

A. WATER MILL HISTORIC CONTEXT

Water Mill, located east of Southampton Village, was established in the 19th century by combining Seven Ponds (west), Flying Point (southwest), Cobb (west), Scuttle Hole (northeast), Hay Ground (east), Water Mills (named for the two mills) and Mecox (south). Each of these towns had their own schools, stores and cemeteries before they were combined. The water mill at Water Mill functioned as a dividing line between the towns. Those residents west of the mill tended to travel to Southampton and those to the east would travel to Bridgehampton if visiting a larger commercial center (Haresign and Kranes 1996:19).

One significant aspect of Water Mill's history has been its prosperous watermills and windmills. Edward Howell built the town's first watermill in 1644; it was the first water powered gristmill of its kind in Suffolk County. Howell, the magistrate of the Southampton Colony, persuaded the colony to grant the funds and land necessary for establishing the mill. Howell hired others to operate the mill during his ten-year tenure as mill owner. The Ludlow family ran the mill for roughly the next century followed by a series of other owners, including the Benedict family in the 19th century. The mill remained in operation for almost three hundred years and at various times was used to grind grain, spin yarn, make paper, and full and dye cloth (Haresign and Kranes 1996:15; Spinzia 2009:213). In the 20th century, the Ladies Auxiliary opened the Water Mill Museum to interpret the history of the mill and the hamlet; the mill also grinds grain as part of public demonstrations. (GAI 2000:15).

In 1686, one of the oldest cemeteries within Water Mill was established for the areas of Cobb and Wickapogue. Named Flying Point Cemetery it is at the corner of Flying Point Road and Wickapogue Road. Later in 1729, the Water Mill Cemetery was established through a town vote to reserve one acre of property within Water Mill Commons as a town cemetery (Haresign and Kranes 1996:77).

Residents constructed a schoolhouse in February 1762 at the intersection of Old Mill Road and Upper Seven Ponds Road. The schoolhouse, built 51 years before Southampton mandated school districts in 1813, also served as a place for community meetings and religious services. During the early 1800s, Water Mill continued to import and construct mills. In 1813, Corwith windmill, which was built around 1800 and is the oldest existing windmill in Southampton, was relocated to the Water Mill Commons from Sag Harbor to replace a windmill destroyed by a storm on Christmas 1811 (Haresign and Kranes 1996:16; GAI 2000:15). While the windmill has been somewhat altered, it is the most intact surviving example of an early smock mill on Long Island. It closely resembles New England mills reflecting the close ties between Long Island and New England settlers (Hefner 1983:15-23).

In 1870, the Long Island Railroad began to offer service on the Eastern End of Long Island. Water Mill was not an original stop; however, residents erected their own station in 1875. The introduction of the railroad to Water Mill allowed locals to pack seafood and sell it at distant

markets such as the Fulton Fish Market in Manhattan. Furthermore, the railroad increased the number of summer residents to the area by providing safe, fast and inexpensive service. Summer cottages were erected around Mecox Bay and the Atlantic Ocean, setting the stage for the ever increasing presence of summer visitors to the area (Hefner 1983:42-43).

During the 1880s a wave of Polish immigrants moved to Water Mill, many living along the Upper and Lower Seven Ponds roads in areas called “Polishtowns.” From 1897 to 1898, the Water Mill Community House was constructed and a chapel was dedicated. Until then the residents of Water Mill traveled to Bridgehampton and Southampton for religious services. While built to provide religious services the structure did not contain a traditional church (Haresign and Kranes 1996:72).

Throughout the early 20th century, dairy farms occupied large portions of land in Water Mill; however, this industry could not compete with the dairy production of the Midwest. Before World War I, farming shifted toward the production of potatoes. By 1915, potato production in Suffolk County increased by 40 times its rate in 1875. Additionally, some residents are said to have participated in “moonlight farming”, a practice during prohibition (1920-1933) where locals used their boats and potato trucks to purchase Scotch whiskey from Canadian and Caribbean ships on the beach. This alcohol would later be transported to Manhattan or kept in stills sheltered by the north woods. The mid-1900s brought the first and only airport to Water Mill. A red hanger, built on the west side of Hayground Road, is the only surviving portion of the Hampton Airport which was built by Louis D. Root in 1935 and continued operations until 1940 (Hefner 1983:25-27). By 1950, Long Island Railroad discontinued Water Mill as a station stop (Hefner 1983:43).

During the 20th century downtown Water Mill has experienced some major redevelopments including a new post office and six buildings of the Market Square shopping center. These structures, built in 1976 by Charles R. White, were constructed on the historic Jennings house site, which was moved to Rose Hill Road. In the late 1980s, a town rezoning reduced the size of future buildings (Haresign and Kranes 1996:52).

B. SUMMARY OF WATER MILL SURVEY RESULTS

In this chapter, 116 potential Landmarks have been identified in Water Mill. Both a bound Historic District (containing 47 potentially contributing resources) and a non-contiguous Multiple Resource District (containing 69 potentially contributing resources) have been identified in Water Mill. These are described briefly below. In addition, 38 potential resources located in Water Mill have been included in a potential Hayground-Mecox Multiple Resource District, which is presented in Chapter 17, as this potential District spans the hamlets of both Water Mill and Bridgehampton.

WATER MILL HISTORIC DISTRICT

A potential Water Mill Historic District was identified comprising much of the core of downtown Water Mill. This potential Historic District was first identified as part of the Long Island Power Authority Southampton to Bridgehampton Transmission Lines Project cultural resources survey, and was determined State/National Register of Historic Places-eligible at that time. A slightly expanded version of that State/National Register-eligible Historic District is presented here as a potentially Town Landmark-eligible Historic District. The potential Historic District contains 47 potential contributing properties. These properties have been given unique

identification codes that begin with the letters “WMHD.” A map showing the locations of the Water Mill Historic District properties (**Figure 16-2**) is provided at the end of this chapter. It is followed by photographs of the properties (**Figures 16-4 through 16-26**), and a table (**Table 16-1**) that describes them. The potential Water Mill Historic District contains a variety of residential and commercial buildings, among other function types. It also includes the Water Mill (WMHD-3) of Water Mill, a structure that may date as early as the 17th century, which is State/National Register-listed and designated as a Town Landmark; as well as the ca. 1800 State/National Register-listed Corwith Windmill (WMHD-28), located on the Town Green. Early houses within the potential Historic District include the Asher Benedict House (WMHD-2), a late 18th century residence that was home to mill owners and later served as an inn; the David Halsey House (WMHD-16), built ca. 1750, and adjacent barns; the so-called Half-Way House (WMHD-24), a former stagecoach stop; and the 1832 Theodore Halsey House (WMHD-31). Of the many late 19th and early 20th century estates located in the potential Water Mill Historic District, possibly the grandest is 615 Montauk Highway (WMHD-32), formerly known as the Villa Maria Convent. The Water Mill Cemetery (WMHD-26) contains gravestones bearing death’s heads and winged cherub carvings emblematic of the 18th and 19th century periods to which they date. The potentially contributing properties within the Water Mill Historic District may be eligible under Landmark criteria A, B, C, and E. The period of significance for the potential Historic District runs from the 17th century to the early 20th century, but may be altered as appropriate as further research is conducted and additional resources may be added.

WATER MILL MULTIPLE RESOURCE DISTRICT

A potential Water Mill Multiple Resource District has also been identified, which contains 69 potential contributing properties. These properties have been given unique identification codes that begin with the letters “WM.” A map showing the locations of the Water Mill Multiple Resource District properties (**Figure 16-3**) is provided at the end of this chapter. It is followed by photographs of the properties (**Figures 16-27 through 16-61**), and a table (**Table 16-2**) that describes them. The potential Water Mill Multiple Resource District includes a variety of contributing properties ranging from residences to agricultural buildings. The earliest residences in the potential district include 18th century vernacular houses such as the half-Capes at 84 Montauk Highway (WM-7) and 81 Lower Seven Ponds Road (WM-39) and the two-story center-chimney houses like the Gideon Halsey House (WM-25) at 500 Head of Pond Road. Several fine early 19th century vernacular houses influenced by the Greek Revival-style are also included, such as 8 Upper Seven Ponds Road (WM-44) and 513 Deerfield Road (WM-22). Later 19th century residences include the ornate turreted Queen Anne-style house at 265 Mill Pond Lane (WM-37) and the State/National Register-listed Rosemary Lodge (WM-32) designed in 1884 by architect Frederick W. Stickney, among many others. Several potato barns and other agricultural buildings, manifestations of local agricultural history, are included as potential contributing resources, both as part of farmsteads and as individual buildings. The Flying Point/Wickapogue Cemetery (WM-13), with gravestones dating to the first half of the 18th century, was also included. The potentially contributing properties within the Water Mill Multiple Resource District may be eligible under Landmark criteria A, C, D, and E. The period of significance for the potential Multiple Resource District extends from the early 18th century to the third quarter of the 20th century, but may be altered as appropriate as further research is conducted and additional resources may be added.

OTHER PROPERTIES EVALUATED IN WATER MILL

As noted above, some potential Landmarks in Water Mill that were not addressed in this chapter are included in the potential Hayground-Mecox Multiple Resource District described in Chapter 17. Other properties located in Water Mill that were documented in previous surveys or brought to the authors' attention by the Town (see description in Chapter 1) but which were not advanced as potential Landmarks as part of this survey are listed in **Table 16-3**. This table provides the addresses of the resources and a brief description of each, as well as a brief explanation as to why each resource was not advanced as a potential Landmark at this time.



A. The hamlet of Water Mill, shown on the 1873 F.W. Beers map of Southampton



B. The hamlet of Water Mill, shown on the 1916 E. Belcher Hyde map of Southampton

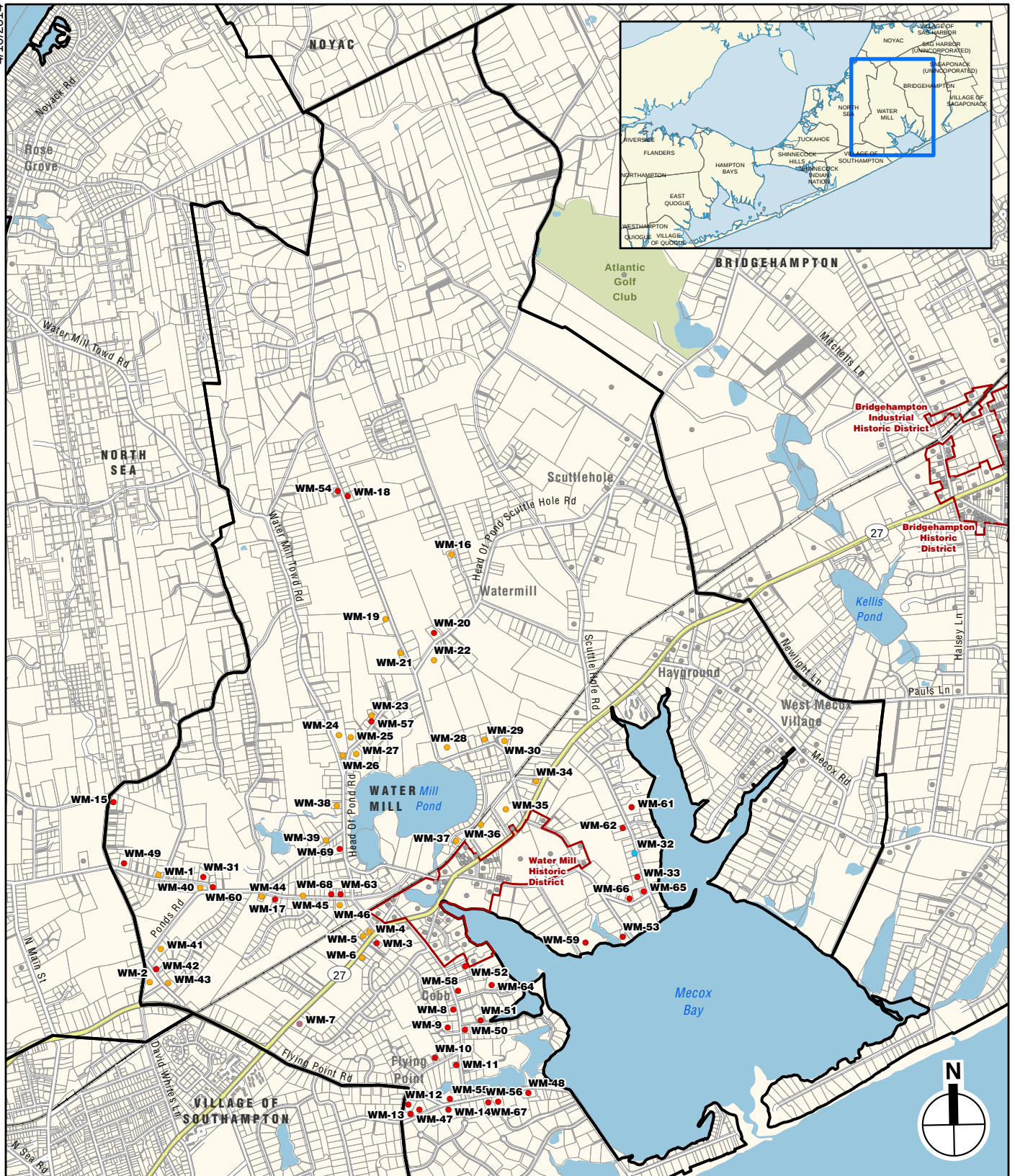


- Potential Contributing Property
- Potential Contributing Property, State/National Register Eligible
- Potential Contributing Property, State/National Register Listed
- Potential Contributing Property, State/National Register Listed and Town Landmark
- Potential or Listed Resources in other Multiple Resource Districts (see other maps)

- ▭ Potential Town Historic District Boundary
- ▭ Hamlet Boundaries
- ▭ Tax Parcels

0 1,000 Feet
SCALE

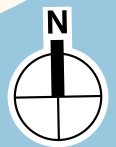
Potential Water Mill
Historic District
Figure 16-2



- Potential Contributing Property
- Potential Contributing Property, State/National Register Eligible
- Potential Contributing Property, State/National Register Eligible and Town Landmark
- Potential Contributing Property, State/National Register Listed
- Potential or Listed Resources in other Multiple Resource Districts (see other maps)

- ▭ Potential Town Historic District Boundary
- ▭ Hamlet Boundaries
- ▭ Tax Parcels

0 4,000 Feet
SCALE



Potential Water Mill
Multiple Resource District
Figure 16-3



WMHD-1 17 Old Country Road

17 Old Country Road is a large Colonial Revival/Shingle-style house with long roof slopes, gable dormers, and six-over-one-light windows. Built ca. 1900, it was the caretaker's house associated with the Ball estate on Little Cobb Road. Samuel McConnell was the caretaker. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-2 57 Old Mill Road

The Asher Benedict House dates to the late 18th century. This vernacular two-story three-bay dwelling is clad in wood clapboard, and has a Federal-style five-light transom over the doorway, a dentilled cornice, center brick chimney, and six-over-six-light windows. It was owned by the Benedict family, which operated the neighboring water mill in the early 19th century and ran a general store in the village. The dwelling doubled as an inn for summer boarders, known as the Nowedonah House. (This property is potentially landmark eligible under Town Criteria A, B, and C).



WMHD-3 41 Old Mill Road

The Water Mill of Water Mill is a State/National Register-Listed property and a designated Town Landmark. It is located immediately north of the center of Water Mill village on the southeast side of Mill Creek. Edward Howell from Lynn, Massachusetts, arrived in Southampton in 1640, and built a mill in Water Mill in 1644. In 1789, the mill was either moved or a new mill was built on its current site. The Water Mill was operated as a grist and fulling mill, and passed through several ownerships, until it was restored and opened as a museum in the 20th century.



WMHD-4 606 Montauk Highway

Located by the side of Mill Creek, across from the Water Mill, is a two-story Queen Anne-style house with a wrap-around porch featuring decorative brackets. It has a round-arched window on the front (south) gable (not visible in this photograph), and retains many of its six-over-six-light double-hung sash windows. It is depicted on the 1916 Belcher-Hyde map as the home of J. Rogers. An 1896 photograph shows that the house was standing at the time, but had a central rather than a side chimney. Built ca. 1880. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-5 632 Montauk Highway

A large Queen Anne/Prairie-style structure located at 632 Montauk Highway, has a square plan, a hipped roof, and multiple hip-roofed dormers. The structure has a brick chimney, and multi-light windows in the Queen Anne style. Probably built ca. 1910, historic maps suggest it may originally have been part of the Edward P. Morse estate. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-6 20 Old Mill Road

Located at 20 Old Mill Road, is an example of the Colonial Revival-style summer house, probably built in the early 20th century. It has a triangular gable dormer, and sprung eaves creating a porch overhang. The structure and an outbuilding appear on the 1916 map with the name J.E. Jennings. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-7 688 Montauk Highway

688 Montauk Highway, is the former Corwith General Store, located on the main street of Water Mill. This building was constructed by James Corwith in 1840. The building doubled as the Water Mill Post Office from the late 19th century until 1950. Mail was originally processed in the main portion of the building, but ca. 1910, the Jennings added the one-story wings to the building, and the western wing was used as a post office. The building continued to serve as a grocery/general store until the 1970s, when it was put into other commercial uses. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-8 and WMHD-9 692 Montauk Highway and 696 Montauk Highway

692 Montauk Highway is located on Montauk Highway in the commercial center of Water Mill. 692 Montauk Highway is a two-story stucco-clad building with a shop on the first story and an apartment on the second story. It was erected in the 1920s by Bailey Scholtz (then owner of the general store immediately west) for his son-in-law, Richard Reiman, to be operated as a pharmacy. The building also served as the Water Mill Post Office from ca. 1950-1976. (This property is potentially landmark eligible under Town Criteria A and C).

696 Montauk Highway is located on Montauk Highway in the commercial center of Water Mill. The Penny Candy Store is a two-story side-gable dwelling with a perpendicularly-aligned single-story shop facing the street. The structure is believed to have been built as a dress shop for one Mrs. Allen in the 1920s, the building later served as a barber shop and beauty salon. In 1961, June and Harvey Morris opened the Penny Candy shop. The vernacular/Colonial Revival-style structure, clad in clapboard and wood shingle, appears to retain much of its original appearance. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-10 700 Montauk Highway

The Ludlum House is believed to have been built by Jeremiah Ludlum ca. 1800, and was apparently updated with Greek Revival-style features a few decades later. This front-gable structure has a pediment, triangular gable window, original door frame, six-over-six-light windows, and brick chimneys; it is clad in wood shingles. The ground-story windows have been replaced. Ludlum is believed to have sold the structure to James Corwith in 1810, and the building remained a residence until ca. 1950, when it became an antique store. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-11 710 Montauk Highway

A stucco-clad Colonial Revival-style building constructed in the 1920s to house LeFevre Plumbing. It is now an antique shop. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-12 720 Montauk Highway

Originally the Lefevre home, this is a boxy cross-gable Dutch Colonial Revival-style house, clad in wood shingles. It was designed by Walter E. Brady, and built in 1901 by Charles W. Corwith. The LeFevres used the first story as an office for their plumbing business while living upstairs. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-13 728 Montauk Highway

This is a two-story flat-roofed shingle-clad commercial building was erected ca. 1910 as a stationery store and ice cream shop. It subsequently served as luncheonette, plumbing offices, and a chiropractor's office, before becoming a flooring shop. The building retains its cornice and six-over-six-light double-hung-sash windows, however, the first-story shop front appears to have been updated in recent years. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-14 838 Montauk Highway

The G. Halsey House is a two-story cross-gable Queen Anne-style house clad in wood shingles. While the windows have been replaced, corner brackets and corbelled brick chimney remain. The house is depicted on the 1916 Belcher-Hyde map as the home of G. Halsey. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-15 43 David's Lane

This is a two-story Prairie-style dwelling with a 'four-square' form, a hipped roof, hip-roofed dormer, and brick chimney; it is clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-16 173 David's Lane

The David Halsey House is an early vernacular two-story three-bay farmhouse with a center chimney, six-over-six-light double-hung-sash windows, and a simple cornice and door surround. Several barns, some of which are in good condition and others in ruinous condition, are located on the property, as is a potato barn, and a privy. It may be the oldest extant house in Water Mill, built ca. 1750. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-17 185 David's Lane

Although partly obscured by trees, this cross-gable two-story house appears to have been constructed in the late 19th century. The house is clad in wood clapboards and features a triangular gable window. The windows throughout the house contain two-over-two-light double-hung sash. The hip-roofed porch appears to be a later addition. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-18 258 Halsey Lane

258 Halsey Lane is a two-story cross-gable Queen Anne/Colonial Revival-style dwelling with paired multi-light windows in the gable field, and a porch supported by classical columns. The house is clad in wood shingles. A brick chimney rises from the center of the roof ridge. Built ca. 1910 by Lawrence and Alice Halsey, the house is now occupied by their granddaughter, Jane Halsey, who added new additions to the rear of the house. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-19 829 Montauk Highway

This residence is part of a large farm; the house fronts on Halsey Lane and has also been identified as 250 Halsey Lane. It is a Queen Anne/Prairie-style house with a square plan, a hipped roof, gable dormers, full-width porch, and projecting bay windows. Most of the windows throughout the house have been replaced. The farm and farmhouse are shown on the 1916 Belcher-Hyde map as belonging to David Halsey. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-20 132 Halsey Lane

The Martin-Halsey House is also known as Cedarlea. According to previous documentation it was built ca. 1888, the dwelling is an early example of the Dutch Colonial Revival-style. It is a single-story house with a side-gable gambrel roof, semi-elliptical dormers, and a pedimented entry porch. It appears to be shown on the 1916 map with the R.S. Hildreth. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-21 120 Halsey Lane

The Hildreth House is a Queen Anne/Shingle-style house with an octagonal tower, a complex roofline, an entry porch, a hip-roofed dormer, and multi-light windows. The wood shingle-clad dwelling was built ca. 1900. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-22 112 Halsey Lane

This ca. 1925 Dutch Colonial Revival-style house has a side-gable gambrel roof, full-width wall dormer, paired windows and pedimented entry porch. The structure is clad in wood shingles and the roof is also clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-23 773-779 Montauk Highway

The property at 773-779 Montauk Highway includes two houses. Originally dwellings, the structures are now part of a garden center that occupies the property. Shown here is a Prairie-style "four square" dwelling clad in wood shingles with a hipped roof, a hipped dormer, and a hip-roofed porch. Also located on the property is a single-story Spanish Eclectic-style dwelling built in 1929 for Thomas H. Warren, Sr., next to his garden center. (This property is potentially landmark eligible under Town Criteria A and C).





WMHD-24 755 Montauk Highway

Known as the Half-Way House or the Warren House, this two-story five-bay residence was constructed in two parts, one of which (probably the western two bays) was moved from elsewhere. The two are not entirely flush on the front (north) façade, as evidenced by the vertical seam. Both of the halves may have been built in the 18th century, and were likely joined in the mid-19th century, when the building would have acquired its Greek Revival-style features, including pilasters, cornice, and door frame. The structure was a former stagecoach stop known as the Half-Way House because it was half way between other stops in Patchogue and Montauk. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-25 743 Montauk Highway

The Water Mill Community House was built in 1897 as the Union Chapel. The Shingle-style structure served as a non-denominational church building through the 1920s. The building was funded by donations, and was designed by Southampton architect Walter E. Brady. From the 1920s to the present the structure has been used as a secular meeting hall. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-26 731 Montauk Highway

Water Mill Cemetery is located on Montauk Highway, immediately west of the Community House. The cemetery was founded in 1729 and contains gravestones that date between the 1720s to the present. Many of the earlier stones feature traditional cherub or death's head motifs and bear the names of some of the regions founding families, including Corwith, Rose, Cook, and Halsey. (This property is potentially landmark eligible under Town Criteria A, C, and E).



WMHD-27 72 Halsey Lane

The Corwith House is a two-story five-bay central-entry house that appears to exhibit elements of the Greek Revival style. The house has a central chimney, and a doorway surrounded in sidelights and a toplight; it is clad in wood shingles. It is currently undergoing rehabilitation. The house was historically associated with the Corwith Family. According to a local historian, the house originally had a mansard roof, suggesting it may have been built or remodeled in the second half of the 19th century. (This property is potentially landmark eligible under Town Criteria A and C).



The State/National Register-listed Corwith Windmill, is located on the Water Mill Village Green. It is a two-and-a-half-story smock mill, built in 1800 in North Haven and moved to Water Mill in 1813. It is the only Long Island windmill whose cap is rotated by an external tail pole. It is currently owned and maintained by the Water Mill Improvement Association. (This property is potentially landmark eligible under Town Criteria A, C, and E).

WMHD-28 695 Montauk Hwy (SR 27 at Halsey Lane)



WMHD-29 115 Halsey Lane

The Augustus Busnell Halsey House is a large cross-gable Dutch Colonial Revival-style house, constructed for Augustus B. Halsey in 1911. It is depicted on the 1916 Belcher-Hyde map as the home of A.T. Hand. The house is sided and roofed with wood shingles and has a wrap-around porch supported by round columns. Extensive renovations have been made to the house in last thirty-five years. (This property is potentially landmark eligible under Town Criteria A and C).

Water Mill Historic District
Photographs
Figure 16-17



WMHD-30 99 Halsey Lane

Stylistically the house appears to be a Late Federal/early Greek Revival-style house, however, the structure is actually a 1950s or 1960s replica of an early house. Like its neighbor, 661 Halsey Lane, it is a two-story three-bay dwelling with a dentilled cornice and an entry porch supported by Ionic pilasters. The structure has unusual modern details such as the off-center gable dormer. Although not an early house, it may nevertheless be considered historically significant as an example of mid-20th century Colonial Revival architecture that attentively replicates the local vernacular while including original modern details. (This property is potentially landmark eligible under Town Criterion C).



WMHD-31 661 Halsey Lane

The Theodore Halsey House, is a two-story three-bay house constructed in a transitional Late Federal/Early Greek Revival style. The structure has a transom over the doorway, an entry porch supported by Ionic columns, and twelve-over-twelve-light double-hung sash windows. Constructed in 1832, the building is a replacement of a 1744 building on the site that was lost in a fire. The house remained in the Halsey family until the early 20th century or later. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-32 615 Montauk Highway

The Villa Maria Convent, is located on a large parcel of land on the east side of Mill Creek and the south side of Montauk Highway. The former Villa Maria convent was constructed as a Queen Anne-style house in 1887 by Josiah Lombard and Marshall Ayres. It was sold to Edward L. Keyes in 1895, and again to Edward P. Morse in 1909. Under Morse's ownership, it was renovated with a new Beaux Arts-style cement and stone front. The property was purchased by the Order of the Sisters of Saint Dominic in 1931, at which time the structure was converted for use as a boarding school and, later, a retirement home for members of the Order. In 1992, the complex was renamed the Siena Spirituality Center and a new structure was added to the property for use as an arts and crafts center. The Sisters of Saint Dominic sold the property in 2005, and it is now a private residence (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-33 15 Little Cobb Road

This structure was part of the T. R. Ball Estate in the first decades of the 20th century. Ball was a principal in the Best & Co. department store in New York City. The structure is a Shingle/Colonial Revival-style house with a 'saltbox' form, gable dormers, a wrap-around porch, and brick chimneys. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-34 10 Little Cobb Road

Also part of the T. R. Ball Estate in the early 20th century, this is a large Queen Anne-style dwelling with multiple gables, dormers, and multi-light windows; it is clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-35 4 Little Cobb Road (a.k.a. 425 Cobb Road)

This structure is also located on land that was once part of the T. R. Ball Estate in the early 20th century. The structure is not clearly shown on the 1916 Belcher-Hyde map, despite its apparent Queen Anne style. However, it does clearly appear on a 1955 aerial map. The structure is a two-story cross-gable dwelling with hip-roofed porches and multiple additions. The shingle-clad structure has multiple half-round and Queen Anne-style multi-light windows. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-36 1 Little Cobb Road

Built ca. 1910, the house at 1 Little Cobb Road was originally part of the Theodore Conrow Estate. It is a large Craftsman-style structure with overhanging eaves and exposed rafter ends, clad in wood shingles. Also on the 1 Little Cobb Road property is a shingle-clad water tower that resembles the body of a windmill; and a garage or carriage barn designed in a similar style to that of the house. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-37 396 Cobb Road

Also formerly a part of the Theodore Conrow Estate, 396 Cobb Road is a Craftsman/Tudor Revival-style dwelling, with jetties, a round-arch gable window, and brick chimneys. It was built ca. 1910. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-38 356 Cobb Road

356 Cobb Road is a two-story cross-gable house with two-over-two-light window sash and a decorative fanlight gable window. The front-gable section has slightly kicked eaves. The integrity appears somewhat compromised by the addition of an enclosed porch and other small alterations. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-39 326 Cobb Road

At 326 Cobb Road there appears to be an octagonal wood-frame tower, similar in form to a windmill, and apparently used as a residence. The structure is clad in wood shingles and surmounted by a parapet; it has windows with multi-light sash and a pedimented Neoclassical entry porch. A large house exhibiting elements of the Neoclassical and Colonial Revival styles is also located on the property. More research would be necessary to assess the history and historic function of this structure. (This property is potentially landmark eligible under Town Criteria A and C).





WMHD-40 366 Cobb Road (Mecox Lane)

Available views of 366 Cobb Road are somewhat distant, however, this waterfront structure appears to be a single-story Arts & Crafts-style house with hip-roofed dormers, clad in wood shingles. Its windows contain six-over-one-light double-hung sash. This house was reportedly designed by Grosvenor Atterbury ca. 1900 for Lucien Oudin, Jr., a New York City attorney and patron of the arts. (This property is potentially landmark eligible under Town Criteria A, C, and D).



WMHD-41 45 Mecox Lane

Although visibility of the structures on this property is limited, 45 Mecox Lane includes a windmill and two-and-half-story cross-gable residence, likely dating to the turn of the century. The residence features a Palladian window on its visible gable. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-42 29 Mecox Lane

A gambrel-roofed wood-shingle-clad house exhibiting elements of the Colonial Revival and Queen Anne style is located at 29 Mecox Lane. The structure is only partly visible in available views. Its windows include sixteen-over-one-light double hung sash and other decorative Queen Anne windows. The house features a Neoclassical porch and decorative gable treatment. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-43 9 Little Cobb Road

Minimal views of 9 Little Cobb Road are available, however, the estate appears to include Arts & Crafts-style gatehouse and house. The house features a hipped roof, a cupola, and gable and hipped roof dormers. It retains a brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-44 511 Cobb Road

This triangular open space on the western outskirts of downtown Water Mill is known as Settler's Field. A pedestrian sidewalk runs along the green parallel to Montauk Highway. Beside it, a monument, consisting of a bronze plaque set within a boulder, bears the following inscription: "Settler's Field. Preserved by Town of Southampton and Residents of Water Mill. Dedicated June 2006." This land formerly belonged to the Foster Family but was never developed. It was purchased with Town preservation funds and private donations. (This property is potentially landmark eligible under Town Criteria A and E).



WMHD-45 21 Old Country Road

A five-bay two-story wood-frame house with six-over-six-light windows, 21 Old Country Road features a front doorway flanked by sidelights. Two brick end chimneys do not appear original. It is depicted on the 1858 Chace and 1873 Beers maps as the home of Mrs. Goodale and on the 1916 Belcher Hyde map as the home of Fred B. William Foster. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-46 49 Old Country Road

Although this residence is marked with a sign indicating an address at 48 Old Country Road, maps suggest that it is located at 49 Old Country Road. This single-story three-bay vernacular house was likely constructed in the second quarter of the 19th century. The structure has six-over-six-light windows and a small ell. The house is depicted on the 1916 Belcher-Hyde map as the estate of Jonathan Leeds. (This property is potentially landmark eligible under Town Criteria A and C).



WMHD-47 16 Old Country Road

16 Old Country Road, likely constructed in the late 19th century, features a front-gable roof, and two-over-two-light windows. It is sided in patterned wood shingles. The dwelling has a shed-roofed addition. (This property is potentially landmark eligible under Town Criteria A and C).



WM-1 825 North Sea Mecox Road

825 North Sea Mecox Road is an unusual cross-gable structure with a hip-on-gable roof. It evokes a Swiss chalet with its overhanging eaves and long eaves brackets. The house appears to be depicted on the 1916 Belcher-Hyde map as part of the estate of R.G. Stubbs. (This property is potentially landmark eligible under Town Criteria A and C).



WM-2 1 Bowers Lane

1 Bowers Lane is a single-story three-bay vernacular farmhouse with a form somewhat unusual for the area. The house has a brick chimney rising from the roof ridge. It is clad in wood shingles and has six-over-six-light windows. It also has an off-center gable dormer, which was probably an addition made during the second half of the 19th century. It is depicted on the 1873 Beers map as the home of W. W. Wilkinson and on the 1916 Belcher-Hyde map as the home of Mrs. Stanton. The house may date to ca. 1830. (This property is potentially landmark eligible under Town Criteria A and C).



WM-3 364 Montauk Highway

364 Montauk Highway is a two-story cross-gable farmhouse, likely late 19th century. It has projecting bay windows, porches supported by turned posts, and Queen Anne-style windows. It is clad in wood shingles and has a brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).



WM-4 371 Montauk Highway

While visibility is somewhat limited of this former dwelling, now a bed & breakfast, the structure appears to be a two-story structure possibly dating to the 19th century. It has a brick chimney, is clad in wood shingles, and has two-over-two-light windows. It may be depicted on the 1916 Belcher-Hyde map as one of several buildings on the property of Fred Benedict. (This property is potentially landmark eligible under Town Criteria A and C).



WM-5 357 Montauk Highway

The S. Foster House at 357 Montauk Highway (possibly with an alternate address at 355 Montauk Highway) is a cross-gable shingle-clad Queen Anne-style house which may have slightly earlier roots. It has both six-over-six and two-over-two-light windows and a wrap-around porch with decorative brackets. Depicted on the 1858 Chace map as an unnamed structure in the vicinity of other properties owned by the Foster family; on the 1873 Beers map it is shown as the Foster Hotel and on the 1916 Belcher-Hyde map as the home of S. Foster. According to local historians, the structure consists of two buildings moved to the site. (This property is potentially landmark eligible under Town Criteria A and C).



WM-6 312 Montauk Highway

312 Montauk Highway is a two-story three-bay Federal-style house clad in wood shingles with a brick chimney. The swan's neck door treatment is likely a Colonial Revival-style addition. The house is depicted on the 1916 Belcher Hyde map as the home of Fred Benedict. It may have historically been associated with the Foster family. (This property is potentially landmark eligible under Town Criteria A and C).



WM-7 84 Montauk Highway

A 'half-Cape' Federal-style house with door transom, 84 Montauk Highway is clad in wood shingles. The structure has two-over-two-light double-hung window sash and a shed-roofed wing, both likely late 19th century modifications. The roof is clad in asphalt shingles. Built in 1804, the house was occupied by members of the Foster Family for most of its existence and is still owned by members of that family. This house was designated a Town Landmark in 2013.



WM-8 231 Cobb Road

A two-story vernacular house, this building may date to the late 18th or early 19th century. The side-gable roof is clad in wood shingles and two brick chimneys rise from near the center of its ridge. The front entry, while partly obscured within a later entry porch, appears to be surmounted with a transom. The windows throughout the wood shingle-clad structure contain two-over-two-light sash. This house was reportedly a Halsey house. (This property is potentially landmark eligible under Town Criteria A and C).



WM-9 4 Pierson Court

This unusual complex appears to date from the early 20th century and includes a series of barns that were originally associated with the Pierson Dairy Farm and a small frame building that may be a residence. The possible residence is clad in wood shingles and is dominated by a three-story hip-roofed tower. The barns are single-story structures with jerkinhead roofs, with high buttressed concrete foundations and wood-shingle clad frame exteriors. The small residence with a tower (left) is believed to have originally been a water tower. A plaque mounted on a stone on the property reads: "This conservation easement established by Charleton and Nancy Halsey with the Help of the Peconic Land Trust in Memory of William H. Pierson, 2011." (This property is potentially landmark eligible under Town Criteria A and C).



WM-10 919 Cobb Road W

A two-story cross-gable farmhouse with patterned shingles and a wrap-around porch decorated with brackets, the house has two-over-two-light windows. Two brick chimneys rise from the roof ridge. A projecting bay window is located on the side wing. A small addition has been appended to the wing. The house appears to date to ca. 1880, however, it does not appear to be shown on this location on the 1916 Belcher-Hyde map. (This property is potentially landmark eligible under Town Criteria A and C).



WM-11 89 Cobb Road

A shingle-clad cross-gable structure with gable ornamentation, two-over-two-light windows, and a wrap-around porch with turned posts, the structure is depicted on the 1916 map without a name. (This property is potentially landmark eligible under Town Criteria A and C).



WM-12 780 Wickapogue Road

This three-bay side-gable house may be a local vernacular interpretation of the Italianate style, or may be a slightly earlier house updated with Italianate trim. The house has decorative brackets along the kicked eaves and a round-arch window decorating the gable. Six-over-six-light sash occupy the windows throughout the house. A Neoclassical entry porch appears to be an early 20th century addition. The house is clad in wood shingles. Mrs. E. Sayre is listed as the owner of the property on the 1916 map but no structures are shown. (This property is potentially landmark eligible under Town Criteria A and C).



WM-13 Wickapogue Road

Flying Point Cemetery also known as Wickapogue Cemetery, contains approximately 241 stones ranging in date from 1732 through the 20th century. Markers of slate, marble, granite and brownstone are in generally good condition. A relatively recent fence runs along the perimeter of the cemetery. (This property is potentially landmark eligible under Town Criteria A, C, and E).



WM-14 495 Flying Point Road

A two-story five-bay vernacular house likely dating to the mid-19th century, this wood shingle-clad structure features a central entryway with three-quarter sidelights. Windows throughout the house contain six-over-Six-light sash. The roof appears to retain wood shingles, though a series of small skylights has been added to the front roof slope. A Colonial Revival style entry porch is appended to the front façade. Captain T. Sayre is listed as the owner on the 1873 map. The 1902 and 1916 maps listed the owner as M. H. Sayre. (This property is potentially landmark eligible under Town Criteria A and C).



WM-15 850 David Whites Lane

A simple front-gable Queen Anne-style house clad in wood shingles, 850 David Whites Lane has a brick chimney, six-over-six-light windows, and a front porch supported by turned spindles. Buildings appear in this vicinity on the 1916 map with the name Austin. (This property is potentially landmark eligible under Town Criteria A and C).



WM-16 142 Blank Lane

The house at 142 Blank Lane is a simple single-story late Queen Anne-style farmhouse, probably constructed ca. 1915. The house is part of a large farm containing many barns. Four potato barns are located on the property. They are banked concrete structures with shingle-clad gables and brick chimneys. (This property is potentially landmark eligible under Town Criteria A and C).





WM-17 50 Upper Seven Ponds Road

This structure is a large concrete potato barn with buttresses along each elevation and vents along the roof ridge. It has a brick chimney at one end and a small window in the gable. The barn is a fine example of its function type, which is significant for its association with local agricultural history. It was built in 1946 for Julian Zabrowski. (This property is potentially landmark eligible under Town Criteria A and C).



WM-18 1027 Deerfield Road

1027 Deerfield Road is a ca. 1870 cross-gable farmhouse in an excellent state of preservation. The two-story shingle-clad structure features canted arch gable windows, a wrap-around porch with decorative brackets, and a projecting bay window. The windows throughout the house contain two-over-two-light double-hung sash. The structure is shown with the name 'Sullivan Cook' on the 1850 Halsey map; Sullivan Cook was the great grandson of Ellis Cook, one of the original settlers of Southampton. The property is labeled 'W.D. Halsey' and 'S. Cook' on the 1858 Chace map. It is shown with the name M. Mavin or Marin on the 1873 Beers map. The 1902 and 1916 Belcher-Hyde maps list F. L. Marran as the occupant. (This property is potentially landmark eligible under Town Criteria A and C).



WM-19 824 Deerfield Road

This Stick-style cross-gable farmhouse has gable ornamentation, chamfered corners, and porches. While some of the windows have been replaced, the house is otherwise in good condition. Probably constructed ca. 1890, and owned early in the century by one W. Collins, the house and large farm were first rented (later purchased) by the Zaluski family in 1914, and have remained the family's farm. The Zaluskis are one of many local families with Polish origins. (This property is potentially landmark eligible under Town Criteria A and C).



WM-20 794 Head of the Pond Road

The potato barn on this property is a fine example of its function type, featuring concrete retaining walls and foundation banked into a hillside. The front-gable façade features a large doorway surmounted by a rectangular vent aperture. Vents are located along the roof ridge and a single brick chimney rises from the center of the roof. The gable is clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).



WM-21 636 Deerfield Road

This front-gable two-story farmhouse with half-round gable window is depicted on the 1916 Belcher-Hyde map as the home of E. Costello. The structure is clad in wood clapboard and has six-over-six-light windows and a corbelled brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).



WM-22 513 Deerfield Road

This front-gable Greek Revival-style farmhouse with triangular gable window and side ell is clad in wood shingles. It has been in the Halsey family since its ca. 1840 construction, and is still part of a working farm. A potato barn is also located on the property at 513 Deerfield Road. An earlier 18th century farmhouse which once stood on the same property, was recently moved and now stands on a neighboring parcel with an address at 351 Deerfield Road. (This property is potentially landmark eligible under Town Criteria A and C).





WM-23 576 Head Of The Pond Road

The S.W. Squires House, at 576 Head of Pond Road (the address may be alternately listed at 564 Head of Pond Road) is a two-story five-bay house exhibiting elements of the Italianate style, with round-arch gable windows. Six-over-six-light windows are located across the façade. The wood clapboard-clad house has a stone foundation. The date 1874 is posted above the doorway, however, the house appears to be depicted on the 1858 Chace map as well as the 1916 Belcher-Hyde map as the home of S. W. Squires. (This property is potentially landmark eligible under Town Criteria A and C).



WM-24 42 Water Mill Towd Road

This property includes a very small single-story structure clad in vertical boards with a brick chimney and six-over-six-light windows. This structure may be a small dwelling or farm labor house; however, its construction date is not known. Also on the property are a large number of barns, associated with the Corwith Farm. At least two potato barns stand on the property in addition to other agricultural buildings. The property appears to have been owned by the Foster family in the 19th century and by the Corwiths for much of the 20th century. (This property is potentially landmark eligible under Town Criteria A and C).





WM-25 500 Head of the Pond Road

Said to have been built in 1775 for Gideon Halsey, and subsequently owned by generations of the Foster family, this two-story five-bay vernacular house has a central brick chimney, and is clad in wood shingles. The windows on the upper story contain six-over-six-light sash while the windows on the first story contain two-over-two-light sash. A small flanking wing may date to the late 19th century. The asphalt roof cladding and front door represent 20th century replacements, however, overall, the house retains excellent historic integrity. (This property is potentially landmark eligible under Town Criteria A and C).



WM-26 24 Water Mill Towd Road

This Queen Anne-style cross-gable shingle-clad farmhouse was probably built for the Foster Family in the late 19th century. It has long been owned by the Corwiths, who still farm surrounding land. The house features a wrap-around porch on the ground story, an upper-story porch, and decorative gable windows; it appears to retain most of its original window sash. (This property is potentially landmark eligible under Town Criteria A and C).



WM-27 459 Head of Pond Road

The Jennings-Rose House at 459 Head of Pond Road is a front-gable Greek Revival-style farmhouse with a pedimented gable, triangular gable window, pilasters, and a brick chimney. It is clad in wood shingles and retains six-over-six-light windows. Possibly built for Charles Beach Corwith ca. 1840, the structure was owned by Charles Rose in the early 20th century. The house has a hip-roofed entry porch and single-story wing. It retains excellent historic integrity. Also located on the property is a large shingle-clad wood-frame barn with a cupola. The latter was constructed ca. 1900 and contributes to the property's historic character. (This property is potentially landmark eligible under Town Criteria A and C).



WM-28 351 Deerfield Road

The Halsey House, an 18th century early Federal style house, was part of the Halsey's Whitecap Farm and was recently moved to lot neighboring its original. The two-story five-bay house, with central brick chimney and twelve-over-twelve-light windows, is in excellent condition, but for its change in setting. An addition was appended on the north after the move. The property is owned by Adam Halsey of Whitecap Farm. (This property is potentially landmark eligible under Town Criteria A and C).



WM-29 231 Deerfield Road

This house was reportedly built in 1859 on Deerfield Road, and was moved and renovated later in the 19th century in the Queen Anne style. The house has a cross-gable roof, Queen Anne-style gable windows, and chamfered corners with decorative treatment. Possibly depicted on the 1873 Beers map as the home of C. Rogers. In the early 20th century, it was owned by Melvin P. Halsey. (This property is potentially landmark eligible under Town Criteria A and C).



WM-30 187 Deerfield Road

A two-story Gothic Revival-style farmhouse with a front gable roof and pointed-arch gable window, the date '1876' is posted above the door. The house is depicted on the 1916 Belcher-Hyde map as the home of C.B. Corwith. (This property is potentially landmark eligible under Town Criteria A and C).



WM-31 945 North Sea Mecox Road

Carl Zeh's Auto & Truck Repair was built ca. 1915. It is an early example of an auto repair garage, constructed of concrete with fifteen-light fixed sash windows and a small vented cupola on the top of the roof ridge. An early sign survives, attached to the roof. Two garage doors are modern but probably occupy original garage doorways. (This property is potentially landmark eligible under Town Criteria A and C).



WM-32 322 Rose Hill Road

Rosemary Lodge is listed on the State and National Registers of Historic Places. It was constructed in 1884; additions in keeping with the character of the house were added later. The Shingle-style structure was designed by Frederick W. Stickney. It was moved to its present site in 1985. (This property is potentially landmark eligible under Town Criteria A, C, and D).



WM-33 386 Rose Hill Road

Known as the Corwith-Jennings House, 386 Rose Hill Road was built ca. 1900, designed by local architect Walter Brady. It originally stood in the approximate location of the Market Square businesses in Water Mill. It appears to combine elements of the Craftsman, Queen Anne, and Colonial Revival styles. The shingle-clad structure has a side-gable gambrel roof, that sweeps out on the front elevation to incorporate an integral porch. A bulky octagonal tower rises through the overhanging porch roof. A hip-roofed gable dormer is located beside the tower. Multi-light windows of various designs and eaves brackets evoke the Queen Anne style. It was moved to its Montauk Highway location in 1975. (This property is potentially landmark eligible under Town Criteria A and C).



WM-34 978 Montauk Highway

Located just outside of the Water Mill village center, this two-story five-bay house was reportedly constructed in 1780. It is depicted on the 1858 Chace and 1873 Beers maps as the home of H. Rose and on the 1916 Belcher-Hyde map as the home of Fred Rose. (This property is potentially landmark eligible under Town Criteria A and C).



WM-35 36 Nowedonah Avenue

In an effort to provide more opportunities for community recreation, Water Mill residents cooperated to establish a Tennis Club and Little League baseball field in 1952. In this year, this building was donated by C. Edwin Dimon, and was moved to the property as a 'tennis' building. It remains in that use today and also serves as a small meeting house for the community. (This property is potentially landmark eligible under Town Criteria A and C).



WM-36 50 Station Road

This Italian villa-style brick station was constructed as the Water Mill depot for the Long Island Railroad in 1903. The Water Mill depot was closed in 1933, but trains continued to stop there until 1950. The station building was in several commercial uses from the mid-1960s on; most recently it has served as the Station Restaurant. Within the last three years, several new wood-frame structures, larger than the station, have been built to the immediate east and west of the station; the complex appears to be still under construction. (This property is potentially landmark eligible under Town Criteria A and C).



WM-37 265 Mill Pond Lane

An ornate Queen Anne-style house with a turret, 265 Mill Pond Lane has a cross-gable roof with decorative gable ornamentation, and wood shutters. The house, clad in wood shingles, was built in 1885 on Deerfield Road. As was common practice in the area, the house was moved to Montauk Highway in 1900. Under threat of development was moved again, roughly 200 yards, to its current location on Mill Pond Lane. The one-over-one-light window sash are likely not original, however, overall, the historic fabric and appearance of the house appears largely intact. (This property is potentially landmark eligible under Town Criteria A and C).



WM-38 336 Head Of The Pond Road

An unusual cross-gable gambrel-roofed farmhouse, 336 Head of the Pond Road appears to have a slate roof, and is sided in clapboard. The house has six-over-one-light windows. It is depicted on the 1916 Belcher Hyde map as the home of W. Benedict. (This property is potentially landmark eligible under Town Criteria A and C).



WM-39 81 Lower Seven Ponds Road

This 'half-Cape' vernacular house with brick chimney and six-over-six-light windows, was reportedly built in the early 18th century, and moved to the site from Head of Pond Road in the late 18th century. The house is depicted on the 1916 Belcher-Hyde map as one of several houses on the W. Benedict property. (This property is potentially landmark eligible under Town Criteria A and C).



WM-40 85 Seven Ponds Road

A side-gable three-bay Greek Revival style dwelling, 85 Seven Ponds Road has six-over-six-light windows on the first story and six-light windows on the upper story. The house is depicted on the 1858 Chace map as an unnamed structure, possibly part of the nearby H. Hildreth property, on the 1873 Beers map as the home of W. Sayre, and on the 1916 Belcher Hyde map as the home of Anton Huguel. (This property is potentially landmark eligible under Town Criteria A and C).



WM-41 18 Seven Ponds Road

18 Seven Ponds Road is a Picturesque/Gothic Revival-style farmhouse with steeply pitched roof, round-arch gable window, and two-over-two-light windows. The house is depicted on the 1916 Belcher Hyde map as the home of D. Halsey. (This property is potentially landmark eligible under Town Criteria A and C).



WM-42 6 Flying Point Road

This ca. 1870 two-story front-gable house features kicked eaves and a paired round-arch gable window. It is clad in patterned wood shingles; a brick chimney rises from its roof ridge. The off-center entry is accessed via a flat-roofed porch supported by chamfered posts. The windows throughout the structure contain six-over-six light sash. The residence is associated with L. C. Dimon on the 1873 map. The owner on the 1916 map is Chas. Dimon. (This property is potentially landmark eligible under Town Criteria A and C).



WM-43 14 Flying Point Road

This cross-gable structure combines elements of the Queen Anne and Gothic Revival styles. The roof has kicked eaves; and the house is clad in patterned wood shingles. It is depicted on the 1858 Chace map as the "Dimon" house, on the 1873 Beers map as the home of L.C. Dimon, and on the 1916 Belcher-Hyde map as the home of C.G. Dimon. (This property is potentially landmark eligible under Town Criteria A and C).



WM-44 8 Upper Seven Ponds Road

This house appears to be a vernacular interpretation of the Greek Revival style. The single-story five-bay house is clad in wood shingles. The central doorway has a toplight and is flanked by pilasters and surmounted by a half-round window. The property also appears to contain several early wood-frame barns behind the house. (This property is potentially landmark eligible under Town Criteria A and C).



WM-45 109 Upper Seven Ponds Road

Apparently a vernacular structure, possibly dating to the early 19th century. The single-story house is clad in wood clapboards and has a brick chimney and six-over-six-light windows. It appears to be depicted on the 1858 Chace and 1873 Beers maps as the homes of A. Glisdale and N. Hildreth, respectively, and depicted on the 1916 Belcher-Hyde map as the home of C. Filander. (This property is potentially landmark eligible under Town Criteria A and C).



WM-46 198 Upper Seven Ponds Road

A Greek Revival-style house, clad in wood shingles, with corner pilasters, sidelights around the doorway, and six-over-six-light windows and eyebrow windows. An ornamented wrap-around porch was likely a late 19th century addition. The house appears to be depicted on the 1858 Chace map as the home of D. Phillips and on the 1873 Beers and 1916 Belcher-Hyde maps as the homes of Captain J. Rogers and T.A. Kella, respectively. (This property is potentially landmark eligible under Town Criteria A and C).



WM-47 471 Flying Point Road

The apparently abandoned house at 471 Flying Point Road appears potentially mid-19th century, although tax records identify its construction date as ca. 1930. The five-bay two-story structure is clad in wood shingles, has a pedimented entry porch, and six-over-one-light double-hung sash windows. (This property is potentially landmark eligible under Town Criteria A and C).



WM-48 703 Flying Point Road

There are two residential structures that (according to tax records) share an address at 703 Flying Point Road. One (left) is a two-story cross-gable house clad in wood shingles, this structure likely dates to the 1870s or 1880s. It was identified in a previous survey as the Burnett-Jennings House. It has pointed-arch windows lighting both of its gables. A porch wraps around the first story. The windows contain two-over-two-light sash. A series of additions has been made to the rear but does not detract substantially from the integrity of the house. Another house on the property (right) sometimes attributed to 691 Flying Point Road, is only partially visible, but appears to be a two-story side-gable structure with six-over-six-light windows; the rear section has a brick chimney and Neoclassical porch. A hip-roofed porch has been added to the front façade. These may be structures shown on the property of Mrs. J. Rogers or L.D. Burnett on the 1916 map. The buildings are not clearly shown on the 1873 map, though a structure owned by D. Burnett is shown near this location. (This property is potentially landmark eligible under Town Criteria A and C).





WM-49 745 North Sea Mecox Road

The house at 745 North Sea Mecox Road is apparently a Greek Revival-style residence, though tax records identify construction date as ca. 1900. The roof cladding has been changed and the door surround appears altered. A property with two structures appears in this location on the 1916 map with the name Patrick Malone, though the precise locations of the structures appears to differ slightly from the current house. (This property is potentially landmark eligible under Town Criteria A and C).



WM-50 6 Cobb Isle Road

Based on available views, the core of the house appears to be a Greek Revival-style residence, which received a large addition and extensive changes, including alterations in fenestration and wrap-around porch, in the late 19th century. As a late 19th century construct associated with William H. Pierson, a prominent local dairy farmer, the house appears to qualify for inclusion. A house appears in this approximate location on the 1873 map with the name E.M. Pierson and on the 1916 map with the name W.H. Pierson. (This property is potentially landmark eligible under Town Criteria A, C, and E).



WM-51 21 Cobb Isle Road

This house, likely dating to the 1910s or 20s, appears to exhibit elements of the Shingle and Tudor-Revival styles, featuring a complex and dominating roof clad in wood shingles, paired and ribbon windows with multi-light sash, and a brick chimney. Multiple single-story components with parapets and a gable-roofed entry porch may be later additions. Further research would be necessary to confirm that this house retains sufficient integrity to qualify for landmarking. The building is not clearly shown on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).



WM-52 320 Cobb Road

This structure has been identified as a ca. 1910 carriage house associated with the "Ball Estate II." It is not clear whether this building served as a carriage house, caretaker's cottage, or as a residence. If this was an ancillary structure on a larger estate that is no longer extant it may not retain sufficient integrity to qualify as a potential landmark. However, as an early 20th century residence, the structure appears to possess architectural integrity, retaining original form, dormers, and windows. Additional research would be necessary to confirm its landmark eligibility. (This property is potentially landmark eligible under Town Criteria A and C).



WM-53 186 Crescent Avenue

Based on information provided by the Town, this structure is an early vernacular house associated with the Halsey family, possibly dating as early as the mid-18th century. It is a two-story four-bay residence appears to retain its original form and fenestration. It has been altered with modern siding and roof cladding as well as a small wing addition and a change in chimney placement. It is not shown on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).



WM-54 1072 Deerfield Road

This ca. 1920 two-story house with central tower is clad in wood shingles and features a side-gable roof and wrap-around porch supported by Neoclassical columns. It cannot be determined from available views if the structure retains its original window sash or door. Additional research should be conducted to confirm the significance and integrity of the structure. (This property is potentially landmark eligible under Town Criterion C).



WM-55 500 Flying Point Road

The original index notes more research needed to evaluate this structure, which is only distantly visible from available vantage points. The photo provided, which also affords a somewhat distant view, suggests that this is a ca. 1920s estate house with shallow overhanging hipped roofs. The stucco finish of the house may be original, evoking a Spanish mission style. The chimneys, also stucco-parged, appear consistent with this style. The fenestration cannot be seen clearly enough to assess whether it is original. No building appears in this location on the 1916 map. Additional research should be conducted to confirm the significance and integrity of the structure. (This property is potentially landmark eligible under Town Criteria A and C).



WM-56 615 Flying Point Road

This structure is largely obscured by dense hedges and other vegetation; only the upper portions can be seen. Reportedly dating to 1870, this large wood shingle-clad residence appears to have multiple gables and a three-story tower with pyramidal roof. The structure cannot be seen clearly enough to discern whether it retains original fenestration or whether all portions of the house date to its original construction period. It appears to retain its original cladding, chimneys, and form. Additional research would be necessary to confirm the integrity of the structure. The house appears to be on the property of Mrs. J. Rogers on the 1916 map. A house is also shown in this approximate location on the 1873 Beers map with the name D. Burnett. (This property is potentially landmark eligible under Town Criteria A and C).



WM-57 564 Head of the Pond Road

This Colonial Revival-style structure likely dates to the second quarter of the 20th century. Although it lacks distinction architecturally, it is typical of the Colonial Revival style, with its gambrel roof, shed-roofed wall dormers, six-over-one-light windows and entry porches. The accessory barn can be noted as requiring additional consideration. (This property is potentially landmark eligible under Town Criterion C).



WM-58 9 Holly Lane

Based on available views, this structure appears to be a 1920s Neoclassical-style mansion positioned at the end of an allée of mature trees. The two-story five-bay façade is dominated by a central monumental pedimented portico; gable dormers are located along the side-gable roof. Additional research should be conducted. (This property is potentially landmark eligible under Town Criteria A and C).



WM-59 175 Mohawk Lane

While views of this structure are limited, it appears to be a two-story Colonial Revival-style house with a cross-gable roof, brick chimneys, and a Neoclassical porch. It has double-hung windows (the sash cannot be seen clearly) and Palladian windows. It has been associated with Dr. Theodore Gaunt. (This property is potentially landmark eligible under Town Criteria A and C).



WM-60 965 North Sea Mecox Road

Reportedly dating to the early 19th century, this two-story five-bay vernacular house has a central entry and windows containing six-over-six-light double-hung sash. A front porch supported by turned posts appears to be a turn-of-the-century addition. The roof cladding and front door appear to be replaced and chimney appears removed, however, the house appears to retain sufficient integrity as an early vernacular house. It appears to be shown on the property of John Darby on the 1916 map. It is not clear if the structure appears on the 1873 map. Additional research on the history of the house is warranted. (This property is potentially landmark eligible under Town Criteria A and C).



WM-61 217 Rose Hill Road

A two-story brick Colonial Revival-style mansion reported to date to ca. 1925, this structure appears to retain original fenestration, details, and materials. It has a five-bay façade with a central entry with Colonial Revival-style enframing, oval lights, and keystones. Windows contain six-over-six-light sash. Additional research on the history of the property would be warranted for further evaluation. (This property is potentially landmark eligible under Town Criteria A and C).



WM-62 254 Rose Hill Road

A mid-20th century modern house with a boxlike form and extensive use of glass, this residence was designed by architect Peter Blake. While additional research would be needed to confirm that the house possesses integrity, it appears to qualify for potential landmark designation based on its architecture and association with a well-known architect. (This property is potentially landmark eligible under Town Criteria A, C, and D).



WM-63 201 Upper Seven Ponds Road

A Craftsman-style bungalow dating to the first half of the 20th century, this house appears to retain excellent integrity, including its original porch, windows, and detailing. It has a side-gable roof, a brick chimney, and a pedimented entry porch with paired columns. (This property is potentially landmark eligible under Town Criterion C).



WM-64 39 Holly Lane

This large two-story wood-frame house, built ca. 1920 according to tax records, has a hipped roof with dormers and brick chimneys. Its symmetrical façade features a two-story entry porch with Ionic columns, a large doorway with enframement, a dentilled cornice, and multi-light wood sash windows. (This property is potentially landmark eligible under Town Criteria A and C).



WM-65 428 Rose Hill Road

The Tudor Revival-style house at 428 Rose Hill Road was constructed ca. 1928 and features the steeply-pitched gables and faux half-timbering emblematic of the style. The doorway is flanked by sidelights, windows throughout the house (some paired) contain multi-light double-hung wood sash; and the façade is parged in stucco. A garage of a similar style, apparently the same vintage as the house, is also on the property. (This property is potentially landmark eligible under Town Criteria A and C).



WM-66 70 Halsey Lane

Views of the house at 70 Halsey Lane, which is purported to date to ca. 1900, are very limited. The residence appears to be a two-story wood-frame gambrel-roofed structure with multiple dormers, porches, and projecting bay windows. It is clad in wood shingles. Tax photos show only small portions of the building in detail, but suggest that modern alterations have been made to the structure. How extensive these alterations have been is not clear from the limited views available. An outbuilding (which may also date to the early 20th century) appears to have been extensively altered with large modern glass doors and does not appear to retain historic integrity. A structure does appear in this location on the 1916 map with the name Robert Stewart. (This property is potentially landmark eligible under Town Criteria A and C).





WM-67 593 Flying Point Road

Based on limited available views, 593 Flying Point Road appears to date to the late 19th or early 20th century. Tax records date the building to ca. 1924, while another source has supplied the date 1860 for the structure. The one-and-a-half-story cross-gable structure may have been built in at least two main phases. It also appears to have undergone some relatively modern alterations, including the addition of a projecting bay window, a dormer, and modern shutters. The siding material is not clearly visible. While the historic integrity of this structure may be compromised, better views of the building would enable a more conclusive assessment of both its history and integrity. A structure owned by Levy Burnett appears in this location on the 1916 map. A building in this vicinity owned by D. Burnett is shown on the 1873 map, but it cannot be confirmed that the building corresponds. (This property is potentially landmark eligible under Town Criteria A and C).



WM-68 177 Upper Seven Ponds Road

This two-story front-gable residence appears to date to the second half of the 19th century, though tax records assign it a date of ca. 1925. The building has two-over-one and six-over-one double-hung sash windows and a hip-roofed front entry porch. It has a cornice with returns, and a projecting bay window on the side elevation. This may be the W. Benedict house depicted on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).

**WM-69 228 Head of the Pond Road**

A two-story wood-frame Prairie-style house with a "four-square" form, this early 20th century residence has a square plan, a pyramidal roof, a hip-roofed dormer, and a hip-roofed front porch. The siding appears to be original, however, views are too distant to determine whether the window sash are original or replaced. (This property is potentially landmark eligible under Town Criteria A and C).

Table 16-1
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-01	17 Old Country Rd	House, ca. 1910 (WM Heritage Area Survey)	17 Old Country Road is a large Colonial Revival/Shingle-style house with long roof slopes, gable dormers, and six-over-one-light windows. Built ca. 1900, it was the caretaker's house associated with the Ball estate on Little Cobb Road. Samuel McConnell was the caretaker. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008
WMHD-02	57 Old Mill Rd	House, ca. 1830 (Miller's house) (WM Heritage Area Survey); "Asher Benedict House/ Nowedonah House; This resource is potentially eligible for individual listing in the NR. Built around 1800, this house exemplifies the then-current Georgian and/or Federal-style architectural features" (GAI 2000).	The Asher Benedict House dates to the late 18th century. This vernacular two-story three-bay dwelling is clad in wood clapboard, and has a Federal-style five-light transom over the doorway, a dentilled cornice, center brick chimney, and six-over-six-light windows. It was owned by the Benedict family, which operated the neighboring water mill in the early 19th century and ran a general store in the village. The dwelling doubled as an inn for summer boarders, known as the Nowedonah House. (This property is potentially landmark eligible under Town Criteria A, B, and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-22) ; Façade Easements List 2008
WMHD-03	41 Old Mill Rd	Water Powered grist mill, ca. 1730 (WM Heritage Area Survey); "Water Mill Museum; NR-listed. This water mill probably dates from late 1700s to early 1800s, but is said to incorporate a portion of the 1644 Howell water mill" (GAI 2000).	The Water Mill of Water Mill is a State/National Register-Listed property and a designated Town Landmark. It is located immediately north of the center of Water Mill village on the southeast side of Mill Creek. Edward Howell from Lynn, Massachusetts, arrived in Southampton in 1640, and built a mill in Water Mill in 1644. In 1789, the mill was either moved or a new mill was built on its current site. The Water Mill was operated as a grist and fulling mill, and passed through several ownerships, until it was restored and opened as a museum in the 20th century.	Town GIS (State/National Register-Listed; Town Landmark); WM Heritage Area Survey; GAI Survey (WA-21); Façade Easement List 2008; Comprehensive Plan Update 1999

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-04	606 Montauk Hwy	House, ca. 1870 (WM Heritage Area Survey)	Located by the side of Mill Creek, across from the Water Mill, is a two-story Queen Anne-style house with a wrap-around porch featuring decorative brackets. It has a round-arched window on the front (south) gable (not visible in this photograph), and retains many of its six-over-six-light double-hung sash windows. It is depicted on the 1916 Belcher-Hyde map as the home of J. Rogers. An 1896 photograph shows that the house was standing at the time, but had a central rather than a side chimney. Built ca. 1880. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008
WMHD-05	632 Montauk Hwy	House, ca. 1900 (WM Heritage Area Survey)	A large Queen Anne/Prairie-style structure located at 632 Montauk Highway, has a square plan, a hipped roof, and multiple hip-roofed dormers. The structure has a brick chimney, and multi-light windows in the Queen Anne style. Probably built ca. 1910, historic maps suggest it may originally have been part of the Edward P. Morse estate. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008
WMHD-06	20 Old Mill Road	House, ca. 1890 (WM Heritage Area Survey)	Located at 20 Old Mill Road, is an example of the Colonial Revival-style summer house, probably built in the early 20th century. It has a triangular gable dormer, and sprung eaves creating a porch overhang. The structure and an outbuilding appear on the 1916 map with the name J.E. Jennings. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008
WMHD-07	688 Montauk Hwy	Original Corwith General Store, ca. 1840. Current use retail. (WM Heritage Area Survey)	688 Montauk Highway, is the former Corwith General Store, located on the main street of Water Mill. This building was constructed by James Corwith in 1840. The building doubled as the Water Mill Post Office from the late 19th century until 1950. Mail was originally processed in the main portion of the building, but ca. 1910, the Jennings added the one-story wings to the building, and the western wing was used as a post office. The building continued to serve as a grocery/general store until the 1970s, when it was put into other commercial uses. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-08	692 Montauk Hwy	Pharmacy shop, ca. 1920. Current use retail shop. (WM Heritage Area Survey)	692 Montauk Highway is located on Montauk Highway in the commercial center of Water Mill. 692 Montauk Highway is a two-story stucco-clad building with a shop on the first story and an apartment on the second story. It was erected in the 1920s by Bailey Scholtz (then owner of the general store immediately west) for his son-in-law, Richard Reiman, to be operated as a pharmacy. The building also served as the Water Mill Post Office from ca. 1950-1976. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey
WMHD-09	696 Montauk Hwy	Shop/house ca. 1920. Current use Penny Candy Shop. (WM Heritage Area Survey)	696 Montauk Highway is located on Montauk Highway in the commercial center of Water Mill. The Penny Candy Store is a two-story side-gable dwelling with a perpendicularly-aligned single-story shop facing the street. The structure is believed to have been built as a dress shop for one Mrs. Allen in the 1920s, the building later served as a barber shop and beauty salon. In 1961, June and Harvey Morris opened the Penny Candy shop. The vernacular/Colonial Revival-style structure, clad in clapboard and wood shingle, appears to retain much of its original appearance. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008
WMHD-10	700 Montauk Hwy	House, ca. 1810. Current use antique shop (WM Heritage Area Survey); "Ludlum House; This resource is potentially eligible for individual listing in the NR" (GAI 2000).	The Ludlum House is believed to have been built by Jeremiah Ludlum ca. 1800, and was apparently updated with Greek Revival-style features a few decades later. This front-gable structure has a pediment, triangular gable window, original door frame, six-over-six-light windows, and brick chimneys; it is clad in wood shingles. The ground-story windows have been replaced. Ludlum is believed to have sold the structure to James Corwith in 1810, and the building remained a residence until ca. 1950, when it became an antique store. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-12); Façade Easements List 2008
WMHD-11	710 Montauk Hwy	Store/house, ca. 1920. Current use antiques (WM Heritage Area Survey)	A stucco-clad Colonial Revival-style building constructed in the 1920s to house LeFevre Plumbing. It is now an antique shop. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-12	720 Montauk Hwy	House, 1901 (WM Heritage Area Survey); "Lefevre House; This resource is potentially eligible for individual listing in the NR. This home was designed by Southampton architect Walter Brady around 1901 for Charles Corwith" (GAI 2000).	Originally the Lefevre home, this is a boxy cross-gable Dutch Colonial Revival-style house, clad in wood shingles. It was designed by Walter E. Brady, and built in 1901 by Charles W. Corwith. The LeFevres used the first story as an office for their plumbing business while living upstairs. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-11); Façade Easements List 2008
WMHD-13	728 Montauk Hwy	"Commercial Building, ca. 1910" (FEL 2008).	This is a two-story flat-roofed shingle-clad commercial building was erected ca. 1910 as a stationery store and ice cream shop. It subsequently served as luncheonette, plumbing offices, and a chiropractor's office, before becoming a flooring shop. The building retains its cornice and six-over-six-light double-hung-sash windows, however, the first-story shop front appears to have been updated in recent years. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; Façade Easements List 2008
WMHD-14	838 Montauk Hwy	"G. Halsey House, ca. 1890" (FEL 2008).	The G. Halsey House is a two-story cross-gable Queen Anne-style house clad in wood shingles. While the windows have been replaced, corner brackets and corbelled brick chimney remain. The house is depicted on the 1916 Belcher-Hyde map as the home of G. Halsey. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; Façade Easements List 2008
WMHD-15	43 Davids Ln		This is a two-story Prairie-style dwelling with a 'four-square' form, a hipped roof, hip-roofed dormer, and brick chimney; it is clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey
WMHD-16	173 Davids Ln	"David Halsey House; This resource is potentially eligible for individual listing in the NR" (GAI 2000).	The David Halsey House is an early vernacular two-story three-bay farmhouse with a center chimney, six-over-six-light double-hung-sash windows, and a simple cornice and door surround. Several barns, some of which are in good condition and others in ruinous condition, are located on the property, as is a potato barn, and a privy. It may be the oldest extant house in Water Mill, built ca. 1750. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; GAI Survey (WA-25)

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-17	185 Davids Ln	"W.S. Halsey House; This resource is potentially eligible for individual listing in the NR" (GAI 2000).	Although partly obscured by trees, this cross-gable two-story house appears to have been constructed in the late 19th century. The house is clad in wood clapboards and features a triangular gable window. The windows throughout the house contain two-over-two-light double-hung sash. The hip-roofed porch appears to be a later addition. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; GAI Survey (WA-24)
WMHD-18	258 Halsey Ln	"Halsey House, ca. 1880" (FEL 2008).	258 Halsey Lane is a two-story cross-gable Queen Anne/Colonial Revival-style dwelling with paired multi-light windows in the gable field, and a porch supported by classical columns. The house is clad in wood shingles. A brick chimney rises from the center of the roof ridge. Built ca. 1910 by Lawrence and Alice Halsey, the house is now occupied by their granddaughter, Jane Halsey, who added new additions to the rear of the house. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; Façade Easements List 2008
WMHD-19	829 Montauk Hwy	"David Halsey House, ca.1900 (House fronts on Halsey Lane)" (FEL 2008).	This residence is part of a large farm; the house fronts on Halsey Lane and has also been identified as 250 Halsey Lane. It is a Queen Anne/Prairie-style house with a square plan, a hipped roof, gable dormers, full-width porch, and projecting bay windows. Most of the windows throughout the house have been replaced. The farm and farmhouse are shown on the 1916 Belcher-Hyde map as belonging to David Halsey. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey
WMHD-20	132 Halsey Ln	House, ca. 1930 (WM Heritage Area Survey); "Martin-Halsey House; This resource is potentially eligible for individual listing in the NR" (GAI 2000).	The Martin-Halsey House is also known as Cedarlea. According to previous documentation it was built ca.1888, the dwelling is an early example of the Dutch Colonial Revival-style. It is a single-story house with a side-gable gambrel roof, semi-elliptical dormers, and a pedimented entry porch. It appears to be shown on the 1916 map with the R.S. Hildreth. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-47); Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-21	120 Halsey Ln	House, ca. 1900 (WM Heritage Area Survey); "Hildreth House; This resource is potentially eligible for individual listing in the NR" (GAI 2000).	The Hildreth House is a Queen Anne/Shingle-style house with an octagonal tower, a complex roofline, an entry porch, a hip-roofed dormer, and multi-light windows. The wood shingle-clad dwelling was built ca. 1900. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-19); Façade Easements List 2008
WMHD-22	112 Halsey Ln	House, ca. 1920 (WM Heritage Area Survey)	This ca. 1925 Dutch Colonial Revival-style house has a side-gable gambrel roof, full-width wall dormer, paired windows and pedimented entry porch. The structure is clad in wood shingles and the roof is also clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey
WMHD-23	773 Montauk Hwy	House, ca. 1880 (WM Heritage Area Survey) ("Warren House" 1929 Craftsman?)	The property at 773-779 Montauk Highway includes two houses. Originally dwellings, the structures are now part of a garden center that occupies the property. Shown here is a Prairie-style "four square" dwelling clad in wood shingles with a hipped roof, a hipped dormer, and a hip-roofed porch. Also located on the property is a single-story Spanish Eclectic-style dwelling built in 1929 for Thomas H. Warren, Sr., next to his garden center. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008; Comprehensive Plan Update 1999
WMHD-24	755 Montauk Hwy	"The Half-Way House", former tavern and stagecoach stop, ca. 1800, current use restaurant (WM Heritage Area Survey); "This resource is potentially eligible for individual listing in the NR. Built around 1800, this house exemplifies the then-current Georgian and/or Federal-style architectural features" (GAI 2000).	Known as the Half-Way House or the Warren House, this two-story five-bay residence was constructed in two parts, one of which (probably the western two bays) was moved from elsewhere. The two are not entirely flush on the front (north) façade, as evidenced by the vertical seam. Both of the halves may have been built in the 18th century, and were likely joined in the mid-19th century, when the building would have acquired its Greek Revival-style features, including pilasters, cornice, and door frame. The structure was a former stagecoach stop known as the Half-Way House because it was half way between other stops in Patchogue and Montauk. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; GAI Survey (WA-9) ; Comprehensive Plan Update 1999

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-25	743 Montauk Hwy	Water Mill Community House, 1895 (WM Heritage Area Survey); "Water Mill Community House/ Water Mill Chapel: This resource is potentially eligible for individual listing in the NR. This is an example of a church built of modernized after 1870" (GAI 2000).	The Water Mill Community House was built in 1897 as the Union Chapel. The Shingle-style structure served as a non-denominational church building through the 1920s. The building was funded by donations, and was designed by Southampton architect Walter E. Brady. From the 1920s to the present the structure has been used as a secular meeting hall. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-8); Façade Easements List 2008; Comprehensive Plan Update 1999
WMHD-26	731 Montauk Hwy	Water Mill Cemetery, 1729. (WM Heritage Area Survey); "This cemetery contains headstones dating from the early and mid 1700s, some of which feature a death's head or an angel motif carved in New England of sandstone or slate" (GAI 2000).	Water Mill Cemetery is located on Montauk Highway, immediately west of the Community House. The cemetery was founded in 1729 and contains gravestones that date between the 1720s to the present. Many of the earlier stones feature traditional cherub or death's head motifs and bear the names of some of the regions founding families, including Corwith, Rose, Cook, and Halsey. (This property is potentially landmark eligible under Town Criteria A, C, and E).	SH Cemetery Survey; WM Heritage Area Survey; GAI Survey (WA-7); Façade Easements List 2008; Comprehensive Plan Update 1999; SHPO Database (S/NR-eligible); LIPA Survey
WMHD-27	72 Halsey Ln	House, ca. 1880 (WM Heritage Area Survey)	The Corwith House is a two-story five-bay central-entry house that appears to exhibit elements of the Greek Revival style. The house has a central chimney, and a doorway surrounded in sidelights and a toplight; it is clad in wood shingles. It is currently undergoing rehabilitation. The house was historically associated with the Corwith Family. According to a local historian, the house originally had a mansard roof, suggesting it may have been built or remodeled in the second half of the 19th century. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-28	695 Montauk Hwy (SR 27 at Halsey Lane)	Water Mill Village Green (17th century) and Corwith windmill, 1813 (WM Heritage Area Survey); "Corwith Windmill. NR. A smock mill built in Hog Neck in 1800, this windmill was moved to the commons at Water Mill in 1813" (GAI).	The State/National Register-listed Corwith Windmill, is located on the Water Mill Village Green. It is a two-and-a-half-story smock mill, built in 1800 in North Haven and moved to Water Mill in 1813. It is the only Long Island windmill whose cap is rotated by an external tail pole. It is currently owned and maintained by the Water Mill Improvement Association. (This property is potentially landmark eligible under Town Criteria A, C, and E).	Town GIS (State/National Register-Listed); WM Heritage Area Survey; GAI Survey (WA-6) ; Façade Easements List 2008; SHPO Database (S/NR-eligible); LIPA Survey
WMHD-29	115 Halsey Ln	House, 1910 (WM Heritage Area Survey)	The Augustus Busnell Halsey House is a large cross-gable Dutch Colonial Revival-style house, constructed for Augustus B. Halsey in 1911. It is depicted on the 1916 Belcher-Hyde map as the home of A.T. Hand. The house is sided and roofed with wood shingles and has a wrap-around porch supported by round columns. Extensive renovations have been made to the house in last thirty-five years. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008
WMHD-30	99 Halsey Ln	"House, possibly ca. 1820" (FEL 2008); Hildreth House, identified at 559 Halsey Lane (GAI 2000)	Stylistically the house appears to be a Late Federal/early Greek Revival-style house, however, the structure is actually a 1950s or 1960s replica of an early house. Like its neighbor, 661 Halsey Lane, it is a two-story three-bay dwelling with a dentilled cornice and an entry porch supported by Ionic pilasters. The structure has unusual modern details such as the off-center gable dormer. Although not an early house, it may nevertheless be considered historically significant as an example of mid-20th century Colonial Revival architecture that attentively replicates the local vernacular while including original modern details. (This property is potentially landmark eligible under Town Criterion C).	SHPO Database (S/NR-eligible); LIPA Survey; Façade Easements List 2008; GAI Survey (WA-18)

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-31	661 Halsey Ln	House, ca. 1800 (restored) (WM Heritage Area Survey)' "Theodore and Thomas Halsey House; This resource is potentially eligible for individual listing in the NR. Built in 1832, this house exemplifies the then-current Georgian and/or Federal-style architectural features" (GAI 2000).	The Theodore Halsey House, is a two-story three-bay house constructed in a transitional Late Federal/Early Greek Revival style. The structure has a transom over the doorway, an entry porch supported by Ionic columns, and twelve-over-twelve-light double-hung sash windows. Constructed in 1832, the building is a replacement of a 1744 building on the site that was lost in a fire. The house remained in the Halsey family until the early 20th century or later. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-17); Façade Easements List 2008
WMHD-32	615 Montauk Hwy	House, ca. 1910. Current use Siena Spirituality Center (WM Heritage Area Survey); "Villa Maria/ Lombard/Ayres House; This resource is potentially eligible for individual listing in the NR" (GAI 2000).	The Villa Maria Convent, is located on a large parcel of land on the east side of Mill Creek and the south side of Montauk Highway. The former Villa Maria convent was constructed as a Queen Anne-style house in 1887 by Josiah Lombard and Marshall Ayres. It was sold to Edward L. Keyes in 1895, and again to Edward P. Morse in 1909. Under Morse's ownership, it was renovated with a new Beaux Arts-style cement and stone front. The property was purchased by the Order of the Sisters of Saint Dominic in 1931, at which time the structure was converted for use as a boarding school and, later, a retirement home for members of the Order. In 1992, the complex was renamed the Siena Spirituality Center and a new structure was added to the property for use as an arts and crafts center. The Sisters of Saint Dominic sold the property in 2005, and it is now a private residence (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-13); Façade Easements List 2008; Comprehensive Plan Update 1999
WMHD-33	15 Little Cobb Rd	House, ca. 1920 (WM Heritage Area Survey); "T.R. Ball House" (This resource is identified by GAI Survey as "Mill Creek, West Side," "This resource is potentially eligible for individual listing in the NR" (GAI 2000)	This structure was part of the T. R. Ball Estate in the first decades of the 20th century. Ball was a principal in the Best & Co. department store in New York City. The structure is a Shingle/Colonial Revival-style house with a 'saltbox' form, gable dormers, a wrap-around porch, and brick chimneys. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-14); Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-34	10 Little Cobb Rd	House, ca. 1900 (WM Heritage Area Survey); (May correspond to GAI-surveyed resource on "Mill Creek, West Side: Lucien Oudin House)	Also part of the T. R. Ball Estate in the early 20th century, this is a large Queen Anne-style dwelling with multiple gables, dormers, and multi-light windows; it is clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; May correspond to GAI Survey (WA-15); Façade Easements List 2008
WMHD-35	4 Little Cobb Rd (Aka 425 Cobb Rd)	House, ca. 1910 (WM Heritage Area Survey); (May correspond to GAI-surveyed resource on "Mill Creek, West Side: Anchel H. Ball House)	This structure is also located on land that was once part of the T. R. Ball Estate in the early 20th century. The structure is not clearly shown on the 1916 Belcher-Hyde map, despite its apparent Queen Anne style. However, it does clearly appear on a 1955 aerial map. The structure is a two-story cross-gable dwelling with hip-roofed porches and multiple additions. The shingle-clad structure has multiple half-round and Queen Anne-style multi-light windows. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; May correspond to GAI Survey (WA-16); Façade Easements List 2008
WMHD-36	1 Little Cobb Rd	House, ca. 1917 (WM Heritage Area Survey); Likely corresponds to property identified as 328 Cobb Road: House, ca. 1912 (WM Heritage Area Survey); "T.R. Ball Water Tower; This resource is potentially eligible for individual listing in the NR" (GAI 2000). Also listed as "T.R. Ball House and Water Tower" (GAI 2000).	Built ca. 1910, the house at 1 Little Cobb Road was originally part of the Theodore Conrow Estate. It is a large Craftsman-style structure with overhanging eaves and exposed rafter ends, clad in wood shingles. Also on the 1 Little Cobb Road property is a shingle-clad water tower that resembles the body of a windmill; and a garage or carriage barn designed in a similar style to that of the house. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; GAI Survey (WA-5 and WA-20); Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-37	396 Cobb Rd	House, ca. 1900 (WM Heritage Area Survey)	Also formerly a part of the Theodore Conrow Estate, 396 Cobb Road is a Craftsman/Tudor Revival-style dwelling, with jetties, a round-arch gable window, and brick chimneys. It was built ca. 1910. (This property is potentially landmark eligible under Town Criteria A and C).	SHPO Database (S/NR-eligible); LIPA Survey; WM Heritage Area Survey; Façade Easements List 2008
WMHD-38	356 Cobb Rd.	House, ca. 1915 (WM Heritage Area Survey)	356 Cobb Road is a two-story cross-gable house with two-over-two-light window sash and a decorative fanlight gable window. The front-gable section has slightly kicked eaves. The integrity appears somewhat compromised by the addition of an enclosed porch and other small alterations. (This property is potentially landmark eligible under Town Criteria A and C).	WM Heritage Area Survey; Façade Easements List 2008
WMHD-39	326 Cobb Rd.	House, ca. 1910 (WM Heritage Area Survey)	At 326 Cobb Road there appears to be an octagonal wood-frame tower, similar in form to a windmill, and apparently used as a residence. The structure is clad in wood shingles and surmounted by a parapet; it has windows with multi-light sash and a pedimented Neoclassical entry porch. A large house exhibiting elements of the Neoclassical and Colonial Revival styles is also located on the property. More research would be necessary to assess the history and historic function of this structure. (This property is potentially landmark eligible under Town Criteria A and C).	WM Heritage Area Survey; Façade Easements List 2008
WMHD-40	366 Cobb Rd. (Mecox Ln.)	House, ca. 1914 (WM Heritage Area Survey)	Available views of 366 Cobb Road are somewhat distant, however, this waterfront structure appears to be a single-story Arts & Crafts-style house with hip-roofed dormers, clad in wood shingles. Its windows contain six-over-one-light double-hung sash. This house was purportedly designed by Grosvenor Atterbury ca. 1900 for Lucien Oudin, Jr., a New York City attorney and patron of the arts. (This property is potentially landmark eligible under Town Criteria A, C, and D).	WM Heritage Area Survey; Façade Easements List 2008
WMHD-41	45 Mecox Ln.	House, ca. 1910 (WM Heritage Area Survey)	Although visibility of the structures on this property is limited, 45 Mecox Lane includes a windmill and two-and-half-story cross-gable residence, likely dating to the turn of the century. The residence features a Palladian window on its visible gable. (This property is potentially landmark eligible under Town Criteria A and C).	WM Heritage Area Survey; Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-42	29 Mecox Ln.	House, 1890 (WM Heritage Area Survey)	A gambrel-roofed wood-shingle-clad house exhibiting elements of the Colonial Revival and Queen Anne style is located at 29 Mecox Lane. The structure is only partly visible in available views. Its windows include sixteen-over-one-light double hung sash and other decorative Queen Anne windows. The house features a Neoclassical porch and decorative gable treatment. (This property is potentially landmark eligible under Town Criteria A and C).	WM Heritage Area Survey; Façade Easements List 2008
WMHD-43	9 Little Cobb Rd.	House, ca. 1896, renovated (WM Heritage Area Survey)	Minimal views of 9 Little Cobb Road are available, however, the estate appears to include Arts & Crafts-style gatehouse and house. The house features a hipped roof, a cupola, and gable and hipped roof dormers. It retains a brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).	WM Heritage Area Survey; Façade Easements List 2008
WMHD-44	511 Cobb Rd		This triangular open space on the western outskirts of downtown Water Mill is known as Settler's Field. A pedestrian sidewalk runs along the green parallel to Montauk Highway. Beside it, a monument, consisting of a bronze plaque set within a boulder, bears the following inscription: "Settler's Field. Preserved by Town of Southampton and Residents of Water Mill. Dedicated June 2006." This land formerly belonged to the Foster Family but was never developed. It was purchased with Town preservation funds and private donations. (This property is potentially landmark eligible under Town Criteria A and E).	
WMHD-45	21 Old Country Rd	House, ca. 1850 (WM Heritage Area Survey); "House, ca. 1840" (FEL 2008).	A five-bay two-story wood-frame house with six-over-six-light windows, 21 Old Country Road features a front doorway flanked by sidelights. Two brick end chimneys do not appear original. It is depicted on the 1858 Chace and 1873 Beers maps as the home of Mrs. Goodale and on the 1916 Belcher Hyde map as the home of Fred B. William Foster. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); WM Heritage Area Survey; Façade Easements List 2008
WMHD-46	49 Old Country Rd	House, ca. 1900 (WM Heritage Area Survey); House, ca. 1830" (FEL 2008). This property is alternately identified as 48 Old Country Road.	Although this residence is marked with a sign indicating an address at 48 Old Country Road, maps suggest that it is located at 49 Old Country Road. This single-story three-bay vernacular house was likely constructed in the second quarter of the 19th century. The structure has six-over-six-light windows and a small ell. The house is depicted on the 1916 Belcher-Hyde map as the estate of Jonathan Leeds. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); WM Heritage Area Survey; Façade Easements List 2008

Table 16-1 (cont'd)
Potential Water Mill Historic District

ID	Address	Name/Description from Previous Report	Name/Description from AKRF Survey	Previous Survey
WMHD-47	16 Old Country Rd.	House, ca. 1920 (WM Heritage Area Survey)	16 Old Country Road, likely constructed in the late 19th century, features a front-gable roof, and two-over-two-light windows. It is sided in patterned wood shingles. The dwelling has a shed-roofed addition. (This property is potentially landmark eligible under Town Criteria A and C).	WM Heritage Area Survey; Façade Easements List 2008

Table 16-2
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-01	825 North Sea Mecox Rd	"Ca. 1890" (FEL 2008).	825 North Sea Mecox Road is an unusual cross-gable structure with a hip-on-gable roof. It evokes a Swiss chalet with its overhanging eaves and long eaves brackets. The house appears to be depicted on the 1916 Belcher-Hyde map as part of the estate of R.G. Stubbs. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (State/National Register Eligible); Façade Easements List 2008
WM-02	1 Bowers Ln	"Ca. 1830" (FEL 2008).	1 Bowers Lane is a single-story three-bay vernacular farmhouse with a form somewhat unusual for the area. The house has a brick chimney rising from the roof ridge. It is clad in wood shingles and has six-over-six-light windows. It also has an off-center gable dormer, which was probably an addition made during the second half of the 19th century. It is depicted on the 1873 Beers map as the home of W. W. Wilkinson and on the 1916 Belcher-Hyde map as the home of Mrs. Stanton. The house may date to ca. 1830. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (State/National Register Eligible); Façade Easements List 2008
WM-03	364 Montauk Hwy.	House, ca. 1890s (WM Heritage Area Survey)	364 Montauk Highway is a two-story cross-gable farmhouse, likely late 19th century. It has projecting bay windows, porches supported by turned posts, and Queen Anne-style windows. It is clad in wood shingles and has a brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).	WM Heritage Area Survey; Façade Easements List 2008
WM-04	371 Montauk Hwy	House, ca. 1900 (WM Heritage Area Survey); "White Fences B & B. This resource is potentially eligible for individual listing in the NR" (GAI 2000).	While visibility is somewhat limited of this former dwelling, now a bed & breakfast, the structure appears to be a two-story structure possibly dating to the 19 th century. It has a brick chimney, is clad in wood shingles, and has two-over-two-light windows. It may be depicted on the 1916 Belcher-Hyde map as one of several buildings on the property of Fred Benedict. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); WM Heritage Area Survey; GAI Survey (WA-34); Façade Easements List 2008

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-05	357 Montauk Hwy	House, ca. 1900. (WM Heritage Area Survey); Identified by LIPA Survey and FEL as 355 Montauk Highway; S. Foster House, ca. 1880" (FEL 2008).	The S. Foster House at 357 Montauk Highway (possibly with an alternate address at 355 Montauk Highway) is a cross-gable shingle-clad Queen Anne-style house which may have slightly earlier roots. It has both six-over-six and two-over-two-light windows and a wrap-around porch with decorative brackets. Depicted on the 1858 Chace map as an unnamed structure in the vicinity of other properties owned by the Foster family; on the 1873 Beers map it is shown as the Foster Hotel and on the 1916 Belcher-Hyde map as the home of S. Foster. According to local historians, the structure consists of two buildings moved to the site. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); WM Heritage Area Survey; Façade Easements List 2008
WM-06	312 Montauk Hwy	House, ca. 1790 (WM Heritage Area Survey); "House, ca. 1820" (FEL 2008).	312 Montauk Highway is a two-story three-bay Federal-style house clad in wood shingles with a brick chimney. The swan's neck door treatment is likely a Colonial Revival-style addition. The house is depicted on the 1916 Belcher Hyde map as the home of Fred Benedict. It may have historically been associated with the Foster family. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); WM Heritage Area Survey; Façade Easements List 2008
WM-07	84 Montauk Hwy	House, ca. 1900 (WM Heritage Area Survey); "Foster/MacLane House; This resource is potentially eligible for individual listing in the NR" (GAI 2000); Foster McLane House, ca. 1804" (FEL 2008).	A 'half-Cape' Federal-style house with door transom, 84 Montauk Highway is clad in wood shingles. The structure has two-over-two-light double-hung window sash and a shed-roofed wing, both likely late 19 th century modifications. The roof is clad in asphalt shingles. Built in 1804, the house was occupied by members of the Foster Family for most of its existence and is still owned by members of that family. This house was designated a Town Landmark in 2013.	LIPA Survey (WM-44); SHPO Database (S/NR-Eligible); WM Heritage Area Survey; GAI Survey (WA-49) ; Façade Easements List 2008
WM-08	231 Cobb Rd		A two-story vernacular house, this building may date to the late 18th or early 19th century. The side-gable roof is clad in wood shingles and two brick chimneys rise from near the center of its ridge. The front entry, while partly obscured within a later entry porch, appears to be surmounted with a transom. The windows throughout the wood shingle-clad structure contain two-over-two-light sash. This house was reportedly a Halsey house. (This property is potentially landmark eligible under Town Criteria A and C).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-09	4 Pierson Ct		This unusual complex appears to date from the early 20th century and includes a series of barns that were originally associated with the Pierson Dairy Farm and a small frame building that may be a residence. The possible residence is clad in wood shingles and is dominated by a three-story hip-roofed tower. The barns are single-story structures with jerkinhead roofs, with high buttressed concrete foundations and wood-shingle clad frame exteriors. The small residence with a tower (left) is believed to have originally been a water tower. A plaque mounted on a stone on the property reads: "This conservation easement established by Charleton and Nancy Halsey with the Help of the Peconic Land Trust in Memory of William H. Pierson, 2011." (This property is potentially landmark eligible under Town Criteria A and C).	
WM-10	919 Cobb Rd W	"Halsey House; This resource is potentially eligible for individual listing in the NR" (GAI 2000).	A two-story cross-gable farmhouse with patterned shingles and a wrap-around porch decorated with brackets, the house has two-over-two-light windows. Two brick chimneys rise from the roof ridge. A projecting bay window is located on the side wing. A small addition has been appended to the wing. The house appears to date to ca. 1880, however, it does not appear to be shown on this location on the 1916 Belcher-Hyde map. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (WA-3)
WM-11	89 Cobb Rd	Identified as the Squires House at 80 Cobb Road (GAI 2000)	A shingle-clad cross-gable structure with gable ornamentation, two-over-two-light windows, and a wrap-around porch with turned posts, the structure is depicted on the 1916 map without a name. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (WA-4)
WM-12	780 Wickapogue Rd		This three-bay side-gable house may be a local vernacular interpretation of the Italianate style, or may be a slightly earlier house updated with Italianate trim. The house has decorative brackets along the kicked eaves and a round-arch window decorating the gable. Six-over-six-light sash occupy the windows throughout the house. A Neoclassical entry porch appears to be an early 20th century addition. The house is clad in wood shingles. Mrs. E. Sayre is listed as the owner of the property on the 1916 map but no structures are shown. (This property is potentially landmark eligible under Town Criteria A and C).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-13	Wickapogue Rd	"Flying Point Cemetery; This cemetery contains headstones dating from the early and mid 1700s, some of which feature a death's head or an angel motif carved in New England of sandstone or slate" (GAI 2000).	Flying Point Cemetery also known as Wickapogue Cemetery, contains approximately 241 stones ranging in date from 1732 through the 20th century. Markers of slate, marble, granite and brownstone are in generally good condition. A relatively recent fence runs along the perimeter of the cemetery. (This property is potentially landmark eligible under Town Criteria A, C, and E).	SH Cemetery Survey; GAI Survey (WA-1) ; Comprehensive Plan Update 1999
WM-14	495 Flying Point Rd		A two-story five-bay vernacular house likely dating to the mid-19th century, this wood shingle-clad structure features a central entryway with three-quarter sidelights. Windows throughout the house contain six-over-Six-light sash. The roof appears to retain wood shingles, though a series of small skylights has been added to the front roof slope. A Colonial Revival style entry porch is appended to the front façade. Captain T. Sayre is listed as the owner on the 1873 map. The 1902 and 1916 maps listed the owner as M. H. Sayre. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-15	850 David Whites Lane	1860 shingled farmhouse and accessory	A simple front-gable Queen Anne-style house clad in wood shingles, 850 David Whites Lane has a brick chimney, six-over-six-light windows, and a front porch supported by turned spindles. Buildings appear in this vicinity on the 1916 map with the name Austin. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-16	142 Blank Ln	"House & Barn (ca. 1940)/ ca. 1915	The house at 142 Blank Lane is a simple single-story late Queen Anne-style farmhouse, probably constructed ca. 1915. The house is part of a large farm containing many barns. Four potato barns are located on the property. They are banked concrete structures with shingle-clad gables and brick chimneys. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-17	50 Upper Seven Ponds Rd	Barn	This structure is a large concrete potato barn with buttresses along each elevation and vents along the roof ridge. It has a brick chimney at one end and a small window in the gable. The barn is a fine example of its function type, which is significant for its association with local agricultural history. It was built in 1946 for Julian Zabrowski. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-18	1027 Deerfield Rd	"Marran House; This resource is potentially eligible for individual listing in the NR. This is a vernacular farm house built in the late 1800s or early 1900s" (GAI 2000).	1027 Deerfield Road is a ca. 1870 cross-gable farmhouse in an excellent state of preservation. The two-story shingle-clad structure features canted arch gable windows, a wrap-around porch with decorative brackets, and a projecting bay window. The windows throughout the house contain two-over-two-light double-hung sash. The structure is shown with the name 'Sullivan Cook' on the 1850 Halsey map; Sullivan Cook was the great grandson of Ellis Cook, one of the original settlers of Southampton. The property is labeled 'W.D. Halsey' and 'S. Cook' on the 1858 Chace map. It is shown with the name M. Mavin or Marin on the 1873 Beers map. The 1902 and 1916 Belcher-Hyde maps list F. L. Marran as the occupant. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (WA-43)
WM-19	824 Deerfield Rd	"House, ca. 1890" (FEL 2008).	This Stick-style cross-gable farmhouse has gable ornamentation, chamfered corners, and porches. While some of the windows have been replaced, the house is otherwise in good condition. Probably constructed ca. 1890, and owned early in the century by one W. Collins, the house and large farm were first rented (later purchased) by the Zaluski family in 1914, and have remained the family's farm. The Zaluskis are one of many local families with Polish origins. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-20	794 Head of the Pond Rd		The potato barn on this property is a fine example of its function type, featuring concrete retaining walls and foundation banked into a hillside. The front-gable façade features a large doorway surmounted by a rectangular vent aperture. Vents are located along the roof ridge and a single brick chimney rises from the center of the roof. The gable is clad in wood shingles. (This property is potentially landmark eligible under Town Criteria A and C).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-21	636 Deerfield Rd	"House, ca. 1880" (FEL 2008).	This front-gable two-story farmhouse with half-round gable window is depicted on the 1916 Belcher-Hyde map as the home of E. Costello. The structure is clad in wood clapboard and has six-over-six-light windows and a corbelled brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-22	513 Deerfield Rd	"Major James White House; This resource is potentially eligible for individual listing in the NR" (GAI 2000); This address is also identified by GAI as "Foster House: This resource is potentially eligible for individual listing in the NR" (GAI 2000); "Halsey House, ca. 1840" (FEL 2008).	This front-gable Greek Revival-style farmhouse with triangular gable window and side ell is clad in wood shingles. It has been in the Halsey family since its ca. 1840 construction, and is still part of a working farm. A potato barn is also located on the property at 513 Deerfield Road. An earlier 18th century farmhouse which once stood on the same property, was recently moved and now stands a on a neighboring parcel with an address at 351 Deerfield Road. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); GAI Survey (WA-36 and WA-44); Façade Easements List 2008
WM-23	576 Head Of The Pond Rd	"Squires House; This resource is potentially eligible for individual listing in the NR" (GAI 2000); Identified by LIPA and FEL as 564 Head of Pond Road.	The S.W. Squires House, at 576 Head of Pond Road (the address may be alternately listed at 564 Head of Pond Road) is a two-story five-bay house exhibiting elements of the Italianate style, with round-arch gable windows. Six-over-six-light windows are located across the façade. The wood clapboard-clad house has a stone foundation. The date 1874 is posted above the doorway, however, the house appears to be depicted on the 1858 Chace map as well as the 1916 Belcher-Hyde map as the home of S. W. Squires. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); GAI Survey (WA-39); Façade Easements List 2008
WM-24	42 Water Mill Towd Rd	"House (unknown)" (FEL 2008). Barns on property identified in FEL as being located at 480 Head of Pond Road.	This property includes a very small single-story structure clad in vertical boards with a brick chimney and six-over-six-light windows. This structure may be a small dwelling or farm labor house; however, its construction date is not known. Also on the property are a large number of barns, associated with the Corwith Farm. At least two potato barns stand on the property in addition to other agricultural buildings. The property appears to have been owned by the Foster family in the 19th century and by the Corwiths for much of the 20th century. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey (WM-19); SHPO Database (S/NR-Eligible); Façade Easements List 2008

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-25	500 Head of the Pond Rd	"Gideon Halsey/ Foster House: This resource is potentially eligible for individual listing in the NR. This house, built in the 1700s, is exemplary of the <i>Architecture Theme</i> . The barn on this property is one of the few outbuildings predating the Civil War that is still standing in Southampton" (GAI 2000); "House, 1775" (FEL 2008).	Said to have been built in 1775 for Gideon Halsey, and subsequently owned by generations of the Foster family, this two-story five-bay vernacular house has a central brick chimney, and is clad in wood shingles. The windows on the upper story contain six-over-six-light sash while the windows on the first story contain two-over-two-light sash. A small flanking wing may date to the late 19 th century. The asphalt roof cladding and front door represent 20 th century replacements, however, overall, the house retains excellent historic integrity. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); GAI Survey (WA-37); Façade Easements List 2008.
WM-26	24 Water Mill Towd Rd	"Dickie Corwith House, ca. 1890" (FEL 2008).	This Queen Anne-style cross-gable shingle-clad farmhouse was probably built for the Foster Family in the late 19th century. It has long been owned by the Corwiths, who still farm surrounding land. The house features a wrap-around porch on the ground story, an upper-story porch, and decorative gable windows; it appears to retain most of its original window sash. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-27	459 Head of the Pond Rd	"Jennings-Rose House; This resource is potentially eligible for individual listing in the NR. This house is exemplary of the Greek Revival style architecture constructed from 1830-1870 in Southampton (1850)" (GAI 2000); "Jennings-Rose House, ca. 1840-1850" (FEL 2008).	The Jennings-Rose House at 459 Head of Pond Road is a front-gable Greek Revival-style farmhouse with a pedimented gable, triangular gable window, pilasters, and a brick chimney. It is clad in wood shingles and retains six-over-six-light windows. Possibly built for Charles Beach Corwith ca. 1840, the structure was owned by Charles Rose in the early 20th century. The house has a hip-roofed entry porch and single-story wing. It retains excellent historic integrity. Also located on the property is a large shingle-clad wood-frame barn with a cupola. The latter was constructed ca. 1900 and contributes to the property's historic character. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); GAI Survey (WA-38); Façade Easements List 2008

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-28	351 Deerfield Rd	"Halsey House/ Whitecap Farm" (FEL 2008).	The Halsey House, an 18th century early Federal style house, was part of the Halsey's Whitecap Farm and was recently moved to lot neighboring its original. The two-story five-bay house, with central brick chimney and twelve-over-twelve-light windows, is in excellent condition, but for its change in setting. An addition was appended on the north after the move. The property is owned by Adam Halsey of Whitecap Farm. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-29	231 Deerfield Rd	"Melvin P. Halsey House, 1859; renovated ca. 1880" (FEL 2008). FEL identifies this property as 234 Deerfield Road.	This house was reportedly built in 1859 on Deerfield Road, and was moved and renovated later in the 19th century in the Queen Anne style. The house has a cross-gable roof, Queen Anne-style gable windows, and chamfered corners with decorative treatment. Possibly depicted on the 1873 Beers map as the home of C. Rogers. In the early 20th century, it was owned by Melvin P. Halsey. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-30	187 Deerfield Rd	"Farm house, 1876" (FEL 2008).	A two-story Gothic Revival-style farmhouse with a front gable roof and pointed-arch gable window, the date '1876' is posted above the door. The house is depicted on the 1916 Belcher-Hyde map as the home of C.B. Corwith. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-31	945 North Sea Mecox Road	1915 Auto Garage	Carl Zeh's Auto & Truck Repair was built ca. 1915. It is an early example of an auto repair garage, constructed of concrete with fifteen-light fixed sash windows and a small vented cupola on the top of the roof ridge. An early sign survives, attached to the roof. Two garage doors are modern but probably occupy original garage doorways. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-32	322 Rose Hill Rd	"Rosemary Lodge; NR. This was designed in 1884 by architect Frederick Stickney of Lowell, MA. It is an example of the Shingle Style of the late 1800" (GAI 2000).	Rosemary Lodge is listed on the State and National Registers of Historic Places. It was constructed in 1884; additions in keeping with the character of the house were added later. The Shingle-style structure was designed by Frederick W. Stickney. It was moved to its present site in 1985. (This property is potentially landmark eligible under Town Criteria A, C, and D).	Town GIS (S/NR-Listed); GAI Survey (WA-23)

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-33	386 Rose Hill Rd	"Corwith-Jennings House; This resource is potentially eligible for individual listing in the NR. This home was designed by Southampton architect Walter Brady around 1900" (GAI 2000).	Known as the Corwith-Jennings House, 386 Rose Hill Road was built ca. 1900, designed by local architect Walter Brady. It originally stood in the approximate location of the Market Square businesses in Water Mill. It appears to combine elements of the Craftsman, Queen Anne, and Colonial Revival styles. The shingle-clad structure has a side-gable gambrel roof, that sweeps out on the front elevation to incorporate an integral porch. A bulky octagonal tower rises through the overhanging porch roof. A hip-roofed gable dormer is located beside the tower. Multi-light windows of various designs and eaves brackets evoke the Queen Anne style. It was moved to its Montauk Highway location in 1975. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (WA-29)
WM-34	978 Montauk Hwy	"Halsey House / 1780 Antiques; This resource is potentially eligible for individual listing in the NR. Built around 1800, this house exemplifies the then-current Georgian and/or Federal-style architectural features (GAI 2000); "1780 House/ Rose House" (FEL 2008).	Located just outside of the Water Mill village center, this two-story five-bay house was reportedly constructed in 1780. It is depicted on the 1858 Chace and 1873 Beers maps as the home of H. Rose and on the 1916 Belcher-Hyde map as the home of Fred Rose. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); GAI Survey (WA-33); Façade Easements List 2008
WM-35	36 Nowedonah Ave	"Tennis Club, ca. 1950" (FEL 2008).	In an effort to provide more opportunities for community recreation, Water Mill residents cooperated to establish a Tennis Club and Little League baseball field in 1952. In this year, this building was donated by C. Edwin Dimon, and was moved to the property as a 'tennis' building. It remains in that use today and also serves as a small meeting house for the community. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-36	50 Station Rd	Water Mill train station, 1903. Current use restaurant (WM Heritage Area Survey); "This resource is potentially eligible for individual listing in the NR. Completed in 1903, this station exemplifies the typical design of its time" (GAI 2000).	This Italian villa-style brick station was constructed as the Water Mill depot for the Long Island Railroad in 1903. The Water Mill depot was closed in 1933, but trains continued to stop there until 1950. The station building was in several commercial uses from the mid-1960s on; most recently it has served as the Station Restaurant. Within the last three years, several new wood-frame structures, larger than the station, have been built to the immediate east and west of the station; the complex appears to be still under construction. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Water Mill Heritage Area Survey; GAI Survey (WA-10); Façade Easements List 2008; Comprehensive Plan Update 1999
WM-37	265 Mill Pond Ln	Identified by FEL as 365-267 Mill Pond Lane "Magee House, 1885" (FEL 2008). Queen Anne-style house, moved twice (LIPA Survey).	An ornate Queen Anne-style house with a turret, 265 Mill Pond Lane has a cross-gable roof with decorative gable ornamentation, and wood shutters. The house, clad in wood shingles, was built in 1885 on Deerfield Road. As was common practice in the area, the house was moved to Montauk Highway in 1900. Under threat of development was moved again, roughly 200 yards, to its current location on Mill Pond Lane. The one-over-one-light window sash are likely not original, however, overall, the historic fabric and appearance of the house appears largely intact. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey (WM-31); SHPO Database (S/NR-Eligible)
WM-38	336 Head Of The Pond Rd	"Farm house, ca. 1900" (FEL 2008).	An unusual cross-gable gambrel-roofed farmhouse, 336 Head of the Pond Road appears to have a slate roof, and is sided in clapboard. The house has six-over-one-light windows. It is depicted on the 1916 Belcher Hyde map as the home of W. Benedict. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-39	81 Lower Seven Ponds Rd	Resource identified as 8 Lower Seven Ponds Road in GAI Survey may refer to 78 Lower Seven Ponds Road ("Hildreth House; This resource is potentially eligible for individual listing in the NR" [GAI 2000]); "House, ca. 1720" (FEL 2008).	This 'half-Cape' vernacular house with brick chimney and six-over-six-light windows, was reportedly built in the early 18th century, and moved to the site from Head of Pond Road in the late 18th century. The house is depicted on the 1916 Belcher-Hyde map as one of several houses on the W. Benedict property. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); (Possibly GAI Survey [WA-41]); Façade Easements List 2008

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-40	85 Seven Ponds Rd	"House, ca. 1840" (FEL 2008)	A side-gable three-bay Greek Revival style dwelling, 85 Seven Ponds Road has six-over-six-light windows on the first story and six-light windows on the upper story. The house is depicted on the 1858 Chace map as an unnamed structure, possibly part of the nearby H. Hildreth property, on the 1873 Beers map as the home of W. Sayre, and on the 1916 Belcher Hyde map as the home of Anton Huguel. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-41	18 Seven Ponds Rd	"D. Halsey House, ca. 1870" (FEL 2008).	18 Seven Ponds Road is a Picturesque/Gothic Revival-style farmhouse with steeply pitched roof, round-arch gable window, and two-over-two-light windows. The house is depicted on the 1916 Belcher Hyde map as the home of D. Halsey. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-42	6 Flying Point Rd		This ca. 1870 two-story front-gable house features kicked eaves and a paired round-arch gable window. It is clad in patterned wood shingles; a brick chimney rises from its roof ridge. The off-center entry is accessed via a flat-roofed porch supported by chamfered posts. The windows throughout the structure contain six-over-six light sash. The residence is associated with L. C. Dimon the 1873 map. The owner on the 1916 map is Chas. Dimon. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-43	14 Flying Point Rd	"Dimon House, ca. 1885" (FEL 2008).	This cross-gable structure combines elements of the Queen Anne and Gothic Revival styles. The roof has kicked eaves; and the house is clad in patterned wood shingles. It is depicted on the 1858 Chace map as the "Dimon" house, on the 1873 Beers map as the home of L.C. Dimon, and on the 1916 Belcher-Hyde map as the home of C.G. Dimon. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-44	8 Upper Seven Ponds Rd	"House & several barns, ca. 1830" (FEL 2008).	This house appears to be a vernacular interpretation of the Greek Revival style. The single-story five-bay house is clad in wood shingles. The central doorway has a toplight and is flanked by pilasters and surmounted by a half-round window. The property also appears to contain several early wood-frame barns behind the house. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-45	109 Upper Seven Ponds Rd	"House, ca. 1820" (FEL 2008).	Apparently a vernacular structure, possibly dating to the early 19th century. The single-story house is clad in wood clapboards and has a brick chimney and six-over-six-light windows. It appears to be depicted on the 1858 Chace and 1873 Beers maps as the homes of A. Glisdale and N. Hildreth, respectively, and depicted on the 1916 Belcher-Hyde map as the home of C. Filander. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible) Façade Easements List 2008
WM-46	198 Upper Seven Ponds Rd	"House, ca. 1840" (FEL 2008).	A Greek Revival-style house, clad in wood shingles, with corner pilasters, sidelights around the doorway, and six-over-six-light windows and eyebrow windows. An ornamented wrap-around porch was likely a late 19th century addition. The house appears to be depicted on the 1858 Chace map as the home of D. Phillips and on the 1873 Beers and 1916 Belcher-Hyde maps as the homes of Captain J. Rogers and T.A. Kella, respectively. (This property is potentially landmark eligible under Town Criteria A and C).	LIPA Survey; SHPO Database (S/NR-Eligible); Façade Easements List 2008
WM-47	471 Flying Point Road	Ca. 1930 house	The apparently abandoned house at 471 Flying Point Road appears potentially mid-19th century, although tax records identify its construction date as ca. 1930. The five-bay two-story structure is clad in wood shingles, has a pedimented entry porch, and six-over-one-light double-hung sash windows. (This property is potentially landmark eligible under Town Criteria A and C).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-48	703 Flying Point Road	Burnett-Jennings House; This resource is potentially eligible for individual listing in the NR (GAI 2000)	There are two residential structures that (according to tax records) share an address at 703 Flying Point Road. One (left) is a two-story cross-gable house clad in wood shingles, this structure likely dates to the 1870s or 1880s. It was identified in a previous survey as the Burnett-Jennings House. It has pointed-arch windows lighting both of its gables. A porch wraps around the first story. The windows contain two-over-two-light sash. A series of additions has been made to the rear but does not detract substantially from the integrity of the house. Another house on the property (right) sometimes attributed to 691 Flying Point Road, is only partially visible, but appears to be a two-story side-gable structure with six-over-six-light windows; the rear section has a brick chimney and Neoclassical porch. A hip-roofed porch has been added to the front façade. These may be structures shown on the property of Mrs. J. Rogers or L.D. Burnett on the 1916 map. The buildings are not clearly shown on the 1873 map, though a structure owned by D. Burnett is shown near this location. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (WA-2)
WM-49	745 North Sea Mecox Road	1830; Estate (Town-provided comments)	The house at 745 North Sea Mecox Road is apparently a Greek Revival-style residence, though tax records identify construction date as ca. 1900. The roof cladding has been changed and the door surround appears altered. A property with two structures appears in this location on the 1916 map with the name Patrick Malone, though the precise locations of the structures appears to differ slightly from the current house. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-50	6 Cobb Isle Road	Wm. H. Pierson House, 1890 (Town-provided comments)	Based on available views, the core of the house appears to be a Greek Revival-style residence, which received a large addition and extensive changes, including alterations in fenestration and wrap-around porch, in the late 19 th century. As a late 19 th century construct associated with William H. Pierson, a prominent local dairy farmer, the house appears to qualify for inclusion. A house appears in this approximate location on the 1873 map with the name E.M. Pierson and on the 1916 map with the name W.H. Pierson. (This property is potentially landmark eligible under Town Criteria A, C, and E).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-51	21 Cobb Isle Road	Cuddihy, 1910 (Town-provided comments)	This house, likely dating to the 1910s or 20s, appears to exhibit elements of the Shingle and Tudor-Revival styles, featuring a complex and dominating roof clad in wood shingles, paired and ribbon windows with multi-light sash, and a brick chimney. Multiple single-story components with parapets and a gable-roofed entry porch may be later additions. Further research would be necessary to confirm that this house retains sufficient integrity to qualify for landmarking. The building is not clearly shown on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-52	320 Cobb Road	Ball Estate II Carriage House, 1910 (Town-provided comments)	This structure has been identified as a ca. 1910 carriage house associated with the "Ball Estate II." It is not clear whether this building served as a carriage house, caretaker's cottage, or as a residence. If this was an ancillary structure on a larger estate that is no longer extant it may not retain sufficient integrity to qualify as a potential landmark. However, as an early 20 th century residence, the structure appears to possess architectural integrity, retaining original form, dormers, and windows. Additional research would be necessary to confirm its landmark eligibility. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-53	186 Crescent Ave	Halsey, 1740	Based on information provided by the Town, this structure is an early vernacular house associated with the Halsey family, possibly dating as early as the mid-18 th century. It is a two-story four-bay residence appears to retain its original form and fenestration. It has been altered with modern siding and roof cladding as well as a small wing addition and a change in chimney placement. It is not shown on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-54	1072 Deerfield Road	1920; "Sullivan-Strong House; This resource is potentially eligible for individual listing in the NR. This is a vernacular farm house built in the late 1800s or early 1900s" (GAI 2000).	This ca. 1920 two-story house with central tower, known as the Sullivan-Strong House, is clad in wood shingles and features a side-gable roof and wrap-around porch supported by Neoclassical columns. It cannot be determined from available views if the structure retains its original window sash or door. Additional research should be conducted to confirm the significance and integrity of the structure. (This property is potentially landmark eligible under Town Criterion C).	GAI Survey (WA-42)

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-55	500 Flying Point Road	1925; 1925 House; Stucco "The Back Bay." (Town-provided comments)	The original index notes more research needed to evaluate this structure, which is only distantly visible from available vantage points. The photo provided, which also affords a somewhat distant view, suggests that this is a ca. 1920s estate house with shallow overhanging hipped roofs. The stucco finish of the house may be original, evoking a Spanish mission style. The chimneys, also stucco-parged, appear consistent with this style. The fenestration cannot be seen clearly enough to assess whether it is original. No building appears in this location on the 1916 map. Additional research should be conducted to confirm the significance and integrity of the structure. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-56	615 Flying Point Road	1870	This structure is largely obscured by dense hedges and other vegetation; only the upper portions can be seen. Reportedly dating to 1870, this large wood shingle-clad residence appears to have multiple gables and a three-story tower with pyramidal roof. The structure cannot be seen clearly enough to discern whether it retains original fenestration or whether all portions of the house date to its original construction period. It appears to retain its original cladding, chimneys, and form. Additional research would be necessary to confirm the integrity of the structure. The house appears to be on the property of Mrs. J. Rogers on the 1916 map. A house is also shown in this approximate location on the 1873 Beers map with the name D. Burnett. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-57	564 Head of the Pond Road	1930, accessory barn should be listed also (Town-provided comments)	This Colonial Revival-style structure likely dates to the second quarter of the 20 th century. Although it lacks distinction architecturally, it is typical of the Colonial Revival style, with its gambrel roof, shed-roofed wall dormers, six-over-one-light windows and entry porches. The accessory barn can be noted as requiring additional consideration. (This property is potentially landmark eligible under Town Criterion C).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-58	9 Holly Lane	1929 (Town-provided comments)	Based on available views, this structure appears to be a 1920s Neoclassical-style mansion positioned at the end of an allee of mature trees. The two-story five-bay façade is dominated by a central monumental pedimented portico; gable dormers are located along the side-gable roof. Additional research should be conducted. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-59	175 Mohawk Lane	Dr. Theodore Gaunt, 1929; (Town-provided comments)	While views of this structure are limited, it appears to be a two-story Colonial Revival-style house with a cross-gable roof, brick chimneys, and a Neoclassical porch. It has double-hung windows (the sash cannot be seen clearly) and Palladian windows. It has been associated with Dr. Theodore Gaunt. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-60	965 North Sea Mecox Road	1810 (Town-provided comments)	Reportedly dating to the early 19 th century, this two-story five-bay vernacular house has a central entry and windows containing six-over-six-light double-hung sash. A front porch supported by turned posts appears to be a turn-of-the-century addition. The roof cladding and front door appear to be replaced and chimney appears removed, however, the house appears to retain sufficient integrity as an early vernacular house. It appears to be shown on the property of John Darby on the 1916 map. It is not clear if the structure appears on the 1873 map. Additional research on the history of the house is warranted. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-61	217 Rose Hill Road	1925 (Town-provided comments)	A two-story brick Colonial Revival-style mansion reported to date to ca. 1925, this structure appears to retain original fenestration, details, and materials. It has a five-bay façade with a central entry with Colonial Revival-style enframing, oval lights, and keystones. Windows contain six-over-six-light sash. Additional research on the history of the property would be warranted for further evaluation. (This property is potentially landmark eligible under Town Criteria A and C).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-62	254 Rose Hill Road	Peter Blake, architect 1954+; Pin Wheel House by Peter Blake, ca. 1954 with 1980s or 1990s addition (Town-provided comments)	A mid-20 th century modern house with a boxlike form and extensive use of glass, this residence was designed by architect Peter Blake and is known as the Pin Wheel House. While additional research would be needed to confirm that the house possesses integrity, it appears to qualify for potential landmark designation based on its architecture and association with a well-known architect. (This property is potentially landmark eligible under Town Criteria A, C, and D).	
WM-63	201 Upper Seven Ponds Road	1930	A Craftsman-style bungalow dating to the first half of the 20 th century, this house appears to retain excellent integrity, including its original porch, windows, and detailing. It has a side-gable roof, a brick chimney, and a pedimented entry porch with paired columns. (This property is potentially landmark eligible under Town Criterion C).	
WM-64	39 Holly Lane		This large two-story wood-frame house, built ca. 1920 according to tax records, has a hipped roof with dormers and brick chimneys. Its symmetrical façade features a two-story entry porch with Ionic columns, a large doorway with enframement, a dentilled cornice, and multi-light wood sash windows. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-65	428 Rose Hill Road	("House")	The Tudor Revival-style house at 428 Rose Hill Road was constructed ca. 1928 and features the steeply-pitched gables and faux half-timbering emblematic of the style. The doorway is flanked by sidelights, windows throughout the house (some paired) contain multi-light double-hung wood sash; and the façade is parged in stucco. A garage of a similar style, apparently the same vintage as the house, is also on the property. (This property is potentially landmark eligible under Town Criteria A and C).	GAI WA-31

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-66	70 Halsey Lane		Views of the house at 70 Halsey Lane, which is purported to date to ca. 1900, are very limited. The residence appears to be a two-story wood-frame gambrel-roofed structure with multiple dormers, porches, and projecting bay windows. It is clad in wood shingles. Tax photos show only small portions of the building in detail, but suggest that modern alterations have been made to the structure. How extensive these alterations have been is not clear from the limited views available. An outbuilding (which may also date to the early 20 th century) appears to have been extensively altered with large modern glass doors and does not appear to retain historic integrity. A structure does appear in this location on the 1916 map with the name Robert Stewart. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-67	593 Flying Point Road		Based on limited available views, 593 Flying Point Road appears to date to the late 19 th or early 20 th century. Tax records date the building to ca. 1924, while another source has supplied the date 1860 for the structure. The one-and-a-half-story cross-gable structure may have been built in at least two main phases. It also appears to have undergone some relatively modern alterations, including the addition of a projecting bay window, a dormer, and modern shutters. The siding material is not clearly visible. While the historic integrity of this structure may be compromised, better views of the building would enable a more conclusive assessment of both its history and integrity. A structure owned by Levy Burnett appears in this location on the 1916 map. A building in this vicinity owned by D. Burnett is shown on the 1873 map, but it cannot be confirmed that the building corresponds. (This property is potentially landmark eligible under Town Criteria A and C).	
WM-68	177 Upper Seven Ponds Road		This two-story front-gable residence appears to date to the second half of the 19 th century, though tax records assign it a date of ca. 1925. The building has two-over-one and six-over-one double-hung sash windows and a hip-roofed front entry porch. It has a cornice with returns, and a projecting bay window on the side elevation. This may be the W. Benedict house depicted on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).	

Table 16-2 (cont'd)
Potential Water Mill Multiple Resource District

ID	Address	Name/Description from Previous Survey	Name/Description from AKRF Survey	Previous Survey
WM-69	228 Head of the Pond Road		A two-story wood-frame Prairie-style house with a “four-square” form, this early 20 th century residence has a square plan, a pyramidal roof, a hip-roofed dormer, and a hip-roofed front porch. The siding appears to be original, however, views are too distant to determine whether the window sash are original or replaced. (This property is potentially landmark eligible under Town Criteria A and C).	

Table 16-3
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
336 Montauk Hwy.	House, ca. 1920 (WM Heritage Area Survey)	Gambrel roofed residence with segmental arch windows and multiple additions	Appears to lack historic integrity	WM Heritage Area Survey; Façade Easements List 2008
94 Halsey Ln.	House, ca. 1900 (WM Heritage Area Survey)	Wood shingle-clad house with wing, likely ca. 1900. The two-bay residence has been altered with a three-bay addition and an apparently more recent entry porch.	It does not appear to retain sufficient integrity, however, future research may occasion a reevaluation of the structure.	WM Heritage Area Survey; Façade Easements List 2008
83 Halsey Ln.	House, part of house ca. 1744 (WM Heritage Area Survey)	A single-story vernacular house clad in wood shingles, this house is largely obscured by vegetation, thus an adequate evaluation cannot be made until better access to the structure is gained. Reportedly the core of this house dates to the mid 18 th century, however, limited views suggest that the structure has been extensively altered with the addition of shed-roofed wall dormers and changes in fenestration.	Available views/photos insufficient to assess significance and integrity. If future research sheds new light on the significance and integrity of the house, reevaluation may be merited.	WM Heritage Area Survey; Façade Easements List 2008
44 Nowedonah Ave.	House, ca. 1900 (WM Heritage Area Survey)	Three-bay side-gable house with overhanging porch, large gable dormer	Integrity appears compromised; Roof cladding, door, and some windows replaced	WM Heritage Area Survey; Façade Easements List 2008
800 Montauk Hwy.	House, ca. 1850 on commercial car repair site (WM Heritage Area Survey)	One-and-a-half-story front-gable house clad in wood shingles; a newer porch has been added to the first story of the front facade	Integrity compromised; additional research and visual inspection would be necessary to determine significance/integrity	WM Heritage Area Survey; Façade Easements List 2008

502 Cobb Rd.	House, ca. 1918 (WM Heritage Area Survey)	The structure appears to date to ca. 1918, with a jerkinhead roof, dormers, corbeled chimneys, and multi-light windows. The structure reportedly originally served as a carriage house for the Ball Estate. It appears to have been converted to a residence and has been altered with a modern shed-roofed entry porch. The changes accompanying the residential conversion appear to have compromised the integrity of the structure. Further, as an accessory building no longer associated with larger estate, it appears to have lost its context.	The structure appears to lack sufficient integrity and more research would be needed to complete evaluation. However, if future research indicates that a grouping of former components of the Ball Estate exist that forms a resource with sufficient integrity to qualify for landmarking, a reevaluation may be warranted.	WM Heritage Area Survey; Façade Easements List 2008
446 Cobb Rd.	House, ca. 1900 (WM Heritage Area Survey)	Available views are distant making it difficult to adequately evaluate the architectural significance and integrity of the structure. The building may have been constructed as an estate house ca. 1900, but the enclosed porches topped with parapets are likely a later addition and, if so, would detract from the visual character and integrity of the structure.	The property appears to lack historic integrity. If future research suggests that the structure does retain sufficient integrity it should be reevaluated.	WM Heritage Area Survey; Façade Easements List 2008
56 Mecox Rd.	House, ca. 1939 (WM Heritage Area Survey)	Small Colonial Revival-style dwelling, likely second quarter of the 20th century	Appears to lack sufficient significance and integrity	WM Heritage Area Survey; Façade Easements List 2008
296 Cobb Rd.	Buildings 1901, ca. 1930 (WM Heritage Area Survey)		Unable to locate tax photo	WM Heritage Area Survey; Façade Easements List 2008
360 Cobb Rd. (Mecox Ln.)	House, ca. 1914 (WM Heritage Area Survey)	Single-story Colonial Revival-style house	Appears to lack significance and integrity	WM Heritage Area Survey; Façade Easements List 2008

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
59 Mecox Ln.	House, ca. 1920 (WM Heritage Area Survey)	Highly modified two-story wood-frame dwelling.	The building appears to lack historic integrity.	WM Heritage Area Survey; Façade Easements List 2008
21 Mecox Ln.	House, ca. 1900 (WM Heritage Area Survey)	Single-story shingle-clad house with cross gable and cupola	The building appears to lack historic integrity; more research would be necessary to assess significance/integrity	WM Heritage Area Survey; Façade Easements List 2008
Montauk Highway	Suffolk Hunt Club / Mecox Hotel		Unable to locate tax photo	GAI Survey (WA-28)
411 Rose Hill Road	R. Stewart House	Large gambrel-roofed residence, may date to the 1920s, however, further research would be necessary to assess history and integrity	Further research necessary to assess significance/integrity	GAI Survey (WA-30)
169 Old Mill Road (169 Upper Seven Ponds Road)	Benedict House (GAI); 1840+ (Town-provided comments)	The core of this structure may date as early as the second quarter of the 19 th century; however, based on available views, extensive alterations, including changes in fenestration and the addition of visually obtrusive wings, appear to have resulted in a loss of historic integrity.	The building appears to lack sufficient historic integrity. If future research or physical investigation indicates otherwise, it should be reevaluated.	GAI Survey (WA-35)
Old Mill Road	Old Water Mill School		Demolished	GAI Survey (WA-40)
1640 Montauk Hwy	"Corrigan's/ Brown's Service Station, 1920s" (FEL 2008). "Corrigan's Garage, ca. 1929" (HHAR).	Single-story garage structure	Appears to lack sufficient significance and integrity.	Façade Easements List 2008; Hayground Heritage Area Report (Resource #1)
1616 Montauk Hwy	"site of blacksmith, 1750 and circus grounds" (FEL 2008).		Lacks integrity as a historic resource, but may be archaeologically sensitive	Façade Easements List 2008

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
171 Hayground Road	"site of Hay Ground Windmill, 1801 or 1809; moved to East Hampton, 1950" (FEL 2008).		Lacks integrity as a historic resource, but may be archaeologically sensitive	Façade Easements List 2008; Hayground Heritage Area Report (Resource #2)
103 Hayground Road	"Hound Hill Design, 1900" (FEL 2008); "Havens House ca. 1929" (HHAR).	Two structures appear to be located on the property: a single-story gambrel-roofed house and a foursquare house with a hipped roof. Integrity of each appears somewhat compromised.	Appears to lack distinction and integrity	Façade Easements List 2008; Hayground Heritage Area Report (Resource #3)
12 Hayground Road	"house" (FEL 2008); "Halsey-Kehl House, ca. 1825; As Greene and Spanburgh's research shows, John Kehl, Sr., a German-born gardener, acquired this early 19th century saltbox in 1885. It appears to have belonged originally to Thomas Halsey, who owned most of the triangle formed by Hayground and Mecox Roads and Montauk Highway. The house, at the southernmost point, has a square-columned entrance porch with shed roof and shingle coursing typical of its construction period. Over time, John Kehl Sr. and Isabella's household numbered as many as nine, which may account for the later addition to the building" (HHAR).		Available views of structure are limited; integrity appears compromised; further research would be necessary to assess significance and integrity of structure	Façade Easements List 2008
266 Hayground Road	"house" (FEL 2008).		Unable to locate tax photo	Façade Easements List 2008
365 Hayground Road	"house" (FEL 2008).		Unable to locate tax photo; This house was probably 356 Hayground Road, demolished in 2008	Façade Easements List 2008

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
113 Strongs Lane	"Strong House, ca. 1790;" three-bay two-story house with additions (HHAR).	Although a portion of the house may date as early as the late 18 th century, the house no longer appears legible as an early vernacular house. Extensive additions appear to have been made in the mid- to late 20 th century as well as in the late 19 th century. Extensive changes in fenestration contribute to the overall change in character of the house from available views.	The alterations appear to result in a loss of sufficient integrity. If additional research and/or physical evaluation suggests that the significance and integrity of the house do qualify the structure for landmarking, it should be reevaluated	Hayground Hamlet Heritage Area Report (Resource #6)
95 Strongs Lane	"Strong House, ca. 1939;" A Colonial Revival-style house significant for its association with Monroe Strong, "The Count," 1906-1984 (HHAR).	Two-story Colonial Revival-style house; appears to date to the second quarter of the 20th century	Appears to lack distinction	Hayground Hamlet Heritage Area Report (Resource #7)
406 Hayground Road/ 2 Strongs Lane	"Strong House, ca. 1920; originally George C. and Alive V. Strong; George C. was "owner of the hanger" (HHAR).	Although partially obscured from view by a thick hedge, this appears to be a ca. 1920 Colonial Revival-style house with a shed-roofed wall dormer, a central brick chimney, and asphalt shingle roofing.	Based on limited views, the house appears to lack sufficient historic significance and integrity; if further research or improved views yield information to the contrary, it should be reevaluated.	Hayground Hamlet Heritage Area Report (Resource #8)
210 Hayground Road	Hampton Airfield Site; "George C. Strong's red hanger... Hay Ground's landing strip has been physically erased and the corrugated metal hanger, now faded and no longer housing aircraft, cannot be linked to anything like dropping the atomic bomb. Yet it constitutes a singular aspect of the area's past. ... The core of his garage has been converted into The Car Doctor, at 610 Scuttlehole Road..." (HHAR).		Level of integrity unknown; Unable to locate tax photo	Hayground Hamlet Heritage Area Report (Resource #9)
377 Hayground Road	Cook House, ca. 1929; "Rather a small structure, it has a single story whose flat roof supports a balcony porch added to the elevation facing Hayground Road (HHAR).		Appears to lack distinction; integrity compromised	Hayground Hamlet Heritage Area Report (Resource #11)

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
285 Hayground Road	"Strong House, ca. 1800; This gable-front shingled house evidently belonged to Charles Strong [Hyde 1916]. The lot appears unoccupied on the 1873 Beers map, though, which shows no property owners between A. Cook and the Montauk Highway" (HHAR). "house" (FEL 2008); 1790 (Town-provided comments).	Single-story front-gable wood-frame house appears to date to the first half of the 20th century; more recent alterations appear to include shed-roofed dormers and addition.	House appears to lack sufficient historic integrity; If this is a ca. 1790 house it appears to be so highly altered that it cannot be clearly interpreted as an earlier house. Additional research would be required to advance this house a potential landmark	Hayground Hamlet Heritage Area Report (Resource #11); Façade Easements List 2008
239 Hayground Road	Strong-Topping House, Ca. 1910 "An unadorned one and one-half story building which might be attributed to the early 20th century, it could also have been part of Charles Strong's property and used for tenant farmers. In the 1890s it may have belonged to the Toppings. "one and one-half-story house" (FEL 2008); 1910 (Town-provided comments).	A small single-story hip-roofed residence with a hip-roofed dormer and enclosed porch.	House appears to lack sufficient historic integrity; altered front porch, roof cladding, etc.	Hayground Hamlet Heritage Area Report (Resource #13); Façade Easements List 2008
393 Cooks Lane	"Cook House, ca. 1690; 1850 marks the first Sketches from Local History map reference to this property as Rogers Cook on Wooleys Lane [before it became Cooks] immediately off Noyack Path, and it belonged to Cooks thereafter. The present site has a principal structure in the same vein as many Hayground farmhouses and includes several outbuildings" (HHAR)	A two-story three-bay residence with a side-gable roof and wood shingle siding. Changes have been made to windows, porch, roof cladding, and chimney placement.	The house appears to lack historic sufficient integrity. If future research or physical evaluation indicates otherwise, it should be reevaluated.	Hayground Hamlet Heritage Area Report (Resource #14)

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
90 Wild Goose Lane	"Rose-Hand House Wing, ca. 1804; This 2-story shingle-sheathed farmhouse presents a variation on Hay Ground building moving: it once comprised part of another farmhouse only a couple of potato fields away at 119 Newlight Lane. Regardless of whether it dates from the Cook-Rose 1804 construction, until long before 1976 it formed the building's southeast corner" (HHAR).	A wood-shingle-clad two-story side-gable house with a brick end chimney, this house is purported to have an early construction date: ca. 1804. The house appears to be extensively altered with additions of bays, changes to fenestration, and removal of the original chimney.	Although a portion of the house may date to the 19th century, as indicated in the comments, the house no longer appears legible as an early vernacular house. While partly obscured by vegetation, the house appears altered with structural additions and changes in fenestration. If future research and/or physical evaluation indicates that the significance and integrity of the house do qualify the structure for landmarking, it should be reevaluated	Hayground Heritage Area Report (Resource #28).

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
1458 Montauk Highway	Halsey-Rogers House, ca. 1810; A shingle-clad residence with front porch and attic dormers, this likely belonged initially to one of the Halsey family branches. The 1800 Sketches from Local History map identifies the property as Robert Halsey's (HHAR).		Appears to date to the turn of the century rather than ca. 1810; appears to lack sufficient integrity	Hayground Heritage Area Report (Resource #34).
1361 Montauk Highway	"Shinnecock Site; A Town plaque marks the site where archaeological evidence indicates the existence of a Shinnecock Indian Nation settlement conceivably one thousand years ago..." (HHAR).		Lacks integrity as a historic resource, but may be archaeologically sensitive	Hayground Heritage Area Report (Resource #46)
1 Cove Point	Duck Farm Site, ca. 1910; The Mecox Duck Farm was the easternmost production center in the East End's thriving duck industry for over 60 years... In 1949 the farm raised about five thousand ducks... Now the site is occupied by condominiums..." (HHAR)		Lacks integrity as a historic resource	Hayground Heritage Area Report (Resource #47)
38 Scuttlehole Road	"House, ca. 1938; ...Taken together its stylistic elements could be considered Craftsman" (HHAR).	Although the early 20 th century bungalow retains its form, integral porch with Neoclassical columns, gable dormer and brick chimney, the windows and doors appear to have been replaced and detract from the visual character of the structure.	Bungalow appears to lack sufficient historic integrity. If additional research suggests that the integrity of the house is sufficient for inclusion, the structure should be reevaluated	Hayground Heritage Area Report (Resource #49)
325 Scuttlehole Road	"House, ca. 1950; As if inspired by an older neighbor, this imitation carries on the 2-story 3-bay shingle tradition..." (HHAR).		Appears to lack significance	Hayground Heritage Area Report (Resource #52)
94 Mecox Road	"Two-story, three-bay, Federal-style house" (LIPA Survey).		This building was included in earlier versions of this survey. It was since demolished; a reproduction resembling the original now stands in its place.	SHPO Database (State/National Register Eligible); LIPA Survey; Façade Easements List 2008

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
102 Halsey Lane	House, ca. 1900 (WM Heritage Area Survey)		102 Halsey Lane was a two-story side-gable residence built ca. 1900 and was included in earlier versions of this survey. It was demolished in 2011.	WM Heritage Area Survey; Façade Easements List 2008
1251 Flying Point Road	Water Mill Beach Club; 1930 (Town-provided comments)		Available views are limited; Further research required to assess significance/integrity	
18 Horsemill Ln	White house, SW corner (Town-provided comments)	A rectangular-plan gambrel-roofed house with dormers, the structure is too obscured by vegetation to be evaluated; it appears to a gambrel-roofed structure with multiple gable dormers. Additional research, including a more thorough evaluation of the exterior, should be undertaken in the future to evaluate the property's potential landmark eligibility.	More research/ improved views required to assess significance	
1241 Deerfield Road	Nursery Office (Town-provided comments)	Large front-gable wood-shingle-clad barn structure	More information needed to assess significance/integrity	
Bay Lane	Mecox Yacht Club (Town-provided comments)	Small wood shingle-clad vernacular structure, probably dates to the first half of the 20th century	More information needed to assess significance/integrity	

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
4 Bay Lane	1915 (Town-provided comments)	The structure cannot be viewed clearly enough to fully evaluate its historic significance; however, based on limited views, it appears to be large barn with a cupola and gambrel roof. It likely dates to the early 20 th century, but appears to have been converted to a non-agricultural purpose (possibly residential); additions and skylights appear to have severely compromised the integrity of the structure.	The structure does not appear to retain sufficient historic integrity to be considered landmark eligible; however, if additional research suggests a different conclusion, the structure should be reevaluated.	
117 Narod Blvd	1920 (Town-provided comments)	This ca. 1920 residence, partly obscured by hedges, retains six-over-one-light windows and wood shingle cladding, but appears to have been altered more recently with an attached garage and a more recent front door.	The structure does not appear to retain sufficient historic integrity. If future research indicates that the integrity of this structure is sufficient to qualify it for landmarking, it should be reevaluated.	
137 Narod Blvd		This structure may date to the 19 th century but its historic integrity has been severely compromised with mid- to late 20 th century alterations including changes in window size and placement, replacement of the front door, addition of a modern entry porch, addition of an attached garage, and addition of modern shutters and roof cladding.	The structure does not appear to retain sufficient historic integrity. If future research indicates that the integrity of this structure is sufficient, it should be reevaluated.	

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
142 Cobb Road	1930 (Town-provided comments)	Reportedly dating to ca. 1930, this two-story residential structure is partially obscured from view by foliage, precluding the adequate evaluation of its architectural significance and historic integrity until improved visual access is gained. It appears to be a Colonial Revival-style structure clad in wood shingles with a pedimented entry porch and a large rear addition.	While the structure is not considered unworthy of consideration as a landmark, it cannot be seen sufficiently at present to recommend it as a potential landmark.	
212 Cobb Road	1920 (Town-provided comments)	This single-story gambrel-roofed structure appears to be an early 20 th century carriage barn or garage that has been more recently converted to another purpose, likely residential. The use of wood shingles to create decorative diamond shapes and an arch, still intact on the gable end, is an interesting intact feature.	The integrity of the structure appears too severely compromised by extensive and visually dominating changes to the fenestration and recladding of the prominent roof. If future research suggests that the significance and integrity of the structure qualify it for further consideration as a potential landmark, it should be reevaluated.	
220 Cobb Road	1920 (Town-provided comments)	This structure appears to be a ca. 1920 carriage house or garage, clad in wood shingles, with a cross-gable gambrel roof topped with a cupola.	As an accessory building that is the apparent sole remnant of a larger estate and as building altered with apparently modern garage doors, the structure does not appear to retain sufficient historic integrity. If future research suggests that the significance and integrity of the structure do qualify it for further consideration as a potential landmark, it should be reevaluated.	

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
122 Head of the Pond Road	1900 (Town-provided comments)	This two-story wood shingle-clad residence was reportedly constructed ca. 1900.	The building cannot be seen clearly enough in the field, tax photos, or the Town-provided photo to adequately evaluate its landmark eligibility. It should be reevaluated upon gaining improved visual access.	
1040 Head of the Pond Road	1890 (Town-provided comments)	The structure at 1040 Head of Pond Road is said to date to 1890. It is a simple front-gable structure with six-over-six-light windows and wood shingle cladding. While only limited views of the structure are currently available, the architecture does not appear consistent with a late 19 th century date. The structure may have been altered at a later date.	Based on limited views, the building does not appear to possess significance. Additional research and physical evaluation should be conducted to evaluate the significance and integrity of the structure.	
1051 Head of the Pond Road	Converted Barn, 1890 (Town-provided comments)	A former barn, constructed ca. 1890, 1051 Head of the Pond Road was more recently converted for residential purposes.	The structure does not appear to possess sufficient historic integrity.	
90 Jule Pond Drive	1930 (Town-provided comments)	A 20 th century high-style structure with Neoclassical porch and a series of dormers. A current real estate listing shows that the house is several times larger than the portion visible in a Town-provided photograph and is noted as having been constructed in 1994.	Structure may be modern. If a portion of the structure has an earlier date, future research may warrant reevaluation.	
1910 Montauk Highway	1900 (Town-provided comments)	A two-story ca. 1900 residence clad in wood shingles.	The structure appears to have lost integrity as a result of a number of alterations including replacement of doors and windows.	
925 North Sea Mecox Road	1935 (Town-provided comments)	An simple early 20 th century vernacular farmhouse clad in wood shingles with six-over-one-light window sash.	This structure appears to have been altered with a front addition which changes the overall appearance of the structure.	

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
80 Noyac Path	Four Square, 1935 (Town-provided comments)	Views of this "four-square" form house, constructed ca. 1935, are partially obscured. The house appears to retain its core form, dormer, chimney, porch, and some of the original windows. However, it appears altered with an addition, replaced roof cladding, and some window replacements.	The building does not appear to retain sufficient historic integrity.	
32 Rosewood Court	Relocated Parsonage, 1857+ (Town-provided comments)	Reportedly a relocated parsonage built ca. 1857, the house as in its current configuration exhibits attributes common of the last decade of the 19 th century. One section may be a more recent addition built to resemble the late 19 th century style, and while some of the windows appear original, others appear to have been replaced.	The house does not appear to retain sufficient integrity; however, if future research indicates otherwise, it should be reevaluated.	
64 Upper Seven Ponds Road	1935 (Town-provided comments)	A ca. 1935 Colonial Revival-style residence, this two-story three-bay house appears to have been altered with replacement windows and replacement cladding and siding.	The house does not appear to retain sufficient integrity. If future research indicates otherwise, it should be reevaluated.	
64 Upper Seven Ponds Road (2)	Chicken Coop (Town-provided comments)	A chicken coop built in the first half of the 20 th century and apparently converted as a garage or storage space, the building is noteworthy as a remnant of the area's agricultural history, but does not appear to retain sufficient integrity to qualify for landmarking: it is an apparent fragment of a larger farmstead.	The chicken coop does not appear to retain sufficient integrity. If future research indicates otherwise, it should be reevaluated.	

Table 16-3 (cont'd)
Other Previously Surveyed Properties in Water Mill

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
14 Water Mill Towd Road	1924 (Town-provided comments)	A ca. 1924 Craftsman-style cottage, this structure retains its form and wood shingle cladding, but appears to have been altered with the apparent enclosure of the front porch and introduction of one-over-one-light modern windows.	The house does not appear to retain sufficient integrity. If future research indicates otherwise, it should be reevaluated.	
48 Crescent Ave	1925 (Town-provided comments)	A Dutch Colonial Revival residence with a gambrel roof clad in wood shingles and built ca. 1925, this structure appears to have been extensively altered within the last 20 years. Tax records suggest alterations took place in 2004. They appear to include a garage and a concrete block chimney.	The house does not appear to retain sufficient historic integrity.	
49 Holly Lane	1920 (Town-provided comments)	Accessible views of this structure are limited and tax photos show only a small portion of the house. Tax records indicate its construction date as ca. 1920. It appears to be a hipped-roof structure with dormers, brick chimneys, multi-light wood-sash windows, an ell, and an attached garage.	Available views are not sufficient to allow for a recommendation that this resource be advanced as a potential landmark; however, if better views are available and/or new information comes to light in the future that merits further consideration of this building, it should be reevaluated at that time.	
10 Schwenks Road	1900 (Town-provided comments)	Views of this structure in tax records and provided in Town comments are limited to a single side elevation of the residence, however, based on those limited views, the ca. 1900 structure is a single-story side-gable residence sided in wood shingles, with a brick chimney, several window types, and several small shed-roofed additions.	Based on limited views, the structure does not appear to retain sufficient historic integrity. If improved access/views of the structure result in a conclusion that the structure may possess significance and integrity, the building should be reevaluated.	