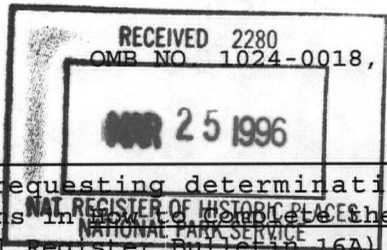


UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



485

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in NAT. REGISTER OF HISTORIC PLACES 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 information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, 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 Phelps Town Hall

other names/site number _____

2. Location

street & number 79 Main Street [] not for publication

village Phelps [] vicinity

state New York code NY county Ontario code 069 zip code 14532

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.)

J.W. Alden 15 March 96
Deputy Commissioner for Historic Preservation Date

NYS Office of Parks, Recreation and Historic Preservation

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of commenting or other official _____ 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: _____

Signature of Keeper Burt R. Savage Date of Action 5/9/96

5. Classification

Ownership of Property/Category of Property/Number of Resources within Property
(Check as many (check box) (do not include previously listed resources in the count)
boxes as apply)

Table with 3 columns: Ownership/Category, Number of Resources, and Property Type. Includes rows for private/public (local/state/federal), building(s), district, site, structure, object, buildings, sites, structures, objects, Total, and Number of contributing resources previously listed in the National Register: NA.

NAME OF RELATED MULTIPLE PROPERTY DOCUMENTATION FORM:

NA

6. Function or Use

Historic Function

Current Function

GOVERNMENT: Town hall
monument

GOVERNMENT: Town and village offices

7. Description

Architectural Classification

Materials

(enter categories from instructions)

(enter categories from instructions)

MID-19th Century: Greek Revival
20th Century Revival: Classical Revival

foundation stone
walls sandstone
roof asphalt shingles
other

Narrative Description

See attached continuation sheets.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Phelps Town Hall
Phelps, Ontario County

Section 7, Description, page 1

Description

The Phelps Town Hall, built in 1849 and remodelled in 1912-13, is a two-story, Classically inspired, sandstone building. Located in the village of Phelps on the south side of Main Street on the east end of the village's historic central business district, the Town Hall is a prominent visual anchor to a remarkably intact group of several dozen late nineteenth to early twentieth century commercial buildings, all of which appear to be National Register eligible in a district context. (The district may be nominated if and when a comprehensive, intensive level survey is conducted.) The village of Phelps is a relatively small, cross-roads community, similar to many hamlets and villages established in the Finger Lakes Region of New York State during the early nineteenth century; Phelps, like most of these typical communities, primarily served as a bustling center of commercial, social, political and religious activity for the surrounding rural agrarian region.

The building occupies nearly all of its lot; like its immediate neighbors in the adjacent central business district, the Town Hall abuts the sidewalk. The two-story, three-bay-wide, four-bay-deep, cut sandstone building is characterized by a standard Greek Revival form, i.e., a rectangular, gable-roofed main block with its gable end to the street. Dressed stones on the front facade are laid in horizontal courses; side and rear elevations are laid in random ashlar.

The Neoclassical veneer on the front facade dates to 1912-13 when the building was rebuilt after a devastating fire in 1911. (The entire interior was gutted in the fire; all that was left standing was the stone shell.) The building originally displayed a three-bay-wide facade with six-over-six, double-hung sash windows at the second story and a central entrance flanked by small storefronts at the first story. A simple, one-story wooden porch with a balcony and balustrade originally spanned the front facade. In its present configuration, the facade is distinguished by four two-story, fluted Ionic pilasters, a Neoclassical entrance portico supported by fluted Doric columns in antis, and large, multi-paned, Colonial Revival inspired, picture windows. The original frame bell tower, destroyed by fire in 1911, was replaced with an elegant, Federal-inspired clock tower.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Phelps Town Hall
Phelps, Ontario County

Section 7, Description, page 2

During the 1912-13 post-fire restoration, the interior was modestly rebuilt with office spaces on the first story and an auditorium with a stage on the second story. (The lavish mahogany interior details of the original building could not be replaced.) These relatively plain and undistinguished interior features have been extensively altered over the years; even the stage has been removed. Consequently, no interior features contribute to the significance of the building, with the exception of a small, unfinished room in the basement. This room, distinguished by original iron bars on the small basement window, formerly served as the town jail.

There are no other components (either contributing or non-contributing) located on the property.

8. Statement of Significance

Applicable National Register Criteria

(Mark an "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 that 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 pre-history or history.

Criteria Considerations: NA

- A** owned by a 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

See attached continuation sheets.

9. Major Bibliographical References

Phelps, New York. Town Historian (John Parmalee). Research files.

Previous documentation on file (NPS): Primary location of additional data:

- | | |
|---|---|
| <input type="checkbox"/> preliminary determination of individual listing (36 CFR 67) has been requested | <input type="checkbox"/> State historic preservation office |
| <input type="checkbox"/> previously listed in the National Register | <input type="checkbox"/> Other State agency |
| <input type="checkbox"/> previously determined eligible by the National Register | <input type="checkbox"/> Federal agency |
| <input type="checkbox"/> designated a National Historic Landmark | <input type="checkbox"/> Local government |
| <input type="checkbox"/> recorded by Historic American Building Survey # _____ | <input type="checkbox"/> University |
| <input type="checkbox"/> recorded by Historic American Engineering Record # _____ | <input checked="" type="checkbox"/> Other |

Area of Significance

(Enter categories from instructions.)

POLITICS/GOVERNMENT

ARCHITECTURE

Period of Significance

1849 - 1913

Significant Dates

1849; 1912-13

Significant Person

(Complete if Criterion B is marked above.)

na

Cultural Affiliation

na

Architect/Builder

1849: John Bloomer & Sons

1912: J. Foster Warner

and Fred Shaw

Name of repository:

Phelps Town Historian

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Phelps Town Hall
Phelps, Ontario County

Section 8, Significance, page 1

Significance

The Phelps Town Hall, erected in 1849 and remodeled in 1912-13, is architecturally and historically significant as an important example of civic architecture in the village of Phelps. The building, still in use as local government offices, is architecturally significant as a Greek Revival style town hall with distinguished Neoclassical style modifications. The building is additionally significant for its association with the political life of the citizens of both the town and village of Phelps.

Under criterion C, the building is significant as a representative example of a town hall. Distinctive characteristics of the type embodied in the building are its prominent location in the core of the central business district; its massive clock tower (providing a public service); and its imposing and elegant presence (proclaiming a sense of community pride and patriotism). During the nineteenth century, the town hall also housed two commercial enterprises;¹ this mixed use was typical of public buildings in small village settings.

The building is also a distinguished example of the Greek Revival and Neoclassical style as applied to civic architecture. The basic form, materials and method of construction date to the Greek Revival era, while the decorative features on the front facade recall the Neoclassical and Georgian Revival styles. Particularly notable features include the finely executed masonry construction (despite some areas of poorly executed repointing with modern concrete), monumental, fluted pilasters, and an elegant clock tower with paired, fluted Corinthian columns.

1. The east storefront was occupied by a harness shop owned by W.H. Concord, Justice of the Peace. The west storefront housed a jewelry and watch repair store owned by Cornelius Lowden, Town Clerk. Both stores were destroyed by the 1911 fire.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Phelps Town Hall
Phelps, Ontario County

Section 8, Significance, page 2

The Town Hall is historically significant for its long (and continued) association with the local governments of both the town and village of Phelps. In addition to housing virtually all local government activity, the building was, for many decades, the center of many social and community activities as well. Serving for many years as the area's largest public facility, the Town Hall hosted a number of prominent visitors and speakers, including Susan B. Anthony, James Buchanan, Stephen A. Douglas and Horace Greeley, as well as a variety of entertainment and educational presentations.

With its prominent location on Main Street, the building remains a visual focal point in the village's historic central business district. Recently designated an historic landmark by the local government, the Town Hall survives as one of Phelps's finest examples of historic architecture.

Phelps Town Hall, Naples, Ontario County

10. Geographical Data

Acreage of property less than one

UTM References

18/332160/4757890

Verbal Boundary Description

The boundary coincides with legal lot lines of the nominated parcel as identified by county tax map.

Boundary Justification

The boundary is drawn to encompass the entire extent of land both historically and presently associated with the Town Hall.

11. Draft Prepared By: John Parmalee, Town Historian

contact:

name/title Nancy L. Todd, Program Analyst

organization NYSHPO, Division for Historic Preservation date December 1995

street & number Peebles Island, PO Box 189 telephone 518-237-8643

city or town Waterford state NY zip code 12188-0189

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 SHPO or FPO.)

name _____

street & number _____

city or town _____ state _____ zip code _____

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.).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Phelps Town Hall
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Ontario

DATE RECEIVED: 3/25/96 DATE OF PENDING LIST: 4/09/96
DATE OF 16TH DAY: 4/25/96 DATE OF 45TH DAY: 5/09/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000485

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A+C

REVIEWER Savage

DISCIPLINE Architectural History

TELEPHONE _____

DATE 5/9/96

DOCUMENTATION see attached comments Y/ see attached SLR Y/



PHELPS
TOWN HALL
1849

PHILADELPHIA
1849

Phelps Town Hall, 1995--Three Quarter View

/c/ Frank Van Nostrand
Stock #: BW128N4

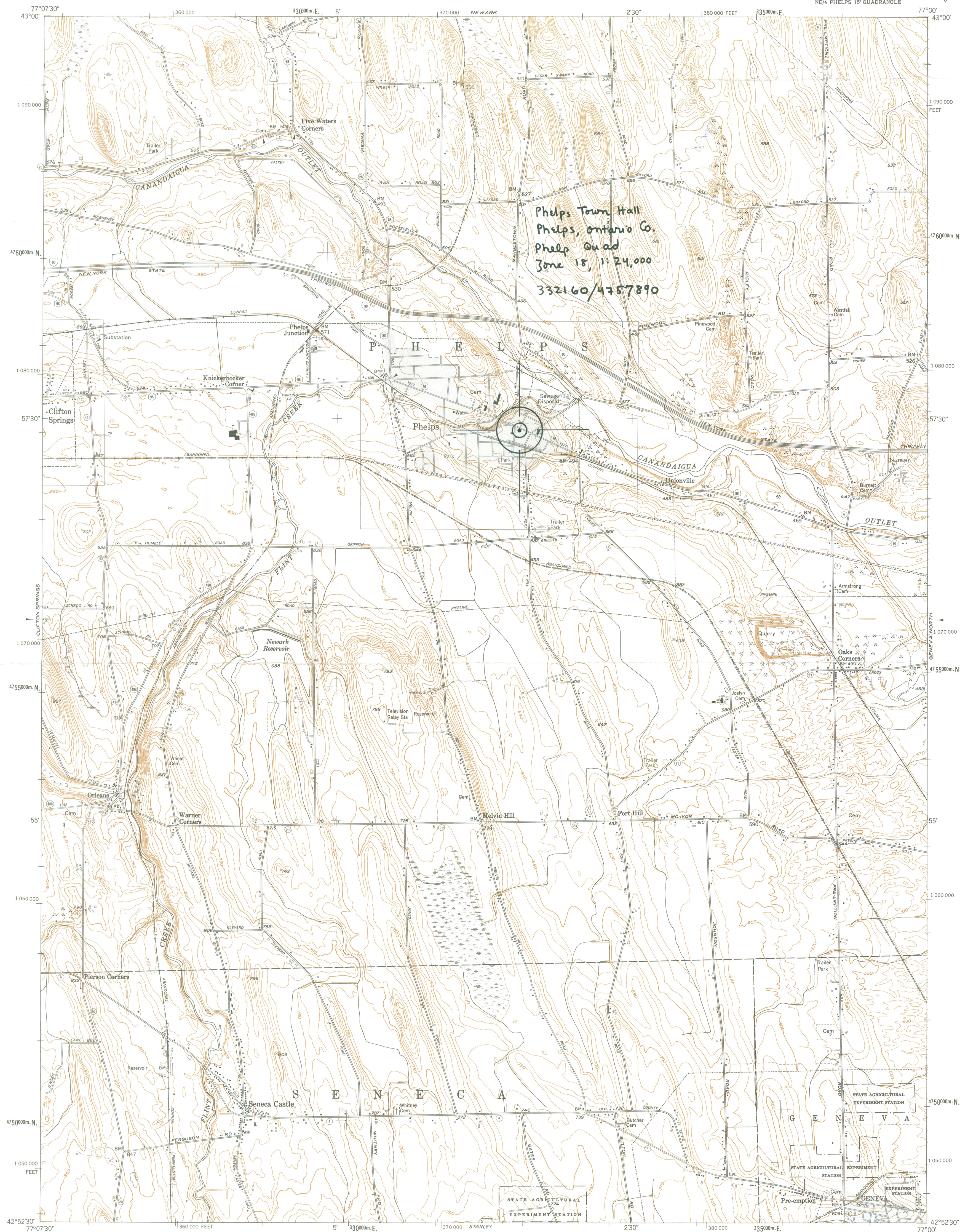
VNH Photo & Craft
18 Kathlyn Avenue
Phelps, NY 14532
315-548-5461

Phelps Town Hall

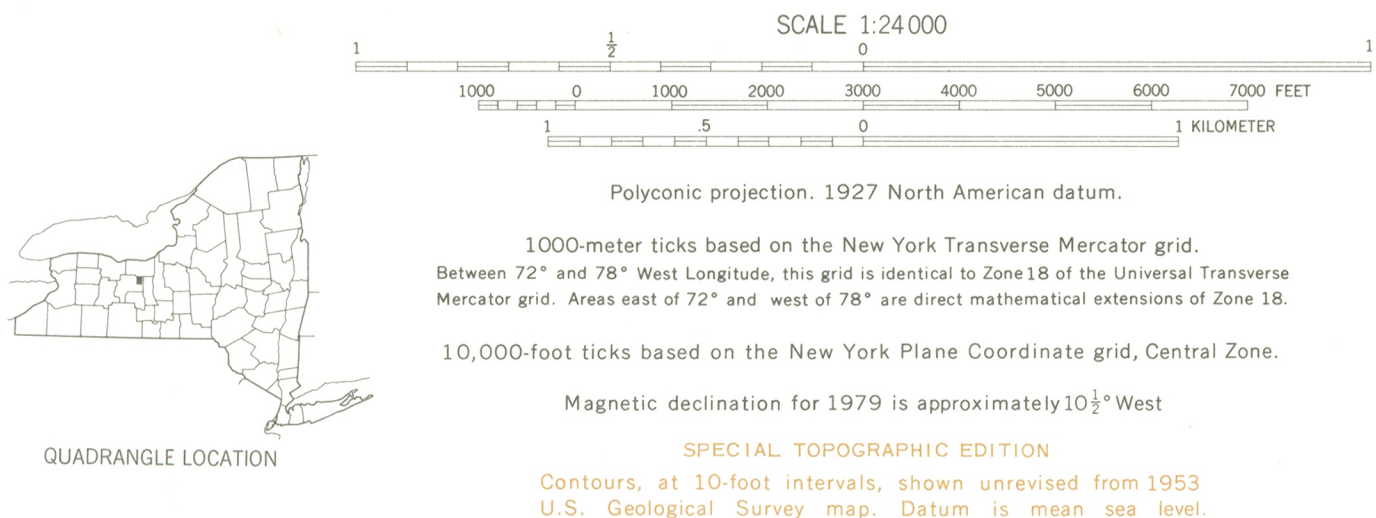
Phelps, Ontario Co

Photo & neg: Frank Van Nostrand, 1995

View: front (north) & side elevations



Prepared and published in 1979 by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration. Map base from 1953 U.S. Geological Survey 7.5-minute quadrangle. Map revisions made using 1977 aerial photography, construction plans, official records and other sources. Features revised include: highways and other transportation facilities; civil boundaries; recreation sites; hydrography; and buildings. Grey tint indicates intensively developed areas in which only landmark buildings are shown. Revisions may not comply with National Map Accuracy Standards. Correspondence concerning this and other maps of the Department of Transportation should be directed to: Map Information Unit, New York State Department of Transportation, State Campus, Albany, New York 12232. 1979 revisions by G. D. Schmidt



INDEX TO 1:9600 (1"=800') MAP COVERAGE

Clifton Springs	Phelps
PHELPS	town

BOUNDARIES:
State.....
County.....
Town or City.....
Incorporated Village.....

ROADS:
Touring Route markers:
Interstate.....
U.S.....
State.....
State Highway number and limit.....
County road.....
Interchange number.....

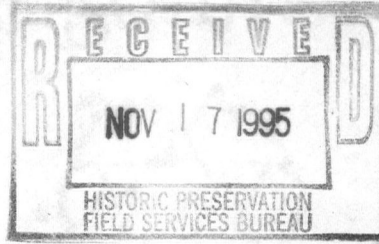
Divided highways and streets:
Wide mall.....
Narrow mall or barrier.....
Undivided highways and streets:
4 or more lanes.....
Less than 4 lanes.....
Vehicle track; trail.....



Town of Phelps - ONTARIO COUNTY

Geraldine C. VerStraete
Supervisor
P.O. Box 187 - 79 Main Street
Phelps, New York 14532

Kathryn L. Falkey
Town Clerk
Telephone: (315) 548-5691
Fax: (315) 548-5754



November 14, 1995

Ms. Nancy Todd
NYS Office of Parks, Recreation & Historic Preservation
Historic Preservation Field Services
Peebles Island
P.O. Box 189
Waterford, NY 12188-0189

Dear Ms. Todd:

This is to notify you that the Phelps Town Board passed a resolution on November 6, 1995 requesting that the Phelps Town Hall be listed in the National Register of Historic Places.

Thank you for your consideration.

Sincerely yours,

Geraldine C. VerStraete
Supervisor

GCV/cg

111

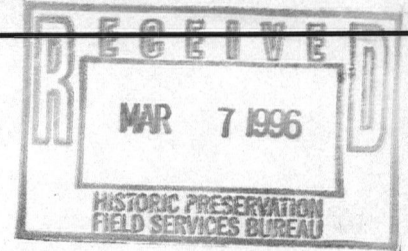
ONTARIO COUNTY

Division of Planning & Research

GEOFF ASTLES, DIVISION MANAGER

PLANNING DEPARTMENT
ECONOMIC DEVELOPMENT
CAPITAL IMPROVEMENTS PROGRAM
CAPITAL PROJECTS MANAGEMENT

TOURISM PROMOTION
SOLID WASTE MANAGEMENT
WATER QUALITY MANAGEMENT PROGRAMS



March 1, 1996

Ms. Ruth L. Pierpont
Director
Historic Preservation Field Services Bureau
NYS Office of Parks, Recreation, and Historic Preservation
Peebles Island
P.O. Box 189
Waterford, New York 12188--0189

**RE: PHELPS TOWN HALL,
 79 MAIN STREET
 PHELPS, ONTARIO COUNTY**

Dear Ms. Pierpont:

I would like to offer my support for the nomination of the above property to be included in the National and State Registers of Historic Places. While I am not familiar with all the details of the historic nature of the property, I know the Town Hall has been the site for the conduct of public business in the Town of Phelps for more than 100 years.

As the County Planning Director for the last 15 years I have observed much of Ontario County impacted by the ever growing Rochester metropolitan area, bringing with it new construction and a growing urban and suburban development pattern. That trend has not always had preservation of historically significant properties as a primary or even secondary goal or consideration.

If historically significant public properties such as the Phelps Town Hall can be preserved by this designation, and in so doing, protect them from being negatively impacted by future development, this effort should be supported. Therefore I strongly encourage the State Review Board to act in the affirmative with respect to this nomination.

Sincerely,

A handwritten signature in cursive script that reads "Geoff Astles".

Geoff Astles
Director of Planning