

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 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 Halford-Hayner Farmstead
other names/site number _____

2. Location

street & number 346 Cooksboro Rd not for publication
city or town Troy (located in Town of Pittstown) vicinity
state New York code 083 county Rensselaer code 09 zip code 12182

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

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:) _____

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

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

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

Contributing	Noncontributing	
5		buildings
		sites
2		structures
		objects
7		Total

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

Pittstown Farmsteads

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

- DOMESTIC, single family dwelling
- AGRICULTURE, storage
- AGRICULTURE, agricultural field
- AGRICULTURE, animal facility
- AGRICULTURE, agricultural outbuilding

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- AGRICULTURE, storage
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- AGRICULTURE, animal facility
- AGRICULTURE, agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

- EARLY REPUBLIC
- MID-19th CENTURY
-
-
-

- foundation: stone, concrete
- walls: wood, concrete block
- roof: slate, asphalt shingle
- other:

Narrative Description

Summary Description

The Halford-Hayner farmstead (346 Cooksboro Rd (CR 126)) is located in the Cooksboro area in southwest corner of the Town of Pittstown, Rensselaer County, New York. The property occupies 80.38 acres in the Van Cortland tract of the Pittstown Patent divided into irregular parcels adjacent to the north boundary of

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Rensselaerwyck. The property occupies an irregular lot on rolling, open land (about 500 feet above sea level) bisected by Cooksboro Rd and Plank Rd west of Deepkill Rd. The house stand on the north side of Cooksboro Rd, set back and above the road on rising ground. A driveway runs north along the east side of the house, passing a shed—possibly a pig house—on the east and ending at an ice house. The house overlooks a broad, sloping lawn shaded by five mature maple trees. The barns—a main barn group, a hay barn, a wagon/tool barn, and a garage—form a tight, distinctive group directly on the south side of the highway east of Plank Rd. There is virtually no drive. A modern steel grain silo sits behind the wagon barn. The pasture land and meadow forming nearly all of the acreage is located on both sides of Plank Rd and rises to about 560'. The lane, enclosed by recent high tensile smooth electric wire fencing, runs the pasture south of the barnyard. The pasture undulates to a prominent ridge cloaked in deciduous trees running north-south through the property.

Building List

House (built ca.1835-50; contributing): The one-and-a-half-story, five-bay, side-gabled frame house has a later two-story gable roofed back ell. A single-story hewn frame structure, currently lacking siding, projects from that. Glazed porches dating to the first half of the twentieth century span the center three bays of the front façade and part of the east wall to where it meets the back ell, which now has an extended roof face on its east wall. The main block retains a Greek Revival-style cornice with partial returns and a dentil course at the roofline. Its window casings have fine moldings in the same taste, but of a size and construction more typical of interior trim rather than exterior trim. The house retains its regular fenestration plan, but most sash are replaced with early twentieth century wood one-over-ones. The attic windows, however, retain earlier six-light sash. The back ell features raking cornices, plain casings, and wood clapboard siding. There is a large exterior brick fireplace chimney (mid-twentieth century) on the back wall of the main block and a second, smaller exterior brick furnace chimney on the east wall of the ell.

Shed (built ca.1900; contributing): This frontal gable, one-and-a-half-story, frame shed rests on a slightly banked foundation composed of a concrete slab poured over laid up stone. It faces the house over the drive running east of the dwelling. The shed has a sliding door surmounted by a plank door hung on pintels in the peak. Its exterior finish includes clapboard siding similar to that of the wagon barn and the south side of the threshing barn capped by a very narrow raking cornice. A small door just above the foundation, possibly a pig chute or an unusually large hen door, opens in the north wall. This shed has an asphalt shingle roof.

Ice house (built ca.1900; contributing): A frontal gable, frame icehouse on a banked poured concrete foundation stands at the top of the driveway on the same side of the road as the house. It has wood novelty siding and a recently replaced wood shingle roof. Its door opens in the north gable wall, and a small louvered vent is set in the peak above. This building may stand on a location different from its earliest one since ice houses were usually first built to store ice to chill fresh milk for short term storage. Most typically, they were located near where cows were kept and milked.

Main barn group (north wing built ca.1800-15; west wing built ca.1820-40, moved and roof replaced, ca.1870; contributing): The L-plan main barn group is composed of two nineteenth-century barns. The roof of the west wing, a former sheep barn, is gabled into the west end of the south roof face of the threshing barn, which forms the north wing of the group. A small frame milk house (built ca.1900-20) rests on a poured concrete foundation attached to the south gable wall of the west wing. This has a four-can electric cooler set on top of a concrete water cooling tank, which was probably filled with ice when used, in the floor. A two-story frame chicken house (built ca.1910-30) built using dimensional lumber is added to the east end of the north wing.

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The north wing is an early nineteenth-century, Dutch-influenced swing beam threshing barn on a period stone foundation with stacked stone piers under the main joists. The foundation has some poured concrete repairs, but is largely intact. The three-and-a-half-bay construction is reflected in the unusually long dimension (55 feet) of the building. The barn is also wider than average at 36 feet. The frame is entirely hewn except for its sawn braces and has posts more than 15' tall. The hewn purlins are single timbers running the length of the roof. The heavy plates, unlike the purlins, are spliced once along their length. The heavy hewn rafters are lapped and pegged. The tiebeams are dropped nearly three feet below the plate, lending them an appearance a little like a Dutch H-frame. This influence is also apparent in some cross pieces with through-tenons projecting beyond the queen posts and in mortised studs for hanging wood clapboards rather than vertical board siding. The building's earlier heavy clapboard siding is visible on its south wall; it is also hidden under the two-story chicken house built on its east short wall. More recent novelty siding replaces this older material on the road-facing north and west sides. The roof has recently been replaced with shingles designed to resemble the slate it replaced.

A low entrance bank on the barn's long north wall accesses the large sliding door in the center, or threshing, bay. This is matched by a second large sliding door in the opposite south long wall. An additional sliding (a later change) stable door opens in the south, or back, wall in the half-bay between the center threshing bay and the east bay. The half bay is supported on its west side by a swing beam tied by three hewn struts (one has a large mortise suggesting it was salvaged). This allows a clear span below to enlarge the threshing floor, which is laid up in heavy planks more than three inches thick, and make additional mow space above. East of this, a stable is reached by a passage running along the barn's north long wall. It appears there were six slip stalls in the earliest period, each with its own hayrack made by nailing slender wood rods into kerfs cut for them. The racks have swinging doors behind accessed from the threshing floor.

A lower, narrower four-bay sheep barn (22' x 45') is attached to the south long wall of the larger threshing barn. This creates an L-plan barn with a south-facing barnyard protected on the west by the sheep barn. Walk out bays open in the sheep barn's east long wall onto the yard. This barn's main framing timbers are hewn. It has a later roof built of butted circular sawn rafters. It is narrow for its length and has no purlins. It does not have a hay track, but there are mow doors under the eaves on the east long wall for throwing the hay down into the yard below. This barn retains its wood clapboard siding and its slate roof.

The two-story, shed-roofed hen house (ca.1900) attached to the east end of the north wing stands on stone foundation and clad in wood novelty siding laid up using cut nails. The regular and numerous plain window casings are assembled with wire nails. Some openings retain six-light sash, but most are open. The wood novelty siding matches that used on the road side of the north wing of the barn.

A concrete block silo (added ca.1950) with a domed metal cap is adjacent to the west wall of the north wing.

Wagon/tool barn (built ca.1830-50; contributing): The frontal gable frame wagon/tool barn stands less than four feet north of the north wing (former threshing barn) of the main barn group, and its back, or west, wall is aligned with the west gable end of the north wing. This one-and-a-half-story building has two wagon bay openings in its east gable wall and wood clapboard siding. Its steeply pitched roof has a raking cornice. A door to the upper half story in the center front is flanked by windows without sash. A hay door hinged along its bottom edge is added above this configuration and a hay track projects just below the peak. These doors all retain older wrought iron strap hinges with bean ends and hung on pintels. The main timbers of the three-bay frame are mainly hewn, and some appear to be mortised for use in an earlier structure. It has sawn studs for wood clapboard siding and braces at the corners of the clear span frame. Pole rafters carry both an earlier wood shingle roof and the later slate roof. Grain bins are located in the upper story, and a chute runs down in the northeast corner of the

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building. Small, high windows with six-light fixed sash face the highway. This barn was stabilized in 2010-11 using a grant from New York State. This work included rebuilding the foundation on the highway side with reinforced concrete and some repairs to the frame in kind.

Hay barn (built 1870-1900, contributing): The hay barn is a gable-roofed, frame building oriented north-south with sliding doors in both its west long wall and its north gable wall. A swinging door with strap hinges hung on pintels is located in the north wall; a square mow door hung on pintels opens in the peak above. The three-bay frame is built using a variety of lumber including up-and-down lumber, hewn main timbers mortised for older buildings, and circular sawn components probably prepared for this structure. It is sided with wood clapboards matching those of the south wall of the threshing barn and retains raking cornices. It rests on a low, level stone foundation on the north and east sides and old poured concrete on the south and half of the west walls.

Shop garage (built ca.1915; contributing): This square-plan, two-bay, rusticated concrete block shop garage has a pyramidal roof and a diminutive cupola with a matching pyramidal roof. It retains large, one-over-one wood sash in the side walls in openings with sills made of single blocks of poured concrete. A stovepipe forge chimney pierces the southeast corner of the roof. It stands close to the road and at the east end of the main barn group.

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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.)

AGRICULTURE

ARCHITECTURE

Period of Significance

ca.1784-1962

Significant Dates

1784, 1834, 1860, 1870, 1891, 1896, 1944

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.

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Period of Significance (justification)

The Halford-Haner Farmstead was first developed before 1800 during the settlement period of the Cortland Tract of the Pittstown Patent in the Cooksboro vicinity. The period of significance extends to the 50-year mark to encompass continued agricultural use in historic buildings.

Criteria Considerations (explanation, if necessary)

n/a

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Statement of Significance Summary Paragraph

The Halford-Hayner¹ Farmstead, located in the Town of Pittstown, Rensselaer County, New York, satisfies National Register of Historic Places Criterion C as an intact and representative example of an historic farmstead in the Town of Pittstown. This property is being nominated in association with the Multiple Property Documentation Form (MPDF) entitled “Historic Farmsteads in Pittstown, New York.” The Halford-Hayner Farmstead retains an intact assemblage of historic agricultural outbuildings and house embodying characteristic construction features of the region during the cited period of significance, and which exhibit distinctive and qualifying attributes as outlined in the associated MPDF context. These illustrate the variety of farm buildings constructed in the region from about 1800 through the first quarter of the twentieth century. As a group, they also illustrate how later generations adapted some earlier buildings to meet new requirements. Among the farmstead’s contributing resources are a threshing barn and a sheep barn joined in a main barn group with the addition of a two-story hen house and a milk house; a tool barn; a hay barn; a garage; an ice house; a pig(?) house; and a vernacular dwelling house with a Greek Revival-style trim scheme. These survive in an intact rural setting, which provides an appropriate context for this substantially intact Rensselaer County farm.

Narrative Statement of Significance

Ownership of the Halford-Hayner Farmstead, ca.1766-2012

The Halford-Hayner Farmstead is in the Cooksboro section of Pittstown located in the southwest corner of the town. This locale is named for Michael (the Elder) Vandercook (1715-1786), who owned approximately 6,000 acres in the Pittstown district, adjacent to the north line of the Manor of Rensselaerwyck in the pre-Revolutionary period.² The Halford-Haner property can be traced back to him, when he sold the larger parcel, of which the Halford property is the eastern portion, to his son Henderick (a.k.a. Henry) Vandercook (1751-1813) on 24 September 1784 for £164 New York currency.³ Michael was born in Essex County, New Jersey, and married Cornelia Van Ness in 1742 before moving to the Pittstown area after the French and Indian War (1754-1763).⁴ Michael and Cornelia had five children, the older ones born in New Jersey. Among these was Henry (or Henderick), who moved with his parents as a young man to the Pittstown Patent.⁵

Michael the Elder acquired the tract flanking the Deepkill, a tributary of the Hudson in the southwest corner of the modern town of Pittstown, from Robert William Leake, Sr. (d.1773).⁶ Leake was a commissary in the British regular army. He served two years at Louisburg, Nova Scotia, in 1747-1749. He apparently returned home to County Durham in the north of England soon after as his wife Margareta bore two sons—Robert William (1750-1788) and John George (1752-1827)—in quick succession. Leake returned to America as commissary to Braddock’s campaign in western Pennsylvania at the beginning of the French and Indian War in 1754. Both sons and a later wife, Ann, were living in New York City some time before 1771. From this location, Robert Leake, Sr., used his military status and connections to acquire land in areas newly patented for settlement. He owned

¹ The spelling in very early documents is often Haner. By about 1850, it was consistently spelled Hayner.

² Ronald D. Bachman, *A Fine Commanding Presence. The Life and Legacy of Maj. Michael S. Vandercook (1774-1852) of Pittstown, Rensselaer County, New York* (privately published, 2010): 107.

³ 5/128. Michael is referred to as Michael the elder in this deed.

⁴ Bachman, 3.

⁵ Louise M. Pfankuche, “Vandercooks. The Early Generations.” Typescript. 1990: 22. Typescript of this genealogy and supporting documents provided to Pittstown Historical Society by Ronald Bachman.

⁶ Bachman does not provide the text of the deeds where by Michael the Elder acquired his lands, but the Halford-Hayner property is surely part of the Deepkill tract.

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lands not only in what is now Rensselaer County, New York, but also tracts in New Jersey and Florida.⁷ It appears that Vandercook's purchase from Robert Leake, Sr., occurred in the 1760s, as he was corresponding with him soon after the Pittstown Patent was granted by the crown in 1766.⁸

Michael's son, Henry Vandercook, married Anna Francisco (1755-1841) in 1771. After he died in 1813, Anna married Jacob Van Ness (d.1826) in 1816, whom she also outlived. In 1837, she successfully applied for a widow's pension for Henry's Revolutionary War service. Henry and Anna had eleven children, who were recorded in a family register Anna submitted to gain her widow's pension. Of importance to this property are Jannetje or Jane (1786-1856) and Mary [Nora] (1788-1871).⁹ The former married Jacob M. Hayner (1783-1860); the latter married William Hayner (1784-1860). All are buried in Old Cooksboro Cemetery in Pittstown.¹⁰

William Hayner is referenced in a deed dated 13 June 1834 from Anna [Francisco Vandercook] Van Ness to Jacob M. Hayner transferring the 165-acre Henry Vandercook farm.¹¹ While "the vales [sic.] of the personal estate so called is in the hands of William Haner or under his control," it was Jacob who had apparently done "the maintaining and supporting in sickness and in health ... Henry [Vandercook] for seventeen years until the time of his death." This appears to place Jacob on the farm of his father-in-law, Henry Vandercook, in 1796 at age 13. The 1855 census, however, recorded that Jacob and his wife Jane had lived in Pittstown only 39 years, or since 1814. It is unclear where the error lies, but given the explicit wording of the 1834 deed, it seems more likely that the census is incorrect. The connection between William and Jacob beyond their being married to two sisters also remains unclear. Researchers have documented that William's father was Frederick Hayner (1756-1840), who was censused in Pittstown by 1810 and is buried with his wife Hannah Simmons in the Old Cooksboro Cemetery. Jacob's parentage remains undocumented. They might have been brothers or cousins; by this period, many branches of the Hayner family lived in and near Rensselaerwyck. Mid-nineteenth century mapping of Rensselaer County shows a string of houses owned by various Hayners beginning with the one on the Halford-Hayner farm and continuing north on Cooksboro Road and west on the Plank Road.

Jacob M. Hayner married Jane Vandercook (1786-1856) in 1806.¹² Their first child Sylvester was born the same year.¹³ An 1858 deed shows that while Anna Francisco Vandercook VanNess wrote the deed to Jacob, it was Jane, her daughter and Jacob's wife, who inherited the 165-acre property, of which the later-subdivided Halford-Haner parcel is the eastern portion. This 1834 deed was witnessed by Sylvester Hayner (apparently Jacob

⁷ David Bosse, "Loyalism in the Upper Hudson Valley: the Rediscovery of Robert William Leake." This article is located via a search for Loyalist Robert Leake. It is a pdf lacking a web address, but it appears to have been written by an employee or researcher at the New York State Archives, and is an expanded version of one published in Summer 2008 number of *New York State Archives Magazine*.

⁸ Bachman, 3. Linda Wilbur, a genealogist commenting in the Old Cooksboro cemetery records section of www.ancestry.com states they moved in 1762.

⁹ Louise M. Pfankuche. Pfankuche transcribed from a microfilm of the apparently lost family register in National Archives Cornelia, b.1772; Alida (Olive), b.1774; Henderick (Henry), b.1775; Annaca (Anna), b.177; Sarah, b.1781; Levyntie (Levina), b. 1784; Jannetje (Jane), b.1786; Mary, b.1788; Johannis (John), b.1791; Margaret, b.1793; Magdelene, b.1796. Pfankuche notes that the register is thought to be lost and its image in the pension record is the only surviving copy. Death dates Jane and Mary, whose gravestone is labeled Mary Nora, are provided from cemetery records at www.ancestry.com.

¹⁰ The details here are collected from the cemetery records of Old Cooksboro Cemetery found at <http://www.rootsweb.ancestry.com/~nyrensse/cemh6.htm>. Genealogical researcher Linda Wilbur posted additional notes relative to these burials at www.ancestry.com in 2004.

¹¹ 33/202. This deed is a typescript of the original manuscript, apparently made in the Office of the County Clerk in Troy, New York. It incorrectly called Anna Van Ness Henry Vandercook's mother when she was actually his widow.

¹² Bornt, Harrington, and Wiley, *History of Pittstown*, p.64. This source continues, saying that their son Sylvester carried on the farm after Jacob's death in 1806, which appears to be incorrect. The only Sylvester to appear in the census was born in 1806, and an 1834 deed (33/202) transferred property to Jacob. Jacob and Jane were recorded in the 1850 census still living in Pittstown. Sylvester does not appear to have had an interest in the property.

¹³ Sylvester Haner (1806-1882) appears to be eldest child of Jacob and Jane. He is buried in Maplewood, or New Cooksboro, Cemetery. The eight-acre parcel was subdivided from the farm by WHICH ONE and sold to the rural cemetery association in 1858.

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and Jane's eldest son) and Jonathan Brown.¹⁴

Jacob and Jane were recorded in the 1850 census, ages 67 and 64 respectively. Their dwelling sheltered two households. Jacob's household included their youngest daughter Julia, 19; and a servant Margaret Rogers, 18. The household of their youngest son Martin, age 25, included his wife Sarah, 28; and two laborers—German-born William Galson, 29; and native-born Jacob Rost, 60.¹⁵ The 1855 census recorded Jacob's household including Jane and Julia and a grandson, Joel Wager, 18. Their daughter Olive Freiot, 34, as well as the latter's husband, Isaac, 37, and their three daughters—Lydia J., 12; Charlotte A., 8; and Cornelia, 5—comprised a second household under the same roof.¹⁶ A review of the 1854 wall map of Rensselaer County shows the Freiots, Wagers, and Hayners living on Cooksboro Road north of this farmstead in relatively closely spaced dwellings.

Jane Vandercook Hayner died 25 February 1856, and an 1858 deed transferred from her five older daughters—Permelia Freiot, Electa Vorce, Jane Ann Wagar, Olive Freiot, and Mary Freiot—to their father Jacob the farm they inherited from their mother. The five older daughters agreed to quit claim any future interest in the property to their youngest sister, Julia.¹⁷ This circumstance suggests she remained unmarried and still lived in her father's household as noted in 1855. On the same day, 1 April 1858, as the Hayner daughters sold their right of inheritance to their father, he, in turn, transferred the eastern half of the property to his son, Martin.¹⁸ Martin Hayner may never have lived away from the property as he was keeping his own household under his parents' roof at age 25 in 1850. The eastern section of the property retains the same boundary established by Jacob Hayner in 1858.

Jacob Hayner died on the first of June 1860 before that year's census was taken in his neighborhood. Martin's household that year included his wife Sarah, 38; their children Schuyler G., 9; Adolphine, 7; and Bell, 11 months; and Irish-born laborer James Yonce, 20.¹⁹ Fifteen years later, it appears that Schuyler had either moved away or died, and that the infant Bell was likely deceased. Adolphine remained at home as well as two younger boys, Burton, 14, and Almon (probably Elmer based on later documents), 13. Patrick McGuire was a 58-year-old Irishman listed as a servant.²⁰

In 1870, Martin Hayner mortgaged the property to Hannah Wing for \$3,500.²¹ Fifteen years later, on 15 April 1885, he sold his farm—the eastern portion of the former Henderick Vandercook parcel—to Edward Wager having not yet discharged the mortgage. Wager's surname suggests a relationship with Jane Ann Hayner Wager and Edward Wager, as does the nature of this transaction, but none is so far detected.²² Wager, in turn, sold the farm on the same day back to Sarah, Martin's estranged wife; and Adolphine, Burton J., and Elmer E. Hayner, for the identical amount of \$6,000.²³ The deed includes conditions requiring that Sarah could not place a mortgage on the property or claim further support from her husband. Martin relinquished the farm to Sarah, first, and upon her demise, in fifths to their children. Adolphine would receive one fifth and the sons, Burton and Elmer,

¹⁴ Sylvester Haner (1806-1882) appears to be eldest child of Jacob and Jane. He is buried in Maplewood, or New Cooksboro, Cemetery. The eight-acre parcel was subdivided from the farm by WHICH ONE and sold to the rural cemetery association in 1858.

¹⁵ *United States Census for 1850*, Pittstown, Population schedule, Households 1072 and 1073, p.142.

¹⁶ *New York Census for 1855*, Pittstown, 2nd Election District, Population schedule, Household 304.. Joel was the son of Jane Ann Hayner and Philip C. Wager. They were enumerated in Pittstown in 1850 with two sons called Jacob, ages 12 and 13, which appears to be an error. It seems likely that one of them is Joel.

¹⁷ 106/304. Unusually, three of the Hayner daughters married men named Freiot (John, George, and Isaac). The 1860 census shows only one of them, George, still residing in Pittstown.

¹⁸ This transfer is referenced in an 1888 deed (186/482), which Martin appears never to have recorded.

¹⁹ *1860 United States Census*, Pittstown, Population schedule, Household 291, p.38.

²⁰ *New York Census for 1875*, Pittstown, Second Election District, Population schedule, Household 236, p.26.

²¹ This is referenced in later deeds and filed in the *Book of Mortgages 123/52*.

²² Jane Ann Hayner married Philip Wager.

²³ 187/506 and 186/472.

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two-fifths each.²⁴

Sarah Hayner appears to have died before 1891, when her children sold the property to Stephen L. and Henry W. Cushman, executors of the estate of Joseph W. Cushman, in 1891.²⁵ Joseph Cushman was the widowed father of Carrie Cushman (b.1869), as well as six sons, including Henry (b.1859) enumerated in Pittstown in the 1880 federal census.²⁶ Carrie probably married Elmer E. Hayner soon after this deed was executed, as their son Ernest J. was born in ca.1892.²⁷ When the Cushmans purchased the Hayner property, they agreed also to pay the \$1,500 and accrued interest due on a mortgage Martin Hayner executed with Hannah Wing in 1870.²⁸ Five years later, on 15 April 1896, Carrie Cushman Hayner purchased the property from her brothers for \$4,700.²⁹ No mention of the 1870 mortgage is made, so it was probably discharged by then.

The Hayners' son Ernest and his wife Bernice sold the property *in toto* to Jay and Cornelia McClurg in 1949.³⁰ They in turn sold the property to Nicholas Halford in 1978.³¹ He still owns the property today.

Architectural and agricultural development of the Halford-Hayner farmstead

The Halford-Hayner farmstead is part of an older 160-acre property deeded by Michael Vandercook the Elder to his son Henderick, or Henry, in 1784. The Schaghticoke tax rolls for 1779 show that Henry (called Henry Kook) already owned property taxed at £34.³² In comparison to others in the district, this was figure was low-to-middling. Since he was a landholder five years before he purchased this property from his father, one might expect that nine years later, his property value should have risen, but in 1788, after he bought this property, he was levied only eleven shillings.³³ By comparison to others, this seems an unusually low tax. The 1799 rolls suggest a relative improvement in his circumstances. Real estate of \$1,900 and personal estate of \$161 were on the low side of middling. While this property might have been only a portion of his holdings, the assessments of known properties suggest that this figure could be for only the 160-acre property bought in 1784.

These records show that Henry was a freeholder. He may, however, have had tenants on his property. The deed from his widow, Anna Francisco Vandercook Van Ness, to Jacob M. Hayner suggests that this formed part of the relationship between Hayner and Vandercook. Jacob was also Henry and Anna's son-in-law, as he married their daughter Jane about 1806. The deed, dated 1834, relates that Jacob had "maintain[ed] and support[ed] in sickness and in health the above named Henry" for seventeen years until his death, which occurred in 1813. Although the wording leaves some doubt whether Jacob was a tenant during Henry's lifetime, the former's caring for the latter suggests a physical proximity typical of tenancy and a filial proximity characteristic of extended families living on the same or adjacent property. The deed notes that Hayner was, in 1834, living on the 160-acre farm, and had apparently done so for many years.

²⁴ 186/472.

²⁵ ??/320. By this time, Burton had married and lived in Brunswick. Adolphine had also married and lived in Malta in Saratoga County. Deed researcher failed to record the book number. No cemetery record matching Sarah's chronology located in the Pittstown cemetery data. She may have been buried under maiden name.

²⁶ 1880 *United States Census* data located at www.ancestry.com.

²⁷ 1910 *United States Census* data located at www.ancestry.com.

²⁸ This mortgage (*Book of Mortgages 123/52*) is referenced in this deed and also in the 1885 deeds executed when Sarah and Martin Hayner separated.

²⁹ 252/468.

³⁰ 827/67.

³¹ 1302/400.

³² "A tax list Schaghticoke District Pursuant to an Act of the Legislature of the State of New York, etc., passed 23 Day of October 1779." Transcription by Anita Lustenberger, CG, and Rodger D. Joslyn, FASG. Gerrit V. Lansing Papers, Tax Lists and Assessment Rolls. (Albany, New York: New York State Library, Manuscripts and Special Collections, KT13324, Box 1).

³³ "An Assessment Roll or Tax List for the District Schaghtekook to be collected by Gilbert Edey fo the southerly part of said district, October 16th 1788." Transcription by Anita A. Lustenberger, and Roger D. Joslyn, FASG. Treasure Assessment Rolls, SRA Collection 217, A-1201-78, Box 2, Folder 10. (Albany, New York: New York State Archives)

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It is unclear why Anna Van Ness chose this time to transfer the property. By 1834, she was widowed a second time, and she may have inherited property following her second husband's death. Her deed to Jacob and related circumstances might provide clues about the construction dates of the older buildings on the property.

The large, well-made threshing barn, built using American square rule principles and now forming the north wing of the main barn group of the Halford-Hayner farm, appears to date no later than ca.1815. Several features, including its swing beam, which extends the threshing floor; the half-bay designed as stable space; and its entirely hewn construction all indicate construction during the period when wheat still formed an important part of the region's agricultural economy. This encouraged farmers to build threshing barns able to process sizable harvests. Several extant barns and a handful of surviving builder contracts in Washington and Rensselaer counties indicate the construction of barns with stable bays like the one in this barn in this era.³⁴ The threshing barn still rests on piers made of piles of field stones, indicating that it has never been moved. The barn might have been built ca.1806, when Jacob married Jane Vandercook. Such a building would have been a mutual asset to Henry and his son-in-law.

The sheep barn, now adjoining the south wall of the threshing barn to form the west wing of the main barn group, exhibits two construction phases. Its roof was reframed with pole rafters, probably when it was moved to its current location, but the hewn frame of the building was joined with mortise-and-tenon joints. The form and size of this barn, which probably had a location more remote from the threshing barn and the highway, is typical of sheep barns constructed in the 1810s and 1820s, when many farmers began raising merino-crossed sheep for wool. In Rensselaer County, wool farming continued through the nineteenth century, but many farmers continued to use barns constructed before 1840 for this husbandry as is indicated by the number of such buildings later reused.

The form and details of the one-and-a-half-story dwelling house are characteristic of the mid-1830s through the early 1860s in Pittstown, but its modest size may date it to the earlier part of that range. Jacob may have felt that the outright acquisition of the farm in 1834 warranted building a new house—a common pattern in many areas where tenancy prevailed. Its delicate dentilated frieze may reflect the shift in aesthetic from the Federal to the Greek Revival tastes during the 1830s. Alternatively, Jacob might have remodeled an older dwelling in the emerging taste. The boundary of the older property may have encompassed older tenant dwellings, two of which survive on Cooksboro Road west of this house. In 1861, these were identified as the dwellings of A. Hayner and Wm. Hayner.³⁵

Jacob probably also built the wagon house located between the threshing barn and the highway. Based on its hewn main framing timbers, sawn braces, and mortised joint construction, this frontal gable building date it to the second quarter of the nineteenth century. This appears to have been a period of apparent prosperity for Jacob, as his 160-acre farm was valued at \$9,600 in the 1850 federal census. That agricultural schedule provides statistics characteristic of most farms in Pittstown at the time, with a diversity of livestock (4 horses, 5 milk cows, one other cow, 11 sheep, and 8 swine), field crops (300 bushels rye, 250 bushels corn, 75 bushels oats, 150 bushels potatoes, and 7 bushels buckwheat), and a comparatively large hay crop of 30 tons. He had \$150 invested in tools, which were probably stored in the wagon/tool barn.³⁶ Jacob probably regarded the commodities over his butter (200 pounds) and wool (33 pounds) production as his most significant output.

A quit claim deed dated 1 April 1858 from Jacob's daughters to their father appears to transfer his deceased wife's dower right in the property to him, as he paid only \$500 on a much more valuable property. In the deed, they safeguarded their youngest, as yet unmarried, sister's inheritance. In a second deed executed the

³⁴ William Krattinger of the NYSOPRHP has documented several such barns and located these contracts.

³⁵ *Map of Rensselaer County*, 1861.

³⁶ *United States Census for 1850*, Pittstown, Agricultural schedule, p.10, line 34.

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same day, Jacob transferred to his son Martin the eastern 88.14 acres minus a reservation of acreage for the new Cooksborough cemetery accessed from Plank Road.³⁷ By this time, Jacob was 75 years old, and he died only two years later. It seems unlikely that he would have made many changes to the farm at this point in his life. The house on the Halford-Hayner property could have been built soon after this division. If so, it probably replaced an older house. The threshing barn with its stable bay, which stands on what appears to be an early nineteenth-century foundation, was surely built near a dwelling.

Martin reported in the 1860 federal census that his farm encompassed 73 acres of improved land and 7 acres unimproved. His personal estate included \$100 in implements and \$615 in stock, which included 6 horses, 7 milk cows, and 8 pigs. The animals produced 250 pounds of butter. Stock worth \$70 was butchered for meat. While he recorded no sheep, he did list 70 pounds of wool that year. Field crop harvests included 30 bushels wheat, 70 bushels rye, 100 bushels corn, 400 bushels oats, and 500 bushels potatoes. He harvested orchard produced valued at \$50. He also cut 12 tons of hay.³⁸ These figures suggest a mildly prosperous farm, but less so than his father's report a decade earlier.

On 24 March 1870, he mortgaged the property to Hannah Wing for \$3,500.³⁹ It seems likely that in subsequent years he used this mortgage to create the main barn group and put slate roofs on the buildings. The wood novelty siding on the road-side elevations was probably added at the same time to create a coherent appearance (older, wider clapboards remain on the south and east sides of the threshing barn, the latter under the later hen house). The roof of the old sheep barn, which was apparently disused, was probably rebuilt using pole rafters when it was moved to its present position and placed on a new stone foundation. He may also have made improvements to the house as in the 1875 state census, he reported it valued at \$1,500.⁴⁰ The entire farm was valued at \$8,000, with \$500 in outbuildings, \$550 in stock, and \$300 in tools. In 1874, its gross receipts totaled \$800, a higher-than-median amount in Pittstown. The property encompassed 80 acres of improved land, including 30 plowed, 20 in pasture, and 25 in meadow. The last yielded 30 tons of hay in 1874. Hayner planted oats (13 acres yielding 500 bushels), winter rye (10 acres yielding 250 bushels), corn (4 acres yielding 80 bushels), and potatoes (10 acres yielding 1,000 bushels). He milked two cows and the farm produced 250 pounds of butter. He also kept two oxen or steers and two horses.⁴¹ These figures display an emphasis on crops and hay rather than livestock farming.

A deed executed in April 1888 reveals that Sarah and Martin Hayner separated about a decade later. In a two-step process, Edward Wager purchased the property from Martin Hayner and then sold it to Sarah and her heirs for \$6,000.⁴² Three years later, probably at the time that Elmer Hayner married Carrie Cushman, two of her brothers bought the property and took over the mortgage, now more than twenty years old. This allowed Elmer and Carrie to live on the property and work off the debt. Only one building—the small hay barn built of salvaged and possibly newly sawn lumber—appears to date to their tenure. In 1896, Carrie appears to have acquired the title to the farm, although the 1916 *American Agriculturalist Farm Directory* listed Elmer E. and Carrie Hayner working on shares. Either this is an error, or the Hayners had not cleared the property of an encumbrance still pertaining in 1916. Grain and potatoes were as Elmer's chief products.⁴³

In 1922, however, Carrie conveyed it to their son, Ernest. He probably built the two-bay, pyramidal-

³⁷ This deed is referenced in 506/187, dated 15 April 1888, which transferred this eastern part of the old Henry Vandercook farm to Edward Wager.

³⁸ *United States Census for 1860*, Pittstown, Agricultural schedule, pp.7-8, line 15.

³⁹ 187/506.

⁴⁰ *New York Census for 1875*, Pittstown, Second Election District, Population schedule, Household 236, p.26.

⁴¹ *New York Census for 1875*, Pittstown, Second Election district, Agricultural schedule, pp.9-12, line 42.

⁴² 506/187. The latter deed is referenced in later deeds.

⁴³ *American Agriculturalist Farm Directory and Reference Book of Albany and Rensselaer Counties* (New York: Orange Judd, 1916): 168.

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roofed garage near the barns, as well as the two outbuildings—an ice house and a second small building on a high poured concrete foundation—east of the house. The garage is an early representative of the shift to automobiles and gasoline trucks in the early twentieth century. It doubled as a shop for repairing machinery, which was prone to break down at peak periods when fixing it at home allowed work to continue with little down time. Like many of his neighbors, Ernest began raising laying hens for market or improved his egg operation during this same period, shown by the two-story hen house attached to the end of the threshing barn. Also during these years, many Pittstown farmers shifted their dairy operations from butter production to fluid milk cooled on the premises until it could be shipped by rail. The milk house attached to the south end of the former sheep barn was among the last alterations to the main barn group.

Ernest and his wife Bernice conveyed the property to Jay McClurg in 1949 for about \$5,000. Jay McClurg farmed the property part-time and apparently ran the farm along traditional lines, guided by the buildings and machines that he acquired with the property. He milked about 15 Jersey cows using a ¾-inch galvanized iron vacuum line. The milk was poured into cans and cooled on the farm. He used the “back addition” (the sheep barn) to house the cows. He worked the land with a 1951 John Deere B tractor, which he used also to run a bailer and a corn chopper. The latter also had a hay head. He also grew a little sweet corn. Quite a number of the machines are still on the property, and the buildings are almost wholly unchanged save for repair work to maintain them.

Halford bought the farm from Jay McClurg. When Halford bought the farm, he raised about 30 pigs a year, using his expertise as a nutritionist. He gave that up when he moved to Canandaigua. Since his return, he has raised meat sheep instead. Today, he keeps about 100 head in the back addition and on pasture. Since neither the McClurgs nor Halford changed the infrastructure of the property, it retains a strong visual link with the appearance it had gained before the Depression.

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9. Major Bibliographical References

Please refer to MPDF bibliography. Additional sources related solely to this nomination are referenced in footnotes.

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

Acreeage of Property 80.38

UTM References

(Place additional UTM references on a continuation sheet.)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

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

Please refer to attached map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the historic farmstead as it was configured in the historic period. It retains this historic boundary.

11. Form Prepared By

name/title Jessie A. Ravage
organization Preservation consultant date 5 August 2012
street & number 34 Delaware St telephone 607-547-9507
city or town Cooperstown state New York zip code 13326
e-mail jravage@stny.rr.com

Photographs:

List of digital photographs for NY_Rensselaer County_Pittstown Farmsteads MPS_Halford-Hayner Farmstead
Photographs of property shot by Jessie A. Ravage (34 Delaware Street, Cooperstown, NY, 13326, 607-547-9507, jravage@stny.rr.com), April 2012.

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- 0001: House and two small outbuildings, one an ice house, viewed from southeast on Cooksboro Rd
- 0002: Outbuildings on south side of Cooksboro Rd opposite house, garage nearest highway with hay barn to left (southeast of garage) and main barn group and wagon/tool barn to right (west)
- 0003: North wing (former threshing barn) of main barn group with later hen house on east end (left) and wagon/tool barn adjacent and directly on Cooksboro Rd
- 0004: Main barn group viewed from west at intersection of Cooksboro and Plank Rds
- 0005: Barnyard of main barn group viewed from southeast
- 0006: Hay barn, south end and west side, viewed from south
- 0007: Small outbuilding east of house, viewed from west

Property Owner:

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

name Nicholas Halford

street & number 346 Cooksboro Rd telephone _____

city or town Troy state NY zip code 12182

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.

Photographs of Halford-Hayner Farmstead, Pittstown, Rensselaer County



0001. House, ice house, and shed viewed from end of drive on Cooksboro Rd, looking north



0002. Main barn group and wagon/tool barn with garage in foreground, from the northeast on Cooksboro Rd

Photographs of Halford-Hayner Farmstead, Pittstown, Rensselaer County



0003. Main barn group viewed from north showing north wing (old threshing barn), hen house added on its east end, and wagon/tool barn



0004. Main barn group viewed from west at intersection of Cooksboro and Plank Rds

Photographs of Halford-Hayner Farmstead, Pittstown, Rensselaer County



0005. Main barn group and barnyard viewed from southeast



0006. Hay barn and east end of old threshing barn with hen house added

Photographs of Halford-Hayner Farmstead, Pittstown, Rensselaer County

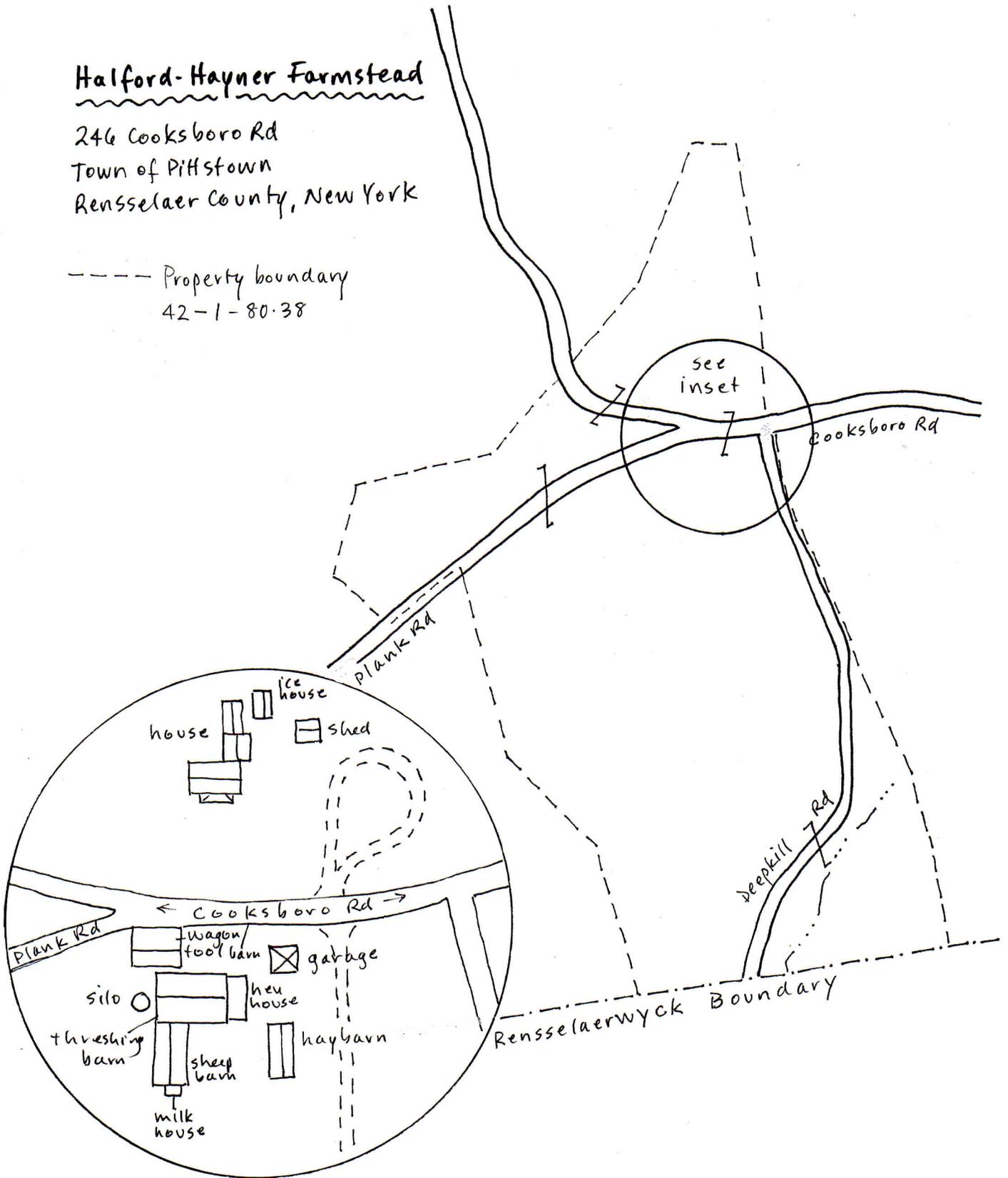


0007.
Outbuilding east
of house, viewed
from northwest

Halford-Hayner Farmstead

246 Cooksboro Rd
Town of Pittstown
Rensselaer County, New York

----- Property boundary
42-1-80.38



Jessie Ravage
7 August 2012