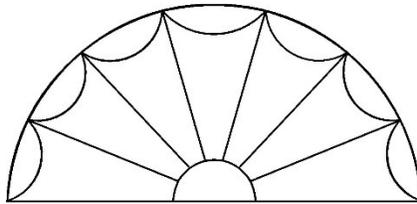


The Samuel P. Cole House

84 Washington Avenue, Block 805, Lot 2.01, Westwood, NJ



Prepared for the Borough of Westwood by:



Tim Adriance

HISTORIC RESTORATION

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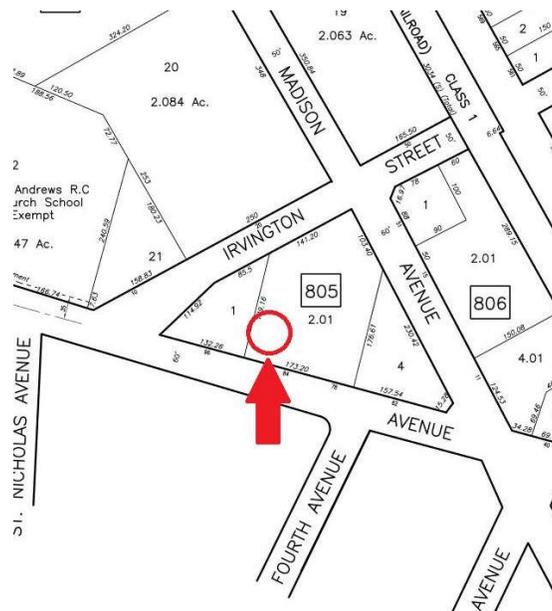
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April 2020

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Introduction

Westwood's downtown is declared to be "one of the best in the state," noted to be "aesthetically pleasing" ¹, and filled with uniquely "valuable historic architecture."² On the western edge of the downtown is one of the most recognizable 19th century structures - the historic Samuel P. Cole House. This house is a link to Westwood's early days of development from a simple crossroads to the "Hub of the Pascack Valley." As such this architecturally rich house is an asset to the community. Remarkably and largely unchanged the house retains its distinct look and details from the days of its construction. This report will endeavor to provide a well-documented history of the structure and its ownership. Among the findings presented concerning the Samuel P. Cole House are some very interesting until now undiscovered facts relating to the early developmental history of the Borough of Westwood.



Section of official Tax Map of the Borough of Westwood³ showing location of the Samuel P. Cole House, 84 Washington Avenue.

¹ Redmond, Kimberly, *Downtown Westwood Is Great: American Planning Association*, Westwood-Hillsdale Patch, October 28, 2019. Accessed from <<https://patch.com/new-jersey/westwood-hillsdale/downtown-westwood-great-american-planning-association>>.

² 'Speak Up on Downtown's Future at Master Plan Forums April 11, 25', Pascack Press, Westwood, New Jersey, April 11, 2019. Accessed from <<https://thepressgroup.net/speak-up-on-downtowns-future-at-master-plan-forums-april-11-25/>>.

³ *Tax Map Borough of Westwood*, Raimondi, Louise A., P.E., P.L.S., Raimondi Associates, P.A., Westwood New Jersey, 1993, Sheet 8.

History

The Early Westwood Area

The earliest map views of Bergen County are the series of maps created by Robert Erskine. Appointed by George Washington in 1777 as Geographer and Surveyor General of the Continental Army, Erskine's maps are invaluable to historians. Two Erskine maps give rudimentary views of what is today Westwood. The first is a 1778 map entitled *Roads from Newborough to Fort Lee. No 36*,⁴ unfortunately the Westwood area is not the focus of the map, and as such the detail is scant (and not to scale).



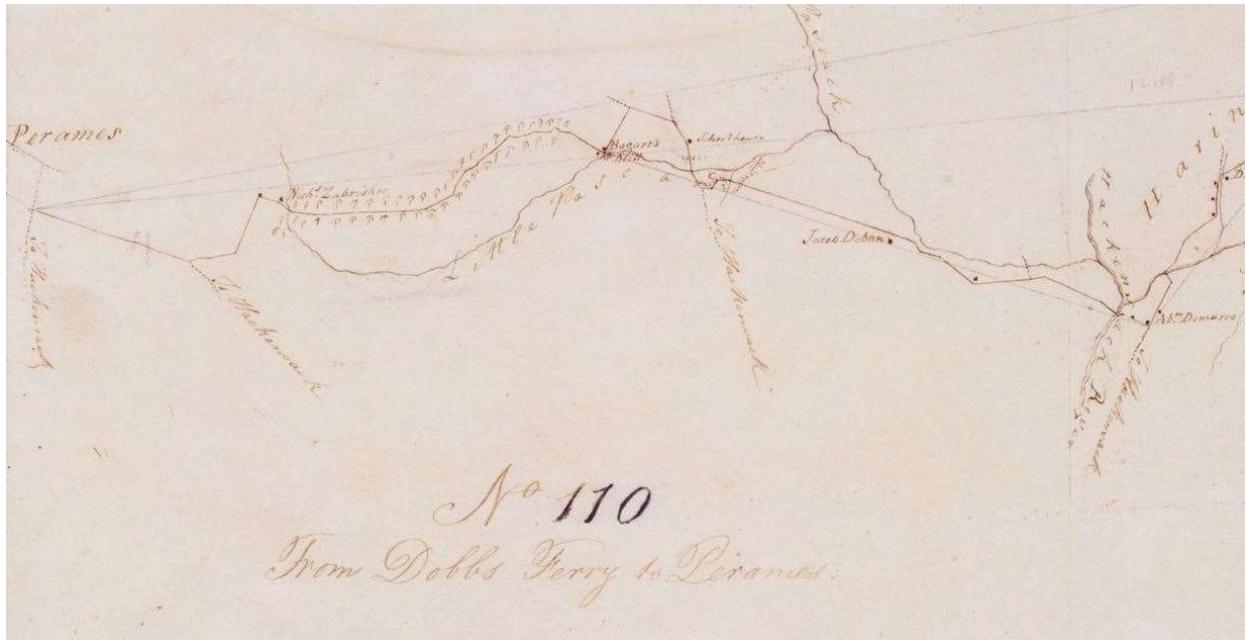
Section of Robert Erskine's *Roads from Newborough to Fort Lee. No 36* with general area of Westwood indicated.

The second Erskine map is from 1780 and is entitled *From Dobbs Ferry to Peramus. No 110*.⁵ The map clearly notes Bogert's Mill, two houses, and a schoolhouse. What we

⁴ *Roads from Newborough to Fort Lee. No 36*, 1778, Robert Erskine-Simeon DeWitt maps, 1778-1783, New York Historical Society, New York, New York.

⁵ *From Dobbs Ferry to Peramus. No 110*, 1780, Robert Erskine-Simeon DeWitt maps, 1778-1783, New York Historical Society, New York, New York.

see in this map view is that the area comprising today's Westwood was nary a settlement (much less a village), but rather a snippet of a much larger township.



Robert Erskine's *From Dobbs Ferry to Peramus. No 110* from 1780.

The next picture of Westwood is from an 1840 United States Coast Survey map entitled *Map of Part of New York and New Jersey*, created by Hugo L. Dickins. Focused on the west side of the Hudson River from Boompers Hook in today's Alpine north as far as Croton Point in Westchester County, and inland westward to "Goffle Mountain" (today's Hawthorne); the map shows waterways, mountains and hills, forested areas, orchards, roads (unlabeled), mills, barns (as unfilled squares), and houses (as filled squares).

What is today the Borough of Westwood is depicted and this may very well be the earliest detailed map view of the entire borough showing houses and other important features. The map was overlaid into a Google Earth base map with the present-day boundaries of Westwood shown. From this overlay we learn that there were 21 houses, 22 barns, and 1 mill.⁶ Obviously, an emerging village was forming, but the area was still significantly rural.

⁶ U.S. Coast Survey, *Map of Part of New York and New Jersey*, 1840, with section showing Westwood, Image T00132-00-1840. Accessed from <<https://historicalcharts.noaa.gov/image=T00132-00-1840>>.



Google Earth overlay of the 1840 United States Coast Survey map with the present-day boundaries of Westwood.

Later, an 1861 map view of Westwood is from a cadastral map (showing land ownership, usually for taxation) of Bergen and Passaic Counties entitled the *Map of the counties of Bergen and Passaic, New Jersey: from actual surveys*. Created by Hopkins, Griffith Morgan, Jr, G. H. Corey, and John E. Gillette of Philadelphia, Pa.⁷ (the map is often simply identified as “Hopkins-Corey 1861 map”⁸). This is the first county wide map to label ownership of buildings.

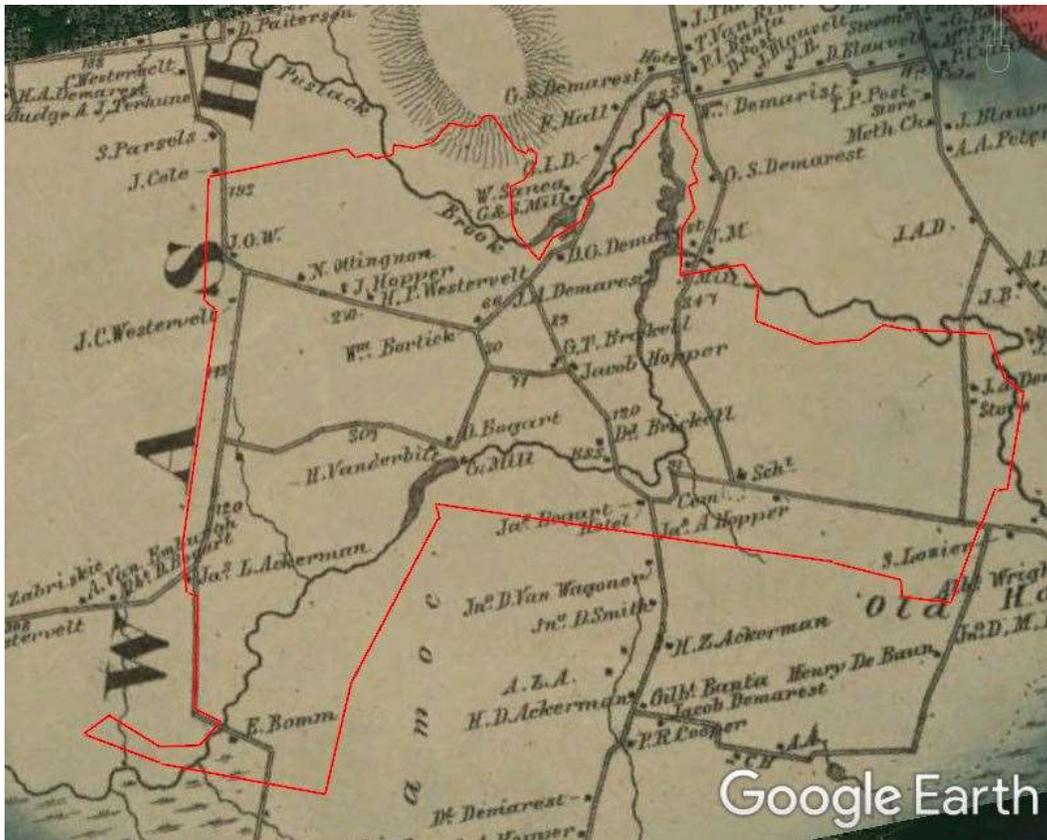
The map has long been considered the representation of the extent of housing density and home ownership in the area at the time of its creation. Unfortunately, that is not the case. As was a custom at the time, advanced sales of such a map were made

⁷ Hopkins, Griffith Morgan, Jr, G. H. Corey, and John E. Gillette. *Map of the counties of Bergen and Passaic, New Jersey: from actual surveys*. Philadelphia, Pennsylvania, G. H. Corey, Publisher, 1861. Map. Retrieved from the Library of Congress, <www.loc.gov/item/2011588009/>.

⁸ This shortening of the map title is consistent with the pattern of The County of Bergen *Historic Sites Survey*, County of Bergen Office of Cultural and Historic Affairs, Hackensack, 1985.

prior to publication. And as an incentive, the publisher promised to include your name and house with pre-purchase (those owners who did not make an advanced purchase simply had their homes left off the map). A comparative study of the number of dwellings shown on the Hopkins-Corey 1861 map for Bergen County to the number of dwellings recorded in the 1860 U. S. Census for the various Bergen County Townships found; there were 27.78% fewer dwellings on the 1861 Hopkins-Corey Map than those recorded in the 1860 U. S. Census. This is a rather accurate percentage as the Census taking and the surveying for the map took place within months of one another. Note: of the nine townships in Bergen County, Washington Township had nearly all the dwellings noted in the Census on the map.

The Hopkins-Corey 1861 map was overlaid into a Google Earth base map with the present-day boundaries of Westwood shown. From this overlay we learn that, like the view of the area in 1840, there were only 21 houses in what would be known as Westwood.



Google Earth overlay of the Hopkins-Corey 1861 map with the present-day boundaries of Westwood.

Pleasantville

On June 21, 1862 a post office named Pleasantville was established with William Bortick as the first Postmaster. The Pleasantville Post Office was discontinued on May 21, 1866, then reestablished on February 26, 1868 with Richard Hopper as Postmaster.⁹ The earliest known location for the post office has been noted as standing on the northeast corner of Jefferson and Center Avenues in what is today Westwood.¹⁰

It has long been assumed that Pleasantville was simply today's Westwood, or the immediate Westwood neighborhood – but that is not the case. The question has remained unanswered – where was Pleasantville? In order answer that question, and finally determine the area of Pleasantville a study was embarked upon by this author.

One would think that the 1865 New Jersey State Census could simply be referenced to glean information regarding Pleasantville, but regrettably the schedules for Bergen County are incomplete, as only the records for Franklin and Ho Ho Kus Townships exist. The next available primary source is the 1865 and 1866 *Internal Revenue Assessment Lists for New Jersey, District 4, Division 9*.^{11 12} (“Division 9” was west of the Hackensack River, and largely covered the northwestern portion of Bergen County.) The tax assessment lists were meticulously combed through to find those who were recorded to live in “Pleasantville.” In total, the assessment lists revealed 72 individuals who had Pleasantville as the location of their residence (note, not all residents were taxed). The 1861 Hopkins - Corey map was then studied to locate the 72 named taxpayers as homeowners on the map, but only 39 of the 72 were noted on the map. The 39 named taxpayers were highlighted on the 1861 Hopkins - Corey map, and a clearer picture of the area began to emerge. The result of the study found that the area recognized as Pleasantville, is in fact much larger than today's Westwood. In terms of general modern locations, Pleasantville at least spanned east and west from the

⁹ *Record of Appointment of Postmasters, 1832 - September 30, 1971*, National Archives Records Administration, College Park, Maryland, Series M841, Roll 82.

¹⁰ Perry, Harold D., *A Postal History of Bergen County*, Hackensack Philatelic Society, Hackensack, New Jersey, 1940, p. 36.

¹¹ In 1861, as a result of the Civil War the federal government was strapped for cash, and to remedy the situation President Lincoln and Congress agreed to implement the first federal income tax with the Revenue Act.

¹² Ancestry.com. *U.S. IRS Tax Assessment Lists, 1862-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008. Original data: *Records of the Internal Revenue Service*. Record Group 58. The National Archives at Washington, DC.

The Railroad

In the period just prior to the Civil War there was a rapid expansion of railroads in the industrialized north, and on March 14, 1856 the Hackensack and New York Railroad was chartered by the New Jersey State Legislature. The line was to be constructed from Hackensack, south to a junction with the Paterson & Hudson River Rail Road, at a point between today's Rutherford station and the Hackensack River.¹³ Work commenced in 1859, and by January 1861, five miles of the rail line were in operation from Essex Street, Hackensack to the Rutherford junction point.¹⁴

On March 12, 1861 the railroad's charter was amended to extend the line north about 12 miles to Nanuet, New York where it would meet up with the Erie Railroad.¹⁵ This was met with some short sighted opposition by at least one stockholder of the Hackensack and New York Railroad who argued that the line would run through undeveloped agricultural country, thus serving no purpose.¹⁶ On February 23, 1869, the Hackensack and New York Extension Railroad was chartered to connect Hackensack with the Erie Piermont-Suffern spur at Nanuet, New York. Construction of the railroad through the sleepy farm country of central Bergen County was commenced, and the line was completed as far as Hillsdale on December 23, 1869.¹⁷

With the arrival of the "iron horse" farmers along the line, who once stood behind the horse and plow, saw new ventures in real estate. In what would become Westwood, two farmers, and major landowners, David I. Bogert and George T. Brickell generated the first survey of lots for a village to be formed along the new rail line. Soon a hotel was constructed, and across the street Isaac D. Bogert and Z. B. Van Emburgh

¹³ Hackensack & New York Railroad Charter, Bergen County Historical Society Collections, River Edge, New Jersey.

¹⁴ Green, Charles Ewing, Reporter, *Reports of Cases Argued and Determined in the Court of Chancery, the Prerogative Court, And, on Appeal, in the Court of Errors and Appeals, of the State of New Jersey*, Volume 3, Hough & Gillespy, Trenton, New Jersey, 1868, *Zabriskie v. The Hackensack and New Jersey Railroad Company*, February Term 1867, p. 180.

¹⁵ *Ibid*, p. 180.

¹⁶ *Ibid*, p. 182.

¹⁷ *Operating Passenger Railroad Stations Thematic Resource*, National Register of Historic Places Inventory Nomination Form, National Park Service, Washington D.C., May 8, 1984, addendum p. 58.

built the first store¹⁸ (later the store would be taken over by George T. Brickell).¹⁹ On March 10, 1870 Richard Hopper left his job as Pleasantville's postmaster, and on that day, with the new postmaster came a new name – Westwood.²⁰

George T. Brickell

We have been introduced to George T. Brickell as one who was prominent in the general development of Westwood. He also plays a key role in the history of the Samuel P. Cole House as he is the first documented owner of the land, on which the house would be built. Let us take a moment and look at this “father of Westwood.”

George T. Brickell was born February 15, 1801 to Thomas Brickell and Aaltje (Adaline) Bogert. He was baptized at the Schraalenburgh Church on June 14, 1801 (today's South Church in Bergenfield).²¹ According to the U. S. Census records the Brickell family lived in the vicinity of today's Westwood. Likely experiencing the typical life of a Bergen County “farm boy” while growing up; George at age 23 married Aaltje (Letty) Blauvelt at the Tappan Reformed Church on November 20, 1824. The marriage record states that George was “of Peskeck,” and Aaltje was “of Tappan.”²² Nine months and twelve days later, the young couple's first child, a boy named Thomas was born on September 1, 1825.²³ Later, two more children would be born to George and Aaltje (Letty), a son named Hiram in 1832, and a daughter named Adaline in 1835.

Unfortunately, tragedy would befall the family. The baby Adaline died at just one year old in 1836, George's wife Aaltje (Letty) died in 1837 at age 31, and Hiram died at age 23.²⁴ Finding himself a single parent with a 12-year old boy, George married

¹⁸ The store stood at today's 1 Westwood Avenue, and the hotel at today's 10 Westwood Avenue.

¹⁹ Westervelt, Francis A., *History of Bergen County New Jersey 1630-1923*, Volume 1, Lewis Historical Publishing Company, Inc., New York, New York, 1923, p. 420.

²⁰ Perry, Harold D, *A Postal History of Bergen County*, Hackensack Philatelic Society, Hackensack, New Jersey, 1940, p. 36.

²¹ *Schraalenburgh Church Records*, Volume 2, Book 74, Holland Society of New York, New York, New York, p. 315.

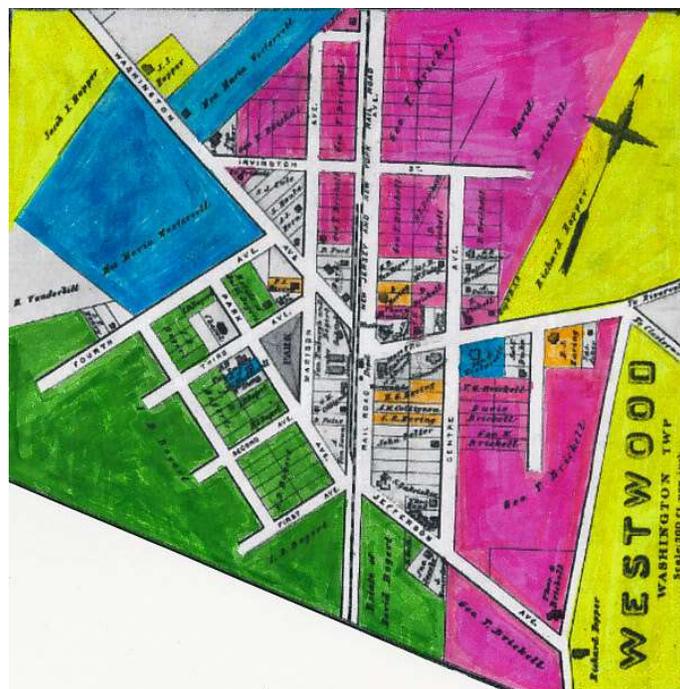
²² *The Marriage Records of the Reformed Dutch Churches of Tappan and Clarkstown, Rockland County, New York, 1694-1831*, Holland Society of New York, New York, New York, p. 18.

²³ Thomas G. Brickell tombstone at the Westwood Cemetery, Ancestry.com. *U.S., Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

²⁴ George T. Brickell tombstone at the Westwood Cemetery, Ancestry.com. *U.S., Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Rachel Naugle (likely of Closter) on April 5, 1838.²⁵ As to where George T. Brickell lived that question is answered by correlating the names listed in order within the 1870 U. S. Census for Washington Township with Walkers 1876 *Atlas of Bergen County*,²⁶ map of Washington Township. With that data we can deduce that George lived on the northwest corner of Jefferson Avenue and Kinderkamack Road.²⁷

At a time when George was still considered a “young man,” life took an upward turn, as he won \$1,000 in a lottery. This money he would use to invest in real estate.²⁸ And by 1876, he and his family would own a large amount of what is now Westwood. The highlighted map below indicates the major landowner families of Westwood in 1876. In order of land holdings (smallest to largest) we find Haring (orange), Westervelt (blue), Bogert (green), Hopper (yellow), and Brickell (pink).



Walkers 1876 *Atlas of Bergen County* map of Westwood highlighted by the author to show major landowners.

²⁵ Ancestry.com. *New Jersey, Marriage Records, 1683-1802* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, Original data: New Jersey State Archives. *New Jersey, Published Archives Series, First Series*. Trenton, New Jersey: John L. Murphy Publishing Company, p. 170.

²⁶ Pease-Walker, *1876 Atlas of Bergen County*, Historic Map Works Rare Historic Maps Collection, Sheet 111, Park Ridge and Westwood. Accessed from <<http://www.historicmapworks.com>>.

²⁷ As per Walkers 1876 *Atlas of Bergen County*, Sheet 111 we find the house at that time was noted as owned by George's son Thomas G. Brickell.

²⁸ *Lottery gave him a start*, New Haven Register, New Haven, Connecticut, January 30, 1896, Volume LIII, Issue 26, Page 3, source GenealogyBank.com.

Samuel P. Cole and Family

Samuel P. Cole was born October 30, 1844 to Jacob B. Cole and Maria Herring,²⁹ and baptized at North Church Schraalenburgh (located in Dumont) on January 19, 1845.³⁰ Young Samuel grew up in a house owned by Jacob and Maria that was located where a modern house at 100 Hillsdale Avenue, Westwood stands today. When Samuel was six years old, the 1850 U. S. Census was recorded; his father Jacob, forty-three-years-old, was noted to be a carpenter.³¹ Ten years later when the 1860 U. S. Census was recorded Samuel, then age sixteen, was noted to be a farmer, as was his father at this time (it was common for farmers to have a secondary trade such as carpentry).³² In 1862 and 1863 Samuel was recorded in the *Internal Revenue Assessment Lists for New Jersey, District 4, Division 9* as living in Washington Township, and was taxed for a “one horse carriage.” On May 17, 1864 Samuel was again taxed for the same type carriage, although at this time he was living in Pascack. Finally, in 1866, Samuel while living in Pleasantville was taxed for a carriage and a watch.³³

As the Civil War progressed in 1864, Samuel may have been called to serve. An investigation of the muster roles from New Jersey reveals that a Samuel Cole served in First Regiment Volunteer Artillery, Battery B (and later with Battery D) from August 31, 1864 to June 20, 1865. The records reveal, that if it was our Samuel who served, he may have done so along with others who had local names and may have been relatives.³⁴

²⁹ The Haring and Hering (Herring) families are one in the same. Those who lived west of the Hackensack River largely adopted the “e” rather than “a” spelling to differentiate the branches. In this case a second “r” was added to further distinguish this sub-branch. This author’s great grandmother Carrie Hering (born in Hillsdale, 1864), was known to say, “it was Hering, and not like the fish Herring.”

³⁰ Ancestry.com. *U.S., Selected States Dutch Reformed Church Membership Records, 1701-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2016. Original data: Dutch Reformed Church Records from New Jersey. The Archives of the Reformed Church in America, New Brunswick, New Jersey.

³¹ 1850 United States Federal Census, Washington, Bergen, New Jersey; Roll: M432_442; Page: 268A; Image: 546.

³² 1860 United States Federal Census, Washington, Bergen, New Jersey; Roll: M653_683; Page: 701; Image: 403; Family History Library Film: 803683.

³³ *Internal Revenue Assessment Lists for New York and New Jersey, 1862-1866*; (National Archives Microfilm Publication M603, 217 rolls); Records of the Internal Revenue Service, Record Group 58; The National Archives at Washington, D.C.

³⁴ Stryker, William S., *Officers and Men of New Jersey in the War of the Rebellion, 1861-1865*, New Jersey Adjutant-General’s Office, Trenton, New Jersey, John L. Murphy Steam Book and Job Printer, 1876. Two volumes, “Published by authority of the Legislature,” Volume One, pp. 1387 & 1400.

In December 1869 Samuel, age 25, married Hannah Jane Eckerson, age 21. The young couple was recorded in the U. S. Census on June 30, 1870 as living with Hannah's parents, Thomas and Maria Eckerson, in Washington Township (likely Hillsdale). On the 1870 census Samuel was noted as being a carpenter, while Hannah was keeping house³⁵

1870 United States Federal Census for Samuel Cole													
New Jersey > Bergen > Washington													
Dwelling No.	Family No.	Name	Age	Sex	Race	Occupation	Real Estate	Personal Estate	Birthplace	Father/Mothe Foreign	Birth Month	Marriage Month	Attended
1	1	Eckerson Thomas	45	M	W	Farmer	5000	1000	New York				
		" Maria	40	F	W	Keeping House			New Jersey				
		Cole Samuel	25	M	W	Carpenter		100	New Jersey			Dec	
		Hannah	21	F	W	Keeping House			New Jersey			Dec	

1870 U. S. Census showing Samuel and Hannah Cole

On December 26, 1870 George T. Brickell and Rachel his wife sold an 11,960 square foot lot of land to Samuel P. Cole. The property was described as bounded on the north by Irvington Street, east and west by lands of George T. Brickell and south by Washington Avenue. (It is this lot that the historic Samuel P. Cole House stands today.) This lot was apparently part of George T. Brickell vast land holdings in the now growing village of Westwood. The metes and bounds of the lot were recorded as:

“Beginning in the middle of Washington Avenue two hundred thirteen and five tenths feet east of the intersection of the same with the middle of Irvington Street and running from thence (1) north 23° 56’ east, one hundred seventy-nine feet; thence (2) north 21 1/2° west twenty-five feet to the middle of Irvington Street; thence (3) through the middle of said street north 68 1/2° east seventy and four tenths feet; thence (4) south 21 1/2° east twenty-five feet; thence (5) south 23° 56’ west two hundred twenty-nine feet to the middle of Washington Avenue; thence (6) through the middle of said avenue north 66° 4’ west fifty feet to place of beginning.”³⁶

³⁵ 1870 United States Federal Census, Washington, Bergen, New Jersey; Roll: M593_; Page: 30.

³⁶ Bergen County Deeds, Book Y7, Page 433 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

Six months later, on June 27, 1871 George T. Brickell sold the lot to the east to Samuel's seventy-seven-year-old uncle Samuel Parcels.

The metes and bounds of this adjoining lot were recorded as:

"All that tract or parcel of land and premises hereinafter particularly described situate, lying and being in the Township of Washington in the County of Bergen and State of New Jersey. Beginning in the middle of Washington Avenue and at the Southeast corner of a lot conveyed by the party of the first part to Samuel P. Cole and running from thence (1) along the line of lot of Samuel P. Cole North twenty three degrees and fifty six minutes East two hundred twenty-nine feet thence (2) North twenty one and one half degrees West twenty five feet thence (3) North sixty eight and one half degrees East ninety five and eight tenth feet thence (4) South twenty three degrees and fifty six minutes West three hundred fourteen and six tenths feet to the middle of Washington Avenue thence (5) through the middle of said Avenue North sixty six degrees and four minutes West fifty feet to place of beginning. Containing fourteen thousand seven hundred and eighty seven square feet. Bounded on the North by Irvington Street East by a lot conveyed by the party of the first part to Henry S. Banta south by Washington Avenue and West by the party of the first part to Samuel P. Cole."³⁷

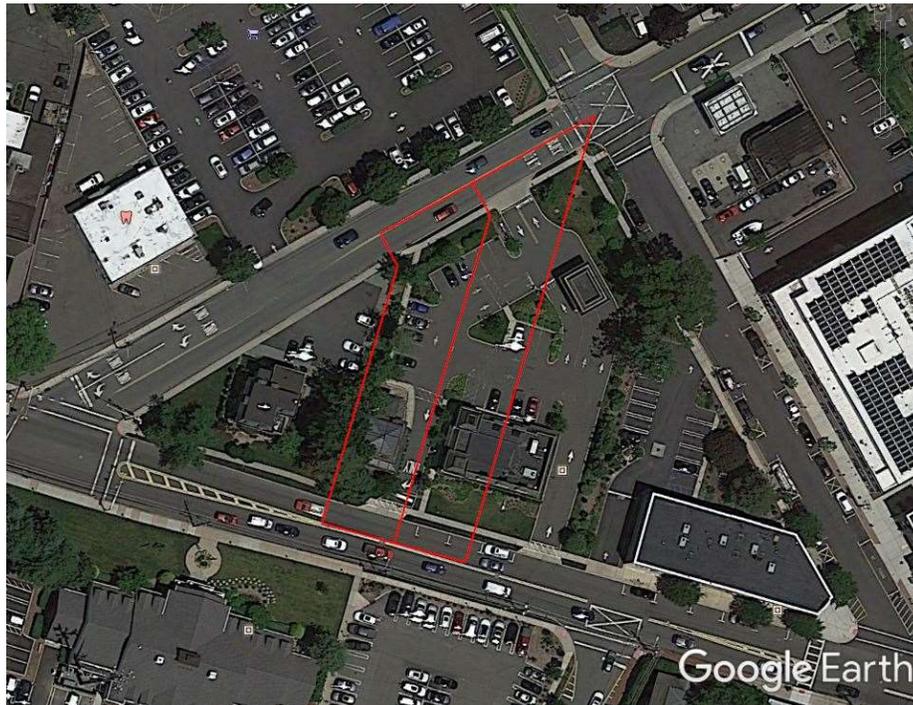
Due to Samuel Parcels advanced age, being childless, and "retired"³⁸ it is possible that he not only purchased the lot because of its potential investment value, but so it could be later merged with his nephew's lot. Apparently, there was a strong affection between the two, as the will of Samuel Parcels drawn on January 26, 1876 reveals.³⁹

³⁷ Bergen County Deeds, Book C8, Page 423 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

³⁸ 1870 United States Federal Census, New Barbadoes, Bergen, New Jersey; Roll: M593_852; Page: 491B.

³⁹ Bergen County Surrogate Records, Office of the Bergen County Surrogate, Hackensack,

On June 10, 1875, Samuel Parcells sold to his nephew Samuel P. Cole the undeveloped property he had acquired from George T. Brickell.⁴⁰ The metes and bounds of both lots were entered into a computerized plat plan generating program, and the plat plan of both lots overlaid onto a modern Google Earth satellite image gives us an extremely accurate view of Samuel P. Cole's property.



**Property of Samuel P. Cole (84 Washington Avenue)
overlaid onto a Google Earth satellite image.**

We have learned previously Samuel P. Cole was a carpenter, and odds are that he constructed his house - with his own hands. Now since Samuel purchased his property in late December 1870 it is very possible that he could not break-ground to start construction, until well into the beginning of the spring, as the ground was likely frozen throughout the winter. This is attested by the fact that the Hudson River as late as March 18, 1871 was frozen solid to a depth of six to eight inches on average.⁴¹ Samuel and Hannah were likely very anxious to start building their new home as soon

Bergen Wills, Vol L-M, 1872-1879, pp. 512 & 513.

⁴⁰ Bergen County Deeds, Book N9, Page 437 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

⁴¹ Belanger, Brian, *Historical Weather Events in Rockland County, New York from 1709 to 1909*, Genealogical Society of Rockland County, New York, 2012.

as possible as a daughter, Alida, was born to them in 1870.⁴² Finding proof of exactly when Samuel P. Cole built his house remains elusive, and it is highly illogical, and without firm evidence that he waited years to build his home.

The Walkers 1876 *Atlas of Bergen County*⁴³ map of Westwood unfortunately does not show the house, although it miss-labels the property as “S. J. Cole.” There is a good possibility that the surveyor or cartographer simply made a second mistake and failed to put the house on the map. Cartography errors throughout history are well known, and even in our modern times with GPS and satellite tools there have been some costly map mistakes. In 2006 a United Nations compound was bombed because a map mis-labeled it a terrorist camp, and in 2013 a U. S. Navy ship ran aground because coral reef was left off a nautical chart.⁴⁴



**1876 *Atlas of Bergen County* view of Samuel P. Cole’s property overlaid onto a Google Earth satellite image.
Note, the historic house at 84 Washington Avenue is under the letter “S.”**

⁴² Tombstone of Alida Cole Myers, Westwood Cemetery, Westwood, New Jersey. Accessed from <<https://www.findagrave.com/memorial/189495788/alida-myers>>.

⁴³ Pease-Walker, *1876 Atlas of Bergen County*, Historic Map Works Rare Historic Maps Collection, Sheet 111, Park Ridge and Westwood. Accessed from <<http://www.historicmapworks.com> >.

⁴⁴ Pullman, Gary, *10 Map Mistakes With Momentous Consequences*, Listverse, Listverse, LTD., July 3, 2017. Accessed from <<https://listverse.com/2017/07/03/10-map-mistakes-with-momentous-consequences/>>.

The 1880 U. S. Census recorded the household of Samuel P. Cole as being in the “village of Westwood” (a sub-set of Washington Township). Samuel was noted as a 35-year-old carpenter, with his wife Jane at age 31 who kept house, and a daughter Alida age 9 who attended school.⁴⁵

1880 United States Federal Census for Samuel P. Cole																								
New Jersey > Bergen > Washington > 018																								
Street	House No	Dwelling	Family No	Name	Race	Sex	Age	Birth Mon	Relationship	Single	Married	Widow/D	Married C	Occupation	Months U	Sick	Blind	Deaf and	Idiotic	Insane	Disabled	Attended	Cannot re	Cannot w
	208	238		Samuel P. Cole	W	M	35			/				Carpenter										
				Jane	W	F	31		Wife		/			Keeping House										
				Alida	W	F	9		Daughter				/											

1880 U. S. Census record for the household of Samuel P. Cole.

On January 12, 1898 Samuel P. Cole sold by deed his property to John B. and Margaret S. Speth, for one dollar. The Speths on the same day then sold by deed the property to Hannah Jane Cole the wife of Samuel P. Cole, for one dollar. Why exactly this was done remains a mystery. Although one consideration may be that this was a very simple way to ensure that the property went into Hannah’s name. The descriptive detail in the deed reads as such:

“All those tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Westwood in the County of Bergen and State of New Jersey being the same premises as described in two separate deeds of conveyance the first of which is made by Samuel Parcells dated June 10th 1875 and recorded in N-9 of deeds pages 437 &c. The second is made by George T. Brickel and wife dated December 26th 1870 and recorded in Book Y-7 of deeds pages 433 &c reference being made to said deeds for a more particular description of same being the same premises conveyed to the said John B. Speth by Samuel P. Cole by deed of even date herewith.”⁴⁶

⁴⁵ 1880 United States Federal Census, Washington, Bergen, New Jersey; Roll: 771; Family History Film: 1254771; Page: 632C; Enumeration District: 018; Image: 0785.

⁴⁶ Bergen County Deeds, Book 459, Page 511 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

July 12, 1899 was likely a happy day in the Cole household, as it was on that day Samuel and Hannah's 29-year-old daughter Alida married a local young man named Cornelius Myers⁴⁷ (also a carpenter, like Samuel). By June 9, 1900, the couple was living in Brooklyn, New York.⁴⁸

Sadly, on March 12, 1900, two years and two months after the January 12, 1898 transference of the property, Samuel P. Cole died at age 55.⁴⁹ Perhaps Samuel had taken ill and he thought the transference was an easy way to ensure that his wife Hannah would have the house without going through probate. Neither a will nor probate records for Samuel P. Cole could be found by this author in the Bergen County Surrogate Office archives. So, either there was no preparation for his death, or the property transference was the preparation.

Hannah Cole continued to live in her house as a widow for the remainder of her life, and the U. S. Census records tell us a little of her widowhood. When the 1900 Census was recorded, Hannah was renting a portion of the house to a family named Ripley who had a baby.⁵⁰

Line Num	Street	House No	House No	Family No	Name	Relation	Race	Sex	Birth Year	Birth Mon	Age	Marital St	Years Mar	Children	Children	Birthplace	Father's	Mother's	Immigrat	Years in U	Naturaliz	Occupation	Months N	Attended	Can Read	Can Write	Can Spee	Owned or	Owning Fr	Farm or H	Value Sch	Line Num
43					Hannah Cole	Head	W	F	1844	5	55	Mar				New York	New York	New Jersey				at school	10	Yes	Yes	Yes						
44					Alida Cole	Daughter	W	F	1870	30	30	Mar				New York	New York	New Jersey				at school	6	Yes	Yes	Yes						
45					Henry Ripley	Head	W	M	1844	56	56	Mar		1	1	New York	New York	New York				Chair Repair	4	Yes	Yes	Yes						
46					Alida Cole	Wife	W	F	1870	30	30	Mar				New York	New York	New York				House Painter	4	Yes	Yes	Yes						
47					Henry Ripley	Head	W	M	1844	56	56	Mar		1	1	New York	New York	New York				Chair Repair	4	Yes	Yes	Yes						
48					Alida Cole	Wife	W	F	1870	30	30	Mar				New York	New York	New York				House Painter	4	Yes	Yes	Yes						
49					Henry Ripley	Head	W	M	1844	56	56	Mar		1	1	New York	New York	New York				Chair Repair	4	Yes	Yes	Yes						
50					Alida Cole	Wife	W	F	1870	30	30	Mar				New York	New York	New York				House Painter	4	Yes	Yes	Yes						

1900 U. S. Census record for the households of Hannah Cole, and the Ripley family.

The 1905 New Jersey State Census,⁵¹ and U. S. Census records for 1910, 1920, and 1930 all reveal that the widow Hannah Cole lived alone in her house.⁵²

⁴⁷ *Marriage Records*, New Jersey Marriages, New Jersey State Archives, Trenton, New Jersey.

⁴⁸ 1880 United States Federal Census, Brooklyn Ward 29, Kings, New York; Page: 16; Enumeration District: 0535; FHL microfilm: 1241068.

⁴⁹ Tombstone of Samuel P. Cole, Westwood Cemetery, Westwood, New Jersey. Accessed from <<https://www.findagrave.com/memorial/189495726>>.

⁵⁰ 1900 United States Federal Census, Westwood, Bergen, New Jersey, Page: 14; Enumeration District: 0043, FHL microfilm: 1240956.

⁵¹ 1905 State Census of New Jersey, New Jersey State Archive, Trenton, NJ, Reference Number: L-07; Film Number: 3.

⁵² 1910, 1920, and 1930 United States Federal Census, Westwood, N. J., National Archives, Washington, D.C.

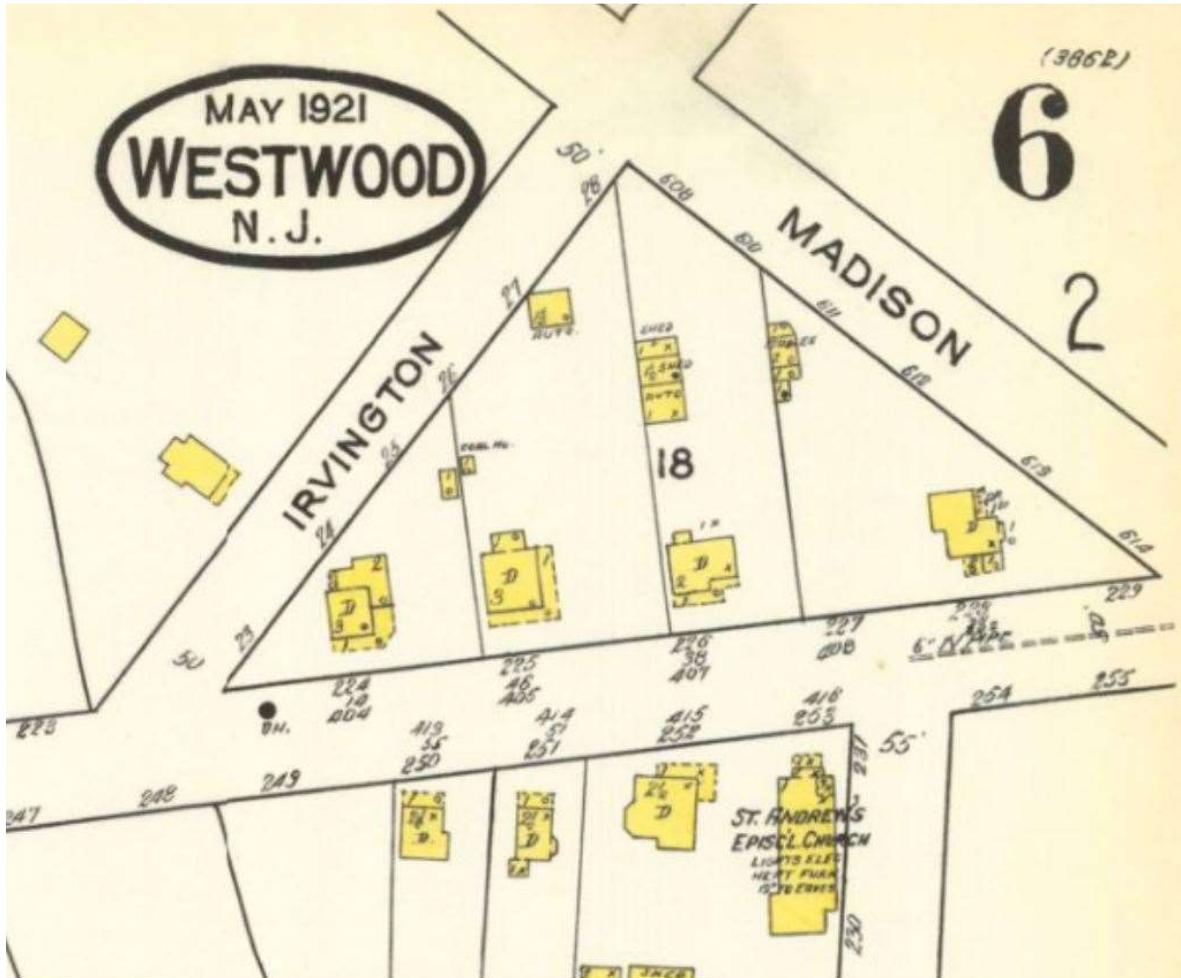
In 1912 a two volume *Atlas of Bergen County* was published G. W. Bromely, and plate 28 in volume two gives a very detailed picture of downtown Westwood. The Samuel P. Cole House is depicted, and the map view reveals that an outbuilding (likely a carriage house) stood to the rear.⁵³



The Samuel P. Cole House shown in the 1912 *Atlas of Bergen County*.

⁵³ G. W. Bromely, *Atlas of Bergen County New Jersey, Volume Two*, Plate 28, G. W. Bromely and Co., Philadelphia, Pennsylvania, 1912. Accessed from <<http://www.historicmapworks.com>>.

In 1921 a series of eight Sanborn Fire Insurance maps were created to show Westwood, and the Samuel P. Cole House is documented with some noted details.⁵⁴ The assumed carriage house shown in 1912 is now gone, and has been replaced by an automobile garage. In addition, a coal bin stood along the west property line (some distance from the rear of the house).



1921 Sanborn Fire Insurance map showing the Samuel P. Cole House.

Living to the advanced age of 82, Hannah Cole died on June 6, 1931. She was interred next to her husband Samuel in the Westwood Cemetery, where a good-sized granite stone was erected.⁵⁵ The Hackensack Trust Company acted as executor of the

⁵⁴ *Sanborn Map Company, Westwood*, Sanborn Map Company, New York, 1921, Sheet 6. Retrieved from Historic Map Division, Rare Books and Special Collections, Firestone Library, Princeton University, New Jersey.

⁵⁵ Tombstone of Hannah J. Cole, Westwood Cemetery, Westwood, New Jersey. Accessed from <<https://www.findagrave.com/memorial/189495768/hannah-jane-cole>>.

Last Will and Testament of Hannah J. Cole, and on November 23, 1931 Alida Cole Myers through deed received the family home on Washington Avenue in Westwood. The metes and bounds in the deed were described as:

“All those tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Westwood (formerly Township of Washington) in the County of Bergen and State of New Jersey.

First Tract: Beginning in the middle of Washington Avenue two hundred thirteen and five tenths feet east of the intersection of the same with the middle of Irvington Street and running from thence (1) north $23^{\circ} 56'$ east, one hundred seventy-nine feet; thence (2) north $21\ 1/2^{\circ}$ west twenty-five feet to the middle of Irvington Street; thence (3) through the middle of said street north $68\ 1/2^{\circ}$ east seventy and four tenths feet; thence (4) south $21\ 1/2^{\circ}$ east twenty-five feet; thence (5) south $23^{\circ} 56'$ west two hundred twenty-nine feet to the middle of Washington Avenue; thence (6) through the middle of said avenue north $66^{\circ} 4'$ west fifty feet to place of beginning. Being the same premises conveyed to Samuel P. Cole by George T. Brickel and wife by deed book Y-7 page 433 &c.

Second Tract: Beginning in the middle of Washington Avenue and at the southeast corner of a lot conveyed by George T. Brickell and wife to Samuel Parcells and running from thence (1) along line of lot formerly of Samuel P. Cole north $23^{\circ} 56'$ east two hundred twenty-nine feet; thence (2) north $21\ 1/2^{\circ}$ west twenty-five feet; thence (3) north $68\ 1/2^{\circ}$ east ninety-five and eight tenths feet; thence (4) south $23^{\circ} 56'$ west three hundred fourteen and six tenths feet to the middle of Washington Avenue; thence (5) through the middle of said avenue north $66^{\circ} 4'$ west fifty feet to place of beginning. Being the same premises conveyed to

Samuel P. Cole by Samuel Parcels by deed book N-0 [sic should be "9"] page 497 &c. The above two tracts were subsequently conveyed to Hannah Jane Cole by John B. Speth and wife by deed book 459 page 511 &c."⁵⁶

The deed reveals to us that Alida was a resident of Newburgh, New York, and further records indicate that she continued to live there until her death in 1958,⁵⁷ as such one could assume that the house was possibly rented until it was finally sold out of the family.

Adolph (a.k.a Arthur) A. Berdais

On April 16, 1946, Alida C. Meyers, now a widow, sold the house to Adolph A. Berdais, who was noted as residing at 32 Marcotte Lane, Tenafly. The metes and bounds of the property, consisting of two adjoined lots, stated within the deed of sale are the same as those described in the deed from Hannah Cole's estate.⁵⁸ Later, on August 12, 1946 Adolph A. Berdais and Otilie G. Bergdais, his wife, still residing at 32 Marcotte Lane, Tenafly transferred by deed the property to Ber Bro Realty Corporation. Ber Bro Realty Corporation was established in the State of New Jersey, having its principal office at 11 Madison Avenue, Westwood.⁵⁹

Adolph A. Berdais was born August 28, 1907 in New York City to parents who immigrated from Austria.⁶⁰ ⁶¹ On November 28, 1935 Adolph married Otilie G. Fisher in Bohemia, New York.⁶² In October 1940, when Adolph registered for the Second

⁵⁶ Bergen County Deeds, Book 1815, Page 88 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

⁵⁷ Alida C. Myers Death Certificate, New York State Death Index, Number 35556, New York State Department of Health, Albany, New York.

⁵⁸ Bergen County Deeds, Book 2624, Page 540 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

⁵⁹ Bergen County Deeds, Book 2706, Page 591 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

⁶⁰ Adolph A. Berdais Cemetery Record. Accessed from <<https://www.findagrave.com/memorial/6757849>>.

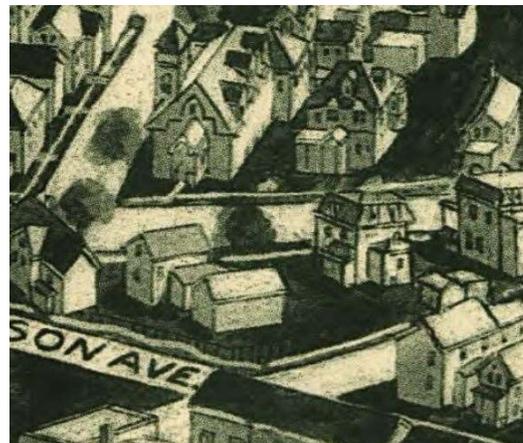
⁶¹ New York State Archives, Albany, New York, State Population Census Schedules, 1915, Election District: 29, Assembly District: 01, City: New York, County: Queens, Page: 12.

⁶² New York State Department of Health, Albany, NY, USA, New York State Marriage Index, Certificate number: 53503.

World War draft, he was working at the Ford assembly plant in Edgewater.⁶³ Most records after the Second World War are usually not publicly available due to privacy concerns, but there is a record that Adolph A. Berdais traveled from the Bahamas on February 27, 1959 and that record notes that he lived at 84 Washington Avenue, Westwood.⁶⁴ Although Adolph was the legal given name to Mr. Berdais, Arthur was the name that he went by.⁶⁵

The historic house at 84 Washington Avenue has significance to the political and civic history of Westwood as Arthur A. Berdais served as Mayor from 1956 to 1957, and before that he served on the Borough Council.⁶⁶ Mr. Berdais was also an outstanding successful member of the business community as a business owner and real estate developer. With his older brother Eric Berdais, Arthur operated an automobile dealership named Berdais Ford on Madison Avenue (later known as Valley Ford). As a real estate developer two of Arthur's major projects were the prominently situated Westwood Hills Apartment Complex (corner of Kinderkamack and Old Hook Roads) and Westwood Plaza Shopping Center (on Broadway). But likely, Arthur's greatest work was in the establishment of Pascack Valley Hospital where he served as President of the Board of Trustees.⁶⁷

On February 7, 1949 Ber Bro Realty Corporation purchased by deed from Joseph Guida and Mary P. Guida, his wife, of Emerson the property known as 78 Washington Avenue (depicted in the 1924 *Aeroview of Westwood*⁶⁸). This property directly to the east of Arthur A.



1924 Aeroview of Westwood showing 78 & 84 Washington Avenue

⁶³ Ancestry.com. *U.S. WWII Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

⁶⁴ The National Archives at Washington, D.C.; Series Title: *Passenger and Crew Manifests of Airplanes Arriving at Miami, Florida.*; NAI Number: 2788541; Record Group Title: *Records of the Immigration and Naturalization Service, 1787 - 2004*; Record Group Number: 85.

⁶⁵ Phone conversation with Arthur A. Berdais (Jr.), of 25 Crest Street, Westwood New Jersey, April 20, 2020.

⁶⁶ Phone conversation with Westwood Borough Clerk, Karen Hughes, April 20, 2020.

⁶⁷ Snyder, John, *Former Mayor Berdais's Home Eyed as Hub for Local Tourism*, Pascack Press, February 11, 2020.

⁶⁸ Cinquin, Rene, and Hughes & Cinquin, *Aeroview of Westwood, New Jersey*, Brooklyn, New York, Hughes & Cinquin, 1924. Accessed from: <<https://www.loc.gov/item/76693065/>>.

Berdais's house, at 84 Washington Avenue, is where Eric Berdais would make his home.⁶⁹ The metes and bounds of the property as stated in the deed were:

"All those tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Westwood, in the County of Bergen and State of New Jersey.

FIRST TRACT: Beginning in the middle of Washington Avenue sixty-two and seven tenths (62.7) feet west of the intersection of the same with the middle of Fourth Avenue and at the southwest corner of a lot conveyed by George T Brickell to John W. Yeury and running from thence (1) through the middle of Washington Avenue north sixty-six (66) degrees and four (04) minutes west, fifty (50) feet; thence (2) north twenty-three (23) degrees and fifty-six (56) minutes east, three hundred and fourteen and six tenths (314.6) feet to the middle of Irving Street; thence (3) through the middle of said street north sixty-eight and one-half (68-1/2) degrees east, five (5) feet to the intersection of the middle of aforesaid street with Madison Avenue; thence (4) through the middle of said Avenue south twenty-one and one-half (21-1/2) degrees east, ninety-five and eight tenths (95.8) feet; thence (5) south sixty-eight and one-half (68-1/2) degrees west, thirty (30) feet; thence (6) south twenty-three (23) degrees and fifty-six (56) minutes west, two hundred and twenty-nine and five tenths (229.5) feet to the place of beginning. CONTAINING fifteen thousand, two hundred and seventy-seven (15,277) square feet.

SECOND TRACT: Beginning in the middle of Washington Avenue two hundred seventy-three (273) feet west of the intersection of the same with the Middle of Madison Avenue and running from thence (1) north

⁶⁹ Snyder, John, *Former Mayor Berdais's Home Eyed as Hub for Local Tourism*, Pascack Press, February 11, 2020.

twenty-three (23) degrees and fifty-six (56) minutes east two hundred and twenty-nine and five tenths (229.5) feet; (2) north sixty eight and one-half (68-1/2) degrees east thirty (30) feet to the middle of Madison Avenue; (3) through the middle of said avenue south twenty-one and one-half (21-1/2) degrees east, thirty-two and six tenths (32.6) feet; (4) south sixty-eight and one-half (68-1/2) degrees west, thirty (30) feet; (5) south twenty-three (23) degrees and fifty-six (56) minutes west, two hundred and six and seven tenths (206.7) feet to the middle of Washington Avenue; (6) through the middle of said avenue north sixty-six (66) degrees and four (04) minutes west, twenty-three and two tenths (23.2) feet to the place of beginning. Containing six thousand and forty-four (6,044) square feet.

SUBJECT to restrictions of record, zoning ordinances and such state of facts as may be disclosed by an accurate survey.

Being the same premises conveyed to the parties of the first part hereto by John H. Schrader and Irene A. Schrader, his wife, by deed dated October 26, 1942, and recorded in the office of the Clerk of Bergen County in Book 2356 of Deeds for said County, on page 410 &c."⁷⁰

As a result of this deed the property, at 84 Washington Avenue, on which the historic Samuel P. Cole House stands (comprised of two lots) was now joined to the property at 78 Washington Avenue (also comprised of two lots) with the same corporate ownership of the Berdais brothers.



Google Earth overlay of all four lots owned by Ber Bro Realty Co. as of February 7, 1949.

⁷⁰ Bergen County Deeds, Book 2938, Page 114 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

After Adolph (Arthur) A. Berdais died on September 7, 1975 ⁷¹ there was a dissolution of Ber-Bro Realty Corporation. (Although Eric Berdais would go on to live until July 12, 1990. ⁷²) In accordance with the plan of dissolution of Ber-Bro Realty Corporation pursuant to Section 337 of the Internal Revenue Code the property at numbers 78 and 84 Washington Avenue were conveyed by deed on February 1, 1983 to "Robert R. Berdais and Alfred L. Krasner and Trustees under the Last Will and Testament of Adolf A. Berdais, deceased." The deed stated that "The Grantor grants and conveys (transfers ownership of) the property . . . to the Grantee. This transfer is made for the sum of less than \$100.00 except for the balance of mortgage in the amount of \$9,029.25." The metes and bounds for the property were noted with the tax map reference "Municipality of Westwood, Block 701, Lot No. 3 and 2," and stated to be:

"PARCEL ONE:

FIRST TRACT: Beginning in the middle of Washington Avenue sixty-two and seven tenths (62.7) feet west of the intersection of the same with the middle of Fourth Avenue and at the southwest corner of a lot conveyed by George T Brickell to John W. Yeury and running from thence (1) through the middle of Washington Avenue north sixty-six (66) degrees and four (04) minutes west, fifty (50) feet; thence (2) north twenty-three (23) degrees and fifty-six (56) minutes east, three hundred and fourteen and six tenths (314.6) feet to the middle of Irving Street; thence (3) through the middle of said street north sixty-eight and one-half (68-1/2) degrees east, five (5) feet to the intersection of the middle of aforesaid street with Madison Avenue; thence (4) through the middle of said Avenue south twenty-one and one-half (21-1/2) degrees east, ninety-five and eight tenths (95.8) feet; thence (5) south sixty-eight and one-half (68-1/2) degrees west, thirty (30) feet; thence (6) south twenty-three (23) degrees and fifty-six (56) minutes west, two hundred and

⁷¹ *New Jersey, Death Indexes, 1904-2000*, New Jersey State Archives, Trenton, New Jersey, Year Range: 1975; Surname Range: A-G.

⁷² Ancestry.com. *U.S., Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed from: <<https://www.findagrave.com/memorial/25403242>>.

twenty-nine and five tenths (229.5) feet to the place of beginning. Containing fifteen thousand, two hundred and seventy-seven (15,277) square feet.

SECOND TRACT: Beginning in the middle of Washington Avenue two hundred seventy-three (273) feet west of the intersection of the same with the Middle of Madison Avenue and running from thence (1) north twenty-three (23) degrees and fifty-six (56) minutes east two hundred and twenty-nine and five tenths (229.5) feet; (2) north sixty eight and one-half (68-1/2) degrees east thirty (30) feet to the middle of Madison Avenue; (3) through the middle of said avenue south twenty-one and one-half (21-1/2) degrees east, thirty-two and six tenths (32.6) feet; (4) south sixty-eight and one-half (68-1/2) degrees west, thirty (30) feet; (5) south twenty-three (23) degrees and fifty-six (56) minutes west, two hundred and six and seven tenths (206.7) feet to the middle of Washington Avenue; (6) through the middle of said avenue north sixty-six (66) degrees and four (04) minutes west, twenty-three and two tenths (23.2) feet to the place of beginning. Containing six thousand and forty-four (6,044) square feet.

Being commonly known as No. 78 Washington Avenue, Westwood, New Jersey.

PARCEL TWO:

TRACT ONE: Beginning in the middle of Washington Avenue two hundred thirteen and five tenths (213.5) feet east of the intersection of the same with the middle of Irvington Street and running from thence (1) north twenty-three (23) degrees, fifty-six (56) minutes east, one hundred seventy-nine (179) feet; thence (2) north twenty-one and one-

half (21-1/2) degrees west twenty-five (25) feet to the middle of Irvington Street; thence (3) through the middle of said street north sixty-eight and one-half (68-1/2) degrees east seventy and four tenths (70.4) feet; thence (4) south twenty-one and one-half (21-1/2) degrees east twenty-five (25) feet; thence (5) south twenty-three (23) degrees, fifty-six (56) minutes west two hundred twenty-nine (229) feet to the middle of Washington Avenue; thence (6) through the middle of said avenue north sixty-six (66) degrees, four (4) minutes west fifty (50) feet to place of beginning. Containing 11,960 square feet. Bounded on the north by Irvington Street, east and west by lands of George T. Brickel and south by Washington Avenue.

TRACT TWO: Beginning in the middle of Washington Avenue and at the southeast corner of a lot conveyed by George T. Brickell and wife to Samuel Parcells and running from thence (1) along line of lot formerly of Samuel P. Cole north twenty-three (23) degrees, fifty-six (56) minutes east two hundred twenty-nine (229) feet; thence (2) north twenty-one and one-half (21-1/2) degrees west twenty-five (25) feet; thence (3) north sixty-eight and one-half (68-1/2) degrees east ninety-five and eight tenths (95.8) feet; thence (4) south twenty-three (23) degrees, fifty-six (56) minutes west three hundred fourteen and six tenths (314.6) feet to the middle of Washington Avenue; thence (5) through the middle of said avenue north sixty-six (66) degrees, four (4) minutes west fifty (50) feet to place of beginning. Containing 14,787 square feet. Bounded on the north by Irvington Street, east and west by a lot conveyed by George T. Brickel and wife to Henry S. Banta, south by Washington Avenue and west by lot conveyed by George T. Brickel, et ux, to Samuel P. Cole.

Being commonly known as No. 84 Washington Avenue, Westwood, New Jersey.

Being the same premises conveyed to the Grantor herein by deed from Joseph Guida and Mary P. Guida, his wife, dated August 12, 1946, and recorded in the Bergen County Clerk's Office on February 8, 1949, in Book 2938 at page 114.

Being also the same premises conveyed to the Grantor herein by deed from Adolph A. Berdais and Otilie G. Bergdais, his wife, dated August 12, 1946, and recorded in the Bergen County Clerk's Office on November 25, 1946, in Book 2706 at page 590."⁷³

On April 14, 2010 a "Corrective Deed" was issued with wording that stated "Ber-Bro Realty Corp., a corporation of the State of New Jersey" as "Grantor" sold to the "Grantee, Robert R. Berdais, Co-Trustee, and Pamela H. Berdais and Jennifer J. Berdais, Substitute Co-Trustees under the Last Will and Testament of Adolf A. Berdais, Deceased;" the property described with the tax map reference "Municipality of Westwood, Block 805 (F/K/A Block 701), Lot Nos. 2 and 3."

Further the deed noted that the property was "Being the same premises originally conveyed to Grantee, Robert R. Berdais and Alfred L. Krasner and Trustees under the Last Will and Testament of Adolf A. Berdais, deceased, from Grantor, Ber-Bro Realty Corp., dated February 1, 1983, which deed was recorded in the Bergen County Clerk's Office on February 9, 1983 in Deed Book 6735, page 604. The reason for the correction Deed is to correct a typographical error in the Grantee clause wherein the phrase 'and Trustees' was erroneously inserted rather than 'as Trustees.' It was the intent of the Deed to vest title in the Trust only and not the Trustees individually. Alfred L. Krasner, the initial Co-Trustee, was succeeded by Marshall H. Kozinn, Esq., by Qualification and Acceptance of Successor Trustee dated September 25, 1987. Marshall H. Kozinn, Co-Trustee, was succeeded by and Pamela H. Berdais and Jennifer J. Berdais, Co-Trustees by Order for Judgement dated October 17, 2008 and filed in the Superior Court of New Jersey, Bergen County, Probate Part." This deed had the same metes and bounds for the property as the previous deed (albeit with slightly different use of words).⁷⁴

⁷³ Bergen County Deeds, Book 6735, Page 605 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

⁷⁴ Bergen County Deeds, V Book 00414, Page 2078 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

Paragon Federal Credit Union

On the same day as the corrective deed, April 14, 2010, "Grantors, Robert R. Berdais, Co-Trustee, and Pamela H. Berdais and Jennifer J. Berdais, Successor Co-Trustees under the Last Will and Testament of Adolf A. Berdais, Deceased" sold the property known as numbers 78 and 84 Washington Avenue to "Grantee, Paragon Federal Credit Union." The transfer of ownership was made for the sum of \$1,500,00.00. The metes and bounds were noted as:

"PARCEL ONE:

FIRST TRACT: Beginning in the middle of Washington Avenue sixty-two and seven tenths (62.7) feet west of the intersection of the same with the middle of Fourth Avenue and at the southwest corner of a lot conveyed by George T Brickell to John W. Yeury and running from thence (1) through the middle of Washington Avenue north sixty-six (66) degrees and four (04) minutes west, fifty (50) feet; thence (2) north twenty-three (23) degrees and fifty-six (56) minutes east, three hundred and fourteen and six tenths (314.6) feet to the middle of Irving Street; thence (3) through the middle of said street north sixty-eight and one-half (68-1/2) degrees east, five (5) feet to the intersection of the middle of aforesaid street with Madison Avenue; thence (4) through the middle of said Avenue south twenty-one and one-half (21-1/2) degrees east, ninety-five and eight tenths (95.8) feet; thence (5) south sixty-eight and one-half (68-1/2) degrees west, thirty (30) feet; thence (6) south twenty-three (23) degrees and fifty-six (56) minutes west, two hundred and twenty-nine and five tenths (229.5) feet to the place of beginning. Containing fifteen thousand, two hundred and seventy-seven (15,277) square feet.

SECOND TRACT: Beginning in the middle of Washington Avenue two hundred seventy-three (273) feet west of the intersection of the same with the Middle of Madison Avenue and running from thence (1) north

twenty-three (23) degrees and fifty-six (56) minutes east two hundred and twenty-nine and five tenths (229.5) feet; (2) north sixty eight and one-half (68-1/2) degrees east thirty (30) feet to the middle of Madison Avenue; (3) through the middle of said avenue south twenty-one and one-half (21-1/2) degrees east, thirty-two and six tenths (32.6) feet; (4) south sixty-eight and one-half (68-1/2) degrees west, thirty (30) feet; (5) south twenty-three (23) degrees and fifty-six (56) minutes west, two hundred and six and seven tenths (206.7) feet to the middle of Washington Avenue; (6) through the middle of said avenue north sixty-six (66) degrees and four (04) minutes west, twenty-three and two tenths (23.2) feet to the place of beginning. Containing six thousand and forty-four (6,044) square feet.

Being commonly known as No. 78 Washington Avenue, Westwood, New Jersey.

PARCEL TWO:

TRACT ONE: Beginning in the middle of Washington Avenue two hundred thirteen and five tenths (213.5) feet east of the intersection of the same with the middle of Irvington Street and running from thence (1) north twenty-three (23) degrees, fifty-six (56) minutes east, one hundred seventy-nine (179) feet; thence (2) north twenty-one and one-half (21-1/2) degrees west twenty-five (25) feet to the middle of Irvington Street; thence (3) through the middle of said street north sixty-eight and one-half (68-1/2) degrees east seventy and four tenths (70.4) feet; thence (4) south twenty-one and one-half (21-1/2) degrees east twenty-five (25) feet; thence (5) south twenty-three (23) degrees, fifty-six (56) minutes west two hundred twenty-nine (229) feet to the middle of Washington Avenue; thence (6) through the middle of said avenue

north sixty-six (66) degrees, four (4) minutes west fifty (50) feet to place of beginning. Containing 11,960 square feet. Bounded on the north by Irvington Street, east and west by lands of George T. Brickel and south by Washington Avenue.

TRACT TWO: Beginning in the middle of Washington Avenue and at the southeast corner of a lot conveyed by George T. Brickell and wife to Samuel Parcels and running from thence (1) along line of lot formerly of Samuel P. Cole north twenty-three (23) degrees, fifty-six (56) minutes east two hundred twenty-nine (229) feet; thence (2) north twenty-one and one-half (21-1/2) degrees west twenty-five (25) feet; thence (3) north sixty-eight and one-half (68-1/2) degrees east ninety-five and eight tenths (95.8) feet; thence (4) south twenty-three (23) degrees, fifty-six (56) minutes west three hundred fourteen and six tenths (314.6) feet to the middle of Washington Avenue; thence (5) through the middle of said avenue north sixty-six (66) degrees, four (4) minutes west fifty (50) feet to place of beginning. Containing 14,787 square feet. Bounded on the north by Irvington Street, east and west by a lot conveyed by George T. Brickel and wife to Henry S. Banta, south by Washington Avenue and west by lot conveyed by George T. Brickel, et ux, to Samuel P. Cole.

Being further described in accordance with a survey prepared by Control Point Associates, Inc., dated April 2, 2010 as follows:

METES AND BOUNDS DESCRIPTION
LOTS 2 & 3, BLOCK 805
BOROUGH OF WESTWOOD
BERGEN COUNTY, STATE OF NEW JERSEY

Beginning at an iron pipe found at the intersection formed by the northerly line of Washington Avenue (A.K.A. County Route 502 - variable width right-of-way) with the dividing line between Lot 1 and Lot 2, Block 805, said point being located on a tie bearing and distance of, south 66 degrees - 04 minutes - 00 seconds east, 133.76 feet as measured along the same from the intersection of the same with the southerly line Irvington Street (variable width right-of-way) and from said point of beginning running thence;

1. Along the dividing line between Lot 1 and Lot 2, Block 805, north 23 degrees - 56 minutes - 00 seconds east, a distance of 148.71 feet to a point located along the aforementioned southerly line of Irvington street, thence;
2. Along the aforementioned southerly line of Irvington Street, north 68 degrees - 47 minutes - 00 seconds east, a distance of 143.26 feet to a point located at the intersection of the same with the southwesterly line of Madison Avenue (variable width right-of-way), thence;
3. Along the aforementioned southwesterly line of Madison Avenue, south 21 degrees - 13 minutes - 00 seconds east, a distance of 101.16 feet to a point in the line of the same, thence;
4. Along the dividing line between Lot 3 and Lot 4, Block 805, south 23 degrees - 56 minutes - 00 seconds west, a distance of 178.93 feet to a point, thence;
5. Along the aforementioned northerly line of Washington Avenue, north 66 degrees - 04 minutes - 00 seconds west, a distance of 172.75 feet to the point and place of beginning. Containing 35, 546 square feet or 0.816 acres⁷⁵

⁷⁵ Bergen County Deeds, V Book 00414, Page 2085 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

Satellite imagery tells us that sometime after June 17, 2010 the house at 78 Washington Avenue was torn down by Paragon Federal Credit Union to make way for a new bank building. By November 1, 2012 the new bank building was completed.⁷⁶

Visions Federal Credit Union

On August 19, 2011 an announcement was made that Paragon Federal Credit Union would be merging with Visions Federal Credit Union.⁷⁷ As a result, a deed was made on June 5, 2012. In that deed “Grantor, Visions Federal Credit Union, successor by merger to Paragon Federal Credit Union” transferred to “Grantee, Visions Federal Credit Union, successor by merger to Paragon Federal Credit Union” the property at numbers 78 and 84 Washington Avenue with the tax map reference “Municipality of Westwood, Block 805, Lot No. 2.01, Qualifier C0001 and C0002.” The deed stated that “The purpose of this Deed is to Place on record for notice purposes that Paragon Federal Credit Union merged into Visions Federal Credit Union pursuant to the Merger Agreement attached hereto as Schedule “B” and accordingly, it is intended that the record owner of the property should be reflected as Visions Federal Credit Union.” The metes and bounds in this deed were not changed from the deed issued when Paragon Federal Credit Union purchased the property from the Estate of Adolf A. Berdais.⁷⁸

Today the Borough of Westwood tax record states that, Block 805, Lot 2.01, located at 78-84 Washington Avenue is owned by Visions F.C.U. % S. Borgeson, 24 Mc Kinley Avenue, Endicott, New York 13760. The property is listed as property class 4A – Commercial, with a land value of \$645,700, an improved value \$1,262,200, and total assessed value of \$1,907,900.⁷⁹

⁷⁶ Date range of demolition and construction determined by Google Earth satellite imagery.

⁷⁷ Rapport, Marc, Credit Union Times, August 19, 2011. Accessed from <<http://web3.cutimes.com/2011/08/19/paragon-fcu-merging-into-visions-fcu>>.

⁷⁸ Bergen County Deeds, V Book 01069, Page 1213 & c., Office of the Bergen County Clerk, Hackensack, New Jersey.

⁷⁹ Borough of Westwood website, *View Property Tax Information*. Accessed from <<https://wipp.edmundsassoc.com/Wipp/?wippid=0267#taxPage3722>> on April 21, 2020.

Architecture

The Samuel P. Cole House is a classic example of American Second Empire residential architecture. Sometimes called Second Empire Baroque the style was popular during the two decades after the American Civil War and was one of the major styles of the time. The Second Empire style was based on the deliberate “modern” expression of generic classical forms as communicated in the work performed on Parisian buildings. One such work were the additions to the Louvre.⁸⁰ The name of the architectural style derives from the period of the Second French Empire, the regime of Napoleon III from 1852 to 1870.

Known for its copious horizontal layering of cornices with classical orders, embellished decorative brackets supporting the eave, and prominent mansard roofs – the style is unabashedly French in origin. The mansard roof with its near vertical lines forms a type of truncated pyramidal shape, and in residential architecture is typified with dormer windows that often exhibit the feel of embellished classical ornamentation. The residential Second Empire building is distinguished with five principal subtypes: (1) simple mansard roof, (2) centered wing or gable, (3) asymmetrical, (4) towered, and (5) town house. The builders of the Second Empire style house were among those in the 19th century post-war period who were part of the picturesque movement looking to the romantic past for inspiration.⁸¹

As a fully intact example of the Second Empire style, the Samuel P. Cole House is of the simple mansard roof subtype. Situated on a very low foundation, the house consists of a square main block, with a wrap-around porch on the south and east sides and is appended by a square rear wing that is subject to the main block in massing. Within the “L” formed by the main block and the appending wing is a complimentary one story closed in porch type addition.

The main block of the house is of a two and a half story, four bay form with the main entry (a classic period double-door) situated asymmetrical in the second bay from the west. The mansard roof is graced with a gentle concave flare at the bottom and detailed with two dormer windows on the front (south) elevation, and one on each remaining face of the main block. The appending rear wing is simple, two-story, and

⁸⁰ Roth, Leland M., *American Architecture*, Westview Press, Boulder, Colorado, 2001, pp. 212

⁸¹ McAlester, Virginia Savage, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 2013, p. 318.

with a flat roof. The one story closed in porch type addition, although 20th century in vintage, blends well into the primary structure.

Finished against the weather with simple narrow clapboards, and architectural asphalt shingles that bespeak of slate, the primary architectural details stand out. The nearly ground level, almost flat roofed, wrap around porch recalls the days of early Westwood when the primary traffic was horse and carriage. The porch roof is supported by clean simple ornamented columns with chamfered mid-sections on plinths. The columns, although likely made by the builder, show a flavor to classical styling. The eave of the porch has very simple paired brackets that do not compete with the main roof eave details. The tall narrow two-over-two double hung windows give a sense of height as the eye is drawn up to the main roof eaves.

Of great note is the detailing of the eaves and mansard roof above on the main block of the house. The simple narrow clapboard siding stops at the top of the second-floor windows where an unadorned architrave rests below a plain frieze – all this is to give prominence to the brackets. The paired brackets supporting the overhanging roof eave are exemplary in their detailing, fanciful curves, and turned dropped finials. The roof eave is fitted with an integral boxed gutter assembly, and the edge is finished with a molded detail that is bold in its profile. The dormer windows have simple surrounds, that are topped with gentle ornamentation, and applied detailing mirroring the rake board cut-outs. The top of the mansard is finished with a molded detail that although bold, stands subject to the eave below. All in all, the detailing is not ostentatious, but rather cleanly quintessential of the form constructed by a local carpenter such as Samuel P. Cole.

Significance

The Samuel P. Cole House is a shining example of Westwood's very early days as a simple railroad village. And this well-preserved structure is one of a few that remain to stand as testament of the emerging borough that we know today. Situated prominently across from the Borough Hall; this former home of a mayor that played such a significant role in the post-World War Two development of the borough; and built by a local carpenter – is worthy of designation as a historic site within the Borough of Westwood.

Photos



April 2020 view from the south southeast.



July 2019 view from the south.



August 2018 three quarter view from the southeast.



August 2018 view from the east.



August 2018 three quarter view from the northeast.



Detail view of the east side eave, and dormer window.



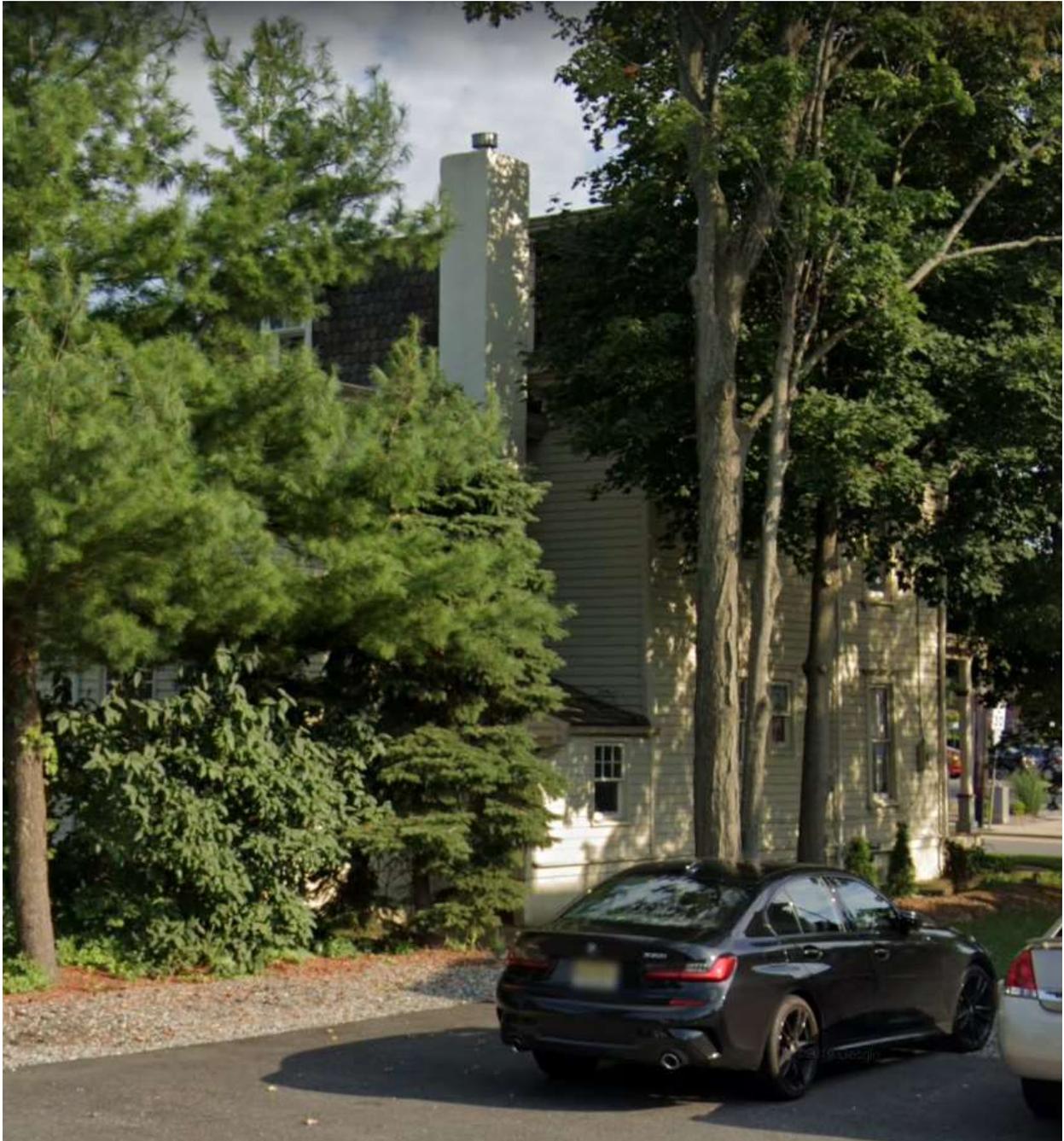
Detail of the east side of the porch.



Detail three quarter view of the eave, and mansard roof from the southeast.



Detail of the front porch showing double door.



Three quarter view of the westside, and rear from Irvington Street.