NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 an 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 Burroughs-Foland Farm

other names/site number

2. Location

street & number 2323 Route 9 [ ] not for publication

city or town Livingston [ ] vicinity

state New York code NY county Columbia code 021 zip code 12534

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Ruth A Pierpont DSHPO 3/18/14
Signature of certifying official/Title Date

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 the 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)

for Edson K. Beall
Signature of the Keeper date of action 5-12-14

Burroughs-Foland Farm — Name of Property

Columbia County, New York — County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
8		buildings
1		sites
	5	structures
		objects
9	**5**	**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 listed in the National Register

N/A

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC / single dwelling
DOMESTIC / secondary structure
AGRICULTURAL/ storage
AGRICULTURAL/ outbuilding

Current Functions
(Enter categories from instructions)

DOMESTIC / single dwelling
DOMESTIC / secondary structure
AGRICULTURAL/ storage
AGRICULTURAL/ outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS – Mission/Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Concrete (poured)
walls Stucco
roof Ceramic Tile
other

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

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.)

[X] **A** Property 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.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or that 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 boxes that apply.)

[ ] **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

Areas of Significance:
(Enter categories from instructions)

Architecture

Agriculture

Period of Significance:

ca. 1820–1945

Significant Dates:

ca. 1820, 1880, 1908

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Linn Kinne (architect)

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

9. Major Bibliographical References

Bibliography
(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 Building Survey
_____
[ ] recorded by Historic American Engineering Record
_____

Primary location of additional data:

[ ] State Historic Preservation Office
[ ] Other State agency
[ ] Federal Agency
[ ] Local Government
[ ] University
[ ] Other repository: _____

Burroughs-Foland Farm — Name of Property

Columbia County, New York — County and State

10. Geographical Data

Acreage of Property 122.56 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	18	597787	4664145
2	18	598711	4663201
3	18	598330	4662939
4	18	597796	4663739

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 Jennifer Betsworth

organization New York State Historic Preservation Office date 1/31/2014

street & number P.O. Box 189 telephone 518-237-8643 ext. 3296

city or town Waterford state NY zip code 12188

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 SHPO or FPO for any additional items)

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

name Linda Saulpaugh

street & number 2323 Route 9 telephone 518-537-4277

city or town Livingston state NY zip code 12534

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 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, D.C. 20503

Narrative Description of Property

The Burroughs-Foland house and farm is located on the northwest side of Route 9, a quarter mile north of Route 8, in the small community of Blue Stores, in Columbia County. Located within the town of Livingston, Blue Stores is centered on the intersection of Route 9 and Route 31/8. Situated east of the Hudson River, the town of Livingston's landscape is primarily divided into agricultural fields and small wooded lots.

The nomination documents the Burroughs-Foland Farm as it evolved from a successful early nineteenth century dairy farm and orchard into an early twentieth century gentleman's farm. As such, it includes the original ca. 1840 farmhouse (moved to an adjacent lot from its original site), a group of ca. 1840-1880s agricultural outbuildings, the early twentieth century Foland House, carriage house and landscape features, and 120 acres of land. A group of contemporary, non-historic agricultural buildings does not contribute to the significance but indicates the continuation of the historic patterns of agriculture upon the land.

The Foland house is set back from the road, and has a large lawn with a semi-circular driveway. Landscaped lawns with shrubs, flowers, and mature maple trees surround the house. A 16 x 32 foot in-ground swimming pool is behind the house. A modern 100-acre working farm is located to the north and west of the historic building complex. This nomination includes the entire parcel associated with the Burroughs-Foland house and farm. The property includes the ca. 1908 residence and carriage house, a grouping of mid-nineteenth century agricultural outbuildings, and modern metal agricultural structures. The residence and complex of agricultural buildings retain a high degree of integrity. All names for buildings are taken from the 1933 property map included in this nomination.

Large Dwelling House (Foland House), ca. 1908

The Foland house is a two-and-a-half story, Spanish Mission foursquare residence. The hollow-tile building is covered in slapdash-applied concrete stucco, and rests on a poured concrete foundation. A tripartite arched porch supported by square columns with simple square caps covers the full length of the façade. The central entrance bay of the porch has an arched parapet with red trim. The flanking porch bays are covered by shallow, hipped red tile roofs with exposed rafter tails. The entrance door has a wood panel surround with leaded glass sidelights and a transom. It is flanked by two tripartite windows with small square panes; each has a central twenty-over-one window flanked by ten-over-one windows. The second floor has a central set of narrow glass doors that open onto a balcony formed by the porch parapet. Two rectangular bay tripartite windows with cantilevered tile roofs and exposed rafters are located in the other bays. Each window has a central twelve-over-one window and two eight-over-one windows. A shaped dormer with a combination quatrefoil and tripartite window extends through the cornice of the red barrel tile hipped roof with exposed rafter tails. The quatrefoil window has many small square leaded glass panes. Two brick chimneys are visible over the roofline.

The north and south elevations each feature projecting central porches with shallow hipped roofs and square columns. Each of the two first-floor rooms on the north elevation has a door which exits to the porch. On this

south elevation, the porch serves as a porte-cochere. Each of these elevations also has four eight-over-one windows. A small, enclosed hipped roof porch projects from the rear (west elevation).

The interior is divided into a standard foursquare floor plan: a central hallway and four rooms on each floor. The first floor has a foyer and large entry hall, dining room, butler's pantry, kitchen, sitting room, and parlor. The small entry foyer leads to a wide wooden door with glass top and 12 small panels on the bottom; the door is surrounded by a leaded glass transom and sidelights. The entry hall provides an entrance to each of the four first floor rooms, and contains the black oak staircase. Designed in the arts and crafts style, the staircase has an inlaid square pattern on each of the newel posts, and has an encased rectangle pattern in the balusters. An art glass fixture lights the entry hall. The dining room has three-quarter wall height paneling with vertical wood posts and grass matting with a wide bracketed cap. Slightly extended, the cap forms a mantel over the fireplace with a brown tile surround. False black oak beams run across the ceiling. A narrow butler's pantry connects the dining room to the kitchen. Though modernized in 1965 and 1994, the kitchen retains much of its original cabinetry. A small mudroom is located on the west side of the kitchen. The parlor is visually dominated by a fireplace with a brick surround that reaches nearly to the ceiling. Original art glass lights are hung from the sides of the fireplace, and from fixtures on the ceiling and near the doorway. The wood and grass mat paneling is repeated in this room, and in the sitting room. The second floor is divided into a central hallway, office, and four bedrooms. An original leaded glass skylight lights the stairway. The office, located at the top of the stairs, has an entryway surrounded by eight-pane sidelights and a sixteen-pane transom. A narrow set of French doors leads from the office to the balcony over the porch. The southeast bedroom was designed as the master, and was connected to a full bath. Two additional bathrooms were added in closet spaces in 1990 and 1991. The third, half floor has a small bedroom to be used as a maid's quarters. A skylight helps light the space. The rest of this loft space was finished and a bathroom added in 1992.

Private Garage (Linn Kinne carriage house), ca. 1908

The carriage house was designed and built simultaneously with the main residence. The two-and-a-half-story rectangular building has hollow tile walls covered in smooth concrete stucco and rests on a concrete foundation. It has a red barrel tile hipped roof with a small central square cupola, which originally featured a weathervane. A concrete stucco beltcourse runs between the two floors. The three-bay-wide façade has a central garage door with a concrete ramp leading to it. It is flanked to the west by a door with three horizontal wood panels and a four pane-window topped by a transom; a nine-over one window is to the north. Three sets of doubled six-pane casement windows light the second floor. A front-gabled dormer with a circular window filled with colored glass extends through the roofline. Identical dormers are also located on the north and south elevations. On the south elevation, the pattern of windows appears to mark different uses of the building. Four small four-pane fixed windows are located in the two left-most bays, and two nine-over-one sash windows are located in the two right-most bays. A set of doubled six-pane casement windows is located in each of the far left and far right bays on the second story. The rear (northwest) elevation has two central stable doors on the first floor, and a narrower double door to the second floor hayloft. The dormer on this elevation has no window. During the mid-to-late twentieth century, a non-contributing, one-story metal garage addition was built on the northeast elevation. This addition has been painted to match the original structure, and appears to be reversible. Two additional late twentieth century, non-contributing metal garage additions are located to the east.

Barn, Cowstable and Silo, ca. 1840-60

This large, L-shaped building is the primary agricultural building on the property. The primary barn is two bays wide, five bays long, is approximately three stories high and has a front-gabled roof covered in metal siding. It has vertical board and batten siding; at about two-thirds of the height of the barn, a scalloped pattern marks where an additional set of boards creates added height. Two two-thirds height double doors with long strap hinges and a regular size door with strap hinges are on the east elevation. A six-over-six sash window over the smaller door lights the interior. The north-south L is one bay wide, three bays long, is approximately two stories high, and has a side-gabled roof. It is covered in horizontal weatherboard and retains its original slate roof. A small hyphen with a six-pane window connects a tall wooden silo to east side of the wing. Several sliding doors provide access to this portion of the barn. A fixed six-pane window, a door, and a four-over-four window are located in the south gable end. The primary barn space has an open floor, and space on either end for hay storage. The L was used as the cowstable, and retains its original stalls; it has a second story used for storage space. The silo is accessed from the L. On the interior, cast iron steps allow for the farmer to climb up the side of the silo. They are stamped with a 1909 patent date, and likely reflect an improvement by the Folands after obtaining the property.

Truck and Tractor Building, ca. 1870-1880

This two-story building is five bays wide by two bays deep. It has a slate-covered side gabled roof with a one-bay rear shed. The primary (south) elevation has a two-bay sliding door, and two smaller doors that slide on metal tracks hung on the outside of the building. All of the original window openings have been boarded up. A brick chimney projects from the north end of the roof. On the interior, the building is divided into the three divided bays on the first floor; the second story, used for storage, is accessed by stairs within the central bay.

Stable and Carriage House, ca. 1840-60

The stable and carriage house is a two-story, front gabled frame building that is three bays wide and five bays deep. The primary (south) elevation has a central modern garage door framed by two sliding wooden doors. A central door is located in the gable. The west elevation has a four, two-pane fixed windows and a solid wood door with an x pattern on a metal track; the second story has two plank doors on metal tracks. On the east elevation, three six-over-six windows light the first floor. The first floor on the interior is bisected by a central wall; the original carriage space is on the south end, and the stables are on the north end. The second floor is used for storage.

Piggery, ca. 1860

The piggery is a two-story, side-gabled building. During the late twentieth century, the building was modified into a rental residence. At that time, a door with sidelights and two one-over-one windows were added on the north elevation; a second-story porch, door, and windows were added on the east elevation. The original doors on the east elevation and the hayloft opening on the north elevation were retained. Despite these modifications, the building retains its original form.

Engine House, ca. 1908

The engine house is a one-story, square building with pressed concrete block walls and a hipped roof. The south elevation has a solid wooden door to the left, and a solid wooden garage door with angled boards to the right. Each of the other elevations has two aluminum sash windows.

Small Dwelling House, ca. 1910-1920

This one-and-a-half story, three-bay, side-gabled house with a rear, one-story shed addition. It is covered in aluminum siding and rests on a concrete foundation. A one-story, front-gabled entry porch projects slightly from the building. The entrance is flanked by two six-over-six vinyl windows; a third window is located on the southernmost end of the façade. Three six-over-six vinyl windows and an exterior brick chimney are on the east elevation. This house was likely built by the Folands to house farm staff.

Original Farmhouse, ca. 1840 with ca. 1885 and 1908 modifications

This was the original farmhouse on the property, built ca. 1840 on the site of the Foland house. It appears to have originally been a smaller, Greek Revival farmhouse that was later enlarged and given an Italianate style treatment. When the Foland house was constructed in 1908, the farmhouse was moved and placed on a new pressed concrete block foundation. This two-story house has a side-gabled roof with a large front gabled dormer, and rests on a 1908 pressed concrete block foundation. The wood-frame house is five bays long, and three bays deep; it is now covered in aluminum siding. The doorway is located in the central bay on the façade; the original wood surround with decorative crown has been retained but the door is a modern replacement. The door is flanked by two windows to the east, and a paired window to the west; these windows are all one-over-one contemporary replacements, but retain their original surrounds with decorative crowns. The second story windows match this pattern: a central window flanked by two windows to the east and one (single) window to the west. An Italianate porch with turned posts, brackets, and a balustrade runs across the entire façade. Wooden brackets are located under the primary roofline, and along the roofline of the large central dormer. The dormer has a central, paired four-over-one window. Two one-over-one modern replacement windows light the second story of the north elevation. A concrete block exterior chimney is also visible on this elevation.

Modern Metal Farm Buildings, ca. 2000

A contemporary, non-contributing farm complex is located to the rear of the farm property. It includes a complex of silos, three metal pole barns, and a large vehicle shed. This complex was built and is used by a tenant who continues to farm the property.

Statement of Significance

The Burroughs-Foland House and Farm is significant under Criterion A for its long and varied agricultural use, which helps illustrate the changing trends in agricultural practice in Columbia County. Established during the early nineteenth century as a farm with diverse agricultural products and a focus on dairy, the property became a more casual, gentlemen's farm in 1897. Later in the twentieth century, the property became an orchard and vineyard and is currently planted in corn by a contemporary farming operation. The nominated property includes an early nineteenth century farmhouse and a complex of nineteenth century agricultural buildings. The current main house and carriage house, built in 1908, represent its transition to a gentlemen's farm and are also significant under Criterion C as good examples of Spanish Mission style architecture in New York State. Designed by architect Linn Kinne, the house and carriage house feature complex, barrel tile roofs, stucco-covered walls, through-cornice dormers, and exposed rafters. A rare example of Spanish Mission style architecture in a rural context within the state, the complex was built as the country home of retired businessman Russell Foland. The nomination boundary takes in the largest intact acreage representing the original farm, which was subdivided in 1880. The farm has remained consistent in size since that period. The nomination also includes a very small adjacent parcel, the location of the original farmhouse, which was moved there in 1908 to allow construction of the Foland House.

Early History of Blue Stores

Livingston Manor was chartered in 1686 by New York colonial Governor Thomas Dongan on behalf of the English Duke of York. Although obsolete and actually illegal in England, this system of local government was used in several localities in New York as well as in other colonies where lack of population stunted regional development. Proprietors of these manors—or "manor lords" as they were sometimes styled—were obliged to contract with farmers who, early on, shared with the landlord in fairly equal degree the risk of clearing and developing virgin land. Livingston Manor, located in the southern third of modern-day Columbia County and comprising the present towns of Livingston, Clermont, Germantown, Taghkanic, Gallatin, Copake, and Ancram, was bordered on the west by the Hudson River and extended twenty miles east to what would become the Massachusetts and Connecticut state lines. It was one of the most successful manors.

Livingston Manor grew slowly as settlers found their way to the region. Under the manor system, tenant farmers paid rent to the manor lord for the use of the land. In addition to their primary crops of wheat, corn and wool, tenants were required to grow small orchards of fruit trees. For more than eighty years, it remained a vigorous enterprise, despite incursions made by New Englanders who wanted to settle on and claim undeveloped parts of the manor. Farms, timber and grist mills and New York's first iron works balanced the rural economy. Though the manor lord had begun to lose political power by 1800, the archaic system of land

ownership continued for another fifty years. By the early twentieth century, the Town of Livingston was scattered with hamlets but remained primarily rural and agricultural.[1]

Blue Stores, which grew around the important crossroads of the Kings Highway and the Highland Turnpike, was one of the smallest of these communities. By the early nineteenth century, a small store and several residences were located at the intersection. The store, which was painted blue, was the namesake for Blue Store corner. An inn was built after the turnpike was completed in 1804; it was expanded in 1840 and again in the last quarter of the century. The community primarily catered to travelers, and had a store, stables, carriage sheds, and a blacksmith shop.[2]

Development of the Burroughs-Foland Farm

Due to the persistence of Livingston family ownership and tenant farming in the town of Livingston, the area around Blue Stores remained sparsely settled through the mid-nineteenth century. A 1798 map of the town shows a scattering of landowners, but none were located along the Albany Post Road on what would become the Foland farm.[3]

Francis Burroughs, the first documented owner of the nominated parcel, was born in Fishkill, New York, in 1788. He married his first wife, Mary, and purchased the farm in Livingston by 1820. Mary died in 1822 and was buried on the Burroughs farm; she was later moved to the Chatham Rural Cemetery. Francis married Catherine soon after. Burroughs was locally politically active; he was appointed Justice of the Peace in 1821 and was elected to the post in 1844. He also served as the lieutenant of Columbia County's fifteenth regiment in 1822. By 1850, Burroughs was managing a very successful farm. Valued at $22,500, the 240-acre property was home to six horses, twelve milk cows, four other cattle, fifty sheep, and forty swine. Burroughs's primary product was butter (1500 lbs.), but he also produced substantial amounts of corn (900 bushels) and oats (1200 bushels). He also grew lesser amounts of peas and beans (300 bushels) and rye (200 bushels) and harvested 120 lb. of wool from his flock. To facilitate this extensive production on the property, Burroughs built the barn, cowstable, and silo, the piggery, and likely the small barn later known as the truck and tractor building. It is also likely that Burroughs built the surviving ca. 1830 farmhouse. In 1856, Francis Burroughs sold the property to John Wagener for $21,800.[4] In addition to operating the Blue Stores property, John Wagener lived on and

[1] H. Perry Smith, *Columbia County at the end of the century; a historical record of its formation and settlement, its resources, its institutions, its industries, its people* (Hudson, NY: The Hudson Gazette, 1900) , 589; Mary Howell, *Livingston: Then and Now* (Ghent, NY: Town of Livingston, 1988), 13-17.

[2] Howell, *Livingston*, 138-141.

[3] John Wigram, *A Map of the Town of Livingston, Germantown, and Clermont, compiled from Actual Surveys in January 1798*. (Albany, N.Y.: David Vaughan, 1850).

[4] Ancestry.com, New York, Federal Census, 1820, 1850 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012); Steven J. Warling, "Descendants of John Burroughs," <http://swarling.mywebcommunity.org/burroughs/newtown0001.htm#id10462>; Ancestry.com, New York, Federal Agricultural Census, 1850, [database online] (Provo, Utah: Ancestry.com Operations, Inc., 2012); Franklin Ellis, *History of Columbia County, New York* (1878), 253; New York State Senate, *Documents of the Senate of the State of New York* (1902), 2351-2352; Deed of Sale from Francis and Catherine Burroughs to John Wagner, May 1, 1856, Columbia County, New York, Deed Book 5, page 102. Columbia County Clerk's Office, Hudson, New York.

managed his elderly father's 172-acre farm nearby. After his father, Sattice's, death, John may have had trouble running the two farms smoothly. He sold the Blue Stores farm for $24,325 in 1863 to Olive and Steven Platner.[5]

Stephen Platner, a farmer and physician, farmed the property until his death in 1867. By the end of that year, Olive Platner began offering the farm for sale. Her advertisement stated that the land "is under a high state of cultivation, and is considered one of the best farms in Columbia County." Two dwelling houses, three barns, and a number of outbuildings were located on the property. It is unclear when a second house was built; there are no remnants of this building on the farm. As she waited for suitable offers, Olive kept the farm in working order. In 1870, the thriving 240-acre property was valued at $35,000. To run the farm, Olive paid $1,200 in wages to hired hands annually. The 1870 agricultural census reports that she owned six houses, six milk cows, four oxen, four cattle, four sheep, and four swine. In addition to producing 480 lb. of butter, the farm produced oats (500 bushels), rye (350 bushels), corn (300 bushels), and potatoes (300 bushels). She also maintained the farm's orchards, which produced 50 bushels of fruit.[6]

In 1870, John Trumpbour was living in Germantown with his wife, Almira, and six children. He operated a successful 150-acre farm, valued at $30,000. He had a large orchard, produced a modest amount of butter, and grew a variety of grain crops. It is unclear whether they were seeking an investment, or simply a change of pace, but the Trumpbours began planning to move. The Red Hook *Journal* reported that Trumpbour sold the Germantown farm to James Fingar for $26,000 in March 1871. In April, Almira bought Olive Platner's farm, just north of Blue Stores, for $25,800. Unfortunately, the Trumpbours had no success at the Blue Stores farm and may have been impacted by economic downturn caused by the Panic of 1873. When they sold it to Adam Fingar in November 1873, the farm was heavily mortgaged. The $26,000 farm had several mortgage liens adding up to $21,300; the largest was $16,800 owed to Olive Platner.[7]

It is possible that at age 52, Adam Fingar may have purchased the property with his three adult sons in mind; Silas, Griffin, and William were 27, 26, and 24, respectively, in 1873. Fingar and his sons revived the valuable

[5] Deed of Sale from John and Lajune Wagner to Olive Emmeline Platner, May 1, 1863, Columbia County, New York, Deed Book 19, page 149. Columbia County Clerk's Office, Hudson, New York; Ancestry.com, New York, Federal Census, 1860 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012); Ancestry.com, New York, Federal Agricultural Census, 1860, [database online] (Provo, Utah: Ancestry.com Operations, Inc., 2012)

[6] Headstone: Stephen H. Platner, M.D., 1805–Sept. 12, 1867. Livingston Reformed Cemetery, Livingston, New York; "A Farm for Sale," *Hudson Daily Register*, December 4, 1867; Ancestry.com, New York, Federal Census, 1870 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012); Ancestry.com, New York, Federal Agricultural Census, 1870, [database online] (Provo, Utah: Ancestry.com Operations, Inc., 2012)

[7] D.G. Beers & Co., *Atlas of Columbia County, New York. From Actual Surveys and Official Records* (New York: D.G. Beers & Co, 1873); Ancestry.com, New York, Federal Agricultural Census, 1850, 1870, [database online] (Provo, Utah: Ancestry.com Operations, Inc., 2012); Ancestry.com, New York, Federal Census, 1870 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012); *The Journal* (Red Hook, N.Y.), March 16, 1871; Deed of Sale from Olive Emmeline Platner to Almira Trumpbour, April 1, 1871, Columbia County, New York, Deed Book 41, page 9. Columbia County Clerk's Office, Hudson, New York; Deed of Sale from Almira Trumpbour to Adam Fingar, January 11, 1873, Columbia County, New York, Deed Book 47, page 321. Columbia County Clerk's Office, Hudson, New York.

farmland. In April 1880, Adam sold the southern half of the property to his son Griffin Fingar at the fair price of $10,000.
Though he never purchased the land from his father, William became the primary farmer of the remaining northern 120 acres around this time; the property is identified by his name in the 1888 atlas. William was a successful farmer, and grew a variety of grains on his land, maintained modest apple orchards, and produced substantial amounts of butter and eggs. Over the next decade, William Fingar appears to have expanded the simple farmhouse on the northern farm. The farmhouse's central front gable dormer, brackets, and full façade Italianate porch appear to date to the last decades of the nineteenth century.[8]

Though he may have weathered the economic downtown of the 1890s under normal circumstances, Adam Fingar's ownership of the northern farm was challenged in 1895. The mortgage held by Olive Platner, now deceased, remained outstanding and had been transferred to her daughter, Ida. Determined a lunatic, Ida had been named a ward of the state. Unable to collect on the mortgage, A.L. Andrews sued on behalf of Ida Platner and foreclosed on the farm. The property, still known locally as the William Fingar farm, remained vacant for two years while Andrews attempted to sell it.[9]

Russell Foland

Russell Foland, born in Saugerties, New York in 1857, had begun working as a salesman as a young man. In 1882, his older brother Edward opened the Foland & Co. shoe store at 431 Eighth Avenue in New York City. Within the next four years, Russell and his brother Charles became salesmen at Edward's shop. By 1889, Foland & Co. had grown so successful that the brothers opened a second location at 471 Sixth Avenue. The rapid success of the store caught the notice of the local shoe business community. Joseph Wichert, a Brooklyn manufacturer of ladies dress shoes, hired Russell Foland as his assistant in 1894. The partnership did not last long, though, and by 1900, Russell was once again working as a shoe salesman.[10]

By the late nineteenth century, Russell and his wife, Charlotte, had decided to retire in the countryside. Though small, Blue Stores attracted the notice of Russell Foland, an aspiring gentleman farmer. It is uncertain how familiar the couple was with the town of Livingston; Russell was likely introduced to the area by Zachariah Foland, a local farmer. Newspaper accounts demonstrate that the two men were friends, if not relatives. The quiet community of Blue Stores was not far from Saugerties, which could be reached by the ferry at Tivoli. In

[8] Ancestry.com, New York, Federal Census, 1880 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012); Ancestry.com, New York, Federal Agricultural Census, 1880, [database online] (Provo, Utah: Ancestry.com Operations, Inc., 2012); Deed of Sale from Adam and Marion Fingar to Griffin Fingar, April 1, 1880, Columbia County, New York, Deed Book 71, page 528. Columbia County Clerk's Office, Hudson, New York; Beers, Ellis & Co., *Atlas of Columbia County, New York. From Actual Surveys and Official Records* (New York: Beers, Ellis & Co, 1888).

[9] Ancestry.com, New York, Federal Agricultural Census, 1880 [database online] (Provo, Utah: Ancestry.com Operations, Inc., 2012); Deed of Sale from Arthur L. Andrews, committee of lunatic Ida Platner to Russell Foland, January 20, 1897, Columbia County, New York, Deed Book 103, page 396. Columbia County Clerk's Office, Hudson, New York; *The Chatham Courier*, January 23, 1895; *Hudson Daily Register*, January 13, 1897.

[10] "Joseph Wichert – the Progressive Brooklyn Shoe Manufacturer," *Boot and Shoe Recorder* 26 (1894): 38; New York City, New York City Directories, 1882–1892, available online at <www.ancestry.com>; Brooklyn, New York City Directories, 1894–1909, available online at <www.ancestry.com>.

January 1897, the Folands purchased the 120-acre farm on Route 9 from the Ida Platner estate for $5,000. Russell and Charlotte stayed at the farm intermittently for the next decade, often bringing friends. Eventually, the Folands began making plans to live at the farm year-round, and began wrapping up their affairs in Brooklyn.[11]

Linn Kinne's Mission Revival design for the Foland House

By 1908, they hired architect Linn Kinne to design a modern country house. Linn Kinne, a native of Hartwick Seminary in Otsego County, quickly began to make a name for himself after he graduated from Cornell in 1897. He established his first architectural practice in Herkimer in 1900; in 1908, he opened an office in Utica. It is unclear how the Folands became aware of Kinne at this transitional point in his career. However, by the time they contacted Kinne, he had designed many private residences and several prominent public buildings, including the Masonic Temple in Newport (1902), the Otsego County Clerk's Office in Cooperstown (1904), and the Onenonta Municipal Building (1906). After he moved to Utica, he continued to design large private residences, many of which were in the popular bungalow style. Later in his career, Kinne was the primary architect for the Hartwick National Bank (1920), Frankfort Town Hall (1922), and the Hartwick College in Oneonta (1941).[12]

Kinne worked predominantly in more common revival styles, such as the Beaux-Arts, Classical Revival, and Colonial Revival styles. A few other Kinne-designed Spanish Revival homes have been identified, such as 123 South Street (ca. 1925) in Auburn. However, these examples are located in suburban neighborhoods and date to later in his career. It is possible that Kinne first experimented with the Spanish Mission Revival style in his design for the Foland house.[13]

Inspired by California's colonial Spanish missions, southwestern architects developed the Spanish Mission Revival style during the late nineteenth century. More imaginative than authentic, the style was defined by a few key features: scalloped parapets, quatrefoil windows, bell towers, stucco-covered walls, arcades, and barrel tile roofs. The style was easily adaptable to different types of buildings, as these details had only a minor impact on a building's plan or structure.[14]

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[11] *Hudson Daily Register*, January 13, 1897; February 22, 1898; *Pine Plains Register*, February 22, 1901.

[12] *Pine Plains Register*, June 14, 1907; Henry J. Cookinham, *History of Oneida County, New York: from 1700 to the present time* (Chicago: S.J. Clarke Pub. Co., 1912) ; National Register of Historic Places, Municipal Building, Oneonta, Otsego County, New York (90NR02186); National Register of Historic Places, Frankfort Town Hall, Frankfort, Herkimer County, New York (99NR01442); National Register of Historic Places, Masonic Temple, Newport Lodge No. 455, Newport, Herkimer County, New York (08NR05965).

[13] National Register of Historic Places South Street Area Historic District, Auburn, Cayuga County, New York (90NR03293); City of Auburn, "123 South Street," available at <http://www.auburnhistoricproperties.org/upload/pdf/123%20South.pdf>.

[14] David Gebhard, "The Spanish Colonial Revival in Southern California," *Journal of the Society of Architectural Historians* 26 (1967), 132, 136; James C. Massey and Shirley Maxwell, "Spanish Architecture in America," *Old House Journal*, available at < http://www.oldhouseonline.com/spanish-architecture-in-america/>; Karen J. Weitze, *California's Mission Revival* (Los Angeles: Hennessey & Ingalls, 1984).

By the turn of the century, proponents of the Arts and Crafts movement began designing homes in the Mission Revival style. The Mission Revival's emphasis on simple natural materials, regional history, and vernacular design blended well with the Arts and Crafts ideals of good design, workmanship, and modest living. As Mission Revival had always been an exterior style, craftsman interiors became standard for Mission buildings after 1900. Mission Revival was common through about 1910, when it was surpassed by more academic and opulent Spanish Revival styles.[15]

The Mission Revival style was heavily associated with the southwest, and especially with California. California boosters and real estate speculators used it in their marketing materials, and built large suburban neighborhoods entirely in the style. Particularly as a result of the early twentieth century movie industry, California became associated with new beginnings, wealth, and the good life. Mission Revival buildings represented a distillation of these ideas.[16]

Though the Mission Revival style was most popular in the southwest, it was also occasionally used for midwestern and eastern train stations and commercial buildings. National design magazines, architectural journals, and advice books brought the style to eastern audiences. Many articles were sponsored by the American concrete industry, which championed the style for its use of concrete stucco. The Mission Revival style was mentioned in contemporary guidebooks about farmhouse design, though they usually stated it was best suited for the southwest. While the style was never common, east coast architects did occasionally mix it in among other revival style residences in middle-class suburban neighborhoods. The relative rarity of Mission Revival in the east and the even rarer use of the style on a home in a rural setting make Kinne's design for the Foland house particularly unique.[17]

As the Folands prepared for the construction of their new country home, they had to first decide what to do with the original farmhouse. Local oral history indicates that the farmhouse on the property was moved down the road to a lot just south of the Foland property on Route 9, rather than demolished. The building material bears out this story; the pressed concrete block foundation under the Italianate farmhouse perfectly matches the concrete block used to build the ca. 1908 engine house.[18]

In his design for the Foland house, Kinne used nearly all of the hallmarks of the Mission Revival style, while deftly combining it with an Arts and Crafts aesthetic. A central Mission-style dormer dominates the façade, and a simpler parapet forms a second-story balcony. Both continue through the cornice, rather than projecting out of the roofline. Quatrefoil windows are common in the style, and are often used in dormers. However, Kinne's

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[15] Gebhard, "Spanish Colonial Revival," 131, 133, 144; "Craftsman House No. 7," *Craftsman* (July 1904): 394-401; Leslie Mandelson Freudenheim, *Building with Nature: Inspiration for the Arts & Crafts Home* (Salt Lake City: Gibbs Smith, 2005), 161.

[16] Phoebe Schroeder Kopp, *California Vieja: Culture and Memory in a Modern American Place* (Berkeley: University of California Press, 2006), 2-3.

[17] Weitze, *California's Mission Revival*; Pelham Preservation Society, "Spanish Colonial Revival," available at < http://www.pelhampreservationsociety.com/id32.html>; William Alonzo Etherton, *The Farmhouse Improved* (Manhattan, KS: The College, 1917), 79-80.

[18] Linda Saulpaugh, Interviewed by Jennifer Betsworth, Livingston, New York, November 7, 2013.

design is unusual. He combined the quatrefoil window with a palladian window, and filled the quatrefoil with small square craftsman-style panes. Instead of the smooth stucco typical of the Mission Revival style, Kinne called for a rougher appearance on the façade. After creating an initial layer of stucco, workers used a slapdash machine to create a uniformly rough, lumpy appearance on all the exterior walls. The simple arcaded porch, bay windows, and hipped roof are all covered in red barrel tiles. Many of these Mission-style details are repeated in the carriage house. Particularly notable are the four through-cornice dormers with round windows. The carriage house's central square cupola hints at a belltower – the only Mission detail missing from the house design.

As the Mission Revival was primarily an exterior style focused on a relatively small number of features, Kinne had the freedom to flesh out his design by combining it with other styles. Common in large bungalows, the sprawling, multiple porches and porte cochere extend from the core of the building. The small window panes and leaded glass detailing around the entrance hint at the Arts and Crafts interior.

The plan of the Foland house is primarily that of an American Foursquare. It has four primary rooms on each floor, with a central hallway. Kinne dressed the simple plan with Arts and Crafts details throughout. Dark wood paneling and trim, art glass, and small wood panels and panes of glass are repeated throughout the house. As demonstrated by his original interior blueprints, Kinne took care to weave his design throughout the house. The central staircase's pattern of narrow vertical balusters with central rectangles references Frank Lloyd Wright's geometric patterns. Three-quarter height paneling on the walls with dark vertical boards alternating with grass mat panels topped by a bracketed rail is used throughout the house. The first floor dining room features a fireplace with a dark tile surround and bracketed mantel, and dark wood beams on the ceiling. The parlor has original art glass fixtures with floral designs and is visually dominated by massive brick fireplace. The level of design is continued on the second floor. The central office entrance is highlighted by sidelights and transom with small rectangular panes. A leaded art glass skylight, which repeats the patterns of the leaded glass around the entry door, provides light for the staircase.[19]

Under the veneer of revivalism and artisan workmanship, Kinne used modern technology to create a "fireproof" building. Instead of using traditional wood framing for the house and carriage house, the interior and exterior walls were built with terra cotta hollow clay tiles. Hollow clay tiles were invented during the 1850s, but were made out of a heavier, brick-like material. By the late nineteenth century, improvements in technology allowed for lighter, terra cotta tiles. Between 1910 and 1950, hollow clay tiles were at the height of their popularity and were used for interior and exterior walls.[20]

By covering the tiles with concrete stucco and using barrel tiles for the roof, Kinne took advantage of available technology – while maintaining a consistent style. Perhaps concerned about the danger of fire in a rural setting, Foland may have been interested in the Mission Revival style for its combination of these features. Though

[19] Linn Kinne, Interior plans for Russell Foland House, Collection of Linda Saulpaugh, Livingston, New York.
[20] Jeremy C. Wells, "History of Structural Hollow Clay Tile in the United States," *Construction History* 22 (2007), 27-31; Linn Kinne, Exterior plans for Russell Foland House, Collection of Linda Saulpaugh, Livingston, New York.

Kinne later designed residences with hollow clay tile walls and cement stucco exteriors in a number of styles, the Foland house is the earliest known example of his use of this technology.[21]

Later History and Continued Agricultural Use of the Burroughs-Foland House and Farm

When the house was completed, Russell, his wife Charlotte permanently moved to their new country house. His older brother Charles, and his wife Mame, also moved to Livingston with them. The two couples did some casual farming and gardening, and enjoyed hosting parties and guests. Much of the work at the farm was completed by live-in farmer/caretakers. Homer Knickerbocker, Harry Couse, George Clum and Charles Sickles were among the men who worked on the farm. In 1912, the Folands had the house retrofitted with electric wiring. Originally designed for gas lighting, it was one of the first homes in Livingston to have electricity.[22]

After the deaths of Charles in 1917 and Mame in 1921, Russell and Charlotte sold the property. Desiring a less isolated location, they purchased the Rice homestead on West Main Street in Claverack. Russell and his wife lived at the Claverack address until she died in 1926. At that time, Russell moved to Hudson where he lived until his death in 1947. They are all interred in a large mausoleum at the Manorton Cemetery in Livingston.[23]

Alexander Fisher purchased the property from the Folands in 1921. Fisher further developed the orchard and vineyard at the farm, and began advertising the property as "The Orchards." In addition to selling fruit on site, he also advertised the sale of Concord grapes "by basket, hundred pounds, a ton, or whole crop" in regional newspapers. It is likely that he also sold apples to the cider mill in Blue Stores. By 1930, Fisher had also begun working as a fruit commission merchant and wholesale dealer. His business volume was substantial enough that his daughter Helen worked as a secretary for the operation. The Fisher family continued to own and operate the property through the mid-1940s.[24]

Ida Sologub maintained the property as a private residence until 1952, when she sold it and subdivided it into a farm parcel and a smaller house parcel. Royal and Vernon Saulpaugh purchased the farm lands and barns; Royal and Vernon managed the property as part of their 1200-acre Saulpaugh Farms, the largest pumpkin and Indian corn producer east of the Mississippi River by the early 1980s.[25] Clyde Tinklepaugh purchased the house parcel. He sold the house to the Saulpaugh family in 1967, and it became the private residence of

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[21] Charles Dekay, "Concrete in its Modern Form and Uses," *The Craftsman* (1905), 761; "Two Handsome Houses," *Utica Herald Dispatch*, September 3, 1914; Wells, "Structural Hollow Clay Tile," 41.

[22] *Pine Plains Register*, February 24, 1899; January 27, 1911; November 21, 1912.

[23] *Pine Plains Register*, October 10, 1912; *Hudson Evening Register*, January 7, 1913; Ancestry.com, New York, State Census, 1915 [database online] (Provo, Utah: Ancestry.com Operations, Inc., 2012); Ancestry.com, New York, State Census, 1925 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012).

[24] *Daily Argus*, September 14, 1933; "County's Largest Cider Mill at Blue Stores makes 50,000 gallons yearly," *Chatham Courier*, October 21, 1954; Ancestry.com, New York, Federal Census, 1930 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012); Ancestry.com, New York, State Census, 1940 [database online], (Provo, Utah: Ancestry.com Operations, Inc., 2012).

[25] Deed of Sale from Vernon and Marion Saulpaugh to Vernon and Marion Saulpaugh, Laurence and Linda Saulpaugh, and John and Nancy Myers, December 28, 1972, Columbia County, New York, Deed Book 495, page 400. Columbia County Clerk's Office, Hudson, New York; "Saulpaugh Farm largest east of Mississippi: Pumpkins are Halloween stars," *Rhinebeck Gazette*, October 21 and 22, 1981.

Laurence and Linda Saulpaugh. Linda operated the Foland House as a Bed and Breakfast, the Inn at Blue Stores, from 1988 until 2012. It is currently a private residence. Within the past fifteen years, approximately 100 acres of the Saulpaugh property has been returned to agricultural use. The land is rented to a farming operation that grows and processes corn on the property; any vestiges of historic fields, vineyards, or orchards appear to have been removed to form the current fields.

The Foland house is a rare example of Mission Revival architecture in a rural setting in New York State. Linn Kinne's design, which competently melds the American Foursquare, Arts and Crafts, and Mission Revival, reflects his architectural creativity during the early years of his career. As a complex, the architect-designed house and vernacular agricultural outbuildings on the property hint at the balance between persistence and change on the property during the nineteenth and twentieth centuries. Though the house speaks to the movement of New York City residents who began seeking out and building weekend and country homes during the late nineteenth and early twentieth centuries, the agricultural use of the property remains consistent from the early nineteenth century to the present day. The Burroughs-Foland house and farm retains a high degree of integrity; the residence and carriage house designed by Kinne are remarkably intact, and the surrounding buildings clearly evoke their original agricultural uses.

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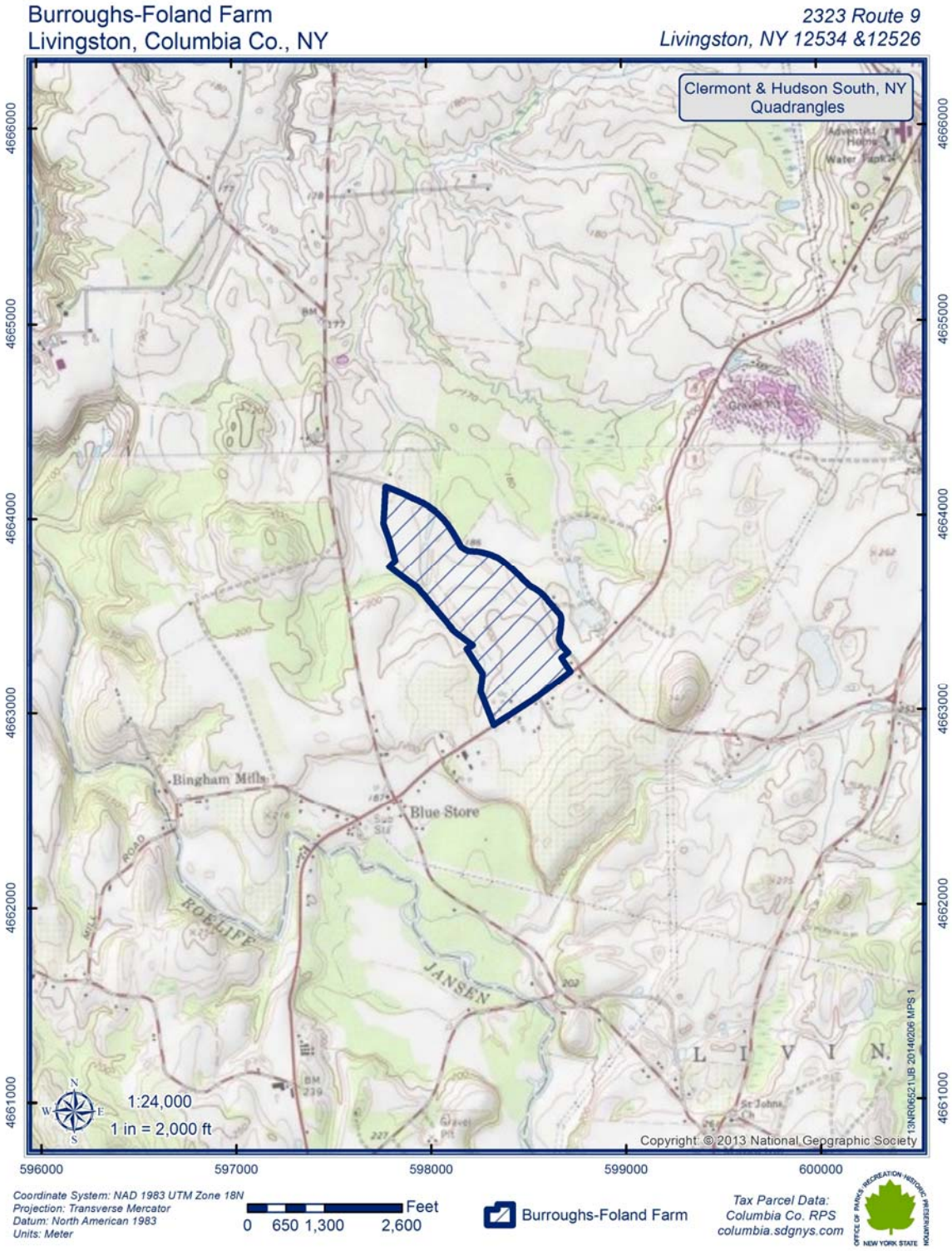
Verbal Boundary Description

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification

The boundary was drawn to include the 120-acre property purchased by and historically associated with Russell Foland and the small parcel to the immediate south that holds the farmhouse originally associated with this property. Though the original Burroughs parcel comprised approximately 240 acres, the southern half of this original parcel was split off by the Fingar family in 1880. Since that time, the two parcels have been operated as separate units. The farmhouse, which was moved during the period of significance, was the original dwelling on this property and maintains a strong association with the Foland parcel, even though it was moved to the northern edge of the Fingar parcel in 1908.


Burroughs-Foland Farm
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Clermont & Hudson South, NY Quadrangles
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Projection: Transverse Mercator
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Burroughs-Foland Farm
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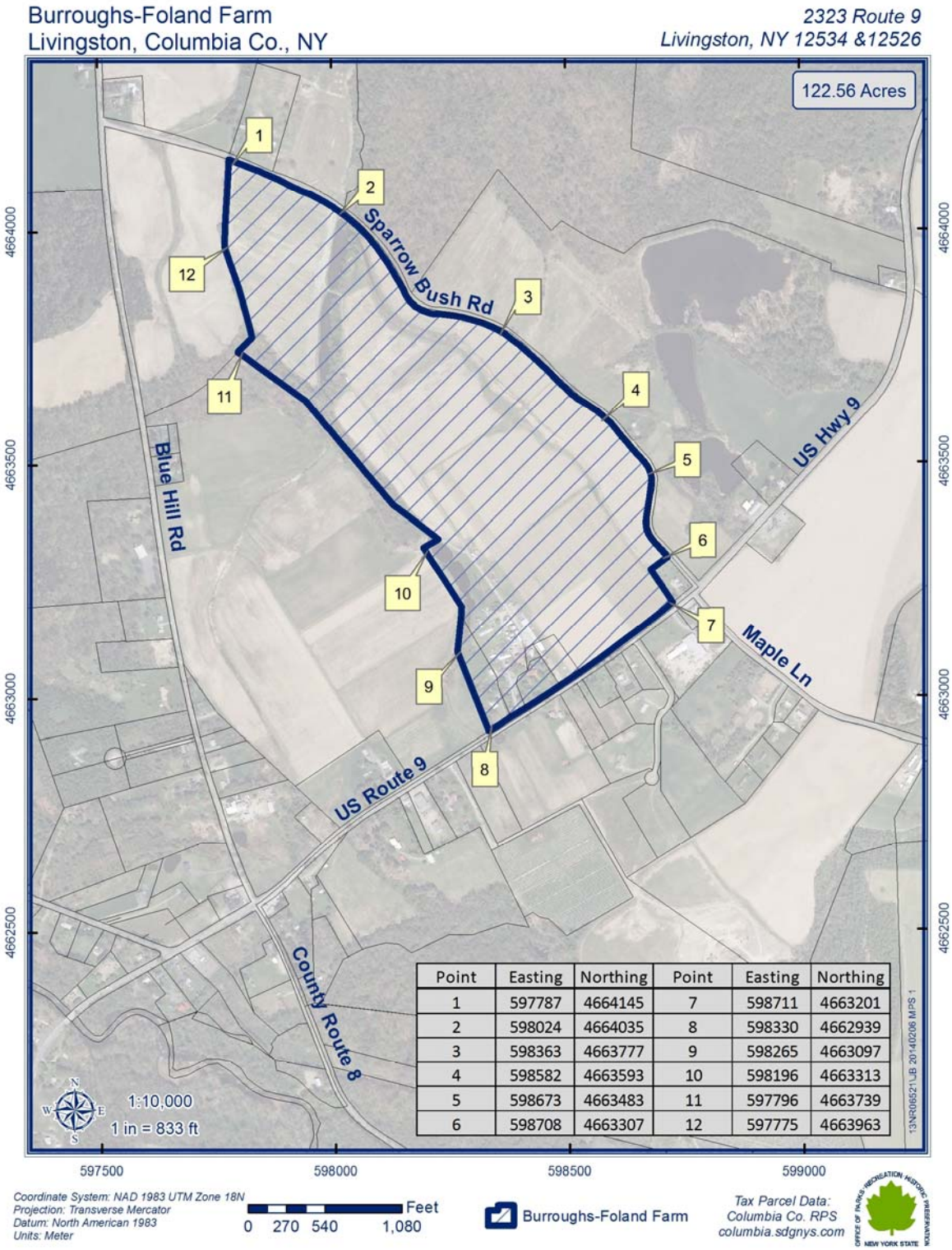

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3	598363	4663777	9	598265	4663097
4	598582	4663593	10	598196	4663313
5	598673	4663483	11	597796	4663739
6	598708	4663307	12	597775	4663963

Additional Information

Name of Property:	Burroughs-Foland Farm
City:	Livingston
County:	Columbia
State:	NY
Name of Photographer:	Jennifer Betsworth
Date of Photographs:	January 30, 2014
Location of Original Digital Files:	NY SHPO

NY_ColumbiaCo_BurroughsFolandFarm_0001
Façade, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0002
Façade, camera facing north

NY_ColumbiaCo_BurroughsFolandFarm_0003
Foland House and Outbuildings, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0004
Foland House and Outbuildings, camera facing northeast

NY_ColumbiaCo_BurroughsFolandFarm_0005
Entry Hall, camera facing southeast

NY_ColumbiaCo_BurroughsFolandFarm_0006
Staircase, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0007
Dining Room, camera facing southwest

NY_ColumbiaCo_BurroughsFolandFarm_0008
Parlor, camera facing southeast

NY_ColumbiaCo_BurroughsFolandFarm_0009
Second floor Hall, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0010
Second floor Office, camera facing southeast

NY_ColumbiaCo_BurroughsFolandFarm_0011
Kinne Carriage House, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0012
Kinne Carriage House, camera facing northeast

NY_ColumbiaCo_BurroughsFolandFarm_0013
Kinne Carriage House, camera facing southeast

NY_ColumbiaCo_BurroughsFolandFarm_0014
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NY_ColumbiaCo_BurroughsFolandFarm_0015
Dairy Barn, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0016
Tractor Barn, camera facing north

NY_ColumbiaCo_BurroughsFolandFarm_0017
Old Carriage House, camera facing north

NY_ColumbiaCo_BurroughsFolandFarm_0018
Old Carriage House, camera facing northeast

NY_ColumbiaCo_BurroughsFolandFarm_0019
Piggery, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0020
Engine House, camera facing northwest

NY_ColumbiaCo_BurroughsFolandFarm_0021
Small House, camera facing northwest

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Original Farmhouse, camera facing northwest

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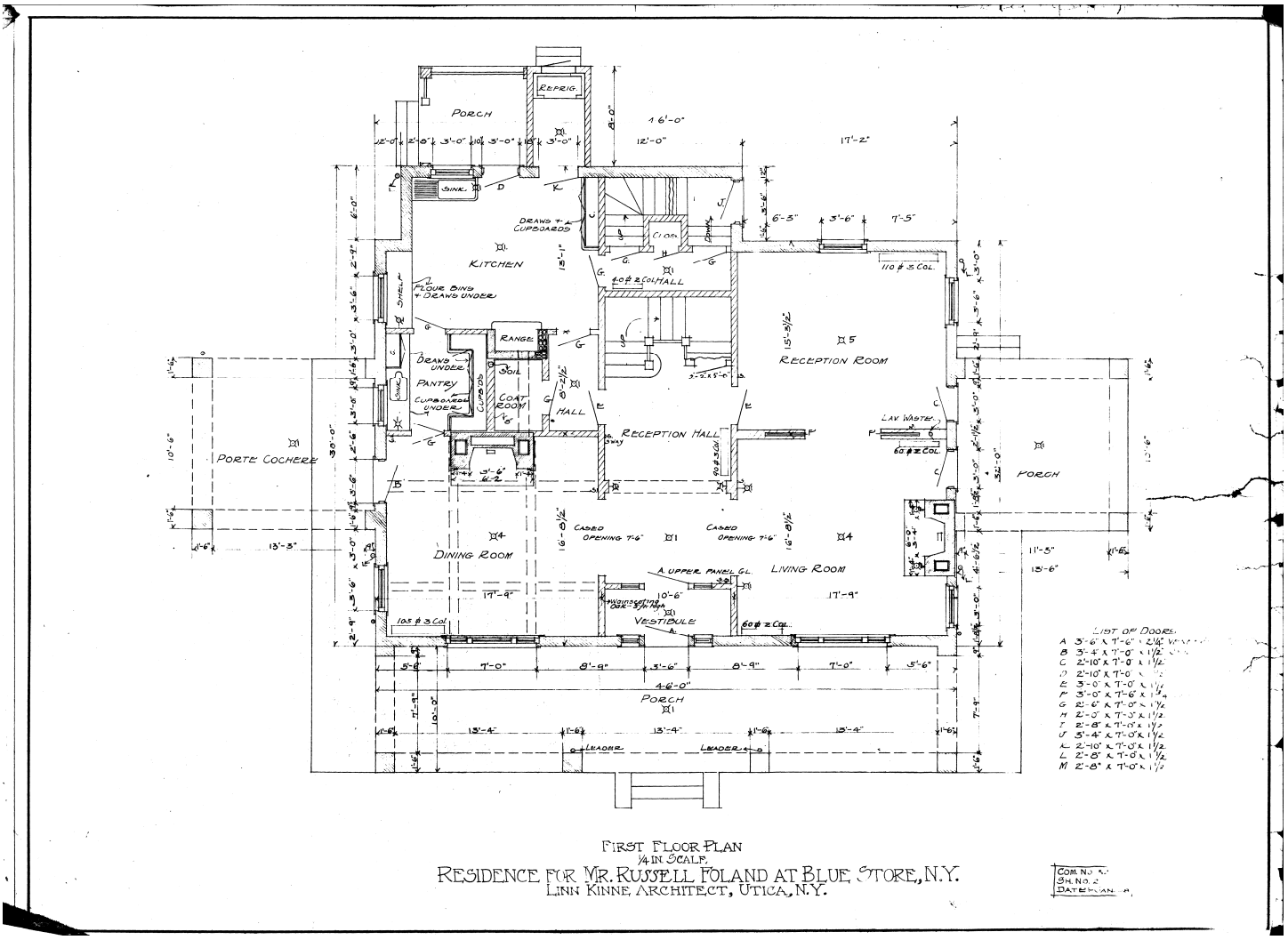
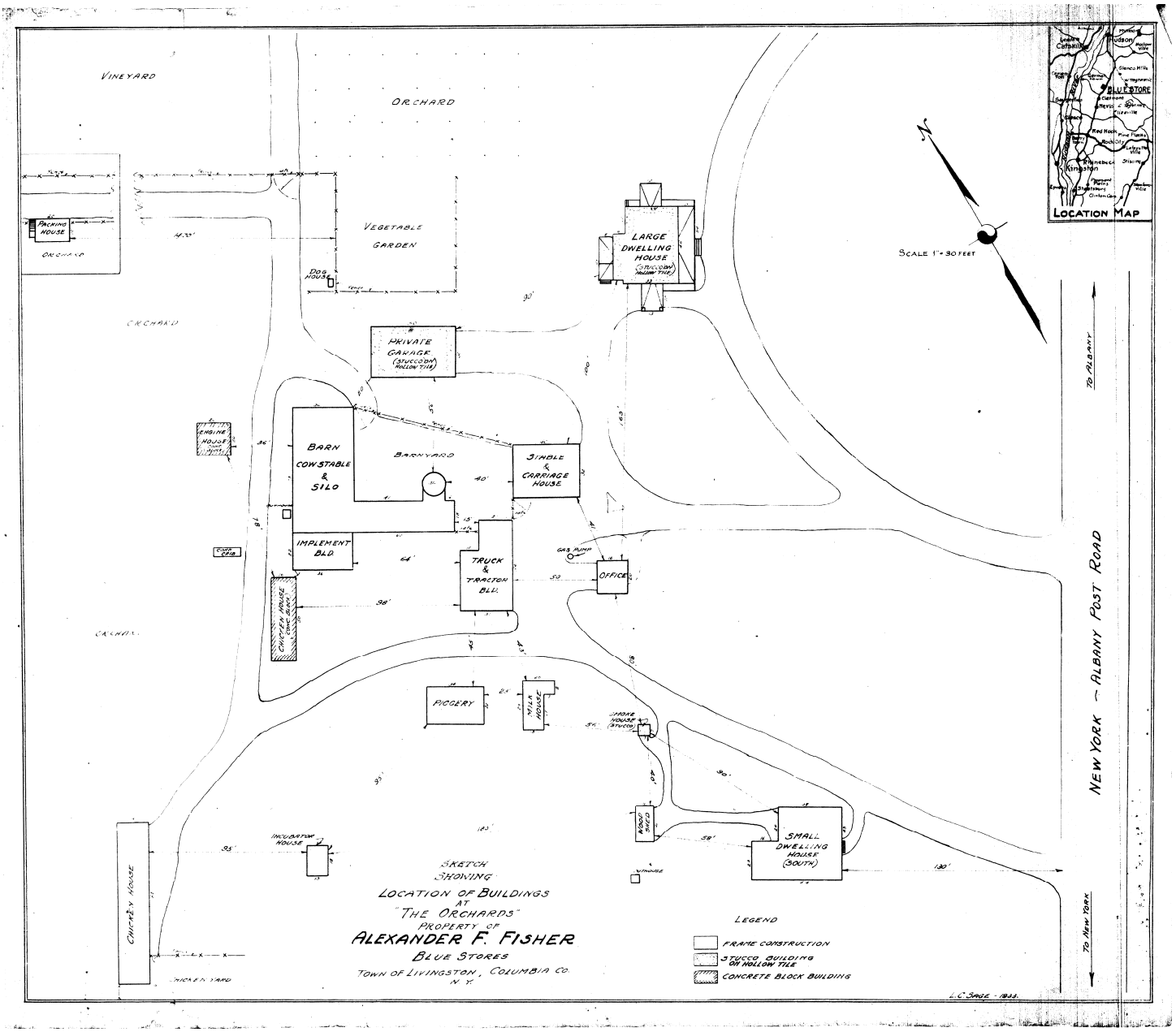
Contemporary Farm Complex, camera facing northeast



First Floor Plan, Residence for Russell Foland, from Collection of Linda Saulpaugh, Livingston, New York



Location of Buildings at "The Orchards," 1933, from Collection of Linda Saulpaugh, Livingston, New York

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