RECEIVED 2280
DEC 18 2015
Nat. Register of Historic Places
National Park Service

1022

**United States Department of the Interior**
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

historic name **CONKLING-BOARDMAN-ELDRIDGE FARM**

other names/site number CONKLING-BOARDMAN-ELDRIDGE HOUSE

## 2. Location

street & number 348 ALBANY HILL ROAD [ ] not for publication

city or town RENSSELAERVILLE [ ] vicinity

state NEW YORK code NY county ALBANY code 001 zip code 12147

## 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 A Pierpont DSHPO 12/10/15
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

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

___ other (explain)

for Edson W. Beall 2.2.16
Signature of the Keeper Date of Action

**CONKLING-BOARDMAN-ELDRIDGE FARM** — Name of Property

**ALBANY COUNTY, NY** — County and State

## 5. Classification

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

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

| Contributing | Noncontributing | |
|---|---|---|
| 4 | 4 | buildings |
| 1 | 0 | sites |
| 2 | 0 | structures |
| 0 | 0 | objects |
| 7 | 4 | **Total** |

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

N/A

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

N/A

## 6. Function or Use

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

DOMESTIC: single dwelling
AGRICULTURE/SUBSISTENCE:
agricultural field, agricultural outbuilding

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

DOMESTIC: single dwelling

## 7. Description

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

EARLY REPUBLIC/Federal
LATE 19th & 20th CENTURY REVIVALS/Colonial Revival

**Materials**
(Enter categories from instructions.)

foundation: STONE, CONCRETE
walls: WOOD CLAPBOARD
roof: WOOD SHINGLE, ASPHALT
other: METAL, GLASS

**Narrative Description**

**Summary Paragraph**

The Conkling-Boardman-Eldridge Farm is named for the three related families who lived there from at least as early as construction of the extant house in 1806 through 1950. It is one of several early nineteenth century houses in Rensselaerville constructed by architect-builder Ephraim Russ that was expanded over time, as the property evolved from a successful early nineteenth century agricultural venture into an early twentieth century gentleman's farm and summer home. The nominated property includes the original house (1806, with 1906 and 1920s additions), a group of late nineteenth and early twentieth century outbuildings, and both agricultural and designed landscape features on a roughly 300-acre parcel. The boundary encompasses Lot 269 and part of Lot 270 leased by the Conklin family in the 1790s with additions to the north made by 1870, and adjusted by modern survey.

*Location and Setting*

The Conkling-Boardman-Eldridge Farm is situated on the north side of Albany Hill Road (County Route 361), less than one mile northeast of the historic nucleus of Rensselaerville. Most properties in the hamlet (86, with associated outbuildings) are already in the National Register of Historic Places, as contributing to the Rensselaerville Historic District listed in 1983.[1] The Conkling-Boardman-Eldridge Farm is approximately 1,800 feet from the eastern terminus of the district at the southern end of Albany Hill Road, well beyond the hamlet's dense nucleus.

Rensselaerville is located in the northeast quadrant of the town of the same name in Albany County, roughly 25 miles southwest of the City of Albany. It is situated near the edge of the Helderberg Hills and is nestled within the narrow valley of Ten Mile Creek, a tributary of Catskill Creek. Ten Mile Creek runs through a series of waterfalls, an important source of hydropower for local industries during the late eighteenth through nineteenth centuries.[2] The creek valley is surrounded by steep hills that rise to a height of 2000 feet above sea level, the highest elevation between the Mohawk Valley to the north, the Hudson Valley to the east, and the Catskill Mountains to the south.

The property consists of approximately 300 acres, bounded to the south by Albany Hill Road and to the north by Delaware Turnpike (New York State Route 85). Topography is rolling, ranging from a low of roughly 1380 feet at a small freshwater stream crossing Delaware Avenue, to a high of about 1680 feet atop a large knoll near the center of the parcel. Today, the northern half of the property is densely wooded, while old agricultural fields in the southern half are delineated by mature hedgerows. The area adjacent to the house and nearby outbuildings is open lawn with ornamental plantings, and there are traces of a formal garden west of the house (known as the "Sunken Garden"[3]). Other landscape features include stone walls and old farm roads. The property boundary along Albany Hill Road is marked by a line of old maple trees and a low stone wall that serves as the base of a wood picket fence, slated for restoration. The approach to the house is marked by a slate walkway flanked by old lilac bushes, leading from the road to the wide stone entry stairs to the front door.

*The House*

The earliest portion of the Conkling-Boardman-Eldridge House dates to 1806 and is the work of local architect-builder Ephraim Russ. It is the earliest of the documented Russ commissions in Rensselaerville and is mentioned in a letter in which the builder expresses his appreciation for having had a free hand in its design.[4]

---

[1] Judith Botch, Rensselaerville Historic District (Washington DC: National Park Service, National Register of Historic Places, 1983).
[2] Mary Fisher Torrance, *The Story of Old Rensselaerville* (New York: privately printed, 1939).
[3] John Eldridge, personal communication, August 1, 2014.
[4] William A. Keller, "Rensselaerville, An Old Village of the Helderbergs." *The White Pine Series of Architectural Monographs* Volume X, No. 4 (New York: The Marchbanks Press, 1924), p. 10.

There is a large addition to the rear of the original core of the house (1906, by brothers William Lee Woollett and John W. Woollett—Woollett & Woollet— of Albany), with smaller wings to the west and northwest (1920s, architect unknown).

The original core of the house is a two-story, rectangular five-bay Federal style residence with a side gable roof. The core of the house features a center hallway and is one-room deep on each story. The wood-framed and clapboard-sided house sits on a stone foundation; there is a cellar under roughly a third of the building, with crawl spaces under most of the rest. The attic above the 1806 house reveals some of the heavy timber framing system, including the common rafter-purlin plate roof (rafters pegged at the ridge) with the original plank sheathing still in place. There are two interior brick chimneys at the ends, with corresponding fireplaces in each of the four rooms of the original house. Windows on the original south and east elevations are arranged symmetrically and are double-hung, 12-over-12 sash separated by thin wood muntins. There are pairs of quarter-circle lights in the gable ends, and a Palladian window centered above the main entry. The front door has an elaborate surround of two pairs of slender, engaged Ionic columns flanking sidelights, supporting a triangular pediment with dentils, which in turn frames a semi-circular fanlight. The Palladian window echoes the front door's design, with pairs of pilasters supporting a plain entablature and flanking the sidelights on either side of the 24-light main rectangular window, above which is the semi-circular window with delicate tracery in an arching pattern. The cornice is emphasized on the main (south) elevation of the house with dentils and cornice returns on the gable ends.

Colonial Revival style additions to the original house were made in 1906 and the 1920s, using similar materials and sympathetic massing. The 1906 north addition is two-and-one-half stories and rectangular in plan, adjoining the rear (north) wall of the original house. The attic story of the 1906 addition is lit by six pedimented dormers with six-over-six sash. Other windows on the 1906 addition are 12-over-12 sash to match the earlier section. The east and west elevations are notable for their full-length open porches (on both first and second stories on the east, and on the first story on the west). The denticulated cornice above the second story east porch echoes the cornice found on the main elevation of the original house.

The west porch wraps to the north, continuing under the saltbox style roof of the library addition, one of two wings added during the 1920s. The library wing adjoins the west side of the original core and is one-and-one-half stories with nine-over-six windows on the ground floor and ribbon windows and a shed roof dormer on the upper. The rear wing built in the 1920s adjoins the north end of the 1906 addition. It is two stories, with an end gable roof, center brick chimney, symmetrically placed six-over-six sash windows, and a shed roof porch on the north side.

The interior features many historic finishes from all three major periods. A substantial portion of the original plan survives for the 1806 core, as does the plan in each of the early twentieth century additions. The first floor of the original house has a wide entry hall and an open staircase with walnut railings and a gracefully curved newel and curtain step. The hall has paneling to dado height, with crown molding above. The upper hall also has paneling to dado height, and is visually dominated by the Palladian window. The surround here is notable for its lack of embellishment other than a carved keystone in the arch and two slender turned colonettes with plain bases and capitals.

The dining room to the east in the 1806 house has a fireplace with a dark gray marble surround, along with finishes including crown molding, chair rails, baseboard, and door and window surrounds. Similar wall finishes are preserved in the parlor and two bedrooms of the 1806 core. A few surviving original five-panel interior doors with horizontal top panel are typical of the Federal period. The fireplace surround in the 1806 parlor or living room west of the entrance hall includes decorative cast composition ornament with Classical motifs (swags of garland, miniature busts, pilasters with acanthus leaves). In the two bedrooms above, one of the

fireplaces has a richly embellished surround of carved wood and applied composition ornament, with a central raised and fluted oval medallion flanked by panels with garland swags and Classical figures, and delicate curvilinear tapered legs around light gray marble inner panels. Full bathrooms were added to the two bedrooms in the original core of the house by the early twentieth century, as illustrated on the blueprints for the 1906 addition.[5]

Historic finishes in the 1906 addition are less elaborate than those in the 1806 house, befitting the uses of those rooms in what by then was a summer home. The first floor of the 1906 addition contained mostly service areas (including the kitchen, butler's pantry, servants' dining room, and a servants' bedroom), the second story had children's bedrooms, and the attic originally had separate rooms used as more servants' quarters. The interiors of the 1920s additions (library, den, and sleeping porch) are largely intact, including dark-stained pine paneling, false wood beams, brick fireplaces, and built-in furnishings.

A multi-year preservation and rehabilitation project at the house is nearly complete as of early 2015. The property had been abandoned for several years prior to acquisition by CBM Farm in 2012 and the house vandalized by squatters. Work on the 1806 core of the house has focused on preservation of original materials and, where necessary, in-kind restoration. For example, cracked marble fireplaces were repaired, broken pieces of the walnut stair railing were recovered and glued back together, and broken windows were repaired with antique glass.[6] Rehabilitation of the 1906 rear addition included new wiring, plumbing, and heating, as well as the removal of some interior walls on the ground and third floors, eliminating what were mostly service rooms (kitchen, butler's pantry, servants' dining room, servants' bedroom) downstairs and servants' quarters in the attic. In addition, an opening was created to link the front hall of the 1806 core with the modern kitchen in the 1906 structure. Overall, the house retains a relatively high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

*Outbuildings and Landscape Features*

There are seven extant outbuildings on the property, all located to the north of (and roughly aligned with) the main house. The largest and primary agricultural building is the nineteenth century L-shaped livestock barn, later used as a horse stable. The west section is a one-and-one-half story timber framed structure resting on a stone foundation with wood clapboard siding and a recently installed standing seam metal gable roof which, based on historic photographs, replaced wood shingles. There is a wide sliding door in the center of the west façade, flanked by a window opening on each side, while the south façade has two windows and access to the loft. The east section of the livestock barn is also one-and-one-half stories, with clapboard siding and a stone foundation. The ground floor retains its original animal stalls. The upper floor was used as living quarters; a hipped roof dormer provided light and ventilation, an interior brick chimney gave warmth, and there are traces of an outdoor set of stairs on the east façade which formerly led to this space. There is a one-story addition to the north side of the livestock barn clad in wood novelty siding that has a gable roof with exposed rafter ends; this addition appears to date to the early to mid-twentieth century.

The late nineteenth or early twentieth century rectangular wood framed and clapboard sided outbuilding oriented north-south standing south of the livestock barn was used as an ice house and tool shed.[7] Farther south (closest to the house) is the play house, later used as a wash house. This one-story rectangular building has a hipped roof with carved rafter tails and carved porch roof brackets and sits on a post and stone foundation. The original blueprint for the play house building as designed in the early twentieth century by the

[5] W.L. Woollett and J.W. Woollett, First Fl. Plan and Second Fl. Plan, Collection of CBM Farm, Rensselaerville, New York.
[6] Marcello Iaia, "Conkling's Heirs Renew His Historic Home," *The Altamont Enterprise*, April 24, 2014.
[7] John Eldridge, personal communication, August 1, 2014.

Woollett brothers shows two elevations and plan for a kitchen, living room with fireplace, and porch.[8] However, the window and door openings were modified, including the addition of a large opening in the middle of the south façade accessed through a two-panel wood gate. The livestock barn, ice house, and play house (then identified as the laundry house) are described in a 1950 property appraisal.[9] Finally, there are four non-contributing wood framed agricultural outbuildings (two to the east and one just northeast of the large livestock barn, the other approximately 250 feet to the north) that post-date 1957.

The landscape retains features associated with nineteenth century agriculture including old apple trees and former farm fields delineated by mature hedgerows, as well as elements of an early twentieth century design. The house lot at the southern end of the tract was formally landscaped during the first half of the twentieth century according to a plan drawn by Edith Ripley Kennaday for Elizabeth Huyck Eldridge.[10] Several features illustrated on this blueprint are extant, including the field stone wall with built-in concrete and stone benches that separates the house lot, play house, and ice house from the remaining outbuildings and agricultural lot, the driveway that leads north from Albany Hill Road, curves to the west around the rear of the play house, and loops around the livestock barn through two openings in the stone wall, the slate walkway to the front door of the house flanked by six lilac bushes, mature trees and the stone wall along Albany Hill Road, foundation plantings around the play house and a group of trees to the west-northwest, and both hardscape and plant remains of the Sunken Garden at the southwest corner of the property (stone walls, salvaged millstones used as stairs, yew trees). Features no long evident on the ground include a clay tennis court, a vegetable garden, a large patio to the west and foundation plantings all around the main house.

[8] W.L. Woollett and J.W. Woollett, ¼" Scale Drawings for Play House, Mrs. Louis Eldridge, Rensselaerville, N.Y. Collection of CBM Farm, Rensselaerville, New York.

[9] J. Ainsworth Scott, Property Appraisal in the Matter of the Estate of Elizabeth H. Eldridge, May 31, 1950, Collection of John Eldridge, Lake Placid, New York.

[10] Edith Ripley Kennaday, Detail Plan for Planting on Property of Mrs. Lewis Eldridge, Collection of CBM Farm, Rensselaerville, New York.

## 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.)

- [x] 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.
- [x] 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

### Period of Significance

1806-1950

### Significant Dates

1806; 1906; ca. 1920

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Russ, Ephraim; architect-builder (1806 section)
Woollett & Woollett (1906 addition)

### Period of Significance (justification)

The period of significance, 1806-1950, begins with the construction of the earliest section of the house and ends at 1950, at which time Elizabeth Eldridge died at age 81, after which time the property passed through a number of owners after the estate was settled in 1957.

### Criteria Considerations (explanation, if necessary)

N/A

**Statement of Significance Summary Paragraph**

The Conkling-Boardman-Eldridge Farm is locally significant under Criterion A for its association with agricultural development in the Town of Rensselaerville, Albany County, New York. The property reflects economic and social changes over time, from its establishment by one of the community's founding families in the early nineteenth century while under the feudal patroon system, to its function as an independent working farm during the second half of the nineteenth century following the Anti-Rent War, through its evolution into a "gentleman's farm" by the beginning of the twentieth century. The nomination boundaries take in the original farmhouse, several outbuildings, and roughly the entire acreage of the original farm. Numerous landscape features document its agricultural use over time and the remains of a designed garden represent its recreational history in the twentieth century. The house is also significant under Criterion C as a fine example of early nineteenth century Federal-style architecture and the work of locally prominent builder Ephraim Russ, with sympathetic Colonial Revival style additions made in the early twentieth century by W.L. and J.W. Woollett of Albany. As a whole, the nominated farm represents about 150 years of use by the same family, embodying the major themes that characterized Rensselaerville's history.

---

**Narrative Statement of Significance**

*Early History of Rensselaerville*[11]

Prior to the American Revolution the area later incorporated as the Town of Rensselaerville was a largely unsettled part of the Manor of Rensselaerswyck, one of several patroonships granted by the Dutch West India Company in 1630 and confirmed by English grants to the Van Rensselaer family during the late seventeenth century. Rensselaerswyck encompassed thousands of acres both west and east of the Hudson River, including most of what are now Albany and Rensselaer counties, along with parts of Columbia and Greene counties.

Although Rensselaerswyck was among the most successful of the manors established by the West India Company, much of the tract was relatively unproductive until the last patroon, Stephen Van Rensselaer III, came of age in 1785 and engaged in settling the more remote parts of the manor, including Rensselaerville. Soon after, Van Rensselaer commissioned a survey of his holdings, and the portion in what is now southwestern Albany County was divided into 160-acre lots on a 1787 survey map drawn by William Cockburn. In order to entice settlers to these newly established lots, Van Rensselaer offered free use of the land for seven years, after which perpetual leases were made in exchange for annual payments of goods or services. In the manor system, the patroon had nearly complete authority, establishing laws, villages, and even churches, with near exclusive rights to natural resources such as fur and timber.[12]

There were several individuals living on the manor in the vicinity of Rensselaerville prior to the 1787 survey, with small houses scattered among the hilltops. The earliest documented settler in the hamlet was Samuel Jenkins, who arrived in 1788 from West Stockbridge, Massachusetts, and established a grist mill on Ten Mile Creek the following year. The Town of Rensselaerville was formally organized in 1790, and settlement increased markedly during the next decade, with most families coming from southern New England and eastern Long Island, New York. Farms were cleared, and hemlock forests yielded bark necessary for leather making, leading to the establishment of several tanneries in and around the growing hamlet of Rensselaerville.

Economic development was spurred by the construction of the Delaware Turnpike from Albany in 1805, and the hamlet became a convenient stagecoach stop with a number of shops and stores in addition to the mills on Ten Mile Creek. By around 1840, Rensselaerville reached its peak, with between 700 and one thousand

---

[11]Norman W. Faulk, "Chapter XIX, Town of Rensselaerville," pp. 461-472 in *Landmarks of Albany County New York* by Amasa J. Parker (Syracuse: D. Mason & Company, 1897); Torrance, *Old Rensselaerville*; Harriet Jenkins Washbon, *Rensselaerville: Reminiscences and Rhymes* (Albany: Charles Van Benthuysen & Sons, 1890).

[12]David Maldwyn Ellis, *Landlords and Farmers in the Hudson-Mohawk Region, 1790-1850* (Ithaca: Cornell University Press, 1946).

residents, eight schools, three clergymen, three lawyers, four doctors, 16 merchants and grocers, hotel keepers, a tanner, a hatter, and several mechanics and farmers.[13] In 1842, the standing Presbyterian Church was built, joining the Episcopal Church (1814), the first village Baptist Meetinghouse (1836), and the Methodist Church (1839); all four were designed and constructed by Ephraim Russ, architect-builder of the 1806 core of the Conkling-Boardman-Eldridge House, as well as several other prominent houses in the hamlet.

Rensselaerville prospered through much of the first half of the nineteenth century. However, its regional importance as a business hub declined after 1850 with the coming of railroads and canals which bypassed the hamlet. This, together with the depletion of local hemlock (and associated demise of the tanning industry) and a decline in farming, led to a decrease in population during the late nineteenth century. Rensselaerville was also affected by the Anti-Rent War (sometimes called the Helderberg War), the tenants' revolt that began with the death of Stephen Van Rensselaer III in 1839. Van Rensselaer's will called for the collection of back rents to pay the patroon's debt. The Anti-Rent movement, centered in the hill towns of rural Albany County, gained momentum in the 1840s and was marked by skirmishes between tenants and agents for the landlords. It ended in the 1850s when the Van Rensselaer heirs sold the last of their lands in upstate New York, following the New York Constitutional Convention of 1846 that abolished the perpetual leases which had characterized the Colonial patroon system. While the Anti-Rent War brought little actual violence to the hamlet of Rensselaerville, as occurred elsewhere in the region, repercussions were felt through economic decline. Writing in 1873, resident Harriet Jenkins Washbon opined that the unrest had "put our country back" and had "cost, in time and money, enough to cross and re-cross our town with railroads."[14] Those railroads were never built, though, and lack of transportation hindered Rensselaerville's participation in a market economy but preserved its rural character. By the turn of the twentieth century, Rensselaerville had evolved into a summer community and residential retreat, primarily for Albany families and commuters.

*Ownership Chronology*

Daniel Conklin (1737-1816), the progenitor of the Conklin/Conkling[15] family in Rensselaerville and American Revolution veteran, was born March 11, 1737 in East Hampton on the east end of Long Island. He married the first of his three wives, Abigail Parsons, of East Hampton (~1740-1784), and they had five children survive into adulthood. Following his first wife's death, Daniel married Hannah Hutchinson (1754-1795) in Southold, Suffolk County, with whom he had three more children. After Hannah died in Rensselaerville following the birth of their third child, Daniel married her sister, Deborah Hutchinson, of Southold; there were no children born of this marriage. Based on documents such as census and tax records, it appears that Daniel traveled between rural Albany County and Long Island for much of his adult life; he died in Rensselaerville on September 25, 1816.[16]

Daniel Conklin Jr. (1765-1833) was Daniel and Abigail's oldest child, born on July 19, 1765 in East Hampton. Daniel Jr. and his brother Josiah were the first of the Conklin family to settle in Rensselaerville and were indeed among the earliest settlers of the community: they arrived in 1792, at first staying in the village with Reuben King.[17] Daniel Jr. married Isabella Lusk (1771-1846) of Stockbridge, Massachusetts in 1791, and together they had ten children survive into adulthood, all of whom were born and died in Rensselaerville. It was for Daniel

[13]John Disturnell, *A Gazetteer of the State of New York* (Albany: J.Disturnell, 1842), p. 53.

[14]Washbon, *Rensselaerville: Reminiscences*, pp. 60-61.

[15]Note that public documents (including local tax and Federal census records) prior to 1850 spell the surname as "Conklin," though descendants of the Rensselaerville family use "Conkling."

[16]Jeanette Edwards Rattray, *East Hampton History, Including Genealogies of Early Families* (East Hampton: Rattray, 1953), p. 251; David and Almira Ann Conkling Family Bible, Albany Institute of History and Art, Albany, New York, transcribed by Honor Conklin, http://archiver.rootsweb.ancestry.com/th/read/CONKLIN/2005-05/1115644148 (January 30, 2015).

[17]Washbon, *Rensselaerville: Reminiscences*.

Jr. and Isabella that the house on Albany Hill Road was built in 1806. Several of their children attended the Litchfield Female Academy, Litchfield Law School, and Union College, alluding to the relatively high social standing of Daniel Jr. and Isabella's family. [18]

Father Daniel and son Daniel Jr. both acquired land leases from Stephen Van Rensselaer III on May 28, 1798, with Daniel Jr. becoming the legal tenant of Lot 269 and Daniel on adjacent Lot 270 (Daniel Jr. later added the west half of Lot 245 in 1812).[19] It is not known where the Conklin families lived prior to 1806, though it is possible that they had homes on Albany Hill Road on or near the site of the extant house. In 1800 Daniel Jr.'s household consisted of himself, Isabella, five boys under 16 years old, three men between 16 and 26 years, one girl under 10 years, one woman between 16 and 26 years, and one "free person" of color.[20] According to town tax assessment rolls from 1800, Daniel Jr. possessed real estate of house and lot worth $1680, and a personal estate of $150, both considerably more than most of his neighbors. [21] At least part of his wealth likely came from the tannery he established, along with a boot and shoe manufactory. The large tannery was located on Ten Mile Creek just below Rensselaerville and employed many local men. It is possible that hemlock bark to supply the tannery was harvested from areas of the Conklin family Lots 269 and 270; there are extant stands of hemlock on the property today, found mostly on steep slopes facing west and north. Tannery operations continued in the years following Daniel Jr.'s death under the leadership of his sons, Daniel T., Gurdon, and David, until it was destroyed by fire and the local supply of hemlock was too low to justify rebuilding.[22]

The house on Albany Hill Road was standing at the time of the 1810 Federal census. Daniel Jr.'s household had grown larger, with 23 individuals counted in his household (for comparison, his father, Daniel, and brother Josiah, both living nearby, each had seven members in their households). In 1810, Daniel Jr.'s household consisted of himself, Isabella, eight boys under 16 years old, eight young men between 16 and 26, one girl under 10 years, three young women between 16 and 26 years, and one slave.[23] The relatively large number of young men and women ages 16 to 26 is notable, as only two of those 11 individuals were Daniel Jr.'s own children. The remainder (along with the person counted as a slave) may have been servants, farm laborers, or tannery workers. In any case, it is unlikely all 23 individuals lived in the four-room core of the 1806 Conkling-Boardman-Eldridge House. It is possible that there was another house on the property in 1810, perhaps a building where Daniel Jr.'s family lived prior to 1806. Alternatively, it is possible that the 1806 house was larger than the surviving core, perhaps with a kitchen ell as was typical for the period.

The presence of an African-American individual at the Albany Hill Road farm as recorded by the 1800, 1810, and 1830 censuses is notable. Local histories of Rensselaerville,[24] like those written for much of New York before the late twentieth century, neglect to describe the role of slavery and African-American families in early community development. The numbers of free and enslaved African-Americans were relatively small in Rensselaerville during the decades following passage of the first Gradual Abolition state law in 1799, especially

---

[18]Litchfield Historical Society, The Ledger: A Database of Students of the Litchfield Law School and the Litchfield Female Academy, http://www.litchfieldhistoricalsociety.org/ledger (January 30, 2015).

[19]Faulk, "Chapter XIX, Town of Rensselaerville," p. 471.

[20]United States Bureau of the Census, Population Schedules of the Second Census of the United States, 1800, New York (Washington DC: National Archives Microfilm M-32, Roll 22), p. 82.

[21]Ancestry.com, *New York, Tax Assessment Rolls of Real and Personal Estates, 1799-1804* (database on-line) (Provo, Utah: Ancestry.com Operations, Inc., 2014).

[22]Faulk, "Chapter XIX, Town of Rensselaerville," p. 464; Washbon, *Rensselaerville: Reminiscences*; note no specific dates of tannery operation were identified in local histories.

[23]United States Bureau of the Census, Population Schedules of the Third Census of the United States, 1810, New York (Washington DC: National Archives Microfilm M-252, Roll 26), p. 75.

[24]E.g., Faulk, "Chapter XIX, Town of Rensselaerville;" Torrance, *Old Rensselaerville*; and Washbon, *Rensselaerville: Reminiscences*.

when compared with the city of Albany.[25] For example, of the 5,928 individuals recorded by the 1810 census for the entire township, just 18 are identified as "other free persons, except Indians, not taxed" and 21 as "slaves" (all 39 lived in households headed by white males).[26] Their life stories are virtually unknown, but future research could shed light on African-American history in rural areas of what was the Manor of Rensselaerswyck.

A large household at the Albany Hill Road farm is again enumerated on the 1820 Federal census, when 20 people were counted in Daniel Jr.'s household, including three young men and two young women in the 16 to 26 years old group who were not his own children.[27] That agriculture and particularly the tannery business were both important economic pursuits is suggested by the occupations of all nine men older than 16 years: two were "engaged in agriculture," and seven were "engaged in manufactures." By the time of the 1830 census, however, the household population had dropped to just eight members (including a "free colored" young man, possibly a farm laborer), in keeping with neighboring household sizes.[28] By 1830, most of Daniel Jr.'s and Isabella's children had reached age 20 and left home to start their own families.

Daniel Conklin Jr. died in Rensselaerville on January 27, 1833, and his son David (1806-1881) became the next head of household for the Albany Hill Road farm. Documents from the period of David's tenure suggest that the tannery no longer contributed to the household's income from around 1840 onwards. For example, the 1840 Federal census identifies David as a farmer and head of a household of just five individuals (including David's first wife Almira Ann Watson [1810-1865] and three young children).[29] This census record marks the lowest number of people living at the house during the Conklin period; notably, it occurred during the Anti-Rent War. While other factors may have contributed to the apparent decline of the farm, it is likely that the uncertainty over land ownership and payment of back taxes discouraged David Conklin from making investments into the property, and rather than hiring farm laborers he managed the property alone.

This situation seemingly changed by 1850, when the Federal census once more enumerated farm workers outside the nuclear family in association with the Albany Hill Road property. Here, farmer David Conkling is listed with his wife and five children between the ages of nearly one and 18 (with the oldest son, David W., also identified as a farmer), along with three adult males (all working on the farm: Rufus Watson [probably David Conkling's brother-in-law], Richard Tallman, and M [illegible] Wilsey) and two young women (Mary Tallman and Hannah Lovel).[30] Note that the 1850 census is among the earliest document to use the surname "Conkling" rather than the original "Conklin."

Records suggest the farm thrived during the third quarter of the nineteenth century. It was substantially larger and worth more ($6000 in 1850, $8000 in 1860, and $13,000 in 1870) than neighboring farms, though in terms of agricultural products the Conkling farm was typical for the region. The 1860 and 1870 Federal census non-population schedules provide the farm's inventory of livestock (horses, oxen, milk cows, other cattle, swine, and a flock of sheep), crops grown (rye, corn, oats, barley, buckwheat, potatoes, peas, beans, hay), and products (butter, and especially wool). The 1870 schedule records that 240 of the 290 acres comprising the farm were cleared.[31] This parcel approximates the 297 acre tract delineated on modern tax maps and included in this nomination.

---

[25]Oscar Williams, "Slavery in Albany," *Afro-Americans in New York Life and History* 34, 2 (2010):154-168.
[26]United States Bureau of the Census, Population Schedules of the Third Census, New York, 1810, p. 87.
[27]Ibid, 1820, p. 34.
[28]Ibid, 1830, pp. 861-862.
[29]Ibid, 1840, pp. 282-283.
[30]Ibid, 1850, p. 707.
[31]New York State, Non-population Census Schedules for New York, 1850-1880.

By the time of the 1870 Federal census, ownership of the farm was in transition. Charles Boardman was then farming the property as head of the household, though David Conkling was also residing there as a "retired farmer." Both men are listed as farmers in an 1870 business directory.[32] Rensselaerville native Charles Boardman became David Conkling's son-in-law after his marriage to David and Almira's daughter Mary S. Conkling in 1867.[33]

A major product of the Conkling-Boardman farm, wool, was most likely destined for the Rensselaerville Woolen Mill on Ten Mile Creek just west of the hamlet. This business was opened in 1860 by Henry Waterbury, when he purchased the old "Upper Mill," which originally served as a flour mill, then a fulling mill, and finally a woolen mill by 1854. Around 1870, Waterbury and Francis Conkling Huyck formed a partnership to manufacture papermakers' felts at the woolen mill, only the fourth such felting company established in the United States. This partnership was dissolved in 1878, and the felting mill closed.[34] Francis Conkling Huyck then opened Kenwood Mills on the Hudson River south of Albany, but continued to make Rensselaerville his summer home.

The closing of the Rensselaerville Woolen Mill in 1878, along with David Conkling's death in 1881, likely contributed to the end of active farming on the Albany Hill Road property. The Boardman family moved to Buffalo in the early 1890s; they are listed on the 1892 New York State census in that city's 22nd Ward (Chas., then working as a cashier at the U.S. Customs House, Mary, and their children William C., Chas. S., Augusta, and Mary C.).[35] Some ties with Rensselaerville were maintained, though, as both Mary S. Conkling Boardman (died 1904) and her daughter Mary Charlotte Boardman (died 1970) are buried in Rensselaerville Cemetery.

The Eldridge family acquired the property after the Boardman family moved to Buffalo and used it as a gentleman's farm and summer home until the mid-twentieth century. Although the farm changed hands, a connection with the Conklin(g) family was retained: Elizabeth Moore Huyck Eldridge was the daughter of Francis Conkling Huyck (the papermakers' felt manufacturer, and first cousin to Mary S. Conkling Boardman), who was in turn the grandson of Daniel Conklin Jr.

Elizabeth and Lewis A. Eldridge of Hempstead, New York were married in August 1898. The Eldridges' primary residence was on Long Island (initially in Hempstead, and later in the fashionable "Gold Coast" community of Great Neck; all five of their children to survive to adulthood were born on Long Island). The Eldridges, specifically Lewis's older brother Roswell and sister-in-law Louise, reigned near the apex of Great Neck society in the 1920s.[36] Both Lewis and Roswell Eldridge amassed wealth through involvement in banking and various companies, including the New York and East River Ferry Company, sold at a huge profit before ferries became obsolete.[37]

According to one of Elizabeth and Lewis Eldridge's grandchildren, after Elizabeth was married and had five little children, she wrote to her father Francis Conkling Huyck, expressing a desire to spend the summer in Rensselaerville. In response, "he at once sent me plans for doing over the Conkling house, started work in an

---

[32]Hamilton Child, *Gazetteer and Business Directory of Albany & Schenectady Co., N.Y. for 1870-71*. (Syracuse: The Journal Office, 1870).
[33]David and Almira Ann Conkling Family Bible
[34]Janet Long Haseley, History of the Rensselaerville Grist Mill, http://www.uhls.org/niche/RvGristHist.htm (January 30, 2015).
[35]New York State, 1892 New York State Census (Albany: New York State Archives).
[36]Judith S. Goldstein, *Inventing Great Neck: Jewish Identity and the American Dream* (Piscataway, New Jersey: Rutgers University Press, 2006), p. 49.
[37]The Audit Company of New York, *Directory of Directors in the City of New York, 1911-1912* (Manhattan: The Audit Company of New York, 1911).

incredibly short time, and put a furnace in the house and gave all the workman sweaters so that the work could go forward through the winter."[38]

Significant changes were made to the house and surrounding landscape during Lewis and Elizabeth's period of ownership, when the property was mainly used as a summer country home and gentleman's farm. The 1906 north addition to the main house provided wide porches on the west and east sides for leisure activities, and there were individual bedrooms for the five Eldridge children (Lewis Jr., William, Harry, Francis, and Bessie), as well as separate work areas and quarters for the household staff. The number and roles of this staff fluctuated over time; for example, in 1915 the servants included a governess and nurse for the children, and a cook, waitress, and seamstress for other household needs. By 1925 the children were grown, and the staff consisted of an estate manager, cook, kitchen maid, chamber maid, ladies' maid, parlor maid, and waitress. Several of the servants were immigrants from Ireland, Scotland, and Sweden.[39]

The additions made during the 1920s largely functioned as quiet retreats for Lewis (library, sleeping porch, den),[40] while changes to the property (notably the landscape design featuring the Sunken Garden, and the play house) appear to have been directed by Elizabeth. She continued to spend time in Rensselaerville in the years after Lewis's death in 1930, though even while he was alive the property was known as "the summer home of Mrs. Lewis A. Eldridge."[41] Elizabeth appears to have shared an interest in historic preservation (as practiced in the early twentieth century) with her father and her older brother Edmund Niles Huyck, both of whom purchased and restored several buildings in Rensselaerville.[42] Her house, and particularly its interiors furnished with late eighteenth and early nineteenth century antiques, was featured in the August 1940 volume of *House & Garden* magazine.[43]

Elizabeth Eldridge died in New York City in 1950 at the age of 81 and was buried in the Rensselaerville Cemetery. The Albany Hill Road property had a series of owners after the Eldridge estate was settled in 1957, but by the end of the century the house and property had fallen into disrepair. The Conklin-Boardman-Eldridge house and approximately 300 acres encompassing the historic farm are now owned by CBM Farm LLC, comprised of descendants of the Boardman family. Restoration of the house is nearly complete, and work on the outbuildings is underway as of early 2015.

*Architectural Context*

The architecture of the original 1806 core of the Conkling-Boardman-Eldridge house is closely related to several of Rensselaerville's early buildings. The majority of the buildings in the historic district date to the first half of the nineteenth century, including many fine examples of Federal and Greek Revival-style architecture. Rensselaerville's prosperity during this period is reflected in its architecture, which in turn reflects in large part the vision of the community's architect-builder, Ephraim Russ (1784-1853). In addition to the Conkling-Boardman-Eldridge House, Russ designed all four churches and several significant residences (including the 1809 Stevens House and the 1812 Jenkins House, both built to virtually the same plan as that of the Conkling-Boardman-Eldridge House) in the historic district.

---

[38]Betsy Campbell, personal communication, March 10, 2015.

[39]New York State, Population Census Schedules, 1915; Election District: 18, Assembly District: 01, City: Hempstead, County: Nassau (Albany: New York State Archives), p. 3; Population Census Schedules, 1925; Election District: 23, Assembly District: 01, City: Hempstead, County: Nassau (Albany: New York State Archives), p. 9.

[40]John Eldridge, personal communication, August 1, 2014.

[41]Keller, "Rensselaerville, An Old Village of the Helderbergs," p. 8.

[42]John K. Elberfeld and Jane B. McLean, *Images of America: Helderberg Hilltowns* (Charleston, South Carolina: Arcadia Publishing, 2012), pp. 33-36.

[43]Walter D. Edmonds, "The Mohawk Valley." *House & Garden* 78, August (1940): pp. 22-23.

Unfortunately, relatively little is known about Russ's life and activities, though it is clear that as an architect and builder he relied upon contemporary pattern books, such as those by Asher Benjamin (particularly Benjamin's *The Country Builder's Assistant*, from 1797). The Conkling-Boardman-Eldridge house is significant as Russ's first known commission, marking the start of a lengthy career that spanned several decades (1806 to 1843) and two major architectural styles (Federal to Greek Revival).[44] The house that Russ built for Daniel Conklin Jr. was a regional interpretation of the architectural fashion of the period and thus it provided a model for subsequent buildings as Rensselaerville prospered during the first half of the nineteenth century.

The Federal style of Russ's house for the Conklin family was complemented by the Colonial Revival style additions made during Elizabeth Eldridge's tenure. Although the Eldridges hired the prestigious architectural firm of Delano and Aldrich to make alterations to their Great Neck estate "Redcote" (demolished), they chose the local firm of W.L. and J.W. Woollett for their Rensselaerville property.[45] Brothers William Lee and John W. were the third generation of Woollett architects in Albany; together they designed several prominent buildings in the Capital Region, including the Caldwell Apartments and Rensselaer Hotel in Troy. William L. Woollett moved to California in 1909 (followed soon thereafter by his brother John, who later served as California State Architect), where he became well-known for his Art Deco theatres in Los Angeles.[46]

In summary, the architecture and history of the Conkling-Boardman-Eldridge Farm illustrate changing trends in land use in Rensselaerville and the Helderberg Hills from Euro-American (and, as suggested by census documents, African-American) settlement after the American Revolution through the first half of the twentieth century. During this period, the property was associated with Daniel Conklin Jr. and his descendants. The house was built and a farm established while the land was held under the patroon system, but Daniel Jr.'s family appears to have prospered, probably due to the success of his tanning business that relied on nearby natural resources (hemlock trees and freshwater streams) and local labor. The 1806 house likely replaced an earlier building on or near the Albany Hill Road lot, and the decision to hire Ephraim Russ (as well as to give Russ a free hand in designing the home in the fashionable Federal style) may have been a way for Daniel Jr. to assert his family's social standing in the community. The farm prospered during the mid-nineteenth century under the leadership of David Conkling, then his son-in-law Charles Boardman, when most of the property's acreage was in active use for growing a number of crops and as pasturage. By the close of the century, though, the property ceased to be used as a working farm and was instead transformed into a gentleman's farm and gracious summer home with substantial Colonial Revival style additions to accommodate leisure and service staff activities under the direction of Elizabeth Huyck Eldridge, Daniel Conklin Jr.'s great-granddaughter.

The Conkling-Boardman-Eldridge Farm is an important landmark in southern Albany County. It documents some of the most important themes in local history and represents one family's relationship with the land over 150 years. It retains features from every period of its history and includes an outstanding example of early nineteenth century Federal style architecture by a well-known local architect.

---

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

N/A

---

[44]Keller, "Rensselaerville: An Old Village of the Helderbergs;" Carol J. Droessler, Architecture of Ephraim Russ (Rensselaerville, New York: Natural Sciences Institute, 1967).

[45]Goldstein, *Inventing Great Neck*, p. 54.

[46]Cornelia Brooke Gilder and Walter Richard Wheeler, "The Woolletts," pp. 8-11 in *Architects in Albany* by Diana S. Waite (Albany: Mount Ida Press and Historic Albany Foundation, 2009 [revised edition]).

## 9. Major Bibliographical References

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

Albany Institute of History and Art. David and Almira Ann Conklin Family Bible. Transcribed by Honor Conklin, http://archiver.rootsweb.ancestry.com/th/read/CONKLIN/2005-05/1115644148 (January 30, 2015).

Audit Company of New York. *Directory of Directors in the City of New York, 1911-1912*. Manhattan: The Audit Company of New York, 1911.

Botch, Judith. Rensselaerville Historic District. Washington DC: National Park Service, National Register of Historic Places, 1983.

Child, Hamilton. *Gazetteer and Business Directory of Albany & Schenectady Co., N.Y. for 1870-71*. Syracuse: The Journal Office, 1870.

Disturnell, John. *A Gazetteer of the State of New York*. Albany: J. Disturnell, 1842.

Droessler, Carol J. *Architecture of Ephraim Russ*. Rensselaerville, New York: Natural Sciences Institute, 1967.

Edmonds, Walter D. "The Mohawk Valley." *House & Garden* 78 (August 1940): 13-50.

Elberfield, John K. and Jane B. McLean. *Images of America: Helderberg Hilltowns*. Charleston, South Carolina: Arcadia Publishing, 2012.

Ellis, David Maldwyn. *Landlords and Farmers in the Hudson-Mohawk Region, 1790-1850*. Ithaca: Cornell University Press, 1946.

Faulk, Norman F. "Chapter XIX, Town of Rensselaerville," pp. 461-472 in *Landmarks of Albany County New York,* Amasa J. Parker, ed. Syracuse: D. Mason & Company, 1897.

Gilder, Cornelia Brooke and Walter Richard Wheeler. "The Woolletts," pp. 8-11 in *Architects in Albany* edited by Diana S. Waite. Albany: Mount Ida Press and Historic Albany Foundation, revised edition 2009.

Goldstein, Judith S. *Inventing Great Neck: Jewish Identity and the American Dream*. Piscataway, New Jersey: Rutgers University Press, 2006.

Haseley, Janet Long. *History of the Rensselaerville Grist Mill (Adapted from a 1965 Paper by Joseph Civalier of the Natural Sciences Institute)*, http://www.uhls.org/niche/RvGristHist.htm (January 30, 2015).

Iaia, Marcello. "Conkling's Heirs Renew His Historic Home," *The Altamont Enterprise*, April 24, 2014.

Keller, William A. "Rensselaerville: An Old Village of the Helderbergs," *The White Pine Series of Architectural Monographs*, Volume X, No. 4. New York: The Marchbanks Press, 1924.

Kennaday, Edith Ripley. Detail Plan for Planting on Property of Mrs. Lewis Eldridge, Conkling Farm, Rensselaerville, N.Y. Collection of CBM Farm, Rensselaerville, New York.

Litchfield Historical Society. *The Ledger: A Database of Students of the Litchfield Law School and the Litchfield Female Academy*, http://www.litchfieldhistoricalsociety.org/ledger (January 30, 2015).

*New York, Tax Assessment Rolls of Real and Personal Estates, 1799-1804* (database on-line). Provo, Utah: Ancestry.com Operations, Inc., 2014. Ancestry.com.

New York State. Non-population Census Schedules for New York, 1850-1880; 1860 Rensselaerville. Albany: New York State Library Microfilm A10 Roll 10.

New York State. Non-population Census Schedules for New York, 1850-1880; 1870 Rensselaerville. Albany: New York State Library Microfilm A20 Roll 20.

New York State. Population Census Schedules, 1915; Election District: 18, Assembly District: 01, City: Hempstead, County: Nassau. Albany: New York State Archives.

New York State. Population Census Schedules, 1925; Election District: 23, Assembly District: 01, City: Hempstead, County: Nassau. Albany: New York State Archives.

Rattray, Jeanette Edwards. *East Hampton History, Including Genealogies of Early Families*. East Hampton, New York: Rattray, 1953.

Rensselaerville Historical Society. *Daniel Conkling House*, http://www.albanyhilltowns.com/mediawiki/index.php?title=Daniel_Conkling_House .

Scott, J. Ainsworth. Property Appraisal in the Matter of the Estate of Elizabeth H. Eldridge, State of New York, City and County of Albany, May 31, 1950. Collection of John Eldridge, Lake Placid, New York.

Torrance, Mary Fisher. *The Story of Old Rensselaerville*. New York: Privately Printed, 1939.

United States Bureau of the Census. Population Schedules of the Second Census of the United States, 1800, New York. Washington DC: National Archives Microfilm M-32, Roll 22.

United States Bureau of the Census. Population Schedules of the Third Census of the United States, 1810, New York. Washington DC: National Archives Microfilm M-252, Roll 26.

United States Bureau of the Census. Population Schedules of the Fourth Census of the United States, 1820, New York. Washington DC: National Archives Microfilm M-33, Roll 63.

United States Bureau of the Census. Population Schedules of the Fifth Census of the United States, 1830, New York. Washington DC: National Archives Microfilm M-19, Roll 84.

United States Bureau of the Census. Population Schedules of the Sixth Census of the United States, 1840, Albany County, New York. Washington DC: National Archives Microfilm (illegible), Roll 263.

United States Bureau of the Census. Population Schedules of the Seventh Census of the United States, 1850, Albany County, New York. Washington DC: National Archives Roll 497.

Washbon, Harriet Jenkins. *Rensselaerville: Reminiscences and Rhymes*. Albany: Charles Van Benthuysen & Sons, 1890.

Williams, Oscar. "Slavery in Albany." *Afro-Americans in New York Life and History* 34, 2 (2010):154-168.

Woollett, W.L. and J.W. Woollett. First Fl. Plan. Collection of CBM Farm, Rensselaerville, New York.

Woollett, W.L. and J.W. Woollett. Second Fl. Plan. Collection of CBM Farm, Rensselaerville, New York.

Woollett, W.L. and J.W. Woollett. ¼" Scale Drawings for Play House, Mrs. Louis Eldridge, Rensselaerville, N.Y. Collection of CBM Farm, Rensselaerville, New York.

**CONKLING-BOARDMAN-ELDRIDGE FARM** — Name of Property

**ALBANY COUNTY, NY** — County and State

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

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

**Primary location of additional data:**

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

## 10. Geographical Data

**Acreage of Property** 300.41
(Do not include previously listed resource acreage.)

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

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| 1 | 18 | 572145 | 4709930 | 5 | 18 | 571511 | 4708189 |
| 2 | 18 | 572342 | 4708848 | 6 | 18 | 571362 | 4708667 |
| 3 | 18 | 572338 | 4707995 | 7 | 18 | 571461 | 4709097 |
| 4 | 18 | 571666 | 4707893 | | | | |

**Verbal Boundary Description** (Describe the boundaries of the property.)
The boundary for this NRHP nomination is shown on the enclosed mapping, drawn at a scale of 1:24,000 and 1: 12,000; all three maps are entitled "Conkling-Boardman-Eldridge Farm, Rensselaerville, Albany Co., NY."

**Boundary Justification** (Explain why the boundaries were selected.)
The boundaries reflect the lot lines of the tract based on modern tax maps, which include land that was historically associated with the property as Lot 269 and part of Lot 270 established by the 1787 survey map drawn by William Cockburn and leased by the Conklin family in the 1790s. It also includes part of Lot 289 to the north, acquired during the nineteenth century. The approximate size of the historic parcel is corroborated by the 1870 Non-population census schedule for New York, where the farm is listed as 290 acres.

## 11. Form Prepared By

name/title Daria E. Merwin
organization NYS Division for Historic Preservation date November 2015
street & number Peebles Island State Park, PO Box 189 telephone (518) 268-2192
city or town Waterford State NY zip code 12188
e-mail Daria.Merwin@parks.ny.gov

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

PHOTOGRAPHS, TIFF format, by Daria E. Merwin, August 2014; original digital files at NYS DHP, Waterford, NY 12188.

0001 The 1806 Federal style core of the house built for Daniel Conklin Jr. by Ephraim Russ; camera facing northwest
0002 1920s library wing (foreground); camera facing east-northeast
0003 West elevation of the Conkling-Boardman-Eldridge House; camera facing east
0004 The main house (right) and outbuildings; camera facing east-northeast
0005 The 1806 center entrance hall and staircase; camera facing north-northwest
0006 Original 1806 composition fireplace surround in the west bedroom; camera facing west
0007 Interior view of the Palladian window; camera facing south
0008 Looking towards the second story hall of the 1906 addition; camera facing north
0009 Interior of the 1920s library wing; camera facing northwest
0010 The nineteenth century livestock barn; camera facing west
0011 The play house (later wash house) with the ice house in the background; camera facing north
0012 Ruins of the Sunken Garden; note old mill stone (center foreground); camera facing south
0013 Stone wall with old agricultural fields and fruit trees beyond; camera facing northwest.

**Property Owner:**

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

name CBM Farm, LLC c/o Stewart C. Myers, President

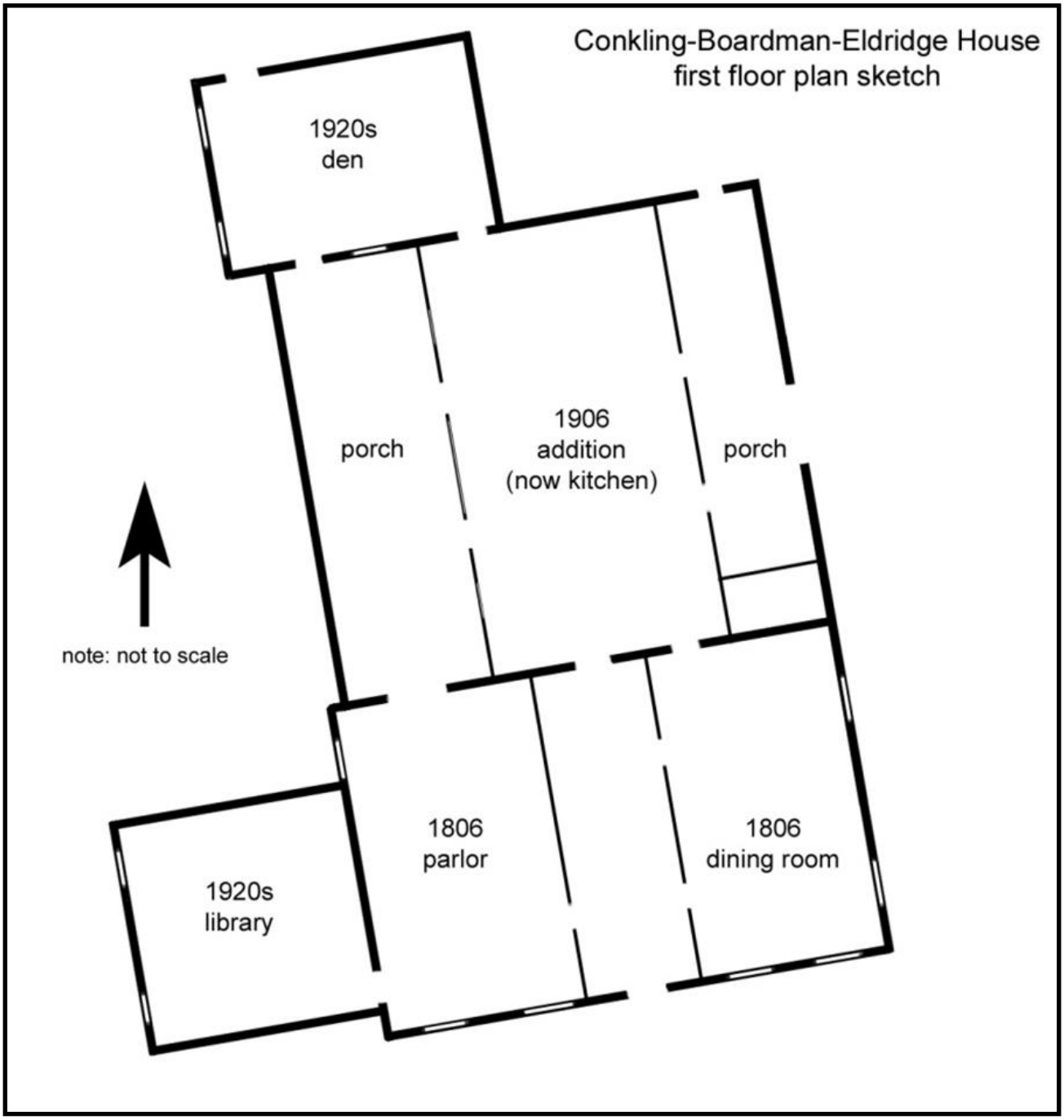
street & number 60 Meriam Street telephone

city or town Lexington state MA zip code 02420

**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.

## APPENDIX

ABOVE, aerial view showing location/interrelationship of the various historic components

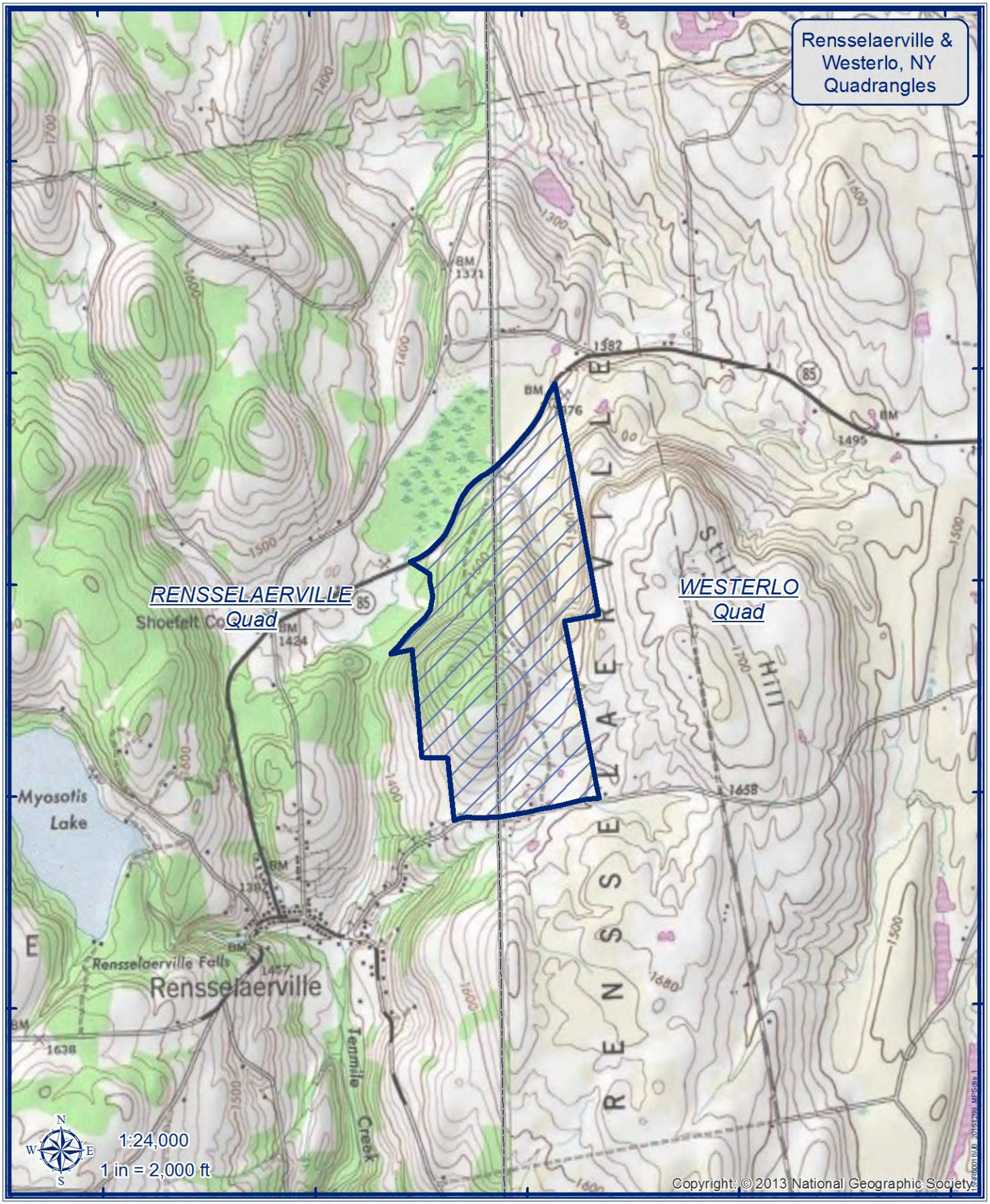



ABOVE, sketch floor plan, first floor (not-to-scale)

Historic photographs courtesy of John Eldridge: ABOVE, view of house showing original 1806 section; BELOW, Elizabeth Eldridge [left] in the Sunken Garden.

Conkling-Boardman-Eldridge Farm
Rensselaerville, Albany Co., NY

*384 Albany Hill Road*
*Rensselaerville, NY 12147*




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

0 650 1,300 2,600 Feet

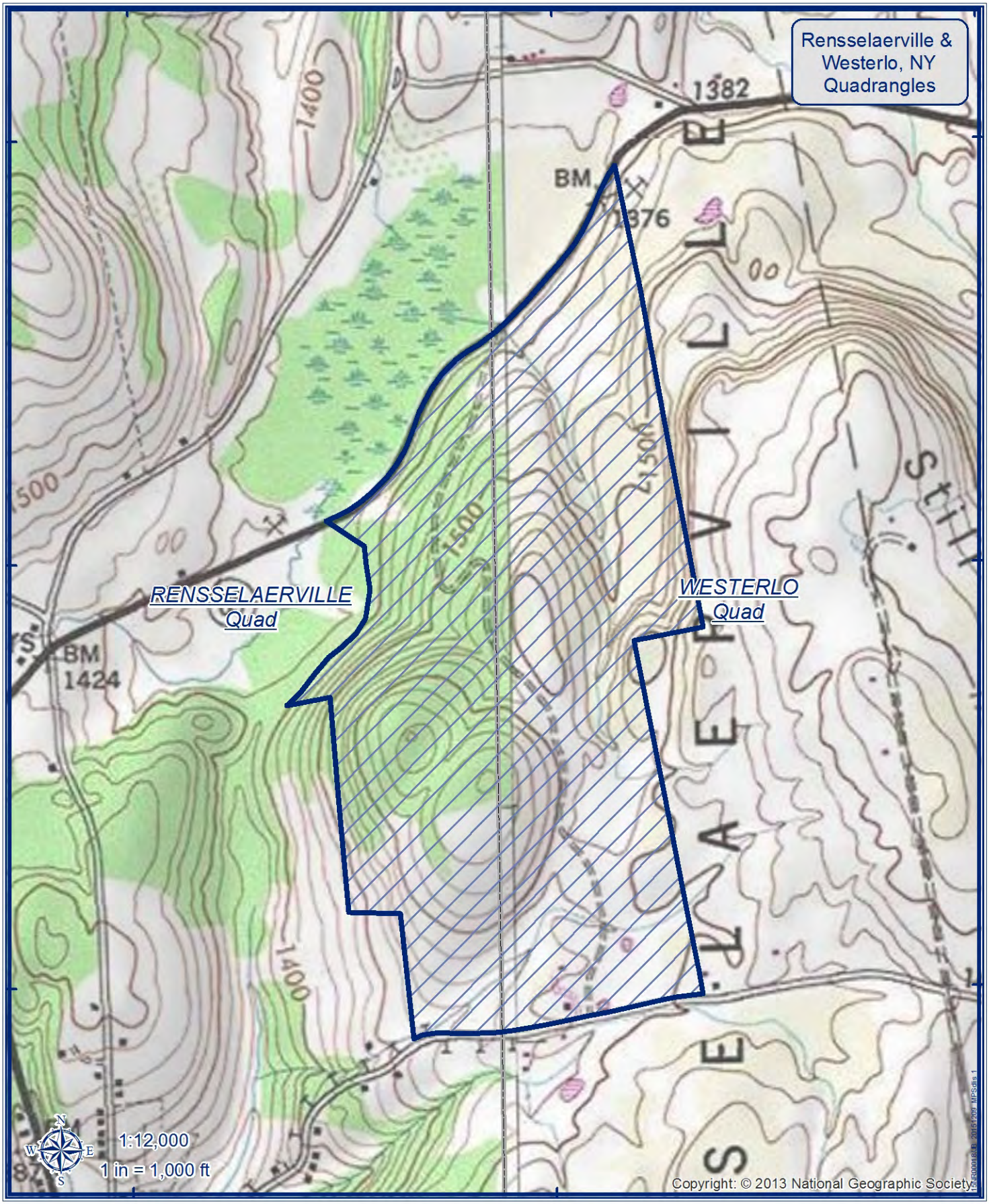
Farm

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation and Historic Preservation

# Conkling-Boardman-Eldridge Farm
Rensselaerville, Albany Co., NY

*384 Albany Hill Road*
*Rensselaerville, NY 12147*




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

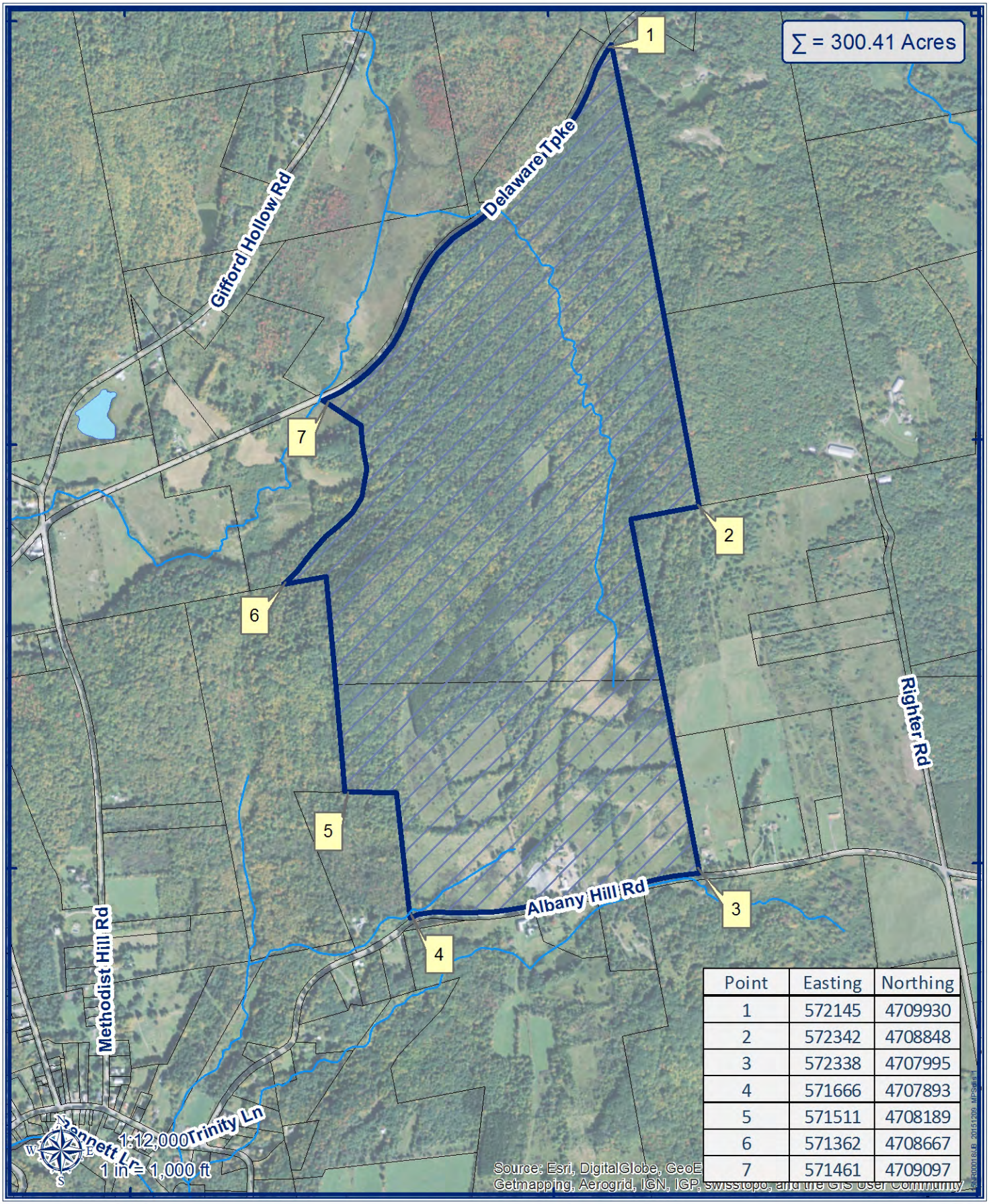
Feet
0 330 660 1,320

Farm

NEW YORK STATE OF OPPORTUNITY.
Parks, Recreation and Historic Preservation

# Conkling-Boardman-Eldridge Farm
Rensselaerville, Albany Co., NY

*384 Albany Hill Road*
*Rensselaerville, NY 12147*




| Point | Easting | Northing |
|---|---|---|
| 1 | 572145 | 4709930 |
| 2 | 572342 | 4708848 |
| 3 | 572338 | 4707995 |
| 4 | 571666 | 4707893 |
| 5 | 571511 | 4708189 |
| 6 | 571362 | 4708667 |
| 7 | 571461 | 4709097 |

4710000
4709000
4708000
571000
572000
573000

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

0 330 660 1,320 Feet

Farm

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation and Historic Preservation