

United States Department of the Interior
National Park Service

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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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Village of Southampton Historic District Expansion

other names/site number _____

name of related multiple property listing _____

Location

street & number _____

city or town Southampton

state NY

code _____

county Suffolk

code _____

zip code _____

☐ not for publication

☐ vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide local

Signature of certifying official/Title _____

Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____

Date _____

Title _____

State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:) _____

Signature of the Keeper _____

Date of Action _____

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Name of Property _____

County and State _____

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only **one** box.)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
462	135	buildings
0	0	sites
0	0	structures
0	0	objects
462	135	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

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwellings

COMMERCE/business, restaurant

GOVERNMENT/fire station

EDUCATION/school

RELIGION/religious facilities/church

HEALTHCARE/hospital

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwellings

COMMERCE/business/restaurant

GOVERNMENT/fire station

EDUCATION/school

RELIGION/religious facilities/church

HEALTHCARE/hospital

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Gothic Revival, Queen Anne,

Italianate, Shingle Style

LATE 19TH & 20TH CENTURY REVIVALS/

Colonial Revival, Craftsman/Bungalow,

Tudor Revival

MODERN MOVEMENT/Cape Cod, Ranch Style

Materials

(Enter categories from instructions.)

foundation: Concrete, brick, stone

walls: Wood, stucco, brick, synthetics

roof: Asphalt shingle, metal, tile

other: N/A

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Name of Property

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Southampton Village Historic District Boundary Expansion represents an increase in the geographic extent of the Southampton Village Historic District, listed on the National Register of Historic Places in 1988, and first expanded in 1992. This expansion is a result of a Reconnaissance Level Historic Resources Survey undertaken in 2022-2023 by the Village of Southampton in the north and south areas of the village. [REDACTED]

[REDACTED] Areas in the northeast section of the village were also determined as potentially contributing; however, it was determined to focus on the northwest and south areas of the village first.

Currently, the Southampton Village Historic District consists of a cohesive and contiguous primarily residential area of Suffolk County that also includes a number of religious, municipal, and commercial buildings. This area illustrates a concerted period of development between 1662 and 1935, documenting the history and architecture of the district in those years and generally encompassing the earliest surviving buildings in the district up to and including 1935. Contributing resources encompassed a broad range of architectural styles within this period.

The new period of significance for the Southampton Village Historic District continues into 1954 and includes the expanded areas to the northwest and south, as well as a re-evaluation of the formerly non-contributing buildings and the previously undocumented buildings within the existing district for eligibility under the new period of significance.

Narrative Description

Neighborhood Characteristics: Location, Plan, and Nearby Landmarks

The expanded area of the Southampton Historic District is located to the northwest and south of the current district. The topography in these areas is generally level. The expanded area is primarily organized on a regular grid street plan. The grid is oriented in alignment on a cardinal axis; streets run north-south or east-west. The exception to the grid is Toylsome Lane. This street is curvilinear and creates a bend at the south end of the expanded district. The largest portion of the expanded area, the southern portion, is located along the southeast border of the existing district. It is bounded by the north side of Cameron Street to the north and South Main Street to the west. The boundary then cuts across the north end of Little Plains Road south to Lewis Street and east to the west side of Old Town Road. It then travels south to include both sides of Toylsome Lane as well as Toylsome Place. The smaller portion of the expanded area, the northwest portion, is located along the northern border of the existing district. It begins at the northwest corner of Henry Street at Howell Street and runs east to Halsey Street, encompassing both sides of Halsey Street down south to Hill Street as well as the western section of Cooper Street and all of Armande Street. This section is bordered to the west by Moses Lane between Hill and Pelham Street.

The nominated expansion area is predominantly residential with some municipal and public buildings, church, and commercial buildings.

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Streetscape Character and Integrity

All the streets in the expanded district are one-lane, two-way streets except Windmill Lane (northerly) and Nugent Street (easterly); these streets are located in the northern portion of the district. All streets are paved with asphalt. East-west and north-south streets in the expanded district do not have uniform curbs or sidewalks. Partial concrete walkways occur but are not consistently found. Most streetscapes are defined by closely spaced houses and shallow and relatively even street setbacks and mature landscaping. Rows of curbside trees, many contemporary with the initial development of the neighborhoods, line the streets within the expansion area. Garages and driveways are common in the expanded district but not universal.

Most properties in the expanded district retain substantial integrity and contribute to the character of the streetscape; its contiguous location to the existing district, period of development, and similarity in architecture were the primary factors in determining the expanded district's boundaries [REDACTED]

In some cases, alterations made within the expanded district's period of significance have achieved their own significance and are not considered detrimental to the property's integrity. This is most often the case where wood porches were replaced in-kind with wood porches or enclosed in the early-to-mid-twentieth century; some of these features have their own integrity of design and today, having been in place for well over fifty years, are considered part of the historic character of the house. [REDACTED]

Architectural Style and Type

Buildings in the expanded historic district vary in architectural character, this reflects the long period in which the Village of Southampton developed, during which architectural fashions and building techniques changed considerably. The most consistent architectural feature is height, with most buildings being one-to-two-and-a-half-stories tall. Most display regular fenestration and are vertically oriented. Buildings are generally in continuous rows along both sides of the streets. The character of the built environment of the expanded district is very similar. It contains a mix of mostly residential and a small amount of interspersed commercial buildings from the late nineteenth to the mid-twentieth century. The southern part of the expanded district contains the oldest buildings, constructed between the 1850s and early 1950s. Buildings in the northwest part of the district were built primarily between 1910 and the early 1950s. With the exception of late twentieth/early twenty-first century infill, most buildings in the district remain largely true to original nineteenth to mid-twentieth-century design.

Buildings in the expanded district reflect a range of popular architectural styles from the late nineteenth century such as the Italianate, to the Minimal Traditional style of the early 1950s. There are a couple of styles represented in the expanded district that were popular in the late Victorian era such as the Queen Anne and Shingle Style. Early-to-mid-century styles found in the district are the Tudor Revival, Colonial Revival, Dutch Colonial Revival, American Foursquare, and Craftsman/Bungalow. Styles in the district are discussed in more detail in Section 8, under Architecture.

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While the overall integrity of the district is high, most buildings reflect some level of alteration and change. The majority of buildings that were present during the period of significance (1662-1954) are still present and recognizable. Common alterations include porch enclosures, window replacement either in original openings or in openings altered to accommodate standard replacement units, and replacement siding.

Integrity and Contributing/Non-Contributing Methodology

As a summer community, a certain degree of alteration and changes have been made to most buildings. Some have had materials installed with lower maintenance in mind. The following criteria were used to evaluate the contributing and non-contributing status of properties in the district:

- Date: the building must have been constructed during the period of significance (1662-1954). Buildings constructed after the period of significance are considered non-contributing.

- [REDACTED]

In addition, the building must retain enough integrity of design, workmanship, materials, and feeling to convey its historic appearance and significance in the context of the district according to the following:

Form:

- The original form of a building must be legible. Alterations to a building that do not obscure its historic form and footprint are acceptable and considered contributing. Additions that significantly change or obscure the historic form are noncontributing with one exception: commercial buildings sometimes display a hybrid character – as in a residence converted to a store. If these changes have taken place during the period of significance, they are considered to contribute to the district under the theme of commerce.

Exterior cladding:

- Contributing commercial buildings should retain a predominance of materials that date from the period of significance, including both original and/or historic materials from upgrades up until 1954. Given the pressure on commercial owners to continually upgrade their buildings, more contemporary materials (such as windows, see below) may have been added subsequently. The building will remain contributing as long as these later materials do not significantly obliterate design.

Fenestration:

- Replacement windows in the same openings do not make a building non-contributing as long as the trim and the size of the windows have been maintained. Replacement windows in altered openings may be acceptable if the original opening remains readable and can be restored. Replacement windows outside the period of significance that completely change the fenestration by removing all trim and/or changing window shape render buildings non-contributing. An isolated window (or windows) may be ignored if the building meets other integrity measures.

Storefronts:

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- Alteration of storefronts is a common and expected change made to most commercial buildings, as owners sought to attract new generations of shoppers and as businesses changed. Loss of original design and materials on the first floor does not make a building non-contributing if the upper floors retain integrity.

Streetscape:

- The building continues to contribute to the continuity of the streetscape.
- Integrity of design, likewise, is important for high-style buildings, which are contributing if they retain enough character-defining features that their original design is substantially legible. For vernacular buildings the following considerations were used to evaluate the integrity of design:
 - The building should retain its historic scale and massing. Additions that are clearly secondary, e.g., located at the back or side where they are visually distinct from the historic form, are common and are considered part of the normal evolution of buildings in the neighborhood. Such additions do not detract from integrity.
 - The building should retain its original roofline. Alterations to the roofline during the period of significance are acceptable.
 - Replacement sash in original or slightly modified openings are common in the district and do not render a building noncontributing, nor do alterations to openings if the original openings remain legible (e.g. partial wood infill of a window opening in a brick building). Extensive alteration to fenestration patterns due to complete infill of openings or introduction of new windows not consistent with the location, rhythm, operational type, and/or size of historic fenestration may render a building noncontributing. An isolated instance, or alterations to fenestration on less-prominent sides of the building, will not render a building noncontributing in the absence of other integrity issues.
 - Alterations to historic front porches are common and are often a response to deterioration and/or the need for additional interior space. Few porches in the district retain all their historic materials, and some porches have been removed or infilled. Alterations to historic porches, up to and including removal, will not on their own render a building noncontributing. Replacement of a historic open front porch with an alternative not typical of the period of significance, such as an uncovered deck or a full enclosure that does not retain evidence of original open character, may alter the building enough that it is no longer contributing.
- Buildings that are categorized as non-contributing may be re-evaluated if materials that obscure original form, scale, design, materials, and workmanship are removed, and original or historic elements are rediscovered. This guideline acknowledges that blocked windows may be unblocked, facades may be removed to reveal the original wall treatment, and other changes may be reversed that will enable a building to contribute to the district.

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[REDACTED]

Resource Count: Update count [REDACTED]

[REDACTED]

462 Contributing Buildings, including:

305 Contributing Primary Buildings

157 Contributing Secondary Buildings

167 Non-contributing Buildings, including:

114 Non-contributing Primary Buildings

53 Non-contributing Secondary Buildings [REDACTED]

[REDACTED]

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is 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 significant in our past.
- ☒ 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.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1662-1954

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Southampton Village Historic District Boundary Expansion represents a significant increase in the geographic extent of the Southampton Village Historic District, listed on the National Register of Historic Places in 1988 and initially expanded in 1993. [REDACTED]

Criteria for the existing Southampton Village Historic District is listed under C for Architecture and A for Settlement. [REDACTED]

The period of significance has been expanded to 1954 to include mid-century buildings, specifically single family homes that were constructed throughout the Village in the post-war period. There are a number of buildings constructed during this period that served to build-out the remaining vacant lots in the expansion areas.

Narrative Statement of Significance

Settlement and Colonial Periods (1640-1800)

Numerous groups of Algonquin peoples inhabited the area of Suffolk County prior to the arrival of European settlers on Long Island. At the time of European contact, the South Folk was occupied by the Shinnecock Nation, speakers of the Mohegan-Pequot-Montauk-Algonquian language. The Shinnecock maintained relationships with the Pequod and Narragansett Nations across the Long Island Sound and produced wampumpeag, a valuable commodity for commercial exchange. Due to their proximity to the Atlantic, the Shinnecock also developed effective whaling techniques later adapted by the commercial whalers of subsequent centuries.ⁱ

The first European settlers to arrive in the area of Southampton were English speaking Puritan colonists from Lynn in what was then the Massachusetts Bay Colony. Having received dispensation from Governor John Winthrop and the agent of the Earl of Stirling, then proprietor of English claims to Long Island, a group of eight settlers led by Edward Howell, Daniel How, and Henry Walton signed a three-part agreement structuring the management of their prospective settlement in 1639 and traveled to Manhasset Bay toward the western end of Long Island in May of the following year. A territorial dispute with the Dutch colonial authorities from

ⁱ John A. Strong, "Indian Whalers on Long Island, 1669-1746," *Long Island History Journal* 25, no. 1 (2016).

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Manhattan Island forced the settlers to relocate, and they travelled to Peconic Bay. The settlers then landed in North Sea, directly north of the Village of Southampton, and trekked overland to the area near Old Town Pond, in the southeastern part of the present-day village. They then negotiated an agreement with Shinnecock authorities for the exchange of a deed granting the title to the area for a fixed sum of food and dry goods and a commitment to their protection against "unjust violence." The settlers thereby founded the Town of Southampton, and the current boundaries of the town were established by the end of the century, the result of a series of further purchases from the Shinnecock Nation.ⁱⁱ

The settlement of the Village of Southampton proceeded from this initial endeavor. These settlers constructed homes (non-extant) in the area near Old Town Pond and began cultivating corn, trapping game, and digging clams. The first agricultural activity largely took place in the flatland between Agawam Lake and Shinnecock inlet, an area dubbed the Great Plains by the early settlers. Residents of the village also engaged in the enterprise of whaling from the earliest years of settlement. The group of settlers attended sermons led by Abraham Pierson at a small meetinghouse (non-extant), where they also held town meetings and governed by consensus. Although the settlers initially received dispensation from the Governor of the Massachusetts Bay Colony, a vote held in 1644 placed the town within the jurisdiction of the Colony of Connecticut. By the end of the decade, at least twenty-nine families lived in Southampton, and the construction of the new homes expanded the settled area to the west along Agawam Lake and to the north along what is now Main Street.ⁱⁱⁱ

Southampton remained under the jurisdiction of the Colony of Connecticut until the 1660s, when the conclusion of the Second Anglo-Dutch War reconfigured the colonial boundaries of the region surrounding the Long Island Sound. At the end of the war, Dutch authorities ceded Manhattan and its surrounds to the British Crown, which established the Colony of New York for its governance. Although further conflict jeopardized British control of the territory, the arrangement ultimately endured, and the Colony of New York assumed jurisdiction over of Long Island in 1664. Despite some initial protestations from the residents of Southampton and nearby Southold, Long Island remained a part of the colony until it became the State of New York.

The settlement grew slowly through the following century, and residents remained engaged in agricultural labor and maritime activities. The settlement of the area that later incorporated as the Village of Southampton first concentrated around what is now Main Street, and a few buildings constructed in the seventeenth century remain extant in the Southampton Village Historic District, including the Halsey House (1662, NR 1986) at 251 South Main Street and the Foster House (1695, NR 1986) at 264 South Main Street. While the plenitude of land initially enabled settlers to claim tracts as they arrived in the town, the arrival of more settlers in the following decades required the division of Southampton into lots. The initial group of settlers asked 150 pounds for the ownership these lots, and the first sale included most of the village (the remainder of the town was divided into lots and offered at subsequent sales). Although the availability of land did attract some settlers, the relatively poor quality of the sandy soil in Southampton challenged agricultural enterprises, dampening population growth in the area well into the nineteenth century. Most families that settled in Southampton did engage in agriculture

ⁱⁱ William S. Pelletreau, "Southampton," *History of Suffolk County, New York, with Illustrations, Portraits, & Sketches of Prominent Families and Individuals* (New York: W.W. Munsell & Co., 1882), 1-5; Southampton 16-25

ⁱⁱⁱ Pelletreau, "Southampton," *History of Suffolk County*, 10; David Goddard, *Colonizing Southampton: The Transformation of a Long Island Community, 1870-1900* (Albany: State University of New York Press, 2011), 13-14; George Rogers Howell, *The Early History of Southampton, L. I., New York: With Genealogies* (Southampton: Yankee Peddler Book Company, 1887), 14-31

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in some form, however, and the typical products included corn and potatoes foremost, as well as livestock, orchard fruit, and wheat and other grains.^{iv}

Although the population remained small and little construction occurred during the decades around the turn of the eighteenth century, residents did plan some improvements:

Several streets in Southampton date from this early period. Little Plains Road led to the Little Playnes, a fenced cultivated field on the east, with Great Plains Road leading to the Great Playnes, another common farm area, on the west. Toylesome, Meeting House, and Job's Lanes all existed by the 1660s. Gin Lane, opened in 1664, owes its name to the "gin" or trap for stray cattle kept at this location near the Little Playnes. Ox Pasture Road divided two separate ox pastures to the north and south. Windmill Lane, which extends from Lake Agawam to North Sea Road, took its name from the windmills which stood at either end of the road by 1713.... Travel by boat to Connecticut was relatively easy and cemented commercial ties between eastern Long Island and New England. Roads connecting Southampton with other settlements to its north and east as well as with New York City to the west were established during the early eighteenth century. These now constitute North Sea Road, Hampton Road, Hill Street (also known as the Shinnecock Road), and North Main Street.^v

The eighteenth century remained a period of relatively slow growth and constancy in Southampton until the events of the American Revolutionary War. While development did occur, particularly along North Main Street, few extant buildings in the Village of Southampton date to this period. During the war itself, men from Southampton may have joined the revolutionary forces at the battle of Brooklyn, but British forces later asserted control over all of Long Island, including Southampton, bringing a close to revolutionary activity in the town. At least 500 men from the town of 3,400 signed an oath of loyalty to the crown. Some of these signatories may have done so under duress, as the occupation of Southampton included the quartering of at least 2,500 soldiers led by General William Erskine. After the conclusion of the war and the foundation of the United States, Southampton became a part of the State of New York, and normal agricultural activity resumed in the area.^{vi}

Agrarian Period (1800-1870)

Southampton remained on the periphery of New York State and New England well into the nineteenth century. Agriculture and the complementary industrial processes remained the driving force behind what little growth did occur in the village prior to the advent of the railroad:

Southampton remained overwhelmingly agricultural and relatively isolated from New York City for most of the period between 1800 and the Civil War... Other than the grinding of flour in windmills and water mills, there was little manufacturing or industry in either Southampton or its vicinity. A description of Southampton in 1842 stated that it contained 400 inhabitants, 50 dwellings, one Presbyterian church, three windmills, "besides several taverns, stores and mechanic shops"....^{vii}

^{iv} Pelletreau, "Southampton," *History of Suffolk County*, 9-10; Goddard, *Colonizing Southampton*, 31; New York State Parks and Recreation Agency, "Southampton Village Historic District," National Register of Historic Places Nomination, Albany, NY, August 1986, 26.

^v Geoffrey B. Henry, "Historic Architectural Survey and Survey Update of the Village of Southampton, New York," August 1998, Section 3, 10-11

^{vi} Goddard, *Colonizing Southampton*, 32; Howell, *The Early History of Southampton*, 74

^{vii} Henry, "Historic Architectural Survey," 12.

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As a result of the economic conditions in Southampton, the village remained agrarian in character. A small cluster of residential and commercial buildings occupied the core of the village, but signs of the summer colony to come remained very sparse before the Civil War:

Southampton was still basically a cluster of buildings, and a few streets strung out along the main road from New York City. Main Street still served as the major north-south road and was crossed at right angles by Hill Street to the west and Bridgehampton Road to the east. The area south of Hill Street extending to the end of Halsey's Neck and Cooper's Neck was almost entirely agricultural. Residents generally shunned the ocean dunes area, and no homes were built south of the midpoint of Lake Agawam. A Coast Guard lifesaving station, built in the 1850s, was the sole ocean outpost.^{viii}

Arrival of the Long Island Railroad (1870-1918)

The arrival of the Long Island Railroad represents the major turning point in the development of the Village of Southampton. The construction of the railroad in the early 1870s connected the small town to New York City, easing the cost of both freight and passenger travel between the South Fork and the urban centers of the Northeast. The rise of manufacturing, resource extraction, and tourism followed its arrival:

Until the Civil War, Southampton was an agricultural and trading village no different from many others on Long Island. Its physical appearance and social makeup changed irreversibly after the Civil War. The arrival of the Long Island Railroad in Southampton in 1870 inaugurated daily passenger and freight service to and from New York City. Beer's *Atlas of Suffolk County* published in [1873], was one of the first to show the route of the railroad through Southampton and the beginning of small manufacturing enterprises, such as lumberyards, sprouting up in the vicinity of the railroad depot... The railroad opened up the South Fork of Long Island to a steadily increasing influx of visitors from the city seeking recreation and a healthful climate. Although the railroad provided the means for economic growth, changing social and recreational trends in Gilded Age America provided the motivation for the sustained 50-year growth in Southampton.^{ix}

After the conclusion of the Civil War and the construction of railroads throughout the United States, the country entered a period of intensive industrialization and economic growth. During what economic historian Robert J. Gordon refers to as America's Second Industrial Revolution, a revolution in the production of material goods and the initiation of an economy oriented around the provision of consumer goods to urban markets led to a large increase in the standard of living in the United States, along with a large increase in material inequality. The predominant economic paradigm of laissez-faire enabled titans of industry to engage in consolidation and monopolization, allowing them to amass unprecedented fortunes.^x The rise in the leisure economy that catered to the affluent brought changes to many formerly isolated locales like Southampton, which emerged as desirable vacation destinations. The particularities of its history and its location contributed to the rise of the summer colony in Southampton:

^{viii} Henry, "Historic Architectural Survey," 14.

^{ix} Henry, "Historic Architectural Survey," 14.

^x Robert J. Gordon, *The Rise and Fall of American Growth* (Princeton: Princeton University Press, 2016), 31; Ibid. 313; Ibid. 321.

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Several factors contributed to the emergence of Southampton as a premier summer destination for city dwellers. First was the dramatic growth of a monied leisure class as a result of the economic expansion of New York City after the Civil War. This class had the time and money to pursue such outdoor sports as bicycling, tennis, sailing, and sea bathing, all of which greatly increased in popularity in the 1870s and 1890s. Second, the crowded and often unsanitary conditions of New York City made it less desirable as a year-round residence for the upper classes and spurred the search for such summer destinations as Newport in Rhode Island, the Adirondacks, and the North and South Shores of Long Island. The South Fork and its natural beauty were popularized in guide books and pamphlets, as well as in the paintings of such *plein air* artists as Winslow Homer and William Merritt Chase. Chase established the first major American school of outdoor painting at the Shinnecock Hills Summer School of Art in 1891. Southampton was heavily promoted by the Long Island Railroad, which stated in one brochure: "It is hardly possible to imagine a more desirable location for a summer residence. The land is high, and from this rounded plateau one looks down upon one of the finest marine views on the Atlantic coast. The ocean, flecked with sails, is before, while behind, the winding waters of Peconic bay, with the intermingling shores, give infinite variety of scene." Finally, the nation's centennial in 1876 stimulated a tremendous interest in the colonial period of architecture. Southampton, which retained much of its late eighteenth century appearance of farms, windmills, and colonial houses, was rediscovered by popular writers and summer visitors alike. According to a description in the *New York Times* in 1875, Southampton "was full of relics of the long-buried past . . . teeming with associations and traditions of our young country."^{xi}

As the railroad brought more tourists, a community of wealthy regulars began to construct their own residences in formerly undeveloped parts of the village. The new construction altered the fabric of Southampton, bringing an end to the primacy of agriculture and the totally agrarian character of the village:

Residents of New York City had ventured out to the South Fork of Long Island for summer vacations beginning in the 1850s. Dr. T. Gaillard Thomas, a New York physician, was one of the first to recommend the healthful climate of Southampton to his patients. These visitors, among the first of Southampton's summer colony, usually stayed in boarding houses or rented houses from local residents for the summer months...The wealthier class of visitors that appeared in Southampton for the summer season after 1870, however, desired their own houses and began to build new summer residences on undeveloped lots in the village..^{xii}

The rise of tourism and the settlement of the wealthy in Southampton determined the direction of the economy for the remainder of the nineteenth century and beyond. These new residents, however temporary their stays in the area, created a surge in demand for new services and new construction, and both sectors created new labor opportunities. Laborers in the building trades and the leisure economy took up residence in Southampton in large numbers, and new developers constructed divisions of more modest dwellings for the rising population in undeveloped areas of the town:

The *New York Herald* declared in 1889 that "Long Island is rapidly being divided up into estates of immense acreage beyond all precedents in American country life." Beginning in the late 1880s,

^{xi} Henry, "Historic Architectural Survey," 18.

^{xii} Henry, "Historic Architectural Survey," 18.

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[REDACTED] . Nearly 180 new homes and estates were constructed as summer residences in Southampton over the thirty-year period between 1888 and 1918. The unprecedented building boom attracted large numbers of workers skilled in the building trades—carpenters, masons, builders, painters, and roofers—to the Southampton area. This was in addition to the greatly increased demand for gardeners, caretakers, chauffeurs, coachmen, and other servants to work on these estates. This influx of new workers and their families resulted in the subdivision and development of large sections of the Village.^{xiii}

The population growth that occurred in Southampton alongside the emergence of the leisure economy required the expansion of the settlement and the establishment of new institutions. The construction of new residential fabric spurred the organization of the Southampton Fire Department in 1881. In order to govern the growing settlement and accommodate the larger population, the Village of Southampton incorporated in 1894. The village government assumed many functions previously carried out by the Town of Southampton, including the administration of the fire department.^{xiv} [REDACTED]

[REDACTED]

The seasonal and permanent populations of the Village of Southampton continued to grow as urban families either gained access to the wealth necessary to take expensive vacations or sought the work opportunities created by those expenses. The demand for new homes drove development, which quickly exceeded the boundaries of early settlement, and it became necessary for developers to convert land formerly used for agriculture into residential fabric. As new construction proceeded further from the core of the village, geographic sorting took place and new settlement patterns emerged. Wealthy estate owners tended to live closer to the south shore and Shinnecock Bay, where coastal views, beach access, and belonging in the social world of the summer colony commanded a premium. [REDACTED]

^{xiii} Henry, "Historic Architectural Survey," 19-23.

^{xiv} Goddard, *Colonizing Southampton*, 16.

^{xv} Henry, "Historic Architectural Survey," 23.

^{xvi} [REDACTED]

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Meanwhile, middle-class homeowners and renters sought homes in the neighborhood directly south of the village core, between Old Town Road and South Main, while more modest neighborhoods spread away to the north. As a result, seven new subdivisions were laid out in the expanded district between 1915 and 1928

During the early twentieth century, evolving economic conditions brought about changes to the habits of wealthy vacationers, and the social and material landscape of Southampton evolved in turn. The relative decline in the predominance of unrestrictive economics and the introduction of policies like regulation and progressive taxes brought an end to the Gilded Era and the accompanying consolidation of wealth. While legacy families continued to frequent Southampton, construction of large estates dwindled, and the number of families with incomes sufficient to afford slightly more modest vacations in the area increased:

The imposition of the Federal income tax in 1913 is often supposed to have signaled the end of the age of great country house building in Southampton. The unsettled social conditions after World War I and the shortage of domestic servants are also cited as reasons for this supposed decline. In truth, Southampton continued to reign as one of the premier resort destinations on the Eastern Seaboard in the interwar years. *Who's Who in Southampton and Easthampton*, a social register of summer residents published in 1928, listed a full complement of New York Society, including members of the Whitney, Thaw, Crocker, and Livingston families, as well as families from elsewhere in the East such as DuPont, Mellon, and Carnegie....Unlike its early years at the turn of the century, Southampton was no longer a place to escape civilization to pursue such rustic activities as walking, canoeing, and bicycling. Instead, the social calendar of a typical summer resident in Southampton was a constant series of parties, teas, and tennis tournaments. Seaside activities, including both sun bathing and sea bathing increased in popularity, drawing even more visitors to Southampton.^{xviii}

These vacationers arrived in Southampton with money to spend, fueling the growth of business in the village. New retailers and restaurants opened along Main Street, and entrepreneurs offered new forms of entertainment. The taxes raised from these businesses and the growing number of residences also allowed the village to expand the services it provided, including electrification and the establishment of a modern police department. In 1923, the village constructed a two-story brick fire hall at 25 Windmill Lane (extant) to house the fire department, which provided fire response to nearby municipalities as well.^{xix}

^{xvii} James Richardson, *Map of the Brophy Block at Southampton, NY*, 1915; Alexander Cameron, *Cameron Street Subdivision*, 1916; Wallace H. Halsey, C.E., *Subdivision Map of Property Owned by F.W. Burnett situate Village of Southampton, Long Island, NY*, 1921; Wallace H. Halsey, C.E., *Revised Map of Old Town Park at Southampton, Long Island*, 1922; Wallace H. Halsey, C.E., *Map of Herrick Subdivision situate Village of Southampton, Long Island, NY*, 1928; Seth J. Raynor, C.E., *Map of Property belong to Cameron and...formerly of the Old Horse Assoc. Grounds, Southampton, NY*, 1917; Wallace H. Halsey, C.E., *Subdivision Map of property owned by Edward J. Halsey situate Southampton, Long Island*, 1919.

^{xviii} Henry, "Historic Architectural Survey," 27.

^{xix} *The Southampton Press*, July 14, 1977; "Department History," *Southampton Fire Department*.

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The growth of Southampton accelerated in the lead up to the Great Depression and World War II, and the job opportunities provided by the building and service sectors attracted many more permanent residents to the village:

The northern...sections of Southampton continued to grow, as additional lots were subdivided and developed in the 1920s and 1930s. By 1930, the Village's resident year-round population had reached 3,700 people...Many residents in these areas continued to be employed in the building trades.... The building and construction trades proved to be an especially steady source of employment after the devastating hurricane of 1938 destroyed or heavily damaged many ocean-front estates..^{xx}

Development of Southampton Village after 1935

While the Great Depression and World War II slowed the course of development in Southampton, the suburbanization of Eastern Long Island brought changes to the village by the middle of the twentieth century. The construction of Levittown in Nassau County in the late 1940s prompted developers to plan similar subdivisions, with long blocks of residences built for single family homeowners, across the South Fork. During the second half of the twentieth century developers adapted the form in subdivisions designed to accommodate a range of income levels in the construction of homes toward the eastern and western limits of the Village of Southampton. Although there were no new subdivisions planned in the south and northwest expansion areas, there are a number of buildings constructed during this period that served to build-out the remaining vacant lots in these sections of the Village.

This post-war period of suburbanization also brought an end to almost all agricultural activity within the village itself, where the construction of subdivisions crowded out the remaining farmland. Many of the bordering municipalities underwent a transition away from agriculture as well, and that which remained by the end of the century took the form of agritourist destinations like wineries and boutique farms. [REDACTED]

Architecture

Architecturally and spatially, the expanded district reflects Southampton's development between the late-nineteenth and mid-twentieth centuries with few earlier exceptions. The buildings in the expanded district embody a variety of distinctive characteristics primarily associated with late nineteenth and early-to-

^{xx} Henry, "Historic Architectural Survey," 30.

^{xxi} New York State Census, 1915; United States Federal Census, 1920.

^{xxii} Geoffrey B. Henry, "Historic Architectural Survey and Survey Update of the Village of Southampton, New York," August 1998, 32.

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mid-twentieth-century vernacular architecture. Properties are primarily residential, with commercial and religious buildings included as well. Most of the historic buildings in the expanded district have survived.

Residential architecture

The majority of the late nineteenth and early twentieth-century homes in the expanded district can best be described as vernacular forms that borrowed the qualities or decorative features from other popular styles such as the Colonial Revival and Shingle Styles. Overall, the buildings display a general consistency of scale, forms, rooflines, orientations, and setbacks from the street, materials (wood, stucco, brick), and continuity, yet some variety in design. They are generally one-and-a-half to two-and-a-half-story buildings of wood-frame construction composed of one or more square or rectangular volumes. Roofs are predominantly gabled and hipped. Ornamentation, if present, may be found on the full-width porches, eaves, and gable ends. Many of these buildings have evolved with various side and rear additions and the use of replacement siding and windows. A good deal of early twentieth century period revival styles found in the expanded district are Shingle Style, Colonial Revival, Dutch Colonial Revival, American Foursquare, Craftsman/Bungalow, and Tudor Revival.

As a consequence of modest growth in Southampton during its Agrarian period, the expanded district contains far fewer examples of architecture from 1830-1870.

There are a few buildings in the expanded district that were constructed in the 1870s and 1880s

The coming of the railroad and the dramatic growth of a wealthy leisure class due to the economic expansion of New York City after the Civil War drew city residents to the village for summer vacation rentals beginning in

^{xxiii} GAI Index; Gretchen Luxenberg, "Building-Structure Inventory Form USN No. 103-57-0110," Village of Southampton Historic Resources Survey, 1979.

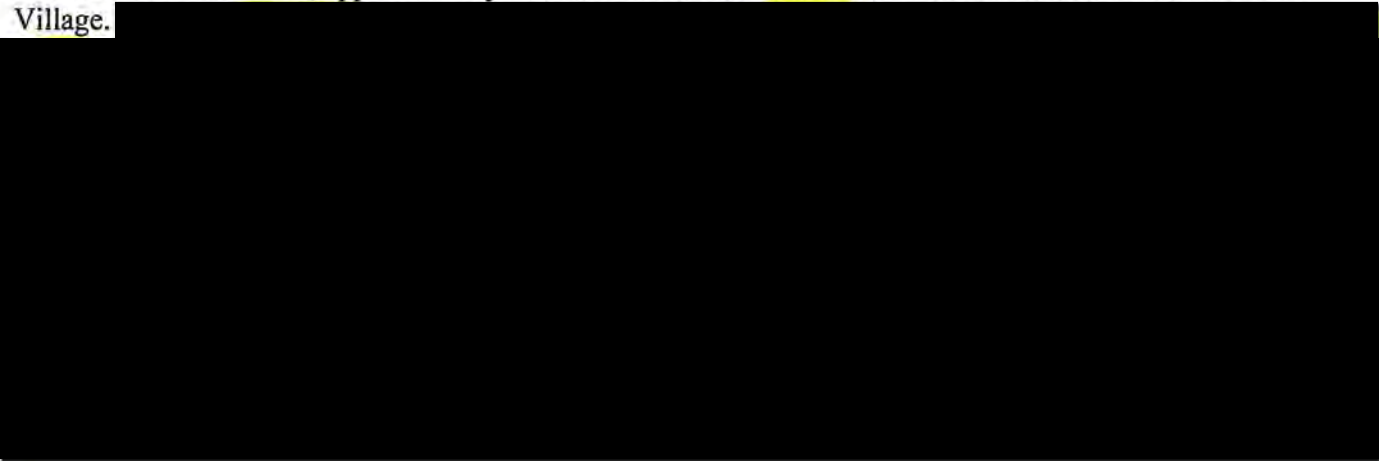
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the 1850s. However, it wasn't until after 1870 that the wealthy class of visitors that summered in Southampton began to build their own summer residences on undeveloped lots in the village. The new summer residents who formed the "summer colony" in the southern part of the Village disliked the eclectic stylistic trends of the late nineteenth century that included the Late Second Empire, Queen Anne, and Gingerbread Victorian. Instead, the houses built in Southampton's summer colony during this time were the result of a concerted search by some of America's principal architects to produce a "national style" that would reflect the colonial heritage of the country..^{xxiv}

Between 1888 and 1918, approximately 180 new homes and estates were built as summer residences in the Village.



This great increase in construction attracted skilled workers from the building trades and estate workers to the area who settled in the new subdivisions to the north of the summer colony..^{xxvii} The homes in these newly developed working-class neighborhoods were constructed in modest versions of the popular earlier twentieth



^{xxiv} GAI Survey Report Southampton 1998, 14, 18-19.

^{xxv} GAI Survey Report Southampton 1998, 19; Austin O'Brien, "National Register of Historic Places Nomination for the Southampton Multiple Resource Area," August 1986, Section 8, 8.

^{xxvi} Sanborn Fire Insurance Maps, 1895-1964.

^{xxvii} GAI Survey Report Southampton 1998, 23.

^{xxviii} GAI Survey Report Southampton 1998, 26.

^{xxix} "Business Cards, *Sea-Side Times*, February 10, 1898, 6.

^{xxx} Austin O'Brien, "National Register of Historic Places Nomination for the Southampton Multiple Resource Area," August 1986, Section 8, 11.

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show that he likely designed and built a home for Dr. John H. Nugent within the expanded district at 55 Hampton Road (not extant).^{xxx}

Although many of the homes built in the new northern subdivisions were designed in the Colonial Revival Style with some in the Shingle Style, they were much smaller in scale than the mansions of the summer estates. Many of these more modest homes were clad in brown shingles.

The emergence of the American Foursquare style was a shift away from late nineteenth century forms toward a more simplified cubic dwelling. The style was moderate in cost with minimal decoration and affordable for middle income and working-class consumers.^{xxx} The American Foursquare became prevalent in both Southampton and the rest of the country after 1910.

Another house type that became widely popular in the early nineteen hundreds was the Bungalow. In general, a bungalow is a low profile one-to-one-and-a-half story house featuring a wide gabled roof with porch beneath and small, second-story dormer(s).^{xxx}

^{xxx} "From Past Presses, 1921," *Southampton Press*, July 25, 1996; Federal Census, 1930.

^{xxx} Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs of American Architecture, 1738-1950*, (Pennsylvania State University Press: University Park, Pennsylvania), 2000. 170-171.

^{xxx} GAI Survey Report Southampton 1998, 26.

^{xxx} Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs of American Architecture, 1738-1950*, (Pennsylvania State University Press: University Park, Pennsylvania), 2000, 172.

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The areas north of the summer colony continued to grow and develop in the 1920s and 1930s with many residents continuing to work in the building trades. Numerous trends developed at the turn of the century continued to be used in the design of middle-class housing in these areas and throughout the Village from the 1920s to the 1940s. The majority of these homes were built of frame construction and featured shingle siding. Although the American Foursquare and Bungalow style houses were constructed into the early 1930s, houses were largely built in the Colonial Revival, Dutch Colonial Revival, or Cape Cod styles.^{xxxv}

[REDACTED]

[REDACTED]

[REDACTED]

Builders also constructed houses for more upper-income, year-round residents in variations of the Tudor, English Cottage, and Spanish Colonial Revival styles.

[REDACTED]

The Cape Cod Revival emerged in the late 1920s, quickly gaining prominence through shelter magazines and home-builder catalogs. By the late 1930s, it had become one of the most widely embraced Colonial Revival styles, showcased in model homes at exhibitions and new developments. This house form was typically a one-to-one-and-a-half story home topped by steeply pitched roofs featuring a clean façade, some with dormers, and accented with multi-pane windows, decorative shutters, brick chimneys, and finely detailed entrances. The style began to dwindle in popularity in the 1950s, replaced by the Ranch and other modern forms.^{xxxvii} In the expanded district, empty lots built-out in the post-war period frequently display houses designed in this style.

[REDACTED]

^{xxxv} GAI Survey Report Southampton 1998, 30.

^{xxxvi} GAI Survey Report Southampton 1998, 32.

^{xxxvii} <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/cape-cod-revival#:~:text=The%20design%20was%20featured%20advertisements,other%20more%20modern%20house%20forms.&text=The%20revival%20of%20Cape%20Cod,extra%20living%20spaces%20or%20garages>.

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The Ranch style house gained mass appeal after World War II, offering affordable, practical housing for returning veterans and their growing families in the suburbs. Features of the style are a low, horizontal profile, one-story in height, with deep eaves. This house type is often designed in rectangular, L-shaped, or U-shaped forms.^{xxxviii} Much like the Cape Cod, the Ranch style houses in the expanded district were constructed on empty lots built-out after World War II. Ranch style houses are also scattered throughout the district [REDACTED]

Commercial architecture

The nine commercial buildings in the expanded district differ from the central business district on Main Street and Job's Lane in terms of density. The central business district features a concentrated area of shops and businesses while commercial buildings in the expanded district are dispersed just outside of the business district with a small concentration on Hampton Road. Development of these outlying businesses range from the late nineteenth century to the 1930s.

There are several different types of commercial buildings in the expanded district. The most prevalent can be defined as "living behind or over the store." These consist of commercial enterprises that were constructed in front of houses or buildings and buildings that have residences above the stores. Generally, the business would be located in a building constructed in front of the house or on the first floor and the business owner would live above or behind it for proximity to the store.^{xxxix} [REDACTED]

Toward the end of the twentieth century, a new surge of interest from wealthy vacationers brought new activity to the Village of Southampton. These vacationers drove a rise in property values that continued into the twenty-

^{xxxviii} <https://www.architecturaldigest.com/story/ranch-style-house-everything-you-need-to-know>.

^{xxxix} Howard Davis, *Living Over the Store*, (Routledge: New York), 2012, 78-79.

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first century and restored consumer interest in the retail core of the village. While the Global Financial Crisis of 2008 cooled the real estate market, demand quickly recovered, and property values again began to rise. Subsequently, the pandemic disrupted the traditional summer seasonal nature of the village and accelerated two trends that have been affecting development: demolishing smaller, traditionally primary homes to create large (usually second) homes; and the disruption of the traditional summer "seasonal" nature of the village that lead to second homeowners relocating to their summer homes and remaining year round.

Today, the Village of Southampton remains a premier vacation and second-home destination, and leisure activity and real estate persist as the forces driving the local economy. Due to an increase in the cost of living, fewer working-class families remain in the area, and unaffordability continues to challenge those that do so.^{x1}

Conclusion



^{x1} Terry Pristin, "Renting or Buying, Hamptons Feel Pinch," *New York Times*, April 9, 2009.

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Name of Property _____

County and State _____

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 Buildings Survey # _____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____

(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

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Name of Property _____

County and State _____

11. Form Prepared By

name/title _____

organization _____

date _____

street & number _____

telephone _____

city or town _____

state _____

zip code _____

e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

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Name of Property

County and State

Property Owner:

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

name N/A
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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