

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY DUR0029

Name, Location, Ownership

- 1. Historic name: Stone House Farm
- 2. District or area: N/A
- 3. Street and number: 313-315 Durham Point Road
- 4. City or town: Durham
- 5. County: Strafford
- 6. Current owner: Thomas A. Decapo and Yael D. Decapo

Function or Use

- 7. Current use(s): single dwelling
- 8. Historic use(s): single dwelling, farm

Architectural Information

- 9. Style: Colonial Revival (Federal)
- 10. Architect/builder: Unknown
- 11. Source: N/A
- 12. Construction date: ca. 1926 (ca. 1820s)
- 13. Source: Research, Inspection
- 14. Alterations, with dates: see text
- 15. Moved? no yes date: N/A

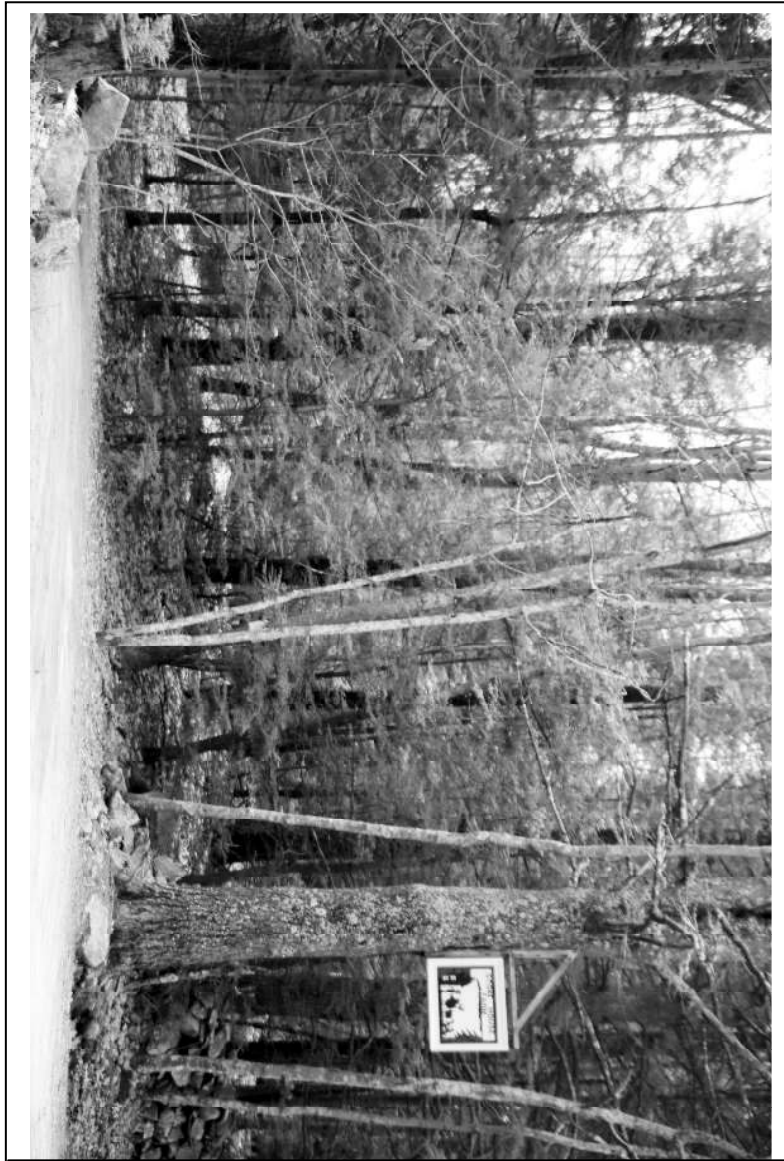
Exterior Features

- 16. Foundation: stone
- 17. Cladding: stone - rubble
- 18. Roof material: asphalt shingles
- 19. Chimney material: brick
- 20. Type of roof: gable

- 21. Chimney location: ridge paired
- 22. Number of stories: 1½ + basement
- 23. Entry location: façade center
- 24. Windows: double hung 6/6, 6/9
Replacement? no yes date: unknown

Site Features

- 25. Setting: rural, forest, hay field, waterfront
- 26. Outbuildings: garage, cottage, other outbuilding
- 27. Landscape features: stone walls, patio, burial ground, cleared/open fields, pond and river, woodlot



35. Photo 1: sign and driveway* Direction: SE
36. Date: 2016.03.29
37. Reference (file name): DUR00029_01
[*property not accessible; see images beginning on page 34]

- 28. Acreage: 75.8 and 68.3 acres
- 29. Tax map/parcel: 20/12-5 and 20/12-7
- 30. State Plane Feet (NAD83): X: 1,195,518.72; Y: 221,016.84
- 31. USGS quadrangle and scale: Dover, 1:24000

Form prepared by

- 32. Name: Kari Laprey, Lynne Monroe
- 33. Organization: Preservation Company, Kensington, NH
- 34. Date of survey: 2016

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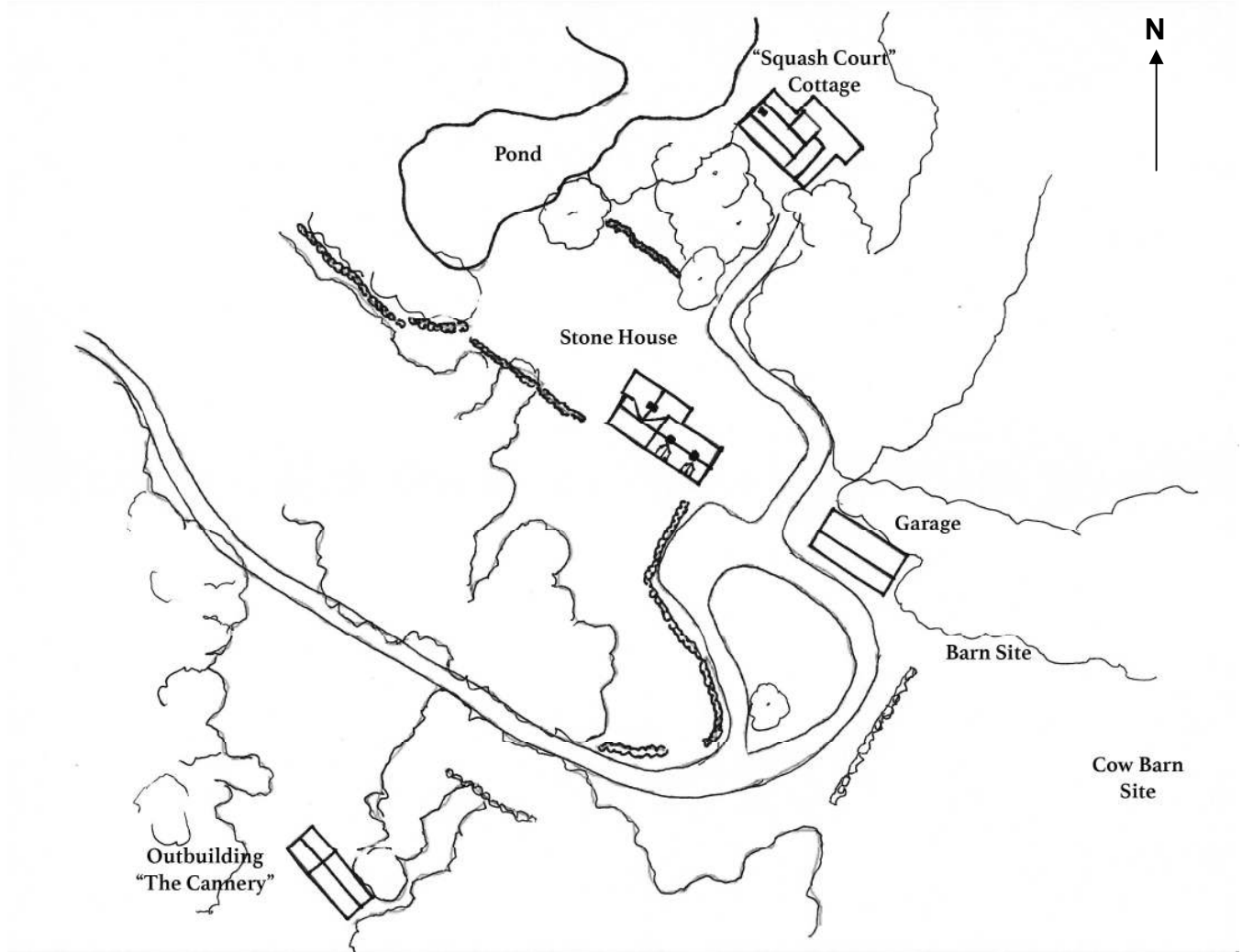
39. Location Map



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40. Property Map



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Stone House Farm is a large property on Durham Point with a stone dwelling house and outbuildings at the center of a country estate overlooking Little Bay. It was owned by the Rollins family from 1901 to 2011. Historic background is based on photograph albums in the family's collection and recollections of a former property owner.

This farm was settled in the seventeenth century and maintained roughly the same boundaries throughout its history. In the early 1800s, the original stone house was erected by James Fernald (Stackpole and Thompson 1913:41). The exact date has not been determined. The stone construction compared with other stone buildings in Durham and Newmarket suggests that it was built in the 1820s-30s. The cellar hole of an earlier house was still evident nearby as of the early twentieth century (Stackpole and Thompson 1913:41).

In the mid-1800s, this farm was owned by the Kent family (Chace 1856) as were several farms nearby.¹ A New England barn was built during this period. The stone house and farm were owned by Charles Henry Mathes (1817-1886) in the 1860s-80s (Sanford & Everts 1871; Census 1870, 1880). Widow Mary E. (Chesley) Mathes lived here in the 1890s (Hurd 1892). They had no children. Her brother True W. Chesley of Barrington was executor and he sold the property in 1901 to Edward W. Rollins (Ancestry.com; Deed 226:319; Durham Historic Association 1985:163).

Edward W. Rollins (1850-1929) was a Boston banker in the brokerage of E.H. Rollins and Sons who established a country estate in Dover at Three Rivers Farm and erected a brick Classical Revival style mansion in 1901.² Before relocating his family to Dover, Edward W. Rollins, who was an MIT graduate and railroad engineer, lived in Boulder Colorado where his sons were born. His brother, Montgomery Rollins (1867-1918), a financier and publisher of books on finance who lived in Chestnut Hill in Newton, MA, owned a nearby estate known as Tidewater Farm.³ The riverfront sites in Dover were not far from the Rollins family ancestral home of Rollinsford. During the same period, their brother, Frank West Rollins (1860-1915) of Concord served as New Hampshire's from 1899 to 1901, established Old Home Week and was a founder of the Society for the Protection of New Hampshire Forests. Frank West Rollins was a proponent of the New Hampshire Farms for Summer Homes campaign and active in the New Hampshire Good Roads movement of the early 1900s.⁴

The use of the Durham property during the early 1900s has not been determined. Likely the farm was maintained by a tenant. The Colonial Revival style of the front porch shown in pre-1926 photos suggest the house was renovated shortly after the Rollins' acquired it. Ashton Rollins (1880-1948) soon took over his father's Three Rivers Farm and according to the Durham town history, the Durham farm was acquired for younger son Sherwood Rollins (1894-1956).

When the first underwater cable and cable house on Little Bay were installed in 1902 at the northeast corner of Stone House Farm, the Rockingham County Light and Power Company was granted the right to place poles on the land of the adjoining property owner James Meader (of 300 Durham Point Road). The company also received a right-of-way to enter the property for maintaining the cable

¹ The next farm to the south was owned by E. Kent and then J.M. Kent and on Adams Point Road was the farm of E. Kent Jr. (Hurd 1892).

² Three Rivers Farm off Gulf Road in Dover contained some 500 acres of tidal river frontage and remained in the Rollins family until 1998, but has since been subdivided and developed. The buildings are extant on Three Rivers Farm Road.

³ Demolished in 2000.

⁴ Frank West Rollins wrote about abandoned farms and the need for a system of highways, proposed government acquisition of land for forest preserves and published *The Tourist Guide Book to the State of New Hampshire* in 1902 (Garvin 1992).

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house, taking such path as at the time is the least harmful to the grantor (Deed 329:168). Thus the existing driveway to the cable house across what is now part of the Stone House Farm parcel (20-12-5) was established.

Sherwood Rollins was at Harvard in 1917 when the U.S. entered WWI and he left school to manage the Durham farm according to a document in the family album. Edward W. Rollins deeded the 135-acre property to his son in 1917 and that was also the year of Sherwood Rollins' marriage to Lucia G. Russell (1888-1945), daughter of a Somersworth lawyer. The Rollins family were early automobile owners road improvements in the early 1900s shortened the commute between Boston and Durham.⁵ Rollins entered the family business and they had a home in Boston, first in Brookline and then at 13 Louisburg Square on Beacon Hill, one of the most prestigious addresses in the city. Three children were born in Boston: Sherwood Jr. (1919-1982), William Russell (1921-1984) and Dale (1924-1954). E.H. Rollins and Sons was located in the John Hancock Building and was one of the largest investment banking firms in the country before the Crash of 1929.

The family spent increasing time in Durham, regularly hosting parties of friends as documented by a series of photo albums in the family's collection. They also traveled abroad according to ship and passport records in Ancestry.com. In 1926, photos show that the stone house was enlarged and remodeled into a fashionable Colonial Revival style home. Sherwood Rollins continued in business in Boston according to city directories, but focused on farming. He purchased three adjacent farms in 1928 and established working farms on all of them. These included the former Kent farm south of Adams Point Road, which the family called "The Pheasantry"⁶ and "Elmhurst Farm" at 300-310 Durham Point Road⁷ followed by the James Kent Farm at 345 Durham Point Road⁸ in 1928, which became known as "The Patio" (Deed 422:436; 428:316; Deed 516:451). Sheep, cows, pigs and later poultry were raised the fields were hayed. The investment business suffered during the Depression and E.H. Rollins and sons was out of business by the 1940s. Sherwood and Lucia Rollins and their children moved permanently to Stone House Farm. They had several live-in servants and farm managers, herdsman and other employees occupied the other farm houses (Census 1940). Rollins established a canning operation at Stone House Farm, processing vegetables and fruit grown on the farm. Jams and jellies were a major product. Area residents were employed there. The business was successful from the 1930s through WWII (Durham Historic Association 1985:164). The cannery building is now an outbuilding on the south side of the driveway (20-12-7).

To provide more space for guests and entertaining, a "Living Room" addition was built on The Patio at 345 Durham Point Road. A path was created between the two houses, but was later discontinued. Stone House Farm was landscaped with manmade ponds, including a "swimming pool" with stone steps. There was a tennis court on the far side of the pond. The entrance road was rebuilt in a curvilinear path through the woods ending in a circular driveway. The front lawn was enlarged and photographs show the front patio was a popular space for enjoying the view of the bay. The squash court building was enlarged with rooms for guests in the 1930s. Photographs document outdoor recreational activities including picnics and outdoor parties, hunting, skiing and sledding, horseback riding and boating.

⁵ The route to Durham during this period was around the west side of Great Bay via Exeter and Newmarket. There was no more direct connection between US 1 and Durham until the Little Bay bridges opened in 1934.

⁶ The site of 36 Adams Point Road, 20-9-3, is now vacant and 20-9-1 and 20-9-2 have more recent houses.

⁷ Elmhurst Farm included house and barn 300 Durham Point Rd on 20-21-1, 20-21-4 ruined barn, 20-14-1 1980s house, 20-13-1 new house, 20-13-2 and 20-13-3 1980s house and field, and the northern extension of Stone House Farm on parcel 20-12-5.

⁸ 345 Durham Point Road included, 20-11-1 and 20-12-16.

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The shoreline of the Little Bay became the site of seasonal camps and in the mid-1940s small waterfront parcels were subdivided out of the woodlot on the north edge of the Stone House Farm adjacent to the cable house and electric utility ROW (Deed 528:51). Cabins were owned by the Fitts and Batchelder families where there are now modern residences.⁹ In 1948, the Rollins' deeded NH Gas and Electric Company a 100' wide ROW across their land. The center line was roughly on the historic property line between the land of Stone House Farm and that associated with 300 Durham Point Road. Remnants of the stone wall are evident in the cleared corridor. Deeds also record the right-of-way over the driveway from Durham Point Road to the Batchelder and Fitts land, for access to the cable house across land then under Rollins' ownership (Deed 566:448; Deed 577:475).

Sherwood Rollins married his second wife Alice G. Hobson in 1947. William R. Rollins was married to her daughter. In 1948, deeds gave William R. Rollins the Squash Court building and land around it and right in a new driveway to it. During this period, Sherwood Rollins Jr., his wife Anne Alger Rollins and their three children lived on Long Island.

The estate was reduced in size back to its present form in the 1950s. In 1951, Sherwood Rollins sold off the southern farm on Adams Point Road (Deed 599:245). The old barn at Stone House Farm was used for poultry until it burned down according to the *Portsmouth Herald*. Rollins sold 345 Durham Point Road in 1955 along with its land, except for a waterfront parcel adjacent to Stone House Farm (Deed 647:246), which is now owned by NH Fish and Game. Later that year, the buildings and land on both sides of the road at 300 Durham Point Road were sold, subject to the electric company ROW and access drive (Deed 653:145). Rollins retained the land north of the ROW that now forms the northern section of the parcel now associated with Stone House Farm (20-12-5).

After Sherwood Rollins' death in 1956, William R. Rollins remained in Durham and in the 1960s Sherwood Rollins Jr. and his family relocated from New York to Durham. Stone House Farm was their year-round home for several decades. The cow barn, pasture and fields were rented to a farmer and haying of the fields continued after the barn burned in the 1970s. Sherwood Rollins Jr. died in 1982. Anne A. Rollins lived at Stone House Farm into the 1990s. Dale Rollins Valena, Sherwood Rollins III and Alger Rollins became the owners of the property, acquiring their father, mother and uncle's shares.

In 2008, the land was placed under conservation easements, except for domestic parcels around the buildings and a small recreation area on the water. In 2011, the 144.1-acre property (then identified as tax parcel 20-12-5) was divided along the driveway into parcels 20-12-5 and 20-12-7 (Plan 102-81). The Rollins family sold both tracts with buildings to the Decapo family of Boston (Deed 3968:278; Deed 3968:281).

42. Applicable NHDHR Historic Contexts:

30. Granite quarrying and stone cutting, 1790-present.
51. Mixed agriculture and the family farm, 1630-present.
61. Cattle raising and summer pasturing in New Hampshire, c.1850-present.
64. Poultry farming, 1870-present.
67. Market gardening / truck farming in New Hampshire, 1900-present.
73. Summer and vacation home tourism, 1880-present.

⁹ 295 and 297 Durham Point Road, 20-12-1 and 20-12-3.

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- 78. Outdoor recreation in New Hampshire.
- 93. Electricity generation and distribution in New Hampshire.
- 103. The food industry in New Hampshire.
- 136. Public and private cemeteries and burials.

43. Architectural Description and Comparative Evaluation:

Stone House Farm is a large estate with buildings set back from Durham Point Road on a long private driveway. The land is posted no trespassing and permission to access the property for field survey was requested but not granted by the property owner. Photographic documentation is from internet sources and a historic photograph collection. Aerial views from Bing and Google Earth are included.

The main house is a stone dwelling, which originated as a ca. 1820s farmhouse and was enlarged in the Colonial Revival style in 1926. The house and ancillary buildings are centrally located on the parcel, about a third-mile from the road on a high point of land overlooking Little Bay. The buildings are surrounded by woods on three sides, with open fields sloping down to the water. The yard is landscaped with lawns, circular driveway, stone walls and ponds. North of the main house is a guest cottage built around a squash court; a Colonial Revival style building created in the 1930s. A stone terrace and steps overlook a manmade pond. A long multi-bay garage faces the circular drive. Another outbuilding is set back south of the driveway. A large nineteenth-century barn stood at the edge of the field, southeast of the garage until a fire in 1953, which also burned a small workshop and an attached sheep barn. Downhill to the southeast, a smaller barn built in the late 1920s burned in about the 1970s.

The Stone House is 1½-stories with a full basement level exposed on the north side. The original main block has a five bay façade, center entry and twin fireplace chimneys just behind the ridge. The 1926 wing extends to the west and an ell to the rear. The house is constructed of mortared rubble and field stone, roughly squared, smooth-faced and laid randomly. There are two periods of stone construction evident. The early 1800s stone house is built of smaller squared and rectangular stones in rough courses, mostly grey granite, with tooled mortar joints. The 1926 addition was built of larger, more naturalized stones, mixed greys and browns and un-coursed.

The focal point of the façade is the center entry with Colonial Revival surround from 1926. Federal in style, it has simple pilasters, half-length sidelights and a louvered fan. When built, it was sheltered by a shallow entry porch on paired Tuscan columns. A full-width front porch from the late 1800s or early 1900s was eliminated in the 1926 remodel.

Some of the windows have rough stone jack arch lintels, but most openings are untrimmed. The windows have inset wooden frames and double-hung sash, 6/6, with tall 9/6 windows on the front of the addition. The sashes are assumed to date from 1926, unless they were replaced in the past few years. Semi-circular lunette windows are located in the west and north gable ends. The roofs are asphalt shingled. The projecting eaves have molded wood cornices and gable end returns. The chimneys are brick, newly rebuilt above the roof line. Two gable dormers above the façade have stone facing. A shed dormer spans the rear roof of the main block. On the northwest corner of the house is an enclosed sunporch built ca. 1926 with multi-pane wooden windows. When built, the sunporch and an adjacent balcony were cantilevered on knee braces; there is now a stone foundation.

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The house is sited with the topography, on the crest of the ridge, facing southwest rather than toward the bay. However, from the front of the house and the yard there is a water view to the southeast. A granite flagstone patio was installed ca. 1926. Open lawn surrounds the house. Stone walls at the edge of the driveway are a mix of old walls and 1930s construction. The side and front yard are defined by a stone wall where the driveway originally ran. The side and back yards were historically divided by a stone wall and pergola that are now gone.

The driveway built ca. 1930 passes through the trees south of the house. The winding drive was created to replace the original straight road that ran directly in front of the house. The gravel driveway passes through the woods alongside a woodland pond. At the end of the driveway on Durham Point Road, a painted wooden sign identifying Stone House Farm is a re-creation of a historic sign created in the 1920s in metal and mounted on the side of the house. The silhouette design of house, farmer and animals was the work of well-known cartoonist and magazine illustrator John Held, Jr. (1889-1958) according to the family photo album.

There are three ancillary buildings still extant. North of the main house is a cottage originally built to shelter a squash court and expanded in the 1930s. It occupies a wooded site alongside a small man-made pond. The 1½-story building was enlarged over time. The siding, windows and details are unknown. There were renovations in the 1980s according to the former owner. A historic view shows the front of the Squash Court building faces the pond and has a large Palladian window. There is a stone patio and steps on the shoreline.

The multi-bay garage southeast of the house has the same form and footprint as the early 1900s building shown in old photos, but the four-car garage was reported burned in the 1953 fire and was likely rebuilt at that time. The long, rectangular, wood-frame building has six open bays across the front. The circular driveway was configured ca. 1930 where there had been a less formal farmyard.

The large barn and other outbuildings now gone were aligned along the northern edge of the field maintaining the expansive water view from the front of the house. The mid-nineteenth century New England barn that burned in 1953 was a bank barn with off-center entry on the front gable end. The sheep barn attached to the back end of the barn in the 1920s had light and ventilation from monitor roof and sky lights. The separate cow barn that stood from the late 1920s to the 1970s was a smaller barn with open wagon bays along one side. All of the buildings were wood shingled in the early 1900s according to photographs.

South of the driveway, the extant building on parcel 20-12-7 is the old cannery building. It is set back from, parallel to the driveway, a long 1½-story building with a gable roof. Apparently recently repaired, its appearance is not fully known. Some of the extensions added over time have been removed as indicated by aerial views. No other photographs were available on-line.

The mown fields extending southeast of the buildings to the waterfront are a continuation of a long-time land-use pattern. They are integral for providing the property's significant and distinctive water view. The fields extend to the shoreline, which is irregular with a series of small coves and inlets. There is a waterfront landing place with a new shed and small dock on a point of land. Through the middle of the fields, a track is maintained to provide access to a small family cemetery and is also access to the NH Fish and Game property on 20-12-6. The small burial ground at the edge of the woods is a square area enclosed by stone wall, according to aerial views. It contains the graves from the early 1800s (Stackpole and Thompson 1913:41).

The southern property line is evidenced by the tree line along a wire fence and stone wall that has always been the division between Stone House Farm and 345 Durham Point Road to the south. The

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western and northern parts of the property have long been wooded. Stone walls line the wooded roadside. The northern property line is roughly marked by walls and fences according to site plans. North of the boundary is open field, formerly associated with 300 Durham Point Road, now the site of modern houses. The electric utility ROW borders the north edge of the historic property. The cleared corridor through the woods has fragments of stone wall within it. The existing parcel (20-12-5) extends north of the ROW, taking in land formerly part of the adjacent farm, defined on the north by the stream channel and Hidden Cove. A dirt road runs through this land to the waterfront houses and cable house, a right-of-way established when the electrical line was first installed in 1902.

Comparable Properties

Stone House Farm is unique as a rural estate with one of a small number of stone buildings in this region. The original stone construction of the house relates to other early nineteenth century stone buildings in Durham and nearby Newmarket. All are similar mortared rubble stone, smooth faced and roughly coursed. Granite was quarried in Durham, including from ledges on Durham Point. The most notable stone buildings are the Newmarket Mills erected during the 1820s. Stone Church in Newmarket was built in 1832. The Stone School, listed in the National Register in 1978, was built by in 1841 a local mason who lived in the Lubberland section of town, toward Durham Point, where the stone may have been quarried according to the National Register nomination. The Stone Store at 170 Main Street was built ca. 1835-1840 by B.W. Mathes. The Mathes House across the street is dated ca. 1835. Durham's only other nineteenth century stone building is the James Paul House at 24 Newmarket Road in the Durham Historic District. It was built ca. 1830-40 of similar rubble stone construction as Stone House Farm in a 2½-story form with transitional Federal-Greek Revival style details. One other stone house in Durham is from a later period, a cobblestone bungalow built in 1927 on Newmarket Road. Local quarrying continued into the twentieth century. Daniel Chesley (1859-1953) had a large quarry off the Durham-Dover Road/NH 108 (now site of Durham Public Works Department) and was a successful local contractor and stonemason specializing in granite masonry and later concrete (Stackpole 1913:320). The mason and builder of the 1926 addition to the Stone House and the source of the stone have not been identified.

The use of stone to create a Colonial Revival style dwelling is unusual for the 1920s in New Hampshire; however, stone was a popular building material for summer estates during the early twentieth century. Durham's Smith Chapel formerly on the Red Tower estate was built in 1900, probably of local granite. Elsewhere in the state, large-scale projects of the early 1900s such as Searles Castle in Windham used stonework extensively in the Gothic Revival style and Lucknow at Castle in the Clouds in Moultonborough is a stone Craftsman Style building erected 1913-14. Stone was used for Gothic style buildings, including chapels and churches. Several stone "castles" were also built in Massachusetts during the 1900s-20s.

Durham Point has other examples of historic farms converted to summer estates. The Mathes-Sandburg property on Langley Road is a nineteenth century farmhouse and New England Barn updated as a summer home in 1917 according to the Durham history. Used for agriculture through the twentieth century, it retains open fields and water front on the Oyster River. Oyster River Farm on Deer Meadow Road is an early twentieth century summer cottage with barn and waterfront, but land subdivided and developed.

The other properties owned by Sherwood Rollins from 1928 to the 1950s include older farm buildings with minimal renovations during his ownership. 300 Durham Point Road is a mid-nineteenth century farmhouse with New England barns and land subdivided for new construction. 345 Durham Point Road is an eighteenth century dwelling expanded over time, including a small

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addition by Rollins ca. 1928. The set of buildings that stood at 36 Adams Point Road are no longer extant.

44. National or State Register Criteria Statement of Significance:

Criterion A: Stone House Farm is an early twentieth century summer estate property eligible for the National Register of Historic Places under Criterion A for representing important trends in local and state history in the areas of recreation and agriculture. It is a good typical example of an early twentieth century country home, part of the "New Hampshire Farms for Summer Homes" movement and the related context of "gentleman's farming." The house and outbuildings, landscaping and large tract of associated land combine to form an important historic estate. The property illustrates the summer home and outdoor recreation contexts in the renovation and expansion of an older historic building, maintenance of land in agricultural uses, construction of ancillary buildings and landscape features for outdoor living. Although Stone House Farm became a year-round home, it continued to be used by the family for recreational and social activities. The property cannot fully document agricultural uses due to the lack of barns, but the loss, particularly through fire, of the large outbuildings from an estate property such as this was not uncommon.

The Rollins family had direct ties to the New Hampshire Farms for Summer Homes and other related campaigns promoting the acquisition of farms by wealthy families for use as country estates. Abandoned or underutilized farms were common in the late nineteenth century, because families moved west or to industrial cities or as in the case of Stone House Farm, farmers aged and left no heirs to succeed them. Governor Frank West Rollins established Old Home Day in 1899 recognizing that the state would be most attractive to natives who had moved away and been successful. The goal was to influence people to return to their childhood or ancestral home towns for a visit with the hope that they might purchase property, make improvements, build new buildings, plant crops and practice forestry. Publications promoting farms for sale began in the 1890s and *New Hampshire Farms for Summer Homes* was in print from 1902 to 1916, a campaign spearheaded by Rollins colleague Nahum Bachelder to encouraged buyers to convert or consolidate farms into summer estates. The Good Roads movement of the same period and the early adoption of the automobile by wealthy families such as the Rollins' made scenic rural areas like the Great Bay region more accessible and rural free mail delivery and telephone service facilitated long distance business communications (Garvin 1992). Stone House farm fulfilled the desire common to summer home owners for fresh air, scenery, privacy and recreation as well as land for the practice of agriculture. Popular country estate recreational activities are documented by family photos, including weekend parties, boating, hunting, fishing, swimming, walking and picnicking, as well as winter sports.

The history of the property under the Rollins family was influenced by the broad historic trends and events that affected the region and the country as a whole. A vacant farm was acquired by a wealthy Boston family and adapted in the early 1900s. WWI food production was the impetus for Sherwood Rollins to take an active role in farming at Stone House Farm. The success of his family business in Boston allowed him to buy up other nearby farms and construct new outbuildings in the 1920s. To create a home on-par with the family mansion on Beacon Hill a large modern house

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was created. During the Great Depression, the family relocated permanently to Durham and farming became more than a hobby. In the Post WWII era farming came to an end in the region and population growth resulted in subdivision of land.

Criterion B: This property was associated with a prominent New Hampshire family, but its historical significance relates to the trends of which they were a part, rather than demonstrating specific accomplishments of their careers.

Criterion C: Stone House Farm is significant as a Colonial Revival style country home created from an older farmhouse on a gentleman's farm and family estate. It embodies a distinct period and method of construction. The house of 1926 is a good example of Colonial Revival style architecture and appears to be relatively unaltered. Characteristics of the Colonial Revival are the incorporation of a preexisting historic farm building, use of native-type materials, symmetrical façade, classical features including entry surround, double-hung 6/6 and 9/6 windows, fireplace chimneys, sunporch and dormers. The landscape features such as driveway, stone walls, ponds and patios contribute to the overall design of the estate as do the fields mown to maintain the view. The interior of the house includes a "great room" for entertaining and may retain historic details such as exposed timbers, fireplaces and paneling. The early 1800s structure is of interest for its stone construction, but probably retains little integrity from that period. Its significance is more for forming the basis of the Colonial Revival house. The stone structure could have significance under Criterion D for the ability to yield information about quarrying and stone-masonry in the area.

45. Period of Significance

ca. 1917-1966: The historic period represented by the property begins with acquisition of the farm by Sherwood Rollins in 1917, after which the house was enlarged and the grounds landscaped. 1926 when the existing house was created is a significant date. The fifty-year cut-off date for National Register eligibility defines the end of the period.

46. Statement of Integrity

Stone House Farm retains integrity for its twentieth century period. The original nineteenth century house is only a small part of the existing building and was completely remodeled more than once. Historic photographs show the extent of changes in 1926.

As an estate property, Stone House Farm retains strong associations with summer home ownership and recreation, including designed landscape features including the driveway, ponds, stone walls, lawns and patios. The Stone House appears to retain a high degree of integrity of design, materials and workmanship for the period after the 1926 remodeling. The most substantial change was the removal of the front entry porch. The garden wall and pergola in the back yard are also gone. The age of windows, doors, etc. is unknown; they may date from 1926 or have been replaced in-kind.

The land boundaries are a historic farmstead settled in the seventeenth century. The large historic tract was recently subdivided in half along the driveway, but both parcels remain under common ownership with no change in land-use or boundaries on the ground. The existing landscape patterns of open land and forest have been the same for over fifty years according to historic aerial photos and USGS maps. It has integrity of location, setting and feeling. Only the land conveys the property's agricultural associations due to the loss of the barns. The fields are still hayed

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maintaining the open space and water view. Other farms also owned by the Rollins family at one time retain varying integrity and do not form a unified whole. The northern property has been divided and modern houses built. The adjacent property to the south has a house but no outbuildings to contribute to documenting agricultural uses. The southern property in the group has no extant buildings.

The current integrity of the ancillary buildings on Stone House Farm has not been determined. The garage likely retains integrity from the 1950s. The 1930s Squash Court cottage was renovated over time and possibly expanded in the 1980s, but the main block is probably intact. The Cannery outbuilding had an attached structure that was recently removed. Aerial mapping and tax card photos suggest the buildings all retain sufficient integrity to contribute to the National Register eligible property.

47. Boundary Discussion

The surveyed property consists of the two legally defined parcels of land on which the historic buildings are located. The driveway is the dividing line between them. Both parcels are owned by the same family.

The National Register eligible property is defined by the boundary that has always been associated with this farm. The farm was the same size from the eighteenth century until the 1950s, when part of the adjacent farm was added to the legally recorded parcel. The southern property line is marked by stone wall and wire fence as well as the tree line as shown by plans and aerial photos. The line was maintained even when the two farms were under the same ownership. The northern property line has sections of stone wall near the edge of the tree line. The boundary line and land use patterns were maintained when the two properties were owned in common. When the electric utility ROW was laid out along the dividing line portions of stone wall were eliminated. The northern property line was changed in 1955 when the tract of woodland north of the electric utility ROW was combined with Stone House Farm, when the farm to the north of which it had been a part was subdivided and sold. The isolated wooded land north of the ROW with the driveway to the cable house and 295 and 297 Durham Point Road does not contribute to the Stone House Farm property physically or historically. The difference in land use patterns is evident in the vegetation. The cleared utility corridor forms a visual boundary and remnants of the stone wall at the historic property line are evident.

Because the property lines are clearly defined and unchanged over several centuries, the large tracts of associated land would be included in a National Register eligible property, although it no longer conveys historic significance in the area of agriculture. Under Criterion C, the designed property includes the buildings and landscaping, for which the woods and open fields provided a backdrop. The land relates to the significance of the property under Criterion A for representing trends in country estate ownership, with strong ties to the gentleman's farming context.

The recommended boundary for the historic property includes parcel 20-12-7 and 20-12-5 as far north as the electric utility line. The total acreage is similar to the historic acreage identified in deeds of 135 acres. 20-12-7 contains 68.3 acres with one building. 20-12-7 has three buildings and contains 75.3 acres, roughly ten acres of which is not included in the eligible boundary.

INDIVIDUAL INVENTORY FORM**NHDHR INVENTORY DUR0029****48. Bibliography and/or References**

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<http://www.cowhampshireblog.com/2008/06/08/new-hampshire-the-origin-of-old-home-week-and-the-rollins-family/>

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Garvin, James L.

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- 1913 *History of the Town of Durham New Hampshire (Oyster River Plantation), Volume One: Narrative* (<https://archive.org/stream/historyoftownofd01stac#page/n7/mode/2up>).

Historic Maps

Chace, J. Jr.

- 1856 *Map of Strafford County, New Hampshire*. Philadelphia: Smith & Coffin
(<http://www.loc.gov/item/2006626003>)

Hurd, D.H.

- 1892 *Town and City Atlas of the State of New Hampshire*. Boston: D.H. Hurd & Co.
(<http://www.davidrumsey.com/>)

Sanford & Everts

- 1871 *Atlas of Strafford County, New Hampshire*. Philadelphia: Sanford & Everts.

United States Geological Survey (USGS)

- 1893, 1916, 1918, 1941, 1956 *Dover, NH-ME Quadrangle*
(<http://docs.unh.edu/nhtopos/nhtopos.htm>)

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Ancestry.com (<http://search.ancestry.com/>)

- N.H. Death and Burial Records
- Newspapers - *Portsmouth Herald*
- Public Member Trees
- U.S. City Directories
- U.S. Federal Census Collection
- U.S. Find a Grave Index
- U.S. WWI Draft Registration Cards

Historic Photographs

Collection of Rollins family

Interviews

Dale Rollins Valena, University of New Hampshire Special Collections and Archives

Strafford County Registry of Deeds

- | | | | |
|------|--------------------|------|------------------------------|
| 1901 | Book 326, Page 319 | 1948 | Plan 1-3-14 |
| 1901 | Plan 7-5-45 | 1948 | Book 577, Page 475 |
| 1902 | Book 329, Page 168 | 1951 | Book 599, Page 245 |
| 1916 | Book 379, Page 372 | 1955 | Book 647, Page 246 |
| 1917 | Book 382, Page 83 | 1955 | Book 653, Page 145 |
| 1928 | Book 422, Page 436 | 1970 | Book 1049, Page 838 |
| 1928 | Book 429, Page 1 | 1986 | Book, 1232, Page 702 |
| 1928 | Book 430, Page 452 | 2002 | Plan 65-25 |
| 1943 | Book 516, Page 448 | 2004 | Book 2954, Page 809 |
| 1943 | Book 516, Page 451 | 2008 | Plans 95-56 and 95-57 |
| 1944 | Book 522, Page 257 | 2011 | Plan 102-81 |
| 1945 | Book 528, Page 51 | 2011 | Book 3968, Pages 278 and 281 |

Surveyor's Evaluation

NR listed: individual
 within district

Integrity: yes
 no

NR eligible: individual
 within district
 not eligible
 more info needed

NR Criteria: A
 B
 C
 D
 E

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Historic Images – Collection of Rollins family



May 1917, facing north



1918, facing east-northeast

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Pre-1926 photo, facing southeast



June 1926

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“Starting the Addition” June 1926

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1926, facing northwest, shows original driveway and Stone House Farm sign

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Addition complete



After 1926 addition

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1930s after driveway relocated

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Sunporch detail

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Facing east-southeast, showing stone walls and pergola



After 1926, showing garage and barn

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Barn, sheep barn and new cattle barn, late 1920s view. Not extant burned 1950s and 1970s.



The Cow Barn

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1930s view of garage and barn from old windmill, facing east-northeast



1930s, facing east-northeast

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The Cannery 1930s, facing southwest

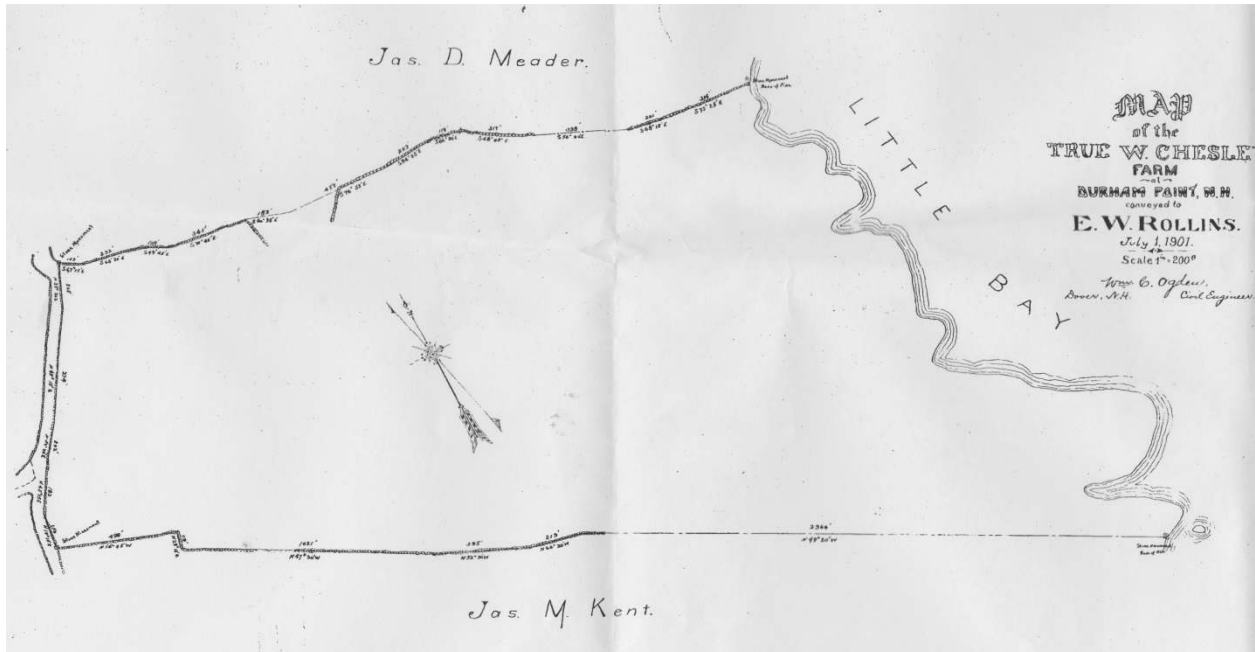


“The Squash Court” addition ca. 1934, facing southeast across swimming pond

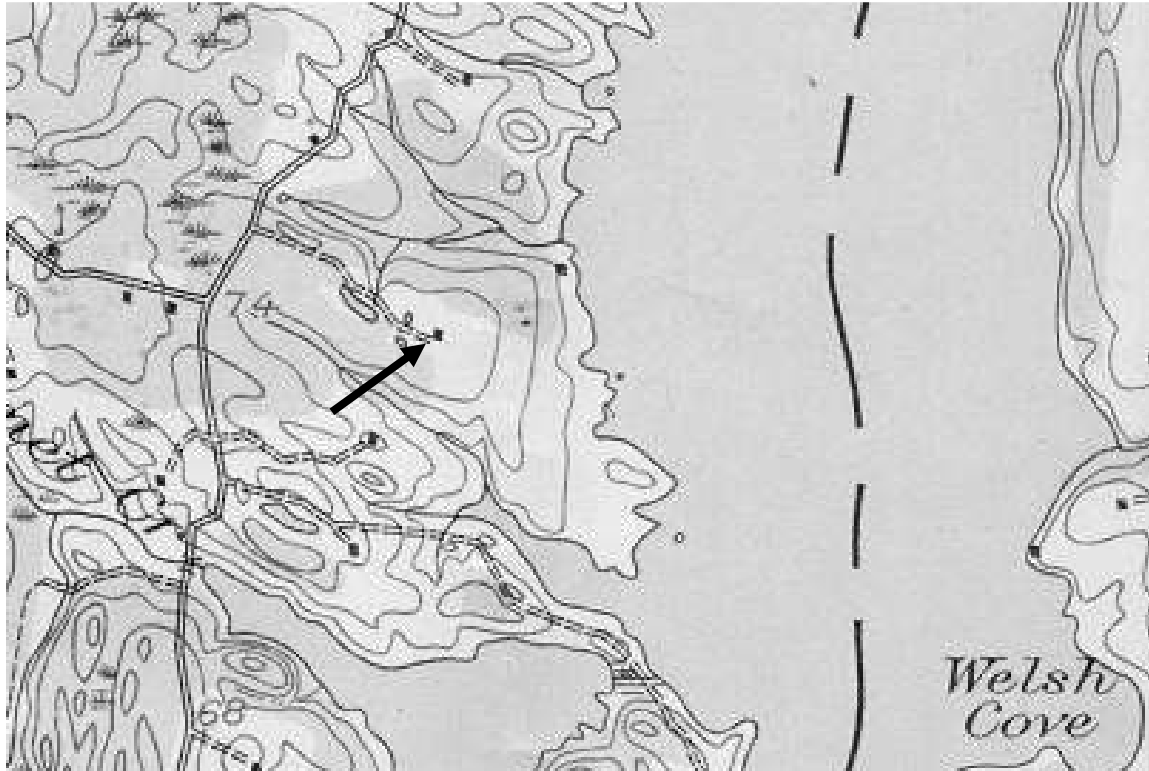
INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY DUR0029

Historic Maps and Plans



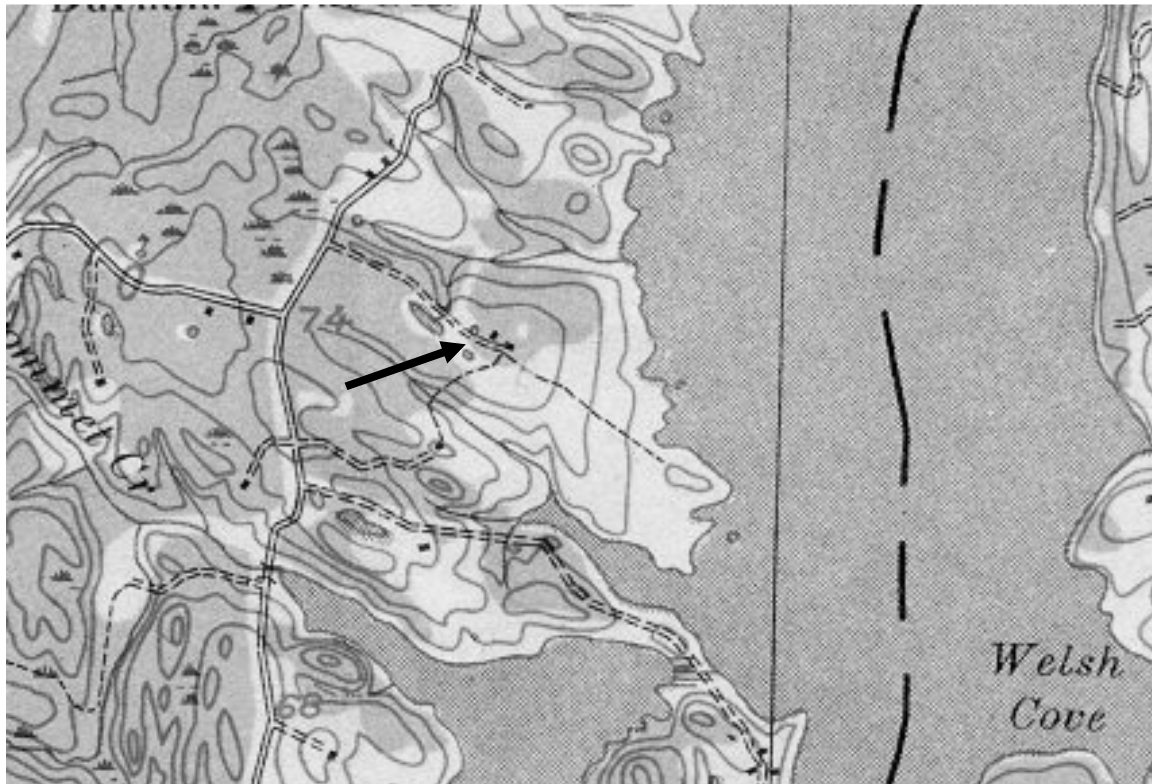
1901 plan shows boundaries when purchased by Rollins family, prior to construction of cable house and transmission line (Strafford County Registry of Deeds, Pocket 7, Folder 5, Plan 45)



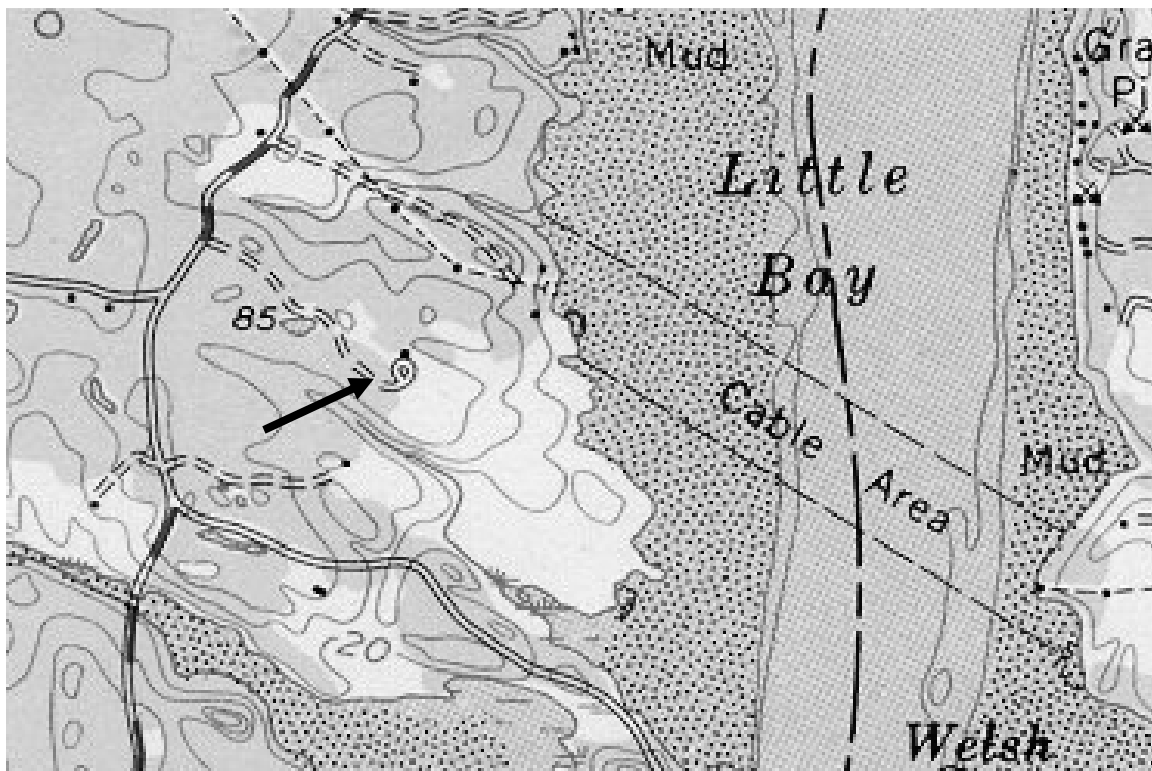
1918, surveyed 1916 (shows cable houses) (<http://docs.unh.edu/NH/dovr18sw.jpg>)

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1941 Dover, NH-ME Quadrangle, surveyed 1940 (<http://docs.unh.edu/NH/dovr41sw.jpg>)



1956 USGS Dover, NH-ME Quadrangle, surveyed 1943, culture revised 1956, shows power line (<http://docs.unh.edu/NH/dovr56sw.jpg>)

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Aerial Images



Google Earth, 2015, showing outline of parcels 20-12-5 and 20-12-7



Bing birds eye facing north, shows Stone House Farm with and access drive to Cable House and electric utility ROW at top of view

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Bing Bird's eye, facing north



Google earth, 2015 view

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY DUR0029



Bing Bird's-eye detail facing north



Bing Bird's-eye The Cannery, facing north

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Bing Bird's-eye The Cannery, facing south



Bing Bird's-eye Garage, main house and cottage, facing west

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Google earth 2013 showing open land and waterfront



Google earth 2013 shows burial ground

INDIVIDUAL INVENTORY FORM

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Google earth 2013, shows northern edge of current parcel, in vicinity of electric utility ROW

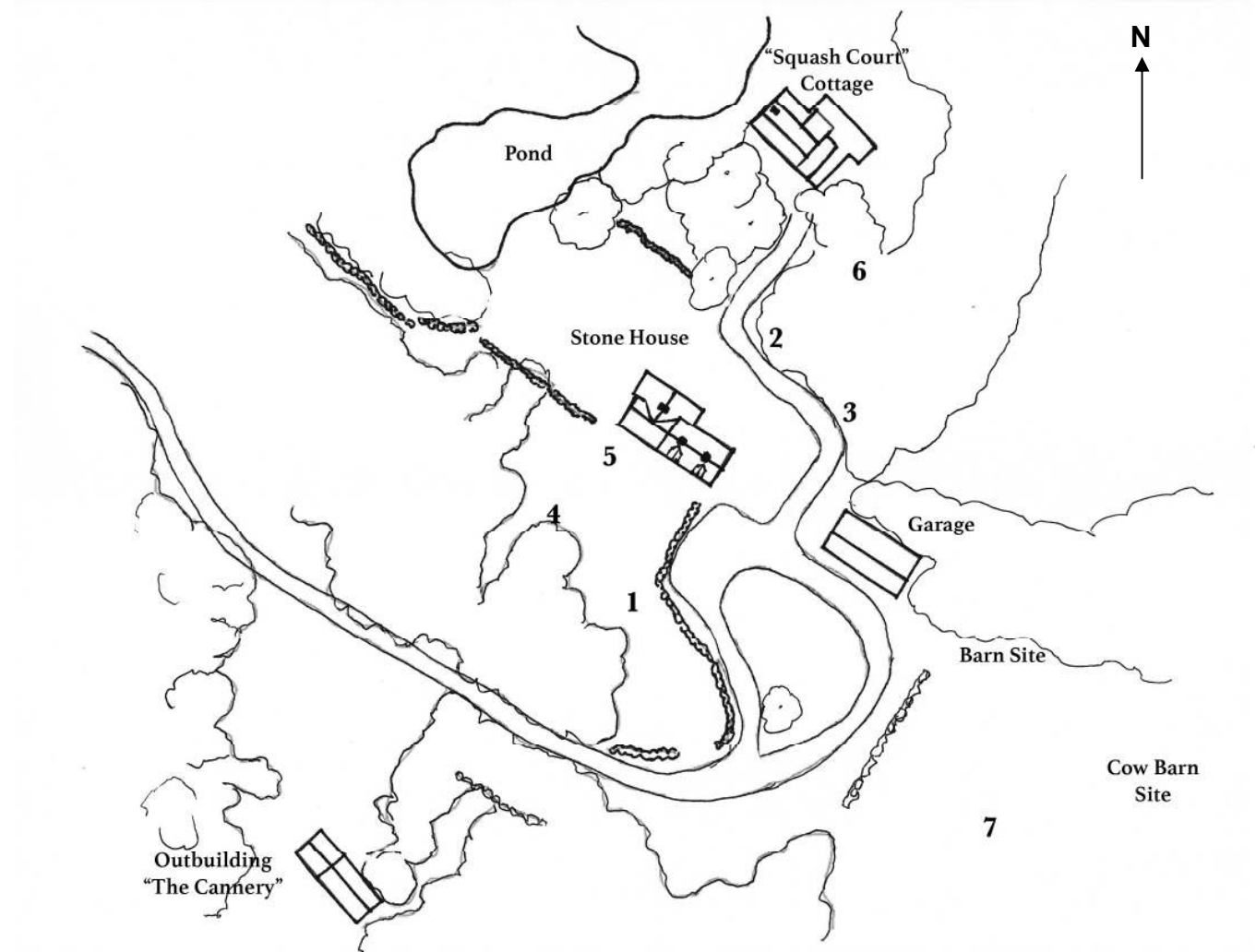
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Exterior Images

Stone House Farm is a large estate with buildings set back from Durham Point Road on a long private driveway. The land is posted no trespassing and permission to access the property for field survey was not granted by the property owner. Photographic documentation is from internet sources and a historic photograph collection.

KEY to Exterior Images



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1- Facing north, ca. 2011 photo (Zillow.com, accessed 3-21-2016)



2 - Rear elevation facing southwest, ca. 2011 photo (Zillow.com, accessed 3-21-2016)

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3 - Main house, facing west (Town of Durham tax card photo)



4 - Facing east-northeast, showing house and garage at right (<http://greatbaynh.com/listings/63513/315-durham-point-road-durham#.VvBp8eIrJhE>, accessed 3.21.2016)

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5 - Façade detail and water view, facing east-southeast (Zillow.com, accessed 3-21-2016)



6 - "Squash Court" cottage, facing north-northwest (Town of Durham tax photo)

INDIVIDUAL INVENTORY FORM

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7 - View toward water, facing southeast (Zillow.com, accessed 3-21-2016)

INDIVIDUAL INVENTORY FORM

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Interior Images



Interior of front stair hall (<http://greatbaynh.com/listings/63513/315-durham-point-road-durham#.VvBp8eIrJhE>, accessed 3.21.2016)



Interior of Great Room (Zillow.com, accessed 3-21-2016)

INDIVIDUAL INVENTORY FORM

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Interior of Great Room (<http://greatbaynh.com/listings/63513/315-durham-point-road-durham#.VvBp8eIrJhE>, accessed 3.21.2016)