

THE ARCADE

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The Arcade

GREENWICH, CUMBERLAND COUNTY,
NEW JERSEY

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THE LAND, THE HOUSE,
AND THE PEOPLE
OVER THREE CENTURIES

BY

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GREENWICH, NEW JERSEY

2013

INTRODUCTION

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IN THE MID-1990S my wife, Linda, and I decided that we needed a second house—one that would offer a periodic respite from our increasingly hectic schedules and provide a slower, quieter alternative to the rapidly changing Princeton. Linda envisioned small-town America: a post office, general store, and a church, all within walking distance. New England was out, as it was too far, and our visits would be little more than seasonal vacations. If we wanted to use the house on weekends, without spending half of every weekend commuting, we were limited to New Jersey and eastern Pennsylvania. As a New Jersey native, a New Jersey historian, and a collector of early New Jerseyana, the idea of living in Pennsylvania, if only on weekends, seemed like heresy. So Pennsylvania was out. But finding small-town America in New Jersey in the mid-1990s wouldn't be easy. The New Jersey shore wasn't the answer. The weekend traffic and congestion, combined with the largely seasonal aspect of the communities, ruled out that part of the state. Even Bay Head, which I had loved as a kid, was a far different town than the one I knew, and one weekend there was sufficient to convince both of us that not only could we not afford it, but we didn't want it.

I first visited South Jersey in 1976 when I was invited to Cedarville, Cumberland County, to transcribe a family diary for an article I was writing. My host represented the tenth generation of his family to farm the same land. Our meals came entirely from his farm and his son's adjoining farm. He drove me to places like Dividing Creek, Shellpile, Bivalve, and Fortesque. Nothing seemed to have changed since the nineteenth century. Twenty years later, with Linda looking for small-town America within a couple of hours of Princeton, I thought we should explore South Jersey.

Sally Watson was the longtime president of the Cumberland County Historical Society and the most vocal advocate for the his-

toric town of Greenwich. I knew Sally through my New Jersey history activities, so on each of our weekend explorations of South Jersey, one of our stops would always be with Sally in Greenwich. She would tell us about the neighboring towns and suggest places to visit and country restaurants to try. We decided that we liked Cumberland County more than Salem County. Initially, we thought we wanted a secluded place, far off the road and surrounded by land. This pretty much ruled out Greenwich, or at least what we could afford in Greenwich. In Stow Creek Township we found a wonderful unoccupied eighteenth-century brick house at the end of a long dirt road. Surrounded by land, close to Stow Creek, and a perfect example of South Jersey vernacular architecture, it was, we thought, the house for us. Sally told us it had been empty for years and was infested with snakes. Our ardor cooled slightly. Soon we learned that it was part of a larger tract of land that was being marketed to the New Jersey Greenacres program for just under a million dollars. We continued our search.

One weekend when I was out of town, Linda went to Greenwich alone to retrieve something she had left in Sally Watson's shop. Sally mentioned that the house next to her shop was for sale. Linda walked over and looked in all the windows and decided that she wanted to go inside. Sally arranged to get the key, and Linda went through the house. She knew two things immediately: one, it was the right house for her, and two, I would hate it. She made some rough pencil sketches of the exterior and of the room configurations and showed them to me when I returned. She said I wouldn't like it, but she wanted me to see it anyway. We drove down the next weekend. Damp and dreary. Buckled floor boards. Holes in the plaster. Mouse holes in the floor boards. A 1940s-era sink and a 1960s-era stove with two working burners. An oil furnace in the middle of a room with exposed ducts poking through crude holes into the other downstairs rooms and through the ceiling into the bathroom upstairs. No other heat upstairs. The hall painted gloss peach. Linda reminds me that my first comment after completing the tour was "Rude hut."

Rude though it was, it grew on me. It needed no growing as far as Linda was concerned. The more we discussed it, and weighed the pluses and minuses, the more it became clear that the town, and this house, filled all of our needs. We asked Sally's friend Warren Adams to be our real estate agent, and Warren convinced us that, as weekenders, we shouldn't have a secluded house but rather be part of a town and a community. All the pieces seemed to fit, and we bought the house known as the Arcade.

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FOURTEEN YEARS LATER, and an Arcade that has been lovingly restored, with landscaping and gardens all around, and a shed and workshop, it seemed time to assemble the research I'd done over the years. What follows is a chronological, documentary history of the land, the house, and the owners of both over the course of more than three centuries. I am grateful to architectural historian Joan Berkey for plotting several of the key deeds on a present-day Greenwich tax map. The resulting images are far more effective than words alone in conveying the changing property lines over time. I am also grateful to Warren Adams, now the librarian of the Cumberland County Historical Society and our next-door neighbor, for making the library's resources available to me many times over the years.

JOSEPH J. FELCONE
The Arcade
Greenwich, New Jersey
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THE SEVENTEENTH CENTURY

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IN MARCH 1664 Charles II presented to his brother James, duke of York, a large tract of land in North America extending from the Connecticut River to the Delaware River. Three months later, out of that tract James gave the land that is now New Jersey to two loyal Stuart sympathizers, John, Lord Berkeley, and Sir George Carteret. The undivided proprietorship of Berkeley and Carteret lasted until 1674, when Berkeley sold his interest to a group of Quaker investors led by John Fenwick and Edward Byllynge. Fenwick and Byllynge soon quarreled, and the dispute was submitted to the arbitration of William Penn. Under the terms of a tripartite agreement executed in 1675 between Fenwick, Byllynge, and three individuals acting as trustees for the now-bankrupt Byllynge, Fenwick received a one-tenth share of the whole. Unconcerned that the duke of York had yet to recognize the Fenwick-Byllynge claim, Fenwick immediately plunged ahead with plans to establish a colony. He issued proposals for planting his colony, and by March 1675, more than thirty prospective “adventurers” had responded. Fenwick continued to dispose of land for the next several months. In November 1675 he arrived at Salem aboard the *Griffin*, accompanied by two married daughters and their husbands and children, one unmarried daughter, and about 150 settlers.¹

Soon after Fenwick’s arrival in America, he purchased several tracts of land from the Indians. His earliest recorded purchase, on November 17, 1675, was a tract on “Game or fforcus Creek,” Cannahockinck Creek, the Delaware River, and “adjoyneing to the Lands belonging to Chohanzick.” A second purchase, on February 6, 1675/6, was land “called Little Chohanzick and greate Chohanzick” along the Delaware River, between the mouth of Cannahockinck Creek and Weehatquack Creek, “next to Chohansey Creeke or River.”²

That present-day Greenwich was included in one of the above tracts along the Cohansey River can only be assumed. Fenwick began selling smaller parcels of land immediately. Over the next several years he conveyed dozens of pieces of land, some of which were resold by their purchasers within a short time.³ None of these parcels was located in what is now the town of Greenwich, although some lands within the present township of Greenwich, such as Bacon's Adventure, were sold prior to 1684.⁴ Increasingly, Fenwick's colony became a hopeless snarl of conflicting claims and disputes as a financially desperate Fenwick was besieged on several fronts by landowners, creditors, and Governor Andros at New York. Only months before Fenwick's death was Penn able to resolve the Fenwick tangle by acquiring ownership of most of the lands Fenwick had not disposed of.⁵

John Fenwick probably died in late November or early December, 1683, as the inventory of his estate was made on December 17, 1683. In his lengthy will he bequeathed to his grandsons Fenwick Adams, Samuel Hedge, Jun., and John Champneys, among other real estate:

... all that Tract of Land Lyeing upon the river heretofore called Chohanzey w^{ch}. I will have hereafter called Cæsaria River & w^{ch}. is Knowne by the name of the Towne Neck. And my will is that it ... be called the Mannor of Cæsaria. And that there shall be a Cittie Erected & Marishes & land allowed, as my Executors shall see convenientt ... further my will is that out of the residue of the land & Marishes shall be devided equally amongst my s^d. heires, and that ffenwicks Devident shall Joyne to the Towne & Bacons Creeke, where my will is there shall be a house Erected & called the Mannor house for Keepeing of Courts, and that the other two Devidents shall amount unto one Thousand Acres at least, and all the Incums & Rents of the whole Mannor be equally Devided amongst them. ...⁶

His will provided further that his executors:

... after their Setting forth the Towne of Chohanzick that they first agree upon the lotts that I would have equall if they think fitt & to give every freeholder a lott upon condicon they build

upon it as my Executors shall thinck fitt, and to allow such large priviledges & immunities as w^{ch}. shall be according to the Kings Letters pattents w^{ch}. Impowers me & my heires, as by severall meane Grants appeare.⁷

According to nineteenth-century Cumberland County historian Charles E. Sheppard, the projected manor embraced the present townships of Greenwich, Hopewell, and Stow Creek in Cumberland County, and nearly the whole of Lower Alloway's Creek, Quinton, and Upper Alloway's Creek Townships in Salem County. No attempt was ever made to carry out this provision of the will.⁸

Fenwick's executors were William Penn, John Smith, Samuel Hedge, and Richard Tindall, who had "the whole power . . . to lett, Sell & dispose of my whole Estate" and to improve the estate during the minorities of his three grandsons and heirs.⁹ To this end, beginning in 1684 the trustees laid out a town on the Cohansey River that they called "Greenwich." The earliest recorded use of the name is found in a March 14, 1684/5 order to James Nevill to issue a warrant to survey a lot for John Smith in the "Towne of Chohanzey now Greenewich".¹⁰ A main or great street was built, beginning at the river and continuing north, probably to Pine Mount Run. In accordance with the 1676 Concessions and Agreements of the Proprietors, Freeholders, and Inhabitants of West Jersey, this street could not be less than one hundred feet wide.¹¹ Warrants were issued by the executors or their agents to survey sixteen-acre lots on both sides of the great street. The warrants contained a stipulation that the individual to whom the lot was surveyed would "seat" or settle on the land within one year and that he would not desert the land for three years.

Many of the earliest deeds from Fenwick's executors for sixteen-acre lots in the town are recorded in the Greenwich Town Lots book. The earliest of these is dated August 11, 1686, and conveys to John Clarke "of the Towne of Greenewich" a lot "on the river Cesaria alias Chohanzey."¹² Who the first settler was, and when he began living on his land, is not known, but initial settlement appears to have taken place before many of the deeds were recorded.

IN LATE 1705 a “broad” road four rods wide was surveyed and laid out from Salem through Greenwich and across the Cohansey River to the Maurice River. A return of the road was made, but due to the “Neclect or death of the Clark,” the return was not recorded and was subsequently lost. A second return was made on February 10, 1706/7, by Jonathan Walling, John Bacon, and William Hall, and duly recorded. As the road approached Greenwich it ran:

Downe on the West Side of Pine mount branch to the Old going over Place into the Towne Necke between Timothy Brandreths Lotts: & Jonethan Wheatens: Lotts: Then along the old roade to Greenwich Landing at the Wharffe and over Cohanzey Creeke. . . .¹³

It is unclear when the first land transaction took place in what is today the head of Greenwich, some two miles north of the Cohansey, or who first took title to a lot there. Fenwick’s son-in-law, Edward Champneys, died intestate in late 1707. The inventory of his estate was made on December 23, 1707, and on April 13, 1708, administration was granted to his son and heir John Champneys.¹⁴ Sometime between 1708 and 1717 John Champneys sold to Jeremiah Bacon of Greenwich a right to take up sixteen acres of vacant land, and Bacon located sixteen acres along Pine Mount Run. No warrant or survey of this tract has been found, and its exact location is unknown. The only evidence of the land right is found in the recital of a deed of April 24, 1717, in which Bacon conveyed one acre out of this sixteen-acre tract to Henry Joyce and Thomas Maskell in trust for the Presbyterians to erect a meeting house. This unrecorded deed was the oldest document in the possession of the Greenwich Presbyterian Church when its first historian, Enoch Fithian, published a history of the church in 1871.¹⁵ The deed subsequently disappeared from the church and has never been found. Fortunately, Fithian was an enthusiastic local antiquarian with a penchant for recording names and dates and events, and he transcribed the deed into the church’s congregational min-

utes, where it remains today as the only documentation we have of Bacon’s sixteen-acre tract at the head of Greenwich. The recital states:

Whereas John Phenix [i.e., Fenwick] Lord Proprietor of one of Salem Tenth did by his deed of gift made to Edward Chamles [i.e., Champneys] give to the said Chamles part of his propriety. Whereby he is become wholly invested in the said lands as by the said deed of gift may more at large appear, & whereas John Chamless son & heir to ye sd. Edward Chamless as by the sd. Edward Chamless’ will may more at large appear & whereas the sd. John Chamless having for divers good causes and valuable considerations him thereunto moving hath granted a right to the above named Jeremiah Bacon for the taking up of vacant land where the said Jeremiah Bacon should find it within ye said tenth & the said Jeremiah Bacon hath found sixteen acres being part of the said right lying & being by Pine Mount Run. . . .¹⁶

The deed itself conveys the one-acre lot in trust for “the People of the North side of Cohansey commonly called Presbyterians . . . for the building & erecting of a Meeting House . . . & for no other use.” This roughly triangular lot lay within what is today the old burying ground of the Presbyterian church, between Pine Mount Run and the road to Salem (now, the Greate Street) and at the head of the present-day Sheppards Mill Road.

On May 16, 1719, Bacon sold to Samuel Darke, a fuller, a twenty-acre parcel that included the remaining fifteen acres of the tract acquired from John Champneys plus an additional five acres the source of which is unknown. Once again, this deed is unrecorded and is known only from a recital in a later deed of February 13, 1738, that conveys a small addition to the church lot.¹⁷ Darke appears to have operated a fulling mill on his property along Pine Mount Run, but, like the Jeremiah Bacon tract, the exact location of Samuel Darke’s land has not been determined.

One additional document offers a clue to an early eighteenth-century owner of the land on which the Arcade is located. On June 16, 1750, Greenwich surveyor Ebenezer Miller surveyed a tract of land for Josiah Fithian lying, in part, between Pine Mount Run and present-day Sheppards Mill Road. The westernmost boundary of

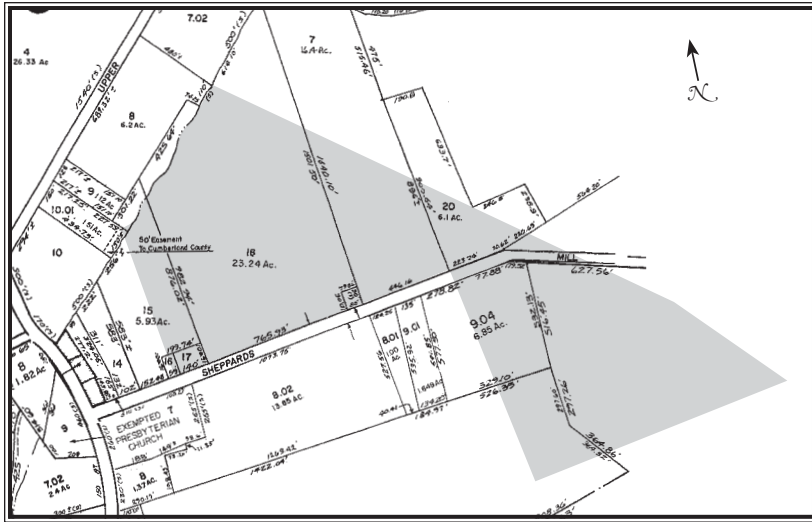


Fig. 1. Ebenezer Miller survey for Josiah Fithian, June 16, 1750

that land, which runs approximately along the eastern property line of what is today the Doctor Samuel Ward house, is described in the 1750 survey as running along “ye line of Nicholas Gibbon sixteen acres lot.” This tells us that at some time prior to 1750 Nicholas Gibbon owned a sixteen-acre lot that included the land lying between the Doctor Samuel Ward house on the east, the Great Street on the west, Pine Mount Run on the north, and Sheppards Mill Road on the south. See figure 1.

As no other description of this Gibbon lot has been found, we have no idea when Gibbon purchased the land, when he sold it, and in which direction(s) it extended beyond the area noted above. We do know that prior to 1732 Gibbon owned an adjoining tract of land lying between Pine Mount Run and the present-day Hospital Road and extending from the Great Street northeast to a point near the intersection of Stathems Neck Road.¹⁸ Nicholas Gibbon (1702–1758) was a successful merchant who, along with his brother Leonard, had inherited some 5,600 acres in Greenwich. About 1730 Nicholas Gibbon erected the substantial brick house on the Great Street that is today the home of the Cumberland County Historical Society.

The tract of land described above, bordered by what is today the Samuel Ward house eastern line, Sheppards Mill Road, the Great Street, and Pine Mount Run, contains about 5.5 acres. Sometime in the middle of the eighteenth century this land came into the possession of Doctor Samuel Ward. No contemporary documentation of the transaction has been found. Samuel Ward (1736–1774) was a native of Middletown, Connecticut, who came to Greenwich about the year 1760 and began the practice of medicine.¹⁹ He and his wife, Phebe Holmes, had no children, and under the terms of his will, all of his real property upon the death of his wife was to go to his nephew, Stephen Ranney, Jr.²⁰ About a year after Doctor Ward’s death, his widow married Doctor Moses Bloomfield. On April 4, 1796, Stephen Ranney (who preferred the spelling “Rainey”) and his wife, Esther, of Middletown, Connecticut, conveyed this 5.5-acre tract, and a larger tract across the Great Street, to Thomas Maskell. Once again, the deed is unrecorded, and the only documentation of the transaction is a recital in an 1810 deed conveying the same property.²¹

Thomas Maskell (1721–1803) was a Greenwich native, justice of the peace, sheriff of Cumberland County before the Revolution, and a member of the Greenwich Township Committee of Observation on the eve of the war. His wife was Esther Fithian (ca. 1747–1805). At the time of his death, Maskell owned a considerable amount of real estate, in Greenwich and elsewhere, which under the terms of his will was distributed to his several children. To his daughter Hannah he devised, among other real estate, the two tracts he had purchased in 1796 from Stephen Ranney.

THE NINETEENTH CENTURY

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IN 1810 Hannah Maskell was living in Camden, New Jersey. On September 13 she conveyed to David Sheppard the two tracts in Greenwich that she had inherited from her father.²² The 5.5-acre tract is described in the deed as containing land and swamp. When

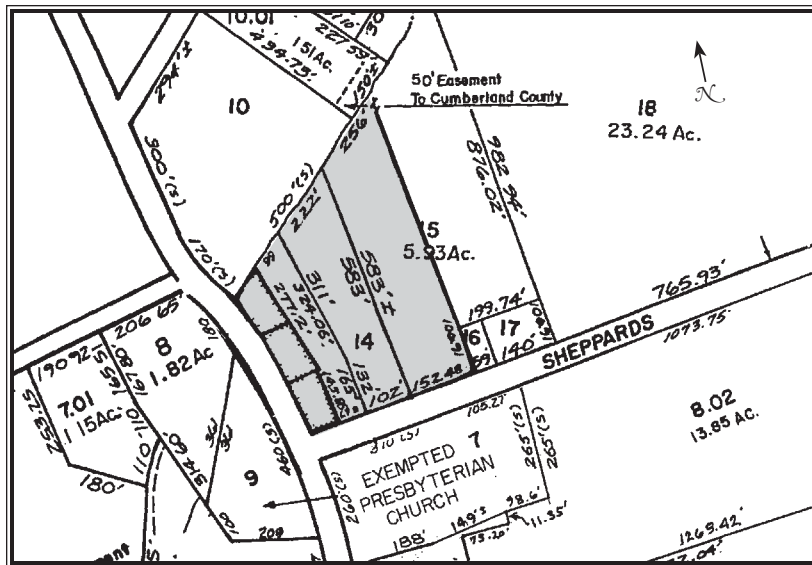


Fig. 2. Hannah Maskell to David Sheppard, September 13, 1810

plotted on a modern Greenwich Township tax map, the tract actually contains 4.39 acres. See figure 2.

David Sheppard (1757–1827) spent his early years on the family farm in Fairfield Township. He was a deacon and prominent member of the Cohansey Baptist Church. In 1791 he built the grand Federal-style house in Bridgeton that was restored about the year 2000 under the aegis of Rutgers University and is now referred to as the David Sheppard House. His first wife was Phebe Ludlam (d. 1799).

On November 14, 1826, David Sheppard sold to his son, Providence L. Sheppard, the 4.39-acre tract plus a larger tract that adjoined the smaller one and extended northeastwardly between Pine Mount Run and present-day Mill Road.²³ Providence Ludlam Sheppard (1788–1860) was born in Fairfield Township but moved with his family to Bridgeton in 1791. By 1810 he was living in Greenwich. He appears to have been both a farmer and a merchant. According to Bessie Ayars Andrews, he was the last proprietor of the old fulling mill on Pine Mount Run,²⁴ while Sarah F. Ware identifies him as the proprietor of the store at the head of Greenwich.²⁵

The next year David Sheppard died intestate, and in February 1828 an order for the partition of his real estate was entered in the orphans' court. Elias Ayres, Hosea Moore, and David B. Moore were appointed commissioners to make the division. The report of the commissioners was ordered to be recorded on October 9, 1828, but half a page in the orphans' court minute book immediately following the order has been left blank. On November 24 the commissioners advised the court that a division of the real estate among the heirs could not be made without great injury to the owners of the properties, and the commissioners were ordered to advertise and sell the lands at public auction. The very brief record of the auction in the orphans' court minutes does not mention any real estate in Greenwich.²⁶ Since the Greenwich property was sold to his son prior to David Sheppard's death, this transaction normally would eliminate that property from the estate. However when Providence sold part of the property in 1830, the deed recites the title from an orphans' court division rather than the 1826 deed. Whether the recital is in error, or the orphans' court proceedings somehow took precedence over the earlier deed, has not been determined.

On January 19, 1830, Providence and his wife Ruth conveyed for \$850 to Joseph Tomlinson, of Greenwich, a two-acre lot at the westernmost end of their property, fronting on present-day Greate Street between Sheppards Mill Road and Pine Mount Run.²⁷ See figure 3.

Joseph Tomlinson (ca. 1796–1831) was a Greenwich merchant, one of the proprietors of the store adjacent to the Arcade property, and a former clerk of Greenwich Township. On September 26, 1829, he had advertised in the *Washington Whig* that the Greenwich store was removing from the upper end of Greenwich to the store formerly run by Horatio C. Wood. He explained that the new store was separate from the former one, and he requested his patrons to settle their accounts with the former store. His partner, at least in the first store, was Noah Flanagan. Tomlinson married, on September 16, 1830, Mary Clancy Burk,²⁸ but he died intestate within months of his marriage. The inventory of his personal property in-

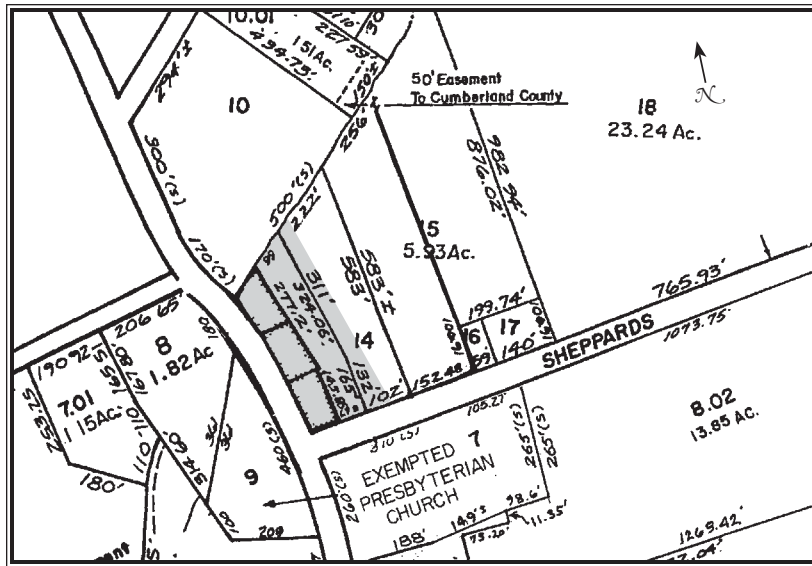


Fig. 3. Providence L. Sheppard to Joseph Tomlinson, January 19, 1830

cluded “one half of the store goods and other stock belonging to the firm of Tomlinson and Flanagan [*sic*]” as well as four notes and two timber leases also belonging to the firm.²⁹

ENTER: NOAH FLANAGAN

ON FEBRUARY 3, 1831, Providence Sheppard and his wife sold to Noah H. Flanagan, of Greenwich, the remaining, larger part of the 35 acres between Sheppards Mill Road and Pine Mount Run that Providence had acquired from his father in 1826.³⁰ Two years later, on February 5, 1833, Flanagan purchased from the late Joseph Tomlinson’s heirs the smaller two-acre lot along the Great Street that Tomlinson had acquired in 1830 from Providence and Ruth Sheppard.³¹ As a result of these two transactions, Noah Flanagan now owned the entire 35-acre tract from the Great Street eastward between Sheppards Mill Road and Pine Mount Run. See figure 4.

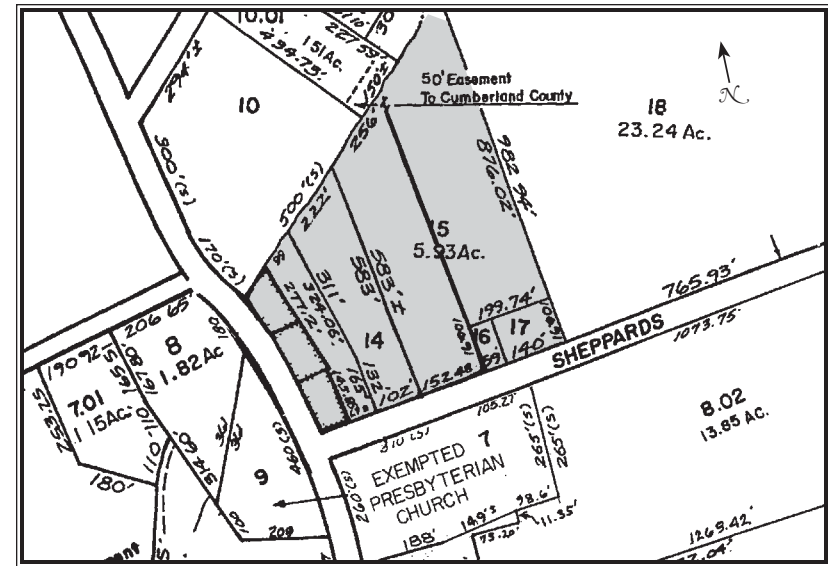


Fig. 4. Noah Flanagan property as of February 5, 1833

Beginning with Flanagan’s February 1833 purchase and continuing for the next few decades, the documentary record is confusing and incomplete. Secondary sources add some information, but gaps persist, and several important questions remain unanswered. The writings of Bessie Ayars Andrews provide the chief secondary source for the head of Greenwich in the mid-to-late nineteenth century. Born Rebecca Graham Ayars at the head of Greenwich in 1849, Ayars grew up in a house about a hundred yards north of the Arcade, just across Pine Mount Run. After marrying Vineland antiquarian Frank DeWette Andrews in 1890, she became interested in local history, and between 1905 and 1910, as “Bessie Ayars Andrews,” she wrote and had privately printed three small volumes of her reminiscences of Greenwich. Like many local histories of that date, Andrews’s books are exasperating to the modern-day historian. She was less interested in recording facts and physical details of the area than she was in conveying the sounds of the flowing stream and the smells of the flowers as she remembered them in her

youth. To Andrews almost certainly belongs the credit for identifying Noah Flanagan as the builder of the Arcade and describing the building as a single structure containing four discrete residences. In her first book, *Historical Sketches of Greenwich in Old Cohansey*, she wrote:

Between the church and bridge stands the store and arcade, the store that has supplied the needs of the people for many years; the arcade, a building of four apartments, that in the past has sheltered many of the shifting population of the village. It was built by Noah Flannigan. Hence the name, sometimes shortened and called the "Ark."³²

Flanagan owned the land on which the Arcade sits for only three years, and during this entire period the title was held in a partnership—initially four individuals and later two. Yet it is Flanagan's name alone that has come down to us as the builder of the Arcade.

Noah H. Flanagan was born at Auburn, Oldmans Township, Salem County, on April 6, 1799. His father was James Flanagan and his mother was Mary Harris, daughter of Noah and Mary Harris. Noah Flanagan's full name has not been found in any contemporary record, but it may have been Noah Harris Flanagan, after his father-in-law. His surname is variously spelled Flanagan, Flanigan, and Flannigan in the early records, but he used the spelling Flanagan.

Noah may have come to Cumberland County with his family in 1816, for on July 16 of that year, James Flanagan was received by the Cohansey Baptist Church from the Baptist church at Salem.³³ On September 26, 1821, Noah married Hannah Sheppard.³⁴ Hannah died just eight years later, on August 21, 1829, and was buried in the Fairfield Presbyterian Church cemetery. Flanagan was living in Fairfield Township as early as 1824, in which year he served as a member of the township committee.³⁵ On May 20 of that year he was received by the Cohansey Baptist Church.³⁶ He was married a second time, on May 26, 1830, to Maria Kelsay, daughter of Daniel Kelsay.³⁷

Noah Flanagan first became a landowner in Cumberland County on February 25, 1826, when he purchased a tract of land in Hopewell Township.³⁸ He is described as a resident of Fairfield Township. By

the time of the 1830 federal census he was a resident of Greenwich Township. According to Sarah Ware's largely undocumented history of the general store at the head of Greenwich, Flanagan "dealt in wood making a specialty of hoop poles."³⁹ He also appears to have been a proprietor, or co-proprietor, of the local store at the head of Greenwich. He was elected a Democratic member of the New Jersey assembly in 1833 and again in 1837,⁴⁰ and in 1835 he was a delegate from Cumberland County to the state convention to elect Martin Van Buren.⁴¹

Sometime shortly after the end of the 1837 session of the legislature, Flanagan and his family left Greenwich and moved to the newly established town of Bunker Hill, Macoupin County, Illinois, where in 1838 he became the proprietor of the town's only hotel. The next year he was chosen to deliver the July Fourth oration to the local citizens. In 1841 he was a founding member of the Baptist Church in Bunker Hill, and he remained an active member of the church until his death. In 1843 he declared bankruptcy and applied to the court to be discharged from his debts.⁴² In the 1850 federal census he is listed as a "merchant"; in 1860, "post master"; and in 1870, "gardener." Noah H. Flanagan died in Bunker Hill on May 3, 1871, aged 72 years. The local newspaper referred to him as "Deacon N. H. Flanagan . . . a leading citizen of Bunker Hill."⁴³

On February 9, 1833, just four days after purchasing the two-acre lot along the Greate Street for \$600, Flanagan sold almost the same two acres, for the same price, to Samuel Fithian.⁴⁴ Then, the same day, Fithian and his wife Rebecca sold the property back to Noah Flanagan, Flanagan's brother-in-law Daniel Kelsay, Richard S. Sheppard, and Enoch Fithian, again for \$600.⁴⁵ An explanation of this series of transactions may be that Flanagan and his three partners, in planning to build a four-unit structure on the property, wished to take title as tenants in common, with each partner owning a specific part of the whole. Using Samuel Fithian as a straw man accomplished this end. Whether Flanagan and his partners put up their building immediately, or did so in 1834 or 1835, has not been determined.⁴⁶

The parcel conveyed in these two transactions was nearly the same land that Flanagan had acquired four days before, except this time the eastern line of the lot extended a bit farther to the east as it left Pine Mount Run, then took a 49-degree turn to the west before reaching Sheppards Mill Road. Within the “notch” created by this bend in the property line is the brick house erected by Flanagan for his own residence. See figure 5. It is unclear whether Flanagan had already built his residence, or if he planned to do so in the future. Sarah Ware states, “In the year of 1833, Noah H. Flanagan built as his residence the Brick House on the land (and is now the home of Meade Landis.)” Ware offers no authority for her date.⁴⁷

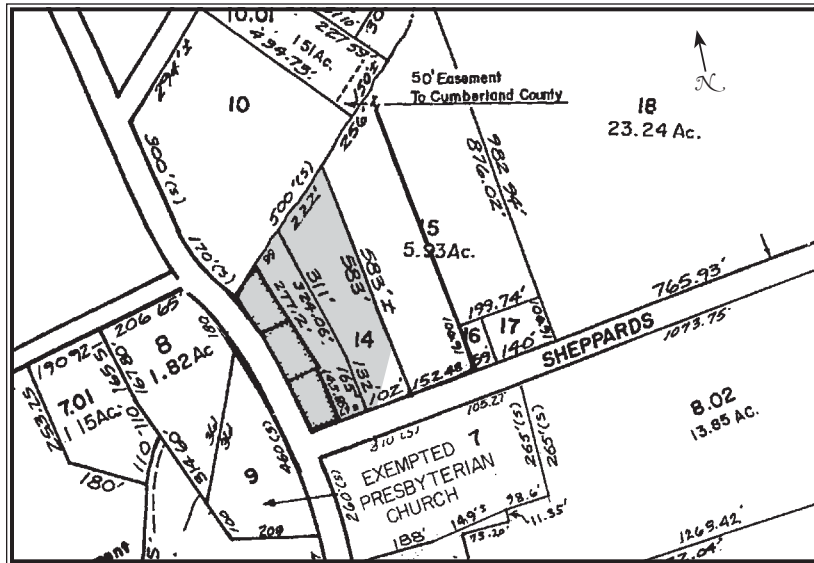


Fig. 5. The land owned by partners Noah Flanagan, Daniel Kelsay, Richard S. Sheppard, and Enoch Fithian, February 9, 1833.

On December 18, 1835, the entire tract assembled by Noah Flanagan between the Great Street, Sheppards Mill Road, and Pine Mount Run was surveyed, possibly for Flanagan in anticipation of selling the land in separate parcels. The survey has not been found, but it is referred to in the next several deeds. Sometime prior to January 8, 1836, Richard S. Sheppard and Enoch Fithian sold their

interest in the property to the other two partners, Noah Flanagan and Daniel Kelsay. The deed is unrecorded, and the transaction is known only from the deed recital in the next sale of the property. On the above date Noah and Maria Flanagan, of Greenwich, and Daniel Kelsay, “late of the same place,” sold to Enoch Fithian and Robert J. Fithian for \$1000 just over half of their joint property.⁴⁸ Although the Arcade is not mentioned in the deed, as it is in subsequent deeds, this transaction split the Arcade into two separate properties, each containing two living spaces, or “apartments” as Bessie Andrews referred to them in 1905. In addition to the southern half of the Arcade, the tract, which contained one acre and

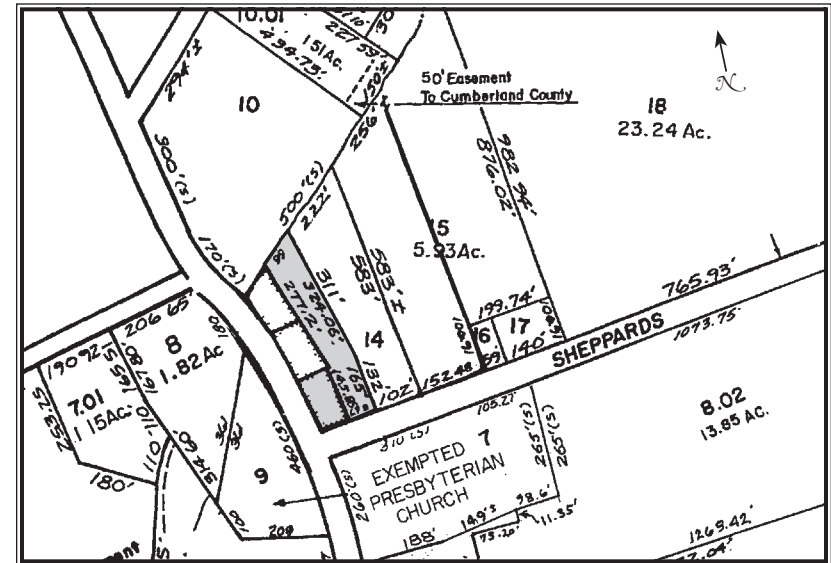


Fig. 6. The Arcade is divided into two properties, and the southern half is sold on January 8, 1836

36 square rods, included the store lot at the corner of present-day Sheppards Mill Road and the Great Street, and a lot immediately east of the store and extending back from Sheppards Mill Road and behind the Arcade to Pine Mount Run. See figure 6.

Five days later, on January 13, 1836, Noah and Maria Flanagan sold their half interest in the remaining Flanagan-Kelsay property,

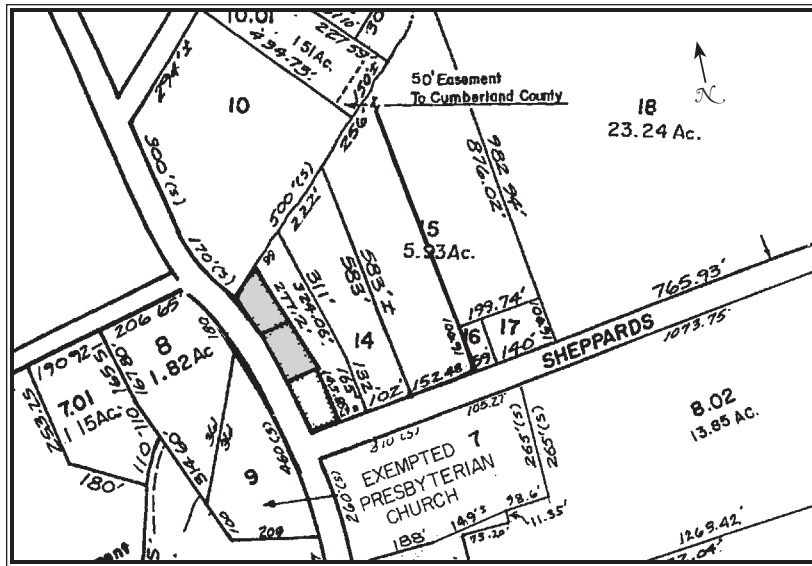


Fig. 7. The northern half of the Arcade is sold on January 13, 1836

described in the deed as “the equal half part of a certain lot of land,” to Daniel Kelsay. The parcel was three-quarters of an acre, the price was \$500, and the land included the northern half of the Arcade.⁴⁹ See figure 7.

The next day, January 14, Noah and Maria Flanagan sold what appears to be the remainder of the land they had acquired in 1831 from Providence Sheppard. The first lot, $2\frac{3}{8}$ acres, was sold to Enoch Fithian. One property line was described as “[ranging] the Chimney in Ercuries Stathems wheelwright shop.” The second lot, $28\frac{1}{2}$ acres, was sold to Ercuries Stathem.⁵⁰ Both of these lots were east of the Arcade, fronting on the road to Roadstown, or present-day Sheppards Mill Road, and thus are beyond the scope of the present study. Noah Flanagan’s real estate transactions at the head of Greenwich occurred within a five-year period, from February 1831 through January 1836. Along with one or more partners, he appears to have been responsible for building the Arcade, and he also built the brick house behind the Arcade on Sheppards Mill Road. Unfortunately, we know almost nothing else. Financial speculation

was rampant throughout the country in the mid-1830s, leading to the Panic of 1837 and the economic depression that followed. Perhaps Flanagan was caught in the downturn. In any event, by late 1837 or early 1838, Flanagan and his family had left Greenwich for Illinois, never to return.

On February 8, 1836, Daniel Kelsay executed a mortgage to James Peterson, of Philadelphia.⁵¹ By the next year he had defaulted on the mortgage, and on October 11, 1837, a decree in favor of Peterson was entered in the New Jersey Chancery Court, and the property was seized by David Campbell, sheriff of Cumberland County. As required by law, Campbell posted notices of the impending auction in a Bridgeton newspaper and at five locations in the county, including the inn of John Miller in Greenwich.⁵² The sale was held January 18, 1838, at Miller’s inn, and the purchaser was Enoch Fithian, one of Noah Flanagan’s partners in the property a few years earlier. Fithian took title on January 30.⁵³ Enoch Fithian now owned the entire Arcade, half of it in partnership with his nephew, Robert J. Fithian.

Enoch Fithian (1792–1892) was one of the best known, and most beloved, residents of the head of Greenwich. A son of Joel Fithian and Elizabeth Beatty, he was born in Greenwich and studied medicine with local physicians and at the University of Pennsylvania. He began his medical practice in Roadstown in 1816 and practiced continuously, in Greenwich and elsewhere, for forty years, retiring in 1856. He was a leading member of the Greenwich Presbyterian Church and wrote the first history of the church, published in 1871. Doctor Fithian lived in the Samuel Ward house, on Sheppards Mill Road immediately to the east of Noah Flanagan’s brick residence. At his death he was a hundred years old. Robert J. Fithian (ca. 1813–1881) was the son of Enoch Fithian’s brother, Philip, and a Bridgeton merchant.

On October 31, 1838, Enoch Fithian and Robert J. and Mary Fithian sold to Ebenezer Harmer for \$1000 the property the Fithians had acquired from Noah Flanagan and Daniel Kelsay in January 1836: the southern half of the Arcade, the store building at the corner of the Greate Street and Sheppards Mill Road, and the lot

east of the store property and running behind the Arcade to Pine Mount Run. The property was sold subject to the dower or “lifetime right of Mary Tomlinson in the above property which consists of the house and garden now occupied by her and which was set off to her as her third of the estate of Joseph Tomlinson dec’d”.⁵⁴ Mary Tomlinson was apparently living in the rooms at the southernmost end of the Arcade, as will be seen below. Ebenezer Harmer (1796–1849) was in the shoemaking business in Greenwich until he took over the operation of the general store adjacent to the Arcade. His first wife, Elizabeth Shute, died in 1844, and he married Hannah Bradway, daughter of Waddington Bradway of Salem County.

Several weeks later, on December 8, 1838, Enoch Fithian sold the southern half of the property that he had acquired at the sheriff’s sale three years earlier. The purchaser was David Watson of Greenwich and the price was \$288.⁵⁵ Structures erected on the land are rarely indicated in deed descriptions, but beginning with the deed to Watson is an integral part of the description. The deed to Watson conveys “a certain house and lot.” The two southern corners are described as “stand[ing] in range of the middle partition of said house,” and the southern property line runs “through the middle of said partition.” What Fithian had sold to Watson was the northern half of the Arcade—again, two units—and the deed clearly spells it out. See figure 8. David Watson (1816–1898) was a Greenwich farmer, according to the 1850 federal census, although Sarah Ware identifies him as a shoemaker with a small shop on Roadstown Road just east of the store. He was married to Harriet Jones, and while living in the Arcade, their son, Charles C. Watson, was born in 1841.⁵⁶

On December 17, 1845, Ebenezer Harmer and his new wife, Hannah, sold the corner store property and moved to Salem County, where Harmer opened another general store in an area that soon after would be known as Harmersville. The purchaser of the Greenwich property, and the new storekeeper, was John Welsh, of Lower Alloway’s Creek in Salem County. The sale included the store property and the adjacent lot to the east and behind the Arcade, but

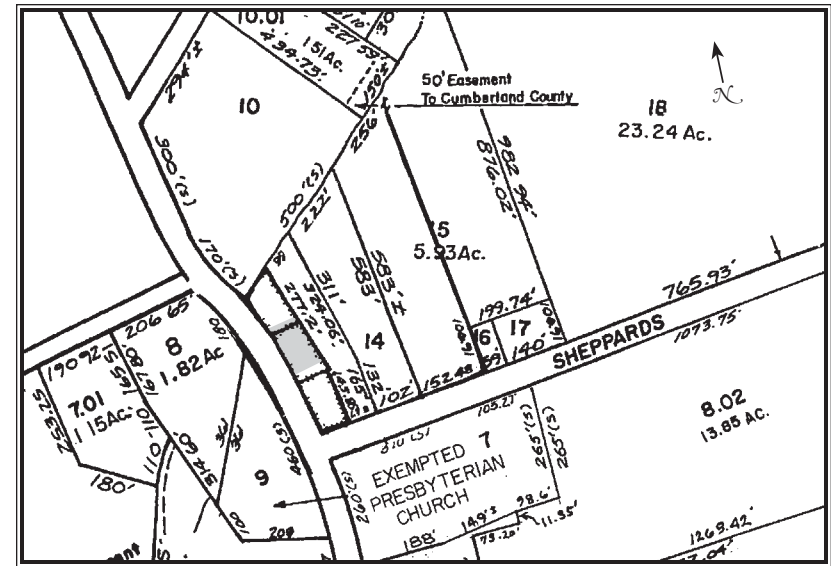


Fig. 8. Enoch Fithian sells the northern half of the Arcade to David Watson, December 8, 1838

Harmer retained the tiny piece of land that included the southern end of the Arcade.

The next two deeds in the chain of title contain identical incorrect descriptions in the county deed records. When plotted, they neither close nor make any sense. On February 15, 1847, David Watson and his wife Harriet sold to Greenwich residents Christiana Borden (sometimes spelled “Burden”) and Barbara Borden, for \$375, “a certain house and lot” containing 39 square perches that is either the northern half of the Arcade or a part of the northern half.⁵⁷ Despite the erroneous description, the deed is significant as it contains the earliest known use of the word “Arcade” to describe the structure. The first course begins “opposite the North end of the house known by the name of the arcade,” and the final course runs “through the building called the arcade.” Two years later, on April 20, 1849, Christiana Borden, by then living in Harrison Township, Gloucester County, and Barbara (Borden) Preston and her husband, William H. Preston, of Greenwich, sold the property for \$400. The

purchasers were Joseph H. Fogg, Thomas Tomlinson, and Franklin Dare, all of Cumberland County.⁵⁸ The recorded deed contains the same impossible description as the previous deed, though the lot is now described as containing 30 square perches.

On September 27, 1849, Thomas Tomlinson and his wife Rebecca, of Stow Creek Township, Joseph H. Fogg and his wife Rebecca W., of Hopewell Township, and Franklin Dare and his wife Caroline, of Bridgeton, sold to Lewis W. Tomlinson of Greenwich, for \$75, a tiny piece of land measuring fourteen by sixteen feet.⁵⁹ This lot was on the Greate Street at the northwestern corner of the Arcade lot and was probably used by Lewis Tomlinson for his shoemaking shop. It is described in the deed as a “lot of land and premises.” Whether a structure existed prior to this deed is not known. The 1850 federal census tells us that Tomlinson (b. ca. 1824), age 26, had a wife, Rhoda Keen, age 24. One hopes that they were living in the Arcade and not above the shop.

Ebenezer Harmer died at Lower Alloway’s Creek in October 1849, and his will ordered that all of his lands in Cumberland County be sold at public auction. On December 15, 1849, his widow, Hannah B. Harmer, and her father, Waddington Bradway, as executors, advertised that the sale would take place at the store of Samuel Patrick in Greenwich on January 22, 1850.⁶⁰ The advertisement listed five properties, of which two were parts of the Arcade:

NO. 2. Is a fourth part of a house known as the Arcade, pleasantly situated at the head of Greenwich and now occupied by Hannah A. Harmer as a store.

NO. 3. Is half of said Arcade, being two rooms at the south end, to be sold subject to a lifetime right of Mary Tomlinson.

A Hannah A. Harmer, age 17, is recorded in the 1850 federal census living with Harriet A. Harmer, age 44, and Rebecca B. Harmer, age 10, in Greenwich, and probably in the Arcade, as the names appear in the record adjacent to other Arcade residents.⁶¹

The successful bidders at the auction were the owners of the northern half of the Arcade: Joseph H. Fogg, of Hopewell Town-

ship; Thomas Tomlinson, of Stow Creek Township; and Franklin Dare, of Bridgeton. For \$151 they acquired both of the parts that the Harmer estate had retained, taking title on March 25, 1850, and thereby becoming owners of the entire Arcade building.⁶² The larger of the two parts, which was at the southern end of the building, contained Mary Tomlinson’s apartment and the adjacent ground to the south. This piece was 28 square rods and the frontage 41 feet. The smaller part, which had apartments on either side, contained just 4 square rods and slightly more than 15 feet of frontage. Joseph H. Fogg (1816–1894) and Thomas Tomlinson (b. ca. 1818) were farmers. Franklin Dare (1823–1892) was a Bridgeton druggist.

On March 18, 1852, one of the three partners, Thomas Tomlinson, sold his one-third interest in the entire Arcade to the other two partners, Joseph H. Fogg and Franklin Dare, for \$110.⁶³ Once again, excepted from the transaction was the tiny shop of Lewis Tomlinson at the northwest corner of the Arcade, as well as the dower right of Mary Tomlinson. Mary Clancy (Burk) Tomlinson lived until 1862, and at her death she had been a resident of the Arcade for nearly thirty years.⁶⁴ Sometime between 1852 and 1855, Joseph H. Fogg and his wife, Rebecca, sold their half interest in the entire Arcade to Franklin Dare. With this transaction, Franklin Dare became the sole owner of the Arcade. The deed was never recorded and was lost, and it was not until May 2, 1881, that Dare’s title was perfected by a quitclaim deed from Fogg and his wife that confirmed the earlier transaction.⁶⁵ On May 28, 1855, Lewis W. and Rhoda T. [*sic*] Tomlinson sold their tiny 224-square-foot shop to Franklin Dare.⁶⁶

By the 1850s, property owners along the main road through Greenwich had begun to encroach on the public right of way. In 1859 the township applied to the state legislature to appoint commissioners to ascertain the precise location of the road, and on March 16, 1859, the legislature passed “An act relative to Main street, in the town of Greenwich, in the county of Cumberland.”⁶⁷ Belford M. Bonham, David Tomlin, and Ercuries B. Fithian were appointed commissioners, and in June of that year Belford Bonham surveyed the road from the Cohanse River to Pine Mount Run. The road varied in width

from a minimum of ninety feet at the Cohansey to a minimum of four rods (sixty-six feet) as it passed through the head of Greenwich to the bridge at Pine Mount Run. The next-to-last course before the road reached the bridge was measured from “a stake set 2 rods 2½ links from the side of the house called the Arcade.”⁶⁸

Franklin Dare and his wife, Caroline Fogg, owned the Arcade, and the tiny shop at the northwest corner, for more than thirty years. The Dares lived on Commerce Street in Bridgeton and presumably kept the Arcade and the separate shop as rental properties. The first published map to show Greenwich in detail, with structures and landowners’ names indicated, is the 1862 Cumberland County wall map published by Alexander Pomeroy in Philadelphia.⁶⁹ The owner of the Arcade is incorrectly recorded as “J. Fogg.” Between the small square mark indicating the Arcade and the small square mark indicating the Keen house immediately to the north is an even smaller square identified as “Shop.” The next published map of Greenwich appears in the 1876 Cumberland County atlas.⁷⁰ This map is considerably smaller than the wall map, and between the store at the corner of Pine and Greenwich Streets (now, Sheppards Mill Road and the Greate Street) and Pine Mount Run are three tiny squares of equal size. The lower two, presumably the Arcade and the shop, are labeled “F. Dare.” The uppermost square, just south of Pine Mount Run and by then the house of James F. Harding, is so labeled.

In the late nineteenth century both the *Dollar Weekly News* and the *Bridgeton Evening News* often reported minor local events from the rural communities surrounding Bridgeton. On June 14, 1879, the *Dollar Weekly News* reported that “Franklin Dare, Esq., has repainted his buildings at the head of Greenwich and now they look quite pale.”

On May 6, 1881, Franklin and Caroline Dare sold the Arcade to James F. Harding.⁷¹ James Fowler Harding (1840–1914), a Civil War veteran of the 24th Regiment and a longtime Greenwich wheelwright, was living in the house just to the north of the Arcade and presumably acquired the Arcade as an investment. The price was \$550 and the sale included a narrow strip of land at the north end of the property on which the small shop stood. A little late and a little

inaccurate, the *Bridgeton Evening News*, in its “Greenwich Gleanings” column of January 27, 1882, reported that “Mr. B. F. Harding has purchased ‘the Arcade’ at the head of Greenwich and intends putting it in complete repair.”

Harding’s ownership was short-lived. On November 16, 1882, he and his wife, Edith A. Harding, conveyed the Arcade to Anna E. Brown of Greenwich.⁷² The price was \$650, and Harding retained the small strip of land at the north end of the property. From this transaction forward to the present day, the boundaries of the Arcade property remain essentially unchanged. See figure 9. Anna E. Brown (d. 1920), who acquired the property in her own name, was the wife of Civil War veteran Edgar S. Brown, a Greenwich carpenter. A few days later the *Bridgeton Evening News*, on November 22, made the interesting comment that “Edgar S. Brown has had the good fortune to come in possession of a whole block of city property, and as James F. Harding has had the good fortune to get clear of the said property we don’t really know which to congratulate most. The block was known as the Arcade and was situated at the head of Greenwich. The price paid for the dozen more or less

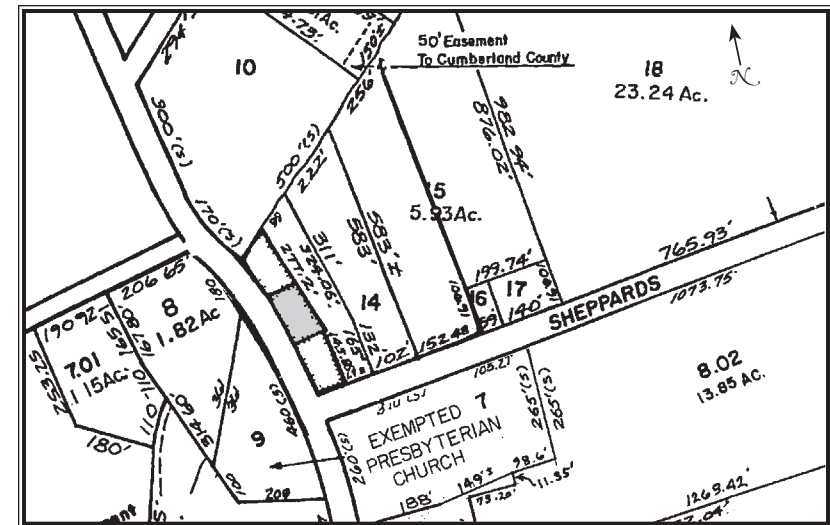


Fig. 9. The Arcade property arrives at its present-day boundaries in 1882

houses, ground and appurtenances was \$800. There may be a job here in prospective for Sam James as some painting will be needed.”

On April 12, 1897, a post office was established at the head of Greenwich. Located in the general store adjacent to the Arcade, the office was given the name “Othello.” Although the office was officially closed on November 15, 1906, and mail was transferred to Bridgeton, the name Othello continued to appear on maps. To this day many people still refer to the head of Greenwich as Othello.⁷³

THE TWENTIETH CENTURY

. .

FOR WELL OVER a hundred years the Arcade, in the words of Bessie Ayars Andrews, “sheltered many of the shifting population of the village.” Scores of individuals and families have lived in parts of the Arcade, or had businesses there. For most, their tenure has gone unrecorded. But thanks to the local columns of the Bridgeton newspapers, we have occasional glimpses into turn-of-the-century life at the Arcade. The *Dollar Weekly* reports on April 1, 1904, that “Samuel Wheaton moved his family into the Arcade late in the week, in the part formerly occupied by Arthur Brown.” From that same issue: “Azariah Hawn moved from the Arcade to the Friends’ school house, in Greenwich, which was converted into a dwelling a number of years ago.”

Anna E. Brown owned the Arcade for twenty-two years before financial difficulties caused her to lose the property. On September 16, 1904, a judgment of *feri facias* was entered against Brown. Unable to pay the judgment of \$140.13, her real and personal property was seized by Sheriff Charles G. Diament and sold at auction. The *Dollar Weekly*, in its Othello column of January 6, 1905, contains an account of the sale and a charming historical sketch of the Arcade:

The public sale of personal property of Mrs. Anna Brown took place last week. There were some old relics disposed of but they did not bring unusual prices. The sale was held at the building known as the Arcade. This old structure has stood for a long time and has been

occupied by many families. In early years it was sought after by those who wished a small home of neatness and comfort. Dr. Enoch B. Fithian, the centenarian, at one time occupied two parts as home and office before his removal to his home on Main street, where much of his life was spent and where his demise occurred. Miss Mary Gibbons once resided there and it was at this home that her daughter, Miss Eliza was married to Charles Ball, of Philadelphia, and went forth to occupy a home much more pretentious in the city, her husband occupying an important position in a bank in Philadelphia. This building, being four distinct houses under one roof, is said to have been planned after a similar structure standing in New York City perhaps one hundred years ago and known also there as the Arcade, and being also called Noah’s Ark as a man by the name of Noah built it.

At the January 4 sheriff’s sale noted above, the Arcade was purchased by Charles L. Harris for \$60.⁷⁴ On January 20 the *Dollar Weekly* reported some improvements to the area: “Charles L. Harris recently purchased the Arcade and the old willow tree which has stood in front so long and which has also done duty for a hitching post, was cut down last week, greatly improving the appearance of the front of the building.” The column continued: “The old buttonwood trees in front of the Arcade are being cut down by Samuel Wheaton, Allie Rook, Charles Elwell and Harvey Simpkins, adding much to the appearance of that part of Main street. These old landmarks are the most unsightly of all our shade trees, being the last to put out in the spring and the first to shed leaves in the autumn.” The same column tells us that the new owner of the Arcade used it as his residence: “Charles L. Harris moved to his recently purchased home on Monday.”

A few weeks later Charles Harris made another improvement—he had the southern half of the Arcade taken down. As reported in the *Dollar Weekly* of February 10, 1905:

The end of the “Arcade” toward Pine street [i.e., present-day Shepards Mill Road] has been purchased by Ethan Glaspey and is being torn down and removed to his home at Greenwich. John Fithian and Howard Barrett are assisting in the work. The large chimney and corner fire-places and heavy timber indicate that it

is quite old, although there are a few residents who can recollect when it was erected.

By April 26 the same paper could report: “The work on the Arcade has been finished by John Fithian and Isaac Orr and that part of Main street will be improved when the debris from the old buildings is finally cleared away.” In the same column: “Charles L. Harris’ new home on Main street is being further improved by the addition of a fine coat of paint.”

With two of the four living spaces now gone, Harris must have felt that the structure no longer resembled an arcade, and he changed its name to “Hope Cottage,” as reported in the *Dollar Weekly* of March 16, 1906: “Hope Cottage, formerly known as The Arcade, which last spring was converted into a double dwelling, Ethan Glaspey having purchased the part torn down and moved it to Lower Greenwich, is now occupied by Albert Griffith, and Chester Hymer is an occupant of the part toward the store, having removed there from the Neck.”

The *Bridgeton Evening News* of February 20, 1907, reported that “Mr. and Mrs. Oakford Pitman will soon remove to Hope Cottage.” Perhaps the Pitmans initially were tenants of Harris, but on July 10, 1907, Charles Harris and his wife, Anna H. Harris, sold the Arcade to Oakford F. Pitman, of Greenwich.⁷⁵ Regrettably, no pre-1905 photograph of the Arcade, depicting the full four-unit structure as originally constructed, has come to light. The earliest known photograph, taken about 1907 and made into a postcard, shows the house soon after the southern half was removed.

Oakford Pitman had been a fisherman, but on June 19, 1909, the *Bridgeton Evening News* reported that “Oakford Pitman has given up sturgeon fishing and is now otherwise employed, so that he can return at night fall to his home, Hope Cottage.” Pitman owned the property for the next five years, but he and his wife, Lizzie Bacon (Ware) Pitman, and son Frank, resided in the house for only two years. On April 5, 1911, the *Bridgeton Evening News* reported that the Pitmans “moved last week to their new home on Walnut Road,



The Arcade from a 1907 postcard

while Mr. and Mrs. Frank Glaspey, Jr., will soon occupy their late home, Hope Cottage, on Main street.” After Glaspey and his wife, Anna, moved in, the same paper, on April 26, reported “The friends of Mr. and Mrs. Frank Glaspey, Jr., gave them a kitchen shower at their new home Hope Cottage, Head of Greenwich.” The Glaspeys and their children resided in the house until the spring of 1914, but on December 23, 1913, the *Bridgeton Evening News* reported “Mr. and Mrs. Frank Glaspey and family, who have been residents of Hope Cottage for more than two years, have rented the farm of Joseph K. Waddington at the turn of the road near old town hall school, Middle Greenwich, and will in the near future engage in farming there.”

On October 29, 1914, Oakford Pitman and his wife, Lizzie B. Pitman, sold the Arcade property to Gladys W. Riggins, of Greenwich.⁷⁶ Charles S. Riggins (1889–1980), the husband of Gladys Riggins (1893–1987), was a successful Greenwich farmer and landowner. Many of the Arcade residents over the next three decades were tenants of either Charles Riggins or other local farmers. March 25th was moving day in Greenwich—when tenants often changed em-

ployers and moved to another house to work for a different farmer. In many cases tenants did not pay rent, as the residence was part of the arrangement made with the farmer.⁷⁷ One of Charles Riggins's first tenants was William McAllister, who resided in the Arcade for one year, in 1915. McAllister worked on various farms in and around Greenwich as well as on oyster boats. His second child, Charles W. McAllister, was born in the Arcade. Eighty-five years later, William's grandson, Robert McAllister, would be one of the individuals most involved in the restoration of the Arcade in the early 2000s.⁷⁸

The second earliest photograph of the Arcade appears in the book *New Jersey Architecture: Colonial & Federal* by Lars de Lagerberg.⁷⁹ Though not published until 1956, much of de Lagerberg's research was completed before 1915, and most of the photographs appear to have been taken before 1930. The photograph even more clearly shows the attached shed at the rear of the building.

Between approximately 1928 and 1938, Roland "Cap" Seeney and Pauline Mosley Williams resided in one side of the Arcade, and Ephraim Mosley and Rebecca Loatman Mosley resided in the other side, along with their children. One of the men worked



The Arcade from a pre-1930 photograph

for Charles Riggins and the other for farmer Walter Pierson. In the early 1940s, Philip Mosley and Beatrice Durham Mosley, and their children, lived in the Arcade, and in the late 1940s, Albert and Christine Miller were residents. Heat was provided by the fireplace in each of the downstairs front rooms and by a cast iron stove in front of each kitchen fireplace. The small amount of heat that reached the second floor came through holes cut in the floorboards above each fireplace. There was no plumbing, and the outhouse was at the rear of the property. An old garage or outbuilding was in the left rear corner of the lot. Downstairs there was a door between the two sides; upstairs there was no access between sides. In front of the house the stone wall, shown in the 1907 photograph, was still in place, with steps leading to each side of the house.⁸⁰

In October 1945 the front cover of the Bridgeton women's magazine, *We Women*, depicted a painting by Greenwich artist Mildred E. Landis of the Campbell general store and the Arcade.⁸¹ The original painting today is owned by Mrs. Frank Cortelyou, Jr., of Fairfield Township.

By 1950 the Arcade's condition had deteriorated dramatically. Windows were broken, some of the clapboards were rotted, and the house had taken on a derelict appearance. Fortunately, a group of artistically-minded local residents brought some aid. Alexander W. Lee, Mrs. Alfred B. ("Gordie") Caldwell, Dr. Isabelle Johnson, and others replaced broken windows, repaired clapboards, and generally gave the house a light facelift.⁸² At the same time they used the house for parties. Local residents remember guests coming in costume. Whether the group rented the house from the Rigginses, or made the simple repairs in exchange for the use of the house, has not been learned, but Gladys Riggins remained the owner of record. Around this time a simple kitchen and bathroom were added on the southern side and a furnace installed in the rear room on the northern side, with a crude series of ducts to distribute the heat throughout the house. Storm windows were installed, and two doorways were cut to join both sides of the second floor. The stairs going to the second floor on the northern side of the house were



The general store and the Arcade by Mildred E. Landis, 1945

removed, and the opening was filled in with floor boards. It is unclear whether these improvements were made by Alex Lee and his associates or whether they were undertaken in anticipation of the house becoming an owner-occupied residence for the first time in many years. During the restoration of the house in the early 2000s, a crumpled ball of newspaper was found in the wall of the rear room on the north side. It was a *Philadelphia Inquirer* of March 31, 1952, and it bore the address label of Alfred B. Caldwell, R.F.D. 2, Bridgeton. The furnace in that same room contained a manufacturer's plate dated in the early 1950s.

On June 12, 1953, Gladys Riggins and Charles Riggins sold the Arcade to Almeda (Cook) Howell, of Hopewell Township.⁸³ The consideration was one dollar. Almeda Howell (1907–1970) had recently separated from her husband, and she lived in the Arcade for several years until she became too ill to remain. Her cousin, Joseph L. Cook, took care of the property.⁸⁴ On July 12, 1963, Almeda Howell sold the property to her cousin and his wife, Dorothy J. Cook, of Greenwich.⁸⁵

Once again the consideration was one dollar. The Cooks owned land adjacent to the Riggins farm, and it has been suggested that the transfer of the house, either to Almeda (Cook) Howell or to Joseph Cook, may have accompanied a transfer of land to Charles Riggins.⁸⁶ The Cooks kept the Arcade for five years, apparently unoccupied the entire time, and on May 28, 1971, they sold the property to Bridgeton lawyer Bertram E. Harper and his wife, Joan E. Harper.⁸⁷

The Harpers never lived in the house, but they made several improvements. Greenwich carpenter Willard Hess replaced the stairs on the northern side that had been removed twenty years earlier by either the Alex Lee group or Almeda Howell, and he replaced the floor in the present dining room. The front door on the southern side had been removed and replaced with a window, again by either the Lee group or Almeda Howell, and local cabinetmaker Robert Costa built the two doors that are there today.⁸⁸ For a year or two Joan Harper operated an antiques business, “Noah’s Ark,” in the house. A 1974 issue of *South Jersey Magazine* contains an illustrated article on the shop.⁸⁹

After five years, on March 1, 1976, the Harpers sold the Arcade to Josephine S. Skinner, of Greenwich.⁹⁰ The only improvement to the property made by Miss Skinner was a new thirty-foot driven well with a two-inch drop line. Josephine Skinner lived elsewhere in Greenwich and never spent a night in the house. For a brief time she had a small antiques and gift shop in the Arcade, and during the years 1976 and 1977 she rented the property to J. Delbert Brandt and Hannah Brandt of Vineland.⁹¹ Delbert Brandt was a Vineland newspaper writer and kept a secondhand bookshop in the north side of the house. On weekends he and his wife would come to Greenwich and stay in the south side of the house.⁹²

On August 14, 1980, Josephine Skinner sold the Arcade to Berta Schwartz and her daughter, Victoria Schwartz, of Audubon, New Jersey.⁹³ The Schwartzes at the time occupied a house elsewhere in Greenwich and, like some of the previous owners, never lived in the Arcade and acquired it largely as a project. Soon after purchasing the house, they hired Robert Watson and Robert McAllister to

replace the existing asphalt shingle roof with a correct cedar shake roof. The old roof was removed down to the rafters, and yellow pine nailers were installed, followed by the wooden shakes. The Schwartzes also replaced all the damaged clapboards and possibly raised parts of the floor and repaired the sills.⁹⁴

Berta Schwartz died in 1993, and title to the Arcade vested in her daughter, Victoria Schwartz, as joint tenant. A year later, on April 27, 1994, Victoria Schwartz sold the property to Dominic and Debbie Costantino, of Greenwich.⁹⁵ Dominic Costantino was an antiques dealer whose home was a few hundred yards away, and he used the Arcade as an occasional showroom and for the storage of antiques. A few years later he and his wife separated, and Debbie Costantino and their two daughters moved into the Arcade for about a year. A new bathroom was installed at this time. When Debbie Costantino moved out, the house sat empty for several months. On February 23, 1999, the Costantinos sold the property to Joseph J. Felcone and Linda H. Felcone, of Princeton.⁹⁶

THE RESTORATION

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FOR THE FIRST FEW MONTHS, the Felcones did what was necessary to make the house livable once again. Various animals had encamped under the ground floor, and their nocturnal scratchings slowly dissipated as the new owners filled holes and otherwise made the outdoor residents unwelcome. With the arrival of spring, Linda began working outside—clearing massive amounts of brush and poison ivy. Joe began repairing windows and doors and floorboards on the second floor. Robert Watson, a Greenwich architect and historic restoration carpenter, rebuilt the two front doors and frames and helped build a closet in the front bedroom. After several months, it became clear to the new owners that, before going ahead with major projects such as a new roof and rebuilt fireplaces and flues, they should think about an addition to the house. In consultation with Robert Watson, it was decided to

add a kitchen, half bath, and screened-in porch along the full rear of the house. Watson would be the architect, general contractor, and carpenter, assisted by carpenter Robert McAllister.

Once the plans were approved by the town and a building permit was issued, work began in the spring of 2000. Mason Allen Sloan and assistant Francis Casper completely rebuilt three of the four corner fireplaces and installed new terra cotta liners in each of the flues. It was decided to leave the fourth fireplace closed, as it had been since the early 1950s, since that corner provided the only wall space wide enough to accommodate a piano. The three hearths—two concrete and one modern brick—were replaced with appropriately worn eighteenth-century brick obtained from the cellar floor of a house in Salem that had recently burned. When the fireplace work was completed, the plaster walls above each fireplace were left open so that eventually flexible heating ducts could be installed within each cavity.

To begin the addition, a trench was dug along the rear wall of the house and a partly rotted sill was repaired. Concrete footings were then poured under the wall on the south side to better support both the wall and the addition that was to be tied into it. The cellar of the new addition was excavated by David Latourette, who also built the block foundation walls. While Watson and McAllister were framing the kitchen and bath addition, Felcone was outside repairing rotted window sills and scraping and painting the front of the house and then each side. New rake boards were made to match the rotted original ones. To support the roof over the new porch, five old beams salvaged from a local house were tied into the Arcade's rafters.

Thomas Cressman replaced the old roof with a new cedar shake roof. Sixteen-foot local white cedar clapboards were obtained from Peter Boyce's saw mill at Delmont and installed on the addition. A pair of random-width cedar bulkhead doors with iron strap hinges led into the new cellar. An underground propane tank was placed at the rear of the property along with a central air conditioning unit, and Woodruff Energy installed a horizontal furnace in the cellar and ran all the underground lines. Heating and cooling the original

part of the house was one of the more challenging aspects of the restoration, as there was no access under the ground floor, and there were no ceilings or thick walls in which to locate ducts. After much consultation, it was decided to run flexible ducts in the fireplace cavities to feed each of the first-floor rooms, and to run a rigid duct through a second-floor closet into the attic and then feed each of the second-floor rooms through flexible ducts in the attic. Jeffrey Zanes accomplished the task, working with carpenters Watson and McAllister. At the same time, electrician Louis Iaconelli wired the addition and upgraded the wiring in the original house.

The central part of the rear wall of the house had been protected by a shed roof during much of its existence, and the original wide red oak clapboards were still in place. These were removed before the addition was built, and they were reinstalled as the rear wall of the porch. When the boards were scrubbed clean prior to refitting, roman numerals were found scratched into the backs of many of them. Francis Casper laid the mortared brick floor on the porch. Once the exterior trim on the addition was completed, William Breneman installed a standing-seam copper roof over the entire new construction.

With cold weather approaching, work moved inside. The masons closed all the walls that had been left open awaiting ducts and wiring, and they completed the plastering. Carpenters Watson and McAllister built two exterior board-and-batten doors, the skylight shaft, a hall closet, and a bathroom cabinet. All the exposed woodwork was made of clear five-quarter pine, planed to one inch and beaded and fashioned to be sympathetic with the existing trim throughout the house. The new kitchen was designed by William Burton and installed by Thomas Burton. All of the plumbing throughout the house was designed and executed by Donald Burton. The second-floor bathroom was renovated and replumbed, incorporating a rear-outlet toilet, so that no pipes would be visible in either the bathroom or the dining room below. The wedge-shaped space over the new kitchen was finished into a storage area accessible from the larger storage area behind the bathroom. The floor

boards in the first-floor front room on the northern side of the house were in poor condition, and they were replaced with sympathetic boards obtained from a demolished early house in Ringoes, Hunterdon County. Before the new floor was installed, rigid foam insulation was added just below the floor boards. The space formerly occupied by the stairs in that same side of the house was turned into a closet designed for a clothes washer and dryer, with the appropriate plumbing. As warm weather approached, the porch was completed. Screen frames were made from five-quarter mahogany and secured to the six-by-six cedar posts with bronze fasteners.

While all of the above work was taking place, the owners continued their respective tasks—Joe on the inside repairing and filling and scraping and painting, and Linda on the outside clearing and planting and transplanting. By the end of 2001, the Arcade was largely restored. The next year Robert Watson and Robert McAllister returned to build the period-style shed, with its heated workshop, in the rear corner of the property. In 2011 David Latourette replaced the old seepage pit with a modern septic system and built the native sandstone wall along the southern side of the driveway. Thanks to Warren Adams, who had purchased the adjoining property from Sally Watson's estate, the Arcade's driveway could be enlarged just enough to permit vehicles to turn around.

As anyone who has undertaken a restoration knows, there is no such thing as completion. Owning an old house is an ongoing project. But the Arcade is indeed restored, sympathetically yet with all the modern amenities. Life is good in the Arcade.

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45. Ibid., book 57, p. 178.
46. It may be worth noting that the partnership of Flanagan, Kelsay, Shepard, and Fithian owned a second lot of land adjoining Flanagan’s larger tract that they sold to William Cook in March 1833. See Cumberland County Deeds, book 57, p. 453.
47. Ware, “The Story of the Clinton B. Campbell Store,” 12.

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51. Cumberland County Mortgages, book 8, p. 265.
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57. Cumberland County Deeds, book 77, p. 47.
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59. Ibid., book 80, p. 398.
60. *Bridgeton Chronicle*, December 15, 1849.
61. Sarah Ware offers another account that, while partly inaccurate, is worth recording: "Hannah Ann Tyler, born in Greenwich, N. J., Oct. 1806, died April 4, 1863, the daughter of Benjamin and Ann (Thompson) Tyler, married 1824 Josiah M. Harmer, a shipbuilder. He bought and lived in the old Arkade that stands back of C. B. Campbell's Store. And there their youngest child Rebecca Bacon Harmer was born April 21, 1841. When she was five years old she started to school in the old stone school house. Dr. Enoch Fithian use[d] to drive a two wheel gig, he would put little Rebecca between his feet and drive her down to school. . . . Rebecca Bacon Harmer, when grown up married George Nicholson, D.D.S. She was born . . . at the Head of Greenwich and died at Moorestown, N. J., Feb. 2, 1941, almost a hundred years old." Ware, "The Story of the Clinton B. Campbell Store," p. 18.
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TYPESET IN CASLON FONTS
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