

United States Department of the Interior  
National Park Service



361

# National Register of Historic Places Registration Form

### 1. Name of Property

historic name Cartin-Snyder-Overacker Farmstead

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

### 2. Location

street & number 559 Cushman Rd


not for publication

city or town Melrose

vicinity

state New York code 083 county Rensselaer code 09 zip code 12121

### 3. State/Federal Agency Certification

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

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

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

national  statewide  local

Ruth A. Rupert DSHPO  
Signature of certifying official/Title

4/5/13  
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:)

Jon Edson H. Beall  
Signature of the Keeper

6-5-13  
Date of Action

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Pittstown, Rensselaer County, New York**

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
9	1	buildings
0	0	sites
0	0	structures
0	0	objects
9	1	<b>Total</b>

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

Historic Farmsteads of Pittstown, New York

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

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

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

**Current Functions**  
(Enter categories from instructions.)

- DOMESTIC, single dwelling
- AGRICULTURE, agricultural field
- VACANT, not in use

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- EARLY REPUBLIC
- MID-19th CENTURY
- OTHER: vernacular

**Materials**  
(Enter categories from instructions)

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

**Narrative Description**

**Summary**

The Cartin-Snyder-Overacker farm is located at the high point (about 720 feet above sea level) of Cushman Rd in the Town of Pittstown, Rensselaer County. The house and several smaller outbuildings, including a chicken house, a milk house, an icehouse, an outhouse, and a garage, stand on the north side of the highway while two large barns and a small outbuilding are located opposite. The 126.14-acre property has an irregular plan

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developed in the historic period. Much of the land is open and enclosed mainly with wire fencing. The hill on the north side of the house is hayed; land south of the highway is in pasture or lies fallow.

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### Building List

**House** (built 1974, woodshed dates to ca.1860; non-contributing): The one-and-a-half-story, frontal-gable frame house is set back and raised a little above the highway. It replaces one that burned in 1974. The house has vinyl siding and sash and an asphalt shingle roof. The one-and-a-half-story frame woodshed adjoining the house survived the fire and stands on its historic stone foundation. This part of the building retains wood clapboard siding and a slate roof. The regular fenestration with six-over-six wood sash of the woodshed appears to date to the construction period of the house with which it was associated.

**Outhouse** (built ca.1900; contributing): A small frontal-gable frame outhouse stands directly behind the house. It is deteriorated and lacks a roof. The walls are clad in wood clapboards.

**Icehouse** (built ca.1900; contributing): The icehouse is a frontal-gable frame building with the high profile and stacked doors in the front elevation typical of these storage buildings. The doors, which are made up of vertical boards, are located asymmetrically on the front. The building has wood clapboard siding, a sheet metal roof, and a dry laid stone foundation. The building displays evidence of a retrofitting for a different purpose by the mid-1900s. These include windows in the first floor front and a floor dividing the vertical space into two stories.

**Garage** (built 1920s; contributing): A frontal-gable, single-bay frame garage stands at the end of a short drive some distance west of the house and set back beyond the house's front elevation. The garage retains period paired doors of vertically laid up bead-board and paired six-light fixed sash in its eave walls, but has later vinyl siding and a corrugated metal roof. It rests on a poured concrete foundation.

**Milk house** (built 1920s; contributing): The small frontal-gable, frame milk house stands near the foot of the house drive on the west side. It has a poured concrete foundation with a shallow tank for milk cans. The six-panel door appears to be a reused one, possibly from a house, and the six-light fixed sash may also have come from the house. It has wood novelty siding and a metal roof like the other outbuildings on this side of the road.

**Chicken house** (built ca.1920; contributing): A single-story, side-gabled, frame chicken house stands on an unusually high, heavily mortared stone foundation west of the garage and is set on a small rise, now partially wooded. It has wood clapboard siding with corner boards and three pairs of evenly spaced windows single-light fixed sash in its south-facing elevation.

**Threshing barn** (built ca.1810, restored 2010-11; contributing): The threshing barn is a three-bay, gable-roofed frame building with its eave walls facing east and west. The frame is entirely hewn including the rafters, which are lapped and pinned at the ridgeline of the fairly steeply pitched roof. The north gable wall is parallel and very near to the highway, and the land drops off quickly to the south. The banked foundation combines recently poured concrete under the north gable end and the north half of the east wall. The barn retains hewn girts and sawn, tenoned studs. The hewn girts with later sawn studs inserted between them suggest that it had vertical board siding in the beginning. The clapboard siding, hay track, and slate roof probably date to the restructuring of the barn in the late nineteenth century as the mow of a main barn group composed of this barn and a sheep barn (the latter feature demolished 2010).

The former stable bay, its floor a few feet lower than the main threshing floor, is located in the north bay. The rail separating the stable from the threshing floor is drilled out on its bottom side to accommodate a row of spindles that would have held loose hay. The central threshing floor laid up of two layers of heavy planks using

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rose-headed nails is accessed through paired sliding doors on the west eave wall over an earthen bank. A narrow door is located next to the large doors. The doors in the east wall are a later change and hung with patented cast iron hinges, but the peg holes that once held the earlier door posts in place can still be seen in the girt. The doors are flanked by a window on either side, each with six-over-six wood sash. The south bay of the barn stands on a dry laid stone foundation, partially laid up in the historic period and partially laid up during the restoration. The latter section on the south half of the east wall uses very large stones. This foundation provides a banked basement under the barn, which retains evidence of animals having been housed there. This space is accessed via a recently built sliding door under the center bay. North of the door, a ribbon of three fixed six-light sash allow light into this space.

**Tool barn** (built ca.1810; contributing): A tool barn with a later corn crib added to its south-facing gable wall stands west of the threshing barn, just below the grade of Cushman Rd. Its slightly banked foundation, recently replaced with poured concrete, is turned at a shallow angle to the barn. The north long wall, which faces the highway at an acute angle, has sliding doors of vertically laid lumber and a second, single panel door at the east end of the original building. Except for the later corn crib added to its southeast wall, which is built of sawn lumber, the tool barn frame is composed of seven closely set hewn bents. Its hewn rafters have bird's-mouth ends, which rest on the plates above each bent and are lapped and pegged at the ridgeline. Hewn collar ties are pegged into the rafters about a third of the way down. The rafters and collar ties have marriage marks. The upper half-story, its floor laid on the dropped crossbeams of the bents, has much later, rudimentary grain bins made of scrap lumber and an interior house door. This compartment is reached through a narrow door accessing a broad staircase along the southeast-facing gable wall. The building retains clapboard siding similar to the other barns. The corrugated metal roof resembles those of the outbuildings on the north side of the road.

**Horse barn** (built 1840-1860, restored 2010-2011; contributing): The frontal-gable, two-story frame horse barn stands on a level, dry laid stone foundation east of the house and facing north onto Cushman Rd. The building is constructed of massive sawn vertical posts with lighter hewn plates and sills. It has a heavy, hewn ridgepole and lighter purlins supported by purlin posts. Each floor is divided into two compartments by a wall made of vertically sawn planks laid up horizontally. In each compartment, stairs on the east wall reach the upper floor. The front compartment upstairs houses grain bins apparently part of the original plan based on workmanship that matches that of the overall building. The back section of the upper story is a hay mow. This was retrofitted with a hay door and a metal hay track in the late nineteenth or early twentieth century. On the main floor, the front compartment housed tack and wagons. The horses were stabled in the back or south end, where there are several slip stalls with elegantly made wooden hay racks and a single box stall. This large building has two sets of paired doors made of vertical planks spanning the main level of the front façade. Partial returns with plain, deep frieze boards trim the roofline at both front and back. A mow door is located in the center of the upper story front with a hoist above. The building retains a regular fenestration of windows with wood nine-over-six sash (some currently removed to be repaired). In both long walls, there are plank doors hung on strap hinges and surmounted by transom lights. The clapboards and slate roof match the main barn.

**Rabbit house** (built ca.1940; contributing): A small outbuilding used as a rabbit house in the mid-twentieth century stands below grade in the area between the horse barn and threshing barn. This single-story, frontal-gable frame building has a plank door in its center front and a small door near the sill on the west long wall, near the north corner. It has clapboard siding and a metal roof. Its stone foundation is deteriorating.

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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.1800-1960

### Significant Dates

ca.1800, 1825, 1851-55,

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation

### Architect/Builder

unknown

### 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.

### Statement of Significance Summary Paragraph

The Cartin-Snyder-Overacker<sup>1</sup> 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, and further satisfies Criterion A for its association with historic

<sup>1</sup> The spelling of the surname Overacker changed to Overocker in the mid-1800s. This report uses the earlier spelling as that family's ownership of the farmstead ended about the time the spelling appears to change.

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agricultural activities undertaken there. This property is being nominated in association with the Multiple Property Documentation Form (MPDF) entitled “Historic Farmsteads of Pittstown, New York.” The nominated farmstead retains a largely intact assemblage of historic agricultural outbuildings 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. Among the contributing resources are a threshing barn, horse barn, tool barn, hen house, milk house, ice house, rabbit house, and garage. Noteworthy is the farm’s portrayal of both English and New World Dutch timber-frame and building traditions, as expressed in the threshing and tool barns, the former being of characteristic English barn form, the latter being framed in a manner consistent with Dutch and German traditions. The house, a replacement after a fire in 1974, is a non-contributing resource, though the woodshed section does survive. These resources survive in an intact and evocative rural setting— on acreage described in a mid-nineteenth-century deed—which provides an appropriate context for this substantially intact Rensselaer County farm.

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**Narrative Statement of Significance****Ownership of the Cartin–Snyder–Overacker farmstead, ca.1790–2013**

The Overacker–Snyder–Cartin farmstead is located in the southwestern part of Pittstown, which was at least partially settled before the American Revolution, mainly by people of Dutch and German descent. While the Dutch were expanding north and east from adjacent older settlements, the Germans were moving north from the mid-Hudson Valley as land pressure developed there. The earliest record of this farmstead’s ownership history is the series of deeds settling the estate of Michael Overacker (1750–1825), son of German immigrant Michael Overacker (ca.1720–1787). Michael Overacker Sr. left Europe in the mid-1700s and was recorded in Beekman, Dutchess County, New York, in 1761 as the tenant of Catherine Pawling. He married Anna Barbara Stover (b.1725) and the couple had at least eight recorded children. These include Martin (b.1742), Eve (b.1844), Jacob M. (1749–1810), Michael (1750–1825), Catherine (b.ca.1754), Anna Barbara (b.ca.1755), Wendell (b.1758), and Adam (b.1761).<sup>2</sup>

Michael the son married Catherine Vanderhoof, the daughter of one of the captains of the 14<sup>th</sup> Albany Regiment, in which Michael and at least two of his brothers, Jacob and Wendell, served during the Revolution.<sup>3</sup> The 1790 census for Schaghticoke, the town adjacent to Pittstown’s west boundary, lists consecutively four Overacker households: Michael Sr.’s widow Barbara (heading her own household with two slaves) and three of her sons: Wendel [sic.], Adam, and Michael. The tic marks indicate that probably all of these sons were married. Michael’s household included two boys under age 16, four females, and six slaves.<sup>4</sup>

So far, no deed by which Michael, the son, acquired his land in Pittstown has been uncovered, but the deeds whereby he devised those lands to seven legatees are recorded in Rensselaer County.<sup>5</sup> These seven people divided the property into seven lots. Michael’s son, Jacob M. Overacker, inherited the present Cartin–Snyder–Overacker farmstead and some adjacent lands. The 1840 census recorded Jacob between 50 and 60 years of age; when he acquired about 170 acres from his father’s lands in 1826, he was probably nearing 40.<sup>6</sup> In 1854, the

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<sup>2</sup> [www.owingstone.com/getperson.php?personID=114246&tree=](http://www.owingstone.com/getperson.php?personID=114246&tree=)

<sup>3</sup> [www.owingstone.com/getperson.php?personID=114246&tree=](http://www.owingstone.com/getperson.php?personID=114246&tree=) cites Roberts, *New York in the Revolution*, v.6:126.

<sup>4</sup> *Heads of Families, First Census of the United States, 1790*. (Washington, D.C.: Government Printing Office, 1907): 42. A second Wendell [sic.] was listed farther down. His relationship with the other Overackers is unknown.

<sup>5</sup> *Book of Deeds* 15/402, 403, 404, 405, and 406. His will is dated 15 March 1826. All subsequent deed references use the convention #/# noting book and page for deeds filed in the Rensselaer County Clerk’s Office in Troy, New York.

<sup>6</sup> *United States Census for 1840*, Town of Pittstown, population schedule, page 321.

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survey for the Rogerson *Map of Rensselaer County* recorded John G. Clickner living on the property, where two houses were drawn close together on the north side of the highway. The 1850 federal census enumerated John G. Clickner, a farmer age 40, heading a household composed of his wife Jane, 33; George I., 17, farmer; John, 15; James, 12; Lydia, 9; Manervy [*sic.*] G., 7; Ellis, 5; and Jacob Overocker, 5. The six Clickner children attended school.<sup>7</sup>

Jacob Overacker's identity and relationship to the Clickners is unclear. It seems likely that he is Jacob M. Overacker, son of Michael Jr., with an incorrectly recorded age. The enumerator of this part of the census made several easily observed errors in aligning information correctly in this vicinity of the schedule. Jacob's wife, Christina (b.1788), had died three years earlier in 1847, which would account for his being a single man (although far older than five years) living on the property, probably in the second house shown in the 1854, 1861, and 1876 maps of Pittstown.<sup>8</sup>

Jacob M. Overacker was censused in 1830 and 1840 in Pittstown, but these schedules provide no details beyond the gender and age composition of his household.<sup>9</sup> John Clickner was recorded in 1830 heading his own household in Brunswick, in the same neighborhood as George Clickner, who appears to have been his father. In 1840, Clickner and Overacker were recorded consecutively in Pittstown. The adjacent households in the schedule closely match those on the 1854 map. Several of the heads of household including Overacker and Clickner were listed in an 1837 deed as second parties as members of the Lutheran Church acquiring a small parcel of land for a shed. This deed may indicate that Clickner had moved to this neighborhood from Brunswick by then.<sup>10</sup> Based on the tic marks in the 1840 census, Jacob's household included him and his wife, both between 50 and 60 years of age, and a boy under the age of five. Clickner headed a household comprising his wife between ages 20 and 30, a female between 15 and 20 years, and two boys under age five, and one each between five and 10, 10 and 15, and 15 and 20. After 1850, Jacob is neither recorded as a head of household in New York State nor do Pittstown cemetery records list him.

Jacob M. Overacker executed three deeds—in 1851, 1854 and 1855—with John G. Clickner, which indicate a partnership, possibly based on familial relationship. Based on maps, all individuals listed appear to have lived in the neighborhood surrounding the Cartin–Snyder–Overacker farmstead. By the first of the three Overacker–Clickner deeds, they sold to their neighbor Caleb Haviland for \$1,860 on 31 March 1851 the north part of the farm formerly owned by Michael Overacker located on the northeast line of William Allen's property.<sup>11</sup> On 22 February 1854, John and Jennett quit claimed to Jacob for \$1,000 their right to three parcels totaling 150 acres he received in the division of Michael Overacker's lands in 1826 and a fourth parcel (22.8 acres) designated Lot 1 in the division, which Jacob acquired from another heir, Catherine Overacker, in 1827.<sup>12</sup> By this instrument, Jacob and the Clickners may have shared the property more equitably between them in preparation for its eventual sale.

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<sup>7</sup> *United States Census for 1850*. Town of Pittstown, population schedule, 176, Household 1253. Jane, or more correctly Jennet Y., Clickner's age appears to be incorrectly recorded. Cemetery records and later census records show that she was 37, not 33, in 1850.

<sup>8</sup> Pittstown cemetery records, Schaghticoke Lutheran Church, located at <http://www.rootsweb.ancestry.com/~nyrensse/pittscem.htm>.

<sup>9</sup> Pittstown cemetery records, Schaghticoke Lutheran Church, located at <http://www.rootsweb.ancestry.com/~nyrensse/pittscem.htm>.

<sup>10</sup>43/296. Steven and Susan Yates sold to Jacob, John, and Elizabeth Sipperly, George Baucus, Herman Diver, Matthias Snyder, Matthias P. Coons, Alexander Bryan, and John R. Hayner of Schaghticoke and George Fake, Jacob Overocker, John G. Clickner, Jacob Herman, John P. Eycleshymer, and Jacob N. Stover of Pittstown a parcel in Schaghticoke measuring 128' x 21' to the Tomhannock Lutheran Church to build a shed.

<sup>11</sup>77/339.

<sup>12</sup>92/63. 17/196 executed the transfer of Lot 1 to Jacob by Catharine Overacker on 7 March 1827.

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That occurred in 1855 when they sold 126 acres 27½ rods of land for \$7,822 to their neighbor John A. Snyder.<sup>13</sup> This deed's description uses a new and simpler description of the remaining property owned by Overacker and Clickner. Apparently, the property was surveyed in advance of this sale. The surveyor would have recalculated the acreage, which is very similar to the combined acreage of the 1854 parcel descriptions minus the reservations (totaling ±123 acres). In all three deeds, John G. Clickner's wife, Jennet Y. Clickner (1813–1883), acted with her husband under her dower right.<sup>14</sup> The adjoining property owners noted in the 1855 deed match those on the 1854 Rogerson map; those in the 1854 deed reference old owners and landmarks. The 1855 description remains in use today. In 1860, John and Jennett Clickner were censused in the Town of Clarendon, Orleans County, in western New York. Twenty years later they lived with their son John H. in Brooklyn. So far, no further record of Jacob Overacker has been found.

John A. Snyder's record in the 1855 census valued his 320 acres at \$22,500, more than fivefold the value Clickner noted for his 165-acre farm in 1850 (this acreage predates the sale of 31 acres to Haviland in 1851). His name is on at least three dwellings on nearby Piser Hill Rd on the 1861 *Lake Map of Rensselaer County*. In 1860, John A. Snyder, 60, was married to Ann E., age 37. They lived with their children Charles W., 16; John L., 13; and Henrietta, 8.<sup>15</sup> The 1865 census found John and Ann living in a frame house valued at \$1,000 with Bridget Doyle, 25, an Irish domestic servant (married) and hired hand George Lohnas, 23.<sup>16</sup> The 1875 census recorded Snyder's widow owning no land but living in a house valued at \$2,500, which is a good match for the one located on the property until 1974. George Lohnas still lived in her household in 1875 and probably managed the 122-acre farm under her name in the agricultural schedule.<sup>17</sup> The similarity in acreage to the farm bought by Snyder from Clickner and Overacker in 1855 and Mrs. J.A. Snyder's name labeling the two houses there in the 1876 atlas indicate that she lived on this property rather than one of those marked as part of her deceased husband's estate.<sup>18</sup>

In this era, the Snyders' son, Charles W., was listed heading a household comprising his wife Eliza Ann, 26; daughter Nellie F., 9; and hired man, William Spotter, 21, in 1875.<sup>19</sup> Charles recorded a farm of 240 acres, and the 1876 atlas shows him living farther west at the intersection of Cushman and Le Loup roads. This was apparently not a farm owned by his father in earlier mapping episodes. The subsequent disposal of John's estate is unknown as is the date when his widow Ann(a) E. Snyder died. The 1880 census in Pittstown recorded her living with her son Charles and his wife Eliza and their daughters Nellie F., 13, and infant Armina, as well as two maidservants and a farm laborer.<sup>20</sup> By that time, George Lohnas, 38, headed his own household of wife Jennie,

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<sup>13</sup>95/258.

<sup>14</sup>Pittstown cemetery records provide Jennet Y. Clickner's birth and death dates as well as those of three children, Minerva Ann, Lansing (not listed in the 1850 census), and Albert (not yet born when the 1850 census was taken) who died in October and November 1851 at ages 8, 6, and 1 year respectively. John G. Clickner's interment is not listed; later records suggest he may be buried in Brooklyn, New York, where he was censused in 1880.

<sup>15</sup>*United States Census for 1860*, Town of Pittstown, population schedule, Household 320.

<sup>16</sup>*New York State Census for 1865*, Town of Pittstown, 2<sup>nd</sup> election district, population schedule, Household 261.

<sup>17</sup>*New York State Census for 1875*, Town of Pittstown, 2<sup>nd</sup> election district, population schedule, Household 262.

<sup>18</sup>F.W. Beers, *County Atlas of Rensselaer, New York, from recent and actual surveys and records under the superintendence of F. W. Beers*. (New York: F.W. Beers & Co., 1876).

<sup>19</sup>*New York State Census for 1875*, Town of Pittstown, 2<sup>nd</sup> election district, population schedule, Household 260.

<sup>20</sup>*United States Census, 1880*, "index and images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/MZF8-8CC> : accessed 22 Jan 2013), Anna E. Snyder in household of Charles W. Snyder, Pittstown, Rensselaer, New York, United States; citing sheet 182A, family 4, NARA microfilm publication T9-0921.



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18; infant daughter Ettie; and laborer George deLong, 26, in what appears to be a different part of Pittstown.<sup>21</sup>

Based on a 1922 deed from her son Charles W. Snyder to his daughter Nellie F. [Snyder] Cushman (1866-DATE) for \$10 it seems that Charles inherited the property following his mother's death.<sup>22</sup> Nellie and her husband Stephen Cushman had lived there for some time, as they were recorded residing there with two adult children, Grace (1886-1981) and Mabel (1888-DATE) in the *American Agriculturalist Farm Directory for 1916*.<sup>23</sup> Mabel married Major W.R. Richards (DATES), an engineer who came to work on the construction of the Tomhannock Reservoir constructed between 1902 and 1904, in DATE. They later lived in Virginia. They had one daughter, whom Mabel named for her unmarried sister Grace. Grace Richards married xxxx Cartin (DATES), and their daughter Betsey was born in 1958. Nellie Cushman devised the Pittstown farm to her unmarried daughter Grace, who lived there until her death in 1981. Betsey Cartin spent summers during her youth there. When Grace Cushman died, she left the property to her niece and namesake, Grace Richards Cartin. Grace Cartin died in DATE, and her daughter Betsey now owns the property.

### Architectural and agricultural development of the Cartin–Snyder–Overacker farmstead

The history of the Cartin–Snyder–Overacker farmstead's ownership combined with the family history of the Snyders and Overackers, the structural evidence provided by the surviving buildings, and the census information can be used to suggest dates for the buildings and their current configuration. The earliest identified owner of the property, Michael Overacker Jr., died in 1825, and his estate, of which this farmstead was part, was divided among his heirs. The assessment rolls for the Schaghticoke district assessed in 1779 and 1788 show that he was well above the median in wealth and property.<sup>24</sup> His census record in 1790 lists six slaves, an unusual possession by this period in this region, and also an unusually large number of slaves among slaveholders. These circumstances all suggest that Michael was comparatively well-to-do. When his real property was divided among seven legatees soon after his death in 1825, the division acquired by his son Jacob M. Overacker was large enough to support a family.

It seems likely that the land formed a well established farm with buildings and open land. The description of one parcel used Michael Overacker's barn as a landmark. This was surely the threshing barn still located on the farm. Its entirely hewn frame, steep roof pitch, and uneven bay structure all indicate construction ca.1790 to

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<sup>21</sup>"United States Census, 1880," index and images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/MZP8-HSK> : accessed 18 Jan 2013), George Lohnas, Pittstown, Rensselaer, New York, United States; citing sheet 172B, family 0, NARA microfilm publication T9-0921.

<sup>22</sup>402/104.

<sup>23</sup>*American Agriculturalist Farm Director and Reference Book of Albany and Rensselaer Counties* (New York: Orange Judd, 1916): 150.

<sup>24</sup>In 1779, his property was valued at £71. In 1788, he was assessed 13 shillings on real estate valued at £10-3-13. The discrepancy in valuation is consistent with the rest of the roll, reflecting a difference in the actual value of the pound used in New York during the Revolution and afterwards. In 1799, his real property was valued \$2,000 and his personal estate at \$238, for which he assessed \$2.23. "A Tax List Schaghticoke District Pursuant to an Act of the Legislature of the State of New York Entitle an Act for the Raising of Two Millions Five Hundred Thousand Dollars by Tax with State Passed 23 Day of October 1779." Gerrit V. Lansing Papers, Tax Lists and Assessment Rolls, New York State Library, Manuscripts and Special Collections, KT 13324, Box 1; and "A Tax List Schaghticoke District Pursuant to an Act of the Legislature of the State of New York Entitle an Act for the Raising of Two Millions Five Hundred Thousand Dollars by Tax with State Passed 23 Day of October 1779." Gerrit V. Lansing Papers, Tax Lists and Assessment Rolls, New York State Library, Manuscripts and Special Collections, KT 13324, Box 1; and "A Tax List Schaghticoke District Pursuant to an Act of the Legislature of the State of New York Entitle an Act for the Raising of Two Millions Five Hundred Thousand Dollars by Tax with State Passed 23 Day of October 1779." Gerrit V. Lansing Papers, Tax Lists and Assessment Rolls, New York State Library, Manuscripts and Special Collections, KT 13324, Box 1. All of these rolls were transcribed by Anita Lustenberger, CG, and Rodger D. Joslyn, FASG. Photocopies available from Pittstown Historical Society, Pittstown, New York.

United States Department of the Interior  
National Park ServiceCartin–Snyder–Overacker Farmstead  
Pittstown, Rensselaer County, New York**National Register of Historic Places  
Continuation Sheet**

1825. The main block of the nearby tool barn with its close set bents with dropped crossbeams and its hewn, lapped, and pegged bird's-mouth rafters—all suggestive of Dutch or German influence—probably also dates to Michael's ownership. Several tool barns exhibiting similar construction technologies survive in Pittstown and possibly also in neighboring towns. Until recently, the property also encompassed two bays of a sheep barn dating to the first quarter of the nineteenth century. This had a slate roof laid in the stepped pattern used by Dutch and German builders in this period. No evidence of a dwelling of similar date to these buildings survives.

While this was a prosperous farm in the first quarter of the century, the architectural records suggests that by the mid-century, Jacob had made few changes as he aged and that the property was more average relative to those of his neighbors than before. Overacker did not record a farm in the agricultural schedule in 1850. That census shows by then, John G. Clickner managed the farm valued at \$4,000, which encompassed 145 acres of improved land and 10 acres unimproved. This ratio suggests a property long under cultivation. Its field crop yields (200 bushels rye, 210 bushels corn, 350 bushels oats, 150 bushels potatoes, and 80 bushels buckwheat) and 40 tons of hay cut were typical of Pittstown farmers in this period. Also characteristic was the amount invested in implements (\$150) and stock, which included 3 horses, 4 milk cows, 2 oxen, 2 more cattle, 15 sheep, and 13 pigs. The animals produced 400 pounds of butter and 50 pounds of wool.<sup>25</sup> Despite no longer being new, the threshing barn, sheep barn, and tool barn, along with smaller sheds would have amply served an enterprise of this scale.

Because Snyder owned several farms and reported them in aggregate to the census enumerator, it is difficult to tease out statistics for the former Overacker–Clickner farm. The 1854 map depicts three dwellings labeled J.A. Snyder on Piser Hill Road. These properties formed a contiguous, irregular parcel encompassing the junction of Piser Hill and Cushman roads still apparent on current tax maps. The Allen and Sipperly farms lay between the old Overacker farm and Snyder's earlier properties. After John A. Snyder died, sometime between 1870 and 1875, the three contiguous properties were mapped in 1876 as parts of his estate, which appears to have included five dwelling houses. That atlas shows his widow living on the Cartin–Snyder–Overacker farm and their son Charles, 42, living on yet a different, but nearby, farm near the junction of Piser Hill and LeLoop roads. While Snyder's frame house rose in value from \$400 in 1855 to \$1,000 in 1865, the mapping indicates that neither figure probably represents the house on the former Overacker–Clickner farm but instead reflects improvements to a house on Piser Hill Road instead.

In 1876, the atlas still showed two dwelling houses on the former Overacker–Clickner property where Snyder's widow, Ann E., resided. The previous year's census located her heading a household in a frame house valued at \$2,500 with George J. Lohnas, 33, laborer, and Susan deLong, 31, housemaid.<sup>26</sup> This is surely the well-developed Greek Revival-style wing-and-upright-form house that stood on the property until it burned in 1974. It was composed of a two-story, three-bay frontal gable main block with a one-and-a-half-story wing. A single-story ell projected from the back wall of the wing, and a single-story wood shed adjoined that at right angles behind. The main block had a large, well-developed Greek Revival-style cornice with full returns. It had a side hall entrance and there were two large rooms in the northwest and southwest corners of the first floor. A parlor bedroom opened from the back, or northwest, parlor. In the upper story there were three chambers: a large one and two smaller ones. A living room and dining room were on the main floor of the wing, and a kitchen and summer kitchen were located in the back ell.<sup>27</sup> The surviving woodshed ell abuts the replacement house, which stands partly on the stone basement of the old house. Since the farm's figures were combined with John's other

<sup>25</sup>United States Census for 1850, Pittstown, agricultural schedule, 14-15, Line 10.

<sup>26</sup>New York State Census for 1875, Town of Pittstown, 2<sup>nd</sup> election district, population schedule, Household 262.

<sup>27</sup>Betsey Cartin, Interview with author, 14 June 2009. She has a ca.1910 postcard showing the exterior of the dwelling.

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properties during his lifetime, the documents provide little aid in firmly dating the house. Although old-fashioned in more urban areas by the 1850s, its form and style remained popular at least into the early 1860s in rural places like Pittstown. At least one other example at 314 Stover Road is thought to have been built ca.1859 in Pittstown. It is unknown when the second dwelling facing Cushman Road was removed or if the one that burned incorporated one of the older houses.

The 1875 population schedule recorded the widow Ann E. Snyder, 53, owning no land, but she apparently provided information for the well-managed farm where she lived. By this time only two acres of the 122-acre farm valued at \$12,000 were unimproved. It included \$1,500 worth in buildings, \$700 in stock, and \$100 in tools. It earned the unusually large amount of \$1,900 in gross receipts, mainly in grain (440 bushels oats, 150 bushels rye, and 100 bushels corn), hay (50 tons), and potatoes (1,000 bushels). A mature orchard of 75 trees bore 300 bushels of apples. This farm kept 2 oxen and a horse; given the acreage in arable and meadow, Ann's manager may have shared draught power from neighbors, possibly from Charles, who kept two teams of oxen and three horses. Three milk cows produced 400 pounds butter. She sold \$15 of poultry. There were no sheep or swine.<sup>28</sup> Perhaps she depended upon her son for pork, virtually ubiquitous in the local foodway of the period.

The information presented in this schedule suggests that John undertook improvements on the property after he bought it in 1855, as these figures reflect a prosperous farm well above middling. The unusually well built and handsomely appointed horse barn with its two-story frontal gable form and handsome Greek Revival-style cornice was probably built to mirror the frontal gable main block of the house that stood opposite. This cornice appears to be part of the original scheme based on what can be seen where the facing boards of the partial return on the southwest corner are lost, revealing no ghost of an earlier cornice underneath. Its twelve-over-twelve and twelve-over-eight sash may have come from one of the old houses on the farm. Since the Greek Revival house is gone, we cannot compare the combination of sawn and hewn timbers or discover whether the house also used the unusual hewn ridgepole in the horse barn. This comparison might have shown whether they were built under the same client-builder relationship or not. Sawn lumber with vertical kerfs predominates throughout the barn except for the very long timbers, which are hewn. This building surely was included in the \$1,500 outbuilding valuation in 1875 as well as the older threshing barn, tool barn, and the sheep barn recently demolished.

Charles Snyder's son-in-law, Stephen Cushman (b.1857), probably oversaw the reconfiguration of the threshing barn and sheep barn into a main barn group for fluid milk dairying around the turn of the twentieth century. He probably also added the elegant Queen Anne-style porch that spanned the entire front of the Greek Revival house.<sup>29</sup> Stephen's son-in-law, William R. Richards, an engineer who came to work on the Tomhannock Reservoir, constructed between 1902 and 1904, may have had a hand in reconfiguring the old threshing barn and sheep barn, which uses a clever alternative to the standard L-plan, one observed throughout Pittstown and the region. This uses the steep bank of Cushman Rd with its southern exposure to protect the north side of the barnyard, thus allowing a long west wall composed of both reused buildings to protect the yard's windward side. The large poured concrete piers, recently replaced, were of a better grade than the "poor man's concrete" usually observed in the area. Like many people, the Cushmans appear to have resided the buildings with clapboards, when they moved them together, to create a visually coherent group from disparate structures as well as tighter walls. Based on the similarity of finishes, the chute, with the small wagon bay that was added to the west wall of the threshing barn (removed in 2010-11), may have been added during this phase. When there was stock on the property, there was a wooden barnyard fence designed and built by William Randolph Richards.<sup>30</sup>

<sup>28</sup>New York State Census for 1875, Town of Pittstown, 2<sup>nd</sup> election district, agricultural schedule, 13-16, Line 10.

<sup>29</sup>Postcard, Collection of Betsey Cartin.

<sup>30</sup>Betsey Cartin. Interview by author, 14 June 2009.

United States Department of the Interior  
National Park Service

Cartin-Snyder-Overacker Farmstead  
Pittstown, Rensselaer County, New York

# National Register of Historic Places Continuation Sheet

The tool barn also underwent changes in this era. While its main block is essentially intact and representative of its construction period, its southeast facing wall provided an advantageous location for a corncrib. This addition with vertically slatted sides and a shed roof projects about three feet. The upper story of this barn has a few rough bins on the south wall, one made using an interior house door.

Stephen and Nellie F. Cushman listed their chief productions as grain and potatoes in the 1916 *American Agriculturalist* directory. They probably were milking a small herd for fluid milk when Nellie Snyder Cushman inherited the farm in 1922. The basement area under the moved sheep barn served as stanchion space. The milk house on the opposite side of the highway dates to this era, and its neat appearance and details—clapboard siding, gable roof, and multi-light sash— suggest pride and attention to the property’s overall sense of order. The hen house also dates to the first quarter of the twentieth century, when many Pittstown farmers were raising eggs for the city trade in Troy.

Grace Cushman, daughter of Stephen and Nellie Snyder Cushman never married. She lived on the farm until her death in 1981. For about 50 years, hired man Hans Larson Hanson (ca.1900-1991) worked on the property. Until the house burned in 1974, he lived in the room in the upper story of the wing. During much of this period, the farm supported a small dairy herd. Hans also kept sheep and was knowledgeable about them. For many years, he was the superintendent of sheep at the county fair.<sup>31</sup> The area under the threshing barn still retains low mangers for them. Grace Cushman also kept angora rabbits. The small gable-roofed outbuilding located between the threshing barn and the horse barn on the south side of the road housed them. And, for many years, she kept hens in the hen house for family use.

Today, some of the land is hayed, but the buildings are now disused. In 2004-2005, Betsey Cartin assembled a successful application to the New York State Barns Restoration and Preservation Program. The work carried out during 2010-2011 included stabilizing the foundations by replacing some concrete and drylaid stone and repairing and replacing clapboard siding and plank doors where necessary. Window sash is still being repaired as of this writing. The two-bay section of the early nineteenth-century sheep barn that abutted the south gable end of the threshing barn was demolished, as was the ca.1900 hay chute on the west wall of the threshing barn.

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## 9. Major Bibliographical References

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Please refer to bibliography for the Pittstown Farmsteads MPDF. Additional sources used in preparation of this nomination are cited in the Statement of Significance (Item 8).

**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: \_\_\_\_\_

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

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<sup>31</sup>David Schmidt, 1044 Ford Rd, Melrose, New York. Interview by author, 14 June 2009.

**United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet**

**Cartin-Snyder-Overacker Farmstead  
Pittstown, Rensselaer County, New York**

**10. Geographical Data**

**Acreage of Property** 126.14 acres  
(Do not include previously listed resource acreage.)

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

1	<u>18</u> Zone	<u>618300</u> Easting	<u>4743746</u> Northing	4	<u>18</u> Zone	<u>617571</u> Easting	<u>4742938</u> Northing
2	<u>18</u> Zone	<u>618366</u> Easting	<u>4743140</u> Northing	5	<u>18</u> Zone	<u>617533</u> Easting	<u>4743264</u> Northing
3	<u>18</u> Zone	<u>617925</u> Easting	<u>4742958</u> Northing	6	<u>18</u> Zone	<u>617630</u> Easting	<u>4743718</u> Northing

**Verbal Boundary Description** Please refer to the attached maps; these are a site map entitled "Cartin-Snyder-Overacker Farmstead," which shows the interrelationship between the architectural components, in addition to two boundary maps entitled "Cartin-Snyder-Overacker Farmstead, Melrose, Rensselaer Co., NY," which are drawn at a scale of 1:24,000 and 1: 9,000.

**Boundary Justification** The boundary as drawn represents the historic boundary of the farmstead as configured in 1851. It provides the landscape context in which the farm buildings were built and used during the historic period. All of this land is associated with the farm during the cited period of significance, ca. 1800-1960.

United States Department of the Interior  
National Park Service

Cartin-Snyder-Overacker Farmstead  
Pittstown, Rensselaer County, New York

# National Register of Historic Places Continuation Sheet

## 11. Form Prepared By

name/title Jessie A. Ravage

organization Preservation Consultant

date 15 January 2013

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

## Additional Documentation

- 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

List of digital photographs for NY\_Rensselaer County\_Pittstown Farmsteads MPS\_Cartin-Snyder-Overacker Farmstead

Photographs (contemporary) of property shot by Jessie A. Ravage (34 Delaware Street, Cooperstown, NY, 13326, 607-547-9507, jravage@stny.rr.com), December 2012

0001: Threshing barn, west eave wall and north gable end (camera facing southeast)

0002: Threshing barn, east eave wall and banked foundation, with corner of wagon barn showing behind (camera facing northwest)

0003: Wagon barn, north eave wall, and later added corn crib on east gable wall (camera facing southwest)

0004: Horse barn, east gable wall and north, or front, façade, with threshing barn in background farther west on Cushman Rd (camera facing west)

0005: Horse barn, west eave wall and front façade (camera facing southeast)

0006: Milk house and hen house (camera facing northwest)

0007: Ice house and outhouse northeast of post-historic period house (camera facing northeast)

## Property Owner:

name Betsy Cartin

street & number same as nomination address

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_

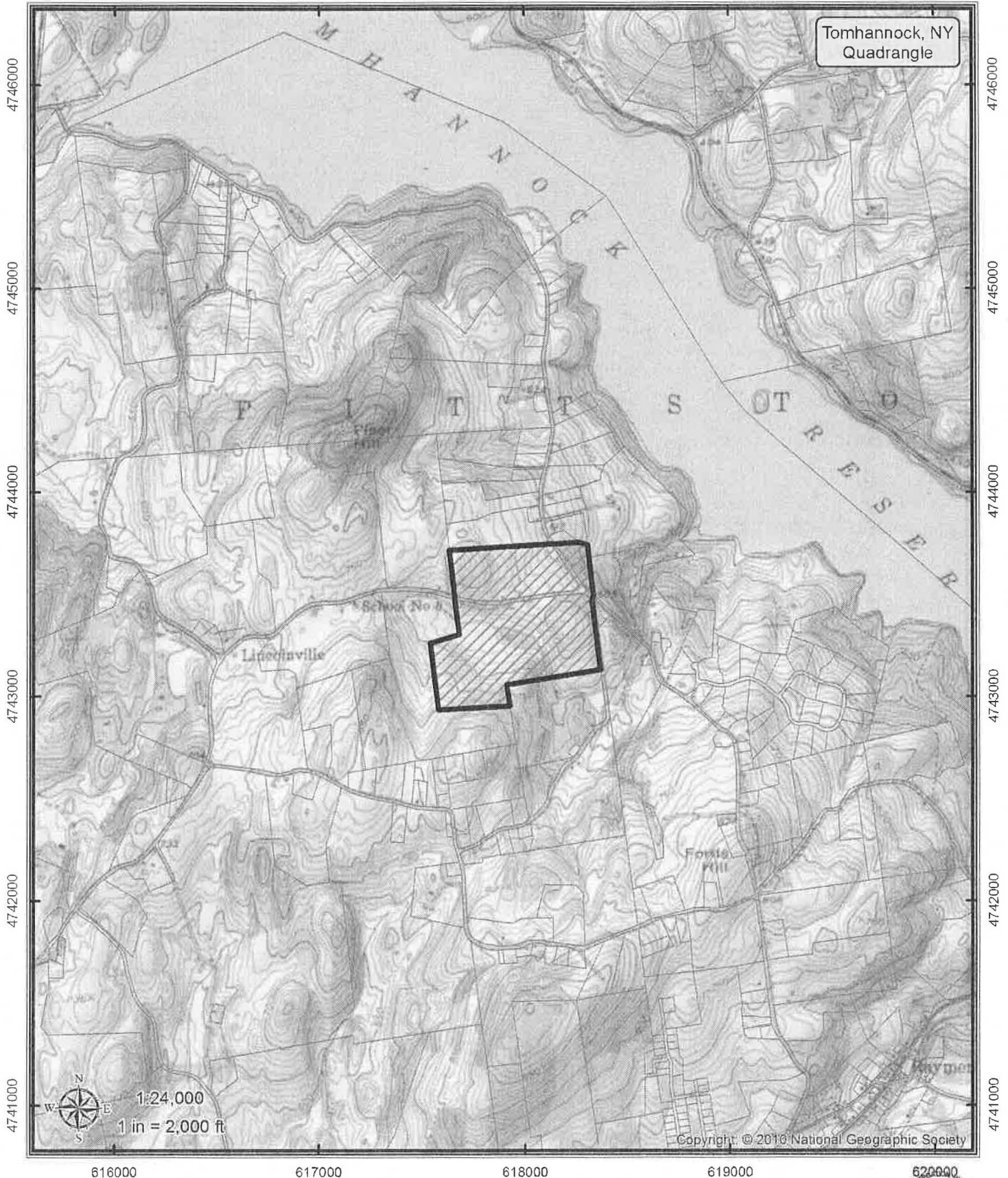
zip code \_\_\_\_\_

**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.

Cartin-Snyder-Overacker Farmstead  
Melrose, Rensselaer Co., NY

559 Cushman Rd.  
Melrose, NY 12121



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

Copyright © 2010 National Geographic Society

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

0 600 1,200 2,400 Feet

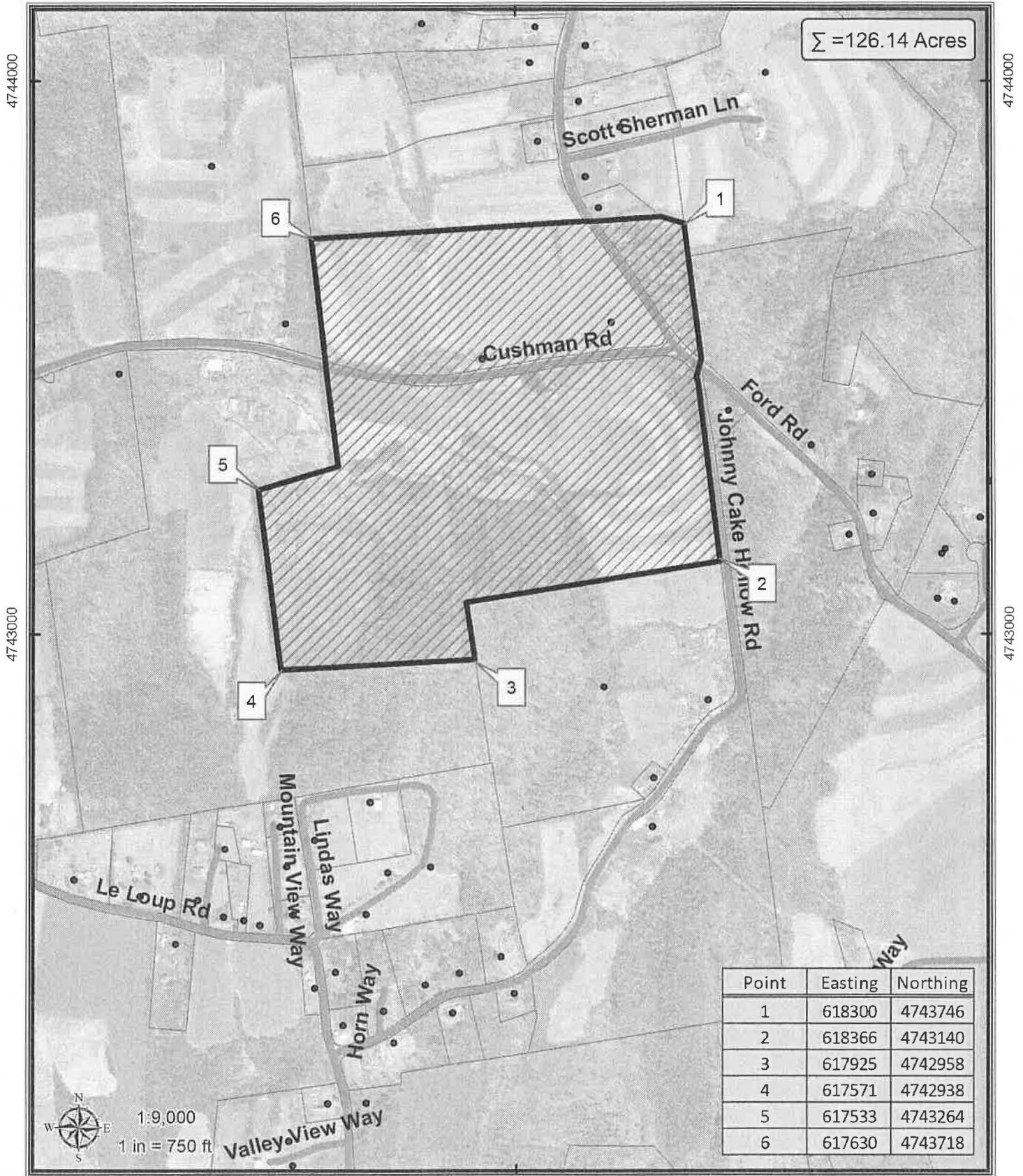
 Farmstead

Tax Parcel Data:  
Rensselaer Co. RPS  
<http://www.rensco.com/countymaps.asp>



Cartin-Snyder-Overacker Farmstead  
 Melrose, Rensselaer Co., NY

559 Cushman Rd.  
 Melrose, NY 12121



Σ = 126.14 Acres

Point	Easting	Northing
1	618300	4743746
2	618366	4743140
3	617925	4742958
4	617571	4742938
5	617533	4743264
6	617630	4743718

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



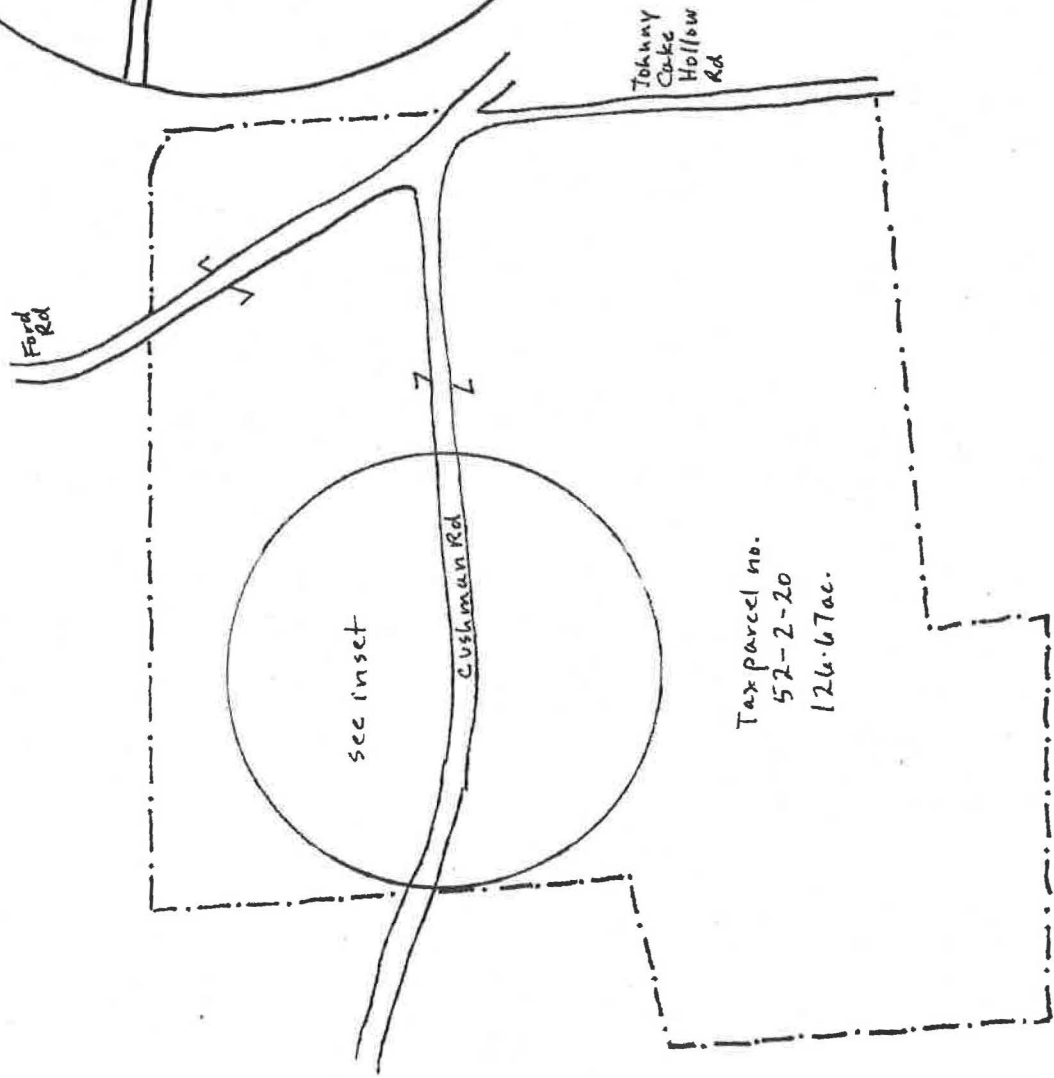
Tax Parcel Data:  
 Rensselaer Co. RPS  
<http://www.rensco.com/countymaps.asp>



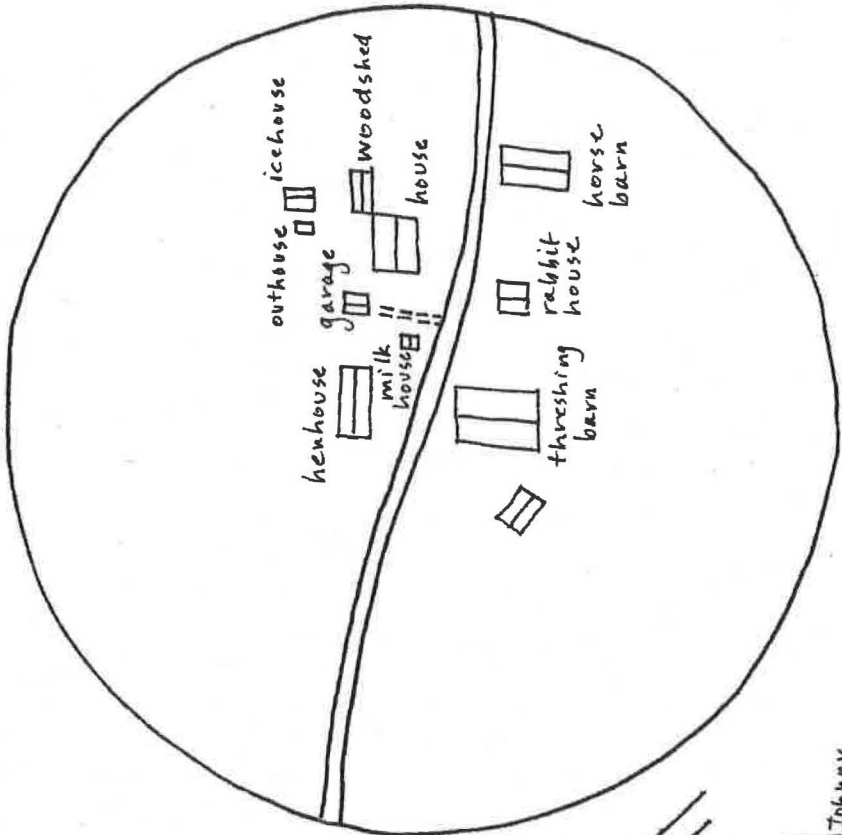


Cartin - Snyder - Overacker Farmstead

559 Cushman Rd  
Pittsford, Rensselaer County, New York



Tax parcel no.  
52-2-20  
126.67ac.



400'  
approx.

Jessie Ravage  
December 2012

















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cartin--Snyder--Overacker Farmstead

MULTIPLE NAME: Farmsteads of Pittstown, New York MPS

STATE & COUNTY: NEW YORK, Rensselaer

DATE RECEIVED: 4/19/13                      DATE OF PENDING LIST: 5/17/13  
DATE OF 16TH DAY: 6/03/13                      DATE OF 45TH DAY: 6/05/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000361

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      6-5-13 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.



## 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



**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

12 April 2013

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

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose seven National Register nominations to be considered for listing by the Keeper of the National Register. Four of these are submitted on disc. They are:

Rome Elks Lodge No. 96, Oneida County  
Herschell-Spillman Motor Company Complex, Niagara County  
Brace Farm, Herkimer County  
Meetinghouse Green Road Cemetery, Herkimer County

The other three are submitted on paper. They are:

Rockland Print Works, Rockland County  
Cartin-Snyder-Overacker Farmstead, Rensselaer County  
Auclair-Button Farmstead, Rensselaer County

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