: grave	.....
Campground; picnic area; U. S. location monument	.....
Windmill; water well; spring	.....
Mine shaft; prospect; adit or mine	.....
Control: horizontal station; vertical station; spot elevation	.....
Contours: index; intermediate; supplementary; depression	.....
Distorted surface: strip mine, lava, sand	.....
Bathymetric contours: index; intermediate	.....
Perennial lake and stream; intermittent lake and stream	.....
Rapids; large and small; falls, large and small	.....
Swamp; marsh	.....
Submerged marsh; land subject to controlled inundation	.....
Woodland; scattered trees	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

A pamphlet describing topographic maps is available on request
FOR SALE BY U.S. GEOLOGICAL SURVEY
P.O. BOX 25286, DENVER, COLORADO 80225

1997



Town of Southwick
Not to Scale

N
↑



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

October 14, 2004

Dr. John Roberts
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Dr. Roberts:

Enclosed please find the following nomination form:

Laflin-Phelps House, 20 Depot Street, Southwick (Hampden), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Phelps Family Trust, attn: William Phelps
Barbara MacEwan, Southwick Historical Commission
Bonnie Parsons, PVPC, consultant
Art Pinell, Board of Selectmen