NEW YORK STATE
OFFICE OF PARKS, RECREATION
AND HISTORIC PRESERVATION

This is to certify that

Sagaponack Historic District

Town of Southampton, Suffolk County, New York

in recognition of its significance in American history
and culture was listed on the
STATE REGISTER OF HISTORIC PLACES
on

April 8, 2000

under provisions of the
State Historic Preservation Act of 1980
and on the
NATIONAL REGISTER OF HISTORIC PLACES
on

June 2, 2000

under the provisions of the
National Historic Preservation Act of 1966

Bernadette Castro

COMMISSIONER
NEW YORK STATE OFFICE OF PARKS, RECREATION
AND HISTORIC PRESERVATION
STATE HISTORIC PRESERVATION OFFICER

TOWN OF SOUTHAMPTON

DRAFT SAGAPONACK NATIONAL REGISTER NOMINATION

Prepared by
Alison Cornish, Preservation Consultant
Department of Land Management

Town of Southampton
New York

February 2000

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Sagaponack Historic District

other names/site number

2. Location

street & number Sagaponack Main Street and adjoining streets [ ] not for publication

city or town Southampton [ ] vicinity

state New York code NY county Suffolk code 103 zip code 11962

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [ ] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. in my opinion, the property [ ] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [ ] locally. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper date of action

[ ] entered in the National Register
[ ]see continuation sheet

[ ] determined eligible for the National Register
[ ] see continuation sheet

[ ] determined not eligible for the National Register

[ ] removed from the National Register

[ ] other (explain)

Sagaponack Historic District
Name of Property

Suffolk Co., New York
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

[x] private
[x] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[x] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontrbuting	
72	23	buildings
1		sites
		structures
		objects
73	23	**TOTAL**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N?A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/hotel
COMMERCE/TRADE/department store
EDUCATION/school
FUNERARY/cemetery
AGRICUTLURE/SUBSISTENCE/agricultural field
AGRICULTURE/SUBSISTENCE/agricultural outbuilding

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/single dwelling
COMMERCE/TRADE/department store
EDUCATION/school
FUNERARY/cemetery
AGRICUTLURE/SUBSISTENCE/agricultural
field/agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

COLONIAL/Postmedival English
EARLY REPUBLIC/Federal
MID 19TH CENTURY/Greek & Gothic Revivals
LATE VICTORIAN/Italianate, Queen Anne Revival
LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Shingle Style

Materials
(Enter categories from instructions)

foundation stone, brick, concrete
walls wood shingle, weatherboard, stucco, vinyl
roof wood, metal, asphalt, fiberglass
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

Sagaponack Historic District
Name of Property

Suffolk Co., New York
County and State

Statement of Significance
Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] **A** Property associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **B** Property is associated with the lives of persons

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all boxes that apply.)

[ ] **A** owned by a religious institution or used for religious purposes.

[X] **B** removed from its original location

[ ] **C** a birthplace or grave

[X] **D** a cemetery

[ ] **E** a reconstructed building, object, or structure

[ ] **F** a commemorative property

[ ] **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance:
(Enter categories from instructions)

SETTLEMENT

ARCHITECTURE

Period of Significance:

c. 1692 – c. 1949

Significant Dates:

Significant Person:

Cultural Affiliation:

Architect/Builder:

James E. Ware & Sons

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References
Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
[ ] preliminary determination of individual listing (36 CFR 67) has been requested.
[ ] previously listed in the National Register
[ ] previously determined eligible by the National Register
[ ] designated a National Historic Landmark
[ ] recorded by historic American Building Survey
_____
[ ] recorded by Historic American Engineering Record
_____

Primary location of additional data:
[ ] State Historic Preservation Office
[ ] Other State agency
[ ] Federal Agency
[X] Local Government
[ ] University
[X] Other repository: Bridge Hampton Historical Society

10. Geographical Data

Sagaponack Historic District
Name of Property

Suffolk Co., New York
County and State

Acreage of Property _____

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Alison Cornish (James Warren, NYS SHPO, editor)

organization _____ date June, 1999

street & number 40 Noyac Harbor Rd. telephone (516) 725-0896

city or town Sag Harbor state NY zip code 11963

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq*.)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

Description

The Sagaponack Main Street Historic District encompasses approximately 307 acres of the central portion of the unincorporated hamlet of Sagaponack, Town of Southampton, Suffolk County, New York. The district's "backbone" is Sagaponack Main Street, a two-lane road that runs from the beach northward to Montauk Highway and beyond. The district also includes adjacent portions of six side streets: Hedges Lane, Parsonage Lane, Gibson Lane and Daniels Lane to the east; and Sagaponack Road and Bridge Lane, which extend west. The historic district includes examples of residential development from Sagaponack's early settlement in the seventeen century, Federal and Greek Revival style residences of the early- to mid-eighteen century, popular revival styles of the mid- to late-nineteenth century and the early twentieth century Four-Square and Bungalow styles. The long-dominant agricultural economy is represented by several existing or former farmsteads, including barns and other outbuildings of the nineteenth and twentieth centuries; open farmland - contributing component.s have been included in this nomination for their ability to convey the historic setting and economic development of Sagaponack. Spurred by extension of the Long Island Railroad to the region in 1870, Sagaponack, and eastern Long Island in general, became increasingly popular as a summer haven for visitors from the New York city area. The growing tourist industry soon grew beyond the casual rental by residents of spare rooms and led to both new construction and the conversion of some existing structures to multiple-room guest accommodations, several still evident in Sagaponack. Such seasonal visits prompted some Sagaponack visitors to invest in second homes, newly built or renovated, displaying elements of the Eastlake, Stick, Queen Anne, Shingle and other popular late-nineteenth century styles. The Sagaponack General Store/Post Office and the Sagaponack School are the only non-residential or non-agricultural structures in the district. Also included is the Sagaponack Burying Ground and Village Common, dating from the late seventeenth century. The rural character of Sagaponack is threatened by intense development pressure as the region continues as a fashionable area for second homes. Large open fields once surrounding the hamlet are increasingly subdivided, with large, newly created development parcels "landlocked," with only a narrow strip of land providing access to the street. These so-called "flag lots," named for their distinctive shapes, are excluded from the district; the district boundary follows the public right-of-way where such rearward lots access the public roads. Remaining agricultural lands that have not been subdivided are included within the nominated district as exemplary of the historic rural setting of the hamlet and as evocative of the agricultural development pattern of the region.

The Town of Southampton (population 46,732) is located on the South Fork of the eastern end of Long Island, 80 miles east of New York City. The hamlet is at the easternmost edge of the Town of Southampton, which extends to Eastport on the west, a total distance of 28 miles. The town is bordered on the south by the Atlantic Ocean, on the east by the Town of East Hampton, and on the west by the Town of Brookhaven. The area of the town where Sagaponack is located is south of the glacial terminal moraine, which provides an east-west ridge of high ground along the center of the south fork. South of the moraine the land is relatively level and free from stone, with soil of loam and sand. Southampton Town consists of a series of hamlets and five incorporated villages. Most of the hamlets are arranged along Montauk Highway, the primary east-west route, and their civic and commercial centers lie along this same road. Of the 95 principle properties contained in the historic district, 57 are classified as contributing, 23 are classified as non-contributing and 15 are classified as contributing components (farmland - contributing component.). None of the properties included in the district have been previously listed on the National Register.

The Town of Southampton is one of the earliest established English towns in the State of New York, dating its settlement to 1640. The town was primarily agricultural, although the summer resort trade began shortly after the Civil War, and the second home "business" continues to be the area's largest industry today. The Sagaponack Main Street Historic District contains a significant concentration of historic resources identified in Southampton as part of the 1997 Comprehensive Master Plan completed by the Southampton Town Department of Land Management.

The Sagaponack Main Street Historic District developed historically as the area of first lots of the so-called "Sagaponack Division" of the Town of Southampton, dating to 1653. This first division consisted of 41 150 allotments from the eastern boundary of the town westward to Flying Point, along the ocean and the north side of Mecox Bay, and south of

the road to Fairfield, Bridge Lane and Mecox Road. Sagaponack Main Street would have been a north-south line through this area, app. 2/3 of the area being west of the street, and 1/3 being east. A second division followed in 1677. Other streets soon developed perpendicular to the Main Street, extending to the east and west. This settlement period street plan is still evident.

The earliest intact house represented in the district is the Pierson-Albright House, 473 Sagaponack Main Street (photo 42), thought to date to 1692. It is representative of the two-story, gable roofed timber-framed house dating from the 17th through the 19th centuries once common on the South Fork. While this early example is a 3-bay house with central entrance, many early examples in Sagaponack are 5-bay with a central entrance. Such early 3- and 5-bay vernacular structures are also found with the "salt box" form, as is the Pierson-Albright House. A variant of the early timber-framed form is the 3-bay "half house" style, so called for having the entrance occupying the left or right hand bay and appearing as one half of a 5-bay, central entrance house. Such "half houses" tend to date slightly later than those with a central entrance, the earliest example in the district being the c. 1790 Polhemus-St. John House, 312 Sagaponack Main Street (photo 4). An earlier example in the vicinity, the c. 1730 Jared Hedges House, 620 Town Line Road, is not within the district but will be considered for individual nomination. The "half house" persisted well into the 19th century and, as did the central 3- and 5-bay residences, often featured stylistic details of the Federal and Greek Revival styles, particularly evident in classically inspired door surrounds.

These early residences are now alongside houses built later in the 19th century in the Gothic Revival, Italianate and Queen Anne styles; and in the 20th century in the Shingle style and Colonial Revival style. These later buildings date to the times of the discovery of Sagaponack by vacationing New Yorkers. After the arrival of the Long Island Rail Road in 1870, both agricultural markets and summer visitors could take advantage of this relatively fast and affordable transportation. These late-19th and 20th century residences are largely two-story frame residences. Most of the buildings continue to be clad in wood shingle siding, the traditional exterior building material of Long Island, although the type of wood and length of shingle often varies from that which was originally used. At this point, only one residence has been identified as having been designed by an architect. "Winnecoma," 601 Sagaponack Main Street (photo 48) was designed for its first owner by James Ware and Sons of New York City in 1899. Its design combines elements of the Shingle style with Dutch and Colonial Revival details. Other summer homes may have been designed by architects, or by local builders working with pattern books.

While the district is composed almost entirely of residences, the boarding houses, which use to be a fixture of the area do, to some extent, still read as multiple room dwellings. The "Seabreeze Inn," 500 Sagaponack Main Street (phot 9), for example, is in part an 18th century building, but it has been continually enlarged and altered to accommodate successive owners of the boarding house. The Pierson-Thayer House, 345 Sagaponack Main Street (photo 37a) served as a 19th and early 20th century boarding house ("Fairview House") before it was cut in half, the second part now relocated to the nearby hamlet of Mecox. The former "Hearthstone Inn" aka Pierson-Smith House, 850 Sagaponack Main Street (photo 24) is thought to have a mid-17th century section, but the primary part of the building sates to 1842; the property has been both a private house and a summer inn.

There are several early 20th century four-square houses, similar to those available (by design or pre-cut materials) from companies such as Sears Roebuck or Montgomery Ward. These houses are two stories, have hipped roofs, and often feature hipped roof dormers, 6/1 sash, front porches with Colonial Revival details and hipped roof detached garages, such as 658 Sagaponack Main Street (photo 17). Most of these houses appear to have been built for year-round residents, primarily local farmers, as opposed to being for summer residents.

Other residences linked to the hamlet's agricultural heritage are those that housed migrant or farm workers. Often existing early houses were used for this purpose, as in the Job-Pierson House, 794 Sagaponack Main Street (photo 21a) and the Greek Revival style house at 53 Hedges Lane (photo 73), but other buildings were purpose-built as housing, e.g. 276 Parsonage Lane (photo 69). Houses constructed for worker housing were modest in size and stylistic expression and are significant as representative of an agricultural economy of a scale exceeding the labor available within a typical farming family.

Many of the residences in the district are complemented by contributing barns and outbuildings, some of which are still in use by the farmers of the area. Barns at 618 Sagaponack Main Street and on the John White Farm (photos 86b and 62d-m) may date to the 18th century, but most are of 19th century construction. Most of the barns are single story, gable roofed structures, with sidewalls of wood shingles, and sliding doors which run on an exterior mounted tract. Several early 20th century barns built for the storage of potatoes survive (photos 50b and 18a), and reflect the development of that monoculture in the late 19th and 20th centuries. The lower sections of potato barns are typically built of concrete block and are partially banked with earth to help regulate the interior temperature.

Several modest beach cottages located on the John White Farm (117-4-4.1) have been included as contributing elements in the district. These wood-framed houses were built behind the dune line after the 1938 hurricane, which destroyed all structures near the beach. Originally uninsulated with exposed wood studs or beaded board walls, these buildings offered a rustic alternative to Sagaponack's boarding houses for summer visitors (photos 62n-62s).

The majority of the historic buildings in the district are residential buildings built either with a heavy timber frame or balloon frame construction and range in date from c.1692 to c.1945. The district also includes one school; the combination general store/post office; and one burying ground. The district's character is one of a rural hamlet, with houses sited on generous lots. Interspersed with the residences are farm fields and land being used for related activities: nurseries, equestrian sports, tree farms, etc. The houses are generally well set back from the edge of the road, and through much of the district large street trees line the roadway. Mature trees and informal lawns and gardens complement many of the historic properties in the district and contribute to the district's historic setting and sense of place. A large number of outbuildings survive in the rear yards of the properties.

Several buildings within the district have been documented to have been moved from other, usually nearby, locations. The tradition of moving houses is one that is found both in New England and on the east end of Long Island. In 1918, James Truslow Adams reports having "met three on the move all in the course of one drive" and further reports having found notations in the "Sag Harbor Express" for February of 1890 the relocation of seven houses within that village in the space of one month. Whether to relocate to a more desirable location, or to expand one's holdings, or through family dissention, the tradition of house moving was well practiced.

Properties in the historic district are described in more detail and cross referenced to photographs in the annotated list that follows:

(Tax Map #) Address	Photo No.	Description
		Sagaponack Main Street, west side, north to south
(089-3-16.1) 178 Sagaponack Main St.	1	Haney House Contributing two-story frame c. 1890 residence, L-shaped plan with gable roofs. Distinctive elements include shed-roofed porch with turned porch posts and turned porch balusters, and brackets under eaves; shed-roofed side entry; corbel-topped chimneys; 2/1 sash. Non-historic addition to the west and shed. A 1919 photograph shows as seen today. Henry (?) Haney owned several properties that were rented to summer residents, including this house.

(Tax Map #) Address	Photo No.	Description
(089-3-5.1)	2	farmland - contributing component.
(089-3-5.2)	2	farmland - contributing component.
(089-3-13.14)	2	farmland - contributing component.
(089-3-12.1) 294 Sagaponack Main St.	3	Barns (converted) Contributing series of three barns, formerly part of 089-3-11. Easternmost barn has saltbox shape; continues to serve as vehicle and equipment storage; central and westernmost buildings have been converted for use as a residence. Non-historic garage at rear.
(089-3-11) 312 Sagaponack Main St.	5	Polhemus-St. John House. Contributing two-story timber frame c. 1790 half house. Three-bay house has unadorned entry on south elevation; 6/6 windows; wood shingle siding and large interior chimney inside west wall. Non-historic two-story ell to north and west; shed. Built by Nathan Pierson; later owned by Cook Hildreth in 1873. Non-contributing cottage to the north, and garage to rear.
(089-3-12.2)	6	farmland - contributing component.
(089-3-13.4)	6	farmland - contributing component.
(089-3-18)	7	Sagaponack School. Contributing schoolhouse in active use by Sagaponack School District. Built 1885, one and one-half story building is wood shingled, painted red; has wood shingle roof with cupola with decorative shingling; brick foundation; exterior chimney on north elevation; 4/4 and 6/6 sash; entries with porticos at east and west. Modern playground equipment at rear. Only public building in the hamlet.
(089-4-14) 468 Sagaponack Main St.	8	Rogers-Polhemus House. Contributing two-story frame residence. 3-bay house has wood shingled gable roof; painted wood shingle siding; 6/6 sash; one-story flat roofed addition to the south with Chinese Chippendale roof balustrade; brick foundation; classical door surround. Moved to Sagaponack from by the Rogers family in the 20th century. Two-story non-historic addition to the west (rear); garage.
(089-4-9.3) 500 Sagaponack Main St.	9	Seabreeze Inn. Contributing timber frame building, earliest section (center) possibly mid-18th century. Central section is a 5-bay, two-story gable roofed house with stone foundation. Leaded glass transom over front door. 2 two-story flat roofed additions to the north and west; west addition has bay window on the south side. Large gable front added to front (east) plane of roof, with windows at second (8/2) and third (6/6) stories. Front porch extends across east elevation. Large, non-historic chimney between main house and north addition. Non-historic shed to rear. House sits in 25 acres of farmland - contributing component..

(Tax Map #) Address	Photo No.	Description
		Perhaps the house of James White, later of Hiram Sandford; shown on 1873 and 1916 maps as "Charles S. Rogers," (Hiram Sandford's grandson) large property with several buildings extending west along Sagaponack Road. This is possibly the "C.T. Rogers" (sic) boarding house listed in the LIRR's guidebook, (1907). Served as boarding house in the 20th century, run from 1935 until the 1990s by Genevieve Szczepankowski.
(089-4-16.2) 534 Sagaponack Main St.	10a,b	Non-contributing one and one-half story c. 1950 residence. Contributing barn with cross-gable and vertical siding at rear of property.
(089-4-16.1) 542 Sagaponack Main St.	11	Sagaponack General Store and Post Office. Contributing two-story frame c. 1880 commercial building. Wood shingle roof with bracketed front eave that extends over two display windows with clear and figured glass. 6/6 windows in gable ends. Variety of wood siding materials, including wood shingle, clapboard and novelty siding. Rusticated concrete block foundation. One historic and one non-historic addition to the west; free-standing modern cooler. Building was at some point turned 180 degrees, so it is now back-to-front. Only commercial building in hamlet. Home to the Sagaponack Post Office since 1889.
(106-2-1.3)	12	farmland - contributing component.
(106-2-2) 570 Sagaponack Main St.	13a,b	Babinski House. Contributing two-story frame Colonial Revival style residence. Cross-plan with gable roofs. Built in 1904, house has Colonial Revival details classical porch with pedimented entry; lattice-style muntin sidelights at front door; cantilevered second floor gable at south elevation over bay window. Two contributing barns and non-historic shed and garage at rear of property.
(106-2-3) 590 Sagaponack Main St.	14a,b	Contributing two-story timber frame c. 1820 residence. 3-bay gable roofed half-house has front entry with sidelights; flat roofed c.1880 front porch; historic two-story flat roofed wing to the south, one-story addition to west. Non-historic shed dormer in front plane of roof; bay windows added at juncture of main house and south addition. Historic shed altered for use as garage. Non-historic poolhouse and pool. Original (3-bay) house built c. 1820 by Dr. Nathaniel Topping; south wing added by George Clarence Topping. 1924 photograph shows Italianate detailing on south wing, bay windows on south side of main house, chimney inside south wall (all now removed).
(106-2-6.1) 618 Sagaponack Main St.	86a,b,c	Madoo Contributing property consisting of two barns and two houses converted to artist's studio and residence. Property was formerly part of 106-2-7; some have been moved to new locations. Barns date to 1740 and 1850; the 1740 barn is on its original foundation. Extensive gardens developed starting in 1966 by artist Robert Dash.
(106-2-7)	15	Rogers-Pierson House. Contributing two-story timber frame residence.

(Tax Map #) Address	Photo No.	Description
620 Sagaponack Main St.		Center chimney, 5-bay house has wood shingle roof and siding; dentil cornice; pilastered front entry with leaded glass transom. Non-historic dormer on rear (west) plane of roof and one-story ell to west. 1924 photograph shows front porch extending across entire front elevation; 2/2 windows and large barn north of the house (all now removed). Note with 1924 photo indicated building formerly painted red. Garage shared with 900-106-2-8. Non-historic pool. Built c. 1740 by Peter Hildreth; subsequent owners include Job Pierson, Lemuel Pierson, William Pierson, Alfred Pierson (a cooper), Josiah Rogers (farmer), Elizabeth Rogers, Alfred P. Rogers (farmer and dairyman), Gilbert Rogers (potato farmer), Nathaniel Norton and Kurt Vonnegut.
(106-2-8) 640 Sagaponack Main St.	16	Contributing two-story frame c. 1870 residence, T-shaped plan with gable roofs and deep eaves with exposed rafter ends. Non-historic additions include porch to south; one-story addition to north; exterior chimney on front (east) elevation. Garage shared with 900-106-2-7.
(106-1-12.5) 658 Sagaponack Main St.	17	Foster House Contributing two-story frame residence. c. 1920 four-square house has hipped roof; hipped roof central dormer; 6/1 sash; classical portico with front entry with sidelights; wood shingle roofing and siding; brick foundation; one-story sun-room to south; two-story ell to west. Hipped roof garage to north.
(106-2-12.2) 739 Sagaponack Main St.	18a-i	Foster farm buildings
Contributing outbuildings:		Potato barn – concrete block walls buttressed on sides; wood shingle gable ends Garage – wood shingle sidewalls with modern roll-up door 5 small sheds – wood shingle and/or vertical board siding Poultry shed – vertical board siding with wood shingle roof Migrant worker cottage – in dilapidated condition Privy (?)
Non-contributing outbuildings:		2 Butler buildings, greenhouse
(106-2-13.1) 698 Sagaponack Main St.	19	Foster House Contributing two-story frame 1874 Gothic Revival residence. Shallow pitch gable roof with central front gable, deep eaves, decorative cornice. Pair of blind lancet window openings in central gable. Shed-roofed front porch has turned posts and later concrete foundation. 2-story ell to west with shed roofed additions to the west and north. Non-historic pool and pool house. Early house on site burned in 1874. Present house built in 1874 by Capt. Josiah Foster; owned 1900 by Clifford D. Foster; 1916 by Charles J. Foster; present Clifford H. Foster. 1924 shows front porch with central gable mimicking roof gable; two chimneys near center of house (all now removed).

(Tax Map #) Address	Photo No.	Description
(106-2-15.1) 778 Sagaponack Main St.	20	Non-contributing c. 1970 one-story cape with Colonial Revival style entry.
(106-2-16) 794 Sagaponack Main St.	21a,b	Job Pierson House. Contributing two-story timber frame residence built c. 1695. 5-bay house has 6/6 sash; front entry with transom; central chimney; wood shingle roof and siding. Historic alteration (after 1924) south gable cantilevered window. Non-historic alterations of exterior chimneys on north and south elevations; entry addition at northwest corner. Historic barn to north. Built c. 1695 by Job Pierson (Halsey), house stayed in the Pierson family until c. 1850. Later the summer home of G. I. Tolson. House was gutted in the 1930s and used as migrant worker housing.
(106-2-17) 804 Sagaponack Main St.	22	Non-contributing one-story cape, c. 1950
(106-2-18) 816 Sagaponack Main St.	23	Non-contributing c. 1960 cottage
(106-2-21) 850 Sagaponack Main St.	24	Pierson-Smith House Contributing timber frame residence. Main (south) section 5-bay, two-story gable roofed house with two dormers; large interior chimneys at north and south walls; wide frieze; front porch with fluted Doric columns; front door with raised panels and panels to each side (no sidelights); 6/6 windows; shutters; cantilevered attic windows at north and south ends. North section is 5-bays and also two stories, though lower in overall height than south section; central entrance with pilastered door surround; central chimney. Garage, pool and poolhouse. North section built c. 1650; south section built by Jesse Pierson in 1842. Later owned by Jesse's son David, then James Henry Devereaux as a summer home; subsequently the "Hearthstone Inn." Used as an inn until 1962, when it was purchased by the Robb family for use as a summer residence. 1923 photograph shows house exactly as it is today, with the possible exception of the extension of the front porch to wrap around the south side of the house.
(106-2-23) 884 Sagaponack Main St.	25	Non-contributing altered shingle style house.
(106-2-24) 560 Bridge Lane	26	White-Klebnikov House Contributing two-story timber frame residence. 5-bay house has gable roof; dentil cornice; central chimney; 12/8 sash (second floor) and 6/6 sash (first floor); wood shingle roof and siding. Historic alterations and additions include cantilevered windows at attic at both north and south gables; first floor verandah to the south with Chinese Chippendale roof balustrade; and colonial Revival style front entry with portico with columns, half-round transom and sidelights. Non-historic alteration of dormer in rear (west) roof plane.

(Tax Map #) Address	Photo No.	Description
		Formerly located across the street. Built c. 1730 by Hezekiah Bower. John White purchased it from Bower in 1764; house was moved to present location in 1882. House was sold in 1885 to one of Sagaponack's earlies summer residents, the Hon. Frederick Seward (Assistant Secretary of State under Presidents Lincoln, Johnson and Hayes; State Assemblyman 1875-77; son of William H. Seward); subsequent owners were Hyde and Nebolsine.
		Sagaponack Road, north side
(089-3-15) 652 Sagaponack Road	27	Hildreth House. Contributing two-story frame residence built 1919 by Thomas Hildreth. Colonial Revival house has wood shingle gable roof and siding; hipped roof front porch with Doric columns; multi-paned sidelights at front entry; corbel-top chimney; and front hipped roof dormer with three 8/1 sash. Alterations include balustraded porch at second floor, deck and French doors at first floor, and secondary gable, all on the west elevation. Non-historic garage and pool house at rear.
		Sagaponack Road, south side
(089-4-13) 673 Sagaponack Road	28	Contributing two-story residence moved from the southwest corner of Sagg Main and Montauk Highway to present site in the 1950s. Shallow pitch gable roof, wide frieze board and deep eaves, and round-headed windows in gable end indicate c. 1880 date. Window and door details now of late Colonial Revival character. Non-historic one-story addition to west and shed to south.
		Bridge Lane, north side
(106-2-25) 538 Bridge Lane		Non-contributing contemporary two-story house
(106-2-26) 518 Bridge Lane	87	Contributing Queen Anne Revival cottage. Two story house has decorative wood shingle siding in front facing gable; shingle siding at second floor; and clapboard siding at first floor with wide board fascia and stringcourses. 25/1 sash, corbelled chimney, front porch with balustrade.
		Sagaponack Main Street, east side, north to south
(074-1-10) 151 Sagaponack Main St.	29	Captain E. Halsey House Contributing two-story frame c. 1870 residence, T-shaped plan with steeply pitched gable roofs and deep eaves with fascias at gable ends. Porch to the southwest; bay windows at first and second floor, south side; angled windows on first floor with cantilevered second floor on west elevation. Non-historic carport southeast of house. First owned by Robert Post; later Capt. E. Halsey (1873); N. P. Halsey (1916)
(074-1-11.1)	30a,b	Contributing two-story frame residence, L-shaped plan.

(Tax Map #) Address	Photo No.	Description
193 Sagaponack Main St.		Non-historic additions include large picture window in west (front) elevation; porch across west gable end. Early 20th century; possibly Sears Roebuck house. Shed at rear may have been poultry shed, now converted to cottage.
(074-1-11.2) 207 Sagaponack Main St.	31a,b	Pierson-Hedges House . Contributing timber frame house. Large, complex building may have original two-story, 3-bay "half house" (western end) with extensive, historic additions to the south, west, east and north. Photographed in 1924 from the northwest showing building as it appears today. Main house is L-shaped plan with Colonial Revival style details of pilasters at first floor (south); and raised panel shutters. Small additions and porches at the first story create an irregular massing and appearance. Contributing shed at rear. Possibly built by Josiah Pierson, c. 1747; owned in 1850 by William D. Halsey; Miller Edwards; 1876 by Robert Hedges; 1916 by his son Stephen Hedges; early 20th century by Dr. Cornelius Coakley.
(074-1-12) 219 Sagaponack Main St.	32a,b,c	Farm complex to rear of 074-1-11.2, and formerly a part of lot. Large gambrel roofed 1924 dairy barn, garage (converted to studio) and shed. House behind barn was formerly farmhand's residence built by Wesnofske, who farmed the adjacent farmland - contributing component.. All buildings have wood shingle siding, wood sash and sliding wood doors.
(074-2-49) 243 Sagaponack Main St.	33	Non-contributing contemporary house with Colonial Revival style details
(074-2-1) 271 Sagaponack Main St.	34	Non-contributing contemporary one-story house with attached garage
(074-2-2) 303 Sagaponack Main St.	35a,b	Non-contributing contemporary two-story house in half-house form; one story cottage in rear.
(074-2-5) 331 Sagaponack Main St.	36	Non-contributing contributing two-story house.
(074-2-6.5) 345 Sagaponack Main St.	37a,b,c,d	Pierson-Thayer House Contributing two-story frame residence. c. 1795 gable roofed house has gable end to the street; broad, built-in gutters and cornice across front gable; wood shingle roof; dormers in north and south planes; painted shingle siding; 2/2 sash; molded window headers; brick foundation. Historic front porch with glass on west (front) elevation; one story addition to the north. Built by Abraham Pierson; owned 1850 by Silas Pierson; his son Silas; his son Caleb; 1873 and 1916 by Hiram S. Rogers. "Fairview House" (boarding house) in 1904/1907, accommodating 30 guests. One-half of this house was moved to Mecox in 1917.
Contributing farm outbuildings:		Four small barns/sheds with wood shingle and/or vertical siding, wood shingle roofs

(Tax Map #) Address	Photo No.	Description
		(William Jones; blacksmith shop was bought by Hiram S. Rogers, who moved it to his farm in Sagaponack for a shop (Halsey) – could one of the existing sheds be this?)
Non-contributing outbuildings:		Modern wood sided barn
(090-1-1) 397 Sagaponack Main St.	38	Greenridge Contributing two-story frame residence built in 1899 for John G. Deshler, one of the area's first summer residents. Gambrel-roofed house has elements of the Shingle and the Colonial Revival styles, which may represent the work of an as-yet, unnamed architect. Variety of dormers and roof windows are asymmetrically arranged on the front and rear planes of the gambrel roof and have a variety of types of sash, including multi-pane and traceried sash.. Hipped roof port-cochere on north elevation is detailed with classical columns, pilasters, balustrades and urns. 1910 photograph shows house without its current glassed-in front porch on the west elevation and sun room with entrance on south elevation. Attic dormer windows have also been added. West elevation formerly had a 3-sided bay window, and an open porch on the southwest corner of the building. Non-historic shed, garage and pool to rear.
(090-1-3) 423 Sagaponack Main St.	39	Non-contributing c. 1949 two-story house with Colonial Revival details
(090-1-4) 441 Sagaponack Main St.	40	Non-contributing c. 1957 one and one-half story cape.
(090-1-6.2)	41	Tree farm associated with 090-1-6.1 – contributing component.
(090-1-6.3)		Flag lot/tree farm associated with 090-1-6.1 – contributing component.
(090-1-6.1) 473 Sagaponack Main St.	42	Pierson-Albright House Contributing timber frame residence. c. 1692 house is three-bay, two story saltbox house. Modillion cornice; 6/6 sash in symmetrical fenestration; shed-roofed front entry with square posts and balusters. House is wood shingled with painted trim. Shed roofed addition to the east (rear). 1924 photograph shows main house as it appears today, but with a one-story, gable roofed ell to the east. Non-historic 3-bay barn/equipment shed; non-contributing altered garage. House built c. 1692 by Theodore Pierson; subsequent owners include Andrew Barron; Lemuel Haines; Daniel Howell Haines; and Henry L.Topping.
(090-1-7) 493 Sagaponack Main St.	43	Butler-King House Contributing frame residence built in 1892. Gambrel roofed house has elements of the shingle style including roof shape and slope; eclectic dormers; multi-paned windows; and front porch with turned posts which wraps around west and south elevations. Non-historic shed at rear. Owned by W. C. King in 1900 and 1916.
(090-1-8)	44	Contributing frame residence is c. 1920 4-square house with Colonial Revival

(Tax Map #) Address	Photo No.	Description
509 Sagaponack Main St.		details including 6/1 sash and classical portico. Hipped roof with hipped roof dormer in west (front) plane with 4/1 sash. Wood shingle sidewalls and roof. Historic hipped roof garage at rear. Formerly a Hildreth house.
(090-1-9) 521 Sagaponack Main St.	45	Non-contributing residence built in 1987.
(090-1-10) 535 Sagaponack Main St.	46	Sullivan House Contributing one and one-half story wood frame residence. Shallow gable roof with gable end to the street; 6/6 sash; side hall entry. Deep shed roofed front porch with square posts and balusters; non-historic additions to south, north and east. Non-historic shed and pool at rear. According to Halsey, this house originated in Sag Harbor: "[In 1707] there were three houses [in Sag Harbor] and they stood near the shore below the bluff at the northerly end of 'Turkey Hill.' At an extremely high tide caused by a severe easterly storm, one of these houses was floated from the piers on which it stood, and drifted across to Hog Neck (now North Have) where it landed high up on the beach. It was then sold to Moses Rose of Water Mill, who took it apart and carted it across Short Beach, Long Beach and then through the woods to Water Mill. About the year 1870, this man's grandson, Hervey Rose, sold it to Edward Mooney, who had it moved with teams of oxen to Sagaponack, where it still stands."
(090-1-12.3) 561 Sagaponack Main St.	47a,b	Non-contributing one and one-half story half house c. 1980; non-contributing 20th century Cape on same lot.
(090-2-1) 601 Sagaponack Main St.	48	Winnecoma Contributing wood frame residence built in 1899 for John C. Sherlock. Large Shingle style house with gambrel roof with a swept plane at the front that encloses porches to the west (front). Wood shingle roof, sidewalls and porch details. Gambrel dormers along the front roof plane, including a large central gable with half-round window and French doors that lead to a balcony over the front entrance. Colonial Revival details include molded window headers; classical door surround; and curved muntins in top sash. Part of porch has been filled in for year-Round living space, with large picture windows looking to the west. Designed for Sherlock in 1899 by James E. Ware and Sons, NYC. (19th Regiment Armory, Madison Avenue Presbyterian Church). Ware and Sons designed another summer residence in nearby Bridgehampton for F.V. Clowes that features gambrel roofs, deep eaves and wide, columned porches. The house was subsequently owned by John Bassett Moore (Professor of International Law and Diplomacy at Columbia University; later Assistant Secretary of State in 1898; member of the Court of Arbitration at the Hague; Judge of the Permanent Court of International Justice), and James Stevenson. Development rights held by the Peconic Land Trust.
(090-2-3)	49	Non-contributing one and one-half story half house built in 1987.

(Tax Map #) Address	Photo No.	Description
627 Sagaponack Main St.		
(090-2-4.1) Sagaponack Main St.	50a.b.c	Nursery with contributing vaulted roof equipment barn and potato barn, and non-651 contributing nursery greenhouses
(107-1-20) 729 Sagaponack Main St.	51a-j	Foster House Contributing two-story frame residence. Four-square farmhouse has hipped roof with hipped roof dormer in front plane; 6/1 sash; hipped roof front entry with glass panel windows; sunroom to south. Hipped roof garage to northeast.
Contributing farm buildings:		Shed – wood shingle sidewalls and roof, converted to living space? Connected sheds – wood shingle sidewalls and roof, one-story section to the west, Two-story section to east Shed – wood shingle sidewalls and roof, cornice with returns, 6/6 sash, shed roofed Addition to north Pesticide shed – wood shingle sidewalls, building on wood posts Equipment barn – vaulted roof barn Potato barn – wood shingle sidewalls
Non-contributing farm buildings:		2 Modern metal barns 5 metal silos Hoop shed
(107-1-19) 709 Sagaponack Main St.	52	Pierson-Engle House Contributing two-story residence. Late 18th century half house has wood shingle roof and sidewalls; interior chimney inside north wall; 6/6 sash; two-story porch/portico at front entrance with turned posts and doors at both levels. One story gable roofed wing to the north; shed roofed addition to the east. 1910 photograph shows front porch across main house, west elevation. House much reworked, but historic undated photograph shows two-story porch detail. c. 1920 hipped roof garage at rear. Land originally owned by Christopher Leaming, and later Henry Pierson, Town Clerk in Southampton Town from 1653-1669, and later the clerk of the county court. Later the home of Edwin Hedges; then to his son Hervey T. Hedges; then Sheffield Seabury; then John Topping; then William C. Engle; then Franc Schager.
(107-1-13) 749 Sagaponack Main St.	53	Non-contributing contemporary house.
(107-1-14.1) 761 Sagaponack Main St.	54	Topping House Contributing one and one-half story timber frame residence. c. 1820 gable roofed half house has wood shingle roof and sidewalls; plain door surround with transom; stuccoed chimney inside north wall. Alterations include shed roofed addition to the north, gable roofed addition to east, bay window on south elevation. Non-historic garage at rear. 1923 photograph shows flat roofed addition to north, and many outbuildings that have been lost.

(Tax Map #) Address	Photo No.	Description
(107-1-11) 791 Sagaponack Main St.	55	Topping House Contributing two-story frame residence. c. 1900 residence has brick foundation; cross-gabled plan with deep eaves and fascia; half-round windows in north and south gables; 2/1 sash; deep shed roofed front porch with square posts. Historic shed and garage at rear.
(107-1-5) 819 Sagaponack Main St.	56	Addison-Barbour House Contributing two-story frame residence. Built in 1894 for Addison G. Topping, Queen Anne style house has cross-plan; wood shingle roof; decorative wood shingle siding; painted wood trim; two corbelled chimneys; and front (east) porch with turned posts and balusters, cut-out trim and brackets at posts. Sash on first floor are 2/2; 1/1 on second and third floors. Ell to the east. Non-historic outbuilding and garage.
(107-1-4)	57a-d	Sagaponack Burying Ground Contributing site. Village common area with historic burying ground; earliest legible stone is John Topping, Justice of the Peace, who died in 1686. Headstones and footstones arranged in rows; stones are brownstone, marble and slate, the earliest being imports from Connecticut and Rhode Island.
(107-1-28.1) 853 Sagaponack Main St.	58	Matthew Topping House Contributing timber frame residence. c. 1797 house is gable roofed, 5-bay, two-story structure with central chimney, wood shingle roof and siding and 6/6 windows arranged symmetrically. Pilastered front door entry. Historic additions to rear (east). According to notes with Armbruster's 1923 photograph of house, "north part of dwelling is the homestead of Theophilus Howell, son of Major John Howell. The property remains in possession of the heir of Captain Theophilus Howell till about 1856" Other owners of the property, according to Halsey, are Matthew Topping (1797); Gardiner B. Topping; Addison G. Topping (through 1916).
(107-1-6.8) 859 Sagaponack Main St.	59	Contributing wood frame residence. c. 1920 house has cross plan; shallow pitch gable roofs; wood shingle roof and siding; wrap around porch on west and south elevations; 2/2 sash; interior chimneys at north and south walls; second floor bay window on the south elevation.
(107-1-27) 871 Sagaponack Main St.	60	Contributing wood frame residence. c.1920 house has cross plan; shallow pitch gable roofs; wood shingle roof and siding; broad soffits and fascia carry across the gables at attic floor level and top of attic windows. Classical porch on west (front) elevation. 1/1 sash, central chimney. Contributing historic barn to east.
(107-1-26) 889 Sagaponack Main St.	61	Contributing wood frame residence. c. 1930 Colonial Revival house has gable roof; 6/1 sash/ brick foundation; classical portico with fan light above door . Wood shingle siding painted white.
(117-4-4.1)	62a-s	John White Property
1033 Sagaponack Main St.		Non-contributing barn moved to site and converted to residence

(Tax Map #) Address	Photo No.	Description
1035 Sagaponack Main St.		Contributing wood frame residence. Two-story gable roofed house built 1882 has wood shingle roof and siding (painted white); classical porch on west with flat seam metal roof; 2/2 sash; front door with round-headed glass panels. Historic two-story ell to north.
1037 Sagaponack Main St.		Contributing one and one-half story Cape
Contributing outbuildings:		Horse shed – formerly located at Bridgehampton Presbyterian Church; vertical board siding with sliding doors Shed – novelty board siding and exposed rafter ends Fertilizer shed – wood shingle sidewalls and roof Machine shed – wood shingle hipped roof, vertical board siding Feed shed – wood shingle roof and vertical board siding Corn crib Shop – wood single sidewalls Corn house – novelty board siding Pump house – wood shingle sidewalls and roof Coal shed – shed roofed shed with wood shingle sidewalls Garage – wood shingle sidewalls and roof Large barn – wood shingle sidewalls and 20th century corrugated metal roof Long shed – vertical board siding
Non-contributing outbuildings:		Hoop house
Contributing beach houses:		Liberty Hall – one-story wood shingle cottage in T-plan; built after the 1938 hurricane Shangra-la – one story wood shingle cottage on pilings in L-plan Dune-Tip – one story board and batten cottage Wainscott Train Station (converted to residence) – one-story clapboarded building with hipped roof
Non-contributing beach houses:		"The Model" – ranch house on pilings Meagan's – one-story cottage on pilings
(117-4-5) 1063 Sagaponack Main St.	63a,b	Contributing wood frame residence. Two-story gable roofed house with wood shingle roof and siding has broad soffit and fascia carried across the gable end. Former residence of the keeper of the Marconi Tower (first sending and receiving station in the country), which was erected in 1903 at the foot of Sagaponack Main St.
		Parsonage Lane, north side, west to east
(074-2-6.4) 82 Parsonage Lane	64	Non-contributing two-story wood shingle house, c. 1980

(Tax Map #) Address	Photo No.	Description
(074-2-6.6)		farmland - contributing component.
(074-2-7) 98 Parsonage Lane	65a,b	(Non-contributing wood shingle cottage under reconstruction as nomination is being written) Possible former migrant farmer housing associated with 900-074-2-14. At rear of lot, contributing one-story, gable roofed wood shingle cottage with 6/6 windows, rusticated concrete block foundation.
(074-2-9.1) 192 Parsonage Lane	66a,b	Contributing one and one-half story wood shingle cottage, gable end to the street. Possible formerly migrant farmer housing associated with 900-074-2-14. Contributing stucco cottage with jerkin-head gable roof on same lot.
(074-2-10) 198 Parsonage Lane	67	Contributing one-story bungalow with shed roof dormer at front, stucco walls, and three pairs of 6/1 sash on front elevation. One-story addition to east.
(074-2-11) 208 Parsonage Lane	68	Contributing two-story c. 1890 frame residence. 6/6 windows, fish scale shingles in center gable, and decorative rake boards. Front side entry is detailed with turnings. Cross-gable plan.
(074-2-12) 216 Parsonage Lane	69	Contributing one-story cottage with jerkin-head gables.
(974-2-13)	70a	farmland - contributing component.
(074-2-14) 276 Parsonage Lane	70a,b	Kinkade Farm Contributing c. 1920 farm complex including two-story gambrel roofed residence; 2 two-story gambrel roofed barns; three silos connected with common wood shingle roof; gable roofed barn at rear of lot, shed-roofed livestock barn to east. House and farm buildings are detailed with wood shingle siding and roofing; dormers; and 6/6 sash. House has full-length hipped roof front porch with sash. Buildings surrounded by farmland - contributing component..
(074-2-15.5) 310 Parsonage	71a,b	Contributing two-story c. 1920 four-square frame residence. Hipped roof with hipped roof dormer in front plane. Alterations include replacement windows and enclosing of front porch. Historic garage. Formerly Stanley Strong house.
		Hedges Lane, south side, west to east
(090-2-2) 31 Hedges Lane	72	Contributing carriage house converted to residence, related to 900-090-2-1. Gambrel roofed frame building has shed-style front windows, 6/6 sash, and cupola.
(090-2-5) 53 Hedges Lane	73	Johnson House Contributing two-story frame residence, c. 1840. Two story house has main section with gable end to the street, two-story wings to the east and west. Greek Revival style details, include wide frieze boards with second story windows let in, cornice returns at gable ends, classical door surrounds. Formerly used for migrant worker housing.

(Tax Map #) Address	Photo No.	Description
		Possibly 18th century building material incorporated; house appears on 1838 Coast Survey; late 19th century owner Richard Lester; 1916 owner Paul Rosel.
		Hedges Lane, north side, west to east
(090-1-12.2) 38 Hedges Lane	74	Non-contributing contemporary Colonial Revival style house.
(090-1-15.7)		farmland - contributing component.
(090-1-14)	75	Non-contributing contemporary house.
(090-1-15.1) 94 Hedges Lane	76	Contributing two-story frame residence. c. 1900 house has gable roof facing street; series of gable and shed roofed additions on south (front) and north elevations. 2/2 sash on south, east and west elevations; 6/1 on north additions. Single multi-paned window in gable. Contributing garage and shed at rear.
(090-1-16) 108 Hedges Lane	77	Non-contributing reproduction Cape.
(090-1-19.9)		farmland - contributing component.
(090-1-19.20) 132 Hedges Lane	78	Contributing two-story frame Colonial Revival style residence with 6/1 sash; one-story sun room with roof balustrade to the east; and front portico with sidelights at entry. Contributing garage at rear.
(090-1-19.22) 148 Hedges Lane	79	Contributing two-story frame residence. c. 1920 four-square house has hipped roof with hipped roof dormer in front (south) plane; Colonial Revival style details of cornice with dentils; pilasters and sidelights at front entry; Doric columns on hipped roof front porch. Wood shingle sidewalls. Contributing hipped roofed garage.
(090-1-20.1) 178 Hedges Lane	80a,b	Lemuel Pierson House Contributing timber frame residence. Eastern portion built c. 1750 by Lemuel Pierson is two-story 3-bay half house, with wood shingle gable roof and sidewall; late 19th century 2/2 windows. Two-story wing to the west has full-length porch with Doric columns and six 2/2 windows. Additions to the west include bay window and shed roofed addition. Three contributing barns.
		Gibson Lane, east side
(107-1-10)		Farmland - contributing component.
		Daniels Lane, north side, west to east
(107-1-17)		Farmland - contributing component.

(Tax Map #) Address	Photo No.	Description
(107-1-15) (107-1-16) 771 Sagaponack Main St.	81a,b	Non-contributing barns and riding ring for horse farm
(107-1-18) 58 Daniels Lane	82	Non-contributing barn converted to residence
(107-1-21) 76 Daniels Lane	83a,b,c	Contributing one and one-half story summer house. c. 1920 residence has wood shingle siding and roofing; front shed dormer; gambrel roofed ell to rear; porch which wraps around south and east elevations with square posts and simple brackets at eaves. 6/1 and 2/2 sash, irregular dormers on south elevation. Cantilevered 2nd floor window on north elevation, with bay window on 1st floor. Contributing small barn and shed to southwest; small building to west may be privy.
(107-1-22) 98 Daniels Lane	84	Contributing one and one-half story summer house. c. 1920 residence has shallowly pitched gable roof that incorporates the front porch. Front elevation has hipped roof dormers, 6/6 sash, Doric columned front porch. Replacement casement windows in south elevation; non-historic flat roofed addition at southwest corner, shed roofed dormer at rear, attached garage on north elevation. Non-historic shed at rear.
(107-1-23) 175 Fairfield Pond Lane	85	Farmland - contributing component., with non-contributing one-story cottage at southeast corner.

The Sagaponack Main Street Historic District satisfies Criterion A for its association with the social, cultural and economic development of the Town of Southampton, and particularly the hamlet of Sagaponack; and Criterion C for its significance as a representative collection of 17th through 20th century residential, agricultural and educational architecture. Representing a c. 1692 through c.1945 period of significance, buildings, sites and landscape elements within the district reflect all major phases in the evolution of the hamlet, including the settlement period (1653-1775); the period of agricultural expansion (1783-1945); and the period of railroad-influenced summer resort development (1870-1945). Architecturally, the historic district is marked by significant examples of Colonial, early Republic, Greek and Gothic Revival, Italianate, Queen Anne Revival, Shingle style and Colonial Revival style architecture. The district is composed primarily of detached residences set on individual lots along Sagaponack Main Street, the main north-south route of the hamlet, and along secondary roads extending east and west from this central street. The character of the district is one of a residential and agricultural hamlet, bordered the south by beachfront development, and the west, east and north by post-World War II development. The district has few modern intrusions, and retains its historic scale, street pattern, setting and landscape character to a significant extent.

Southampton is located on the South Fork of Long Island. This part of Long Island acquired its final form with the last of a series of glaciers, the Wisconsin glacier, 1,000,000 to 25,000 years ago. Southampton Town is bounded on the north by Peconic Bay, on the south by the Atlantic Ocean, on the east by the Town of East Hampton, and on the west by the Town of Brookhaven. With miles of shorefront along the bays, ocean, creeks and inlets, Southampton is a town where one is constantly in the presence of water. The land comprising Sagaponack was home to the Algonkian Indians, whose name for the area meant "the place where the big ground nuts grow."

Long Island was the private reserve of Sir William Alexander, the Earl of Stirling, a Scotch poet and dramatist and a favorite of Charles I of England. Alexander never visited the area, and left its promotion to an agent, James Farret, a fellow Scot, who collected rent as of 1638. The early settlers of Southampton were residents of Lynn, Massachusetts, where, early in the year 1640, finding themselves "straitened for land," they looked for a new location for a plantation. They signed a deed with Farret for "eight miles square of land" on April 17, 1640; a subsequent deed signed on June 12th, 1640 extended the area granted to that "bounded between Peaconeck and the Eastern most part of Long Island, with the whole spreadth of the said island from sea to sea." The sheltered bays and creeks, and relatively stone-free soils, attracted settlers from New England, who sought to exploit the natural resources of the area: fresh water, trees and shellfish. Later the same year a church was established in what is now Southampton Village.

Considering the early date of settlement and the settlers' English heritage, Southampton is considered an early New England settlement. Suffolk County was settled largely by English Puritans who had relocated from New England. The settlers brought with them their building and farming traditions, resulting is a community which, in political and religious structure, agricultural practice and construction traditions, relates most closely to the seacoast villages of New England. The settlement's center was located in the area of present Southampton Village, but by 1653 a "path" to East Hampton was established, today's Montauk Highway, and the major east-west axis of the south fork. This path made areas in the eastern part of the town more accessible to settlers.

There were two divisions of land which constitute the Sagaponack area, made in 1653 and 1677. The earliest settlement date for Sagaponack is generally accepted as 1656. Josiah Stanborough, one of the original settlers to the town from Massachusetts, bought several parcels here and was probably the first settler. He was joined by the Toppings, the Piersons, the Hedges and other families whose names can still be found amongst the current residents. Early land allotments in Southampton Town were achieved by lottery. The settlement of Southampton was actually a joint stock company. Thus once the town meeting had decided on to make a division of land, each settler drew lots in proportion to the amount of stock owned. Some of the original allotments were tied to a man's trade or profession: for example, in 1678 Ezekial Sandford was granted 15 acres "provided he continued in the town for 7 years & made cart wheels at a reasonable rate," and in 1695, 15 acres were voted to the Rev. Ebenezer White, "provided he settled at Sagaponack and Mecox and continued with them 7 years."

The first settlers in Sagaponack located east of the southern part of Sagaponack Pond, but as their numbers increased, Sagg Main Street developed to the north, connecting eventually with the path to East Hampton (Montauk Highway) to the

north. The earliest houses are still found on three sides of the burying ground (1670) on the lower end of Sagg Main Street. Sagaponack Road, extending west from Sagg Main Street, was an old Indian trail from Sagaponack to Noyack, and was also established by 1653. A road leading from the settlement area near the burying ground to the west (Bridge Lane) was likely established after the construction of the first bridge over Sagg Pond in 1686, when the Town voted to pay 50 pounds to Ezekial Sandford for its construction. To the east of Sagg Main Street extend three other early roads: Parsonage Lane (1694); Hedges Lane (1677) and Daniels Lane (1670). Sagg Main Street and its accompanying 17th century components of burying ground, commons, bridge location and street pattern maintain the sense of the primary development of the hamlet.

The town records include references to a number of traditions and industries that helped make Sagaponack a relatively self-sufficient hamlet at an early date. The first church was established by approximately 1671, and in 1686, Sagaponack and Mecox were released from paying the Southampton minister, indicating the parish's independence. Also in 1686, Joseph Wickam was to have 3 acres for a tannery. In 1697, Theophilus Howell set up a lime pit, and that same year, Howell along with Henry Pierson and James Hildreth were granted rights to Sagg stream for a grist mill. In 1706, the same Theophilus Howell, along with Elisha Howell, Lemuel Howell and Jeremiah Halsey were granted permission to build a windmill on the triangular commons. The commons themselves, adjacent to the burying ground, were established by the Town as a parade ground. The first stone in the burying ground is that of John Topping, 1686. The earliest gravestones reflect their New England origin by being carved in slate and brownstone. By 1713-14, Sagg Main Street was seen as the "main street of Bridgehampton." In c. 1725 the first school was established: the present school (089-3-18) is the 3rd, built in 1885, and remains important to the hamlet's identity.

James Truslow Adams, in his "Memorials of Old Bridgehampton," (1916) describes the land as it was found by the settlers. In addition to fertile soil, there was "timber large enough to be used for building construction," probably largely white oak. The area was, apparently, heavily treed: a 1665 deed for 10 acres in Sagaponack describes the relatively small lot as being bounded south by the ocean, and north by the woods. Later references to trees include the species of buttonwood and lombardy poplars in the 19th century.

The major reason for the settlement of Sagaponack, however, was the "naturally fertile soil." This soil type is now referred to as the "Bridgehampton-Haven Association," which is characterized by "depth, good drainage and moderate to high available moisture capacity ... which makes this association one of the best farming areas in the county." References to Sagaponack through the 18th and 19th centuries indicate that the area was seen as a settlement of farmers, lagging behind the western hamlets of the community in terms of development. Crops included grains, flax, and fruits and vegetables for both local consumption and export. Included under the agricultural umbrella would be the raising of cattle, which were driven annually to Montauk for summer grazing, and back to Sagaponack for the winter. For example, in 1762, the Piersons owned 79 head of cattle. Supplementing the agricultural pursuits of the residents was offshore whaling, and by the 18th century, whaling stations were established at both Sagaponack and Mecox. What little trade was done outside the immediate area was conducted by water to the New England coastline, New York City and to the West Indies. Most of the exporting business dates to the 18th century and later, and was done from Sag Harbor, originally called "the Port of Sagg" for its association with the Sagaponack area.

Sagaponack's population continued to grow modestly during the 18th century. The surviving buildings of the period show that the construction methods and styles of building did not change dramatically, and the small scale of the houses indicates a subsistence economy. In 1885, the Hon. Henry P. Hedges, writing about the "Development of Agriculture in Suffolk County" noted that the farming methods and farmhouses both were "virtually the same" whether built in 1683 or 1783. He describes this typical farmhouse as being a "single house," unpainted, the front two stories, and the sloping roof of the rear making the back of the house one story [i.e., saltbox form]. The front rooms were lit by 2 small windows with 6" x 8" glass panes. He refers to a "large beam" which ran across the upper wall (the front plate), and that "chimneys and fireplaces were capacious masses of masonry" making for small front entries with no hall. Ceilings were generally 7' in height. The houses were sheathed with cedar shingles, 3' in length and 1" thick at the butt. Town Records refer to the making of bricks at both Mecox and Sagaponack, although the exact location of manufacturing is not known.
Although early houses can be found in the western hamlets and villages of Southampton Town, the high concentration of early houses with their early forms still recognizable in Sagaponack is very important.

The early 19th century in Sagaponack was marked by an economic recovery following the devastating occupation by the British forces during the period of the Revolutionary War. The 1838 U.S. Coast Survey indicates approximately 29 structures within the hamlet, distributed primarily along Sagg Main Street, but also on Parsonage and Hedges Lanes. Three farmhouses share close construction dates during this period, (all outside the historic district, but contributing elements to the multiple property nomination): Musnicki (c. 1840), Barczeski (c. 1840) and Strong (c. 1847). All of these two-story houses are built in the familiar "half house" style, with a side-hall entry. By this time the nearby hamlet of Bridgehampton and the port of Sag Harbor were well established and developing significant private residences for those involved in the whaling trade and other prosperous undertakings, and institutions, such as churches, schools and industries, that were never developed in Sagaponack. The community remained stable, but also unchanged.

The arrival of the Long Island Railroad's southern route to Bridgehampton in 1870 dramatically changed the character of overland transportation for the entire south fork, and particularly those rural areas such as Sagaponack. The railroad soon afforded opportunities to farmers to increase their agricultural markets. In the 1870s, Sagaponack's crops were still relatively diversified, but soon after the turn-of-the-century, farmers turned to crops which could be more easily cultivated, harvested and shipped with increasingly mechanized methods. Potatoes and cauliflower became the specialty of the east end of Long Island.

The railroad also increased opportunities for summer visitors to gain easier access to vacation sites, encouraged by the relative ease of access from Brooklyn and New York City. By approximately 1873, land near the beach was being sold to people from the city, which would begin to forever change the character and development of the hamlet.

Describing the hamlet in 1900, the Hon. Frederick Seward referred to the older buildings of the community: "Some of their quaint old homesteads are still standing and occupied by their lineal descendants." But he goes on to affirm that "during the past half century New Yorkers have found out the advantages of 'The Hamptons,' and many have made their summer homes there." He refers to these new houses as "cottages and villas." Seward goes on to say that while the other Hamptons have been growing and flourishing, "Sagaponack seemed to remain almost stationary." But all that seemed to have ended shortly after the turn of the century, with the improvement of railroad facilities and more visitors. Seward notes the new bridge at Sagg Pond, a new bathing station, the activities of boating and fishing near at hand, golf links, tennis courts and cycle paths. In a poignant reminder of overlapping cultures, Seward describes "...the farmer is hoeing corn and potatoes on one side of the sand dune while the bather is plunging into the surf on the other."

Sagaponack never developed hotels, according to Seward, but "several of the houses entertain summer boarders, and from year to year increase their dimensions to accommodate the increasing number of their guests." Indeed, in 1907, the "Bridgehampton News" noted local boarders as well as their cottage list: "Mrs. Hall and daughter are boarding as C. S. Roger's; Miss Elsie Aumack, of Babylon, is a guest at Addison G. Topping's." In 1907, the Long Island Railroad, in their publication "Long Island Illustrated," listed available accommodations in Sagaponack. Noted are "Fairview House" (074-2-6.5), which would accommodate 30 guests; C.T. (sic) Rogers (089-4-9.3), accommodating 40; and Topping Cottage, with room for 25. Perhaps with some dismay, Seward says "there are also no saloons nor drinking shops."

By 1900, the "Cottage List" printed in the "Bridgehampton News" indicates that Sagaponack had a substantial number of summer residents living in either their own or rented summer homes. August 10, 1900 lists the following seasonal residents: Dr. W. H. Seabrooke in "Martagon;" H. E. Miller in "Deldune;" Henry D. Turney in A. G. Topping's; Wm. C. Engle in "Engleruh"(107-1-19); Hanson C. Gibson in "Fairfield;" John Deshler in "Green Ridge" (090-1-1);John Taylor in "Silver Shingles;" John Sherlock in "Winnecoma" (090-2-1); Henry Devereaux in his own home (106-2-21); Wm. G. Deshler in H.L. Topping's; and Frederick Seward in his own home (106-2-24). Some of these summer visitors must have continued to visit during mild fall weekends. The October 2, 1908 "Bridgehampton News" notes that "most of the summer cottages are vacant now, the Engle, Seward, Gibson and Hamilton families having left within the past week."

In 1910, the "Bridgehampton News" again extolled the virtues of Sagaponack, which, despite Seward's predictions, was described as "a quiet, quaint hamlet rather than a busy, bustling village." The anonymous writer notes the "broad street, lined with tall wide-spreading trees," behind which are old houses with shaded verandahs. The writer also refers to the

"literary bent of its permanent residents," perhaps a reference to the "Sagaponack Literary and Social Circle" which presented programs from 1906-1926, taking on subjects for study and discourse on a wide variety of topics in history, travel, science, art and music. The roster of presenters consisted entirely of local names, not summer visitors, and the meetings were held in members' homes from the fall to spring, most likely as a diversion from the long months when farmers were less active. The writer also explains the term "boarding houses:" "Its boarding houses are really summer inns of the best class ..." Other activities of the community that probably relate more to the summer visitors include the Sagaponack Golf Club, organized c. 1900 (no longer extant); and a reference to the Deshler's "Hunt Tea," held before the equestrian event of a fox hunt.

As late as 1938, the "Bridgehampton News" still published monthly cottage lists. The July 8, 1938 edition lists a total of 18 summer residents, half each in rented and in their own cottages.

During the period 1890-1930, Eugene L. Armbruster extensively photographed the farmhouses of Long Island. Armbruster's photographs of Sagaponack were taken in 1923 and 1924, and show an area that had changed little in the previous 250 years. Remarkably, most of the older buildings in the community which were thoroughly documented by Armbruster still stand today. The photographic record has helped to create documentation of changes to buildings that have occurred since 1924 – for the most part, Victorian additions and elements, including sash, have been removed, and the buildings "restored." For example, the c. 1740 Pierson House (106-2-7) had a full-façade Victorian era porch and 2/2 windows when photographed in 1924. The porch has since been removed, the sash replaced with 12/8, and the building "restored" to its supposed 18th c. appearance. The photographs also document the extensive outbuildings that once existed, showing the loss of historic resources as the use of certain building types disappeared. Armbruster noted that most houses were "shingled and unpainted" as they are today.

By the end of the 19th century immigrants from eastern Europe joined farming families who had been a presence in the Sagaponack area since the 17th century. Most of these new families were of Polish decent. Polish surnames begin to appear as landowners by the 1910s, at times after having worked on other farmer's land and renting houses. For example, the Barczeski family rented a house and worked for established farmers before purchasing an existing 19th century house and farm (090-1-29) in 1911 as their own. Similar patterns of immigration can be found in nearby Southampton, Water Mill, Bridgehampton; and further afield in Riverhead and Southold. Religious and cultural institutions specific to this ethnic group were established in Southampton, including Our Lady Poland Roman Catholic Church, and the Polish Hall.

The next wave of immigration in the area was that of black migrant workers, coming north to harvest crops in the autumn. Workers were housed in cottages on the farmers' property as well as in workers' housing, at times in existing early buildings. Both 090-2-5 and 106-2-16 are examples of houses built between the 17th and 19th centuries that were used as 20th century worker housing. Eventually this population became more resident in nearby Bridgehampton.

Sagaponack did not develop extensively during the depression, the war period, or even the period directly after the war. In fact, things changed very little in the hamlet until the relatively recent (1970s) boom in the second home industry. From that time through the present there has been extensive new development in the hamlet, starting near the ocean beach, and now throughout the subdivided former farm fields. Remarkably, very few older buildings were taken down, and the new buildings constructed within historically developed area on Sagg Main Street have respected a similar scale, setback, setting, materials and building style as those of earlier centuries. The newest houses have been largely built in subdivisions, many setting aside agricultural reserve areas adjacent to the new development; or as "flag lots" – building lots behind existing lots and accessible by a long driveway. This has kept the impact of new construction on the historic areas of the community relatively low. The boundaries of the Sagaponack Historic District have been drawn to be inclusive of the representative styles and types of buildings in Sagaponack hamlet which retain a high level of integrity of historic scale, street pattern, setting and landscape character. The inclusion of one commercial structure and one educational facility within the district is reflective of the establishment of hamlet identity and the character of the community. Further, the inclusion of working farms, including agricultural outbuildings and farm fields, makes understandable the hamlet's reason for its settlement, its pattern of development, and the continued occupations of the

residents. The result is a cohesive hamlet of residences dating from the 17th to the 20th centuries as well as the visual evidence of the agricultural heritage of the community.

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United States Coast Survey. 1838.

Picture 1

Picture 2

Picture 2

Picture 3

Picture 5

Picture 6

Picture 7

Picture 8

Picture 9

Picture 10a

Picture 11

Picture 13a

Picture 14a

Picture 15

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Picture 19

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Picture 87

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Picture 47a

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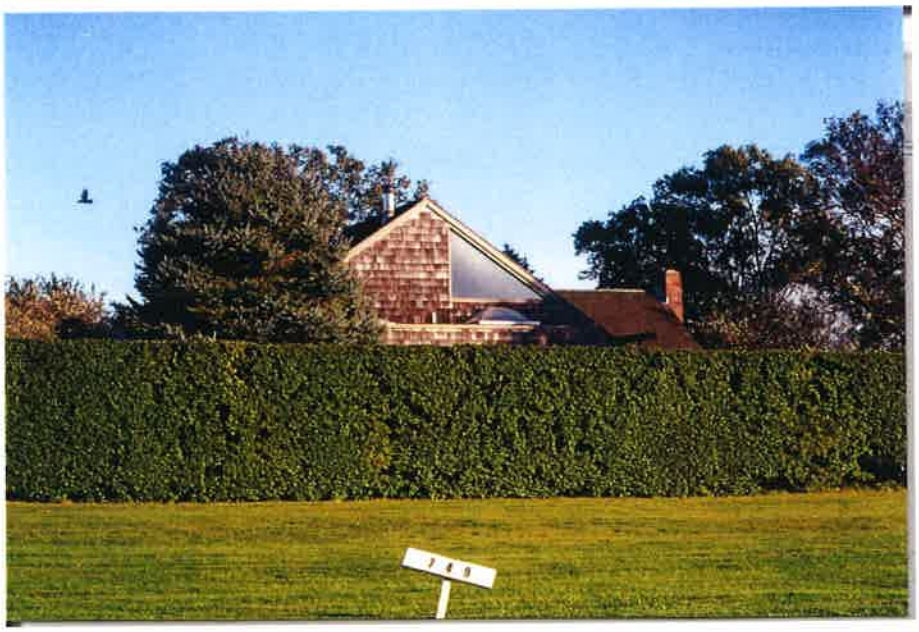
Picture 50a

Picture 50b

Picture 50c

Picture 51a

Picture 52



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Picture 64

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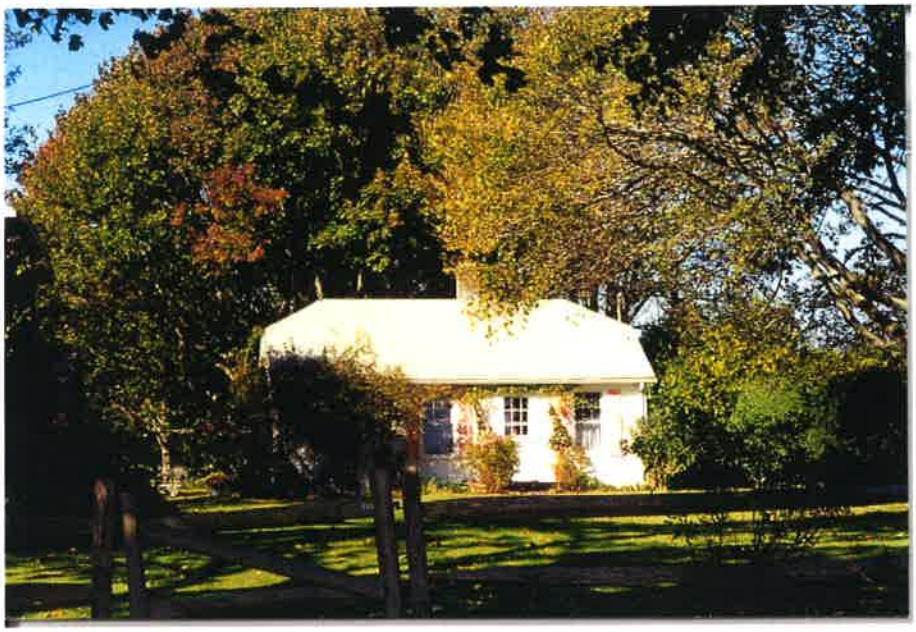

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Picture 80a

Picture 82

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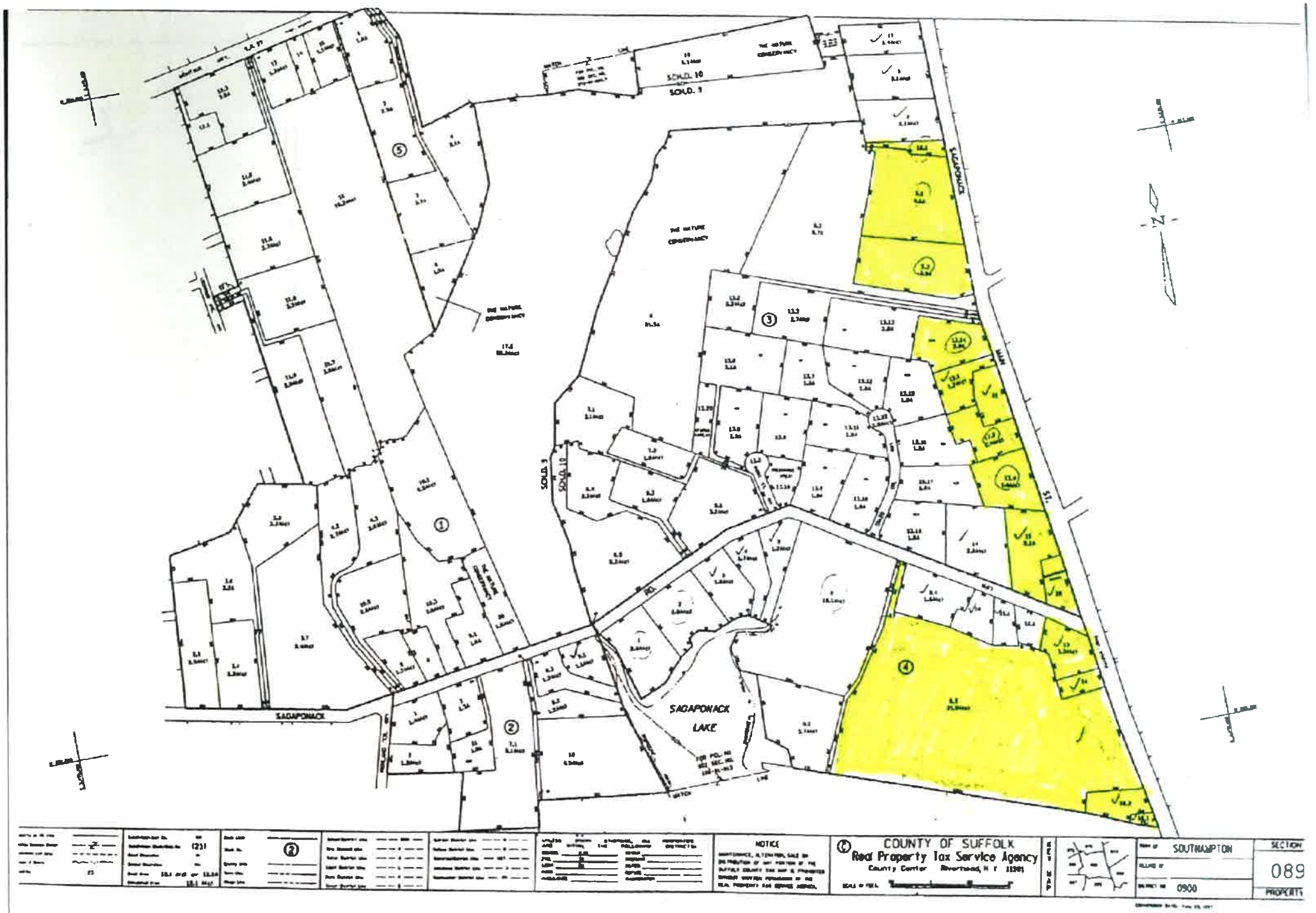
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0900
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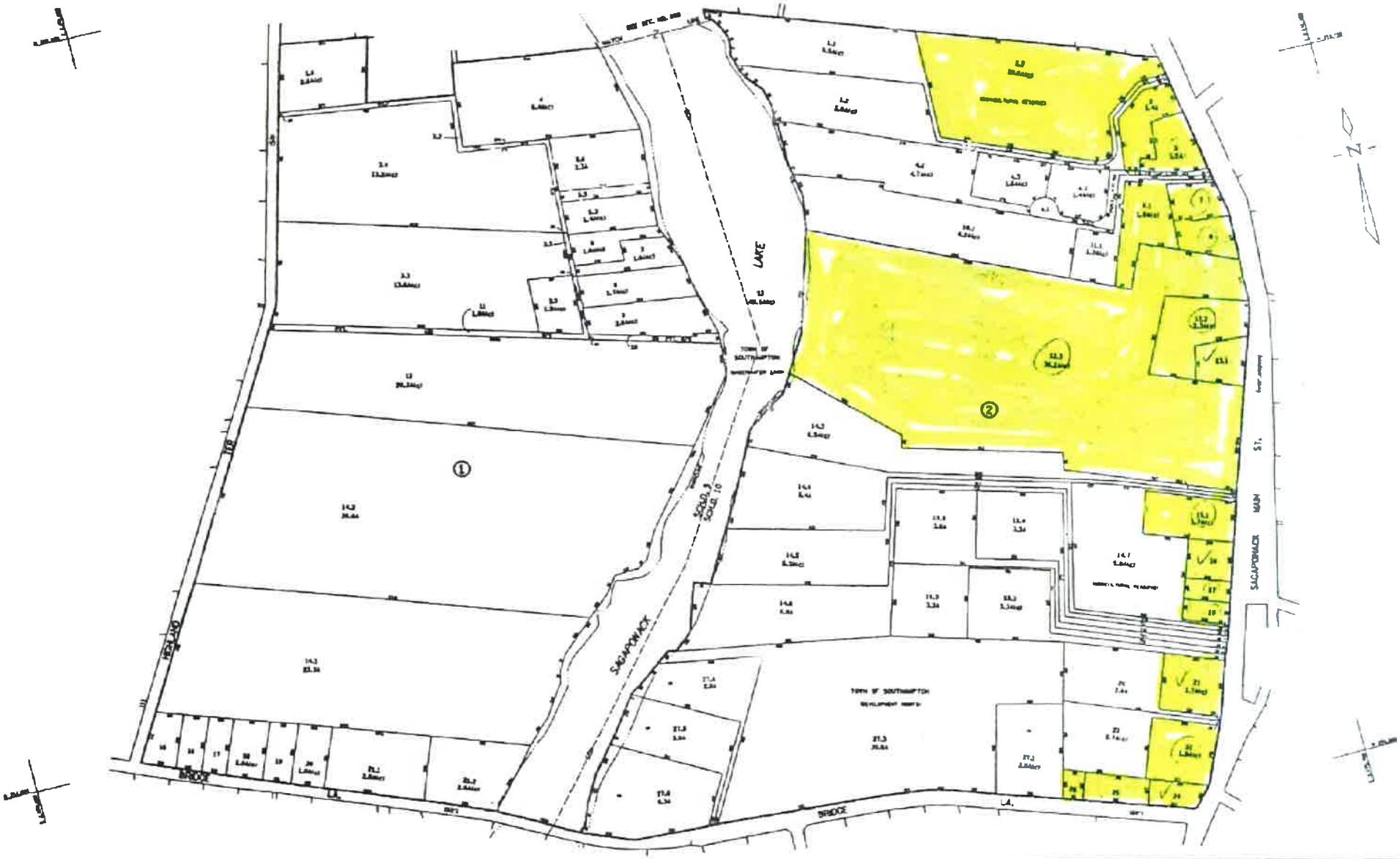

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SCALE IN FEET

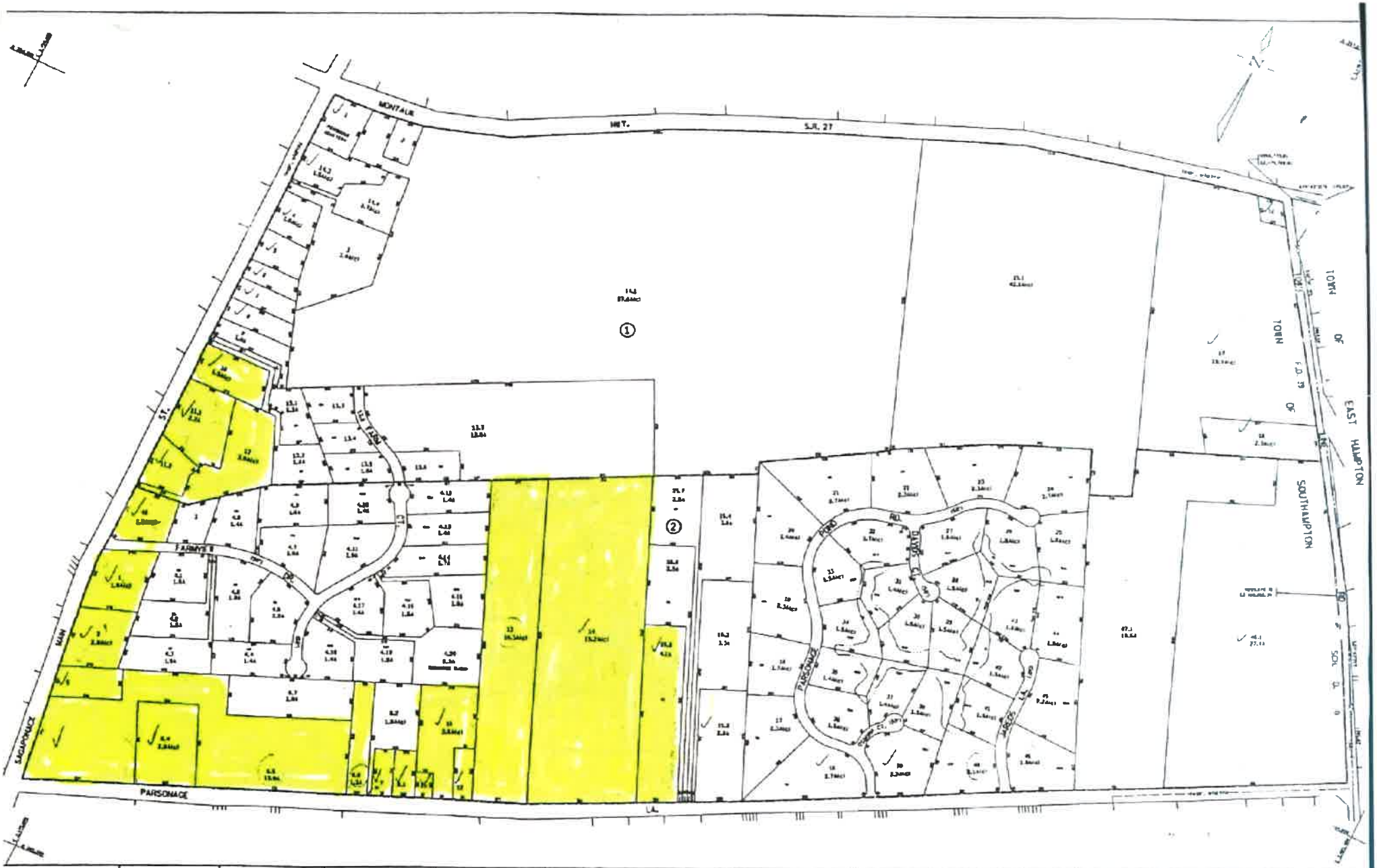
TOWN OF SOUTHAMPTON

VILLAGE OF

DISTRICT NO. 0900

SECTION 106

PROPERTY



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SCALE IN FEET

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VILLAGE OF

DISTRICT NO 0900

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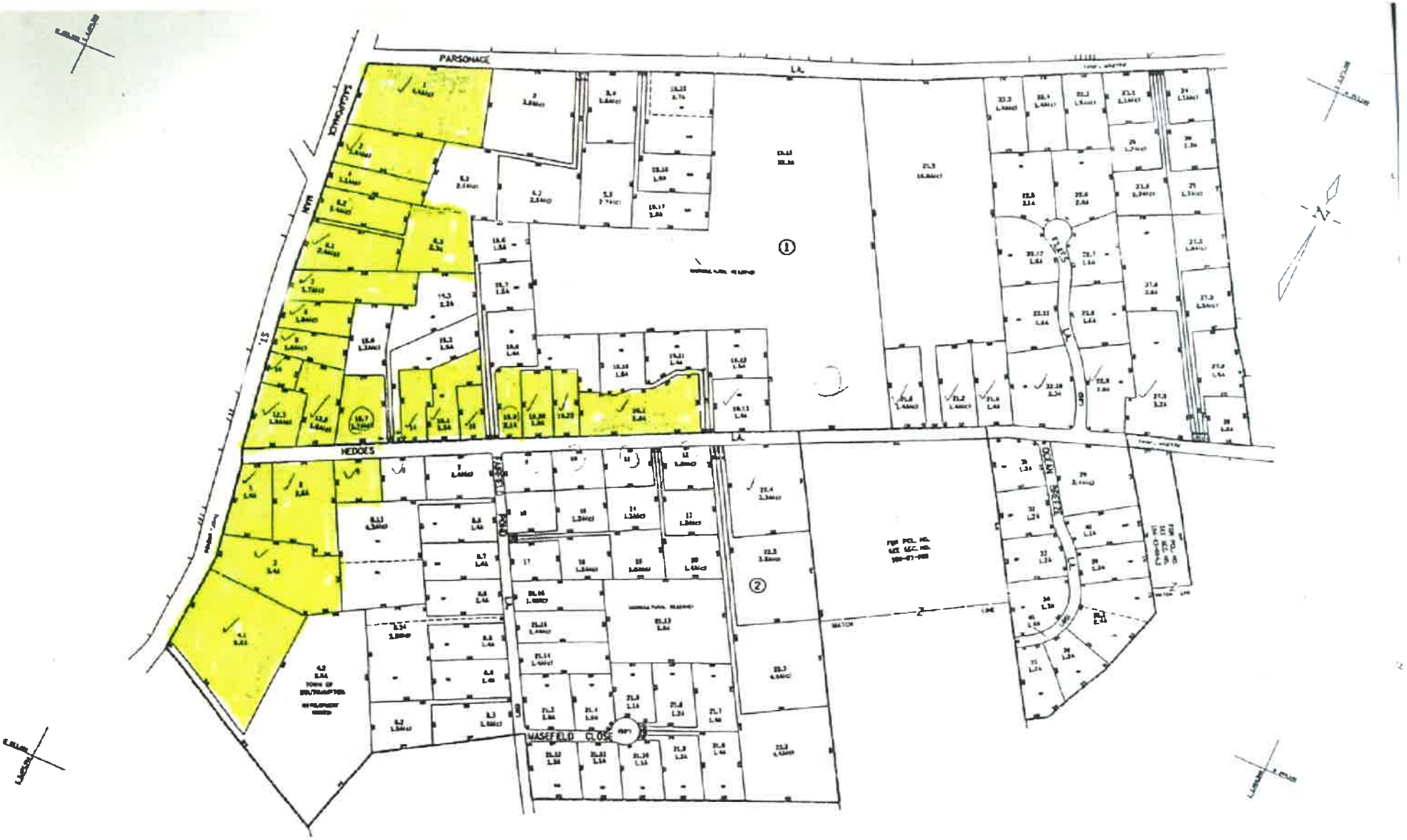

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KEY MAP

TOWN OF SOUTHAMPTON

VILLAGE OF

DISTRICT 0900

SECTION 090

PROPERTY

SAGAPONACK MAIN ST
DANIELS LA
FAIRFIELD POND LA
CHESTVIEW LA
TOWN OF SOUTHAMPTON
TOWN OF SOUTHAMPTON DEVELOPMENT RIGHTS
ATLANTIC OCEAN
Legend
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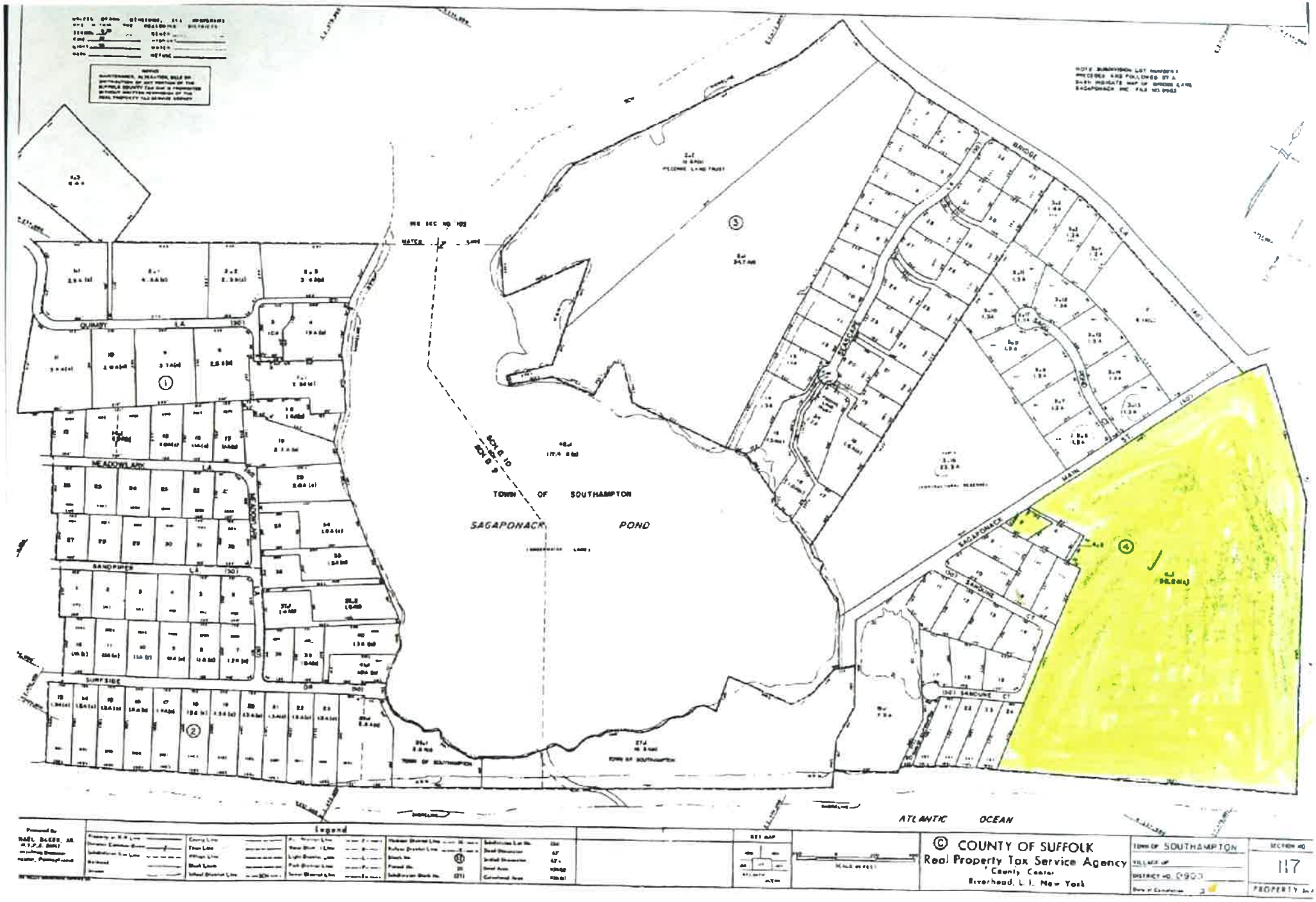
TOWN OF SOUTHAMPTON
VILLAGE OF
DISTRICT NO. 0900
SECTION NO.
107
PROPERTY MAP


QUIMBY LA.
MEADOWLARK LA.
SANDPIPER LA.
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