

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION  
NEW YORK STATE PARKS AND RECREATION  
ALBANY, NEW YORK (518) 474-0479

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Town of Islip/SPLIA DATE: December 1989  
Town Hall, 655 Main St.  
YOUR ADDRESS: Islip, L.I., N.Y. 11751 TELEPHONE: 516.224.5450

ORGANIZATION (if any): Dept. of Planning, Housing, and Development

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**IDENTIFICATION**

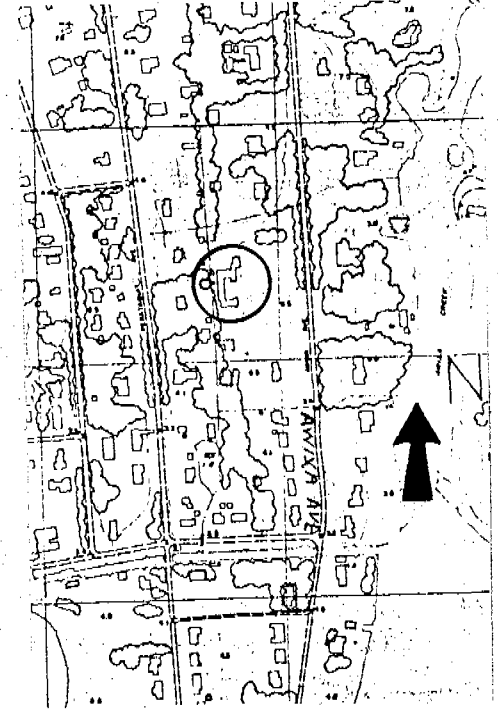
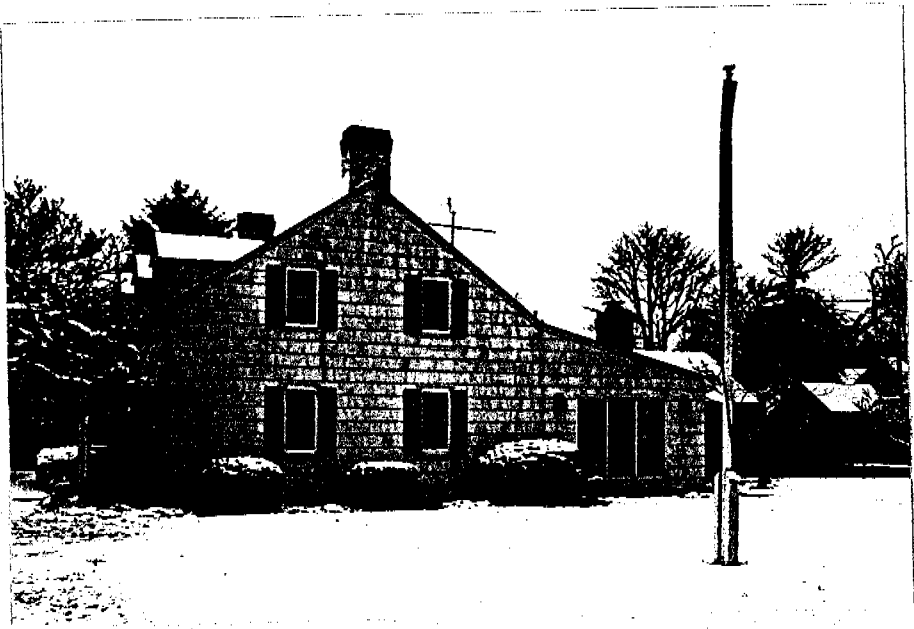
- 1. BUILDING NAME(S): J. Adolph Mollenhauer Farm Group
- 2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: Bay Shore
- 3. STREET LOCATION: 82 Awixa Ave.
- 4. OWNERSHIP: a. public  b. private
- 5. PRESENT OWNER: G. Pledger ~~PUNDEL~~ ADDRESS: \_\_\_\_\_
- 6. USE: Original: farm group Present: residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No  partial  
Interior accessible: Explain private residence

**DESCRIPTION**

- 8. BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and batten   
e. cobblestone  f. shingles  g. stucco  other: concrete
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints   
(if known) b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other brick filled walls
- 10. CONDITION: a. excellent  b. good  c. fair  d. deteriorated
- 11. INTEGRITY: a. original site  b. moved  if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known):  
portions of farm group removed

12. PHOTO: Neg. KK XX-2, fm. N

13. MAP: Bowe Albertson Sewar District Map (reduced)



14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
d. developers  e. deterioration   
f. other: \_\_\_\_\_

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn  b. carriage house  c. garage   
d. privy  e. shed  f. greenhouse   
g. shop  h. gardens   
i. landscape features: \_\_\_\_\_  
j. other: refer to continuation sheets

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land  b. woodland   
c. scattered buildings   
d. densely built-up  e. commercial   
f. industrial  g. residential   
h. other: Mollenhauer House directly east across road

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: In Awixa Creek Area District  
(Indicate if building or structure is in an historic district)

The Mollenhauer Farm Group is located on the west side of the street behind houses that line the road built on this property after 1969. The surrounding area characterized by a mix of large turn-of-the-century estates and newer detached residences.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

The Mollenhauer Farm Group is composed of a farmer's cottage flanked on the west and south by other components of the group. The house is a ~~large~~ 1½ story, five bay, center entrance plan cottage with a Colonial Revival style entrance porch. Three pedimented dormers mark the east roof slope. A cornice with large dentils distinguishes the principle (east) facade.

- SIGNIFICANCE -refer to continuation sheet- 1913  
19. DATE OF INITIAL CONSTRUCTION: \_\_\_\_\_

ARCHITECT: Alfred Hopkins

BUILDER: \_\_\_\_\_

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

A rare survivor of a unique farm group. Refer to continuation sheet.

21. SOURCES:  
Interview, Mr. & Mrs. G. Pleuder, 4/1990.  
Hopkins, Alfred. Modern Farm Buildings. NY: McBride & Co., 1920.  
Previews Listing No. 40063, c. 1940.

22. THEME: \_\_\_\_\_

# ESTATE OF ANNA M. MOLLENHAUER

BAY SHORE, SUFFOLK COUNTY, NEW YORK

AUGUST 1936

SCALE: 40 FEET TO 1 INCH

■ = MONUMENT

○ = STAKE

ROBERT J. BARTLEY

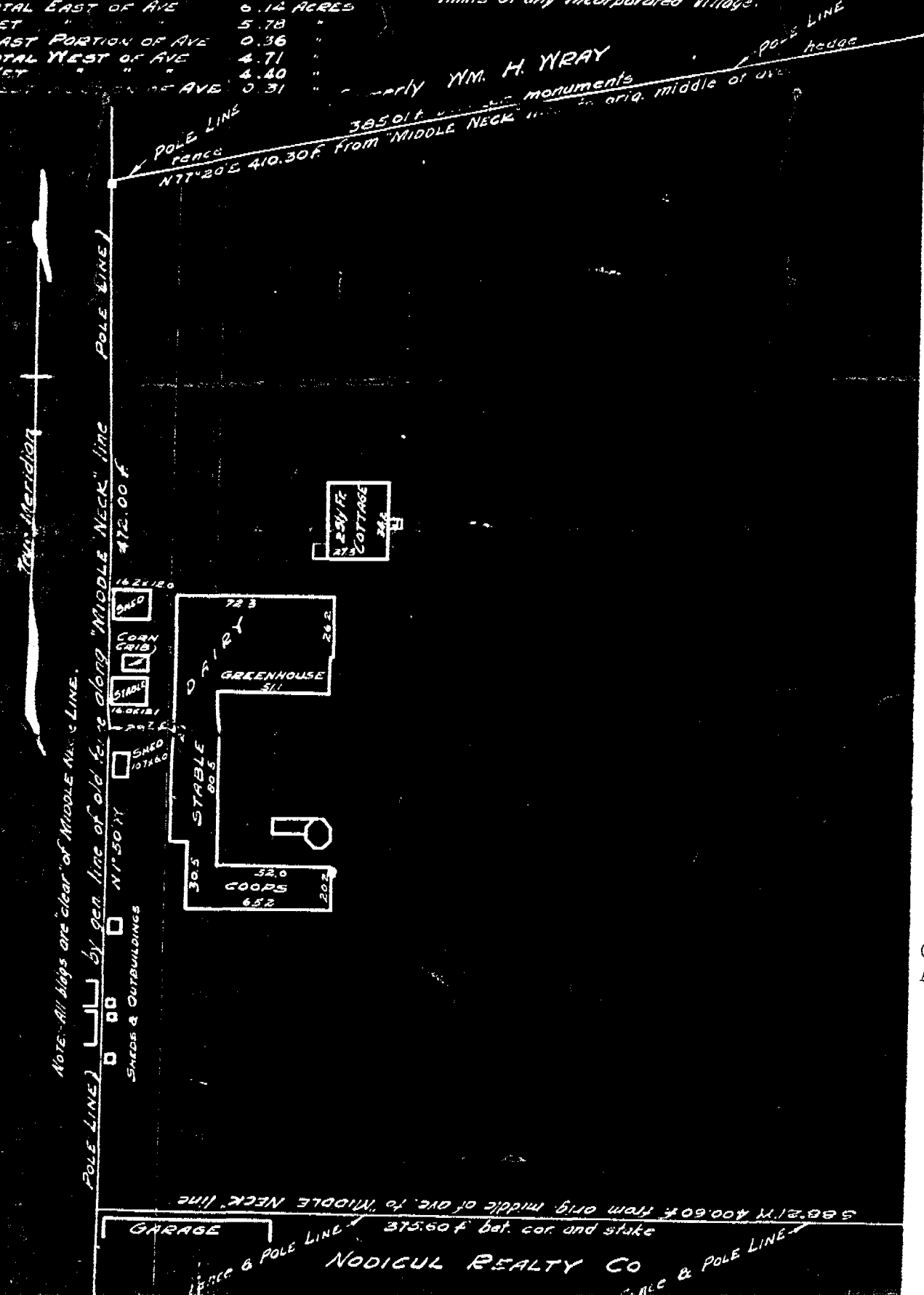
CIVIL ENGINEER

BAY SHORE, N. Y.

**SUMMARY OF AREAS**

TOTAL EAST OF AVE	6.14 ACRES
NET	5.78 "
EAST PORTION OF AVE	0.36 "
TOTAL WEST OF AVE	4.71 "
NET	4.40 "
WEST PORTION OF AVE	0.31 "

NOTE: These premises do not lie within the limits of any Incorporated Village.



NOTE: All logs are clear of Middle Neck Line.

Top Meridian

POLE LINE

SHEDS & OUTBUILDINGS

588°21'W 400.60F from orig. middle of ave. to "MIDDLE NECK" line

GARAGE

NODICUL REALTY CO

Coll. Ward Ackerson



Farmer's Cottage

Neg. KK XX-5, fm. E, view of east facade.



Farmer's Cottage

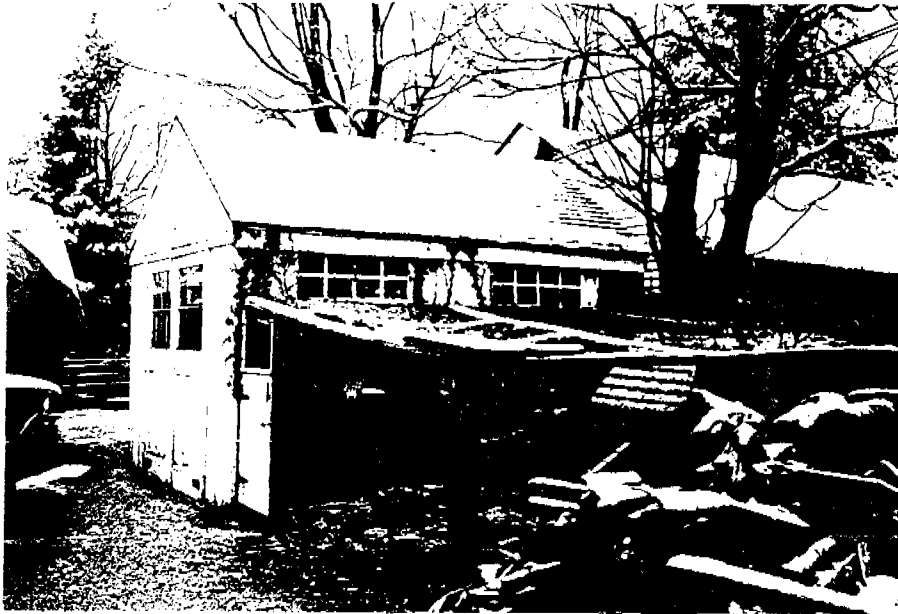
Neg. KK XX-6, fm. E,  
view of entrance  
porch.



Neg. KK XX-12, fm. NE, view of shed with root cellar west of main house.



Neg. KK XX-7, fm.  
west, view of  
greenhouse yard.



Neg. KK XX-11, fm. N/NE, view of manure shed west of stall wing.



Neg. KK XX-20, fm. E/SE, view of tower and horse stall wing.



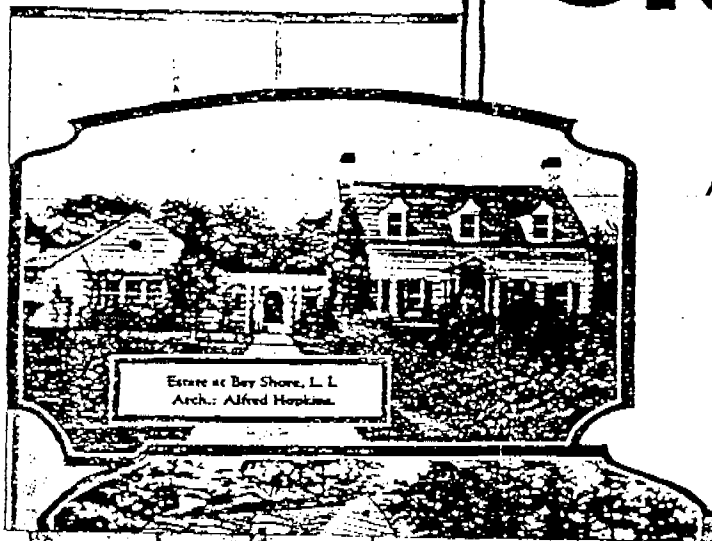
Neg. KK XX-10, fm. NE, view of tower from stable wing in photo below.



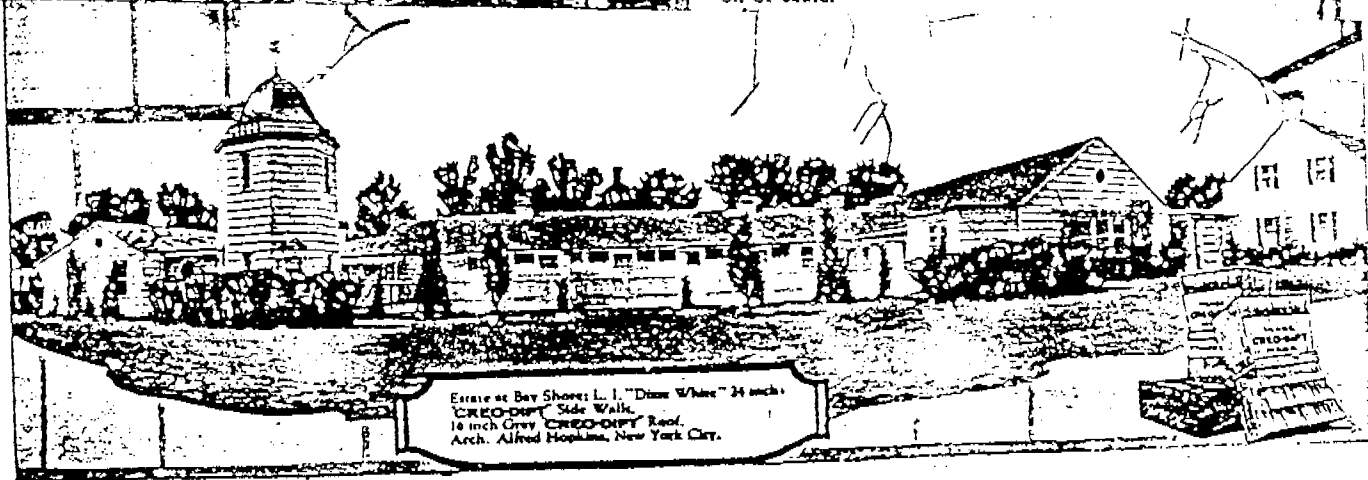
Neg. KK XX-8, fm. N/NE, view of stable wing from greenhouse yard.

# “CREO-DIPT”

## Stained Shingles

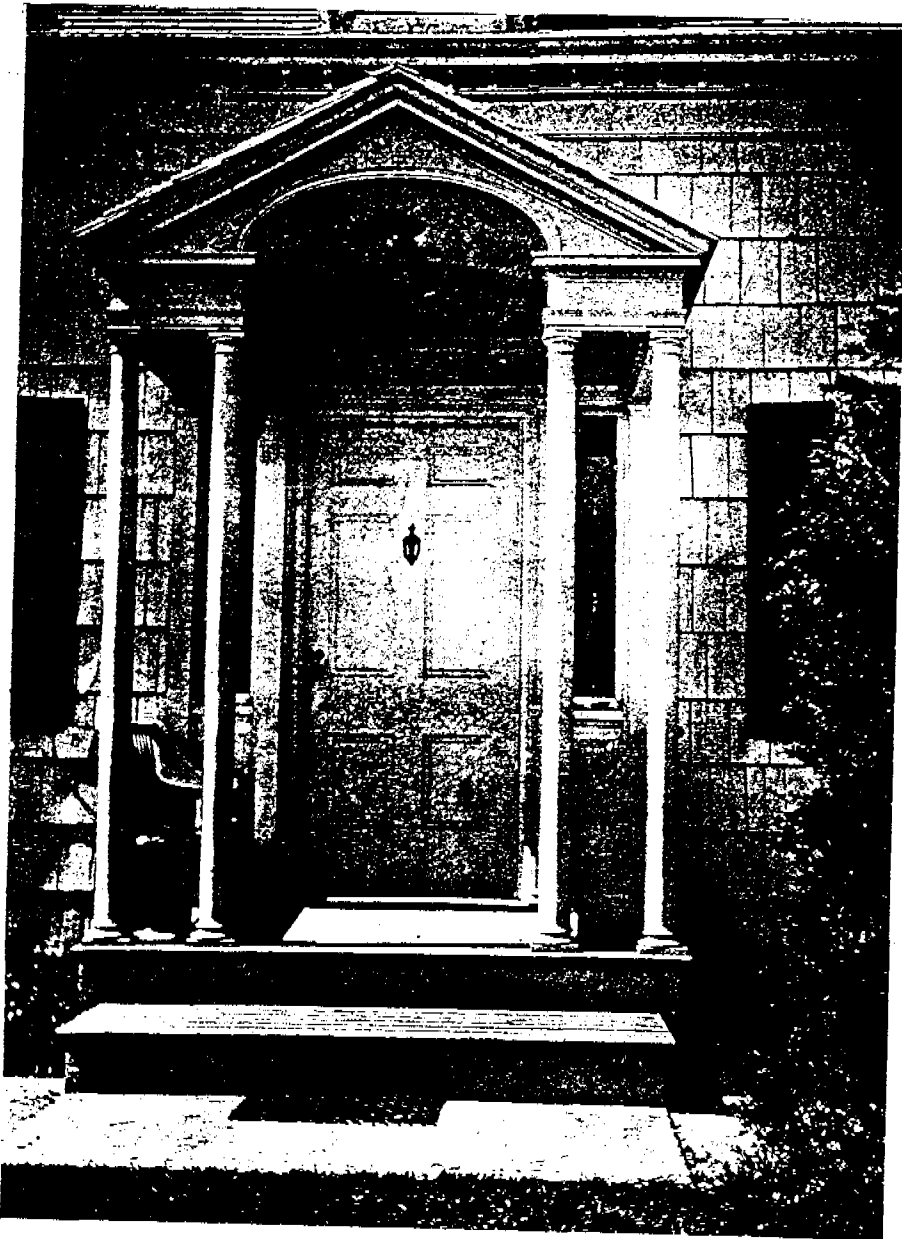


Mr. Alfred Hopkins and other well known architects, use “CREO-DIPT” Dixie White for the true Colonial white effect, because our special factory treatment of “CREO-DIPT” Stained Shingles and the application of the Dixie White, is the only proven way of getting a true white that is clean, lasting and soft and will not wash off or scale.



The farm buildings are on the west side of Awixa Avenue.





ENTRANCE TO FARMER'S COTTAGE--ESTATE  
OF ADOLPH MOLLENHAUER, ESQ., BAY SHORE,  
L. I. ALFRED HOPKINS, ARCHITECT.

The Architectural Record,  
Vol. XXXVIII, No. 4,  
April 1915.

In the farm buildings of Mr. Adolph Mollenhauer, at Bay Shore, L. I., the chicken house is combined with the other farm buildings, in a single group. Here, again, the buildings are arranged on the three sides of a court, but the orientation is different, and has produced a different distribution of the various parts.

The chicken houses face the south, as on the Brokaw estate, and their runs are similarly arranged, although the inter-

nal disposition of the houses is somewhat different. The stables, however, are much simpler, being arranged for only two cows and three horses, with a single feed room and no hay barn. The central court, open to the east, is divided to form a cow yard and a paddock, with a passage for the service of the chicken houses. Connected with the horse stable is the wagon room, and next to it a shed and machinery room, with a small tool room adjoining.

The farmer's house lies a little to the northeast of the main group, and is connected with it by an arbor, interestingly treated with trellis work. The house is a pleasing example of the same Colonial type of architecture that Mr. Hopkins has so frequently used. It differs from the Brokaw group, as do the other buildings of this estate, in being built of shingles instead of clapboards, but the treatment is otherwise very similar.

The buildings of this group are more uniform in height than in the previous examples, due to the absence of the dominating mass of the hay barn. Any pos-

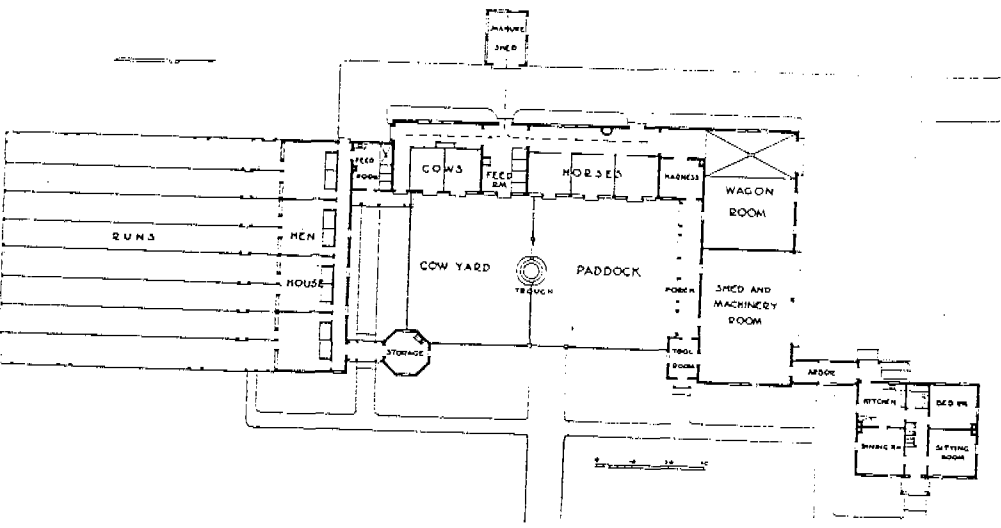
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THE ARCHITECTURAL RECORD.



Architetcural Record,  
April 1915.

sibility of a too monotonous effect, however, has been obviated by the introduction of decorative motives of trellis work, in various parts of the group, as well as by the addition of an octagonal tower, used as a store-room and pigeon house. The peculiar form of the roof, while not without precedent in the old Georgian examples, is still sufficiently unusual to add a very decided note of interest to the group of buildings.



VIEW AND PLAN OF FARM BUILDINGS AND FARMER'S  
COTTAGE—ESTATE OF ADOLPH MOLLENHAUER, ESQ.,  
BAY SHORE, L. ! ALFRED HOPKINS, ARCHITECT.

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*THE ARCHITECTURAL RECORD.*



FARMER'S COTTAGE—ESTATE OF ADOLPH MOLLENHAUER, ESQ., BAY SHORE, L. I.  
Alfred Hopkins, Architect.

Architectural Record,  
April 1915.



FARM BUILDINGS AND FARMER'S COTTAGE—ESTATE OF ADOLPH MOLLENHAUER, ESQ.,  
BAY SHORE, L. I.  
Alfred Hopkins, Architect.

## Some Recent Farm Buildings

FROM THE DESIGNS OF ALFRED HOPKINS, ARCHITECT

*Illustrated in the Plates*

ESTATE OF ADOLPH MOLLENHAUER, ESQ., BAY SHORE, L. I. This is a small group of buildings on a gentleman's private estate intended to provide for three horses and two cows, all in box stalls. The box stalls for the cows differ a little from the usual type in that they have a combination manger equipped with stanchions. The feed room comes between the cow barn and the horse stable, and the necessities of the situation demanded that the manure shed be put to the east behind the buildings. In order to do away with the necessity of opening an east door in the winter into either one of the compartments for the animals, a trolley was run through the feed room, this acting as a vestibule.

The chicken houses were incorporated in the group of farm buildings, which is only advisable where a few animals are to be provided for. The chicken house is always best located when away from the large group of buildings, but here the conditions were such that it could be easily incorporated. Not only the conditions of the buildings themselves made this necessary, but those of the site which was restricted, and made the grouping together of all the live stock imperative. The chicken house has the customary exposure, with its runs facing south.

The buildings are grouped around a court which is used for the animals, the working entrance being from the rear and north. The farmer's cottage stands in front of the main building and to one side, and is joined to the group by an arbor which is now well grown over with the planting. A large shed and machinery room have been provided for general storage space, together with the usual wagon room for vehicles in service, and a harness room.

On the other side of the buildings a tower has been incorporated, primarily for pigeons, but the second story is used as an extra man's room in summer.

The buildings have been designed in the style of the Long Island farm buildings, and it was intended to make the tower reminiscent of some of the old windmills which may still be seen in West Hampton and Southampton.

The planting of the property, characterized chiefly by evergreens in front of the buildings, is not in accordance with the architect's recommendations or in conformity with the type of landscape work he considers best suited to the architecture.

RESIDENCE AND FARM BUILDINGS OF GLENN STEWART, ESQ., LOCUST VALLEY, L. I. These buildings were designed for a somewhat restricted piece of property. The main roadway to the house goes directly in front of the farm barns so that it was

necessary to design them in a fitting manner.

The farm buildings contain accommodations for two cows, five riding horses in box stalls, and a team of two horses. A poultry house was planned, but this wing was never built. Added to this is a small dairy and a living apartment which has proven very attractive and serviceable. This includes a kitchen, a large living room or office, which, while it contains a desk and files, is really fitted up as a living room and used as such. The second story has two comfortable bedrooms and bath, and a room for a maid.

The dairy and cow barn were incorporated in a smaller wing which formed a court garden and though this has a northerly exposure, there has never been any difficulty in making the garden grow to everybody's satisfaction.

A good sized feed room was included, in which all feed is kept. Hay is stored in bales, always an economical method, so far as the building is concerned, and it is unfortunate that the value of baled hay is not more generally known and appreciated. Baled hay will not burn, so the fire risk is immediately reduced and it is usually much cheaper to bale hay than it is to build a barn of the increased size necessary to store it in bulk. Usually three times as much baled hay can be stored in the same area as loose hay. Baled hay is always particularly useful in the smaller problem.

The residence, all the rooms of which are on one floor, was built at the south end of the property with a large court facing the south. This has not yet been properly planted and much of its effectiveness is thereby lost. The guest's bedroom and sleeping porch were placed at the south end of the service wing to correspond to the owner's bedroom and sleeping porch on the other wing.

ESTATE OF MORTIMER L. SCHIFF, ESQ., OYSTER BAY, L. I. The views shown are of a structure built on the old foundations of a previous one destroyed by fire. The calf pen barn built across the roadway is an extension added to the original group to obtain greater accommodation. The plan provides for twelve milking cows and four box stalls, with a small feed room at the end, the main feed storage being in the hay barn. On the other side of the group have been provided six horse stalls and a box stall with the feed room. A place has been provided with a manure cart in a manner which is not always to be recommended. The manure cart ought to be taken outside of the building but it was the owner's wish to have it placed out of sight, and his buildings are kept so clean that it has not proven an objection.