

The Chelsea - Alkmaar B&B **156 Garmon Ave, Old Forge**



The Chelsea was listed in catalogs in 1908, 1911-13, 1916-18, 1921, 1922 and priced from \$943-\$2,740. The classic 4-square design featured seven rooms and one bath, hipped gabled-dormers, and an open staircase.

The house is part of a cottage colony purchased in 2000 by C.

J. McDonough and recently opened as the Alkmaar Bed & Breakfast in the heart of the hamlet of Old Forge.

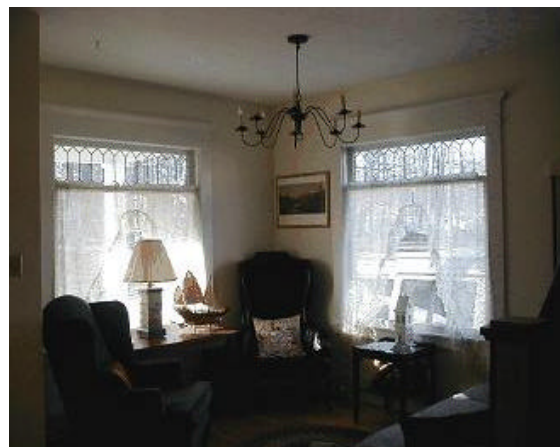
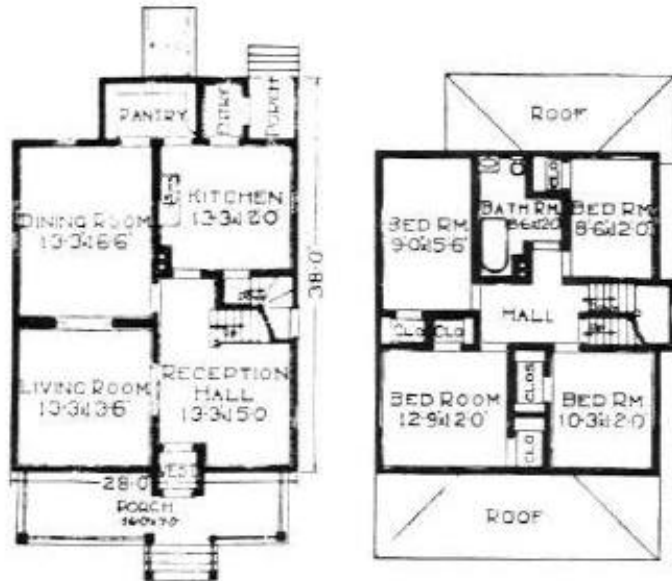
The Alkmaar Research

Although we are quite sure this must be a Sears's mail-order house, our research has not yet proved which of the previous property owners built the house. A search of the attic rafters and floor joist did not reveal a stamp of the model #, shipping location or purchaser. No blueprints have yet turned up. Previous owners and seniors in the community have been contacted with clues, but nothing definitive as of yet.



The Alkmaar Research cont.

The current floorplan is a mirror-image of the catalog diagram, except for a remodeled - expanded kitchen that now incorporates the pantry & rear entrance. Remarkably, most of the windows and doors are original, and a good deal of the interior molding and trim remain unpainted.



The front double-entry doors still lead into a reception room graced by oak floors and a craftsman-style open staircase. Wavy-glass - Queen Anne windows match the Chelsea catalog sketch.

Deed & Tax Record Searching

The Alkmaar B&B property is located on Lots 1&2 on Garmon Ave. - being a part of "Old Forge Tract" so called, and is known and designated on a map called "Map of Addition A of a part of said tract made by John (Jas.) B. Koetteritz" filed in the Herkimer County Clerk's Office. Lot 2 was deeded by the Old Company February 29, 1906 to A. L. Stowell, recorded in the Book of Deeds #201, page 206. Stowell deeded the lot to Frank G. Lambell October 2, 1916, Liber 231 of Deeds at page 154. This lot was eventually acquired by Daisy S. Glenn, who deeded it upon her death to William S. Glenn, who in 1928 gave it to his daughter Hazel Glenn. The tax records for the late 1920's, early 1930's indicated there was a 4-stall garage on the property, the foundation of which remains on the premises today.

The 1930 tax record shows a residence on Lot #1 belonging to James Cero who paid \$45 that year for property taxes. It was previously owned by Mrs. Lambell Puffer (Anna) from Lowville, who paid \$10 in taxes in 1926, compared to \$2.00 in taxes paid by Daisy Glenn for Lot #2 - indicating that there was a dwelling on Lot #1 at this time.

By 1942, Carter B. & Anna M. Pierce acquired Lot #2, and an adjoining portion of Lot#1 from Hazel Glenn Sanderson. The Pierce's conveyed the property to Bruce & Myrtle Harris in 1948 who built the rental cottages on Lot#2.

If in fact the Chelsea appeared in the Sears catalogue no later than 1922, this would indicate that Anna Puffer was the property owner at that time. It is also possible that the kit was issued under a new name by Sears at a later date. Our current research leads us to believe the Alkmaar was built sometime during the 1920's. Our next step is to cull on microfilm (quite time-consuming) the local weekly newspaper - the *Adirondack Arrow* - for Anna's obituary, and/or newsbits which often included mention of new dwellings under construction in the area. It is the intention of Mr. McDonough to list the house on the NYS Historic Register when the research is completed.