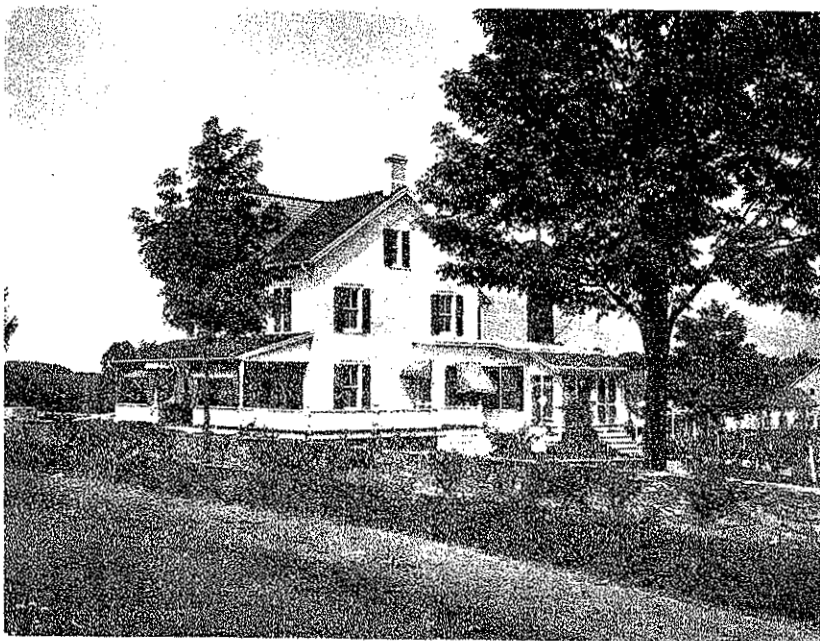


NORTH CASTLE HISTORY



[Reprinted from A Land-Lover and His Land, 1909]

**THE ELIJAH WATT SELLS HOUSE
NORTH CASTLE FARM**

THE NORTH CASTLE HISTORICAL SOCIETY

Volume 29

--

2002

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*Smith's Tavern
Society Headquarters
Listed in The New York State
and National Register of Historic Places*

The North Castle Historical Society

440 BEDFORD ROAD ARMONK, NEW YORK 10504

President's Message

Dear Friends,

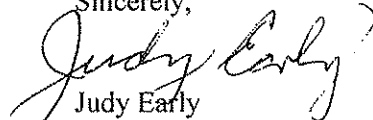
Recognizing the intrinsic value of historic sites and cherishing them through preservation is a vital part of our community.

In the spring of 2002 The Society embarked on an ambitious plan to articulate the case for preservation of our buildings. With strong community support the Paint – Protect – Preserve capital fund drive has now reached half of the anticipated \$100,000 goal.

However, in addition to the preservation of our buildings, we define preservation to mean increasing memberships; shopping at the gift shop; sharing Colonial Dinner at Smith's Tavern; attending a discussion about "Usonia" with author Roland Reisley; visiting the Tavern's exhibits "Simply Soup" and "Teddy Bears"; participating in the Annual Armonk Antiques Show; walking through the Colonial herb and flower garden; hosting drop-in guests and scheduled tours; volunteering time, donating photographs and memories, sponsoring Colonial Crafts' Days for hundreds of local 4th grade students; publishing an annual North Castle History booklet like the one you are about to read ... and so much more.

By working together we can continue to preserve our historic sites and activities so that those who come after us may cherish them as well. We are a group of exceptionally dedicated volunteers who make things happen. If you are not actively volunteering, please join with us. Come share your vision... your energy... your commitment.

Sincerely,


Judy Early
President

Continuing a Series ...

GREAT ESTATES OF THE PAST

SELLS' NORTH CASTLE FARM (TODAY'S WINDMILL FARM)

by Doris Finch Watson
North Castle Town Historian

Sometimes things happen in a strange manner. A small, well-worn book, its old cover missing, appeared unexpectedly, nestled among some borrowed research materials.¹ As it was indifferently pushed aside, a cursory glance spotted one word: ARMONK. At second glance it read "Privately Published, Armonk, Westchester County, New York, MDCCCCIX." And then in tiny print, it read "Copyright 1909 by Elijah W. Sells." Questions abounded: Who? When? Where? What?

The Search Began

All of the answers did not come easily, but a fascinating account of the Armonk of long ago evolved. The search intensified when a map of 1908² provided the WHEN and WHERE, disclosing that along Bedford Road stood a huge area of land marked SELLS.

Next, an old newspaper³ contained a list of local large estates including, "North Castle Farm – E. W. Sells, owner." This led to searches in the Westchester County Land Records, which disclosed that Hiram Finch owned the land in the mid-1800s. Mr. Finch died on February 18, 1897,⁴ naming two well-known Armonk gentlemen as his executors: James Hopkins and John Tripp.⁵ In 1898 the Executors sold part of the Finch holdings to Norman Lander⁶ and in 1899 another part to William Eugene Rich.⁷

¹ Material was loaned by States D. Tompkins for a future article on the Tompkins Estate called Redbrooke.

² Atlas of the Rural Country District North of New York City published by E. Belcher Hyde, Brooklyn, New York, 1908.

³ Alvah P. French, Editor, The North Castle Sun, November 20, 1914.

⁴ Burial Records of The Middle Patent Rural Cemetery, Banksville, New York.

⁵ Westchester County, New York Land Records, Liber 1505, page 184. See North Castle History, Volume 9, 1982, page 25 footnotes.

⁶ *Ibid.*

⁷ Westchester County, New York Land Records, Liber 1512, page 439.



[Photograph Courtesy of Doris Finch Watson]
See North Castle History, Volume 24, 1997

HIRAM FINCH (d. 1897)



[Permission to reprint from Professor Daniel L. Jensen, The Ohio State University, Fisher College of Business, Columbus, Ohio]

ELIJAH WATT SELLS (d. 1924)

The Sells Come to Armonk

In December 1903 Elijah Watt Sells began acquisition of Armonk land. From the above-mentioned Norman Lander,⁸ William Eugene Rich⁹ and from Enoch Sniffen and Caroline Sniffin¹⁰ he purchased what became his NORTH CASTLE FARM. He continued to buy additional pieces of land over the years, such as those in 1906 from William Beddolph¹¹ (Biddulph) and Jennie B. Moody,¹² until his large North Castle Farm of well over 260 acres held a prominent place in the Township.

The Man and His Background

Who was this Elijah Watt Sells, the owner and master of his North Castle Farm? His name is perhaps best known and remembered or recognized by some from the partnership of Haskins & Sells, Certified Public Accountants, a company that became known throughout the world.

Elijah Sells was born in Muscatine, Iowa on March 1, 1858.¹³ He attended Baker University in Kansas briefly, and in 1874 he became an assistant station agent for the Leavenworth, Lawrence & Galveston Railroad. For nearly two decades he held accounting and auditing positions with railroads in various parts of the country. In 1884 he married Mabel Graves of Dubuque, Iowa. They became the parents of two daughters, Dorothy and Marjorie.¹⁴

A Career Change

By 1893, after nineteen years with various railroads, Mr. Sells held a substantial reputation as an excellent accountant. His hard work, talent and diligence placed him among the top in his profession. Together with Charles Waldo Haskins, he was selected by the Joint Commission (The

⁸ Westchester County, New York Land Records, Liber 1670, page 215.

⁹ Westchester County, New York Land Records, Liber 1670, page 224.

¹⁰ Westchester County, New York Land Records, Liber 1670, page 225.

¹¹ Westchester County, New York Land Records, Liber 1736, page 138.

¹² Westchester County, New York Land Records, Liber 1752, page 446.

¹³ "Elijah Sells Dies; Pioneer Accountant", The New York Times, March 20, 1924. His father, also named Elijah Sells, was Secretary of the State of Iowa and auditor of the Treasury Department under President Abraham Lincoln.

¹⁴ Refer to section "The Family and Farm Life" herein.

Dockery Commission) of the Fifty-Third Congress, 1893, "to effect a revision of the accounting system of U.S. Govt. with a view to simplifying and expediting public business (the most extensive and important undertaking of the kind in the history of the country)."¹⁵

A New Business

At the conclusion of the government work in 1895, the two men founded the firm of Haskins & Sells, Certified Public Accountants. The company held offices in nearly all the principal cities in the United States and in Havana, London, Paris and Shanghai. Haskins & Sells was a predecessor to today's international firm of Deloitte & Touche LLP.¹⁶

The Land and The Farm

Turning attention back to "the little book", which started the quest, its flyleaf disclosed the following: "Private Limited Edition of two hundred of which this is number 81." The author is Martha McCulloch-Williams, author of several other works.¹⁷ Ms. McCulloch-Williams visited the Farm many times as a guest and family friend, and her FOREWORD creates a visual and heartfelt portrayal:

The farm is a very wonderful place, full of flowers and fruit, and all delights; but you can't say in cold print to a callous public that its finest flower is kindness, its finest fruit, rare good deeds.

"The little book", published nearly a century ago, proves to be Ms. McCulloch-Williams's tribute to A LAND-LOVER AND HIS LAND, her title for the book. Her account, starting with a small forlorn farmhouse, transports the reader back in time to the building of a great estate in the Armonk of yesteryear.

¹⁵ Albert Nelson Marquis, Editor, Who's Who in America 1912-1913, page 1874, A. N. Marquis & Co., Chicago, Illinois.

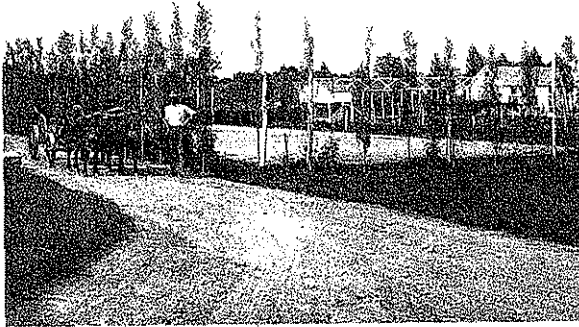
¹⁶ "Elijah Sells Dies; Pioneer Accountant", The New York Times, March 20, 1924.

¹⁷ Among other works, Ms. McCulloch-Williams authored "Next to the Ground", "Field Farings", "The Pianner Mares" and "An Added Starter".



[Reprinted from A Land-Lover and His Land, 1909]

**“PIGS NOT IN CLOVER, BUT IN PIG PARADISE
UNSHADOWED BY KNOWLEDGE THAT
THE END OF PIG IS BACON”**



[Reprinted from A Land-Lover and His Land, 1909]

**“THE TENNIS COURT
SACRED TO LOW-BALLS, HIGH-BALLS, AND OTHER BALLS
SCORE, LOVE-ALL”**

The shell of the old Finch house was saved and greatly enlarged to include lengthy open porches, indoor plumbing, new water system and a huge new furnace, which burned wood cut from the owner's wood lots – all designed to assure comfort. New outbuildings were constructed for a variety of farm animals including a yoke of oxen. Tennis courts were positioned amidst flower and vegetable gardens, and riding trails and fields for beloved horses seemed endless. There was a carpenter's shop; another shop held forge and blacksmith's tools; other new buildings included a smokehouse and a well house. Elijah Sells was the designer, master and lover of it all.

The Family and Farm Life

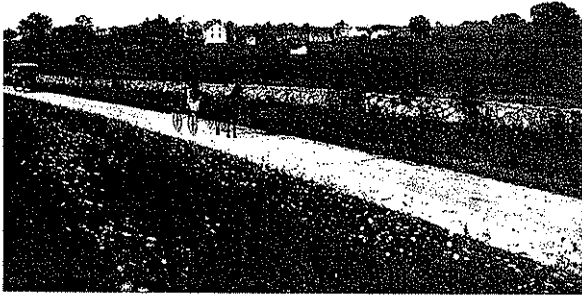
As the Armonk farm was transformed, Elijah Sells found he spent more and more time there, riding his horses, planning improvements, working on various buildings, overseeing each phase of development. For a time, his horses (for riding, for driving) were sufficient. Then came the automobile, and it was easier and quicker to reach Armonk from his New York City office and residence. His NORTH CASTLE FARM became "home" to him and his family. He kept his City apartment, but it was "only an abiding place."¹⁸

Each member of the Sells family comes alive in the words of Ms. McCulloch-Williams:

There is but one thing better than the farm proper – namely, the indwelling soul and spirit of it. There is no over-doing -- everything indeed hits the Irishman's "middle extreme," the fine line betwixt too much and not enough. This spirit runs from least to greatest, from the big boss, Mr. Elijah W. Sells himself, through Dorothy, she-who-must-be-obeyed, pet Marjorie, who ought to be "fed on the roses, and laid in the lilies of life," Patricia Salome, the dachshund, who beheads little chickens instead of John the Baptist, to Mrs. Mabel Sells – the elect lady by whose good leave I, too, catch chickens.¹⁹

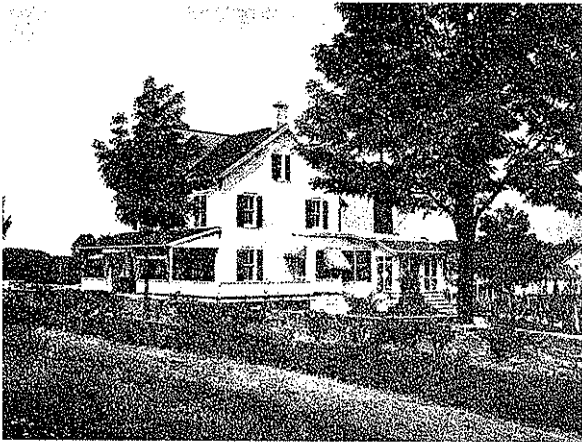
¹⁸ Martha McCulloch-Williams, A Land-Lover and his Land, page 22, privately published Armonk, New York, 1909.

¹⁹ Ibid, page 10.



[Reprinted from A Land-Lover and His Land, 1909]

**“FROM THE NEW YORK AND BEDFORD ROAD
A FAMILY PROCESSION
DOROTHY SELLS IN FRONT – AUTO DISTANCED”**



[Reprinted from A Land-Lover and His Land, 1909]

**“THE FARMHOUSE
A STUDY IN EVOLUTION
ALSO A STUDY IN THE VIRTUES OF OMISSION”**

Elijah Sells' wife, Mabel, had been wheelchair bound for years, but the change to farm life provided the quiet, interests and fresh things she longed for. Her health improved. She walked about the farm and even tended her garden, working the rich earth with her own hands. She doted on her baby chicks and pigs and became a happy, active housewife.

More Responsibilities

For ten years Elijah Sells and Charles Waldo Haskins worked together. They built Haskins & Sells into a worldwide successful auditing firm. Sadly, Mr. Haskins became ill with pneumonia and in 1903, shortly before his fiftieth birthday, he died.²⁰ The death of Mr. Haskins brought major changes. Mr. Sells, at age forty-five, took control and successfully managed the business for the next two decades.

From Deloitte & Touche LLP – Executive Profile on Elijah Watt Sells comes a revealing glimpse of his personality:

Sells was deeply involved in all aspects of Haskins & Sells, including its firm-sponsored sporting endeavors, about which he wrote a monograph. He hosted a baseball game between employees and a team of non-employees every year at his Westchester estate. [North Castle Farm]

By 1906, after years of winning, the Haskins & Sells team had grown so overconfident that Sells decided to bring them down a peg or two. He hired players from the New York Giants and dressed them in farm clothes to humble the firm's team.²¹

The “Master” of North Castle Farm

His farm was his joy, and he spent endless hours planning and building with his own hands, riding his horses and even cutting logs in his own woods. He was very supportive of the Boy Scouts and invited groups to come and fish and swim in his small lakes.²² In addition, his busy life included authoring several books and articles, including “Corporate Management Compared with Government Control.”

²⁰ Daniel L. Jenson, Challenge and Achievement in Accounting During the Twentieth Century, page 105, published by The Accounting Hall of Fame, The Ohio State University, Fisher College of Business, Columbus, Ohio, 2002.

²¹ Website www.deloitte.com, Deloitte & Touche LLP “Executive Profile, Elijah Watt Sells”, December, 2002.

²² “Boy Scout Camp at Sells”, The North Castle Sun, July 12, 1918.



[Reprinted from A Land-Lover and His Land, 1909]

“HORSE AND AWAY!”



[Reprinted from A Land-Lover and His Land, 1909]

“MORNING INSPECTION – UNDRRESS PARADE”

As one of the pioneers of the accounting profession, Elijah Sells served as President of the American Association of Public Accountants in 1906 and 1907. Among his many accomplishments he was one of those instrumental in founding New York University School of Commerce, Accounts and Finance.²³

In 1909 Baker University honored him with an honorary Master of Arts degree, and in 1916 he received an honorary Doctor of Commercial Science degree from New York University.

The Final Days

In the fall of 1923 Elijah Watt Sells, active head of Haskins & Sells, became the victim of a stroke. A few months later, on March 19, 1924, he died at 66 years of age in his New York City apartment. He was buried beside his wife, Mabel, in The Putnam Cemetery in Greenwich, Connecticut, just a few miles from the site of what had been his North Castle Farm.²⁴

Mr. Sells belonged to a long list of many societies, associations and clubs, including one of local interest listed as "The Country Club of Westchester." His two daughters, Dorothy Sells McMorris and Marjorie Sells Carter, whose husband, Col. Arthur H. Carter, was affiliated with the firm of Haskins & Sells, survived him.²⁵

Honored

Elijah Watt Sells and his North Castle Farm are no more, but memories and recognition live on. In 1952 he was posthumously inducted into The Accounting Hall of Fame located at The Fisher College of Business at The Ohio State University, Columbus, Ohio.²⁶

²³ "Elijah Sells Dies; Pioneer Accountant", The New York Times, March 20, 1924.

²⁴ Information courtesy of the staff of The Putnam Cemetery, Greenwich, Connecticut. Wife Mabel died February 23, 1922; daughter Marjorie died in 1973 and daughter Dorothy died in 1978. Son-in-law Arthur Carter died in 1965.

²⁵ Albert Nelson Marquis, Editor, Who's Who in America 1918-1919, pages 2431 and 2432.

²⁶ Daniel L. Jenson, Challenge and Achievement in Accounting During the Twentieth Century, page 140, published by The Accounting Hall of Fame, The Ohio State University, Fisher College of Business, Columbus, Ohio, 2002.

Today

The landscape of the old Sells' NORTH CASTLE FARM has undergone changes. That land, once filled with apple trees, farm animals, crops and riding trails, now holds hundreds of homes in a development called WINDMILL FARM.

The trail leading from NORTH CASTLE FARM to the WINDMILL FARM of today is an interesting one. On September 5, 1919 Elijah W. Sells and Mabel E. Sells, his wife, sold their farm of over 260 acres to Arrow Holding Corporation, Frederick Brown, President, with offices at 217 Broadway in the Borough of Manhattan.²⁷ Two years later, on October 18, 1921, Arrow Holding Corporation sold to Vanderbilt Avenue Realty Corporation, 117 West 54th Street, in the Borough of Manhattan, City of New York, with Charles V. Paterno, President.²⁸

Another Deed for the same property is dated December 24, 1931 from Vanderbilt Realty Corporation to KARLOPAT Realty Corporation²⁹ (note the spelling) in consideration of \$1.00, and contains the following reference to the cemetery:³⁰

EXCEPTING AND RESERVING the certain burial ground on the southerly side of the lane running easterly through said farm, through the highway leading from Bedford to White Plains, as said burial ground is now fenced in, and excepting and reserving to Martha J. Marsh and Mary E. Benedict of the State of New York, their heirs and assigns forever, the right to pass over said land to said burial ground, and also the existing right, if any, of others to pass over said lane to said burial ground; and the right of way in common with others of Otto R. Hartmann his heirs and assigns forever, over the land included in the right of way to the burial ground hereinbefore referred to and a right of way over the continuation of said right of way through the lane as now fenced, to the easterly line of premises hereby conveyed. SUBJECT to right of way as contained in Liber 551 of Deeds, at page 295.³¹

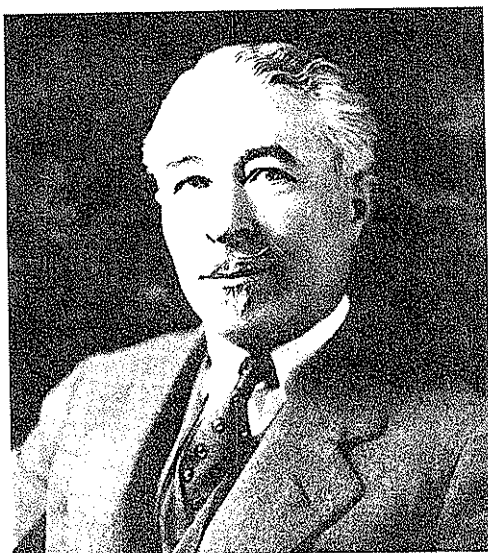
²⁷ Westchester County, New York Land Records, Liber 2212, Page 353.

²⁸ Westchester County, New York Land Records, Liber 2334, Page 261.

²⁹ Westchester County, New York Land Records, Liber 3205, Page 278.

³⁰ The cemetery is located at the present-day intersection of Evergreen Row and North Lane in Windmill Farm, Armonk, New York.

³¹ Westchester County, New York Land Records, Liber 3205, Page 282.



[Photograph from the Collections of The North Castle Historical Society]

DR. CHARLES V. PATERNO



[Photograph from the Collections of The North Castle Historical Society]

**MRS. CHARLES V. PATERNO AND BABY CARLO
PATERNO, BORN 1907**



[From an Undated Reprint of "Random Notes on Windmill Farm as Recalled by Carlo M. Paterno", Nancy W. Vannier Incorporated Realtors]

**THE BROWN - PATERNO -- SEELER MANOR HOUSE,
WINDMILL FARM**



[From an Undated Reprint of "Random Notes on Windmill Farm as Recalled by Carlo M. Paterno", Nancy W. Vannier Incorporated Realtors]

A WINDMILL FARM WINDMILL

During the two years that Mr. Frederick Brown, President of Arrow Holding, had owned the farm, he had built a new mansion on a knoll located further inside the property. The original house had stood close to the road and had burned before Dr. Paterno took possession. Dr. Paterno took tremendous interest in his new farm. Soon after he bought the farm he began planting evergreen seedlings and for many years sold Christmas trees. Over the years Dr. Paterno continued to acquire additional land and make improvements. In the early 1930s he implemented marvelous changes: added large new dams to create four beautiful artificial lakes, built a boathouse, created new wells, built working windmills, and erected new buildings to serve the ever-growing farm. Dr. Paterno built long *bridle trails*, and some of them are today's roads that wind through the farm. He had miles of stonewalls erected around his property, providing additional charm.

Dr. Charles V. Paterno died in 1946. Carlo M. Paterno, his son, decided to sell the property and established WINDMILL FARM, INC. He added roads, a water supply system and about 60 new homes before he sold the property in 1954. Today there are hundreds of homes. The fine old stonewalls continue to surround the property, and the lakes and windmills add immense charm.³²

Today, a drive along Armonk's Bedford Road can elicit thoughts of earlier days, of the farms and wood lots of long ago, of one-room schools, small houses, blacksmith shops, numerous barns and rolling farmlands. A hundred years ago many of those farmlands were systematically purchased to become some of North Castle's "Great Estates."³³ Then came the demise of the vast estate era and, again, the acreage was divided. Like a giant circle, the land was sold once again to provide for homes and businesses. Today, recording and preserving records and accounts of that ever-changing cycle make it possible for future generations to know what was here before and to better understand those earlier times in this town's history ... and to REMEMBER.

³² See North Castle History Volume 21, 1994 and Volume 25, 1998.

³³ See North Castle History, Volume 22, 1995 (Embassy Club), Volume 27, 2000 (Wenga Farm) and Volume 28, 2001 (Townsend Family).

Epilogue

The prestigious Elijah Watt Sells Award is presented annually to the Certified Public Accountant candidate who attains the highest grades on the CPA examination. The Award, created in 1923, is administered each May and November in all states, the District of Columbia, Puerto Rico and the Virgin Islands. Over 110,000 candidates take the exam each year. The candidate with the top score is awarded the gold medal, second and third place receive silver and bronze.³⁴ The builder of NORTH CASTLE FARM, Elijah Watt Sells, continues to be an inspiration to those who follow in his profession, and his name lives on. He, too, will be REMEMBERED.

Acknowledgements

Sincere gratitude to States D. Tompkins, Greenwich, Connecticut for including "the little book" (A Land-Lover and His Land) in the research material he loaned.

Appreciation to Professor Daniel L. Jensen, Professor of Accounting, The Ohio State University Fisher College of Business, Columbus, Ohio for his interest and cooperation.

Gratitude to Kyle Hanser, Associate Director, Web/New Media, The Ohio State University Fisher College of Business, Columbus, Ohio for beginning the research process with Dr. Jensen.

Thank you to Martha Powers, Adult Services Librarian, Dennis Public Library, Dennisport, Massachusetts for her assistance with research.

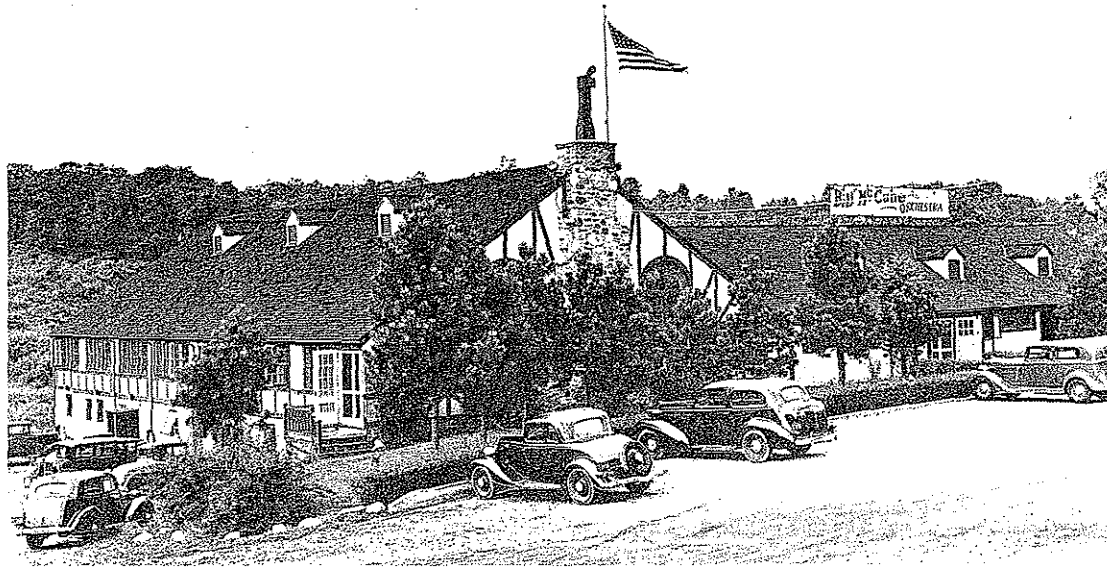
Thanks to the Librarians at the North Castle Public Library, Armonk, New York and the Greenwich Public Library, Greenwich, Connecticut for assistance with newspaper research.

Compliments to Sharon Tomback for her usual invaluable help.

³⁴ Website www.aicpa.org/members/div/examiner/ewsa, The American Institute of Certified Public Accountants, "Elijah Watt Sells Award"

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[Photograph gift of James Hopkins, 1979 to The North Castle Historical Society]

RHINELAND GARDENS NIGHT CLUB, 1936

Located on Old Route 22, approximately on the Site of the Now-Closed Bowling Alley

(See North Castle History, Volume 12, 1985)

Built in 1927 and called Palais D'Or (Palador by some), the club was owned by Lorenzo Landolfe, Esq. of Harrison. A multi-faceted crystal chandelier reflected colored lights over the dance floor, orchestra and tables for up to 600 people. Landolfe lost his property in 1929. Thereafter, a Chinese restaurant called Asia operated out of the building until 1932. From April 1932 Bill Reiber's Rhineland Gardens thrived at the site. In 1939 Sal Sava and Abe Abel, both of Port Chester, took over the building and ran a restaurant called the Blue Gardens. The building was destroyed by fire in December 1942.

MEMORIES OF MARGUERITE HOPKINS LEWIS (1915-2002)

by E. J. "Bumpy" Taylor

I have known Marguerite since I was a young boy. She was always a good, honest, fun-loving person who never had anything bad to say about anyone.

Marguerite was secretary to the Chief of Police in North Castle for more years than she would want me to mention. The job would have been a haven for a gossip, but from her, not a word. My sister Louise Remson also worked in the Town Hall. One time during a bank robbery in town, Louise was beside herself with excitement. Marguerite was as cool as a cucumber. Louise would sometimes be infuriated because she couldn't get any information from Marguerite. She was a wonderful example of professionalism.

At one time, Marguerite was also Clerk of the Court. During a court session, if the Judge made an error in fines or jail time, she would be sure to elbow the Judge and say, "You can't do that." She was never wrong, and she kept the courts and the police department running smoothly for many years.

I never knew Marguerite to be anything but kind and helpful, and always with a smile. She got her personality from her mother, Kate Ryan Hopkins, and her sense of civic duty from her father, Niles Hopkins, a local Justice of the Peace. Her older brother, James D. Hopkins, held many positions in Westchester, ranging from Town Councilman to County Executive. Marguerite was a charter member of The North Castle Historical Society, as well as a Trustee for many years.

Marguerite had a great sense of adventure, and in later years joined a travel club. She went to Alaska in 1991, at age 75, and went white water rafting.

She fell out of the raft in 36-degree water, which most people would not have survived. At 4:30am the next morning, Marguerite was in the lobby of the hotel, ready for the next adventure.

Once you had Marguerite for a friend, she was your friend for life. I feel very privileged to have been one of those friends.



EDITOR'S NOTES ABOUT MARGUERITE

Marguerite passed from us this past summer, but so many happy memories of her remain with us. We miss her quiet ways, her encouragement, and her sense of adventure. Many spoke at her memorial service, but we feel Bumpy's comments 'say it all'.

According to a 1964 publication, Some Things We know: A Family History, written by Marguerite's brother, James D. Hopkins, Mary Anna Marguerite Hopkins was born September 13, 1915 in Armonk. Apparently the love of travel was passed to Marguerite from her grandparents. Marguerite's paternal grandparents, A. Smith and Annie (Flewellin) Hopkins and her maternal grandparents, Daniel and Mary Ann (Fay) Ryan, were great travelers. At a time when long distance travel was not commonplace, the Hopkins and Ryans went to the World Fairs at Chicago and St. Louis and to the White House in Washington in 1906 where they were introduced to President Roosevelt.

Following is some of the information Marguerite supplied to chairman Vince Fiore for inclusion in The Society's Memory Book for Trustees.

Marguerite's paternal ancestors (Hopkins) originally came from Wales to America in the 1600s and to North Castle in the early 1700s. The first Hopkins homestead was across from Smith's Tavern. The second James Hopkins was a grocer and later a farmer, growing potatoes on "the Flat" (formerly Armonk Airport, American Legion Building, Town Hall).

Her brother, the third James Hopkins, ended his career retiring from the Appellate Division of the State of New York, Ninth Judicial District. Her father, Niles Hopkins, was North Castle Justice of the Peace in the 1920s. Her mother, Kathryn Ryan Hopkins, was a member of the local school board from 1922 to 1933.

Marguerite served on the Boards of the Middle Patent Rural Cemetery and The North Castle Historical Society. She actively enjoyed, strongly supported and made lasting contributions to both organizations.

Marguerite and her husband, Samuel J. Lewis, had one child, Linda Lewis Roberts and two grandchildren, Tara and Kevin. A great joy to Marguerite was her great grandson, Samuel Alan Ermark, son of Tara and Alan Ermark.



[Photograph gift to The North Castle Historical Society from Frances Mahoney Bambace]

**MARGUERITE HOPKINS (LEWIS), 1920
AND OTHER STUDENTS OF COX AVENUE SCHOOL**

(See North Castle History, Volume 9, 1982)

[L-R Row 1] Teacher Miss Webster, Edgar Huestis, Thomas Maryscuk, Anthony Krouch, Marguerite Hopkins Lewis, Ethel Bates Holmes, Rose Krouch Palamarczuk, Julia Maryscuk, Bertram Simmons, Rose Jones, Annie Jones, Amos Remsen, James D. Hopkins, Arthur Mahoney, Frances Mahoney Bambace.

[L-R Row 2] Marge Bennett Dennison, Margaret Deal, George Abrams, Kate Donnelley Griffen, Theresa Lorent, Wallace Remsen, Rose Donnelley Springer, Mary Maryscuk, Stanley Waterbury, Annie Wesley.

JAMES NICKERSON ANGEVINE¹
A North Castle Civil War Veteran

Researched by Frank H. Bradsell
Edited by Sharon Tomback

During 1999 The North Castle Historical Society received a gift of research – and labor of love – from Frank H. Bradsell. The book of more than 450 pages, many typed by hand, evidences many hours of diligent research and reporting. In addition to the Angevine family (French Huguenots), Mr. Bradsell presents data regarding aligned families including Beekman, Livingston, Van Cortlandt, Adams, Bradsell and Tucker. Your editorial committee selected James Angevine for this publication because of the family's several ties to North Castle.

James Nickerson and Julia Emily (Tucker) Angevine

James Nickerson Angevine was born March 5, 1833 in Tarrytown, New York. He died in North Castle January 23, 1911 and lies (in Frank's words) "buried on the brow of the hill in Middle Patent Cemetery" alongside his wife Julia Emily Tucker, daughter of Alfred and Julia Tucker. The Tucker family lived in an area called Tuckertown (sometimes written Tuckerstown) on the Whippoorwill Road near the present-day Whippoorwill Club. They were coopers. Some are buried at St. Stephens Episcopal Church Cemetery, Armonk.

James was the son of Peter and Catherine Clinton (Beekman) Angevine and the brother of George H. Angevine. *The family moved from New York City to Tarrytown, New York before 1832. Peter Angevine died in Tarrytown during September 1832 at age 29.*

Thereafter, James' mother, Catherine Clinton (Beekman) Angevine, married Horace Bartlett, a Tarrytown farmer. Sometime during the 1840s the Bartletts moved to North Castle and lived on a small farm on the corner of Banksville and Sniffen Roads until about 1881². Horace Bartlett died in February 1898 at the age of 83 years and is buried in Sleepy Hollow. An entry in the diary of Theodore Brundage, Armonk, relates "Horace Bartlett died in Middle Patent ... went to funeral in Middle Patent, he must be buried at Tarrytown with his wife."

¹ The family name is sometimes spelled Angvine.

² The 1867 North Castle Map from the Beers Atlas clearly shows "H. Bartlett" at the intersection of these roads. See page 28 herein.

James Nickerson Angevine was a veteran of the Civil War. He served as a Private in Company F, 17th Regiment of the New York Infantry Volunteers. On March 6, 1908 he applied for a pension for his military service. James declared himself to be 75 years of age, a shoemaker, a resident of Armonk, honorably discharged from service on June 2, 1863 in New York City and that he had only lived in Armonk since his discharge. His personal description at the time of enlistment was 5 feet 8 inches tall, light complexion, light blue eyes and black hair. His 1908 application was attested to by Ella Haviland and Edwin Brundage and signed by William K. Haviland, Justice of the Peace, Armonk, New York. The Pension Office approved the application and at the time of his death in 1911 James was receiving a pension payment of \$20 per month.

Dr. George B. Clark³ wrote, "This is to certify that I attended Mr. James N. Angevine who died at Armonk, NY on Jan'y 23rd, 1911, age 79, a veteran of the Civil War." Mr. Bradsell reported that Richard Lander⁴ once related to him that Lander's Great Grandfather George H. Lovelett⁵, who was a private in Company C, 49th Regiment of New York Infantry during the Civil War, was a good friend of James N. Angevine and that the two old veterans would sit on the Armonk store porch⁶ where they would fuss and fight over the war.⁷

Children of James and Julia

James N. Angevine married Julia Emily Tucker on July 3, 1878, at William S. Smith's of North Castle. Reverend John Lane, pastor of the Methodist-Episcopal Church of Armonk, performed the marriage. They lived in Kensico⁸ in 1893 and moved to Armonk in 1894 into a small house next door to St. Stephens Episcopal Church. The couple had seven children: Catherine Clinton, Annie Estella, Lillian Grace, Pheobe⁹ Jane, Gertrude Leonora, Mary Elizabeth and James Henry.

³ See North Castle History, Volume 17, 1990, pages 13-15 for further details.

⁴ See North Castle History, Volume 20, 1993 for details about Mr. Lander.

⁵ See North Castle History, Volume 16, 1989, page 29 and Volume 8, 1981, page 28 for photographs and details.

⁶ Presumably Mr. Lander is referring to the Lander Store porch.

⁷ See North Castle History, Volume 6, 1979, pages 29-30. Unfortunately, James was not present for the photograph of Civil War Veterans.

⁸ The Mt. Kisco Recorder newspaper reported in an April 5, 1903 article that Augustus Angevine (relationship to James unknown) owned a hotel near Armonk called Waldorf-Astoria.

⁹ Sometimes spelled Phoebe or Phebe.

Catherine Clinton Angevine was born August 15, 1881 at Kensico. She married (1) Abraham (Abram) Robbins¹⁰ and (2) Howard Frederick (Frank) Cunningham.

Annie Estella Angevine was born September 29, 1883 at Kensico. She married Edward (Edwin) Robbins. Both Annie Estella and Ed Robbins are buried in Middle Patent Cemetery.

Lillian Grace Angevine was born at Kensico on December 16, 1885.

Pheobe Jane Angevine was born March 31, 1888 at Kensico and died October 1, 1970 in Tampa, Florida. The 1900 Federal Census for North Castle lists Pheobe as a servant, 12 years of age, living in the household of Sarah J. Griffin (a widow, 66 years of age). Sarah's daughter Adelaide Griffin Schofield and son-in-law Frederick Schofield and a laborer David Ingersoll were also living in the household of Sarah J. Griffin. Pheobe Jane Angevine married Frank Richard Bradsell and they had four children, Matilda, May Frances, Frank Holden (researcher of these notes) and James William.

Gertrude Leonora Angevine was born February 26, 1893 in Kensico. She married Wilde Ackerman and they had six children, Walter, Sadie, Alice, Lillian, Anna and Theodore. Both Gertrude and Wilde Ackerman are buried in Middle Patent Cemetery.

Mary Elizabeth Angevine was born December 27, 1895 in Armonk.

James Henry Angevine was born January 4, 1899 in Armonk. Sadly he lived less than two weeks. He died January 15, 1899.

More shall be Learned and Added

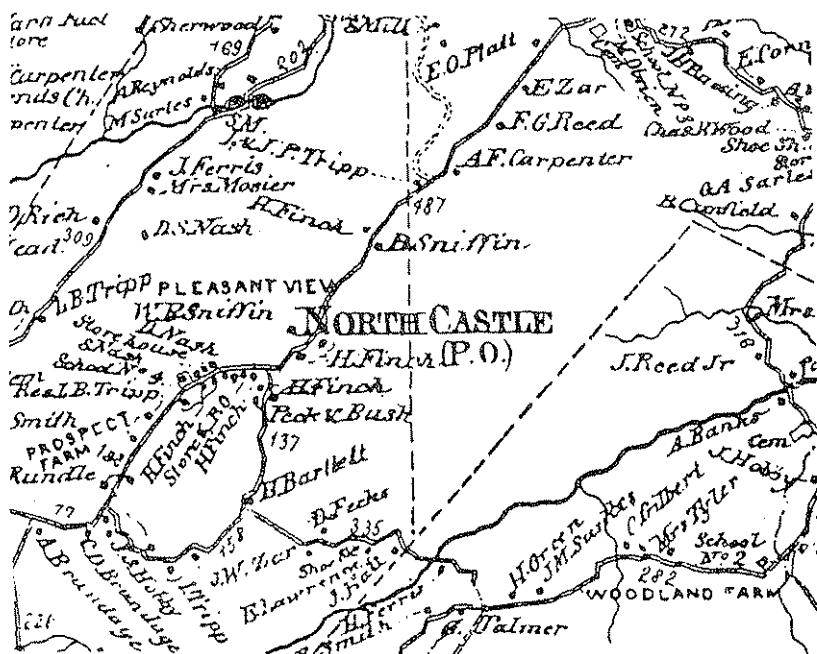
From Bangor, Maine,¹¹ November, 1993, Frank wrote "During my attempt to trace and learn our family history ... I often found myself contemplating the future It is hard to visualize the things as yet unknown, although the outcome of our lives has only one destination, of which we have neither choice nor control. But

¹⁰ The old village of Kensico was also known as Robbins Mills. See North Castle History, Volume 10, 1983.

¹¹ Frank moved to Alabama during 1999.

visualizing the one thing most fascinating is not so much the future but the past generations of relatives and events that have shaped and fashioned our lives and the ways in which we have lived them. ...Mistakes have been made, dates will be missing or disagree, names spelt differently ... there shall be more that will be learned and added."

Editor's Note: During one summer afternoon in 2002 Frank treated us to a visit at Smith's Tavern. He is still learning and adding to his (and our) knowledge of his family's history in North Castle.



[From the Archives of The North Castle Historical Society, Atlas of New York and Vicinity... by F. W. Beers, A. D. Ellis and G. G. Soute, 1867]

SECTION OF NORTH CASTLE MAP, 1867, SHOWING BEDFORD, BANKSVILLE AND SNIFFEN ROADS

Underneath the description "North Castle P.O." appears "H. Finch". Elijah Watt Sells later owned this property. Appearing below Hiram Finch's listing is "H. Bartlett" who was the stepfather of James Nickerson Angevine. The Horace Bartlett farm was approximately at the intersection of present-day Banksville Road and Sniffen Road.

FREEHOLDERS OF 1763: TOWN OF NORTH CASTLE

Reprinted from North Castle/New Castle Historical Records,
1736-1791, jointly published by the
Town of North Castle and the Town of New Castle

The Freeholders of 1763 list includes only the wealthier landowners and tradesmen who could meet the stringent freehold qualifications. North Castle Freeholders number 101 males. These men lived in both of the present-day Towns of North Castle and New Castle.

The list of Westchester County Freeholders was compiled by the county sheriff in compliance with an Order of the Supreme Court of Judicature of the Province of New York in a case connected with the settlement of Cortlandt Manor. This list, from the Van Cortlandt Papers in the possession of the New York Historical Society, was first printed in The New York Historical Society Quarterly of July 1951, Volume XXV, number 3, pages 283-321 in an article by E. Marie Becker entitled "The 801 Westchester County Freeholders of 1763."

The jury for the case had to be chosen from among the freeholders of the county who were eligible for jury duty. The freehold qualifications for jurors were first set out in a 1741 law which stated eligibility for jury duty in trials before the Provincial courts: (1) Male; (2) between 21 and 70 years of age; (3) he was required to possess, in his own name or in trust or in his wife's right, an estate (in fee, for life or by courtesy) of the value of sixty pounds, free of encumbrance. Some leaseholds within both manors and great patents were treated as freeholds. The sixty pounds value requirement excluded the great majority of the male inhabitants of the county.

David Anderson, Yeoman
John Armstrong, Yeoman
Thomas Baker, Cooper
James Baldwin, Carpenter
John Banks, Yeoman
Samuel Banks, Yeoman
John Brady, Yeoman
John Brown, Millwright

David Brundige, Yeoman
John Brundige, Yeoman
Nat: Brundige, Yeoman
Archelaus Carpenter, Cordwainer
Jacob Carpenter, Carpenter
John Carpenter, Miller
John Carpenter, Hatter
Timothy Carpenter, Yeoman

Michael Chatterton, Yeoman
Samuel Cheesman, Weaver
Elias Clapp, Yeoman
Josiah Cock, Yeoman
David Daton, Doctor
Robert Davenport, Yeoman
William Davis, Yeoman
Robert Dickenson, Yeoman
Zabulon Dickenson, Weaver
William Dusenbury, Yeoman
John Ferris, Yeoman
Robert Fle[wwe]lling, Yeoman
Thomas Fle[w]welling, Yeoman
Aaron Forman, Black Smith
Aaron Forman, Junr., Yeoman
William Forman, Yeoman
Caleb Fowler, Yeoman
Joseph Fowler, Yeoman
Joseph Golding, Yeoman
Caleb Green, Yeoman
Edmund Green, Yeoman
John Green, Yeoman
Jno. Green, Yeoman
Caleb Haight, Yeoman
Charles Haight, Carpenter
Benjamin Hall, Yeoman
Samuel Hallock, Yeoman
Michael Hays, Merchant
Thomas Hopkins, Yeoman
William Hunt, Yeoman
Hugh Hunter, Yeoman
Josua Hutchins, Merchant
Richard Hutchins, Cordwainer
Phineas Knap, Weaver
David Lane, Yeoman
James Leggett, Merchant
Josua Lounsbury, Yeoman
Isaac Lunsberry, Yeoman
Jonathan Lyon, Yeoman
Roger Lyon, Yeoman
Andrew Merrit, Yeoman

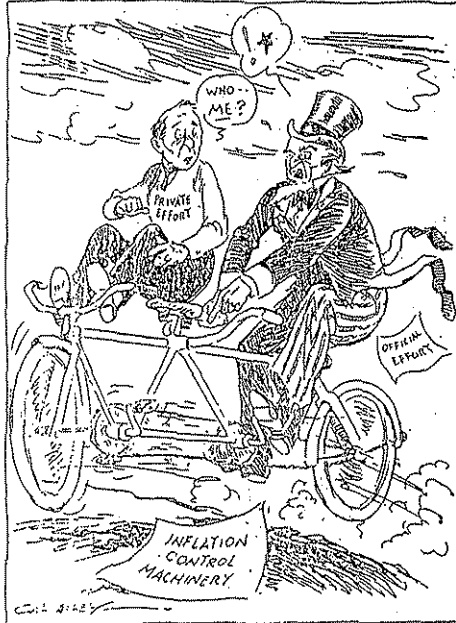
Thomas Merrit, Yeoman
Elijah Miller, Yeoman
James Miller, Yeoman
Jeremiah Newman, Yeoman
Albert Ogden, Cooper
William Ogden, Cooper
Jonathan Owen, Carpenter
Gilbert Palmer, Yeoman
Solomon Palmer, Smith
Benoni Plat, Yeoman
Jno. Powel, Currier
Moses Powel, Yeoman
Andrew Purdy, Carpenter
James Purdy, Yeoman
Still Jno. Purdy, Yeoman
Thomas Purdy, Yeoman
Moses Quinby, Yeoman
Robert Renolds, Carpenter
John Rundle, Yeoman
John Seales, Yeoman
William Simmonds, Weaver
Absalom Smith, Yeoman
Benjamin Smith, Yeoman
Nathan Sniffen, Yeoman
Joseph Sutton, Yeoman
Benjamin Thorn, Yeoman
Thomas Thorn, Yeoman
Nathaniel Tompkins, Yeoman
Peter Totten, Cordwainer
Anthony Tripp, Yeoman
James Tripp, Yeoman
David Tuttle, Yeoman
Joseph Washburn, Weaver
Abel Weeks, Yeoman
James Weeks, Yeoman
Thomas Weeks, Currier
William Weeks, Yeoman
Arthur Williams, Yeoman
Jno. Wood, Yeoman
Gabriel Worden, Cordwainer
John Worden, Cordwainer

Francis Wright, Yeoman
Jno. Wright, Yeoman

Thomas Wright, Cordwainer

Editor's Note: The freeholder listed by occupation as yeoman cultivated his own land. A black smith worked with iron, the 'black' metal. A smith generally referred to a gunsmith, or one who manufactured and/or repaired guns. A carpenter built or repaired wooden structures or their structural parts. A weaver interlaced threads or yarns to form cloth. Some of the other occupations of the freeholders were cordwainer (a shoemaker), currier (one who tanned leather), cooper (one who made or repaired wooden casks or tubs), hatter (someone who made, sold, cleaned and/or repaired hats), milller (one who operated the mill, generally a mill for grinding flour), and millwright (someone who planned, built and/or set up the machinery of a mill).

This Is a Bicycle Built for TWO!



[Reprinted from North Castle Sun, March 3, 1944]

A 1944 FINANCIAL COMMENTARY

This cartoon, drawn by Cal Alley, first appeared in the Nashville Banner newspaper, Nashville, Tennessee

**NORTH CASTLE DIVIDED:
THE 1791 CREATION OF THE TOWN OF NEW CASTLE**

**Reprinted from North Castle/New Castle Historical Records,
1736-1791, jointly published by the
Town of North Castle and the Town of New Castle**

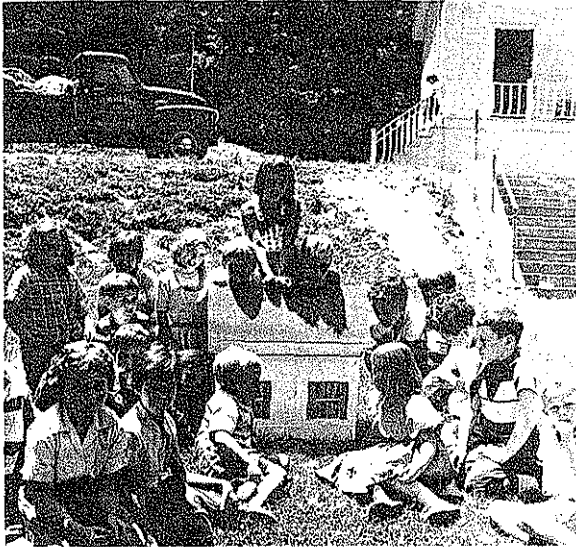
George Clinton was the Governor of the State of New York when on March 18, 1791 an Act to Divide the Town of North Castle was passed.

Be it enacted by the People of the State of New York, represented in Senate and Assembly, And it is hereby enacted by the authority of the same, that from and after the first Monday of April next, all that part of the town of North Castle, in the county of Westchester, that lies east and south of a line, drawn from the south west corner of the town of Bedford, to the head of Brunx's river, where the same divides the town of Mount Pleasant, from the town of North Castle, shall be one separate town, by the name of North Castle; and the first town meeting for the said town of North Castle, shall be held at the dwelling house of Harrison Palmer;

All the remaining part of the said town of North Castle, that lies west and north of the aforesaid line, shall be one other separate town, by the name of New Castle; And the first town meeting for the town of New Castle shall be held at the dwelling house of Hannah Legget: And the said town of North Castle and the said town of New Castle, shall separately and severally, hold and enjoy, all the privileges and immunities that the town of North Castle held and enjoyed, by any former law of this State, at, and immediately before the passing of this act.

And be it further enacted by the authority aforesaid, That the poor of the town of North Castle, on the first Monday of April next, shall afterwards be divided by the town of North Castle and the town of New Castle, in such proportions as the overseers of the poor for the time being, of the said town, respectively shall agree upon; and in case of disagreement of the said overseers, then, and in such proportions as the supervisors of the county, at their next annual meeting shall direct, any former law to the contrary notwithstanding.

Commissioners were appointed by both Towns to "settle all disputes which may exist." North Castle appointed Abel Smith, Gilbert Palmer and Thomas Ferris. New Castle appointed Isaac Smith, Caleb Carpenter and Isaiah Green.



[Photograph from the Collection of Doris Finch Watson]

MIDDLE PATENT SCHOOL, 1954

Seated in the front on the left is Karen Zygmont, Linda Genkerell is seated next to Karen, Gerry Kerslake (Pratley) is standing behind Karen. Seated to the front right of the dollhouse is Barbara Zygmont and next to her is Juggy Zygmont. The boy behind the dollhouse on the right is Billy Kerslake.

The truck pictured belonged to the R. B. Henry Milk Company. Ice was placed in the back of the truck with the milk to keep it cool.

The portion of the building in the top right side of the picture was the Middle Patent School. In 1976 the school building burned and was demolished. The school building stood in the Banksville area of North Castle at the intersection of present-day Gina Lane and Round Hill Road. Today a private home stands on the site.

ARE YOU IN THIS PHOTOGRAPH? CAN YOU IDENTIFY ANYONE IN THIS PHOTOGRAPH?



[Photograph from the Collection of Doris Finch Watson]

HISTORY REPEATS ITSELF

50% and ...

Back in the early 1980s when The North Castle Historical Society was conducting the Restoration Fund Drive for Smith's Tavern, *Phoebe Finch Watson* designed and painted and *Kevin Hanrahan* constructed the above-pictured sign to illustrate the progress towards the \$100,000 goal.

Now the Trustees of your Society are again asking you to make donations for another building maintenance fund, the **PAINT – PROTECT – PRESERVE FUND**. Thanks to your generosity we have almost reached half of the \$100,000 goal.

The North Castle Historical Society **PAINT – PROTECT – PRESERVE FUND** stands poised at **50% and ...**

Once again history repeats itself with the plea **“PLEASE HELP”!**

ELIJAH WATT SELLS' HOME: NORTH CASTLE FARM

The Elijah Watt Sells house was “a study in evolution” and “an example of the virtues of omission” according to Martha McCulloch-Williams in her 1909 book, A Land-Lover and His Land. Mr. Sells was a founding partner with Charles Waldo Haskins of an international accounting firm known as Haskins & Sells. The firm became part of present-day Deloitte & Touche LLP.

Ms. McCulloch-Williams wrote “The house, though staunchly built, was cramped; moreover, upon its outer parts the scroll-saw had done its worst.” Mr. Sells removed the scrolls from the exterior of the house. He made many improvements to the old farmhouse and surrounding property, saving only the barn and the shell of the farmhouse out of the original buildings. By 1909 Mr. Sells had added more land to his holdings and the farm consisted of more than 250 acres. He sold his holdings in 1919.

Mr. Carlo Paterno reported that the Sells farmhouse burned and that a Mr. Brown constructed a new house at another site. Dr. Charles V. Paterno renovated this ‘new’ house in 1930 and Olivia G. Seeler again renovated the house in the early 1960s. (See page 17 herein.)

Over the last 100 years the land that once was called North Castle Farm came to be part of Windmill Manor, and today is part of Windmill Farm, home to more than 350 families.

Please forward any corrections or additions to the information presented herein and/or your constructive suggestions for improving this publication to your editorial board at The North Castle Historical Society, Smith's Tavern, 440 Bedford Road, Armonk, New York 10504. If you would be willing to research and/or author an article, please let us know. Different writers and diverse perspectives are vital.

Reprints of North Castle History may be ordered from

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