

United States Department of the Interior  
National Park Service

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# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name THE UPLANDS

other names/site number \_\_\_\_\_

### 2. Location

street & number 35 THORNE WAY

	not for publication
	vicinity

city or town KEENE VALLEY

state NEW YORK code NY county ESSEX code 031 zip code 12943

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Ruth A. Prepent DSAPPO 1/26/16  
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain)

Mr. Edson H. Beall 3-22-16  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**

(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	0	buildings
0	0	sites
1	0	structures
0	0	objects
7	0	<b>Total</b>

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

**Current Functions**

(Enter categories from instructions.)

DOMETIC: single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN: Shingle style

OTHER

**Materials**

(Enter categories from instructions.)

foundation: STONE, CONCRETE

walls: WOOD SHINGLE

roof: ASPHALT

other: METAL, GLASS

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**Narrative Description**

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**Summary Paragraph**

*Synopsis*

The Uplands is a sprawling complex of interconnected domestic buildings located in Keene Valley in the Adirondack High Peaks region of Essex County, New York. Erected on a flat plateau of land, the earliest parts of this impressively scaled house date to ca. 1910 and were erected for Joseph T. Alling and family of Rochester, New York. In 1922 the property was purchased from the Allings by Samuel Thorne, whose descendants continue to own it and utilize it seasonally; the house arrived at its present configuration following modifications made ca. 1925 for the Thornes and today largely reflects the period ca. 1910-1925. Although The Uplands exhibits a more conventional appearance than many of the large-scale Adirondack seasonal properties built for wealthy vacationers in this era—which incorporated distinctive rustic architectural vocabulary inspired by the region’s natural surroundings—rustic sentiment is nevertheless present, particularly as manifested on the interior, and some aspects of the design suggest familiarity with progressive architectural ideals. The house’s design is predicated on the interplay of larger and smaller two-story sections, both gabled and hip-roofed, which although arranged in a rambling manner are nevertheless unified by overarching exterior design features such as shingled surfaces and deeply projecting eaves. A variety of porches, both open and enclosed, further enliven the building’s already lively massing. Exterior detailing is restrained and a horizontal emphasis pervades the composition; stylistically the house exhibits features most closely associated with the Shingle Style. Three principal blocks, connected by hyphens, constitute the house’s various living quarters and were built on a linear axis: the northernmost, the largest, consists of 3,540 square feet of space and features the house’s commodious “great room” and second-floor bedrooms; the central block, with 3,243 square feet of space, contains kitchen facilities, a dining area, and second-floor bedrooms; and the southernmost block, the smallest of the three with 2,121 square feet of space, contains additional living quarters and sleeping space. Of these, the dining hall and great room are the signature interior spaces, and both feature large fireplaces. Interior finishes are relatively modest and include the partial expression of wood framing elements in many areas; windows are largely of an outward-swinging wood casement type. Two service buildings, a garage and icehouse, are detached from the main house and located to the south of it; a third single-story building, a kitchen and dining wing that earlier served as a laundry, is now attached to the south block by means of a hyphen. In addition to these resources, which constitute the principal domestic complex, this nomination also includes three historically associated minor buildings—a one-room log cabin, a log and wood frame cabin, and a teahouse—in addition to a small lean-to with stone fire pit. The Uplands remains substantially intact to the first quarter of the twentieth century and is a preeminent example of a seasonal Adirondack camp built in the first decades of the twentieth century in New York’s Essex County.

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**Narrative Description**

*Location & Setting*

The Uplands and its associated property and features are situated on an elevated plateau of land a short distance west of New York Route 73 and the East Branch of the Ausable River, and directly off of Mason Young Lane, in the Town of Keene, Essex County. The plateau on which the complex was built (“Young’s Plateau”) is located between the east-west courses of Porter Brook and Slide Brook, both of which empty into the East Branch of the Ausable River to the east; the elevated masses of the rugged Adirondack Mountains rise in the distance to the north and west, among them Blueberry Mountain. The principal and ancillary buildings are arranged in linear fashion on a north-south axis, with a largely open and flat expanse to their east, upon which the property’s driveway and a small garden are located. Towering mature white pine trees, in addition to birch and other deciduous trees, rise from the grassy lawn near the house and are interspersed in the area to the east of the building complex. Decorative plantings partially embellish the perimeter of the buildings. To the north and west of the house the grade drops off somewhat sharply, and there is a small water feature, a pond, to the immediate northwest, beyond a dense stand of white pine trees. To the south of it, and also downhill from the building complex, is located an in-ground swimming pool. The boundary of the garden, to the east of the

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house, is delineated by simple wood fencing and is framed to the east by trees; the garden occupies a position where a tennis court formerly was located. The driveway is unpaved and culminates in a circular turnaround in front of the northernmost block of the house; a flagpole is located at the center of this turnaround. Mature white pine and deciduous trees frame the complex to the south. The boundary includes approximately 33 acres of historically associated land.

The Uplands, ca. 1910, ca. 1925 (contributing building)

The three principal blocks which form The Uplands are characterized by light frame construction over stone foundations, although steel framing was also employed to span the 33' by 45' foot open expanse of the great room in the north block. The exteriors of all three are characterized by wood shingle cladding, currently stained light gray; wood casement windows, the frames and muntins of which are painted dark green; and asphalt roofing, which has assumed a dark gray hue. This muted color scheme allows the building to be well integrated with its naturalistic setting. The original ca. 1910 components are represented by the northern two blocks; the south block, including the former laundry wing, along with the freestanding icehouse and garage date to the ca. 1925 campaign.

The exterior elevations of each of the three principal blocks of The Uplands are described individually, working from north to south; the interiors are described in the same manner. Ancillary buildings are treated under separate headings.

*Exterior*

The north block has a T-shaped plan consisting of two roughly square-shaped units, 45' by 33' and 19' by 15,' both with gable roofs with ridges aligned on a north-to-south axis and characterized by deeply projecting eaves. Centered on the east-facing façade is a two-tiered porch, open at ground level and enclosed above, this projecting feature being covered by a shed roof that is engaged with the front pitch of the gable roof. The upper portion of the porch is sustained by two stout wood posts with braces, a hip-roofed skirt marking the transition between the lower and upper levels. Wood railing is present at ground level. Fenestration is symmetrically arranged into three bays and treated as bands. At first-story level, corresponding with the entrance, are double-leaf glazed doors flanked by 12-light casements; the two outer bays are each treated as four-light units, consisting of a larger 12-light casement (situated nearest the outside wall) and three smaller six-light units. A similar configuration is used at second-story level, though at that location only two smaller units are used, for a total of three windows. Two doors and a window correspond with second-story sleeping porch, which has wood railing and is fully enclosed with screening.

The north elevation of this block features the interplay of the smaller and larger gables of the two sections that form it and has a three-sided porch with hipped roof sustained by square posts. This porch engages a second porch that aligns the rear, or west, elevation and which is partially shielded beneath a long shed roof. The porch has a broad hipped roof with deep eaves and rectilinear wood railing and its floor framing and foundation are concealed behind rectilinear wood lattice work. Fenestration consists of both single casement windows and window bands in addition to a pair of glazed doors that open onto the porch on the north side. At second-story level on the smaller section there is a three-sided projecting bay with hipped roof, it having two eight and one 12-light casement windows. The second-story window nearest the east elevation is shielded by a small shed-roofed hood. The west elevation, which is linked to the north elevation by virtue of their interconnected porch features, includes the expression of the brick chimney at first-story level and a large enclosed sleeping porch at second-story level, it having a long shed-roof that is engaged with the main gable roof. The south elevation is partially engaged by a hyphen. To either side of this centrally placed hyphen are two window bands, one each at first and second-story level, consisting of one larger 12-light casement and two smaller six-light units. A shed-roofed hood covers the second-story window bands. There is additionally a tripartite window band centered in the gable field, below the apex, which is fitted with nine-light casements.

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The hyphen between the north and central blocks is rectangular in plan with entrances to the interiors located on either end. The hyphen is open at ground level and partially screened by rectilinear pattern work and small shed-roofed hoods; it is enclosed at second-story level. On the west side it opens up onto a small, stone-walled patio. It is shingle-clad at second-story level and punctured there on both its east and west sides by tripartite window bands with six-light wood casements.

The central block has an irregular footprint and a roof consisting of engaged hipped sections. The northernmost section of this block is covered by a four-sided (pavilion type) hipped roof and measures roughly 25' foot square, not inclusive of a three-sided projecting bay window that corresponds with the first-story of the east elevation. This section projects forward from the balance of the block, that to the south, which measures 46' across the west elevation. The projecting bay window, shielded beneath a broad hipped roof, provides ample natural light to the interior with its eight 12-light wood casement windows. Above it is a long window band consisting of seven nine-light casements divided into three sections. Windows are also located on the north elevation, east of the hyphen, where an external brick chimney also rises, and on the return between this projecting section and that to the immediate south; those immediately adjacent to the bay feature, on the north and south side at first-story level, are shielded beneath a pent-roofed hood that forms a continuation of the hipped roof over the bay. An eyebrow dormer punctuates the roofline of this section, and a second one is present on the rear elevation. The southernmost part of this block has a cutaway bay at first-story level, at the southeast corner, to the right (north) of which at first-story level is a window band fitted with three 12-light casements, a door, and a window with one 12-light casement. Windows at second-story level include two bands, each fitted with three 9-light wood casements, in addition to three smaller windows with 9-light casements. Moving north to south, fenestration includes a window/door grouping, consisting of three 12-light casements and a pair of double leaf doors that open up onto a small raised patio with a corresponding low stone walls and steps. Also corresponding with this patio is an exterior wood staircase, cantilevered, that provides access to a second-story door, to the immediate south of which is a nine-light casement window. The remaining fenestration consists of first and second-story windows, both individual units and bands, fitted with nine and 12-light casements, in addition to a door. An external brick chimney is also present on this elevation and rises upward and through the soffit of the roof.

The south block, inclusive of the single-story laundry wing which communicates with this section via a hyphen extending from its south elevation, has an L-shaped footprint, the principal section being roughly square in plan and covered by a four-sided hipped or pavilion roof. This section communicates with the central block by means of a covered but open hyphen with doors being located on either end. Fenestration on the principal elevation is symmetrical and composed of six window groupings, three each at first and second-story level. At first-story level the groupings consist of paired 12-light casements; those at second-story level consist of paired nine-light casements. A shed-roofed dormer punctuates the roofline on the east elevation and is fitted with paired casement windows. Fenestration on the west, or rear, elevation is less formalized than it is on the east side and consists of single and paired casement windows in addition to a door, which corresponds with a rear wood deck. An exterior brick chimney rises through the soffit on this elevation and is abutted, on its south side, by a small shed-roofed projection. The hyphen that connects this block with the small one-story wing is enclosed. The wing is gable fronted and linear in plan, its first floor lighted by large nine-light casement windows; on the rear elevation there is a door and two such casements, in addition to a six-light casement positioned above. A brick chimney rises from the roof ridge of the wing, while a third one rises from the south side of the main block's roof.

*Interior*

The first floor of the north block is all but given over to the expansive great room. The focal point of this room is the fireplace that is situated against the west wall; it consists of a broad brick surround within which is

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centered the firebox, the opening of which is spanned by a flat arch. The steel framing members—which allow for the full volume of the room to be open without intermediate bearing walls—are cased with wood; the walls are unfinished, with the full expression of the light wood framing and horizontal sheathing boards, and the ceiling is fitted with narrow tongue-and-groove boards. There are multiple points of access to the exterior from this room, which corresponds with the large covered porch that aligns the north, west, and a portion of the east elevations. The stair to the second floor is situated in the smaller room to the north of the main living area, these two rooms being differentiated by means of a wall fitted with glazed doors and transoms. The open-stringer staircase, of a flat landing return type, has newels and rectilinear railing matching that employed on the exterior porch; its upper landing opens up onto a north-to-south hallway with two bedrooms and bathroom disposed to either side in a symmetrical arrangement. The hallway walls are fitted with horizontal wood boards and the ceiling framing there is exposed. Unlike at first-floor level, where the hyphen is partially open to the elements, the hyphen at second-floor level is enclosed and provides sheltered communication between the upper floor of this block and the adjacent center block.

The central block's first floor is largely given over to a dining room and kitchen, the remaining space being occupied by pantry space. The dining hall is, along with the great room, one of the house's two principal living spaces. Like the great room, it is characterized by expressed wall framing and a ceiling formed of narrow tongue-and-groove bead board. Against the north wall is a fireplace of brick construction; the firebox has a segmental arched opening and a wood mantel shelf. To the right (east) of it is an exterior door and beyond that the projecting bay, which is fitted with built-in benches and which provides abundant natural light from the east. As for the upstairs, it features five bedrooms and two bathrooms (one full), these being aligned on the east side of a hallway that aligns the west wall. Bedrooms feature expressed wall and ceiling framing, in addition to standardized-width pine flooring; doors are of a four-panel type.

The south block's interior features what are presently defined as a den and living room, along with a small bedroom at bath, corresponding with the main section, in addition to a kitchen and dining room in the one-story wing. The main section and wing communicate internally at this level by means of an enclosed hyphen; the wing originally served as a laundry. As for the upper floor, it features a symmetrical plan with four evenly sized bedrooms, two to either side of a central, east-to-west hallway, the westernmost part of which is partitioned off as a bathroom.

*Other Resources*

The automobile garage, ca. 1925 (contributing building), is the southernmost of the two detached outbuildings adjacent to the main house. Rectangular in plan, it consists of a hipped roof main section with smaller flanking hipped-roof wings. There are two pairs of outward-swinging wood doors corresponding with the main section and a third pair corresponding with the south wing. Two 12-light casements, one corresponding with the main section and the other the north wing, complete the east elevation fenestration. The north elevation includes a door, flanking windows and a concrete-block chimney, while the south elevation has two windows shielded beneath an open porch. The garage originally included a small chauffer's apartment which has since been converted into a workshop.

The icehouse, ca. 1925 (contributing building), is situated between the garage and the one-story section of the southern block. It is a rectangular plan building with front gable roof; a large loading bay is located on the east elevation. Additional fenestration includes doors on the north and south elevations. The building's footprint narrows to the west, though the roofline remains consistent; this narrower rear portion is thus concealed beneath an open roof, the end of which is treated as a simple gable truss. The icehouse presently functions as a woodshed and also now contains a sauna.

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In addition to the above resources, which constitute a domestic complex, the following features are also included within the boundary, though beyond the environs of the main domestic complex, and fall within the cited period of significance:

Teahouse, ca. 1930 & later (contributing building)

The teahouse is located to the north of the main domestic complex; although historically associated with The Uplands, it was sold along with 15 acres of land in 2013. It is a single-story light wood frame building composed of multiple sections with hipped roofs and wood shingle siding; one portion contains a screened-in porch. Architecturally its design closely parallels that of the main house.

Log & Frame cabin, ca. 1925-30 & later (contributing building)

This building was built by the Thorne's caretaker, Dana Lawrence, and is located to the immediate southwest of the main domestic complex. Like the teahouse, it has since been sold to a new owner with a small parcel of land, but is nevertheless associated with The Uplands during the cited period of significance. It consists of a log-walled section, formed of rounded logs, to which a porch was added, on the west side, and a small addition on the rear (east side). A frame addition on the north side, in essence a freestanding section attached to the original construction by a hyphen, gives the present construct a highly irregular footprint.

Log Cabin, ca. 1935 (contributing building)

A small log-walled building with saddle-notched corner joists, a wood shingle roof and an exterior stone chimney. The interior exhibits characteristic "Adirondack rustic" features, among them exposed and chinked log walls, a rustic stone fireplace, and exposed cedar pole rafters. It was built as a small sleeping cabin for a member of the Thorne family.

Lean-to, ca. 1930 (contributing structure)

A small open-front rustic structure, log walled, in front of which is stone-walled fire pit.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Areas of Significance**

(Enter categories from instructions.)

**ARCHITECTURE**

**ENTERTAINMENT/RECREATION**

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**Period of Significance**

ca. 1910- 1965

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**Significant Dates**

ca. 1910; ca. 1925; ca. 1930; ca. 1935

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**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

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**Architect/Builder**

unknown

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**Criteria Considerations**

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

Property is:

- 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 old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The period of significance, ca. 1910- 1965, encapsulates the two major building episodes of The Uplands and also includes the construction of ancillary features such as the teahouse and cabin. The period has been extended to the 50-year cutoff given the continued use of the property by the Thorne family, which continues to the present day.

**Criteria Considerations (explanation, if necessary)**

N/A



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**Statement of Significance Summary Paragraph**

The Uplands is an impressively scaled and highly intact example of seasonal Adirondack camp architecture erected in two principal phases between ca. 1910 and ca. 1925 in the Keene Valley area of Essex County, New York. The earliest portions of this sprawling domestic complex were erected for Joseph T. Alling of Rochester, New York, a well-known citizen of that city and a noted philanthropist whose business interests were centered in paper and, in later years, electronics manufacturing. In 1922 the house and property were purchased by Samuel Thorne of Rye, New York, an attorney. Like the Allings, the Thornes had summered at the nearby Ausable Club, beginning in 1915, prior to acquiring The Uplands. Shortly after the Thorne's purchase the original Alling house was aggrandized, ca. 1925, with the construction of a new south block and an attached laundry wing, along with a detached ice house and automobile garage to the immediate south. The house presently continues to largely convey its appearance from the period ca. 1910-25, without significant alteration or modification. Although built as a seasonal camp in a rugged and mountainous setting, the architecture of The Uplands does not exhibit the distinctive rustic vernacular referred to popularly as the Adirondack style, which found broad expression in seasonal camp architecture in that region at the turn of the twentieth century, and instead exhibits what at first glance appears more conventional Late Victorian styling and aspects which associate it with the Shingle Style. Nevertheless, the design exhibits rustic sentiment, particularly in regards to features of the interior design, while the exterior, with its horizontal emphasis, deeply projecting eaves and abstracted detailing, suggests the influence of newer and more progressive influences. While an incomplete set of blueprints for the original ca. 1910 house built for Alling have been identified—these were discovered in the house in recent years—these are unmarked and fail to identify the architectural office responsible for the design, and the architect for both the initial and the subsequent ca. 1925 building campaigns remains unknown. The Uplands is being nominated in association with Criteria A and C, in the areas of Entertainment/Recreation and Architecture, respectively, as an outstanding and remarkably intact example of seasonal Adirondack camp architecture built during the first quarter of the twentieth century. It remains a fully developed expression of this type which survives in a highly intact and evocative mountain setting.

**Narrative Statement of Significance**

*Historical Context*

The nominated property is located in Keene Valley and within the boundaries of the Town of Keene. Keene was formed as a township in 1808, the land within its bounds having been taken from the adjacent towns of Jay and Elizabethtown; North Elba was partitioned off from it in 1848, at which time the town assumed its present boundary. Early settlement was sporadic, a factor of the town's remote and rugged mountain location, which made access difficult; the nature of its soils, which were not well-suited for many agricultural endeavors, also hindered growth. Industry at an early date centered on the exploitation of natural resources, namely lumbering and iron extraction and processing enterprises, though these, too, were hindered by Keene's remote situation, a circumstance which gave rise to an increasingly robust tourist trade as the nineteenth century progressed. During the second half of the nineteenth century the vast Adirondack region emerged as among the premier wilderness areas in the eastern United States, corresponding with an increasing body of published information about the beauty of Keene Valley and its surroundings. In the age before the development of dedicated hotel and resort infrastructure to service tourists, most visitors to the Keene area lodged with local families, the beginnings of what would soon become a thriving seasonal tourist industry. The continual enhancement of transportation infrastructure made the region increasingly accessible to visitors and drove the expansion of this economic niche. While initially a destination sought out by artistic and literary types whose collective work illuminated its special qualities, Keene Valley would later emerge as a destination for a broader cross-section of the population seeking a respite from the din and congestion of burgeoning urban environs.

The Allings and Thornes were among the many prominent and affluent families which chose the Keene Valley area of the Adirondacks as a summer retreat destination. Both the Alling and Thorne families were associated

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with the Ausable Club, which came to occupy the location of Beede's Hotel (1876), an important early landmark of Adirondack tourism which catered to sportsmen and other wealthy patrons seeking rustic accommodation in Keene Valley, in the shadow of the High Peaks. In the latter 1880s, when lumbering threatened to impact the surroundings of the hotel, a group of investors led by William G. Neilson of Philadelphia banded together to purchase tens of thousands of acres of land, leading to the creation of the Adirondack Mountain Reserve. In 1910, at its high-water mark, this corporation held title to approximately 40,000 acres of Adirondack land. In 1890 a new and separate entity, the Keene Heights Hotel Company, was created to purchase Beede's Hotel, but these plans never came to fruition as the building was destroyed by fire that year. The present Ausable Club building, a large Queen Anne-inspired frame edifice designed by the Philadelphia architectural and engineering office of Wilson Brothers & Company, was erected as the St. Hubert's Inn, an enterprise which later failed and led to the club's 1904 acquisition of the edifice for use as its clubhouse.

The first phase of The Uplands, corresponding with the present northern and central blocks, was built for Joseph Tilden Alling (1855-1937), a prominent citizen of Rochester, New York. The Allings had summered for a time at the Ausable Club prior to purchasing the nominated property on Young's Plateau from the Merle-Smith family. As noted in a 1905 news item, Dr. Wilton Merle-Smith had "purchased the Young property some time ago," and had since that time sold off three parcels, two of which were being developed at that time with cottages with "another to be commenced in the near future."<sup>1</sup> Renovations to the former Mason Young house, part of this larger purchase, were being undertaken that year for Merle-Smith by Arthur C. Trumbull, a local Keene Valley contractor who was active in the area at this time.<sup>2</sup> Joseph Alling and Merle-Smith, a Presbyterian minister from New York City who also summered in Keene Valley, were friends and sometimes traveled with one another. Prior to being developed, the site of The Uplands had been used as a baseball field and for pony riding. A 1904 newspaper account noted that Mineville and Keene Valley were set to "cross bats" on the Young's Plateau diamond, a reference to an organized baseball game there which Mineville won, 15-7.<sup>3</sup>

As noted in an obituary, Joseph T. Alling was "a leader in business, education, philanthropy, Church and politics," and was additionally a graduate and longtime friend and trustee of the University of Rochester. In the business realm, Alling was active in the firm of Alling & Cory, a Rochester-based paper manufacturer that his father was also associated with, and he later helped organize the North East Electric Company, which was engaged in the production of automobile starters. During the First World War, Alling served as associate general secretary in the Army Division of the Young Men's Christian Association ("YMCA"), including a stint in France in 1918; beginning in the 1880s he was heavily involved with raising money for the YMCA in Rochester, for which he served six years as president, and was a principal figure in finding funds for two significant building campaigns. Alling is also credited with efforts on behalf of the Central Presbyterian Church in Rochester, where he grew a small Sunday school into a program with 1,000 active members, considered the largest of its kind in the country at that time. "Rochester is richer because Joseph T. Alling has lived in the city," a 1920s source opined; "What better compliment can be paid a man?"<sup>4</sup> Alling married Rose Lattimore and their son, Harold Lattimore Alling (1888-1960), credited his time at the family's Keene Valley camp with inspiring his lifelong interest in geology, a subject which he taught at the University of Rochester.<sup>5</sup>

While the architect responsible for designing the original portion of The Uplands remains unidentified, some details of the building campaign have nevertheless come to light. In November 1909 it was noted in the *Essex*

<sup>1</sup> "The Activity on Young's Plateau," *Elizabethtown Post*, 7 December 1905.

<sup>2</sup> "Activity on Young's Plateau, Keene Valley," *Elizabethtown Post*, 23 November 1905.

<sup>3</sup> *Elizabethtown Post*, 28 July 1904; 4 August 1904.

<sup>4</sup> "Joseph T. Alling, Promoter," *Association Man*, vol. XLVIII, no. 2 (October 1922), 60.

<sup>5</sup> "Memorial of Harold Lattimore Alling," *The American Mineralogist*, vol. 46 (March-April 1961), 471-74.

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*County Republican* that Alling and his wife had “made a brief visit to town [Keene] last week, at which time the contract for the building of their summer house was let.”<sup>6</sup> In December, a brief news item in the *Elizabethtown Post* indicated that “Another large cottage is being built on the famous Young plateau... The cottage is over 100 feet in length and is to be equipped with all modern conveniences.”<sup>7</sup> While unclear, this reference may well be to the construction of The Uplands. Two weeks later, the *Post* noted that Arthur C. Trumbull was “building the new house on the Young plateau” with a crew of 17 men.<sup>8</sup> At the time of the 1910 federal census, Trumbull (1861-1923) was residing in Keene, where he was occupied as a “contractor/house builder.” In May 1911 Trumbull was busy with the construction of yet another house, this one in nearby St. Huberts, for client Alex Young.<sup>9</sup>

The Uplands property, inclusive of 50 acres, was acquired from the Alling family in 1922 by Samuel T. Thorne (1875-1963), a resident of Rye, New York, who practiced law in New York City. Thorne wed Ethel M. Cheney (1878-1937) and the couple had seven children. The Cheney family was associated with silk manufacturing in the Manchester, Connecticut, area; Cheney Brothers—Ralph, Ward and Frank Cheney—established the Mt. Nebo Silk Mill at South Manchester in 1838, and this enterprise grew steadily during the ensuing years of the nineteenth century and into the twentieth century.<sup>10</sup> The complexion of the Thorne’s Rye household is captured in the 1920 federal census and consisted at that date of Samuel and Ethel Thorne, their seven children, and five servants, four of whom were of European birth. Prior to the acquisition of The Uplands, the family had summered in the Adirondacks, renting accommodations at the nearby Ausable Club between 1912 and 1922.

A news item in the *Record-Post* of Elizabethtown indicated that in April 1925 the Thornes were in Keene Valley for a brief stay, “looking after the repairs and improvements to their newly acquired property, the so-called Alling place on Young’s plateau.”<sup>11</sup> In July 1926, the *Record-Post* noted that “Mr. and Mrs. Samuel Thorne and family of Harrison, N.Y., arrived this week and have opened their beautiful home, ‘The Uplands,’ for the season,” indicating the completion of the renovation campaign.<sup>12</sup>

In addition to serving as a mountain retreat for the family in the warmer months, The Uplands was also opened up for special events by the Thorne family and it was there that social, religious and cultural events were hosted. In August 1926 the Thornes played host to a meeting of American leaders of the Episcopal Church at The Uplands for the third annual meeting of the National Commission on Evangelism, the focus of which was to expand the church’s influence and evangelistic efforts to reach the “unchurched.”<sup>13</sup> The Thornes were actively involved in the Episcopal Church, as Ethel Thorne served for a time as the head of the New York Episcopal Diocesan Organization while Charles Thorne was the founder and first president of the Church Army, a national Episcopal organization. Described in his obituary as a “retired attorney, Episcopal layman and philanthropist,” Thorne was also, like Joseph Alling, associated with the YMCA and was considered “virtually the father” of the Rye chapter.<sup>14</sup> For a number of years—at least into the later 1950s—the Thornes also hosted an annual concert at The Uplands to honor Charles R. Crane (1858-1939), a wealthy businessman, philanthropist and world traveler whose historical legacy is complicated by his anti-Semitic

<sup>6</sup> *Essex County Republican*, Keene Valley items, 26 November 1909.

<sup>7</sup> *Elizabethtown Post*, 9 December 1909.

<sup>8</sup> *Ibid*, 30 December 1909.

<sup>9</sup> *Ibid*, 4 May 1911.

<sup>10</sup> Herbert H. Manchester, *The Story of Silk & Cheney Silks* (South Manchester, CT: Cheney Brothers, 1916).

<sup>11</sup> *The Record-Post*, 30 April 1925.

<sup>12</sup> *Ibid*, 1 July 1926.

<sup>13</sup> “Church Leaders in Third Session at Keene Valley,” *Lake Placid News*, 13 August 1926.

<sup>14</sup> “Samuel Thorne Church Leader Passes Away,” *The Rye Chronicle*, 10 October 1963.

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views. According to an account published in the *Record-Post*, Crane “did more than anyone toward promoting good will among nations” and was “one of the greatest patrons of music, art and science that ever lived and this country owes to him a great deal of its knowledge of foreign culture in all its aspects.”<sup>15</sup> The concerts featured Julia Mery Gilli, soprano, and Maria Safonoff, pianist. Proceeds from the 1944 concert were to benefit Safonoff’s 7-year-old nephew, Ilya Safonoff-Smorodsky, who was orphaned during the 1942 siege of Leningrad by the German army in the Second World War.<sup>16</sup> Other beneficiaries of this annual event included the Keene Valley Hospital.

Samuel Thorne took an active interest in the region and was responsible for the creation of Upland Meadows, Incorporated. This dairy farm, established in nearby Jay, functioned from the late 1920s into the early 1960s and remains in existence today as Highland Farm. The operation was overseen for a time in the 1940s by farm superintendent George Senecal and was later managed by George Hartzell. The dairy herd consisted of purebred registered Ayrshire cows and the farm was elected to the Ayrshire Breeders Association. In addition to fluid milk output, the farm also raised and offered for sale veal and sheep. Upland Meadows was for a time the only supplier of local milk in this area.

The Uplands has remained a seasonal home for the Thorne family since Samuel Thorne’s death in 1963, exclusive of a brief two-year period following his death during which time it was rented; since 1985 it has been owned by Phoebe Thorne, a granddaughter of Samuel Thorne, who has continued the family tradition of opening up the house for philanthropic events and fundraisers.

*Architectural Context*

The present domestic complex that constitutes The Uplands, consisting of three principal blocks and the small attached laundry wing, represents two major building campaigns undertaken ca. 1910 and ca. 1925. Given this circumstance, the ca. 1925 work executed for the Thornes was in some measure shaped by the existing Alling-era construct, in order that it was compatible with the existing architectural program. Some aspects of the original design are portrayed in the architectural renderings, which indicate that the house was largely built to the plans of the unidentified architect for the Allings, except for the omission of a room similar to the dining room which had been proposed for the north block, adjacent to the hall. Interior treatments, characterized to a large extent by the expression of dimensional lumber framing components, are relatively austere. While not rustic in the same sense as the so-called Adirondack style, they nevertheless are expressive of a calculated simplicity and relate to larger trends in seasonal camp design during the early twentieth century. The two brick fireplaces form the focal point of the principal first-floor rooms, the dining room and great room—the steel framing components of the latter being concealed beneath wood casings—and in these two spaces the ceilings are finished with narrow bead-board.

Aspects of the ca. 1910 design built for Alling, such as the shingled exterior and eyebrow dormers employed on the central block’s roof, affiliate the design to some measure with the Shingle Style, which emerged as a prevailing mode of American domestic architecture during the 1880s and was carried forward by prominent architectural practitioners such as Bruce Price and the office of McKim, Mead and White, among others. The style carried with it rustic connotations and was much employed for resort and seasonal architecture built for wealthy patrons. As noted by architectural historian Vincent Scully Jr., as the style progressed into the 1890s and the new century, houses of this type became more “self-consciously countrified, and ‘rustic,’” thereby allowing the designer greater freedom; “A characteristic of this later development was that for some time architects who worked in the more rigidly academic style... were capable of building freer shingled houses in

<sup>15</sup>“Joint Recital Friday at Keene Valley,” *The Record-Post*, 6 August 1942.

<sup>16</sup>“Will Hold Benefit Musicales at Samuel Thorne’s Aug. 7,” *The Record-Post*, 3 August 1944.

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the country, where, in a sense, they could relax.”<sup>17</sup> Notable expressions of this mode in the Adirondack region included William Seward Webb’s Forest Lodge at Nehasane, Lake Lila, ca. 1894, and the ca. 1890 St. Williams chapel on Long Point, Raquette Lake. Webb’s house, designed by architect Robert Robertson, was the centerpiece of a complex of buildings unified in some measure by their shingled exteriors. As noted by the architectural historian Harvey H. Kaiser, the main lodge was akin to contemporary structures of similar styling erected in Newport, Rhode Island, and Bar Harbor, Maine, and represented a departure from the more characteristic rustic Adirondack mode.<sup>18</sup>

Nevertheless, evident in The Uplands are design aspects— such as the abstracted nature of the exterior detailing, the emphasis on horizontality, and the broad projecting eaves— that suggest the possibility that more progressive architectural ideals were at play in the design, such as those of the nascent Prairie style. A prominent example of the Prairie style by Frank Lloyd Wright, the Edward Boynton house, was completed in 1908 in Alling’s native Rochester; presuming the likelihood that the designer of the first phase of The Uplands was based in that city, it is evident that these newer design concepts were already finding concrete expression there. Identifying the designer responsible for executing the Alling commission is of paramount importance in developing a more thorough understanding of the forces that shaped the house’s first phase.

The internal arrangement reflects the longstanding tradition of the decentralized plan in large-scale Adirondack camp design, whereby dedicated domestic functions were housed in separate buildings. In the case of the Uplands, the north block was given over to the commodious great room, the preeminent gathering and social space in the house, while the dining room was located in the central block; this arrangement reflects the original Alling-era plan. Bedrooms occupied the upper floors of both, and it might be presumed that some of those, perhaps the narrow range of three in the southern part of the central block, were set aside for service staff. Following the ca. 1925 expansion, at which time the south block and laundry were added, The Uplands achieved its present extent and configuration. The south block was in some measure conceived for domestic staff, with service areas at first-story level, inclusive of the one-story laundry, and four bed rooms above. The south block was nominally “winterized” with the installation of a coal-burning furnace in order that the Thornes could extend their stays into the colder weather of the autumn; the central and north blocks were not heated, excepting the first-floor fireplaces.

In addition to the main domestic complex, the nominated property includes a number of ancillary buildings located beyond the core area. Among these is the small cabin built ca. 1935 for Peter Thorne in a decidedly rustic vein; it features saddle-notched and chinked horizontal log walls, a rustic stone chimney, and, on the interior, poles rafters and a granite fireplace. The tea-house, an adjunct of the main house, is of more conventional construction echoing the architectural program of the main house.

*Conclusion*

The Uplands remains largely as built ca. 1910-25 and offers itself as an important essay in large-scale Adirondack seasonal camp design from the first quarter of the nineteenth century. It is notable for its remarkable physical integrity and has, since its construction, been associated with only two families, the Allings, for whom the first sections were built, and the Thornes, who expanded upon the original construct and have owned and sensitively maintained it since. While some questions remain relative to its architectural pedigree and the source of the original design, its importance in the lexicon of Adirondack camp design is well established.

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<sup>17</sup>Vincent J. Scully, Jr., *The Shingle Style and the Stick Style* (New Haven, CT: Yale University Press, 1955) 156-57.

<sup>18</sup>Harvey H. Kaiser, *Great Camps of the Adirondacks* (Boston: David R. Godine, 1982), 186-87.

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**Developmental history/additional historic context information** (if appropriate)

N/A

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Scully, Jr., Vincent J. *The Shingle Style and the Stick Style*. New Haven, CT: Yale University Press, 1955.

Kaiser, Harvey H. *Great Camps of the Adirondacks*. Boston: David R. Godine, 1982.

Manchester, Herbert H. *The Story of Silk & Cheney Silks*. South Manchester, CT: Cheney Brothers, 1916.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 33.04 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>596538</u> Easting	<u>4895191</u> Northing	6	<u>18</u> Zone	<u>596488</u> Easting	<u>4894487</u> Northing
2	<u>18</u> Zone	<u>596700</u> Easting	<u>4894787</u> Northing	7	<u>18</u> Zone	<u>596412</u> Easting	<u>4894541</u> Northing
3	<u>18</u> Zone	<u>596723</u> Easting	<u>4894753</u> Northing	8	<u>18</u> Zone	<u>596346</u> Easting	<u>4895084</u> Northing
4	<u>18</u> Zone	<u>596723</u> Easting	<u>4894560</u> Northing	9	<u>18</u> Zone	<u>596509</u> Easting	<u>4895187</u> Northing
5	<u>18</u> Zone	<u>596680</u> Easting	<u>4894527</u> Northing				

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary for The Uplands is depicted on the enclosed maps, which were drawn at a scale of 1:24,000, 1: 12,000 and 1: 6,000. All are entitled "The Uplands, Keene Valley, Essex County, New York."

**Boundary Justification** (Explain why the boundaries were selected.)

The NRHP boundary for The Uplands includes 33.04 acres of historically associated land, which is now contained on multiple tax parcels and not under single ownership. The original purchase consisted of approximately 50 acres which has since been reduced by small

**THE UPLANDS**

Name of Property

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subdivisions and sales. The main complex and small cabin are located on the principal parcel; the second cabin is located on a small subdivided parcel to the west of the house, while the original teahouse is located on a subdivided parcel north of the house and main parcel.

**11. Form Prepared By**

name/title William E. Krattinger

organization NYS Division for Historic Preservation

date April 2015

street & number Peebles Island State Park, PO Box 189

telephone (518) 268-2167

city or town Waterford

State NY

zip code 12188

e-mail William.Krattinger@parks.ny.gov

**Additional Documentation**

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

PHOTOGRAPHS by William E. Krattinger, September 2014; TIFF format, original digital files at NYS Division for Historic Preservation.

- 0001 EXTERIOR, view looking to southwest showing the principal (east) elevations of the central and south blocks of main complex with former laundry and garage to the left
- 0002 EXTERIOR, view looking roughly west showing the principal elevation of the north block, main complex
- 0003 EXTERIOR, view looking roughly south showing north elevation of north block
- 0004 EXTERIOR, view looking roughly north showing principal elevation of the center block (middle) with north block beyond
- 0005 EXTERIOR, view looking to southwest showing principal elevation of the south block and attached laundry
- 0006 EXTERIOR, view looking north showing west elevations of the north (left) and center blocks
- 0007 EXTERIOR, view looking to southwest showing garage
- 0008 INTERIOR, dining room in center block, view looking towards bay window on east elevation, fireplace to left
- 0009 INTERIOR, second-floor bedroom, center block
- 0010 INTERIOR, living room in north block, view looking to northwest
- 0011 INTERIOR, north block, living room, view showing fireplace

**Property Owner:**

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

name Phebe Thorne (main complex)

street & number Post Office Box 6513

telephone \_\_\_\_\_

city or town Ketchum

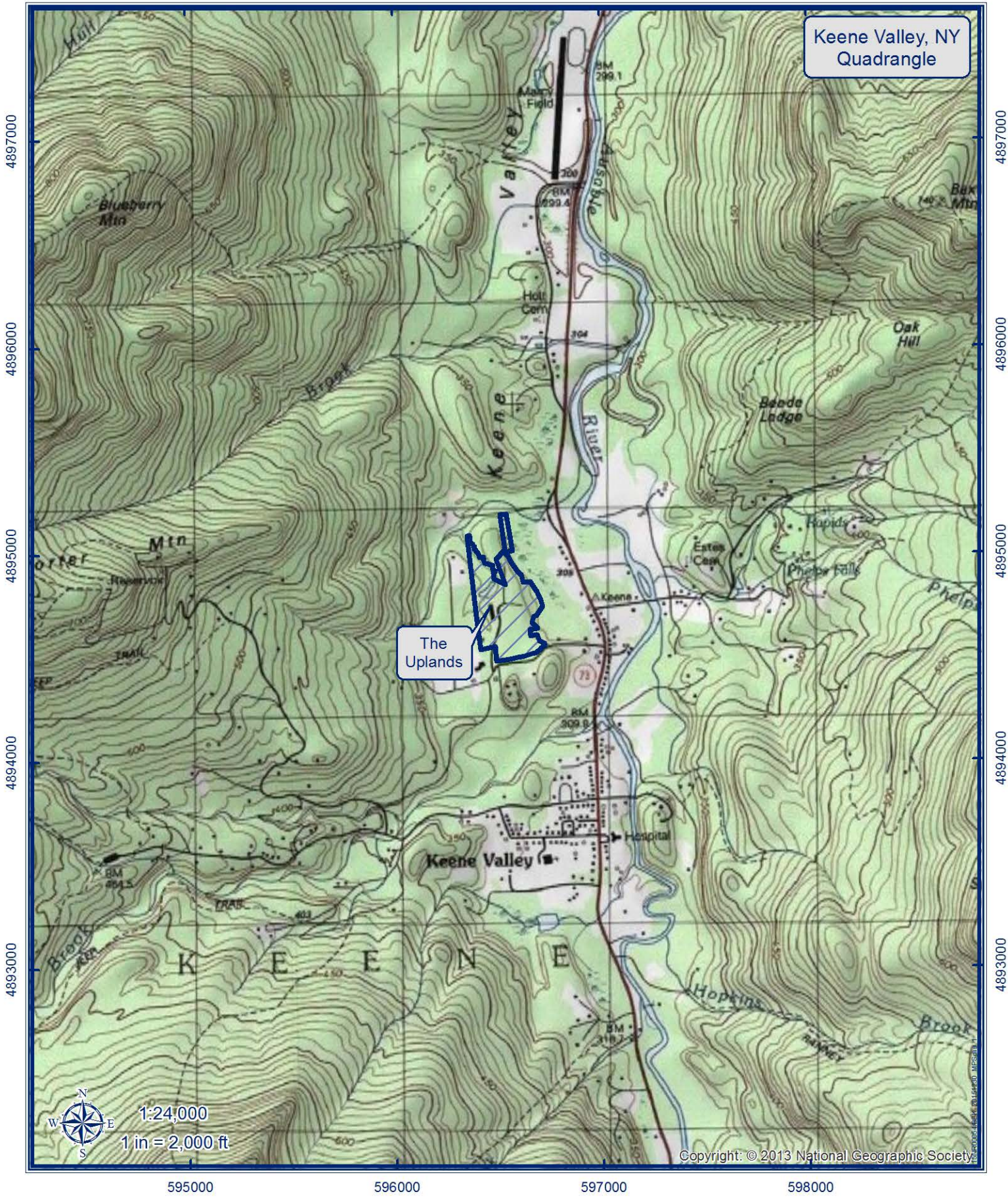
state Idaho

zip code 83340

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





The Uplands

Keene Valley, NY  
Quadrangle

1:24,000  
1 in = 2,000 ft

Copyright: © 2013 National Geographic Society

Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



The Uplands

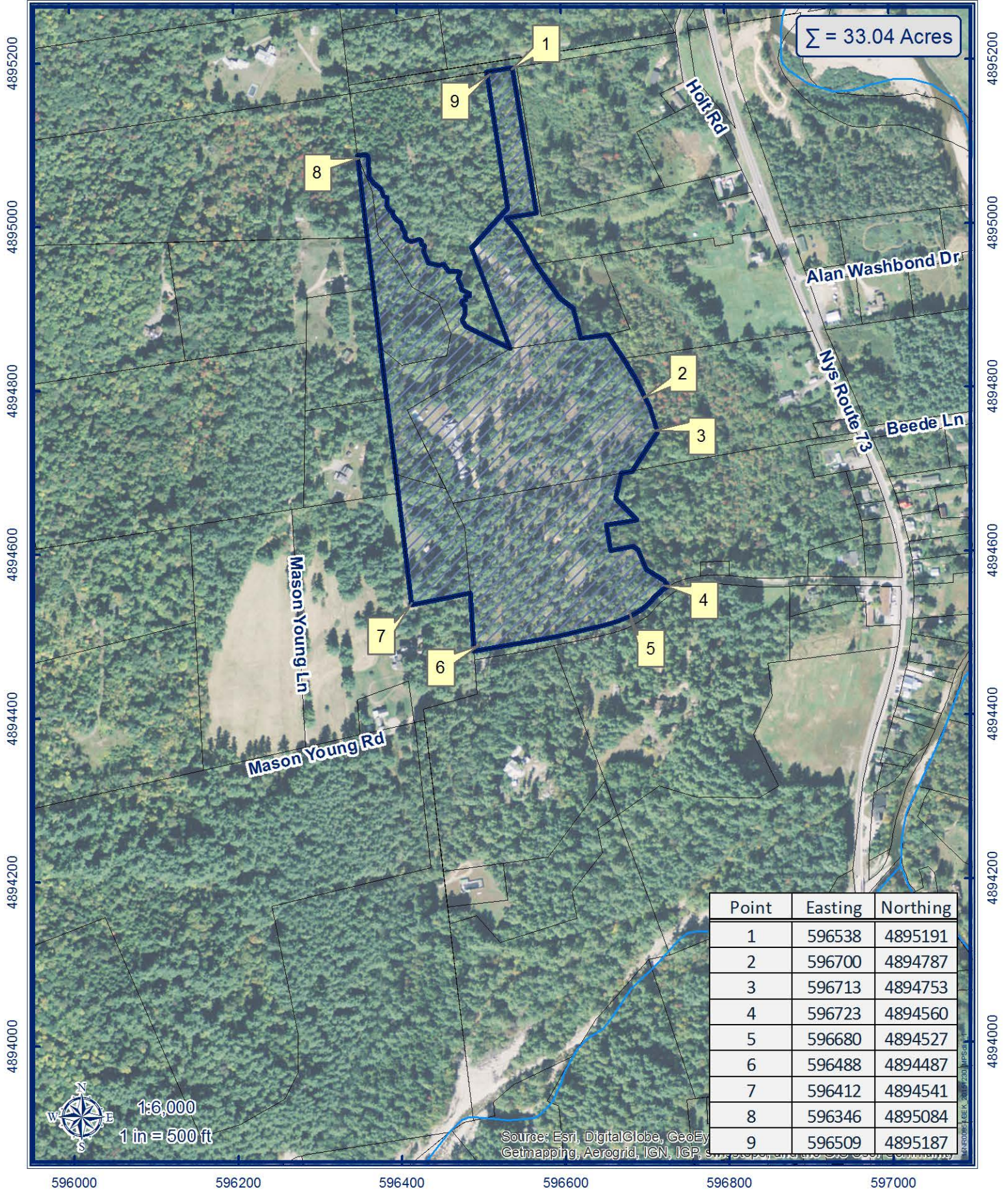


Parks, Recreation  
and Historic Preservation









$\Sigma = 33.04$  Acres

Point	Easting	Northing
1	596538	4895191
2	596700	4894787
3	596713	4894753
4	596723	4894560
5	596680	4894527
6	596488	4894487
7	596412	4894541
8	596346	4895084
9	596509	4895187

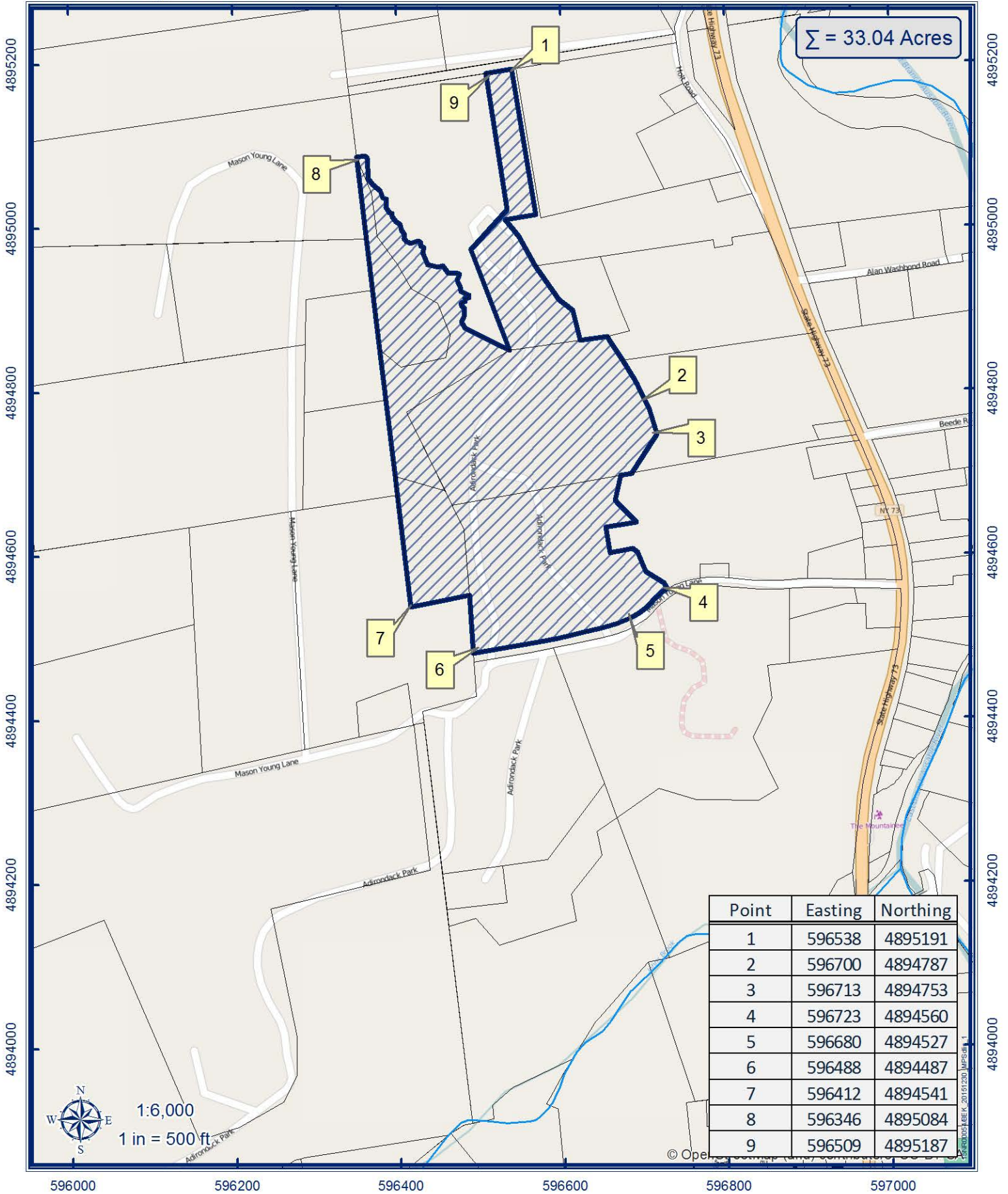
1:6,000  
1 in = 500 ft

Source: Esri, DigitalGlobe, GeoEye, Getmapping, Aerogrid, IGN, IGP, Swire, GEBCO, USGS, AeroGRID, IGN, IGP, Swire

Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter







Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



Parks, Recreation  
and Historic Preservation











































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Uplands, The

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Essex

DATE RECEIVED: 2/05/16      DATE OF PENDING LIST: 3/15/16  
DATE OF 16TH DAY: 3/30/16      DATE OF 45TH DAY: 3/22/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000109

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    3-22-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
the National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

RECEIVED 2280

FEB - 5 2016

Nat. Register of Historic Places  
National Park Service

27 January 2016

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following six nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Elmwood Historic District (East), Erie County  
Richmond Terrace Cemeteries, Richmond County  
Public Square Historic District (Boundary Expansion), Jefferson County  
Persons of Color Cemetery, Columbia County  
Crown Height Historic District (Boundary Increase), Kings County  
The Uplands, Essex County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office