

BAYBERRY LAND

Rest and Refuge in Southampton



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Located on Sebonac Neck, Bayberry Land is a small portion of the Shinnecock Hills on Long Island's South Fork. In 1911 wealthy New Yorkers created the National Golf Links of America. In 1916 Charles H. Sabin and his bride, Pauline Morton Smith Sabin, decided to build a country home, to be named "Bayberry Land" after the low shrub covering.

The Manor and outbuildings were designed by the elite New York firm of Cross & Cross, and landscaped by the prominent architect Marian Coffin. Bayberry Land lasted as a country residence for 23 years, serving as venue for members of America's social and political elite to refresh themselves in the country air.

The International Brotherhood of Electrical Workers Local No.3 purchased Bayberry Land in 1949 to serve as a convalescent home for electrical workers. Motivated by the growing emphasis on education in the American labor movement, the IBEW added an Educational Center for workers in 1957 and a summer camp for children in 1971.

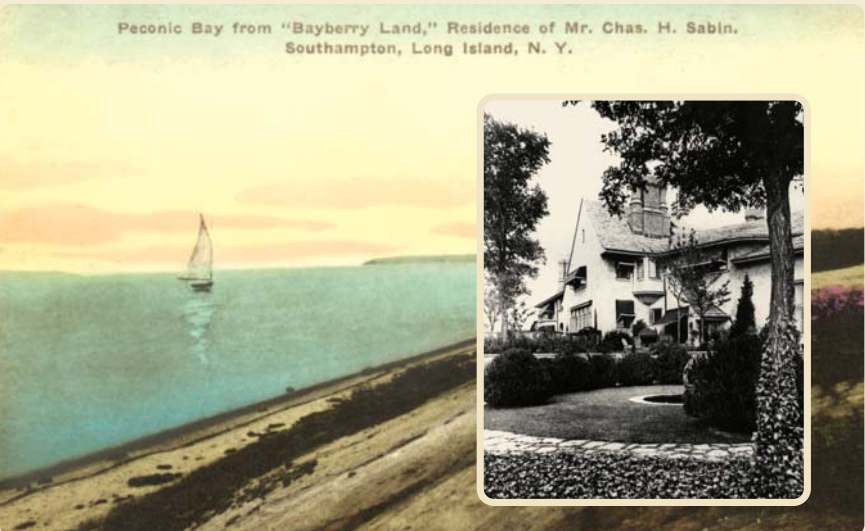
In 2001, the IBEW sold Bayberry Land to Michael C. Pascucci of Sebonac Neck Holdings, LLC, to be developed into an 18-hole golf course. With a keen sense of responsibility to the current environmental concerns about water quality and open space, Pascucci has pledged that the course will be built and maintained in an organic manner.

MANOR DESIGN AND CONSTRUCTION

The Charles Sabins hired the elite New York architectural firm of Cross & Cross to design Bayberry Land's buildings and widely acclaimed landscape architect Marian C. Coffin to design the grounds. Their 314-acre country estate eventually included eight buildings: the manor house, the main garage with chauffeur's apartment, a gate house, the caretaker's cottage, a greenhouse, the hunting lodge, a stable, and a two-car garage with pump house.

Cross & Cross designed the buildings in a style meant to emulate an English country manor in the Arts and Crafts style, described as an example of English Country or Modern Picturesque. The manor roof, of imported Welsh slate, was hipped and gabled, sweeping down to the first floor over the porches at both the east and west ends of the house. It had nine red brick 'pot' chimneys in five different styles. The interior of the Manor House, Georgian in style, included 28 rooms, 11 baths, and 11 bedrooms.

Peconic Bay from "Bayberry Land," Residence of Mr. Chas. H. Sabin.
Southampton, Long Island, N. Y.



(Postcard) The Albertype Company, Brooklyn NY; (Inset photo) Courtesy of The Winterthur Library Archives



NORTH ELEVATION

LIFE AT BAYBERRY LAND

The Sabins' house was completed in 1919, and to celebrate they held a housewarming dinner and dance on Friday, July 11, which held the attention of the whole summer colony (*Southampton Press*). The house attracted national attention since it was featured in important architectural journals, including *Architectural Review* and *Arts & Decoration*. The 1918 *Southampton Press* lists Bayberry Land as the property with the highest tax bill: "A newcomer this year, and owner, is Charles H. Sabin, president of the Guaranty Trust company, whose Bayberry Land in the hills near the national Golf Club is among the show places of Southampton. It leads the assessments at \$160,000."



The Sabins continued to entertain often and lavishly at Bayberry Land for the next fourteen years. Their illustrious guest list included their contemporaries in New York's Blue Book society, important men and women of the Southampton summer colony, and many political luminaries including senators, congressmen and judges. Mrs. Sabin, who was very active in national and local political affairs, used the house as a staging ground for her lobbying efforts. *The Southampton Press* reported that she entertained 400 fellow Republicans in July of 1920.

The Sabins and their many guests could participate in a variety of sporting and leisure activities. Mr. Sabin had a private drive connecting the Manor with the National Golf Links. Other sports included hunting, polo, and walking over Bayberry Land's extensive grounds. Closer to the Manor, the great lawn itself provided level ground for croquet, and there were tennis courts on its eastern edge. The stairway down to the beach ended at a long dock for swimming and boating. For the less vigorous, porches and gardens provided shady spots for guests to relax with a book or conversation.

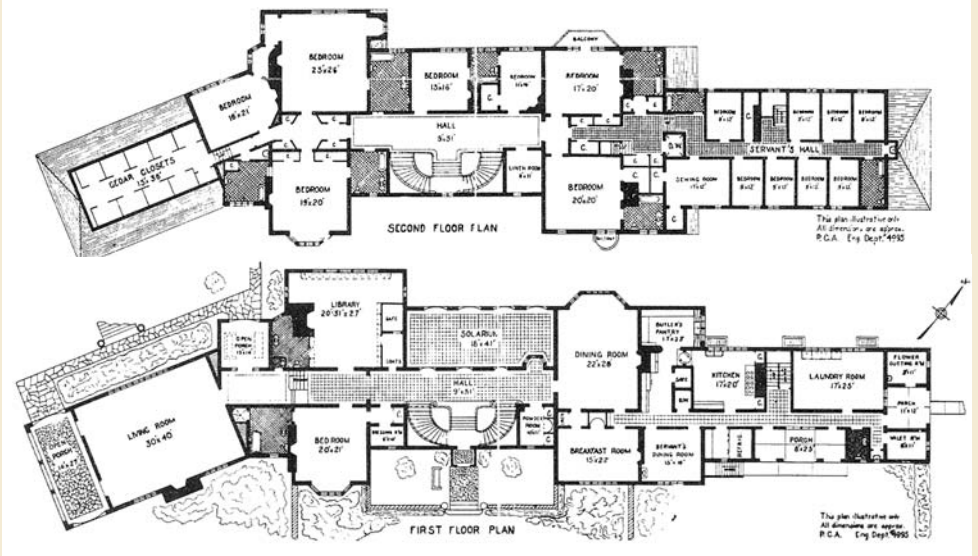
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(Top) **Charles H. Sabin** (From the Collection of the New-York Historical Society, Pach Brothers Portrait Collection); Portrait of **Pauline Sabin** by Philip Lazlo (Courtesy of Pauline Smith Willis). (Above) **Bayberry Land Manor** (Photo courtesy of The Winterthur Library Archives). (Left margin: top to bottom) **The Main Gate** (Photo by Marylou Stewart); **The Gatehouse**, 2-stories with a gabled roof, was located immediately to the left of the front gate. It was demolished prior to 1980 (Photo courtesy of C. Gray Sickles). The **Caretaker's Cottage**, as well as the stable, the 2-car garage and the greenhouse plus large vegetable gardens were located on the east side of the estate drive, approximately half way between the entrance gate and the manor house. The 2-story Caretaker's cottage, with gabled roof and prominent central chimney, has a one-story wing connecting it to the greenhouse. The style is reminiscent of a Tudor cottage (Photo by Marylou Stewart). The 2-story **Hunting Lodge** (originally the butler's residence) was designed in a T-plan, but a one-story living room wing was added on the south side (Photo by Marylou Stewart). The massive "Modern Picturesque" **Garage** originally spanned the driveway with a 6-car garage on the east side and a 3-bedroom apartment on the west (Photo by Marylou Stewart). The **formal entrance** to the manor house was through an archway in the center of the carriage house and down the hill. A service drive passed to the east of the carriage house and provided access to the service entrance to the manor house (Photo by Marylou Stewart).



(Interiors: Left to right) **Bayberry Land Living Room** ("The Estate of Charles H. Sabin Southampton," *Town & Country*, 1919); **Main Staircase** (Photo by Marylou Stewart); **Manor Library** (Photo by Marylou Stewart).



(Floor plans: Top to bottom) **Second Floor:** the curving double staircases met at the landing above the main entrance, and from that point a single staircase continued to the second level. From the top of the stairs, the master suite was to the left. A paneled door separated this private space from the rest of the second floor. Within the suite were three bedrooms, an expansive closet hall with ten specialty closets, and three bathrooms. The newest bathroom was originally a private porch. Directly across from the staircase were two bedrooms sharing a connected bathroom. To the right were two more guest bedrooms, each with a private bathroom and a balcony. Beyond these rooms was a doorway to the servants' quarters, which contained an additional eight bedrooms, a sewing room, and two more bathrooms. **First Floor:** the main entrance is centered on the front facade and opens into the main hall. Visitors entered under the double curved staircases facing Great Peconic Bay. To the right were the dining and breakfast rooms, beyond which was the service wing. To the left was the library and the living room. Also to the left was a guest bedroom at the front of the house. All of the principle rooms (living, dining and library), as well as the main hall, faced Great Peconic Bay.

LANDSCAPE DESIGN



Sundial Garden (Courtesy of The Winterthur Library Archives)

Marian Cruger Coffin worked closely with the architect, John Walter Cross, to design the buildings and grounds as a set piece. Coffin surrounded the Manor with a great lawn and four distinct gardens: the Italianate garden, the rose garden, the tritoma walk, and the sundial garden. She adapted the natural contours of the site by re-grading and using retaining walls and terracing to place the gardens in proper relation to the axes of the Manor. Coffin brought in truckloads of topsoil, stripped from a farm bought exclusively for that purpose, to enrich the existing soil. She also brought in mature trees for planting.

On the bay side of the house, Coffin laid out the great lawn enclosed by waist-high walls. The great lawn provided an unbroken line of sight to the bay from within the house.

Coffin designed a “wild” seaside garden to the east of the great lawn. A curving flagstone walk, flanked by plantings of tritoma and silver colored groundcover plants, led from the garden porch to the beach. Mature cypress trees of varying heights were brought in and planted along the walls. Stairs, protected by a flagstone retaining wall with niches large enough to provide comfortable seating, led from the top of the bluff to the beach and dock beyond.

The terraced Italianate garden was located to the west of the “wild garden,” behind retaining walls. It was very formal, with upper and lower terraces. The upper terrace featured circular constructions of stairs with a flagstone path encircling a fountain. Two sets of stairs descended to the lower terrace, which featured a large, rectangular reflecting pool.

The rose garden was located off the living room porch, and was enclosed on three sides by 7' brick walls. This small, formal garden was bordered by a brick walkway around the central flagstone floor. In the middle of the garden was a crowing cock sundial. Planting beds along the walls and in the four corners of the flagstone floor were filled with roses, and vines climbed the walls.

The sundial garden was placed between the walls of the rose garden and the forecourt; a flagstone path through the garden connected the two. An apple orchard was planted at the outer edge of this garden. At the center of this garden was an antique stone and gilded iron sundial, which the Sabins purchased in Europe.



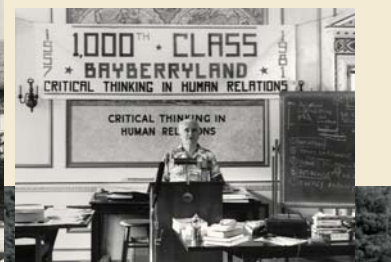
(Top to bottom) Lower Italianate Garden with reflecting pool; Upper Italianate Garden (Courtesy of The Winterthur Library Archives).

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS (IBEW)



Local Union No. 3 of the International Brotherhood of Electrical Workers (IBEW) purchased Bayberry Land on December 17, 1949 for \$131,250, as a property to use as a convalescent home for its members. Under the leadership of Harry Van Arsdale, Jr., the IBEW Rest Home opened in December of 1952,

but the property was never fully utilized in this capacity. In 1957 an educational facility was added, with a curriculum in Critical Thinking in Human Behavior. Additionally in 1971 IBEW built a summer camp, known as Camp Integrity, for members' children at Bayberry Land to provide opportunities for children to enjoy the outdoors and learn leadership and survival skills.



(Clockwise from top left) IBEW Educational Committee members and their wives completing the tour of newly constructed pool at Bayberry Land; Harry Van Arsdale, Jr. addresses the 1,000th Class in Critical Thinking at Bayberry Land 1981; Aerial View of Bayberry Land after 1969. Eleanor Roosevelt descends the main staircase at Bayberry Land with Oscar Schneidenbach, Director of Bayberry Land, 1959 (All courtesy of IBEW Local No. 3, Educational Foundation).



Between 1969 and 1994, the Union built numerous buildings on the estate, including five buildings containing 65 motel-style rooms, an administrative building, a camp latrine, a camp kitchen, an arts and crafts building, three swimming pools (with decks, patios and storage structures), numerous camp dwellings, a camp administration building and infirmary, a basketball court, an archery range, two tennis courts, a volleyball court, a large group picnic area, two changing rooms, and an outdoor shower.

The Union changed Marian Coffin's landscaping, replacing the reflecting pool in the Italianate garden with a swimming pool. The main drive was re-routed around the carriage house to circle in front of the Manor and to join the service drive. This necessitated removing the entry court walls.

∞ SEBONACK GOLF CLUB

Michael Pascucci's vision to build a very special golf course on Long Island became a reality on July 30, 2001, when he purchased the Bayberry Land property from the Electrical Workers Union. To ensure that the Sebonack Golf Club would one day be equated with the most prestigious courses in the United States, Pascucci engaged Hall of Fame golfer and noted designer Jack Nicklaus and Tom Doak, one of the most sought-after young architects in the world, to collaborate on this one-of-a-kind project.

Pascucci and his team are taking a custodial approach to the development of Sebonack, cognizant of the rich tradition of the neighboring National Golf Links of America and Shinnecock Hills Golf Club. With a keen sense of responsibility to the environment, Pascucci has pledged that the course will be built and maintained in an organic manner. Sebonack is recognized as the most highly-anticipated new golf course project in the country.



Although English settlers arrived in Southampton in 1640 the portion known as Sebonack Neck, overlooking Peconic Bay, remained marginal land first leased to the Shinnecock Indians until 1859 and then used for grazing until 1916. (Map rendering by David Franz)



For detailed information on the history of Bayberry Land see Architectural Documentation and Recordation of Four Buildings at Bayberry Land the Country Estate of Charles H. and Pauline Morton Sabin, a report prepared for the Town of Southampton by the Institute for Long Island Archaeology, May 2004.

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