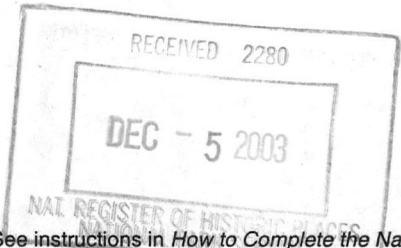


United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Carner, John Jr., House

other names/site number _____

2. Location

street & number 1310 Best Road [N/A] not for publication

city or town East Greenbush [N/A] vicinity

state New York code NY county Rensselaer code 083 zip code 12061

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 as 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 nationally statewide locally. ([] see continuation sheet for additional comments.)

[Handwritten Signature]
Signature of certifying official/Title

Commissioner

[Handwritten Signature]

6/20/03
Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] see continuation sheet
- determined eligible for the National Register
[] see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____

Signature of the Keeper

date of action

[Handwritten Signature]

1-16-04

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

John Carner Jr. House
Rensselaer County, New York

Narrative Description

The John Carner, Jr. house is a Federal period residence with outbuildings located on a ten-acre property in a rural area of the town of East Greenbush, Rensselaer County. Originally a larger working farm, the current property is maintained as a residence with a large hayfield and timber lot. Built c. 1800, remodeled shortly thereafter and again in the 1930s, the house sits approximately 30 feet from Best Road and faces south. Two driveways offer access to the property with one to the east of the house and the other, which leads to the large barn, nearly 100 yards west of the house. Numerous mature trees surround the house and gardens and an orchard are located among the outbuildings. This nomination consists of six contributing buildings.

The residence is of heavy timber frame construction and is two stories above a low stone foundation. It has clapboard siding and a medium-pitched gabled roof clad with asphalt shingles. Rectangular in shape, the main block has a symmetrical five-bay façade and two-bay side elevations. The entrance in the center bay is protected by an open porch with a shed roof supported by slender square posts. The porch is likely a later addition. The door itself is wood with nine panels and is original to the house, as are the pilasters and two-over-two vertical sidelights that flank the door. Above the front porch is a Venetian window with two-over-two narrow sidelights. The eight additional windows on the façade are original and feature lintels with diamond shaped molding and contain six-over-six sash. The four windows on the western elevation and two on the eastern elevation contain six-over-six sash, but do not feature the lintels that are found over those on the façade. On the gable ends in the attic story are two small four-paned windows with louvered openings for ventilation above them. There are also two chimneys in the main block of the house, both of which are interior and located in the gable ends.

Perpendicular to the main block of the house is a two-story wing that contains the kitchen, which is believed to be an earlier structure that was incorporated into the main house shortly after its completion. In connecting the existing structure to the newly constructed one, a slightly gabled roofline was added to bring the two parts together. An interior brick chimney is located on the north end of the kitchen wing. The first story windows contain six-over-six sash, while those on the second story are three-paned horizontal windows located at the frieze level. There is an open porch with modern supports on the eastern elevation of the wing that covers a walkway from the kitchen to an outbuilding, which also allows for entry to the summer kitchen, located off the kitchen, from the outside. A one story enclosed porch was added in the 1930s on the east side of the house.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

John Carner Jr. House
Rensselaer County, New York

Much of the interior retains elements from the original construction, including the center hall floor plan, doors, woodwork, floors, fireplaces and hardware. Evidence that the kitchen pre-dates the main block of the house is found in the exposed beams in the ceiling, the style of the mantle surrounding the fireplace, the doors found in the room, as well as the door hardware. The first floor of the house features a center hall with an open stairway on the west wall. A result of modifications in the 20th century, a full bath, which may be entered from the family room in the rear of the house, occupies space that was originally part of this hall. The dining room, with original fireplace mantel, is located in the western bay of the main block, while the living room, with a c. 1850 Greek Revival mantelpiece, is located in the eastern bay. To the rear of the living room is a family room, off of which the above-mentioned enclosed porch is located. The family room and stairs leading down to the basement are part of the house that was added in order to connect the main block to the pre-existing older structure. Upstairs there are three bedrooms in the main block of the house and a bedroom, closet area and living area above the kitchen. Above the family room, there is a bath with shower and storage area. All rooms in the house feature original wide-board floors.

The largest outbuilding on the property is a large English style three-bay barn, likely dating to the construction of the residence. In addition, there are two smaller barns near the house, a potting shed and corn crib. Reconstruction of a previously existing well house is in progress. Specific dates of construction for the outbuildings are unknown, but believed to be around that of the residence.

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 associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

- 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 of age or achieved significance within the past 50 years

Areas of Significance:

(Enter categories from instructions)

ARCHITECTURE

Period of Significance:

c. 1800 - c. 1930

Significant Dates:

c. 1800

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 Building Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

John Carner Jr. House
Rensselaer County, New York

Narrative Statement of Significance

The John C. Carner, Jr. house is significant in the area of architecture as an intact and distinctive example of a Federal period residence in Rensselaer County. Built c. 1800 for a local farmer, it was expanded shortly thereafter and again in the 1930s. Although no longer part of a large farm, the house retains its original form and many of its original features. It also retains ten acres of farmland, as well as five historic outbuildings. The period of significance of the nomination is from c. 1800 to c. 1930, the date of the last addition to the residence.

The Town of East Greenbush was originally part of the vast Van Rensselaer family land holdings, also known as the Manor Rensselaerwyck. When the Carner family first occupied their land in East Greenbush, they were tenants of Rensselaerwyck. Operated as a vast patroonship from the 17th century through the mid-19th century, residents of this area were leaseholders of their farms, paying a yearly fee of goods and services for the right to farm the land. The Carners were originally such tenants. According to records of the Rensselaerwyck District tax list, in 1787 John Carner and his son, Philip, were listed as residents. In 1790, John Carner leased a 317.5 acre farm from the patroonship, where he built his home and carried on work as a farmer and potter. In the early 1800s, his son, John Carner, Jr., constructed the house discussed herein. John Carner the elder's home was destroyed by fire in 1929.

John Carner (spelled Kerner in early records), also known as "Pottebacker," operated a pottery trade in the late 18th century on this location. Born in Germany around 1735, Carner married Susan Hawk in 1759, having settled in this area of present-day Rensselaer County in the 1750s. Clay deposits found in the nearby stream bed of Mill Creek and beneath a swamp located on the original Carner property provide further information as to Carner's vocation. In addition, shards of lead-glazed earthenware were found in the vegetable garden of the house constructed by John Carner, Jr. However, there is no indication as to where the pottery and kiln were located. It is interesting to note that Carner's pottery was one of the two earliest documented (the other operated nearby by his brother, Philip) in Rensselaer County and the existence of subsequent potteries is not evident until 1806.

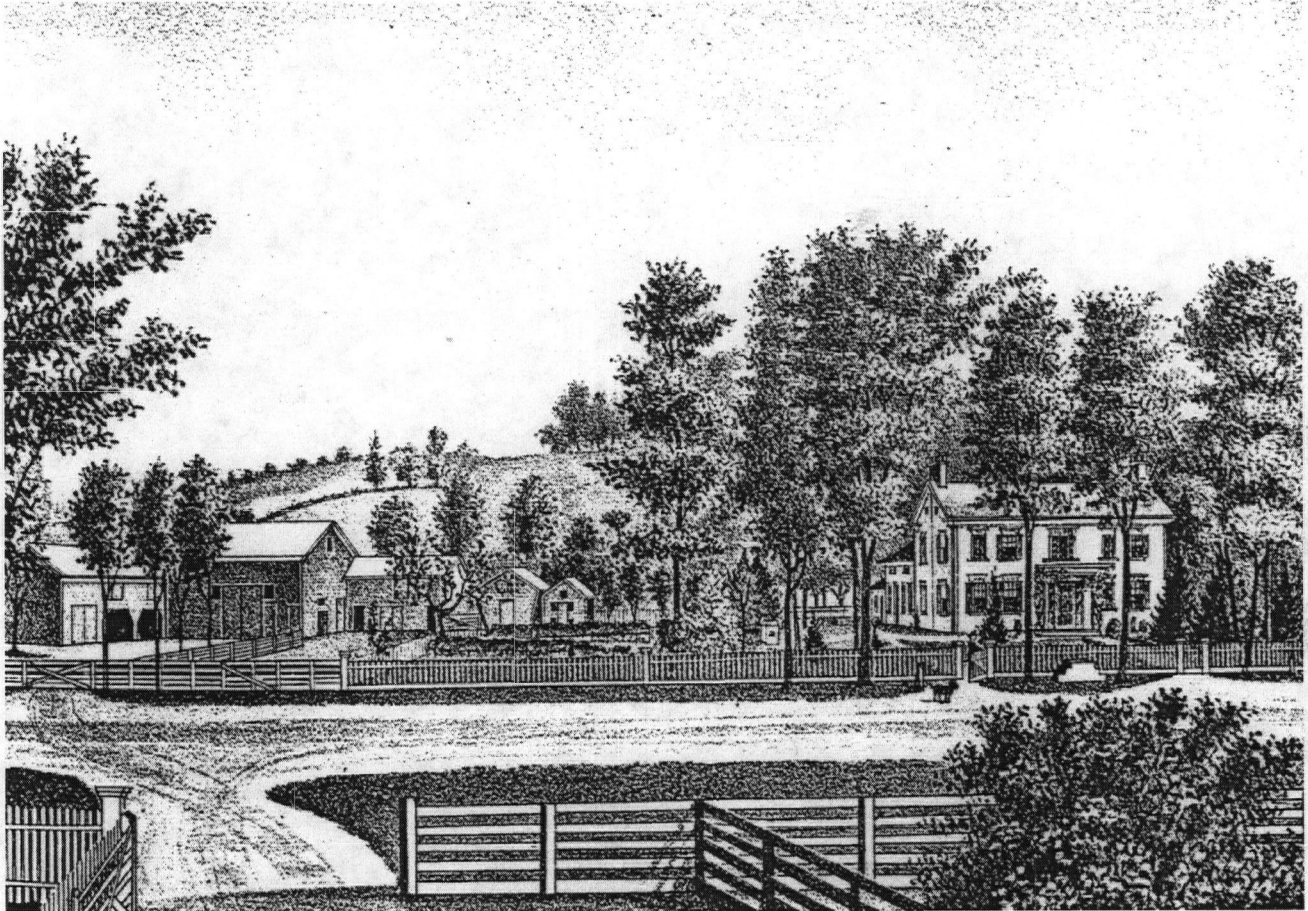
John Carner, Jr. constructed his home across Best Road from that of his father, possibly c.1800. As previously noted, this Federal residence is comprised of at least one earlier structure that existed on the Carner property. Not much is written regarding the life of John Carner, Jr., but upon his passing in 1834, his inventory lists "2 earthen pots" with a value of fifty cents among his belongings. The house stayed in the Carner family for many years, as a grandson, John C. Carner, was the owner of the property in 1881 when it was illustrated in Sylvester's *History of Rensselaer County*.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

John Carner Jr. House
Rensselaer County, New York



1881 illustration of Carner property (from Sylvester's *History of Rensselaer County*).
The carriage barn and shed additions to the main barn are no longer extant.

The John Carner, Jr. House is a distinctive example of Federal period architecture in Rensselaer County. It exhibits the hallmark characteristics of the style, including a five-bay symmetrical form, medium-pitched gable roof, inside end chimneys, shallow boxed cornice, central entrance with narrow pilasters and sidelights, and architectural window surrounds with shelf lintels and geometric moldings. The house is part of a small group of somewhat more sophisticated houses in the county as opposed to the more common one-an-one-half story form with simpler decoration. The house reflects the relative prosperity of the Carner family, who may have settled on this leased land before the American Revolution.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

John Carner Jr. House
Rensselaer County, New York

According to Sylvester's book, John C. Carner was born January 6, 1805 on the Carner farm to Christopher and Maria Carner. In 1836, he married Sarah Maria Best, also of East Greenbush, and they had two living children in 1881. The Carners were members of the Dutch Reformed Church and Mr. Carner was a member of the Democratic Party. Through information found in the 1855 New York State Census for the Town of East Greenbush, one can discern that Carner was a somewhat wealthy farmer. According to this information, the Carner residence was valued at \$4,000, while most of the other houses in the town of frame construction were valued between \$500 and \$1,000. In 1855, Carner and his wife shared their home with two daughters, Mary and Cornelia, as well as his mother, Mary, a widow, two servants from Ireland and a farm laborer from England.

1855 New York State Census, Town of East Greenbush

Carner, John C., age 50, farmer, born Rens. Co., frame residence, value of house \$4,400

" , Sarah M., age 43, wife, born Rens. Co.

" , Mary E., age 17, daughter

" , Cornelia, daughter, age 12

" , Mary, age 81, mother, widow, born Rens. Co.

Lynch, Annora, age 18, servant, born Ireland, 6 mo. in Rens. Co., alien

Lynch, John, age 15, servant, born Ireland, 6 mo. in Rens. Co., alien

Carver, William, age 48, born England, 1 year in Rens. Co., alien

Later census information from 1875 indicates the house's value was \$1,500, but the overall farm was worth much more. At this time, Carner and his wife and daughters were still living in the residence along with a nephew, John Best, and a hired laborer from Germany. To compare house values, the one next door was that of a German family, the husband a farm laborer, and valued at \$500. Because this family did not own their house, they were likely tenants of the Carners with the husband working on the Carner farm. According to agricultural statistics found in the 1875 New York State Census, the 198 acre farm was valued at \$15,000 with outbuildings, tools and gross sales valued at an additional \$3,450, all excluding the dwelling.

1875 New York State Census, Town of East Greenbush

Second Election District, family number 61

Carner, John C., age 70, farmer, frame house, value \$1,500

" , Sarah, age 65

" , Mary, age 30, daughter

" , Cornelia, age 23, daughter

Best, John, age 15, nephew, born Kings County

Falkner, Agnes, age 21, hired, born Germany

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 34

John Carner Jr. House
Rensselaer County, New York

1874-75 Agricultural Statistics, Second Election District, Line 41, John Carner

73 acres improved land	0 acres Indian corn (for fodder) sown 1874
100 acres total unimproved land	0 acres Indian corn (for fodder) sown 1875
25 acres in wood and timber	10 acres potatoes planted 1874
\$15,000 value of farm	11 acres potatoes planted 1875
\$2,000 value of farm buildings, exclusive of dwelling	750 bushels potatoes harvested 1874
\$800 value of str....	100 number of apple trees
\$350 value of tools and implements	200 bushels apples harvested 1874
\$300 value of gross farm sales 1874	2 barrels cider made 1874
28 acres plowed 1874	1 number of heifer calves 1873
18 acres lowed 1875	2 number of heifer calves 1874
12 acres in pasture 1874	1 number of heifer calves 1875
16 acres in pasture 1875	0 bulls
24 acres in meadow 1874	0 working oxen
18 acres in meadow 1875	2 average number of cattle 1874
30 tons hay harvested 1875	3 total number of cattle 1875
15 acres of oats sown 1874	0 milk sent to factory 1874
8 acres of oats sown 1875	0 milk sent to factory 1875
500 bushels oats harvested 1874	0 cattle killed for beef 1874
8 acres winter rye sown 1874	300 lbs. Butter made 1874
15 acres winter rye sown 1875	1 number of colts 1874
100 bushels winter rye harvested 1874	1 number of colts 1875
2 acres Indian corn (for the grain) planted 1874	3 horses 2 yrs. Old or older 1875
0 acres Indian corn (for the grain) planted 1875	0 pigs
50 bushels Indian corn (for the grain) harvested 1874	\$30 value of poultry owned 1875
	\$30 value of poultry sold 1874
	\$50 value of eggs sold 1874

Little is known about the ownership of the Carner house through the duration of the 19th century into the 1980s. The current owners have done much to restore the John Carner, Jr. house according to its c.1800 Federal design. Because so much remains intact from the original construction of the house, as well as in the surrounding outbuildings, the Carner house is a fine example of 19th century rural life in Rensselaer County.

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

John Carner Jr. House
Rensselaer County, New York

Bibliography

Broderick, Warren F. and William Bouck. Pottery Works: Potteries of New York State's Capital District and Upper Hudson Valley. (Canbury, NJ : Fairleigh Dickinson University Press, 1995).

NYS Census, 1855, 1875.

Sylvester, Nathaniel B. History of Rensselaer County, NY. (Philadelphia: Everts & Peck, 1881).

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

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

John Carner Jr. House
Rensselaer County, New York

Geographical Data

Verbal Boundary Description

The boundaries of the John Carner Jr. House are shown by a heavy line on the attached site map.

Boundary Justification

The nominated property includes the present 10-acre parcel associated with the property. It is a small part of what was once a large farm; however, modern buildings are now located on other parts of the historic farm boundaries.

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

**National Register of Historic Places
Continuation Sheet**

Section 11 Page 1

John Carner Jr. House
Rensselaer County, New York

Form prepared by:

Draft nomination form prepared by:

Michele Willey Irwin
State University of New York at Albany, Public History Program
Spring Semester 2003

Edited by:

Peter D. Shaver, NYSHPO

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

**National Register of Historic Places
Continuation Sheet**

PHOTOGRAPH KEY

John Carner Jr. House
Rensselaer County, New York

Name of photographer: Peter Shaver

Date of photographs: January 2003

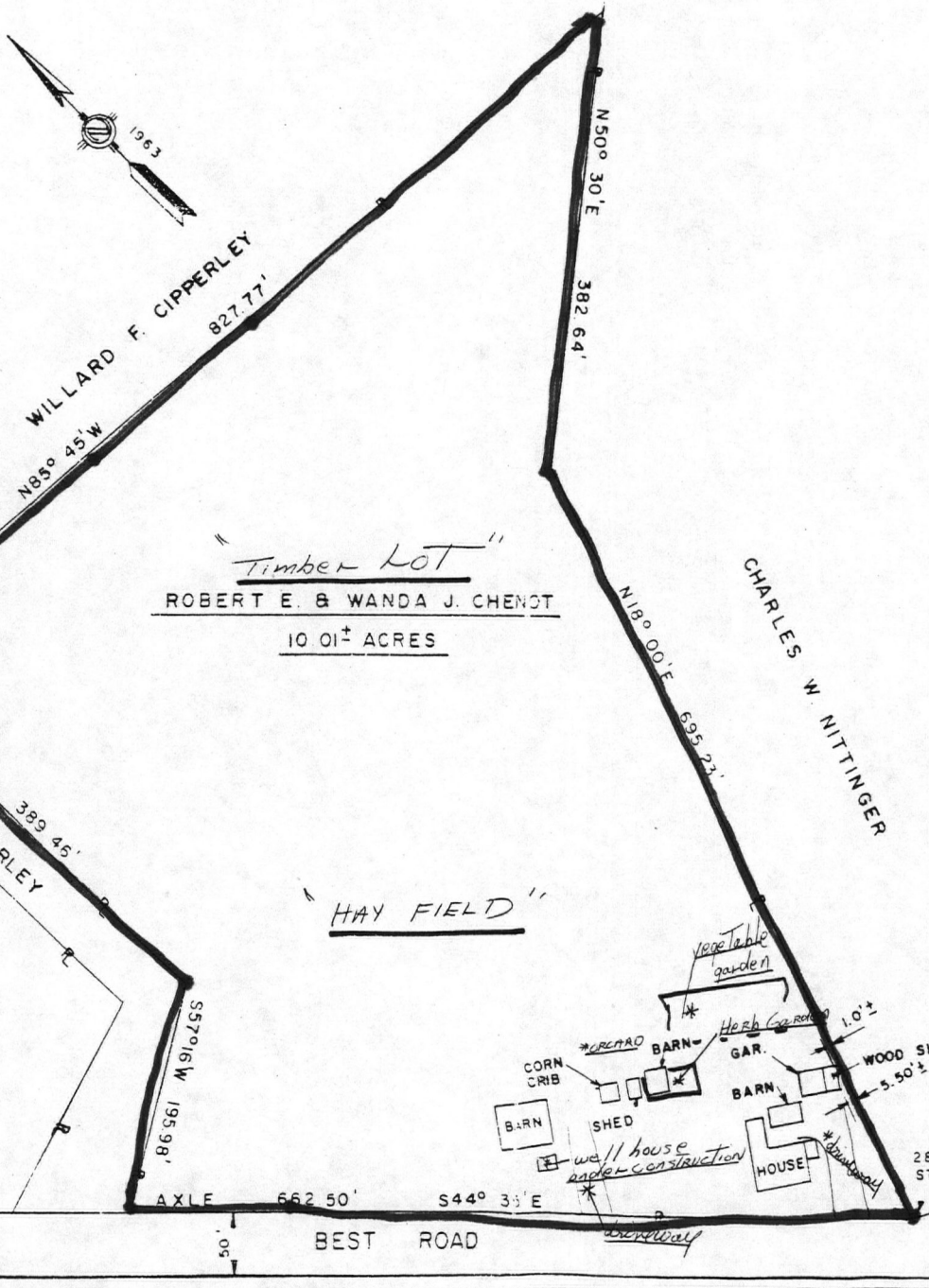
Location of original negative: NYSHPO

Photo 1: Main house, front façade, facing north

Photo 2: Main house, western elevation and façade, facing east

Photo 3: Outbuildings, facing northeast

Photo 4: Interior of main house, dining room, facing west



I HEREBY CERTIFY THIS SURVEY
 & MAP TO ROBERT E. & WANDA J. CHENOT
 TO ALBANY SAVINGS BANK & SNEELEN
 CARMODY ABSTRACT CORP

A. Trimarchi
 L.S. 15409
 FEB. 4, 1984

"Timber Lot"
 ROBERT E. & WANDA J. CHENOT
 10.01± ACRES

"HAY FIELD"

SURVEY & MAP OF LANDS OF
 ROBERT E. & WANDA J. CHENOT
 TOWN OF E. GREENBUSH BY
 RENSSELAER CO., N.Y.
 SCALE: 1" = 100'
 DRAWN BY: A. TRIMARCHI

□ modern barn not
 existing

John Cerner Jr. House
 East Greenbush, Rensselaer
 County, NY
 survey map, 1984
 scale 1" = approx 200'

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION
PROPERTY
NAME: Carner, John Jr., House

MULTIPLE N/A
NAME:

STATE & COUNTY: NEW YORK, Rensselaer

DATE RECEIVED: 12/05/03 DATE OF PENDING LIST: 12/16/03
DATE OF 16TH DAY: 1/01/04 DATE OF 45TH DAY: 1/18/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03001399

NOMINATOR: STATE

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 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept d

REVIEWER Savage

DISCIPLINE Architectural History

TELEPHONE _____

DATE 1-16-04

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



4

John Carner, Jr. House
East Greenbush, Rensselaer County, Ny
Photo # 1 of 4



4

John Carner, Jr. House
East Greenbush, Rensselaer County, NY
Photo # 2 of 4



4

John Carner, Jr. Howe
East Greenbush, Rensselaer County, NY
Photo # 3 of 4

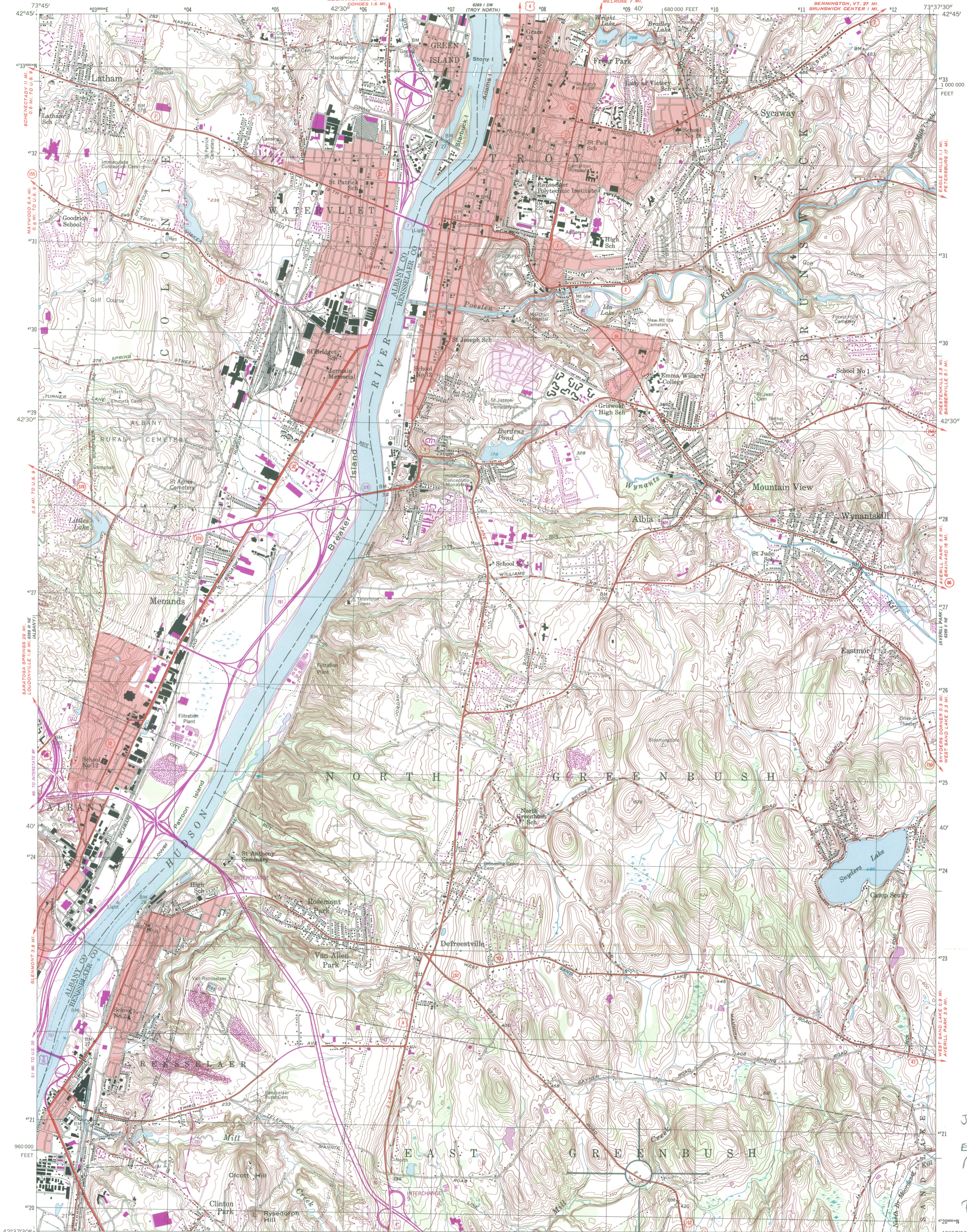


John Carney, Jr., House
East Greenbush, Rensselaer County, NY
Photo # 4 of 4

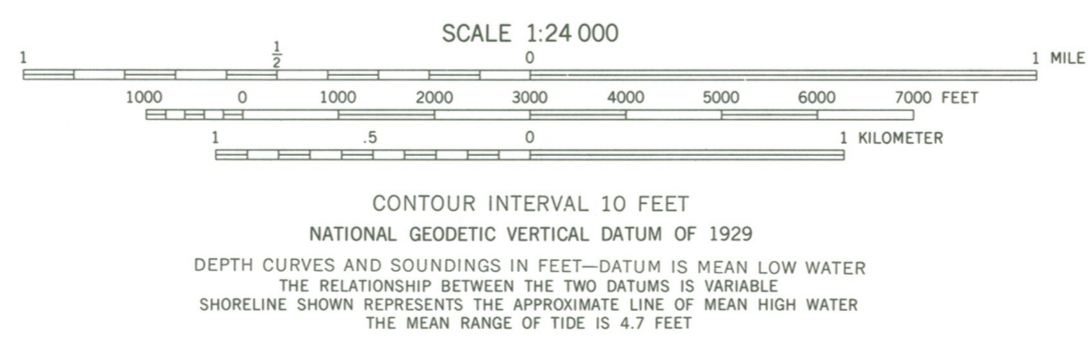
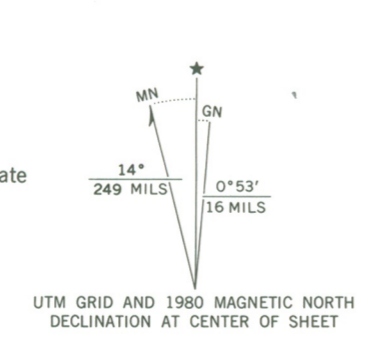


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

TROY SOUTH QUADRANGLE
NEW YORK
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1952. Field checked 1953
Hydrography from NOS chart 284, dated 1942
This information is not intended for navigational purposes
Polyconic projection. 10,000-foot grid ticks based on New York coordinate system, east zone. 1000-meter Universal Transverse Mercator grid, zone 18. 1927 North American Datum. To place on the predicted North American Datum 1983 move the projection lines 5 meters south and 35 meters west as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Purple tint indicates extension of urban areas
Revisions shown in purple compiled from aerial photographs taken 1978, and other source data. This information not field checked. Map edited 1980



ROAD CLASSIFICATION

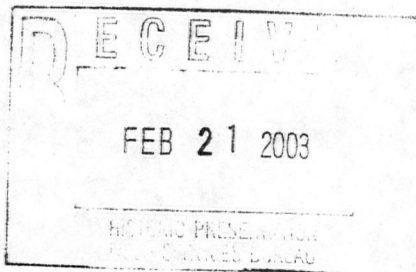
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

Interstate Route (Red circle with number)
 U.S. Route (Red circle with number)
 State Route (Red circle with number)

TROY SOUTH, N. Y.
N4237.5-W7337.5/7.5
1953
PHOTOREVISED 1980
DMA 6269 II NW-SERIES V821

John Carter Jr.
House
East Granbush,
Rensselaer County,
NY
1:24,000
Troy South quad
Easting
609380
Northing
4720450





1310 Best Road
East Greenbush, NY 12061
February 19, 2003

Ruth L. Pierpont, Director
New York State Office of Parks, Recreation
and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189

Dear Ms. Pierpont:

RE: John Carner House
1310 Best Road, East Greenbush, Rensselaer County

We are in receipt of your letter dated February 14, 2003 informing us that the State Review Board at its next meeting will consider our property for nomination to the National and State Registers of Historic Places.

We are very pleased that our house, the John Carner House, meets the criteria for nomination to the National and State Registers and welcome its inclusion and recognition by the State Review Board.

Please feel free to contact us if you need any other information.

Sincerely,

A handwritten signature in cursive script that reads "Wanda F. Chenot".

Wanda F. Chenot

A handwritten signature in cursive script that reads "Robert E. Chenot".

Robert E. Chenot

cc: Peter Shaver
Historic Preservation Field Services Bureau