

# **Water Mill Heritage Area**

**Documentation presented to Southampton Town  
Board by Landmark & Historic Districts Board**

## Water Mill Hamlet Heritage Area

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STATE OF NEW YORK  
DEPARTMENT OF STATE  
41 STATE STREET  
ALBANY, NY 12231-0001

GEORGE E. PATAKI  
GOVERNOR

September 10, 2003

RANDY A. DANIELS  
SECRETARY OF STATE

Town of Southampton  
116 Hampton Road  
Southampton, NY 11968

**RE: Town of Southampton, Local Law 61, 62, & 63, 2003, filed on  
08/27/2003**

To Whom It May Concern:

The above referenced material was received and filed by this office as indicated.  
Additional local law filing forms will be forwarded upon request.

Sincerely,  
Linda Lasch  
Principal Clerk  
State Records & Law Bureau  
(518) 474-2755

LL:cb

RECEIVED  
2003 SEP 16 11 00 AM '03

# Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE  
41 STATE STREET, ALBANY, NY 12231

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~XXXXXX~~

~~City~~

Town

~~XXXXXX~~

SOUTHAMPTON

Local Law No. 63 of the year 2003

A local law TO AMEND CHAPTER 330-5 AND TO AMEND CHAPTER 330-320 AND

(Insert Title)

CREATE NEW SECTIONS 330-331 AND 330-332 OF THE CODE OF THE  
TOWN OF SOUTHAMPTON.

Be it enacted by the TOWN BOARD of the

(Name of Legislative Body)

~~XXXXXX~~

~~City~~

Town

~~XXXXXX~~

SOUTHAMPTON

as follows:

SEE ATTACHED

(If additional space is needed, attach pages the same size as this sheet, and number each.)

LOCAL LAW NO. 63 OF 2003

A LOCAL LAW to amend Chapter 330-5 and to amend Chapter 330-320 and create new Sections 330-331 and 330-332 of the Code of the Town of Southampton.

BE IT ENACTED by the Town Board of the Town of Southampton as follows:

SECTION 1. LEGISLATIVE INTENT.

The Town of Southampton dates back to 1640. All of its hamlets have a long architectural, maritime and cultural history that has been preserved by its residents as heritage resources. The Town has exceptional surviving heritage resources, some dating back several thousand years relating to that long history. In addition, the Shinnecocks have occupied the land for thousands of years and many archaeological sites contain their heritage resources.

The Town's historical resources has played an important role for over 350 years in the development of the East End of Long Island. Tourism and second-home ownership have been an important aspect of the Town's character since the 1870's. To recognize the importance and special character of these resources to the Town and the East End of Long Island, the Town would like to establish an honorary process to afford such sites the status of "Hamlet Heritage Resource Areas".

A Hamlet Heritage Resource Area is an identifiable area within a hamlet that evokes a strong sense of the character of the hamlet. In a Hamlet Heritage Resource Area, there is a recognizable and distinctive "Sense of Place".

The 1999 Comprehensive Plan recommends that the Town of Southampton designated Hamlet Heritage Resource Areas based upon nominations from the Town Landmarks and Historic Districts Board. The selection as a Hamlet Heritage Resource Area is an honorary title *with no new restrictions or controls on property usage or regulation.*

SECTION 2. Amend Chapter 330-5 (Definitions) as follows:

HAMLET HERITAGE RESOURCE AREAS--Heritage Resources are man-made objects at least 50 years old that are connected to human activity. These resources could be any buildings used to house human or animal activities, i.e., homes, sheds, garages, mills, barns, agricultural buildings, offices, schools, churches, commercial and public-use buildings. It could be structures such as bridges, canals, roads, docks, fences, monuments and sculptures. It could also be burying grounds, trails, archaeological and commemorative or historic sites. These resources when grouped together help convey the special heritage of an area. Hamlet Heritage Resource Area selection is an honorary title bestowed in recognition of the special character of a neighborhood, hamlet or area. It honors

the properties and the community that has cherished its historic heritage. Properties selected as part of a Hamlet Heritage Resource Area are not subject to additional restrictions, uses or regulations. Properties selected as Hamlet Heritage Resource Areas are not designated as Town landmarks or Town historic districts. The Hamlet Heritage Resource Area selection is for honorary purposes only.

SECTION 3. Amend the title of Article XVIII as follows:

#### ARTICLE XVIII

##### Landmarks and Historic Districts and Heritage Resource Areas

SECTION 4. Section 330-320 (Landmarks and Historic Districts) is hereby amended by inserting underlined words as follows:

§ 330-320. Landmarks and Historic Districts Board.

- A. The Town Landmarks and Districts Board (the "Board") is hereby established. The Board shall consist of seven Town residents to be appointed by the Town Board and, to the extent available in the community, drawn from the following disciplines: architecture, architectural history, archaeology, local history, law, historic preservation and real estate. All members shall have demonstrated significant interest in and commitment to the field of historic preservation or related fields and shall have a known interest in historic, cultural and architectural development within the Town of Southampton.
- B. Board members shall serve for a term of three years, with the exception of the initial term of one of the members which shall be one year, two for two years and two for three years. Members may serve for more than one term.
- C. The Chairman shall be annually selected by the Town Board. The Board may elect to designate a Vice Chairman and Secretary.
- D. The Board shall adopt rules of procedure as it may deem necessary to the proper exercise of its responsibilities.
- E. The Board shall be empowered to:
  - (1) Conduct surveys of significant historic, architectural and cultural landmarks and historic districts within the Town.
  - (2) Recommend the designation of significant historic, architectural and cultural landmarks and the establishment of historic districts to the Town Board.

- (3) Increase public awareness of the value of historic, cultural and architectural preservation by developing, implementing and participating in public education programs.
- (4) Make recommendations to the Town Board concerning the donation or acquisition of facade easements, development rights or other interests in real property as necessary.
- (5) Make recommendations to the Town Board concerning the utilization of state or private funds to promote the preservation of landmarks and historic districts within the Town of Southampton.
- (6) Recommend acquisition of a landmark structure by the Town Board where its preservation is essential to the purposes of this act and where private preservation is not feasible.
- (7) Make recommendations to the Town Board regarding staff and professional consultants necessary to carry out the duties of the Board.
- (8) Engage in opportunities for professional development.
- (9) Approve or disapprove applications for certificates of appropriateness.
- (10) Recommend site selection as Hamlet Heritage Resource Areas.

SECTION 5. Create a new Section 330-331 (Heritage Resource Areas) as follows:

§330-331. Hamlet Heritage Resource Area.

Heritage Resources are man-made objects at least 50 years old that are connected to human activity. These resources could be any buildings used to house human or animal activities, i.e., homes, sheds, garages, mills, barns, agricultural buildings, offices, schools, churches, commercial and public-use buildings. It could be structures such as bridges, canals, roads, docks, fences, monuments and sculptures. It could also be burying grounds, trails, archaeological and commemorative or historic sites.

These resources, when grouped together, help convey the special heritage of an area.

Hamlet Heritage Resource Area is an honorary title bestowed in recognition of the special character of a neighborhood, hamlet or area. It honors the properties and the community that has cherished its historic heritage. Properties selected as Hamlet Heritage Resources retain the same current Town rights, uses or regulations. Properties selected as part of Hamlet Heritage Resource Areas are

not designated as Town landmarks or Town historic districts. The Hamlet Heritage Resource selection is for honorary purposes only.

SECTION 6. Create a new §330-332 (Criteria for Selection as Hamlet Heritage Resource Area) as follows:

§330-332. Procedure and Criteria for Selection as Heritage Resource Areas.

1. Any person, organization or board of the Town of Southampton may submit an application to the Town Clerk to nominate a man-made object or group of Historic Resources for selection as a Hamlet Heritage Resource Area.
2. Copies of the application shall be forwarded by the Town Clerk to the Department of Land Management, and the Landmarks and Historic Districts Board for review. Upon a determination of completeness by the Landmarks Board, the Department of Land Management and the Landmarks and Historic Districts Board shall submit an advisory report to the Town Board.
3. In its advisory report to the Town Board, the following criteria will be considered for selection of a Hamlet Heritage Area by the Landmarks and Historic Districts Board:
  - A. Date of the Heritage Resource.
  - B. The building style of the structure.
  - C. Compatibility of additions and alterations to the original structure.
  - D. Association of the Heritage Resource with a significant architect or builder.
  - E. Association of the Heritage Resource with a prominent person.
4. The Town Board may schedule a public hearing on the proposed nomination of a Hamlet Resource Heritage Area or publish a notice of complete application and written comment period. A public hearing is not required.
5. Upon receipt of the Landmarks and Historic Districts Board's advisory report, the Town Board may consider a resolution approving the site selection as a Hamlet Heritage Resource Area.
6. Upon selection as a Hamlet Heritage Resource Area, the description and the location of the man-made object or group of Historic Resources so selected as a Hamlet Heritage Resource shall be listed in a directory entitled "Heritage Resource Areas" to be maintained by the Landmarks and Historic Districts Board. Said directory shall be

maintained on file in the Department of Land Management and the Office of the Town Clerk.

SECTION 7. Severability.

If any clause, sentence, paragraph, section or part of this local law, now or through supplementation, shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the class of use, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 8. Effective Date

This Article shall take effect upon filing with the Secretary of State pursuant to the Municipal Home Rule Law.

1/23/04

**CATEGORY:** PUBLIC HEARINGS  
**SPONSORED BY:** Town Attorney, Sponsor Kenny  
**DEPARTMENT:** TOWN ATTORNEY  
**RESOLUTION:** 1727  
**TITLE:** NOTICE OF PUBLIC HEARING TO CONSIDER WATER MILL  
SITE SELECTION AS A HAMLET HERITAGE RESOURCE  
AREA PURSUANT TO SECTION 330-332

The following resolution was introduced by Councilman Kenny, seconded by Councilwoman Graboski, and duly ADOPTED with the following recorded vote:

Heaney:Yes; Kenny:Yes; Kabot:Yes; Suskind:Yes; Graboski:Yes

WHEREAS, the Town acknowledges that historical resources, when grouped together, help convey the special heritage of an area, and as such should be honored; and

WHEREAS, the Water Mill site selection in the hamlet center, including properties along Montauk Highway in the center of Water Mill, evokes a strong sense of the character of the Water Mill Hamlet, and is described by the 1999 Comprehensive Plan Update as "featuring handsome landmarks, public and private open spaces and agricultural lands" and meets the criteria set forth for "heritage resources" in § 330-331(A) of the Southampton Town Code of the Town of Southampton; and

WHEREAS, the dates of the Water Mill site selection were between 1729-1939 and the historic features of the Water Mill site selection include, but are not limited to, a water mill and windmill, a 19<sup>th</sup> century Community House, 18<sup>th</sup> century cemetery, and many 19<sup>th</sup> and early 20<sup>th</sup> century homes and businesses; and

WHEREAS, the majority of buildings were built by native craftsmen following the East End rural building tradition. Several structures in the Heritage Area include examples of Colonial, Federal, Greek Revival, Italianate, Shingle, Beaux-Arts, Colonial Revival, and Craftsman's Bungalow architectural styles; and

WHEREAS, the Southampton Town Landmarks and Historic Districts Board has submitted an application nominating this area as a "Town of Southampton Hamlet Heritage Resource Area;" now therefore be it

RESOLVED, that the Town Board of the Town of Southampton directs the Town Clerk to forward a copy of the proposed application pursuant to §330-332 of the Town Code to the Suffolk County Planning Commission and the Southampton Town Planning Board for their review and recommendation; and be it further

RESOLVED, that the Town Clerk is hereby authorized to publish the following Notice of Public Hearing:

**CATEGORY:** LOCAL LAWS  
**SPONSORED BY:** Town Attorney, Sponsor Kenny  
**DEPARTMENT:** TOWN ATTORNEY  
**RESOLUTION:** 1088  
**TITLE:** NOTICE OF ADOPTION TO AMEND SECTIONS 330-5 AND 330-320 AND CREATE NEW SECTIONS 330-331 AND 330-332 TO CREATE A HAMLET HERITAGE RESOURCE AREA

The following resolution was introduced by Councilman Kenny, seconded by Councilwoman Zenk, and duly ADOPTED with the following recorded vote:

Heaney:Absent; Kenny:Yes; Zenk:Yes; Kabot:Yes; Suskind:Yes

RESOLVED, that the Town Clerk is hereby authorized to publish the following Notice of Adoption:

#### NOTICE OF ADOPTION

TAKE NOTICE that after a public hearing was held by the Town Board of the Town of Southampton on July 22, 2003, the Town Board at their meeting of August 12, 2003 adopted LOCAL LAW NO. 63 OF 2003 as follows: "A LOCAL LAW to amend Chapter 330-5 defining Heritage Resource Areas and Article XXVIII (Landmarks and Historic Districts), Section 330-320 (Landmarks and Historic Districts Board) of the Code of the Town of Southampton and create new Sections 330-331 and 330-332 regarding Hamlet Heritage Resource Areas."

Copies of the law, sponsored by Councilman Steven Kenny, are on file in the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m.

BY ORDER OF THE TOWN BOARD  
TOWN OF SOUTHAMPTON, NEW YORK  
MARIETTA M. SEAMAN, TOWN CLERK

#### LOCAL LAW NO. 63 OF 2003

A LOCAL LAW to amend Chapter 330-5 and to amend Chapter 330-320 and create new Sections 330-331 and 330-332 of the Code of the Town of Southampton.

BE IT ENACTED by the Town Board of the Town of Southampton as follows:

#### SECTION 1. LEGISLATIVE INTENT.

The Town of Southampton dates back to 1640. All of its hamlets have a long architectural, maritime and cultural history that has been preserved by its residents as heritage resources. The Town has exceptional surviving heritage resources, some dating back several thousand years

NOTICE OF PUBLIC HEARING

TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Southampton on December 14, 2004 at 1:00 p.m. at Southampton Town Hall, 116 Hampton Road, Southampton, New York, to consider the designation of the Water Mill site selection as a Town of Southampton Hamlet Heritage Resource Area pursuant to § 330-332 of the Southampton Town Code.

BY ORDER OF THE TOWN BOARD  
TOWN OF SOUTHAMPTON, NEW YORK  
MARIETTA M. SEAMAN, TOWN CLERK

===== End of the Resolution. =====



## Town of Southampton

116 Hampton Road  
Southampton, NY 11968

Meeting: 02/08/05 01:00 PM

Department: Town Attorney

Category: Miscellaneous

Prepared By: Eileen Halek

Initiator: Eileen Powers

Sponsors: Councilman Steven Kenny, Councilwoman Linda Kabot

### RESOLUTION 2005-183

Resolution ID: 1387

## Approve Water Mill Site Selection As a Heritage Resource Area

WHEREAS, a public hearing was held by the Town Board of the Town of Southampton on December 14, 2004 to hear all parties for or against the nomination of the Water Mill site selection in the hamlet center as a "Hamlet Heritage Resource Area;" and

WHEREAS, the Water Mill site selection in the hamlet center, including properties along Montauk Highway in the center of Water Mill, evokes a strong sense of the character of the Water Mill Hamlet, and is described by the 1999 Comprehensive Plan Update as "featuring handsome landmarks, public and private open spaces and agricultural lands" and meets the criteria set forth for "heritage resources" in § 330-331(A) of the Southampton Town Code of the Town of Southampton; and

WHEREAS, the Town acknowledges that historical resources, when grouped together, not only have an educational value, but also help convey the special heritage of an area, and as such should be honored; and

WHEREAS, the Southampton the Department of Land Management has reviewed the application and has recommended the nomination, and the Landmarks and Historic Districts Board has submitted an advisory report to the Town Board nominating the Water Mill site selection as a "Town of Southampton Hamlet Heritage Resource Area;" and

WHEREAS, the Southampton Town Planning Board finds that the designation of "Hamlet Heritage Resource Area" is appropriate for said property, and the Suffolk County Planning Commission has determined that this is a matter for local determination; now therefore be it

RESOLVED, that the Town Board of the Town of Southampton approves the Water Mill site selection as a Hamlet Heritage Resource Area pursuant to §330-332 and authorizes the reasonable expenditure of funds to purchase signs to designate the site as such. The source of funding is G/L No. 01-10-1220-20-6401-1001 (Hamlet Services-Supervisor); and be it further

RESOLVED, that the Landmarks and Historic Districts Board shall list the Water Mill site selection in a directory entitled "Heritage Resource Areas" to be maintained by said board, with copies maintained on file in the Department of Land Management and the office of the Town Clerk.

### Financial Impact

None

Budget is NOT affected by this Resolution.

# **Water Mill Hamlet Heritage Area**

## Water Mill Hamlet Heritage Area

### Establishment of Water Mill

In 1640, a group of English colonists arrived from Lynn, Massachusetts to establish the Southampton settlement of Old Towne. Every colonial settlement had mills, as they were the most advanced form of power until the advent of steam power in the early 19<sup>th</sup> century. Edward Howell, the wealthiest citizen of the new colony, had owned a water mill in Lynn and was familiar with water power. In his 1644 agreement with the Town, they gave him 40 acres on what is now called Mill Pond. In addition, the Town built the dam, gifted two millstones and guaranteed labor to open the beach cut at Mecox Bay

Howell built his mill and the recorded history of Water Mill began. The hamlet would develop around the water mill on Mill Creek, the windmills on the village green and the primary roads that served the early settlement.

### The Water-powered Mill *(Number One on the Heritage Map)*

Over the years, the water mill had many owners. The Ludlum (Ludlow) family owned the mill from about 1647 until 1760 and the Benedict family owned it from 1825 until 1942. The Budd, Petty, Foster, Hedges and White families had brief periods of ownership. In addition to grinding grain, the water mill building was used for fulling wool cloth, dyeing, spinning, weaving and paper manufacturing.

The water mill also served as the hamlet's first post office. The Benedict family built their home next to the water mill in the mid 1800s and later a general store across from the mill. Existing homes around the mill date from 1870 to 1900. The water mill is a New York State and Town landmarked building. Owned by a non-profit group since 1942, the site is now the Water Mill Museum. Separate history of the water-powered gristmill and Water Mill Museum is attached.

### Montauk Hwy *(Number Two on the Heritage Map.)*

Mill Path, the road from Old Towne east to the water mill, would later have sections of it re-named Montauk Highway, Old Country Road and Old Mill Road. Large sections of the road are still farmed. Several homes on this west entrance to Water Mill range in dates from 1790 to 1920, with the majority dating to 1900. The architecture in this area introduces the traveler to the beginning of the heritage area of Water Mill.

In the mid 1600s, the residents of the Town of East Hampton were granted the right to bring their grain to the water mill. The Path to East

Hampton would later be re-named Montauk Highway. Historic structures along the eastern Water Mill section of the highway are described below.

The Water Mill Commons Area *(Number three on the Heritage Map)*

When the Proprietors divided the original land grant, they left large areas of common land for grazing and for rounding up and sorting animals. In Water Mill, the common land covered a large area (Mill Neck) east of Mill Creek and south of the Path to East Hampton. Some of that land was set aside as a burying place in 1729, some was sold to private individuals and one piece was designated for a windmill.

It is not know when the first windmill was built or how many windmills occupied the site. After a windmill was destroyed in a winter storm, the Corwith family in 1813 moved an 1800 mill from Hog Neck (North Haven) to the commons. Eventually the Corwith family purchased the land under their mill. They would grind grain until 1887.

Since 1934, a non-profit group has owned the windmill and common's land (Village Green). The Village Green contains memorial trees dedicated to soldiers killed in World War II and Vietnam. In 1950, a stone memorial was established on the Green, "to honor those who went from this village to take up arms for their country." The memorial lists servicemen and woman who served in six American Wars from 1776 to Vietnam. Attached are separate histories of the Corwith Windmill, the Commons Memorial and Water Mill Village Improvement Association.

The Historic Commercial Center- North Side of Montauk Hwy *(Number Four on the Heritage Map)*

Following a pattern found in many early American farming communities, the development of Water Mill's business district was directly linked to its mills. The reason – a community's miller generally was its first storekeeper. A miller would use his flour payments to acquire manufactured items, which he would sell to farmers and tradesmen. As his business increased, he became a storekeeper. James Corwith, in 1840, established a general store across from his windmill and the Benedicts established one across from their water mill. They may not have been the first general stores as earlier operators of the mills may have carried merchandise.

In the early part of the 20<sup>th</sup> century, the original Corwith General Store, now owned by others enlarged the store. Today a restaurant operates in the general store and other businesses are in the additions. In the 1920s, the stucco building to the east of the general store was built for a pharmacy and the existing Penny Candy Shop was built as a dress shop. The Ludlum House, built

about 1800 by Jeremiah Ludlum and later owned by James Corwith, still retains many of its original features. The building to the east of the Ludlum House was erected in the 1920s to house a plumbing business and apartment. The next building, the 1901 LeFevre house has been used commercially for over 50 years. The modern business area has expanded along the north side of Montauk Highway from this historic center.

#### Historic South Side of the Montauk Hwy (*Number Five on the Heritage Map*)

On the south side of Montauk Highway are several historic structures that reinforce the special character of Water Mill. The Water Mill Union Chapel was built in 1897-98, next to the 1729 cemetery, to serve as a non-denomination chapel. In the 1920s, religious services ceased and the building became a community meetinghouse. The Southampton Grange met monthly in the Community House from 1924 until 1981. Today the building, maintained by the non-profit Water Mill Community Club, is used for meetings, family gatherings and events. (Separate history of the House attached)

The building to the east of the Community House is composed of two structures, with one section that may date to the late 18<sup>th</sup> century. Owned by the Warren family, the tavern was called the Half-Way House because it was the stagecoach stop half-way between Patchogue and Montauk in the 19<sup>th</sup> century. Two houses in the area date to 1915 and 1930.

The Halseys have been farming on Mill Neck since the early colonial settlement. Today the Halsey Family's Green Thumb/Bayview Farm continues that 350-year tradition.

#### Halsey Lane and Davids Lane on Mill Neck (*Number Six and Seven on the Heritage map*)

Halsey Lane (*Number Six on the Heritage Map*) is part of an old east-west connection linking Water Mill and Sagaponack and was named after the family that has lived on the lane for hundreds of years. This route was in use soon after Water Mill was settled and probably followed a Shinnecock Indian circuit. The lane led from the Water Mill Commons to the spit of land at the south end of Hayground Cove, once know as the Wading Place, which could be traversed when the ice was frozen or when Mecox Bay was down. The traveler could then pick up Bay Lane on the east side of the bay to reach the roads in Sagaponack. Today the north end of the lane has a concentration of a dozen houses and outbuildings dating from 1834 to 1930. The Hildreth Blacksmith shop, in existence for over one-hundred years, was converted into a home in the 1970s and no trace of the original structure exists. The main building of the Siena Spirituality Center at Villa Maria was built in 1887 and remodeled in 1910. An outbuilding on the site dates to the original Villa.

Davids Lane, (*Number Seven on the Heritage Map*) is part of the connection linking the Deerfield area with Sagaponack. This road was named after David Halsey who had a house at the southeast end of the road where it joins Halsey Lane. Several Halsey houses on Davids Lane date to early 1800, 1900 and 1925.

#### Long Island Railroad and Summer Visitors (*Number Eight on the Heritage Map*)

In 1870, the Long Island Railroad extended their tracks through to Bridgehampton. At that time, the railroad had a policy of agreeing to stop in a community if private funds built a station. So in 1875, locals purchased land from the Rose family and built a small wooden station at Deerfield Road. Within a short time, numbers of visitors from New York City were arriving in Water Mill during the summer months. At first, families boarded in local homes around Mecox Bay and along Montauk Highway. The Benedict family renamed their Old Mill home, The Nowedonah House, and boarded up to 30 guests. The Mecox Inn, built in 1893 on Rose Hill Road, could accommodate 100.

Soon the summer visitors started building their own homes. The first settlement of second homeowners was along Rose Hill Road, Hayground Cove and the east side of Mecox Bay. As the west side of Mecox Bay and Mill Creek developed, residents there petitioned the railroad for a new station further east. In 1903, they paid to build a large brick station on land purchased from the McGee family. Trains continued to stop in Water Mill until September 1950. Today the Station Road depot, retaining most of its architectural features, is a restaurant. While some housing in this area have been moved or destroyed by fire, a handful of buildings ranging in age from 1850 to 1900 still exist in this locality. Part of the former Hiscock Blacksmith shop is incorporated in the back of a car repair shop on Nowedonah Ave.

#### Cobb Road Area (*Number Nine on the Heritage Map*)

Cobb Road was an early north-south road linking the Wickapogue and Flying Point areas with Head of Pond Road and the roads heading to Towd and North Sea Harbor. The Halsey, Burnett and Hildreth families extensively farmed the area for hundreds of years starting in the late 1600s.

In about 1900, five large "Hill Crest Cottages" were built on the northwest side of Mecox Bay along Mill Creek. These wealthy second homeowners built a private golf course on either side of north Cobb Road. Today the golf course is gone, but the clubhouse and water tower remain on the east side of Cobb Road along with about two dozen historic homes and outbuildings that create a special sense of place. On the west side of the road

are some agricultural buildings dating to the early 1900s and a Halsey house, circa 1800.

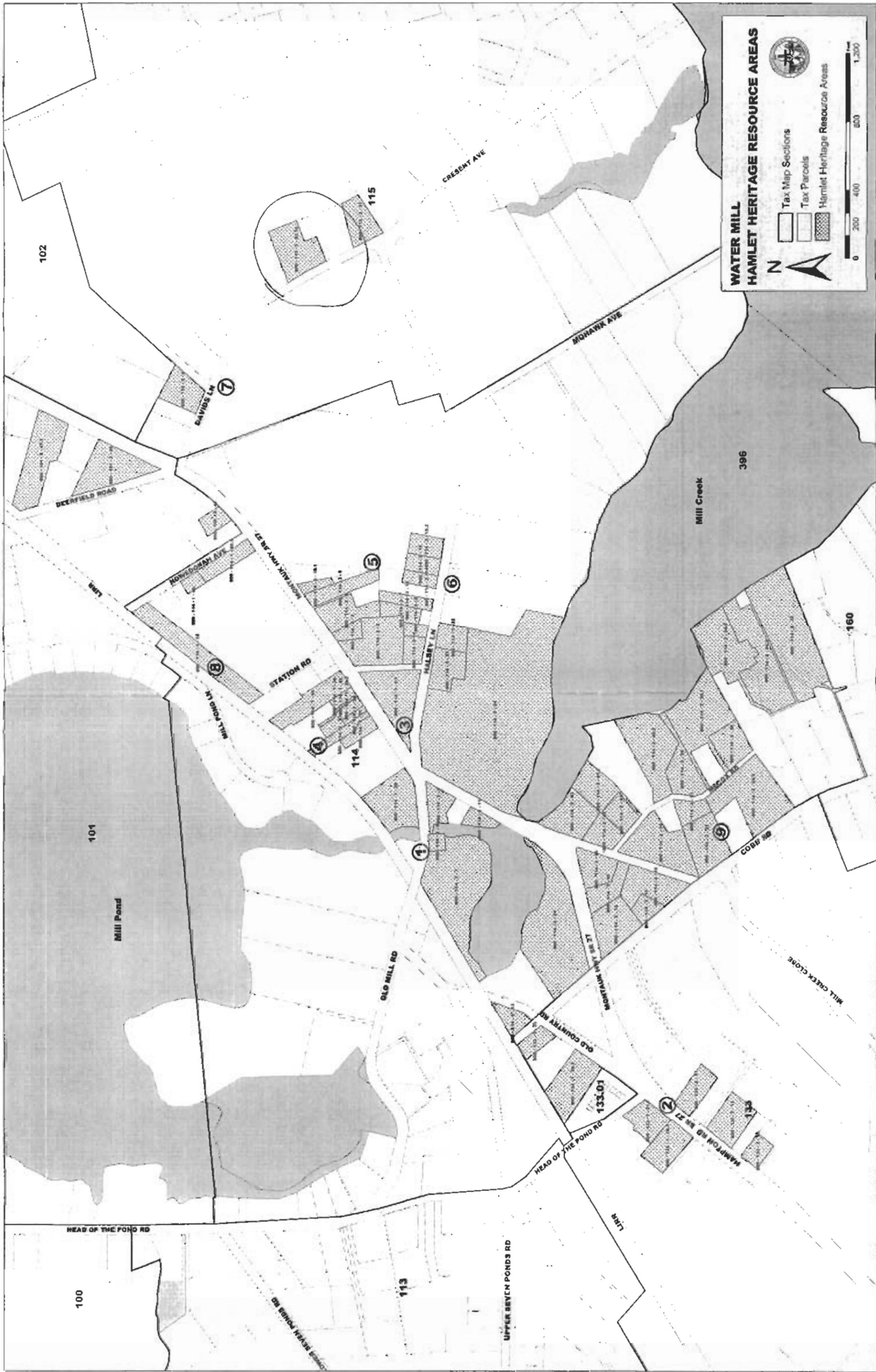
### Other Historic Resources

There are many historic resources scattered throughout the hamlet of Water Mill that include architecture in the Federal, Greek Revival, Gothic Revival, Queen Anne and Shingle Style. This narrative has not attempted to list all these historic properties but a cluster of eight homes at Hayground Road and Montauk Highway dating from 1800 to 1911 deserve special mention. These and other fine examples in Water Mill are not included in this report as they are outside the historic center of Water Mill.

The majority of early homes in Water Mill were built by native craftsmen using local materials-mainly wood frames with shingle exteriors. Most of these structures followed East End rural building tradition. Architects were more likely to be used on the second homes commissioned by New York City residents.

### Sources

1. Town of Southampton Geographic Information System, <http://gis.town.southampton.ny.us>
2. Haresign, Marlene, 1996. "Water Mill Celebrating Community, the history of a Long Island hamlet, 1644-1994." Water Mill Museum, NY.
3. GAI Consultants, Inc. & Fanning, Phillips & Molnar, 2000. "Cultural Resources Survey of the Town of Southampton, New York." (Draft Final Survey Report.)
4. Maps of Water Mill – 1670 – 1900. Halsey, William Donaldson, 1935. "Sketches from Local History." reprinted 1962, Yankee Peddler Book Co, Southampton, NY.
5. F.W. Beers, "Atlas of Long Island." 1873
6. E. Belcher Hyde, "Atlas of Suffolk County, Long Island, NY, Southside." 1916, Vol. 2.
7. Town of Southampton Comprehensive Plan Update, 1999. "Historic Structures Concentration Map," (page 97).
8. Town of Southampton Comprehensive Plan Update, 1999. "Existing Historic Resources Map," (page 93).



## Water Mill Hamlet Heritage Resource Data Bank

### Section Number One on Heritage Map

- 900-114-2-8. 41 Old Mill Rd. Water-powered grist mill, ca. 1730. Current use museum.
- 900-114-2-7. 57 Old Mill Road. House, ca. 1830 (Miller's house).
- 900-114-2-9. 632 Montauk Hwy. House, ca.1900.
- 900-114-2-11. 606 Montauk Hwy. House, ca. 1870.

### Section Number Two on Heritage Map

- 900-114-2-13. 16 Old Country Rd. House, ca. 1920.
- 900-114-2-14. 17 Old County Rd. House, ca.1910.
- 900-133-1-21.1. 371 Montauk Hwy. House, ca. 1900.
- 900-133-1-19.1. 357 Montauk Hwy. House, ca. 1900.
- 900-133-2-17. 364 Montauk Hwy. House, ca. 1890.
- 900-133-2-15. 336 Montauk Hwy. House, ca. 1920.
- 900-133-2-13. 312 Montauk Hwy. House, ca. 1790
- 900-133-1-24.3 21 Old Country Rd. House, ca. 1850.
- 900-133-1-25. 49 Old Country Rd. House, ca. 1900.

### Section Number Four on Heritage Map

- 900-114-1-40. 720 Montauk Hwy. House, 1901.
- 900-114-1-39.2. 710 Montauk Hwy. Store./house, ca. 1920. Current use Antiques.
- 900-114-1-35. 700 Montauk Hwy. House, ca 1810. Current use antique shop.
- 900-114-1-34. 696 Montauk Hwy. Shop/house ca 1920. Current use Penny Candy Shop.
- 900-114-1-33. 692 Montauk Hwy. Pharmacy shop, ca. 1920. Current use retail shop.
- 900-114-1-31 688 Montauk Hwy. original Corwith General Store, ca. 1840. Current use retail.
- 900-114-1-28. 2 Old Mill Rd. House, ca. 1890.

### Section Numbers Three, Five and Six on Heritage Map

- 900-114-3-1.1 Water Mill Village Green (17<sup>th</sup> century) and Corwith windmill, 1813.
- 900-114-3-2. Water Mill Cemetery, 1729.
- 900-114-3-3. 743 Montauk Hwy. Water Mill Community House, 1895.
- 900-114-3-8 755 Montauk Hwy. "The Half-Way House", former tavern and stagecoach stop, ca.1800, current use restaurant.
- 900-114-3-9 773 Montauk Hwy. House, ca. 1925.
- 900-114-3-10.1 779 Montauk Hwy. House. Craftsman's style bungalow, 1930, current use office.
- 900-114-3- 4. 72 Halsey Lane. House, ca. 1880
- 900-114-3-5. 84 Halsey Lane. House, 1834.
- 900-114-3-7. 94 Halsey Lane. House, ca.1900
- 900-114-3- 12 102 Halsey Lane. House, ca. 1900
- 900-114-3- 14. 112 Halsey Lane. House, ca. 1920
- 900-114-3- 15 120 Halsey Lane. House, ca. 1900
- 900-114-3-18.3. 132 Halsey Lane. House, ca. 1930

- 900-114 -3- 20.5. 115 Halsey Lane. House, 1910.  
900-114-3-22. 83 Halsey Lane. House, part of house ca. 1744.  
900-114-3-23. 661 Halsey Lane. House, ca.1800 (restored).  
900-114-3- 24. 615 Halsey Lane. House, ca. 1910. Current use Siena Spirituality Center.

**Section Number Eight on Heritage Map**

- 900- 114-1-52. 50 Station Road. Water Mill train station, 1903. Current use restaurant.  
900-114-1-49. 44 Nowedonah Ave. House, ca. 1900.  
900-114-1-48.1. 800 Montauk Hwy (Nowedonah Ave.). House, ca. 1850 on commercial car repair site.

**Section Number Nine on Heritage Map**

- 900-114-2-15. 10 Little Cobb Rd. House, ca. 1900.  
900-114-2-16. 502 Cobb Rd. House, ca. 1918.  
900-114-2-17. 446 Cobb Rd. House, ca. 1900.  
900-114-2-18. 4 Little Cobb Rd. House, ca. 1910.  
900-114-2-19. 1 Little Cobb Rd. House, ca. 1917.  
900-114-2-21. 56 Mecox Rd. House, ca. 1939.  
900-114-2-22. 396 Cobb Rd. House, ca. 1900.  
900-114-2-24.3. 356 Cobb Rd. House, ca.1915.  
900-114-2-33. 296 Cobb Rd. Buildings 1901, ca.1930.  
900-114-2-34.2. 328 Cobb Road. House, ca. 1912.  
900-114-2-34.3. 326 Cobb Rd. House, ca.1910.  
900-114-2-36. 360 Cobb Rd., (Mecox Lane). House, ca. 1914.  
900-114-2-38.1. 366 Cobb Rd., (Mecox Lane). House, ca.1914.  
900-114-2-39. 59 Mecox Lane. House, ca.1920.  
900-114-2-40.2. 45 Mecox Lane. House, ca. 1910.  
900-114-2-41.1. 21 Mecox Lane. House, ca.1900.  
900-114-2-41.2. 29 Mecox Lane. House, 1890.  
900-114-2-42. 9 Little Cobb Rd. House, ca. 1896, renovated  
900-114-2-43. 15 Little Cobb Rd. House, ca. 1920.

**Water Mill**  
**Celebrating Community**  
**the history of a Long Island hamlet, 1644 - 1994**

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## The Water Mill

The story of the water mill begins with Edward Howell who came to Southampton in 1640 with a group of English colonists who sought relief from the "crowding" in Lynn, Massachusetts. Howell, a prominent landowner in Lynn, built the sluice for the overshot water mill there and eventually acquired ownership of it.

Howell's mill in Lynn had been located on a pond so it was not surprising that he settled on a 100-acre pond (Mill Pond) about two miles east of the Southampton settlement of Old Towne for his new venture.

Howell - the wealthiest citizen of the new colony and its magistrate - got the town to give him 40 acres on the southeast end of the pond for his proposed grist mill. And in his 1644 covenant with the town, he was assured that town money and labor would be provided to help support his project. [The town proprietors would not be as generous in later years, when lands and streams would only be leased to those establishing mills.]

Lumber was cut, a wheelwright was hired, the building, gears and other machinery were constructed, and millstones were hewn from boulders found at Mill Stone Brook\* in Sebonac and Mill Stone Swamp\* near Mill Stone Road\* off Scuttle Hole Road.

It's believed Howell was ready for business in 1644 - but certainly no later than 1645.

Oral history places the mill several hundred yards north of its current site on Mill Creek - north of the current railroad tracks on the east side of the creek, where Howell is believed to have built a dam.

\* Named for the boulders found there and shaped into millstones.

For a mill to operate properly, water has to be stored behind a dam to create the power source; the area downstream has to have a significant drop, at least eight feet; and the water level downstream has to be kept moving and low. To achieve this, Howell secured an agreement from the town that everyone would show up at Mecox Bay to cut an opening to the ocean whenever it was necessary to lower the bay.

Town records indicate it was not an easy task to keep the cut open and the bay low. Colonists involved with their own farms were not willing to help cut the beach at the bay, so eventually paid labor was employed. The water level of Mecox Bay was a continual problem at the mill and may have made grain grinding difficult, expensive and not a highly productive operation.

William Donaldson Halsey in his 1935 "Sketches from Local History" states that the mill had an overshot wheel. Although the most efficient water mill is one powered by an overshot wheel - in which water is delivered to the wheel buckets when they're at the top of the dam - it's not known what kind of wheel Howell actually installed.

The water level of the pond and Mill Creek continued to be a problem. The town records of the 1650s mention raising and lowering the mill - actions no doubt taken to improve the efficiency of the water wheel.

In 1726 permission was granted by the town to move the mill south and to build a combination dam and roadway at the new location.

### MILL POWER

In the 17th and 18th centuries, mills were the most advanced form of power.

They could grind grain, saw planks, full cloth, tan hides, weave fabric and make paper.

Since grain and cereal foods were the mainstay of everyone's diet, grist mills that produced flour for home use and the market were especially prevalent. Powered by wind or water, they

appeared in every colonial settlement in America. They

continued as a power source until the advent of steam power in the early 19th century.



There's no record indicating whether the original mill was moved intact or if parts of it were used to construct a new mill - but the latter is considered most likely. A cursory inspection of the structure reveals that support beams originally cut for other locations were used in building the relocated mill.

Other physical evidence suggests that at some time an undershot wheel was built to operate inside the northeast corner of the building - apparently to protect its buckets from the elements, especially ice, which can hinder winter grinding.

Excavations in the basement of the water mill in 1970 produced remains of the flume leading to a horizontal tub water wheel. In this primitive type of milling, the wheel was in a tub with its buckets horizontal to the ground. An underground flume, in this case a wooden trough, directed water from the sluice under the dam/roadway to the buckets of the water wheel. A shaft from the water wheel connected directly to the millstone mounted above it. When or why this mechanism was installed is not known.

The water mill was the hub around which the hamlet grew, and Howell, the mill owner, was the hamlet's first businessman. The mill, besides being the economic heart of the early community, was the social center where news and mail was circulated.

Although Howell was the mill owner, he never lived in Water Mill and had hired help or servants run the mill. W.D. Halsey in his book writes that John Budd from Southold was miller soon after it was built.

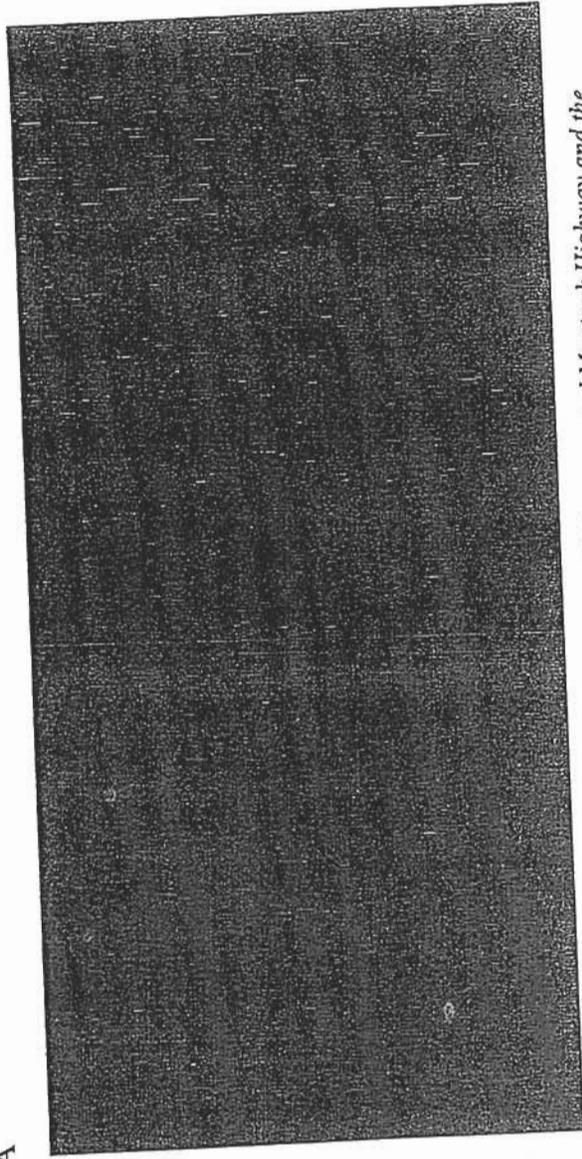
William Ludlum, Sr., who came to Water Mill from England in about 1647 at the urging of rela-

tives in Southampton, was the owner of the mill by 1653, although he may have purchased it soon after settling here. It remained in his family until 1760.

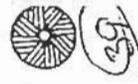
In 1748 his descendant, also known as William Ludlum, sold a half-interest in the mill to weaver Elias Petty. In 1760 the second half-interest was sold to William Foster.

The owners and uses changed as the years passed. Town records indicate Hugh Smith was operating a fulling mill in the building about 1790 and Jesse Hedges and John White manufactured paper there in the early 1800s.

In 1818, John Benedict, a fuller, dyer and dresser of cloth, came to Water Mill to manage the mill and its various operations. He purchased it in halves - from Hedges in 1825 and from White in 1833. His family owned the mill until 1942.



*The walking bridge, which existed up until the mid 1970's, connected Montauk Highway and the Benedict house and water mill.*



During the Benedicts' ownership in the 1800s the building was used for milling grain, fulling wool cloth, dyeing, spinning, weaving and paper manufacturing.

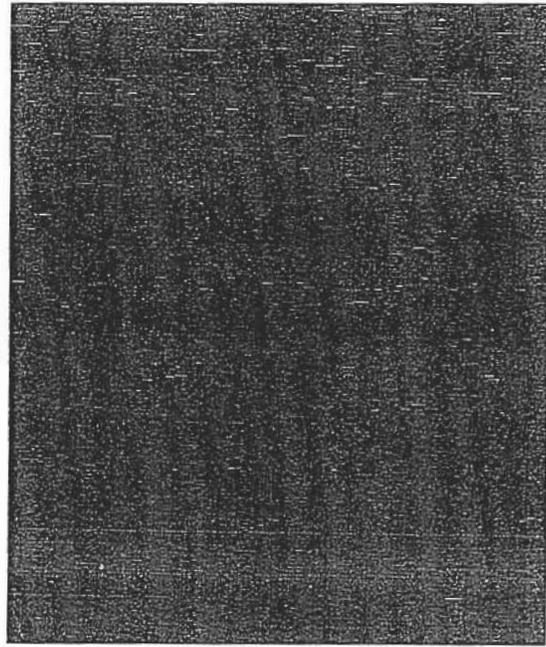
After the railroad tracks were laid north of the mill in 1870, the flow of pond water was greatly reduced. A large windmill was installed on the roof of the building to provide added power to the mill operations and Asher Benedict took the railroad to court for cutting the water flow. In 1875 the suit was settled with a cash payment and new larger culverts built under the tracks.

By the turn of the century, all milling operations in the building had ceased and the Benedicts were manufacturing ice cream in the basement - thanks to the abundance of cream from local dairies and access to stored ice from their ice harvesting business. Benedict Ice Cream was delivered by train and wagon throughout the East End for weddings and parties.

The mill building was also used for ice storage, for housing for Benedict laborers, and for handling the overflow from the Benedict boarding house next door. It also served as a meeting place for various clubs and organizations before the Community House was used.

The Ladies Auxiliary of Water Mill began leasing the building in 1921 and bought it in 1942. During that time it served as a tea room and gift shop featuring crafts made by soldiers blinded in World War I. During this period the front door was changed from a center entrance to the present east entrance; the roof and west chimney were replaced after the hurricane of 1938; a porch was added on the back; and eventually a roof was put on the porch.

Through the 1950s and '60s the building was used as a tea room, for cooking classes and finally as a restaurant run by Jen Borkoski.



Windmill on water mill, c. 1870s.

In 1968 the Ladies Auxiliary began the process of restoring the building as a museum and, after years of research, fund-raising and reconstruction, the historic grist mill was grinding grain once again - in time for bicentennial 1976. The interior reconstruction and exterior water wheel were all built new, as no original machinery or mechanisms existed at the mill.

The maintenance of this old building, which named the hamlet, has required major funds and volunteer labor, which has been generously donated by Water Mill residents.

#### JUMPY HORSES

Noise isn't just a modern-day problem. Southampton Town records dating back 200 years indicate it was a problem then, too - a dangerous one. The town minutes for March 12, 1793 made note of this:

"Whereas great complaints have been made at the mill dam... (that) the place called the Water mill is rendered dangerous for Travellers by reason of the Noise of the fulling mill which irrits many Horses & Exposes the Rider. Voted that the owner of the dam or Guardian be ordered to Rall the said Dam so as shall be deemed sufficient."

It seems that noise from the fulling mill - no doubt from the wooden pounders that beat and churned woolcloth-unnerved horses as they passed over the narrow road atop the mill dam, causing them to throw their riders into the creek.



40

## The Corwith Windmill

After serving as a private in Col. Josiah Smith's regiment of minute men at the Battle of Long Island, Caleb Corwith returned to Hayground and settled on Newlight Lane. His son, James, was born there in 1781. Sometime around 1800, James Corwith moved west to Water Mill and purchased land just north of the Commons for his homestead.

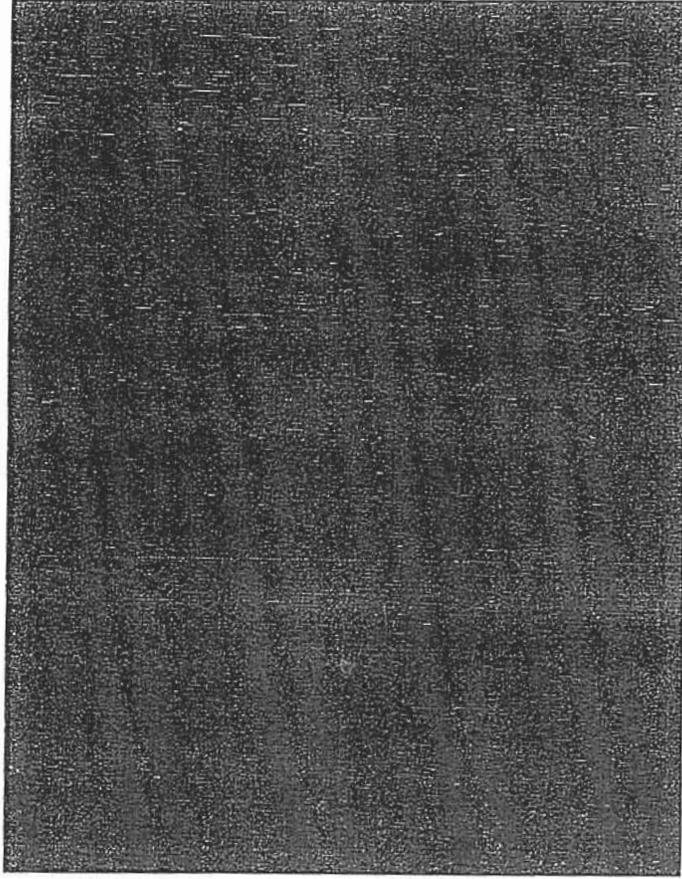
In 1813, James purchased a windmill that had been constructed at the turn of the century in an area then called Hog's Neck, today known as North Haven. More than likely, he had the mill disassembled and its parts moved by teams of oxen to the Water Mill Commons, where it replaced a windmill that had been destroyed in the Christmas storm of 1811.

Historians believe the mill, a smock windmill purchased from Mr. Howell of Hog's Neck for \$750, had one pair of stones. When it was reconstructed in Water Mill, the main drive was changed to accommodate two pairs of stones of different sizes - one pair for grinding corn, the other for wheat and oats.

A 36-foot tailpole was used by the miller to manually turn the mill cap and sails into the wind. Later windmills did away with the tailpole and had a fantail mechanism that automatically moved the sails into the wind, but this mill was never modernized.

At the time the windmill was moved, it apparently was more economical to grind grain with wind power than water power. The water mill building was then being used to make paper.

At James' death in 1868, his son Samuel bought out his four brothers and assumed the duties of miller. He also ran a general store in the building today occupied by Meghan's Restaurant.



*Corwith Windmill, c. 1905. Corwith General Store on the right. Restoration work on the mill had recently been completed.*

"I cut a white oak tree in Long Spring for Mr. James Corwith for a mill shaft. Sold it for \$15. Measured 10' round at the butt."

Daniel Hildreth diary  
March 21, 1854

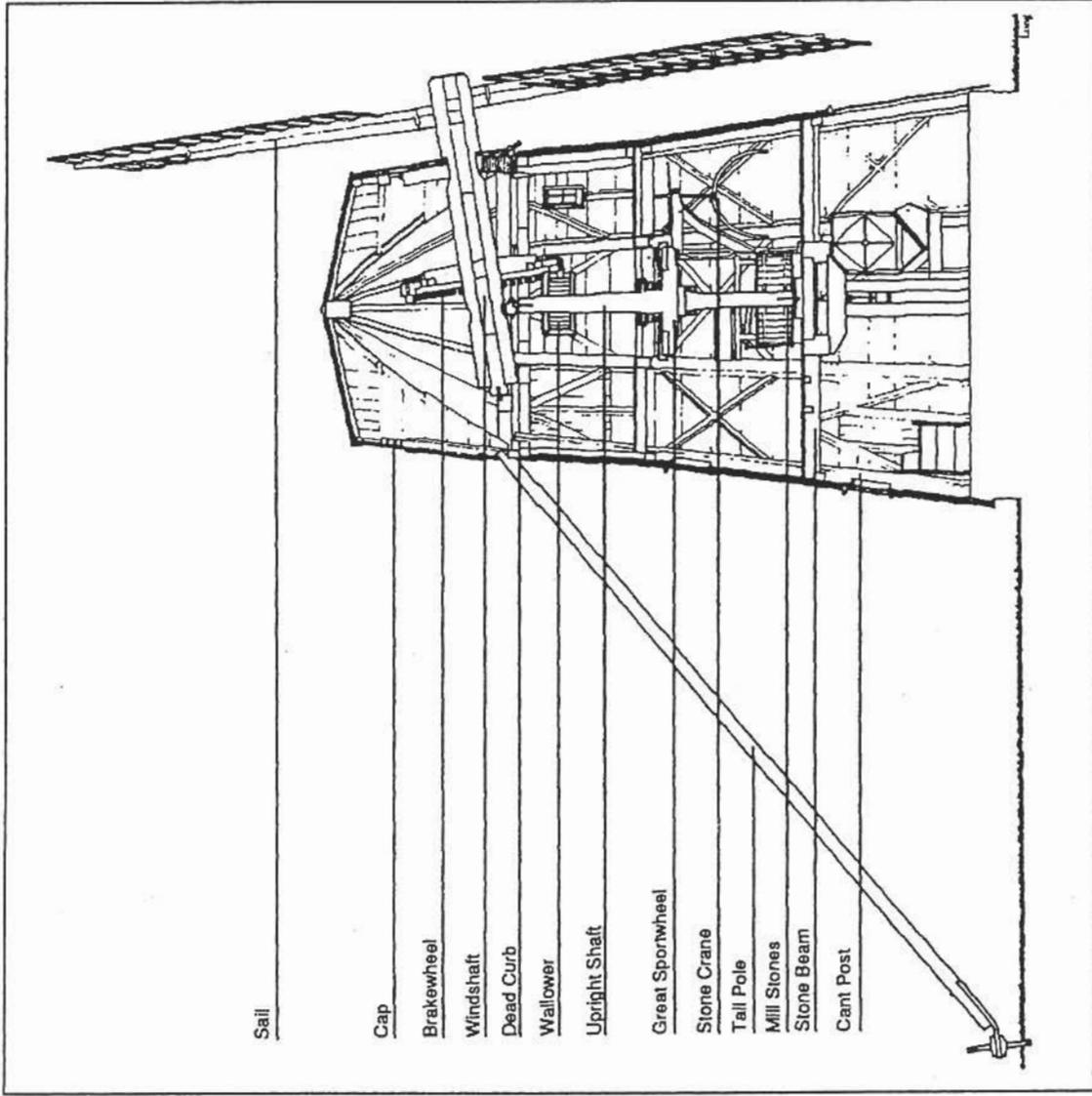
More than likely the mill was a grist mill, grinding corn for animal feed. The windmill contains a bolter, which was used to sift the chaff from flour, so we know some flour was produced from wheat and oats.

The windmill ceased to grind in 1887. One of the reasons given was the construction of a large Queen Anne summer villa (now the site of the Siena Spirituality Center at Villa Maria) that cut off the prevailing wind. I suspect another reason was the development of other means of power that provided more efficient methods of grinding grain.

Samuel Corwith sold the mill in 1891 to Josiah Lombard and Marshall Ayres, owners of the large villa that had been built to the southwest. In 1931, the house and mill were acquired by the Order of St. Dominic, which in 1934 gave the mill and "common ground" to the Water Mill Village Improvement Association.

Storms in the 100 years after the mill ceased grinding took their toll on the structure. In 1987 the community accepted a challenge and restored James' mill, making it a working grist mill once again.

Paul M. Corwith  
Great-great-grandson of James Corwith



*The Corwith windmill is the smallest, and second oldest, of 11 surviving windmills on the South Fork of Long Island, which has the largest regional group of windmills in America. Of the local mills, it is the only example of the early type of smock mill, which had a stationary tower with a revolving cap that sat directly on a greased curb at the top of the tower. Later smock windmills, such as the Hayground mill, had rollers on the curbs to facilitate rotating the cap and its wind sails.*

## Water Mill Commons

When the proprietors divided the original land grant they left large areas of common land to be used for grazing and for rounding up and sorting animals. As range grazing ended, the common land was set aside for schools, burying places and windmills or, in many cases, it was sold.

The Hayground Commons was the site of a cemetery, several windmills and a succession of schools. The Scuttle Hole Commons was home to several schools and windmills. Eventually, however, both tracts of common land passed into private ownership.

At the Water Mill Commons, some of the land was set aside as a burying place in 1729, some was sold to private individuals and one piece was earmarked for a windmill.

James Corwith eventually purchased the common land from the proprietors. The tract his windmill stood on was passed along to successive owners until 1934, when the mill and the land came into the possession of the Water Mill Village Improvement Association.

Three trees were planted on the green in December 1944 in memory of local men killed overseas - Norman Sanford, John Wojewoda and Joseph Baclawski. Over 400 residents attended the ceremony.

The community turned out again in 1950 to "honor those who went from this village to take up arms for their country." A new flagpole, a brick path, memorial plaques on millstones and plantings were dedicated at that time. The memorial plaques listed the names of Water Mill residents who served in the American Revolution, the Civil War, World War I and World War II. The millstones, donated by the Ladies Auxiliary of Water Mill, are believed to be the original millstones of the water mill. The memorial roll of honor was updated in 1991 to include plaques listing those who fought in the Korean and Vietnam wars. At that time a tree was planted in memory of James S. Burnett Jr. of Flying Point Road, who was killed in action in the Vietnam War.

The Water Mill Commons is maintained by the Water Mill Village Improvement Association.



Memorial Stone dedication, July 9, 1950. Present were the servicemen and servicewomen of World War II: First Lt. Mary M. Jose, ANC, is raising the flag and is not seen. From left to right: John Darby, Caldwell Q. Hurdle, Gilbert S. Foster, not known, Charles F. Corwith, Arthur S. Muller, Lawrence Foster, Eric P. Corwith and Joseph Fiigon III.

### Dedication

December the third, 1944

On a cold crisp wintry day  
A scene took place, a common scene  
Oh, a tearful play, they say.

On the village green of Water Mill  
The army, the navy and band  
Had come to honor the three brave men  
Who had given their lives for their land.

There were speeches and prayers by men of  
all faiths,

An address by a person who taught  
Each boy his grammar, his stories, his poems  
Before they had signed up and fought.

On the village green by the old windmill  
They placed three trees of oak  
To the memory of all three boys  
And to comfort their living folk.

Oh, long may they stand, those three good  
trees

For the boys who had gone off to fight  
Had left their home, their friends, their joys  
And had given their lives for the right.

This poem was written  
by high school student  
Mary Patricia Squires.



## The Water Mill Community House

One of the historic gems in Water Mill is the Community House, located on Montauk Highway in the heart of the hamlet.

Town records from 1892 tell us that Mrs. D. F. Osborne, Gilbert LeFevre and James H. Corwith were in charge of a "subscription committee to sound the people out and see if they want a place of worship." At the time Water Mill residents attended religious services at existing churches in Bridgehampton and Southampton.

There must have been a positive response because on June 12, 1895 the Water Mill Union Chapel Society was incorporated and shortly thereafter Pulaski and Maria Warren deeded one-third of an acre between the cemetery and their house to the new organization.

Fundraising proceeded and Walter E. Brady, a Southampton architect, was hired to design the chapel.

Construction was started in August 1897 and the chapel dedicated on September 25, 1898.

Although built for religious services, no established church occupied the building. Services were run by lay teachers or visiting preachers. Afternoon Sunday school was held

in the building until about 1913.

Sometime in the 1920s, the religious services ceased - but the building continued to be used as a meeting hall.

The original chapel building consisted of a small main room with a small pulpit. The belfry, which was open, had two stained-glass windows and a bell. There also was a stained-glass window on the back south wall of the main room visible to those sitting in the chapel. At some point the open tower and its stained-glass windows were boarded over.

The building was maintained with volunteer labor and contributions raised by the trustees of the Chapel Society, who were elected by local residents. In about 1923 or 1924 volunteers dug out a cellar under the back half of the building using large scoops pulled by horses. A kitchen and a dining room were built in the new cellar, and a stage was constructed at the south end of the main room. The back stained glass window was blocked from interior view, but it could still be seen from the back parking lot. Some time later the side windows in the main room were replaced, but the original windows are still on the front of the building.

"We weren't allowed to go ice skating on Sundays. But they had a little chapel across the lake and we were allowed to ice skate to Sunday school."

Eleanor Corwith  
Museum Oral History Project, 1989

The Southampton Grange, which had many active members from Water Mill, held its meetings in the building from 1924 to 1981. It also was used for community plays, dances, social and public meetings and dinners. And during World War II it served as a Civil Defense headquarters.

In the mid-1970s the Chapel Society turned the building over to the Water Mill Community Club, which is currently responsible for its maintenance. A few years ago the club considered putting vinyl siding on the building, but instead decided to have it washed and stained white to preserve its historic character. The building is currently used for community dinners and meetings and is rented out to organizations and private individuals for family parties and gatherings. The Unitarian-Universalist Society also rents it for its Sunday morning meetings.

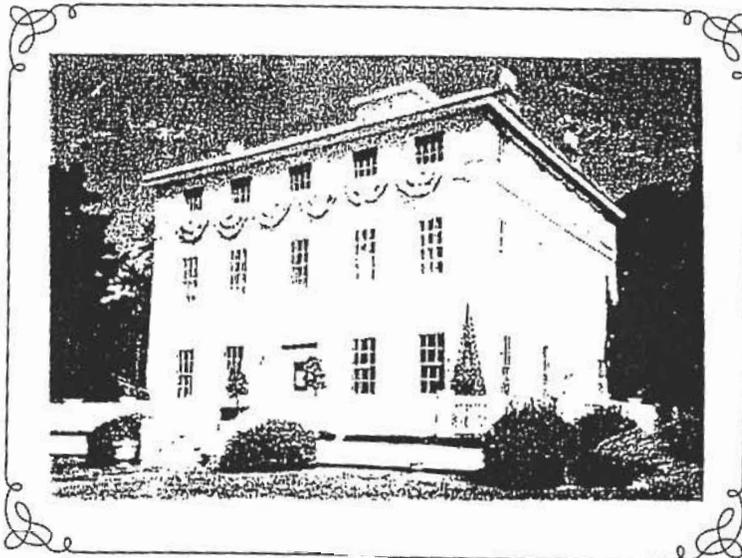
In 1993 the Water Mill Community Club restored the belfry tower with money donated by a local resident. Its cracked north and west stained-glass windows were reconstructed, the original belfry bell - cast in 1837 - was rehung and window glass was installed in the tower openings.





## FINAL SURVEY REPORT

### CULTURAL RESOURCES SURVEY OF THE TOWN OF SOUTHAMPTON, NEW YORK

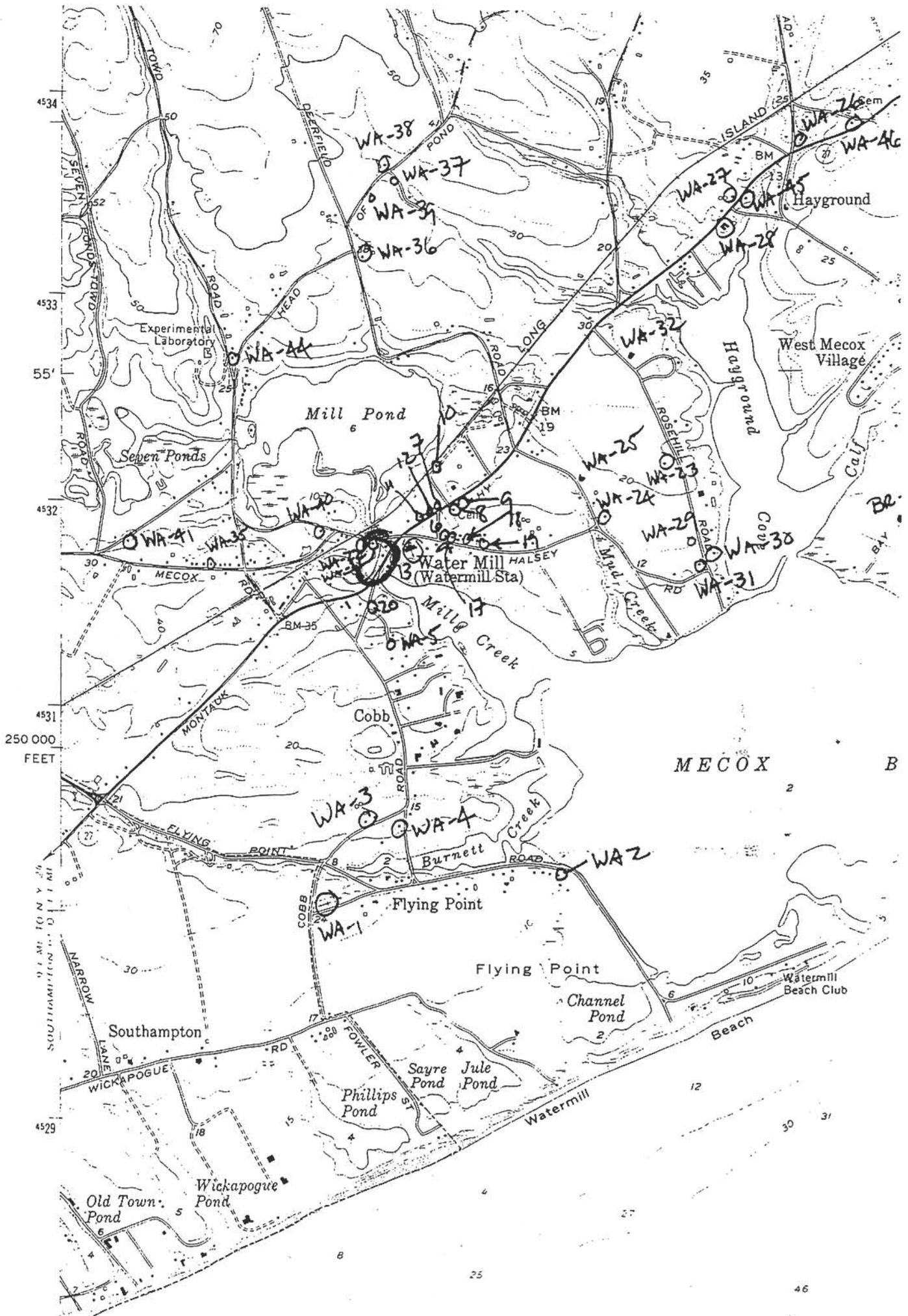


*Abraham Topping Rose House, Bridgehampton, New York*

Prepared by:  
GAI CONSULTANTS, INC.  
and  
FANNING, PHILLIPS & MOLNAR

GAI Project No. 99-150-10  
July, 2000

*received Nov. 2000*



& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION

<u>VILLAGE SURVEY NO.</u>	<u>BUILDING NAME(S)</u>	<u>STREET LOCATION</u>
WA-1	Flying Point Cemetery	SE Cor. Flying Pt. & Wickapogue Rds.
WA-2	Burnett-Jennings House	703 Flying Point Road
WA-3	Halsey House	919 Cobb Road
WA-4	Squires House	80 Cobb Road
WA-5	T.R. Ball Water Tower	328 Cobb Road
WA-6	Corwith Windmill	Water Mill Commons
WA-7	Water Mill Cemetery	South side Montauk Highway
WA-8	Water Mill Community House/Water Mill Chapel	South side Montauk Highway
WA-9	Half-Way House/ Warren House	755 Montauk Highway
WA-10	Water Mill Train Station/Station Restaurant	Station Road
WA-11	Lefevre House	720 Montauk Highway
WA-12	Ludlum House	700 Montauk Highway
WA-13	Villa Maria/Lombard-Ayers House	615 Montauk Highway at Halsey Lane
WA-14	T. R. Ball House	Mill Creek, west side
WA-15	Lucien Oudin House	Mill Creek, west side
WA-16	Anchel H. Ball House	Mill Creek, west side
WA-17	Theodore and Thomas Halsey House	661 Halsey Lane
WA-18	Hildreth House	559 Halsey Lane
WA-19	Hildreth House	120 Halsey Lane
WA-20	T. R. Ball House and Water Tower	425 Cobb Road
WA-21	Water Mill/ Water Mill Museum	Old Mill Road
WA-22	Asher Benedict House/Nowedonah House	57 Old Mill Road
WA-23	Rosemary Lodge	322 Rose Hill Road
WA-24	W. S. Halsey House	185 Davids Lane
WA-25	David Halsey House	173 Davids Lane
WA-26	Hayground School	1524 Hayground Rd. at Montauk Hwy.
WA-27	H. R. Halsey House	1414 Montauk Highway
WA-28	Suffolk Hunt Club/Mecox Hotel	Montauk Highway
WA-29	Corwith-Jennings House	386 Rose Hill Road
WA-30	R. Stewart House	411 Rose Hill Road
WA-31	House	Rose Hill Road and Halsey Lane
WA-32	House	136 Rose Hill Road
WA-33	Halsey House/1780 Antiques	978 Montauk Highway
WA-34	White Fences B&B	371 Montauk Highway

THE OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION

<u>VILLAGE SURVEY NO.</u>	<u>BUILDING NAME(S)</u>	<u>STREET LOCATION</u>
WA-37	Gideon Halsey-Foster House	500 Head of Pond Road
WA-38	Jennings-Rose House	459 Head Of Pond Road
WA-39	Squires House	576 Head Of Pond Road
WA-40	Old Water Mill School	Old Mill Road
WA-41	Hildreth House	8 Lower Seven Ponds Road
WA-42	Sullivan-Strong House	1072 Deerfield Road
WA-43	Marran House	1027 Deerfield Road
WA-44	Foster House	513 Deerfield Road
WA-45	Box Farm	78 Mecox Road at Montauk Highway
WA-46	Topping House	1728 Montauk Highway
WA-47	Martin-Halsey House	132 Halsey Lane
WA-48	Hayground Cemetery	Montauk Highway and Windmill Lane
WA-49	Foster/McLane House	84 Montauk Highway at Flying Pt. Rd.

INGS  
THE SEA

# Beerg Map 1873

DIST. N<sup>o</sup> 1

E.R Wood  
D. Rogt

## SCUTTLE HO

## DIST N<sup>o</sup> 7

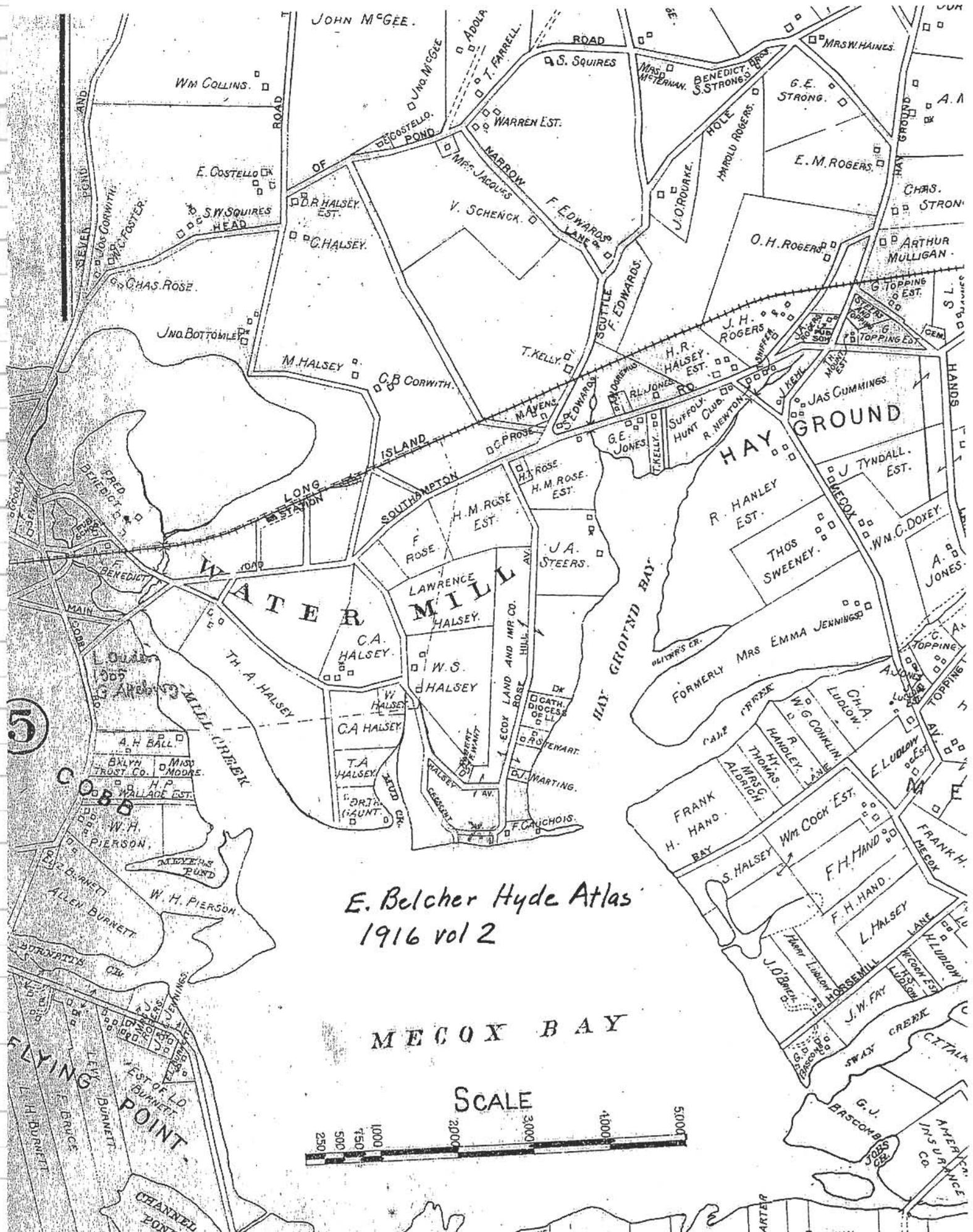
## DIST N<sup>o</sup> 8

### WATER MILL P.O.

### MEXCOX BAY



N T I C O



E. Belcher Hyde Atlas  
1916 vol 2

MECOX BAY

SCALE



SKETCHES  
*from*  
LOCAL HISTORY

WRITTEN AND COMPILED

*By*

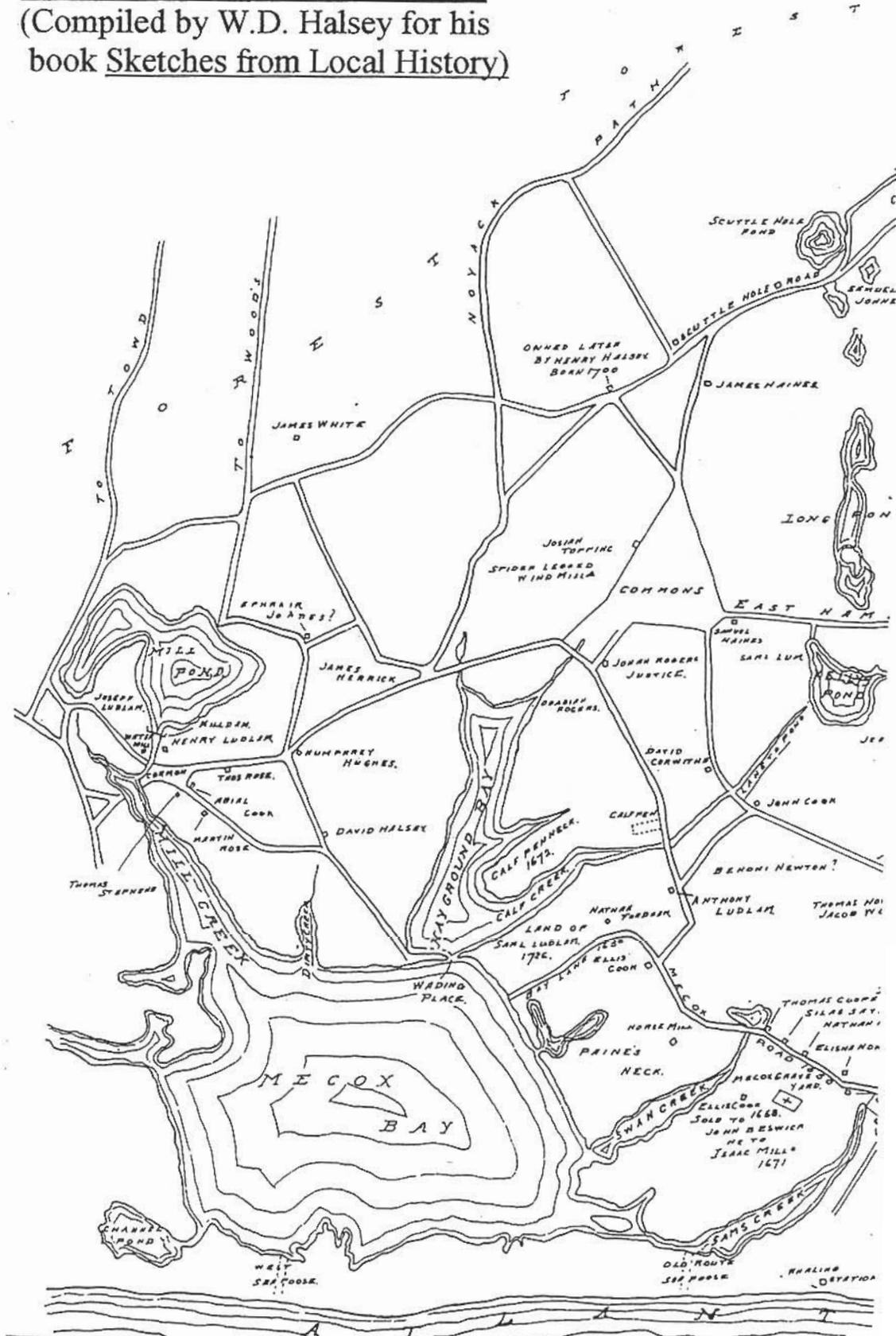
WILLIAM DONALDSON HALSEY

The Yankee Peddler Book Company  
Southampton, New York



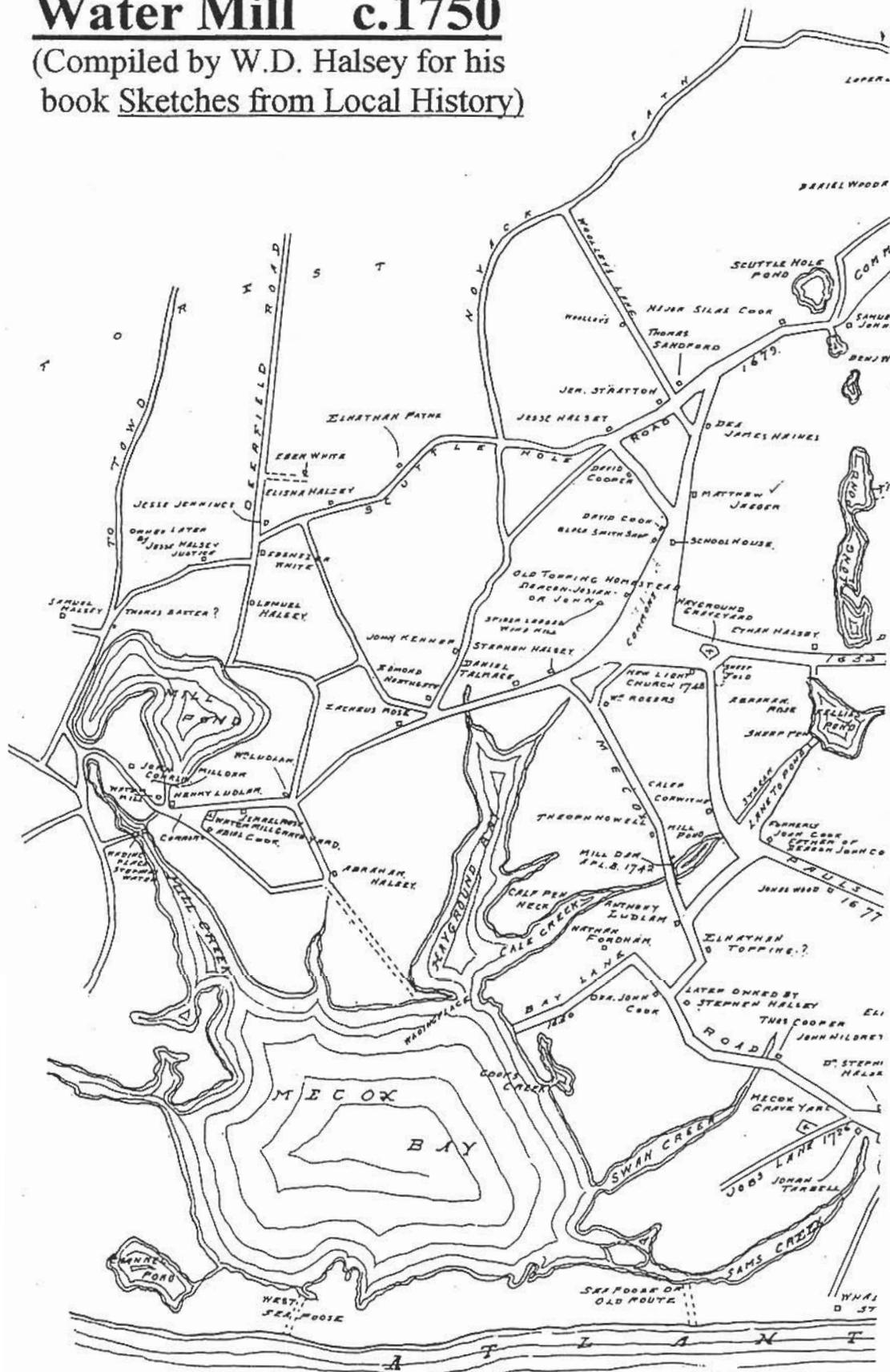
# Water Mill c.1700

(Compiled by W.D. Halsey for his book Sketches from Local History)



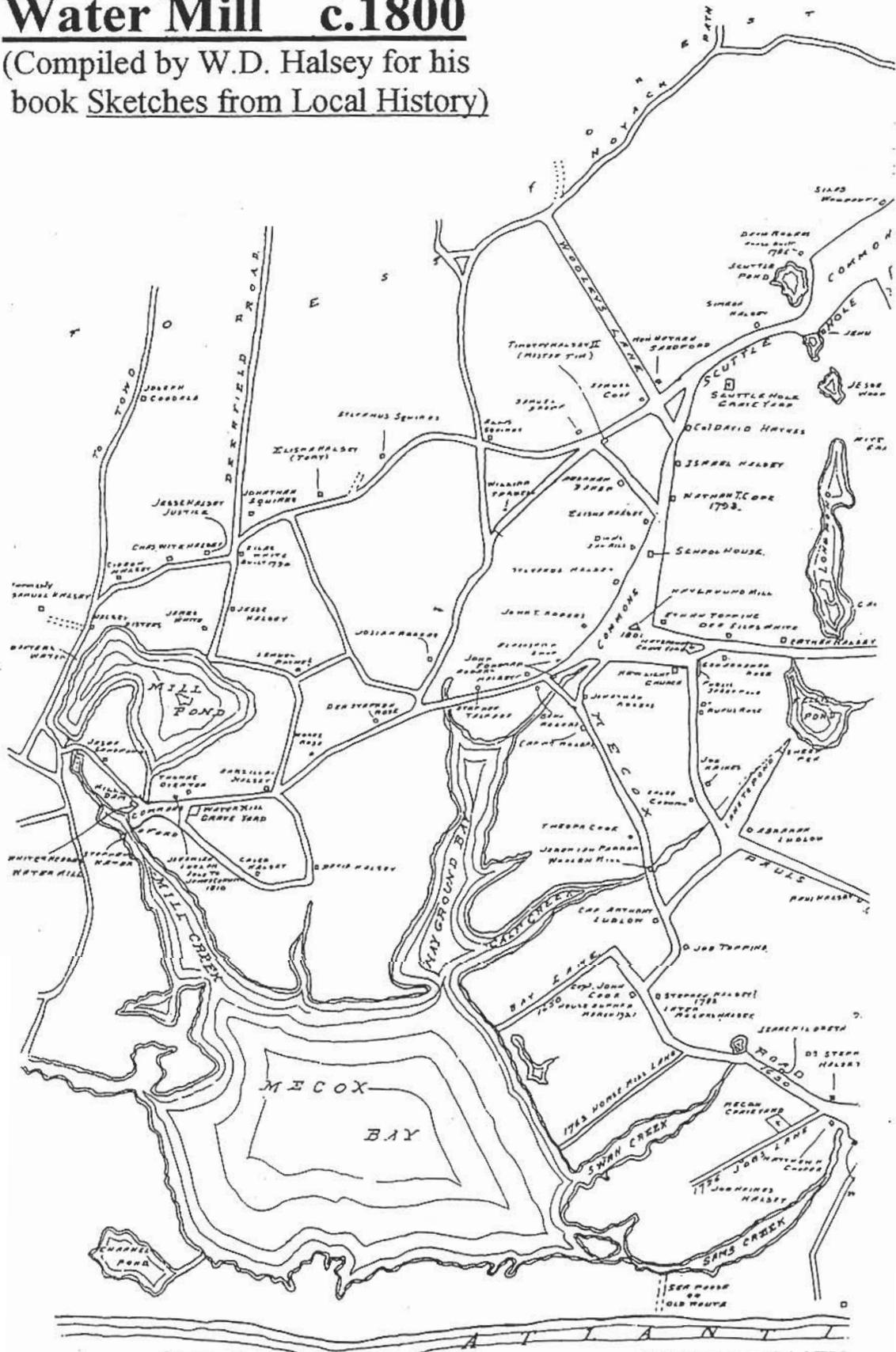
# Water Mill c.1750

(Compiled by W.D. Halsey for his book Sketches from Local History)



# Water Mill c.1800

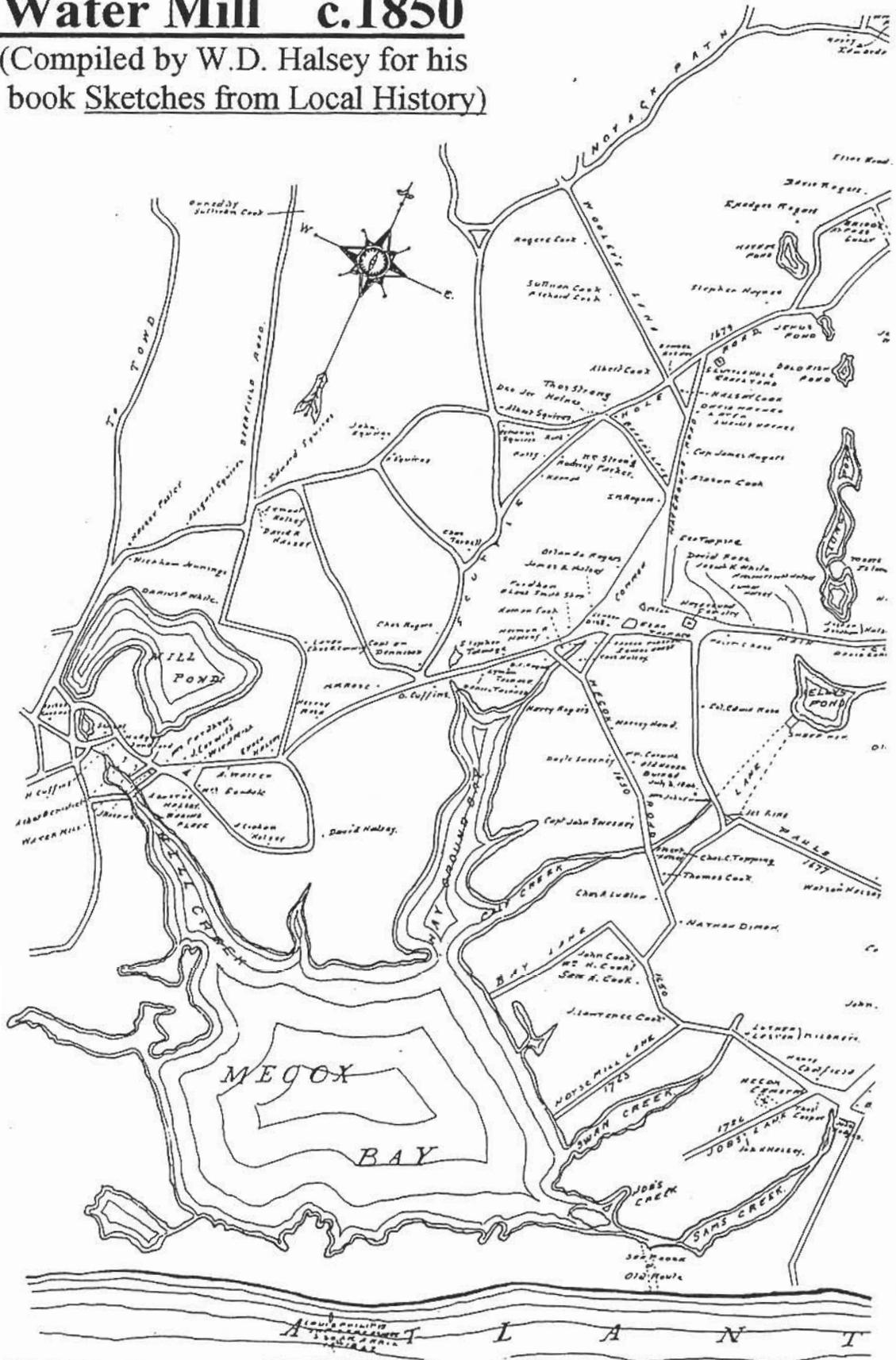
(Compiled by W.D. Halsey for his book Sketches from Local History)





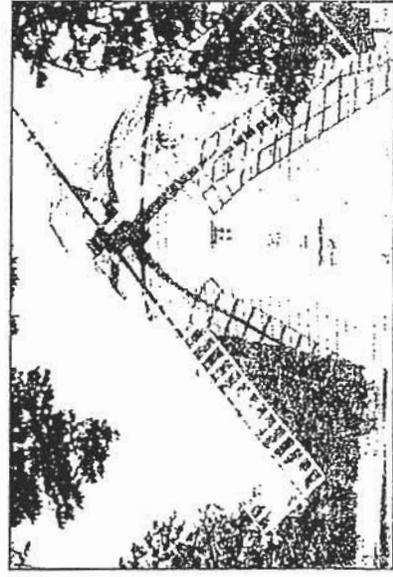
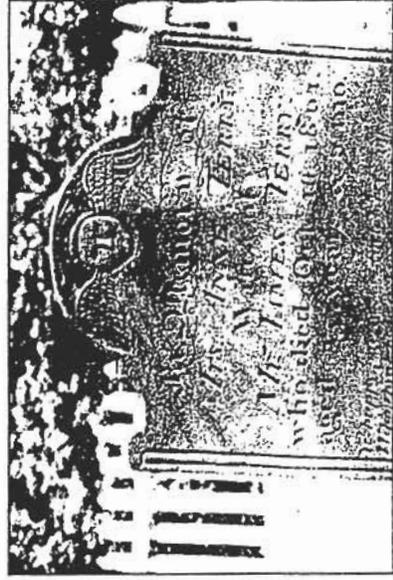
# Water Mill c.1850

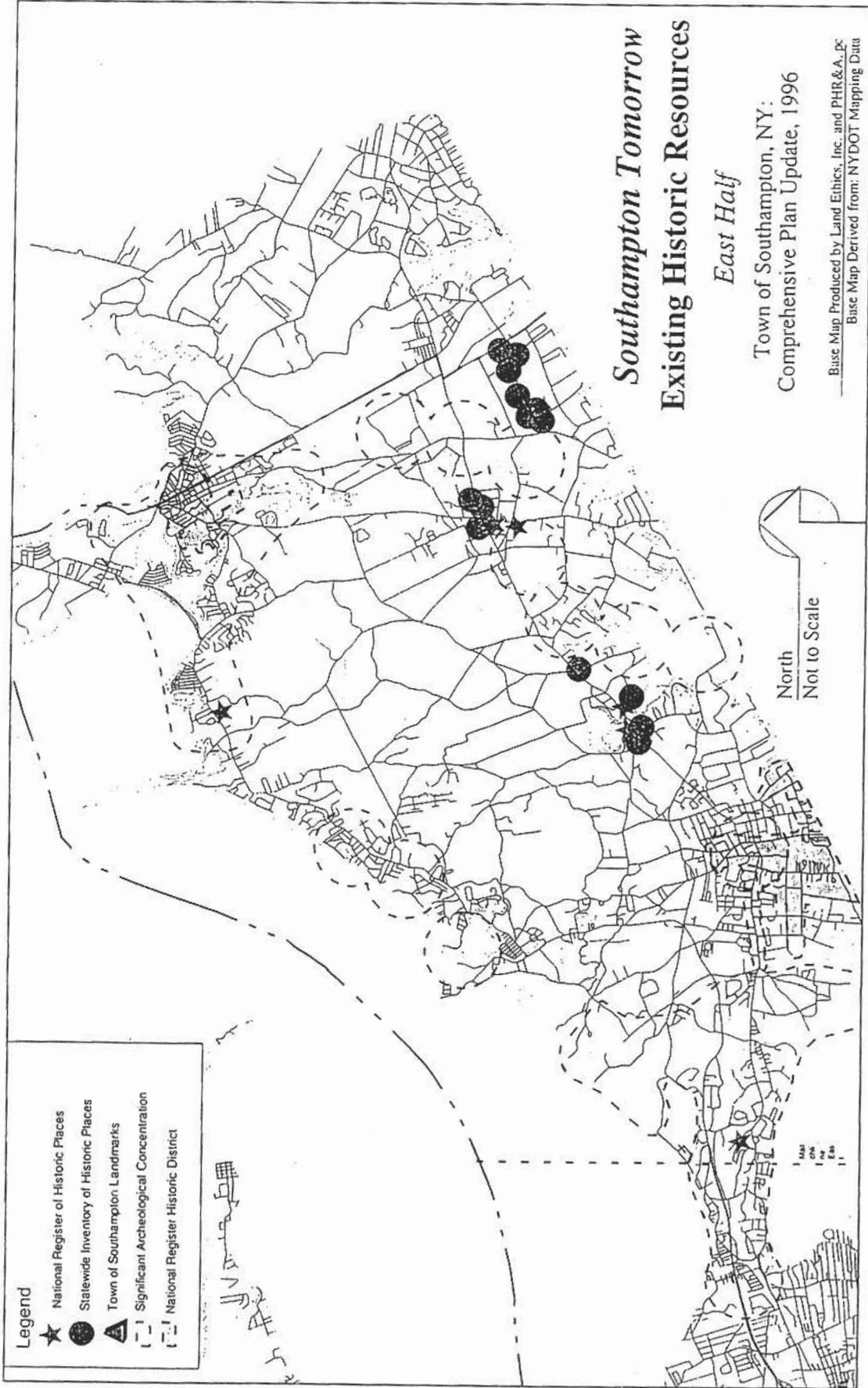
(Compiled by W.D. Halsey for his book Sketches from Local History)

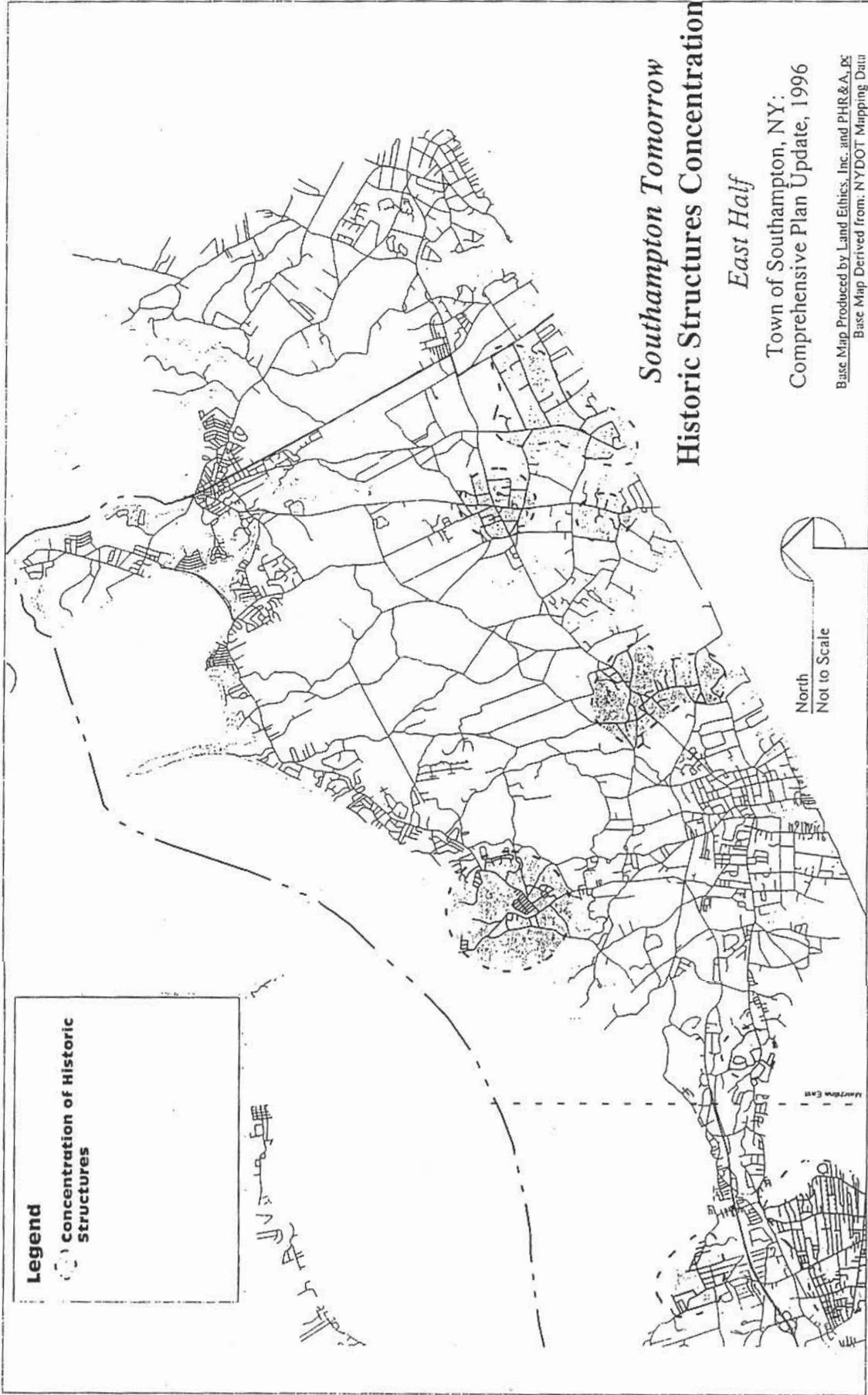




SOUTHAMPTON TOMORROW  
**COMPREHENSIVE PLAN UPDATE**  
**IMPLEMENTATION STRATEGIES**  
 SOUTHAMPTON, NEW YORK  
*March 1999*







**Legend**

Concentration of Historic Structures

North  
Not to Scale

**Southampton Tomorrow  
Historic Structures Concentration  
East Half**

Town of Southampton, NY:  
Comprehensive Plan Update, 1996

Base Map Produced by Land Ethix, Inc. and PHR&A, PC  
Base Map Derived from: NYDOT Mapping Data