

Excerpts from Robert Troup's Letters to James Wadsworth January 1811

I am extremely happy to learn that Mr. Spalding has commenced business at the mouth of the river with so much spirit, and with setting so praiseworthy an example of industry and exertion. When you see him or write to him, be kind enough to inform him that his conduct thus far meets with my entire approbation, and that if he perseveres in it, nothing within the limits of my power shall be wanting to encourage and support him.

Mr. Fellows and I have both examined the map, and we heartily approve of it, as altered by you from Mr. Annin's. The uncertainty respecting the lots belonging to the Pulteney estate, ought to be removed as soon as possible; and I have written to Mr. Heslop on this subject, and given him directions to make the needful examination, and communicate the result to you without delay.

I also approve of the names to the streets as given on the map - to wit - Broadway and Water Street - the selling prices for the lots as follows:

For each of the 10 acre lots when they are surveyed and laid out at the rate per acre of Dollars 5.

The purchase monies, if required, may be paid in four equal and yearly installments to commence at the end of two years from the purchase, and interest to commence in one year from the purchase, and to be annually. Each of the purchasers must be bound by his contract, to build and complete on his lot, within twelve months from the date of his purchase, a framed dwelling house of two stories high or a framed store of at least twenty by thirty feet, or a framed storehouse, of at least thirty by forty feet, and at least two stories high, and in default of building and completing such dwelling house, store, or storehouse as the case may be, the lot to revert to the seller without any claim to be compensated for the buildings or improvements made on the lot; and the purchaser must moreover be bound after the first year, actually to occupy the dwelling house by himself or his tenant, and to occupy and use the store, or storehouse, as the case may be by himself or his tenant and in default thereof the lot to revert as above mentioned.

I reserve water lot #1 opposite number 25, and next to Latta's lot for the use of Sir John; and out of the remaining three water lots opposite number 25, McKay and Spalding can each take one; McKay must have the first choice.

No purchaser must have more than a lot for his dwelling house and store, and with the usual number of outlots attached to the building lot; for all monopolies must be prevented, or the village will be unthrifty.

I am much gratified to find that you have advantageously contracted for the building of a storehouse at the mouth of the river; and I agree with you on the expediency of putting up a tavern there as soon as the circumstances of my agency will permit.

I hope you will be able to prevail upon our friend Mr. Murray to assist in building a vessel for the accommodation of the traders at the mouth of the river. He and his family connexions are certainly much interested in promoting the trade with Montreal.

I have agreeably to your request consulted my young Ladies on a name to be given to the mouth of the river; and they are of opinion that the village had best be called Charlotte; and this name I christen it accordingly. When the new maps of the village are made let the same appear upon them.

From the Pulteney Papers at Bath Court House.