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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 Appeldoorn Farm

other names/site number _____

2. Location

street & number 4938 Rt. 209 not for publication

city or town Accord vicinity

state New York code NY county Ulster code 111 zip code 12404

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide X local

Ruth Purpoint
Signature of certifying official

1/25/13
Date

DSAPO
Title

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:)

Jon Edson H. Beall
Signature of the Keeper

3.20.13
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only one box)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

Contributing	Noncontributing	
6	2	buildings
0	0	district
1	0	site
3	0	structure
0	0	object
10	2	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

Historic & Architectural Resources of the Town of Rochester

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC, single dwelling _____

DOMESTIC, secondary structure _____

AGRICULTURE, animal facility _____

AGRICULTURE, agricultural field _____

TRANSPORTATION, air related _____

Current Functions
(Enter categories from instructions)

DOMESTIC, single dwelling _____

DOMESTIC, secondary structure _____

AGRICULTURE, animal facility _____

AGRICULTURE, agricultural field _____

TRANSPORTATION, air related _____

7. Description

Architectural Classification
(Enter categories from instructions)

Dutch Colonial _____

Colonial Revival _____

Materials
(Enter categories from instructions)

foundation: Stone _____

walls: Stone _____

Weatherboard _____

roof: Asphalt _____

other: _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Appeldoorn Farm is a 139-acre property located on the west side of NY Rt. 209 in Accord, a rural hamlet in the Town of Rochester, Ulster County, New York. It comprises two historic 18th-century farmsteads in the verdant valley watered by the Rondout Creek, a major Hudson River tributary that flows across the eastern foothills of the Catskill Mountains. The Town of Rochester was incorporated in the late 17th century by Dutch and Huguenot proprietors from Kingston and New Paltz. At the core of Appeldoorn Farm is the homestead established by Benjamin Schoonmaker and his wife, Catrina Depuy, in 1722; the other was the farm of their neighbor, Henry DeWitt. By the time Howard C. Sykes, a descendant of Benjamin Schoonmaker, acquired the farms in 1928-1937, Schoonmaker's stone house was the only building surviving from the 18th century. The farmland was still active. Under the direction of Teller & Halverson, Kingston architects specializing in historic house restoration, Sykes transformed the stone house into a country retreat and used the stones of the ruined DeWitt house to build a new recreation building and a garage/workshop. Other buildings include an early 20th century dairy barn and two tenant houses; the DeWitt house site is extant. The farm land remains intact with fields, meadows and pastures rented; it is now owned by a land conservancy. The open agricultural space provides a picturesque rural setting for the country retreat. Sykes also built a grass landing strip and hangars at the northern edge of the property (the former DeWitt Farm).

Narrative Description

The building compound is set back from the public road reached by a picturesque tree-lined lane. Two massive ashlar limestone posts frame the entrance, once having gates, now gone. A mid-19th century wood-frame tenant house, with a wide front dormer in the Gothic taste that then pervaded the region, stands sentry west of the gateway. The lane runs perpendicular to the highway, bending westward at the vanishing point to approach the house. On the east side of this curve, Howard C. Sykes built a stone "Recreation Building" with a great room to contain the trophies he had collected as a big-game hunter. Stones and timbers from the nearby DeWitt house, which Sykes bought with 80-acres of neighboring land in 1937, were used in the construction. Kingston architect Myron S. Teller, who had made a name for himself with creative Colonial Revival-style "restorations" of stone houses in the county, modeled the recreation building after the nearby Schoonmaker house. After bending westward, the lane emerges from its wooded setting into an open vista with an expansive field stretching south- and westward. Midway in this vista, on a ridge above the floodplain of the North Peterskill, is the old stone Schoonmaker house with dramatic views in every direction.

Teller was also called upon to renovate and aggrandize the historic house, which was likely in serious disrepair after years of tenancy and deferred maintenance. The project was one of the architect's major accomplishments. According to architectural historian William B. Rhoads in his recent publication on Teller & Halverson, Teller was pleased to have the commission because, as he wrote in 1939, it was "one of the early American grants with a homestead lived in by a descendant as it was handed down through the generations and exemplifies the homing instinct of the Ulster County Dutch folk." From this experience, he went on to achieve his masterwork at Brykill in Brunswick, which was similarly commissioned by a Bruyn descendant coming home. At Appeldoorn Farm, Teller stabilized the stone exterior of the old house and its large wood-frame rear wing added in the 19th century and designed new Colonial Revival-style interiors based on Ulster County models and appropriate to a 20th century country house. The exterior is distinguished by a new entrance with sidelights and transom framed by an elegant pedimented porch in the "Ulster County Dutch" style. Windows were replaced and solid shutters added to return the house to its perceived Colonial appearance, and dormers—a defining Teller feature—were added to the roof to improve living conditions in the attic.

From the house, the lane continues to the barnyard, where it turns into a field road. Originally, farm functions would have centered on a Dutch barn, that is, the steep gable-roof aisle barns typical of the area when wheat was the primary commercial crop. Based on other documented 18th century farmsteads in the county, this barn would have been adapted later to accommodate cows and hay when the farm economy shifted to butter production. Dairy farming continued to be the main agricultural occupation into the 20th century when the current gambrel roof barn was built, probably on or near the site of the Dutch barn it replaced. The innovation corresponds with the shift in product from butter to raw milk. Concrete foundations in the ground east of the barn indicate the location of accessory sheds and, perhaps, a silo, now gone. The existing metal stanchions were added by a tenant farmer in 1948. An addition on the south side of the barn contains a milk tank added when a sealed vacuum milking system was installed in the mid-20th century.

SEE CONTINUATION SHEET

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Narrative Description (continued)

Few additional farm buildings were needed for the function of the farm. Among these was a poultry house, another iconographic form of the turn-of-the-century farmstead, built when the demand for egg production, particularly from summer boarding houses, provided valuable income (there may have been more than the existing small poultry house currently located near the barn). Machinery and storage sheds were common. None survive here. One located south of the barn was replaced in 1937 with a stone-fronted garage and workshop designed by Myron Teller. A one-story, three-room cottage south of the barn was built at the turn of the 20th century to house farm workers.

Following the Sykes's elevation of the farm to the status of a country retreat, it evidently was maintained to provide a scenic rural setting for the buildings and recreational activities, such as annual autumn pheasant shoots. The modest scale of the barn shows that they had no ambition to support a model farm on the property. Tenant farmers were employed until 1969 to maintain a resident dairy herd with the requisite corn and hay fields and pastures. The fields occupied the relatively flat zones south of the house and west of the farmyard, with the low-lying areas along the North Peterskill north of the house used for pasture. A large field exists in the northeast quadrant of the parcel; an airport occupies the southern edge of this expanse along the tree line of the woods that envelops the rest of the old DeWitt property. The barn and pasture continues to support a small herd of beef cattle, and the fields are still planted annually in hay and corn.

Historic Features (see site plan for locations)

1. Stone house built c. 1722-1758 with wood frame sections and interiors added in the 19th century, probably to accommodate summer boarders. The story-and-a-half stone house has a gable roof and a five-bay front façade with a center entrance. A stone carved with the initials "B.S.M." (for Benjamin Schoonmaker) and the date 1758 is positioned above the windows on the west side of the façade. Construction stages and decorative changes typical of stone houses have not been identified; most evidence was removed or concealed in the 1930 "restoration" of the house. The entrance and porch, windows, dormers and brick chimneys were added as part of the 1930 renovation.
2. Barn built c. 1905. This wood-frame building has a balloon frame composed completely of sawn elements and a patent truss gambrel roof. Exterior siding, doors and windows are intact. The roof utilizes Shawver or plank trusses to span the width of the barn and remove posts from the haw mow, which were obstacles to hay handling machinery. (Named for John L. Shawver, who published plans in *Plank Frame Barn Construction* in 1904.) Rows of metal stanchions flank a center aisle with a large loft above for hay.
3. Poultry House. The small wood-frame building with a shed roof was built about the same time as the barn (early 20th century). The exterior with wood siding is essentially intact.
4. Farm Worker Cottage built c. 1905. The wood-frame dwelling is presently unoccupied. It has a gable roof that slopes over a wide porch on the north side of the building overlooking the low land along the creek. There are three connected rooms in the interior with a privy enclosed at the east end of the porch.

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5. Garage & Workshop, 1937. This one-story gable-roof building reputedly replaced a machinery shed previously in this location, which is in a depression on the south side of the barn yard. It has stone walls on its north and east sides and wood frame walls on the other. The stone may have come from the DeWitt house, which was torn down and its stone and timber salvaged for the Game House (#6). A stone carved with initials V. Y. V. W. and the date 1775 is located at the base of the east wall, which also contains two garage bays with swing doors and a pedestrian entrance recessed under an overhang supported by stone wing walls on the sides. The wing wall on the north side is incorporated into a stone retaining wall along the north side of the depression. A stone post is engaged to the north wall near the east end, where a wood rail fence once terminated; a second stone post located north of the building, where the driveway enters the field east of the barnyard, is the other terminus of this missing fence. A narrow room partitioned on the north side of the building's interior is fitted out as a workshop. Myron Teller's distinctive reproduction Colonial hardware is extant on exterior and interior doors.
6. Game House, 1937. Like the garage (#5) this building was constructed with stone walls on the two most visible sides (south and east) and wood frame on the other two. The stone and timbers exposed on the interior were salvaged from the nearby DeWitt house, which by 1937 was in a near-ruinous state. As designed by Myron Teller, the one-story principal south façade has a center entrance flanked by two windows in the manner of the old Schoonmaker house. A smaller stone ell is attached to the east end; large brick chimneys distinguish the gable roof. The interior of the main section contains a large hunting trophy room illuminated by an unusual two-story metal-framed bay window on the north side.
7. Tenant House, c. 1851. Located at the highway end of the driveway, this story-and-a-half dwelling with a five-bay façade and a center entrance appears to have been built soon after its occupants Catherine Schoonmaker and David R. Elting were married. The broad central wall dormer is a feature of the period.
8. Gate Posts, 1937. Although no particular documentation survives, these features probably were built by the Sykes family in 1937.
9. Henry DeWitt House cellar hole. Located in the woods near the highway at the east end of the parcel, this house was demolished in 1937 and scavenged for stone and timber materials for new construction at Appeldoorn Farm. Also site of barn.
10. Airport, 1937. Concrete block hangar and landing strip built by the Sykes family. Also two manufactured homes added to the site later.

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.

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.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

ca.1758 -1937

Significant Dates

ca. 1758

1930-37

Significant Person

(Complete only if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Teller & Halverson, architects (1930s period)

Period of Significance (justification)

The period of significance begins with the earliest known section of the stone house, ca. 1758 (and perhaps incorporating fabric from a ca. 1722 house) and ends at the date when the farm was restored and redeveloped as a Colonial Revival country retreat, in 1937.

Criteria Considerations (explanation, if necessary)

n/a

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

Appeldoorn Farm is historically and architecturally significant as a distinctive example of a farmstead that has evolved over a nearly 300-year period. Established by Benjamin and Catrina Schoonmaker in 1722, the farmstead remained actively engaged in agriculture for over two centuries, until being adapted into an architecturally significant country retreat in 1930-1937. Originally comprising about 80 acres on the northern slope of the Rondout Valley, the area of the property was doubled in the 1930s with the incorporation of an abandoned neighboring farmstead with an equally early history. The Schoonmaker stone house was restored and expanded with additions to function as a country house. An abandoned two-story stone house on the annexed DeWitt property was demolished and its stone and timbers used in the construction of new buildings on the estate, then known as Appeldoorn Farm. The Kingston architectural firm of Teller & Halverson, and in particular Myron S. Teller, supplied the plans for the renovations and new construction, including a replica stone building to be used for a recreation building. Farmland has remained in use and provides a scenic rural setting for the estate. This property is being nominated in association with the Multiple Property Documentation Form entitled The Historic and Architectural Resources of the Town of Rochester, Ulster County, New York.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

Appeldoorn Farm is historically significant as the homestead farm of Benjamin Schoonmaker (1702-1776) and home to six generations of his descendants, ending with Howard C. Sykes (1892-1966). Benjamin Schoonmaker was a son of Jochem Hendrickz Schoonmaker (c. 1655 – c. 1730), who was one of the trustees of the Town of Rochester when it was organized in 1703. His grandfather, Hendrick Jochemsz (or Jochemsen), had arrived in Albany from Hamburg, Germany by 1653. The farm is one of a network of Schoonmaker family farms that represent a significant part of the settlement, social, agricultural and economic history of the town and region. Appeldoorn Farm represents the continuous history and evolving landscape of the Town of Rochester from the early settlement of the Rondout Valley by Dutch families expanding their reach from New York's first towns of Kingston, Hurley and New Paltz to the Colonial Revival period in the early 20th century, when old stone houses and depressed farms were acquired for country retreats by affluent New Yorkers, some of them family descendants like Howard C. Sykes, for their antique and picturesque value. The extensive restoration of the house in an elegant Colonial Revival style conceived by Kingston architects Teller & Halverson is also historic.

The stone house is significant as a landmark of the 18th century stone house architecture of the Hudson Valley. Among the early house forms introduced by the Dutch in the region, the Ulster County stone house is highly distinctive. The use of stone as a building material began at the turn of the 18th century, when Dutch farming communities became more permanent and prosperous. Consequently, the stone house was a symbol of elite rural economic and social status for the next century. Stone houses were the homes of Ulster County slave owners. Three slaves were mentioned in Benjamin Schoonmaker's 1773 will; his son, Cornelius, owned nine slaves in 1790.

Stone houses were organic buildings that were enlarged and renovated in numerous stages over generations to meet changing family sizes, economic conditions, building technology and regional preferences in decoration and material culture. Few stone houses were built following the Revolution, as the importance of ethnic associations and tradition expressed in buildings lost their appeal in favor of those reflecting a more modern, national identity. The Schoonmaker house may have a section associated with the farm's genesis in 1722, but renovations in 1758 and later have obscured any direct evidence.

In the 19th century, when stone houses were out of fashion, the house was enlarged with a wood-frame wing on the rear, which provided more service space for the household and the farm. The limited room plans of stone houses were not adequate for lifestyles and domestic and farm needs in the 1800s. It contained a large kitchen for food preservation and preparation, store rooms and bed chambers for family members and hired help. The addition was unusually large suggesting it was intended to provide one or more rooms for summer boarders, which was a common way for farmers in the region to augment their income.

However, as it presently exists, the stone house is significant for the extent and quality of its redesign and restoration as a country retreat in the Colonial Revival taste. In the 1930s the Kingston architectural firm of Teller & Halverson built their reputation on the restoration of stone houses in Ulster County, in most cases as second homes for residents of New York City. Myron S. Teller had developed a distinctive style based on his own historical study of stone houses and he designed new woodwork and restoration hardware that distinguish his projects. In addition, Teller designed a new recreation building (hunting lodge) for the property in the manner of a stone house (using stones from a ruined house) with an elaborate interior to contain his client's wild game taxidermy collection, a card room, and a dormitory. The architect also designed a garage on the property, making Appeldoorn one of his largest and most extensive commissions.

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Developmental history/additional historic context information (continued)

Benjamin and Catrina had ten children. By 1758 whatever kind of dwelling they inhabited was enlarged or replaced with the current stone house on the property, which contains a stone in its front façade carved with Benjamin Schoonmaker's initials and the date 1758. All but one of the Schoonmakers' seven sons predeceased their father leaving the youngest, Cornelius (1744-1805), to inherit the farm and the slaves in the household, one of which Benjamin willed to serve his widow, Jenneke, who appears to have been his second wife (the life span of Catrina Depuy has not been documented). In addition, Benjamin directed that Jenneke have "the use of one room in the west end of my house and one cellar and two bedsteads with everything thereunto belonging and so much of my household goods as she shall have need of and my negro wench Buta and use of my garden so long as she shall remain here."

Cornelius B. Schoonmaker married Helena Van Alst Bassett (1747-1803) in 1767. Born in Manhattan, she was the daughter of Stephen Bassett and Ann Milledge. They had six children, four daughters and two sons, who lived into adulthood. The first U.S. Census enumerated seven family members in the household and nine slaves. The large number of enslaved Africans indicates that the Schoonmaker farm was an extensive and profitable one producing large quantities of wheat for market. Eight family members and five slaves were counted in the household ten years later. The distribution of the family across the census age groups is not fully intelligible in this case. Young children listed in the household along with two unidentifiable women of child-bearing age suggesting a widowed daughter may have returned home. Also, Cornelius's wife, Helena, who would have been 53 years of age in 1800, is not listed in the appropriate age group, although the census was taken three years before her recorded death date.

Cornelius's son and namesake inherited the farm following his father's death in 1805. Cornelius B. Schoonmaker (1783-1860) was recorded in the 1810 census with only a slave in his household. The following year, he married *Rachel Westervelt Garrison*, daughter of Gerrit Garrison & Margaret Doremus of Paterson, New Jersey, in the Reformed Dutch Church of Hackensack. They would have eight children live into adulthood, including an adopted son. By 1820 no slaves were listed in the household, with Cornelius relying on his sons to assist with farm labor. However, by this time the intensive wheat production of the Colonial period had subsided due to soil exhaustion, blights and competition from western farms (as well as the dismantling of the aristocratic society that conducted the international wheat trade). As a result the farm economy shifted to producing dairy products, primarily butter, as well as other commodities to the urban market, such as hay. With the completion of the Delaware & Hudson Canal through the town, transportation costs for farm products diminished.

The 1850 census enumerated Cornelius B. Schoonmaker, age 66 years, as the head of a household that included his wife, Rachel, age 55, and daughters, Helena B., 23, Catherine A., 20, Rachel, 14 and "idiot deaf," and Jamima G., 17; a son, Richard, age 3, was listed as adopted in the 1855 state census. The census assessed the Schoonmaker real property at \$8,500. The cash value of the farm was listed at \$3,300 in the agricultural schedule. Farm production was itemized as follows.

55 improved acres
10 unimproved acres
\$3,300 cash value of farm

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\$45	value of farming implements & machinery
2	horses
4	milch cows
4	other cattle
18	sheep
8	swine
\$365	value of livestock
50	bushels of rye
75	bushels of Indian corn
15	bushels of oats
5	pounds of wool
50	bushels of Irish potatoes
74	bushels of buckwheat
520	pounds of butter
10	tons of hay
1	bushel of grass seed
8	pounds of hops
\$15	value of home manufactures
\$65	value of animals slaughtered

At \$3,300, this farm was of middling value among the 240 recorded in the town. Those of lowest value—assessed in the hundreds of dollars—were relatively few in number, and they probably were mostly for subsistence of people who had occupations other than farmers. Ten farms were valued at \$10,000 or more, with the highest assessment being \$20,000 for Wessel B. Westbrook's 1,700-acre farm. Thus the Benjamin Schoonmaker homestead farm was small in size (65 acres) and, at best, average in production when compared to others in the town. The \$8,500 of real property assigned to Cornelius B. Schoonmaker in the population schedule evidently takes the stone house into account; he also may have owned other property not considered part of the farm. (Cornelius conveyed a mill on the south side of the Rondout to his son, Cornelius in his will.) These values would have been volunteered by the householder, so their accuracy was subjective with informants over- or under-estimating value to reflect whatever image they wished to project.

In 1860 Rachel Schoonmaker had assumed head-of-household status due to her aging husband, who died later in the year. Daughter Helena remained on the farm with her husband, Abram Markle Schoonmaker (the family genealogy identifies his surname only as Markle), and their young son, Milton. Rachel's adopted son, Richard, still lived with her. There is no entry for the farm in the 1860 census agricultural schedule, indicating that there was no particular production to record. Cornelius's will names only his wife, Rachel, and sons Cyrus and Cornelius, both of whom lived in New Jersey. Cyrus and Cornelius appear to have divvied up their father's real estate, with Cyrus ending up with the bulk of the farm and his brother getting a grist mill site and other lands on the south side of the Rondout. Cornelius and Rachel's daughter Catherine married merchant David R. Elting in 1851 and they took residence in a new house built on the highway at the gateway to the farm.

According to the *Schoonmaker Genealogy*, Cyrus Schoonmaker (1820-1911) had made his way to Paterson, New Jersey by 1836 (age 16 years) where he presumably worked in commerce. He then

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made his way to New York City where he evidently met and married in 1846 Henrietta Parsons (1824-1888), daughter of Joseph Parsons, a street inspector, and Mary Catherine Jolly. In 1861 Cyrus traded in imported goods from China, Japan, France, England and Russia. No trace of him or his family has been found in census searches. Cyrus and Henrietta maintained ownership of the family farm in Rochester, and later one or more of their children resided there, in particular Howard, who is listed in the 1920 census as the owner and farmer, and Eunice, who was granted life tenancy by her surviving siblings in 1928.

Rachel Schoonmaker's daughter, Helena, and her husband, Abram Markle continued to work the farm after she passed away sometime in the 1860s, although the title for the property remained with her brothers Cyrus and Cornelius. The small wood-frame house on the highway was denoted with "A. Markle" on the 1875 map of the town indicating that they had taken up residence there, just west of the house built for Helena's sister, Catherine, and her husband, David R. Elting, at the time of their marriage in 1851. The Eltings are recorded at this location in the 1860 Rochester census, but could not be found in the 1870 enumeration; by 1880 they were living in Kingston where David was employed as a retail grocer. The Markles remained in the town and, presumably, on the family farm. Farm production in 1870 differed little from 1850, leaving it in the middling group of farms in the town. Who was occupying the stone house is not clear. The 1875 map connects cryptic initials to it, "S.C.S.," that have been impossible to decipher. Neither Cyrus Schoonmaker, nor his brother, Cornelius, was living in the town. The condition of the dwelling is not known.

The Markles likely were still working the farm in 1880. It is interesting to note that Rachel G. Markle was enumerated in both her family's household in Rochester and in the Eltings' in Kingston. By 1900 (the 1890 U.S. census was destroyed by fire) Abram Markle was a 74-year-old widower boarding with two sisters, Mary Thompson and Florence Green, and recorded as a farm laborer, probably on the farm where he had toiled his entire life. Ten years later, he was living in his daughter Rachel's household. She had married William Thompson, whose sister, Mary, also lived with them. This suggests that the proprietorship of the family homestead had passed to the next generation, although in 1920 the census locates the Thompsons on Mill Road.

Cyrus and Henrietta Schoonmaker's youngest daughter, Alice Adele Sykes began consolidating her siblings' shares in the family farm, which she transferred to her two sons in 1928 [Ulster County Deeds, 534:49]. Although this conveyance does not appear to account for all the fractional interests in the farm, from this point on, Howard C. and Edward P. Sykes, behaved as controlling owners, if not absolute owners, of the property. How the other shares were obtained or managed is not known. Only Alice, Eunice and Howard were tenants in common in 1928. In a second deed dated two days earlier Alice A. Sykes conveyed to her sons a 15.3-acre parcel on the east side of the road leading into the farm, that she had obtained from her brother Edward C. Schoonmaker in 1927 [Ulster County Deeds, 534:56]. She also deeded two smaller parcels "on the north side of the public highway leading from Kingston to Ellenville" to her sons by a third instrument dated 19 September 1928 [Ulster County Deeds, 534:57].

Alice Adele Schoonmaker had married Walter H. Sykes in 1890 and lived in Manhattan. Sykes was a manufacturer of woolen goods; he had been born in England in 1860 and immigrated to the United States in 1875. In 1900 she is recorded as the mother of three children, Howard, Edward and Walter, although the latter was 20 years of age and must have been her husband's child by his previous marriage. The

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later whereabouts of this step-son is unknown, and he was not included in any later land transactions. The Sykes lived at various Manhattan addresses. After her husband's death, Alice Schoonmaker Sykes lived with her son Howard in Englewood, New Jersey.

Howard C. Sykes was a stockbroker and president of the New York Curb Exchange. Earlier he had been the manager of Standard Oil Company's Asian Sector, based in Penang, China. An avid sportsman, he traveled world-wide hunting and fishing, securing many trophies for himself and various natural history museums. Howard C. Sykes and Edward P. Sykes, together with their friend and attorney, Herbert Duncombe, formed Appeldoorn Realty as a holding company and in 1930 the brothers conveyed nine parcels to it [Ulster County Deeds, 549:56]. According to local historian Richard Rider, "These three, along with the Sykes' [sic] cousin, Howard E. Schoonmaker, a law partner in the firm, Sage & Schoonmaker, had been assisting their aging uncles and aunts for some time. Two maiden aunts, Mary and Eunice, were teachers and had formed a private school at 345 West End Ave. in Manhattan and it took some maneuvering to keep them afloat. Cyrus Schoonmaker was still in his comfortable residence at 311 E. 124th St. in Manhattan in June 1890 when his daughter Alice Adele married Walter H. Sykes in his large parlor [*New York Times* June 29, 1890]. We find him at another address in Manhattan in 1900, and by 1910, one year before his death, we find him at Appeldoorn Farm."

The old stone house was restored and expanded for Howard C. Sykes following designs by Teller & Halverson, architects, of Kingston. According to an article in the *Kingston Freeman*, 7 November 1931, "The old beamed ceilings and wide board floors, long concealed, have been uncovered and brought back to light, fitted with hinges and latches hand forged in iron as in the Colonial days. Architects: Teller and Halverson, General Contractor: Stanley Hasbrouck of New Paltz, Painters: Hornbeck Bros. of New Paltz, Plumbing and Heating: Terwilliger Bros. of Kerhonkson, Electric: Edward Crissey of Hurley."

By this time, Myron S. Teller (1875-1959) and Harry Halverson (1891-1988) were already well established as Kingston's leading architects, and they specialized in a picturesque Colonial Revival style that extended to the restoration and modernization of historic stone houses that were being bought for their antiquarian value by New Yorkers looking for country retreats. Little is known about Myron Teller's architectural training and apprenticeship—he attended Cooper Union in New York City—and by 1900 he had opened a practice in Kingston, where he had been born and raised. Halverson was a junior partner, born in Brooklyn to Norwegian-immigrant parents who soon after moved to Kingston. Halverson received an architectural degree from Syracuse University. Teller was fascinated with old stone houses, documenting a number of them for the Historic American Building Survey and writing a booklet on them for the Ulster County Historical Society. He also started a business with blacksmith George Van Kleeck producing reproduction iron hardware modeled on the design of samples found in historic stone houses. Teller produced plans for restoring numerous stone houses, but Appeldoorn farm allowed him the rare opportunity of working on a scheme for an entire country estate. It is one of his more significant works.

The Schoonmaker stone house was enlarged with wood frame additions and "restored" with new Colonial Revival interiors elaborating on the iconic features of beamed ceilings, wide board floors, fireplaces and wood trim. In its altered state, the house is an architecturally significant example of Teller's work and of the expression of historic preservation in the early-20th century Colonial Revival period. In 1937 the Sykeses bought the neighboring farmstead associated with Jacob H. DeWitt, which more than doubled the size of their property and contained its own 18th-century stone house and barn (possibly a Dutch

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Appeldoorn Farm

Accord, Ulster Co., NY

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barn), by then abandoned and in ruins [Ulster County Deeds, 586:549]. Stones and timbers from the house were used to build a new "Recreation Building," more like a hunting lodge, where Howard Sykes displayed his hunting trophies and other memorabilia. Stones from the DeWitt house probably were also used in the stone walls of a garage designed by Teller. A large open space at the east end of the DeWitt tract was made into a private airport.

An article in the 29 July 1937 edition of the *Kingston Daily Freeman*, described the new building upon completion.

Howard C. Sykes is having erected a stone building of unique and attractive design. Teller and Halverson are the architects. The main purpose of the new building is to provide a large trophy room for housing the trophies secured by Mr. Sykes on numerous hunting trips after big game, as well as providing social and recreational facilities and also provision for housing of guests if desired. The main building will be about 44 feet square, with a wing about 26 feet square. The trophy room, which occupies most of the main building, is located on a lower level from the entrance hall, which will be reached by steps leading down into the room. An attractive feature will be the 12 by 14 foot window which will provide light and also a view of the distant mountains to the north. The room will be unceiled with overhead king pin [sic] trusses of old oak beams finished off with artistic iron. The new building will be constructed of stones taken from the old stone house on the property adjoining that of Mr. Sykes. The latter having recently purchased the old house and the venerable barn at its rear. The old oak beams from the old barn will be used for the trusses in the new building. Mr. Sykes, accompanied by his wife and two sons is now hunting in Africa. They sailed for England about the middle of June, from which they took a plane to Africa, saving about two weeks time. They expect to return home about September 1st. Mr. Sykes also has many trophies from hunting trips to Alaska and in the far west during the last two years.

The Sykeses owned the property until 2005, when the farm finally passed out of Schoonmaker family ownership [Ulster County Deeds, 4060:325]. The property exists essentially unchanged from this important period when it became a country retreat. In 2010 the Open Space Land Conservancy bought the farm to preserve the historic landscape [4910:190]. The buildings and the land they occupy were conveyed to Appeldoorn Farm LLC in 2012.

Developmental history/additional historic context information (if appropriate)

Benjamin Schoonmaker (1702-1776) was one of the last sons of Jochem Hendrickz Schoonmaker (c. 1655 – c. 1730), one of the trustees of the Town of Rochester when it was organized in 1703. His grandfather, Hendrick Jochemsz (or Jochemsen), had arrived in Albany from Hamburg, Germany by 1653, which was the year he married Elsie Janse. He was an innkeeper there, but soon moved his family to Wiltwyck (Kingston) where he became a prominent figure and officer in the local militia. Family lore states that his young son, Jochem Hendrickz, was captured by the Indians during the Wiltwyck Massacre in 1663 and was tortured and disfigured by them. In 1679 Jochem Hendrickz married Petronella Slecht, daughter of Cornelius Barentsen Slecht and Tryntje Tysen Bos. Slecht also was an officer in the citizens' militia and was a close associate (and probably good friend) of Hendrick Jochemsz, who died in 1683.

Jochem Hendrickz and Petronella Slecht moved to Mombaccus soon after their marriage and established a homestead there. At least one account (*Schoonmaker Genealogy*) speculates that this homestead may have been located at Appeldoorn Farm, but it is more likely that it was on the south side of the Rondout near the family cemetery outside Accord. Petronella died within ten years, having given birth to five children, and Jochem Hendrickz married for a second time in 1689 to Antje Hussey (1670-1752) daughter of Frederick Hussey and Margaret Bos of Marletown. Together, Jochem Hendrickz and Antje Hussey begat 11 more children. Their seventh child was named Benjamin, and he would establish a farm on the north side of the Rondout, later to be named Appeldoorn Farm by his descendants.

The patent for the Town of Rochester was granted in 1703, a year after Benjamin's birth, with his father and his eventual father-in-law, Moses Depuy, among the trustees. By this time, the family had adopted the surname Schoonmaker. Benjamin Schoonmaker married Catrina Depuy, daughter of Moses Depuy and Maria Wynkoop, in 1722. No deed has been located for the transaction by which Benjamin obtained title to the land on which he settled, but its proximity to Moses Depuy's homestead suggests that it came to him through his wife.

SEE CONTINUATION SHEET

9. Major Bibliographical References

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

- Accord NY. Friends of Historic Rochester. Historical and genealogical source materials.
- Accord NY. Town of Rochester Historic Preservation Commission, Historic Resources Reconnaissance Survey, <http://www.townofrochester.net/Pages/index>.
- Albany NY. New York State Library. U.S. Census Agricultural Schedules, 1850-1880.
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- Beers, F.W. *Atlas of Ulster County, New York*. 1875.
- Benepe, Barry, ed. *Early Architecture in Ulster County*. Kingston NY: Junior League of Kingston, 1974.
- French, J.H. *Map of Ulster County, New York*. 1858.
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- Kingston, NY. Ulster County Clerks Office. Deed Records and map collection.
- "Old Stone Houses of Rochester and Some of the Men Who Lived in Them." *Kingston Daily Freeman*, 15 October 1938.
- Reynolds, Helen W. *Dutch Houses in the Hudson Valley Before 1776*. 1928; rpt. NY: Dover, 1965.
- Rhoads, William B. *Teller & Halverson, Masters of the Colonial Revival in Ulster County, New York*. Kingston NY: Friends of Historic Kingston, 2005.
- Sylvester, Nathaniel B. *History of Ulster County, New York*. Philadelphia, Everts & Peck, 1880.

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: Town of Rochester (NY) Hist. Pres. Comm.

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 139.44 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>18</u> Zone	<u>565584</u> Easting	<u>4628395</u> Northing	7	<u>18</u> Zone	<u>564801</u> Easting	<u>4627377</u> Northing
2	<u>18</u> Zone	<u>565705</u> Easting	<u>4628226</u> Northing	8	<u>18</u> Zone	<u>564584</u> Easting	<u>4627377</u> Northing
3	<u>18</u> Zone	<u>565694</u> Easting	<u>4628009</u> Northing	9	<u>18</u> Zone	<u>564474</u> Easting	<u>4627388</u> Northing
4	<u>18</u> Zone	<u>565639</u> Easting	<u>4627818</u> Northing	10	<u>18</u> Zone	<u>564467</u> Easting	<u>4627407</u> Northing
5	<u>18</u> Zone	<u>565543</u> Easting	<u>4627719</u> Northing	11	<u>18</u> Zone	<u>564812</u> Easting	<u>4627925</u> Northing
6	<u>18</u> Zone	<u>565040</u> Easting	<u>4627385</u> Northing	12	<u>18</u> Zone	<u>565169</u> Easting	<u>4628160</u> Northing

Verbal Boundary Description

The boundary is shown on the enclosed maps, both of which are entitled "Appeldoorn Farm, Town of Rochester, Ulster Co., NY." There are two maps, one showing the boundary at 1:24,000 scale, the other at 1:10,000 scale.

Boundary Justification

The nominated boundary represents the extent of the farm in 1937, when the latest significant period of development occurred.

11. Form Prepared By

name/title Neil Larson SHPO contact: William Krattinger, NYS OPRHP, Waterford, NY
organization Larson Fisher Associates date 5 November 2012
street & number P.O. Box telephone 845-679-5054
city or town Woodstock state NY zip code 12498
e-mail nlarson@hvc.rr.com

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 Larson Fisher Associates (TIFF format), March 2010.

- 0001 EXTERIOR, Schoonmaker house, south and east elevations, view looking to northwest
- 0002 EXTERIOR, Schoonmaker house, east elevation, view looking to northeast
- 0003 EXTERIOR, Schoonmaker house, detail of date stone, south elevation
- 0004 EXTERIOR, Recreation building/game house, south elevation, view looking to northeast
- 0005 EXTERIOR, Recreation building/game house, north elevation, view looking to southwest
- 0006 EXTERIOR, Recreation building/game house, view showing main entrance, south elevation
- 0007 INTERIOR, Recreation building/game house, view showing main hall
- 0008 EXTERIOR, Tenant house, southeast and southwest elevations, view looking to north
- 0009 EXTERIOR, barn, view looking to north
- 0010 EXTERIOR, garage, view looking to west
- 0011 EXTERIOR, landscape, view depicting farm lane to east of barn
- 0012 EXTERIOR, landscape, view depicting pasture to northeast of barn

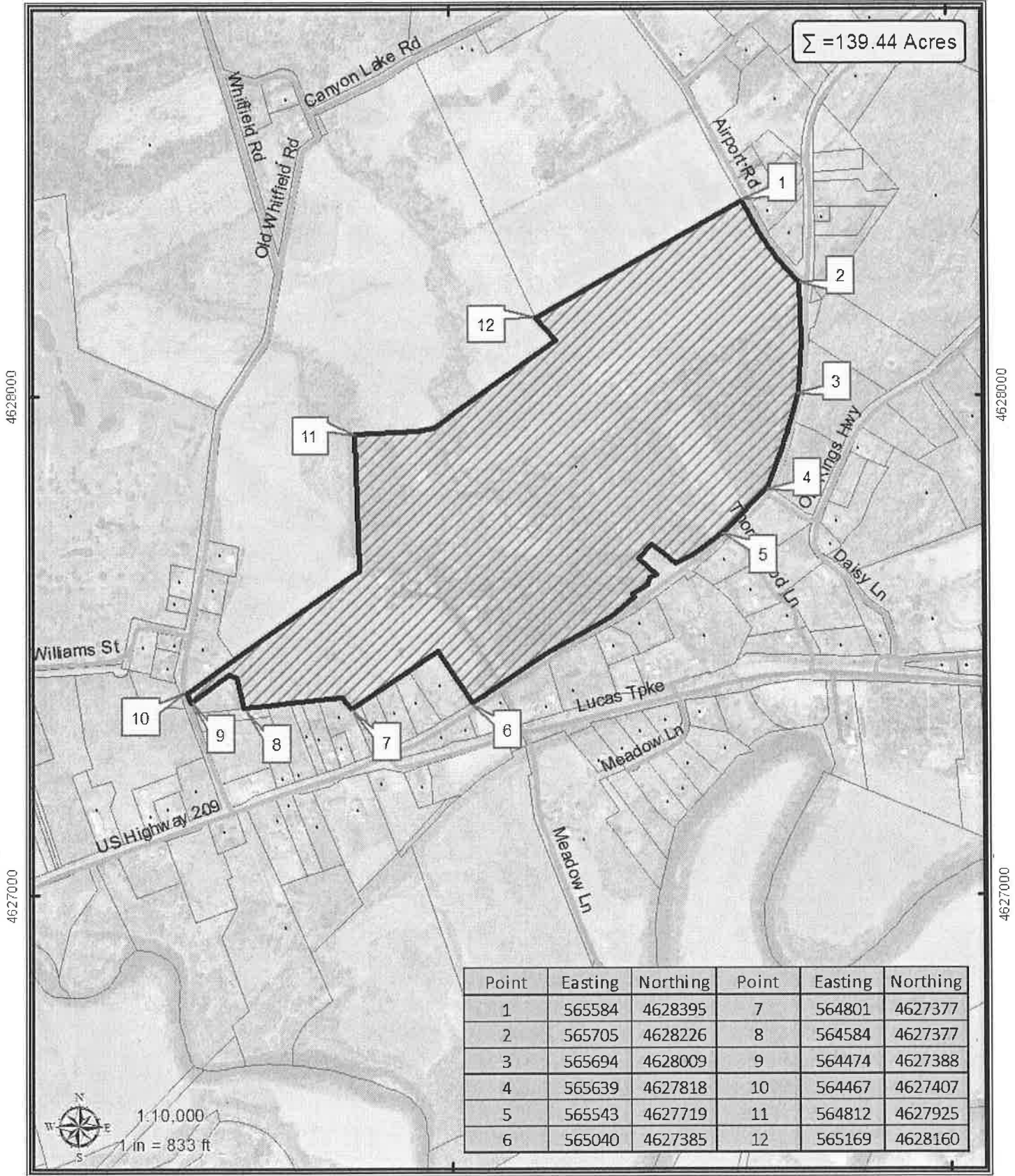
Property Owner:

name Appeldoorn Farm, LLC
street & number PO Box 2 telephone _____
city or town Accord state NY zip code 12404

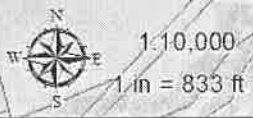
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

Σ = 139.44 Acres



Point	Easting	Northing	Point	Easting	Northing
1	565584	4628395	7	564801	4627377
2	565705	4628226	8	564584	4627377
3	565694	4628009	9	564474	4627388
4	565639	4627818	10	564467	4627407
5	565543	4627719	11	564812	4627925
6	565040	4627385	12	565169	4628160

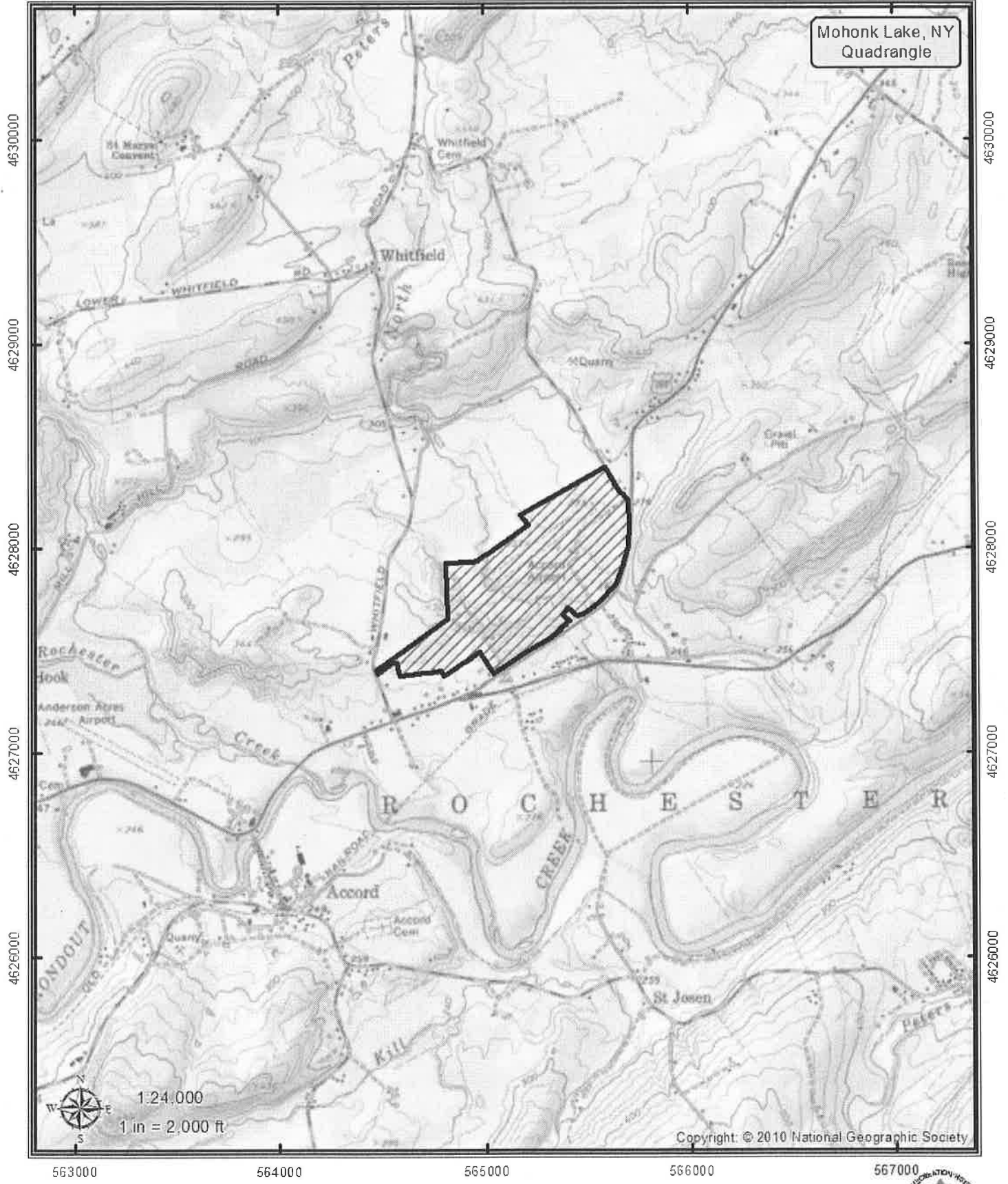


 AppelDoorn Farm

Tax Parcel Data:
 Ulster Co. RPS
<http://gis.co.ulster.ny.us/pviewer/>



Mohank Lake, NY
Quadrangle



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



 AppelDoorn Farm

Tax Parcel Data:
Ulster Co. RPS
<http://gis.co.ulster.ny.us/pviewer/>







B. S. M. An. D. 1888



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Appeldoorn Farm
NAME:

MULTIPLE Rochester MPS
NAME:

STATE & COUNTY: NEW YORK, Ulster

DATE RECEIVED: 2/01/13 DATE OF PENDING LIST: 3/05/13
DATE OF 16TH DAY: 3/20/13 DATE OF 45TH DAY: 3/20/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000099

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 3-20-13 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.



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

28 January 2013

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

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following three National Register nominations to be considered for listing by the Keeper of the National Register:

Appeldoorn Farm, Ulster County
United States Lace Curtain Mills, Ulster County
Clara Brown, Erie County

Thank you for your assistance in processing these proposals. Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office