



CHARLTON HISTORICAL SOCIETY INC., Charlton, Ballston Lake, N.Y., 12019

#41 of 151

2009 Maple Ave.



Jan. 1982

It appears that one-room school-houses also reach their demise by the influence of so-called progress. Here we find Dis. No. 8 school having been in use since 1859, became abandoned by centralization in 1948. Floyd Brady was the last local elected trustee, and Miss Jess Martin was the last teacher.

On April 2, 1965 the St. Paul's Mission House, Inc., received a deed for this property from the B.M.-B.L. Central School District. Under the direction of Rev. Leon Cartmell, the curator, the building was converted into a library for theological research.

The first Dis. No. 8 school-house, built in 1818, was located on the west half of the present Gideon Hawley Memorial Park site. In 1858 the old school-house was sold to Christopher Ostrom, who removed the building, because of a right-of-reserve clause in the first deed.

In 1859, this present building was built for slightly over \$400.00, including new furniture. John Boyd Packer donated the lot in lieu of his tax-share to build the new building.

In the 1920s, the building was renovated to its present facade. To replace the outdoor privies, chemical toilets were installed as part of the renovation. Although electricity was introduced in Charlton about 1926, it was not until 1935 that electric lights were installed. Frank Lafforthun installed the lighting at a cost of \$35.00. Today you could not buy the service box for that price.

All other Charlton school-houses have been removed, or converted into dwelling houses. Hopefully this building will be kept in repair as a nostalgic landmark.



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742 Main St.
Charlton

January
1982

1850

In 1850, Alida Ann, daughter of Charles Brown a local merchant, purchased the property south of St. Paul's Church. The sale included this house-lot too. She had this house built then, and rented out the small house at Maple Ave. This house has the Greek Revival charm so popular before the Civil War.

In 1891, the congregation of St. Paul's Church purchased this property with the two houses, and in 1920 sold this house to Sophia Downer. Miss Downer was active in church affairs, especially with Sunday School groups of the church. Before Miss Downer purchased this property the congregation rented this house, as a residence, to the local smithy, who operated the blacksmith shop on the west side of Stage Road.

William Naylor, an electrical engineer with the General Electric Company, resided here with his family from 1937 to 1958. He sold the property to Carl Schermerhorn, a retired engineer from Massachusetts. Mr. Naylor renovated the rear woodshed into a family room completed with a large stone fireplace.

Mr. & Mrs. Ronald Ducharme are the present owners of this property. Mr. Ducharme is employed with the Conservation Collection Care Center at Feebles Island, where he preserves and restores antique furniture for the State historic sites.

This house is located at a precarious spot. A few years ago Harry Beers failed to negotiate the stop at the intersection, and was killed when his motorcycle struck the porch. More recently someone struck the lovely picket fence, and demolished a section in front of this house. These happenings will someday show up as legend.



CHARLTON HISTORICAL SOCIETY INC., Charlton, Ballston Lake, N.Y., 12019

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501 Stage Rd., Charlton

February 1982

On the left is a view of the present home of Larry Ellis, and his family. On the right is pictured the house as it was when Henry Miller renovated the house by adding on the left wing in 1925. The right wing of the Miller house was a part of the original structure built by Jesse Conde when he turned over the homestead farm to his son Jonathan, about 1800.

The homes in the Charlton area have been kept in an attractive condition. Some had had changes in their facade by renovations, but as an historian I believe that this house in Charlton has the distinction of having had the most dramatic changes made to its facade.

The original Conde bungalow was about 12 feet wide, and about 20 feet long. Henry Miller purchased this property in 1925, and soon after built the wing over the south end portion, and added an entrance hall.

Larry Ellis, a local building contractor, built the present house over this structure so that all semblance of the original bungalow has disappeared, yet with this drastic change this house adds charm to the south portion of the village Historic District.

For nearly two centuries this residence has been known as the Jesse Conde $\frac{1}{2}$ acre lot, and is a part of his original land purchase in 1774. It stands as a tribute to one of the town's first settlers.

Progress develops many quirks. When this village was carved out of a wilderness, in the 18th century, it appeared that $\frac{1}{2}$ acre was sufficient for a residence, but in the 20th century, when land is premium, it is now mandatory to acquire 2 acres for a new residence. The question arises, is bigness always better?



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489 Stage Rd. Charlton

492 Stage Rd

February 1982

On the left is a picture of the home of Carrie (Morris) widow of Walter VanVorst. They moved here in 1944. This property has been recently purchased by the Masterangelo family, who had the house completely renovated, and now stands as a landmark in this rural community.

In 1861, Henry O. West resided here, but the age of this house predates his purchase, as the building is built of hand-hewn oak beams so popular before the 1832 period, when the circular saw was first patented. This house lot is a part of the original Jesse Conde farm.

In the early days there stood a house on the north 100 foot lot, of this house lot, but no record can be found when it was built, or when it was removed. The south portion of this house lot is an $\frac{1}{2}$ acre garden plot, and is the south bounds of the historic district, on Stage Rd.

On the right is the home, and office, of Dr. Hans Schein, and his family, who moved here from Bolivia, South America. They purchased the property from Hazel, widow of Dr. Rubin. The south portion of this building was built by Dr. Rubin in 1938, and the north portion was built in 1947.

At the large setting of sumac trees, south of the house, there once stood a lovely colonial house that had fell in disrepair. When Mr. Martin purchased this 3 acre lot he removed the house. In later years Mr. Martin regretted this move. In the early days little thought was given to preserving houses for their colonial heritage.

Dr. Rubin, a staunch member of the Democratic Party, was active in town politics, and for many years served as Town Supervisor. In his last bid for that office he had doubts as to winning so he enrolled in the Republican Party, which was the predominate party.



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502 Stage Rd

504 Stage Rd. Charlton

February 1982

The house pictured on the right is now the home of the Ronald Nelson family, who moved here in 1978.

Jess E. Martin, a lifelong schoolteacher in the area, resided here for the greater part of her life. She was three years old when her parents purchased this property in 1892. After the death of Mr. Martin, in 1926, the front porch was added, and the dining room at the south end of the house was removed.

We find that Jasper Heaton purchased this house lot in 1832, and built the present house then.

The picture on the left is that of the home of Gilbert Bliss, and his family. Gilbert holds the position of Town Constable, and his wife Phyllis (Rumley) holds the position of Town Clerk.

In an 1823 deed we find that Hugh Pichey purchased this property, and from a mortgage book, of 1801, we find that Ezra Benedict purchased this property from James Gillespie. Jabez Davis purchased a 25 acre tract from Samuel Franklin, in 1797, that included this house lot. None of the above purchasers appeared in the land deed books, so one of them had to own the 25 acre tract before 1791, when this county was erected from Albany County. With its hand-hewn oak beams, this house appears to have been built before 1791.



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478 Stage Rd.
Charlton

March
1982

The Martin Wilson family purchased this property from James Hedges, in 1979.

This house was one of the early 2 over 2 room houses built in the area during the colonial period before Saratoga County was erected from Albany County in 1791. The rooms were heated by fireplaces, one on the north end, and one on the south end.

G. Walter Engel purchased this property from Katherine, widow of Joseph Lafforthun, who brought his family here in 1916.

The congregation of the Freehold Church owned this small farm, in 1853 and sold it to purchased the present Manse lot in the hamlet.

Joseph Lafforthun, in 1924, built a small confectionary store on this property, which is now the home of the William Nixon family.

When prohibition was repealed Lafforthun sold White Horse Ale. This venture was not popular in a so-called dry town, but all was forgiven when the town board received its first revenue sharing from the A.B.C. Board.

When the first store was built it was lighted by electric power from a Western Electric power-plant, of 32 voltage. When transmission lines were brought to Charlton, in 1926, all these motors had to be changed out for 110 volts.

The successive owners have each added repairs, and alterations, to this house, and with its sturdy hand-hewn beams it stands proudly as an early landmark to enhance the countryside.

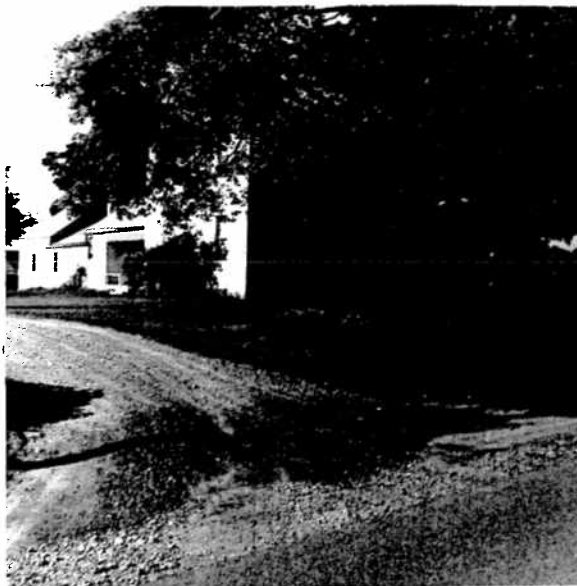
This house-plot is a part of Small Lot 5, that Jesse Conde purchased in 1774.



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819 Charlton Rd.
Charlton



April
1982

Because of the shade from the large maple tree, the upper story of this house is not too clear. The purpose of this picture is to highlight the center portion, to the rear.

The Marvin family purchased this 14 acre farm, in 1875, and it is now owned by J. Buel Marvin, and his sister Barbara. Both are retired, Barbara from the General Electric Co., and Buel from the carpentry trade, which stood him well when he served as a Sea-Bee in the Navy during W.W.II.

Their father, John, was a lifelong schoolteacher in the area schools. His knowledge, and guidance, was passed on to many Charlton youth. Mr. Marvin was a faithful member of St. Paul's Episcopal Church, of Charlton, and the surviving trustee of this church.

The center portion of the rear wing is steeped in folklore. Legend tells us that Dr. William Mead purchased this land, in 1794, from Jeremiah Smith, and moved a small building to this location from across the street, which was his other farm. This section contains the original fireplace complete with a Dutch Oven. The floor is covered with wide pine planking, and the roof boards are hand-beveled, fastened with hand-cut nails. The furthest portion is a later addition and used as a workshop.

The front, or two story, portion was added on by Rev. Clancy for additional bedroom space, and parlors.

Not all properties in Charlton were blessed by prosperity for here we find that at the death of Dr. Mead, a Revolutionary Veteran, on February 1, 1829, his widow applied for a war-pension but was refused. Geert-ryud Mead died in October of that year and they are both buried in the Jeremiah Smith cemetery. Without a pension Geertryud became indigent, and lost both farms through a foreclosure sale. No doubt her losses caused her to die of a broken heart.



CHARLTON HISTORICAL SOCIETY INC., Charlton, Ballston Lake, N.Y., 12019

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621 Charlton Rd.
Charlton



April
1982

Joseph LaRue, Esq., a Justice from the Ballston District, was one of the Justices to preside over the first annual town meeting in 1791.

Mr. LaRue arrived here in 1775 with a group of Freeholders from Freehold, N.J., to settle on the land they called "New Freehold", later to be named Charlton. He first purchased a 200 acre tract at Harmony corners, and later an additional tract of 100 acres to his holdings. These tracts make up the farms from the Albro farm to the South farms.

On November 24, 1786, Joseph LaRue purchased Small Lot, 200 acres, Lot 7 of the 5,000 acre tract, on the south side of Charlton Rd. Here he built a small home, forge-house, barns, and an earthen dam on the creek where he operated a saw-mill. At a later date he built this two-story Creek Revival farmhouse. The farm is presently owned by the P. Nelson LaRue families, and has been in continuous operation since Joseph LaRue first settled here.

At the death of Joseph LaRue, Esq., in 1810, the 200 acre tract at Peaceable Street was subdivided into 50 acre farms and left to his granddaughters. The north 100 acre tract, and the Lot 7 farm, were willed to his son Matthew.

A stream of the watershed flows through the length of the farm, and is designated as the LaRue Creek on the topographical maps of the Federal Government. The naming of the stream thus is a tribute to this early settler who held many town offices and served the community with distinction.

652 Charlton Rd.



May 82

Ca.1800

When the New Jersey Freeholders settled here, John Taylor, Esq., purchased this 200 acre farm, on July 16, 1774. By necessity the freeholders built logcabins as their first homes here. It is not known just when this house was built, but from a road survey of Charlton Road mention was made that it passed Taylors new house. This road survey was made in 1784, just seven years after John Rogers built his sawmill.

In 1800 the north 100 acres was in the possession of Nathaniel Cook, thus splitting the farm in halves. In 1869 the farm once more contained 200 acres.

At the death of Ransom Munsell, in 1962, the farm was sold to Aladard Demers, but reserving the north 100 acres. At the death of Lula, widow of Ransom Munsell, the north 100 acres was sold off at a tax sale.

John Taylor, Esq., held the office of Justice in the Ballston District, before 1791. He was a member of the Freehold Church, in 1786, a successful farmer, and the father of nine children, who survived him. At his death the farm was willed to his son John W. who in 1830 sold the farm to James Callen. In 1869 Caroline Noxon purchased the farm for \$10,000.

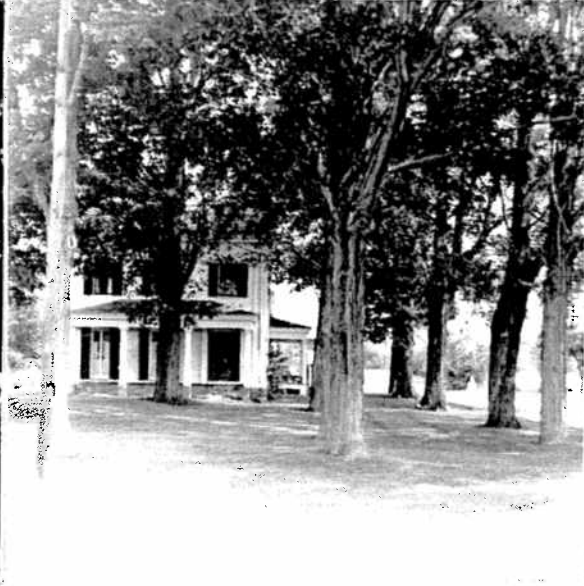
Legend tells that, in 1904, Edwin Z. Carpenter granted a 50 foot strip on his east bounds to the daughter of Constantine Jansen, his neighbor to the east. Jansen's daughter had pleasure in the wilds of this strip to pick wildflowers, near the LaRue Creek. She was now able to roam the woods free of trespassing.

Frank VanVorst, a carpenter of renown, resided here while while he made extensive repairs of the Sweetman buildings.

Ca.1800



a.1830



233 Sweetman Rd. May 1982 620 Charlton Rd.

From past history, we learn that David Maxwell settled here in 1774, on a 250 acre tract of land. Maxwell and Sweetman, brother-in-laws, helped each other to build logcabins for their families. They married the Ker sister, of New Jersey.

The picture on the left is the homestead of Maxwell, and the one on the right built by his son Walter Ker. The homestead is now owned by the Goodspeed family, and Walter's house is now owned by the Schmidt family. Eighty acres of the 250 acre tract was sold off to Harry Smith.

The LaRue Creek crosses the road at the north end of the Goodspeed farm, and flows southwesterly thru the Maxwell farms to cross Charlton Road. Legend tells us that at the turn of the century brook trout were caught in the creek at these farms, but now the creek dries up in the summer, thus destroying the fish habitat.

David Maxwell died June 28, 1830 ae. 91. He had six sons who survived him to carry on the family name. Walter Ker built the Schmidt house while residing at the homestead. The Goodspeed farm is nearly intact but the Harry Smith and the Schmidt farm have been subdividing into building lots.

While the demise of the productive farms our dinner costs increase, while the taxes from the homes in the subdivisions fatten the till, who is to say, who wins?