### HISTORIC RESOURCES

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**GENERAL INFORMATION**

- **Building Name (Common):** Stone Acres Farm
- **Building Name (Historic):** Phelps, Dr. Charles and Charles H., Farmstead
- **Street Address or Location:** 381 North Main Street
- **Town/City:** Stonington, **Village:** , **County:** New London
- **Owner(s):** Wynne Delmhorst, 45 Dawn Harbor Lane, Riverside, CT 06878

**PROPERTY INFORMATION**

- **Present Use:** Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling
- **Historic Use:** Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling
- **Accessibility to public:** Exterior visible from public road? **Yes**
- **Interior accessible?** **Yes**
- **Style of building:** Carriage Barn, Greek Revival style
- **Date of Construction:** late 19th c.

**Material(s) (Indicate use or location when appropriate):**

- Clapboard
- Fieldstone
- Concrete (Type poured)
- Cut Stone (Type)
- Other

**Structural System**

- Wood Frame
- Post & Beam
- Other

**Roof (Type):**

- Gable
- gambrel
- Shed
- Hip
- Round
- Other

**Roof (Material):**

- Wood Shingle
- Roll Asphalt
- Tin
- Slate
- Asphalt Shingle
- Other

**Number of Stories:** 2

**Approximate Dimensions:** 30' x 60'

**Structural Condition:** Excellent

**Exterior Condition:** Excellent

**Location Integrity:** On original site

**Alterations?** Yes

**FOR OFFICE USE:**

- **Town #:**
- **Site #:**
- **UTM:**
- **District:** S
- **NR:**
- **If NR, Specify:** Actual, Potential

*Note: Please attach any additional or expanded information on a separate sheet.*
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- Barn
- Shed
- Garage
- Carriage House
- Shop
- Garden
- Other landscape features or buildings: **stone walls, English style "ha-ha"**

Surrounding Environment:

- Open land
- Woodland
- Residential
- Commercial
- Industrial
- Rural
- High building density
- Scattered buildings visible from site

- Interrelationship of building and surroundings:

See continuation sheet.

- Other notable features of building or site *(Interior and/or Exterior)*

See continuation sheet.

Architect ____________________________  Builder ____________________________

- Historical or Architectural importance:

See continuation sheet.

- Sources:

  **Cunningham, Janice, Connecticut’s Agricultural Heritage: an Architectural and Historical Overview, Connecticut Trust for Historic Preservation & State Historic Preservation Office, 2012.**

  See continuation sheet.

Photographer  **Kristen Young**  Date 3/27/2013

View  **Multiple Views**  Negative on File  CTHP

Name  **Kristen Young and Charlotte Hitchcock**  Date 4/9/2013

Organization  **Connecticut Trust for Historic Preservation**

Address  940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:

  **Latitude, Longitude:**

  41.352934, -71.90291

  **Threats to the building or site:**

- None known
- Highways
- Vandalism
- Developers
- Renewal
- Private
- Deterioration
- Zoning
- Other ____________________________  Explanation ____________________________
• Interrelationship of building and surroundings:

This barn sits on 63.9 acres of land on the east side of North Main Street and north side of Stonington Road (US Route 1). Numerous buildings are found on the site including a carriage barn, two greenhouses, two houses, three sheds, two springhouses, a pool house, and an ice house. The main house (House I) sits close to the road on the west side of the property. Directly to the northeast, and attached to the house is a shed (Shed I). To the northwest is a small greenhouse (Greenhouse I). To the north of the house are the pool house, ice house, and carriage barn. Further to the northeast of the house is the second greenhouse (Greenhouse II). Directly to the east of the carriage barn is the farmhouse (House II), and two sheds (Sheds II and III). A springhouse (Springhouse I) is to the northeast of House II, and another springhouse (Springhouse II) is to the northwest. There are two driveways on the property, the main driveway extends to the east off the road and forms a circular drive in front of House I. It then extends to the north along the east side of House I, and meets with the second driveway. The second driveway extends to the east off the road and leads past the north side of Greenhouse I, south sides of the pool house, ice house, and carriage barn to a parking area near the east gable-end of the barn. This second driveway extends further to the east, toward House II and the other outbuildings. A portion of the driveway extends to the north past the east side of House II, and ends at Shed III. To the east of the house are gardens and to the south are some open fields and a “ha-ha” (an early English landscape feature, intended to keep farm animals on the land without the use of a fence). Stone walls are found throughout the property.

House I was built during two different periods, the earliest portion being built c. 1755 and the later addition c. 1830. The part of the house that was built c. 1755 now acts as an ell on the rear of the house. The later addition that was built c. 1830 is now the main part of House I. This is a large two-story, five-bay, hip-roof structure that is Greek Revival in style. The house has three chimneys and a widow’s walk on the roof. Facing south, the ridge-line runs approximately east-west, perpendicular to the road. Five stone steps lead to an open three-bay porch on the south eave-side of the house. The roof of the porch is supported by four Doric columns and has a railing above. A removable wooden entryway leads to the main door of the house. The main entry is flanked by pairs of six-over-six double-hung windows with black shutters. On the second story of House I are five six-over-six double-hung windows. Four of these windows have shutters, and the middle window is a tripartite grouping with narrow sidelights. The house has wide frieze boards and overhanging eaves with decorative modillions below. Original clapboard siding is now covered by aluminum siding. The foundation is of brownstone ashlar masonry and the roof has asphalt shingles. Side porches are found on both the east and west sides of the house.

North Main Street runs north-south between Pequot Trail (Rte. 234) to the north and Stonington Road (US Rte. 1) to the south. Pequot Trail (Rte. 234) runs east-west through the middle of Stonington, while Stonington Road (Rte. 1) runs east-west through the southern section of Stonington. The property is located a few miles from the shoreline in the southern section of Stonington. To the east about five miles is the border of Rhode Island. Directly to the south, on the south side of Stonington Road, is Stonington Cemetery. Silvia's Pond is to the northwest and immediately surrounding the property are some open fields, forested land, and residential properties.
• Other notable features of building or site (Interior and/or Exterior):

**Architectural description:**

Inventory of structures (C – contributing, NC – non-contributing):

- House I: c. 1765 & 1830
- House II: Late 19th c.
- Carriage Barn: Late 19th c.
- Shed I: Late 19th c.
- Shed II: Late 19th c.
- Shed III: Late 19th c.
- Greenhouse I: c. 1835
- Greenhouse II: Late 19th c.
- Springhouse I: Mid 19th c.
- Springhouse II: Late 19th c.
- Ice House: Late 19th c.
- Pool House: Late 19th c.

**Carriage Barn:**

This is an approximately 30’ x 60,’ 2-story, hip-roof Carriage barn with a hip-roof addition. The ridge-line runs approximately east-west, perpendicular to this portion of North Main Street. The barn and addition are clad in clapboard siding painted yellow with white trim. The foundation is concrete and the roof has asphalt shingles. Centered atop the ridge of the roof is a weathervane, and on the northern slope, west of center, is a brick chimney. Underneath the eaves of the roof are decorative modillions.

**Exterior:**

The south eave-side of the barn has two entries, each consisting of a pair of interior hung sliding-doors with hoods that have ornamental support brackets. Eight-pane windows are set within each leaf of the doors with Z-bracing below. Just to the east of the western-most door is a paneled pass-through door with a hood that has ornamental support brackets. Near the east corner is a two-over-two double-hung window with trim and a hood with ornamental support brackets. Just below the eave, starting in the west corner and heading east are as follows: a pair of windows with triangular panes and trim, a triangular dove-cote with holes for the doves, and two pairs of windows with triangular panes and trim.

Square column pilasters are found on each corner of the west gable-end of the barn. Starting in the south corner and proceeding north are as follows: three small square windows with trim, a metal pipe or vent protruding from the wall, and another small square window with trim. Below the eave is a pair of hay doors with windows in the top of each leaf and paneling below.

A small shed-roof extension is near the west corner of the north eave-side of the barn. A Dutch-door with a hood that has ornamental support brackets and trim, plus a large two-over-two double-hung window with trim and a hood are found in the extension. To the east of this is a two-over-two double-hung window with trim and a hood. Extending off the eastern portion of the north eave-side of the barn is the hip-roof addition that measures approximately 35’ x 20.’ There are two two-over-two double-hung windows with trim on the west, north, and east sides of the addition which is flush with the east side of the main block. On the second story of the north eave-side of the barn, starting in the west and heading east are as follows: two rectangular windows with trim, a pair of double-hung windows with trim, and another rectangular window with trim.

Two two-over-two double-hung windows with trim and hoods are on the east gable-end of the barn. Just below the eave on this side are two pairs of windows with triangular panes and trim. No other features are found on this side of the barn.
Interior:
The interior is accessed by the two large doors on the south eave-side of the barn. The doors open into a large space split by a wall, separating the space into the east and west sections. Concrete flooring and bead board walls and ceiling are found on the interior. Steel lally columns support the overhead girders carrying the upper floor. A doorway in the wall separating the two sections was once an access way between the east and west sides. This doorway was large enough for horses to pass through, but has since been closed in and a staircase leading to the second level has been added. In the west section of the barn are Doric columns spacing out what were once horse stalls. In the southwest corner is a grain chute which allowed feed to be dropped from the upper level down to the first level. The entire second level of the barn has been converted to a living area, and the post-and-beam frame is now covered by interior finishes.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:
  1. Associated with the lives of persons significant in our past;
  2. Embodying the distinctive characteristics of a type, period, or method of construction.

This complex is significant as an example of a gentleman farm complex which has also been a working dairy farm. The property is also associated with the Phelps family, a prominent family in the area, and derives added significance from ownership by one family for 250 years.

Historical background:
This property was originally purchased c. 1755 by Dr. Charles Phelps. He moved to this area from Hebron, and around this time he erected a gable-roof house (which now serves as the rear ell of the house). Dr. Charles Phelps married twice, first to Hannah Denison and second to Sally Swan. He was a leading physician of his time, was the first Probate Judge of Stonington, and held numerous other public offices. After his death in 1808 at the age of 76, his son, Joseph D. Phelps continued to live on the property. The son of Joseph D. Phelps, Charles H. Phelps, acquired the property c. 1830.

Charles H. Phelps was a sea captain and a merchant in New Orleans, and was involved in paving the streets in both New Orleans and Mobile, Alabama. In 1824, he married Ann R. Hammond of Newport, Rhode Island. Charles H. Phelps added on to the house c. 1830, creating the large Greek Revival structure that is present today. It was during this time that the original gable-roof structure was turned into a rear ell coming off the house. In 1840, Charles H. Phelps was among those who died on the steamship “Lexington” which traveled between New York to Stonington. The house and property eventually ended up in the ownership of Hon. Erskine Mason Phelps, the youngest son of Charles H. Phelps.

Hon. Erskine H. Phelps was a businessman who, although born in Stonington, Connecticut, moved to Chicago where he became a very successful shoe tradesman. Although he owned the property in Stonington, his permanent residence was in Chicago where he married Anna E. Wilder and started a family. They visited the residence in Connecticut often, and it appears his sister, Martha Ellen (Phelps) Edwards and her family permanently lived on the property. Martha Ellen married Eugene Edwards in 1849 and had Eugene Phelps Edwards, who inherited the property in 1910 after the death of his uncle, Hon. Erskine Mason Phelps.

Eugene Phelps Edwards was born in 1862 in the main house on North Main Street in Stonington. He became a member of his uncle’s shoe business in Chicago, and was able to retire at the age of 45. He married twice, first to Elizabeth McCune and second to Eliza Kendall Adams. In 1938, Eugene Phelps Edwards died here, in the same house he was born in. The property then passed into the ownership of Eugene Phelps Edwards’ brother and sister-in-law, Dr. Frederic C. and Helen Adams Paffard. In 1962, Frederic C. Paffard, Jr., son of Dr. Frederic C. Paffard, inherited the property. It was then left to Frederic C. Paffard, Jr.’s wife, Edith Rizer. In 2008, the property was then passed into the Stone Acres Associates L.P., which to this day is still the owner.
During the early 20th-century until 1986, this was a dairy farm. In the 1930s, Dr. Frederic Paffard introduced pasteurization to the farm, and milk was bottled on site. During the Depression and World War II, the milk was delivered to the community of Stonington. There were also chickens on the farm and orchards which were just used for the family. In 1946, the old barn that was once located just east of House II was struck by lightning and destroyed by fire. Originally, the property consisted of approximately 224 acres of land, however, between 1962 and 2008, much of the land was sold or given to different organizations and families. Today, the property consists of approximately 63.9 acres. The outbuildings are mostly used for storage of farm equipment, and the greenhouses continue to be used to grow flowers. The farm still produces hay and perennial flowers.

**Architectural significance:**

This barn is an outstanding example of a late 19th-century Carriage barn on an intact gentleman’s farm. The materials have been well maintained and are intact. Sitting in the original site, the area surrounding the barn and property have changed little throughout time. The farm is still used for agricultural purposes, although the type of farming has changed over time, and some structures are gone.

The barn gains significance through its association with Dr. Charles Phelps and the Phelps family. Dr. Charles Phelps was a prominent physician in the area during his time, and held numerous public offices including that of Probate Judge. Hon. Erskine Mason Phelps and Eugene Phelps Edwards were two prominent citizens in the area. Hon. Erskine Mason Phelps donated money and time to erecting the Stonington Public Library in 1899. Eugene Phelps Edwards was involved in many activities to help the town progress and grow. Furthermore, the property was passed through bloodlines to other members of the Phelps family until it was passed to family members by marriage. It continues to remain in the Phelps-Edwards-Paffard family, which it has done for generations.
Sources (continuation):

Photographs and field notes by Kristen Young - 3/27/2013.

Interview with Wynne and Arthur Delmhorst, Chris Careb, and Karen Cowperthwaite - 3/27/2013, 381 North Main Street, Stonington, CT.

Map resources:

Parcel ID: 81/1/2


Aerial views from:

Historical aerial photography and maps accessed 4/9/2013 at UConn MAGIC:
http://magic.lib.uconn.edu/mash_up/1934.html
http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html.


Print and internet resources:

Connecticut State Library online accessed 4/9/2013: iconn.org or
http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,
http://www.connecticutbarns.org/3299


Simmons, Robert, Stone Acres Farm, 381 Main Street, Stonington, CT, A Connecticut Family Legacy, accessed 4/9/2013 at https://www.facebook.com/pages/Stone-Acres-Farm/131337573616303


http://persi.heritagequestonline.com/hqweb/library/do/census/search/basic


5. South context view from the roof of House I with Greenhouse I to the left, the pool house and ice house behind Greenhouse I and the chimney, the Carriage barn to the right, and Shed I in the lower right hand corner. Camera facing north.

6. Southwest context view from the roof of House I with Shed I, the Carriage barn, Greenhouse II, and House II in the distance towards the right. Camera facing northeast.

8. Southwest context view of House I on the left and Greenhouse II on the right. Camera facing northeast.
9. Southwest context view of the Carriage barn on the left, House II in the distance behind the trees, and Greenhouse II on the right.


19. Interior view of the east section of the Carriage barn. Note the concrete floors, wood walls, and the doorway in the wall on the left side of the photograph. This is where the original access way for the horses was. Now it has been closed in. Camera facing northwest.

20. Interior view of the ceiling in the Carriage barn. Note the bead board that was used. Camera facing east.
21. Interior view of the northwest corner of the Carriage barn. Note the Doric columns used to space out the stalls for the horses. Camera facing northwest.

22. Interior view of the southwest corner of the Carriage barn. Note the Doric columns used to space out the stalls for the horses. Camera facing southwest.
23. Interior view of the west wall of the Carriage barn. Note the grain chute. Camera facing west.

24. Historic “bird’s-eye” photograph of the complex. Note House I at the upper left; in foreground are buildings that are no longer extant. Camera facing west, photograph taken in 1948. Courtesy of Wynne Delmhorst.
25. Historic photograph of the south eave-side of the Carriage barn. Note the different openings on the west side of the south eave-side. This side has a large entry where the small Dutch-door and window are. Camera facing north. Courtesy of Wynne Delmhorst.

26. Historic photograph of Dr. Frederic Paffard walking to the barn that was struck by lightning and destroyed in 1946. Note the other buildings on the property that are no longer extant (the corn crib on the left and the milk house in the center). Camera facing north, photograph taken before 1946. Courtesy of Wynne Delmhorst.
27. Historic photograph of the Stone Acres Farm milk truck. Courtesy of Wynne Delmhorst.