

HISTORIC AND NATURAL DISTRICTS
INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

945 D0160

FOR OFFICE USE ONLY	
UNIQUE SITE NO.	10303.001777
QUAD.	0299
SERIES	
NEG. NO.	

. 000300 → 322 + .32, .167, .18, .19, .24, .38
135, 125

YOUR NAME: _____ DATE: _____

YOUR ADDRESS: _____ TELEPHONE: _____

ORGANIZATION (if any): _____

NRE

1. NAME OF DISTRICT: WAINSCOTT HISTORIC DISTRICT

2. COUNTY: Suffolk (TOWN) CITY: East Hampton VILLAGE: Waincott

3. DESCRIPTION:

4. SIGNIFICANCE:

5. MAP:

6. SOURCES:

7. THREATS TO AREA:

BY ZONING

BY ROADS

BY DEVELOPERS

BY DETERIORATION

OTHER _____

ADDITIONAL COMMENTS:

8. LOCAL ATTITUDES TOWARD THE AREA:

9. PHOTOS:

WRE

10303.000317	D	FIVE ROD HWY, WAINSCOTT; WEST SIDE; 400' SOUTH OF MAIN ST. MODERN COTTAGE.
10303.000318	D	FIVE ROD HWY, WAINSCOTT; AT SOUTH DEAD-END. TOPPING, H. STEWART, HOUSE.
10303.000315	D	SAYRE'S PATH, WAINSCOTT; WEST SIDE; 175' NORTH OF MAIN ST. CONKLIN BARN.
10303.000018	D	WAINSCOTT HOLLOW RD, WAINSCOTT; EAST SIDE; SOUTH OF WAINSCOTT MAIN ST. BASSFORD COTTAGE.
10303.000019	D	WAINSCOTT HOLLOW RD, WAINSCOTT; AT SOUTH END. TOPPING HOUSE.
10303.000314	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 425' WEST OF SAYRE'S PATH. 1940S COTTAGE.
10303.000032	D	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE; AT BEACH LN; WEST SIDE. CONKLIN, ELISHA H., HOUSE.
10303.000038	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; OPPOSITE BEACH LN. CONKLIN, ELISHA, HOUSE.
10303.000300	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; 200' WEST OF WAINSCOTT HOLLOW RD. HAND, EVERET, BARN.
10303.000301	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; 200' WEST OF WAINSCOTT HOLLOW RD. HAND, EVERET, HOUSE.
10303.000316	D	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE; 300' WEST OF FIVE ROD HWY. HAND, JAMES, BARN.
10303.000024	D	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE; WEST OF FIVE ROD RD. HAND, JAMES, HOUSE.
10303.000312	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 650' WEST OF SAYRE'S PATH. HEDGES, FRANK JARED, HOUSE.
10303.000321	D	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE, WEST OF BEACH LN. HOPPING, JACOB O., STORE.
10303.000305	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 400' EAST OF WAINSCOTT HOLLOW RD. KING HOUSE.
10303.000313	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 650' WEST OF SAYRE'S PATH. MODERN RESIDENCE.
10303.000310	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 900' WEST OF SAYRE'S PATH. MODERN RESIDENCE.
10303.000311	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; 900' W OF SAYRE'S PATH. MODERN RESIDENCE.
10303.000322	D	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE, WEST OF BEACH LN. NORTON, WILLARD, HOUSE.
10303.000309	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; 1050' E OF WAINSCOTT HOLLOW RD. OSBORN AGRICULTURAL BUILDINGS.
10303.000035	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; EAST OF WAINSCOTT HOLLOW RD. OSBORN BARN.
10303.000308	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 900' EAST OF WAINSCOTT HOLLOW RD. OSBORN WHALEBOAT HOUSE.
10303.000302	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTHWEST CORNER; AT WAINSCOTT HOLLOW RD. OSBORN, CHAUNCY, GENERAL STORE.
10303.000167	L	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE; 800 FT WEST OF BEACH LN. OSBORN, CHAUNCY, HOUSE.
10303.000319	D	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE, EAST OF FIVE ROD HWY. OSBORN, LOUISA E., HOUSE.
10303.000307	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 700' EAST OF WAINSCOTT HOLLOW RD. OSBORN, OLIVER, HOUSE.
10303.000320	D	WAINSCOTT MAIN ST, WAINSCOTT; SOUTH SIDE, WEST OF BEACH LN. RELOCATED 18TH CENTURY HOUSE.
10303.000306	D	WAINSCOTT MAIN ST, WAINSCOTT; N SIDE; 600' EAST OF WAINSCOTT HOLLOW RD. RELOCATED COTTAGE.
10303.000304	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; 170' EAST OF WAINSCOTT HOLLOW RD. WAINSCOTT CEMETERY.
10303.000025	D	WAINSCOTT MAIN ST, WAINSCOTT; NORTH SIDE; 500' EAST OF WAINSCOTT HOLLOW RD. WAINSCOTT CHAPEL.
10303.000303	D	Waincott Main St, WAINSCOTT; NORTH SIDE; EAST OF WAINSCOTT HOLLOW RD. Waincott School (1931).

HISTORIC AND NATURAL DISTRICTS
INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

For Office Use Only
Unique Site No. 10307.000299
Quad _____
Series _____
Neg. No. _____

YOUR NAME: Robert Hefner Date: August 1, 1990
YOUR ADDRESS: 18 Sag Harbor Road
East Hampton, NY 11937 Phone: 516-324-0393
ORGANIZATION: For the East Hampton Town Planning Department

* * * * *

1. NAME OF DISTRICT: Wainscott Historic District
2. COUNTY: Suffolk TOWN: East Hampton VILLAGE: Wainscott
3. DESCRIPTION:

Location. The Wainscott Historic District is in the unincorporated village of Wainscott, Town of East Hampton, Suffolk County. The district extends along Main Street for .6 miles from just west of Wainscott Hollow Road to Sayre's Path and includes extensive agricultural land on either side of the street. Within Wainscott, Main Street runs across the coastal plain parallel with the shore and .7 miles inland from the Atlantic Ocean. Main Street extends from Town Line Road (the boundary with Southampton Town) eastward for .8 miles to the entrance to the Georgica Association on the shore of Georgica Pond.

At the far west end of Main Street, outside the district boundaries, is the N. Sandford House, an intact example of the property type Victorian Dwellings, 1875-1900, which is included in this survey as an individual property. In the Georgica Association, Wainscott's small summer colony at the east end of Main Street, are several properties with National Register potential as examples of the property type Summer Cottages, 1880-1920. Also in the Georgica Association is the Wainscott Windmill (NR listed 1978) which stood within the Wainscott Historic District from 1858 to 1922 and represents an important aspect of the local agrarian economy.

Summary Description. The Wainscott Historic District is a concentration of 21 contributing properties associated with the development of the rural community of Wainscott from the eighteenth century to 1940. The district contains 23 contributing buildings which include twelve residences; four

barns; a one-room schoolhouse; a chapel; a general store; a farm machinery store; an automobile garage; a whaleboat house; and a woodworking shop. The one contributing site is the Wainscott Cemetery. The buildings line either side of Main Street, except for the James Hand House and the Topping houses on Five Rod Highway. The rural setting of the district is provided by the extensive, undeveloped farmland to the north of Main Street and extending south from Main Street to Wainscott Pond and the Atlantic Ocean.

Most of the dwellings are now divided off from the farmland historically associated with them, and are on lots that average two acres. Most of the farmland, with the exception of the thirty-acre parcel of the Mrs. Louisa E. Osborn House (25), is contained in separate, undeveloped parcels. The Wainscott Historic District contains approximately 220 acres. The 29 developed parcels in the district comprise approximately 79 acres (including the 30 acre parcel number 25). On the north side of Main Street the undeveloped parcels amount to 58 acres and on the south side of the street the vacant parcels total 83 acres.

Boundary Justification. The boundaries are determined by the concentration of historic buildings and their setting, which is comprised of undeveloped fields and Wainscott Pond. With one exception, noted below, the boundaries follow the property lot lines.

To the east and west, the edges of the district are determined by a change in the character of Main Street. Beyond the district boundaries are modern dwellings with a few earlier dwellings which have lost integrity. To the north and south the district boundary is determined by the extent of the features (open fields and Wainscott Pond) which comprise the setting for the buildings in the district.

West of the district boundary on Main Street is a mixture of three early-twentieth-century dwellings which have lost integrity and three recent dwellings. One intact historic dwelling (the N. Sandford House) which is five properties west of the district boundary is included as an individual property in this inventory. The west boundary on the south side of Main Street was drawn to include a parcel which contains the barn (19) to the James Hand House (20). Although on separate parcels the visual connection between the barn and the James Hand House remains strong. The west boundary on the north side of Main Street ends with the Everett Hand

House (2) and the Everett Hand Barn (1) which stands on a separate parcel. The district boundary drawn to include the Everett Hand Barn is the only instance where the boundary does not follow the lot lines of the parcel (see the Everett Hand Barn entry in the following "List of Properties" for a full explanation of the district boundary at this property).

East of the district boundary is an extensively-altered nineteenth-century dwelling, two modern residences and an eighteenth-century "Cape Cod" house moved in 1947 to its present location from Town Line Road (outside the district).

North of Main Street the district includes the farmland which was historically connected to the dwellings and agricultural buildings in the district, is visible from Main Street, and comprises part of the setting of the district. The boundary follows the property lines of the undeveloped parcels north of Main Street, and includes the two large agricultural reserved areas which comprise 42 acres. The boundaries also include some farmland which has been subdivided into building lots but has not yet been built upon.

South of Main Street the district includes all the undeveloped fields to the east and west of Wainscott Pond and the pond itself. To the east the boundary follows the lot lines of open parcels to Wainscott Pond and then follows the shore of the pond to its south end. West of Wainscott Pond the district includes the undeveloped fields historically associated with the Topping House (22).

Description. The core of the Wainscott Historic District is the broad Main Street which is the historic center of the Wainscott community. On either side of Main Street and on Five Rod Highway are farmhouses, agricultural buildings, commercial buildings, and community facilities dating from the eighteenth-century to the 1930s. The rural character of Main Street is enhanced by the shade trees lining either side of the street; the grass strip on either side of the street; the narrow sidewalk only on the upland north side of the street; and by the rustic, horizontal-board fence at the culvert at the intersection of Main Street and Wainscott Hollow Road.

The buildings on Main Street and Five Rod Highway are characterized by open settings and informal spatial relationships which reflect the evolution of the Wainscott landscape through the gradual division of the large early farms. The farmhouses are widely-spaced. Barns occur to the

back, front, or side of the dwellings. Commercial establishments are scattered among the farmhouses. Although the schoolhouse (4) and cemetery (5) are grouped at the corner of Main Street and Wainscott Hollow Road, the third community facility, the Wainscott Chapel (7), occurs a distance to the east.

The defining feature of the Wainscott Historic District is the setting provided by intact agricultural lands to the north and south of Main Street and by Wainscott Pond. To the north, open fields extend behind the Main Street properties from Wainscott Hollow Road to Sayre's Path. Included in this land is a 24 acre agricultural reserved area and a 17 acre parcel over which Suffolk County has purchased the development rights. The four vacant parcels along Main Street currently provide a view into these fields from Main Street. On the south side of Main Street, the district contains 113 acres of undeveloped farmland. This open land maintains the view from Main Street across Wainscott Pond to the rise of the ocean dunes. At the east end of the district a field between the Elisha Conklin House (17) and Sayre's Path and a four-acre field opposite the Conklin House provide a rural setting at the district edge.

The buildings within the Wainscott Historic District are a collection of diverse types associated with the economic, social, educational, and religious life of this small agrarian community. The twelve dwellings in the historic district date from ca. 1800 to the 1930s and represent a range of types and styles. Four barns, three commercial establishments, a whaleboat house, and a woodworking shop represent different aspects of the agrarian economy. A chapel, cemetery, and schoolhouse represent the religious and educational life of Wainscott during the period of significance.

The property type Vernacular Dwellings, 1700-1840, is represented by four contributing examples. The Elisha Conklin House (17) and the Topping House (22), both dating from ca. 1800, are outstanding examples of the two-story Federal period dwelling with a balanced five-bay front facade and a center chimney. The Topping House was converted from an earlier lean-to house. The Conklin House is enhanced by an elaborate Italianate veranda across the front facade and a contemporary mid-nineteenth-century front door. The two-story, Federal period dwelling having a three-bay front facade with the entrance and chimney at one end is represented by the ca. 1816 James Hand House (20) and the ca. 1821 Elisha H. Conklin House (30). The Conklin House has a Feder-

al period front door enframement and a frieze board with triglyphs which distinguish it from most other dwellings of this property type, which have plain exteriors.

The ca. 1870 King House (6) is an intact example of the property type Vernacular Dwellings, 1840-1900. The one-and-one-half-story, gable-front dwelling with a narrow plan was common to the property type.

The Chauncy Osborn House (27) is an outstanding example of the property type Greek Revival and Italianate Dwellings, 1840-1875. This small house was remodeled ca. 1850 and displays many features of the Greek Revival style including: the gable-front form; bold eaves trim; a fascia with attic windows; a simple Greek Revival door enframement; and an eight-panel door. The large Federal period fanlight in the gable is evidence that this house, along with most other examples in East Hampton, is a vernacular interpretation of the Greek Revival style.

The property type Victorian Dwellings, 1875-1900, is represented by the ca. 1895 Everett Hand House (2) and the ca. 1892 Frank Jared Hedges House (14). Both houses have L-shaped plans, prominent front gables, and verandas with Victorian period trim. The Hedges house is also distinguished by patterned shingles and window sash having borders of small, stained-glass lights.

The 1904 Mrs. Louisa E. Osborn House (9) and the 1907 Oliver Osborn House (25) are typical vernacular residences of the period with cross-gable roofs and front verandas. The 1929 H. Stewart Topping House (23) and the 1930s Willard Norton House (29) are typical modest suburban house types of the period representing the "Colonial" and "Dutch Colonial" modes.

Wainscott's agrarian economy from the eighteenth-century to 1940 is represented by a diverse collection of buildings in the historic district. The four barns include: the Osborn Barn (10), an early-eighteenth-century "English" barn with later additions; the James Hand Barn (19), an example of an early-nineteenth-century "English" barn; the Everett Hand Barn (1), a late-nineteenth-century continuation of the "English" barn form; and the Conklin Barn (18), a late-nineteenth-century building which housed a number of agricultural activities. The Chauncy Osborn General Store (3), the William S. Hedges Garage (25), and the Jacob O. Hopping Store (28) are commercial establishments which supplied goods and services for the agrarian economy. All three

buildings utilize vernacular forms and have plain exteriors. The Hopping and Hedges buildings feature living quarters above the commercial space. The Topping Woodworking Shop (22) and the Osborn Whaleboat House (10) represent different aspects of Wainscott's agrarian economy.

The Wainscott Cemetery (5), the Wainscott Chapel (7), and the Wainscott Schoolhouse (4) are associated with the religious and educational life of the Wainscott community. The headstones in the Wainscott cemetery, which date from 1709, record the many descendants of the early Wainscott families: Osborn; Hedges; Hand; Conklin; Hopping; Topping; and Strong. The Wainscott Chapel, an 1891 schoolhouse moved to Wainscott in 1908, served the Wainscott community as a place of worship and social functions. The Chapel shows the influence of the Queen Anne style. The 1931 one-room Wainscott Schoolhouse (4) has a simple form which displays modest Colonial Revival style features.

Integrity. The Wainscott Historic District meets the integrity requirements stipulated for the property type Rural Historic Districts.

The rural setting is the district's most important feature and the key to its integrity. The open fields to the north and south of Main Street, the fields which border on the street, the fields on either side of Wainscott Pond, and Wainscott Pond itself are essential to the rural character of the Wainscott Historic District and preserve the relationships between the historic buildings and the relationship of the Wainscott settlement as a whole to the natural resources which determined its location.

The Wainscott Historic District contains over 170 acres of undeveloped farmland which provides a rural setting unequalled in East Hampton except on Gardiner's Island. Over one hundred acres which extend from the south side of Main Street to Wainscott Pond and from the far shore of Wainscott Pond to the Atlantic dune preserves the relationship between the Main Street settlement and the fresh-water Wainscott Pond and the surrounding fertile coastal plain, the two resources which determined the origin and subsequent development of Wainscott.

The relationships between the buildings which existed during the period of significance are intact. The district retains the informal relationships and irregular spacings of a small rural community that grew organically from a few large indi-

vidual farms. Other features of a rural landscape are intact such as the tree-lined Main Street; the direct relationship of the historic buildings to the street; and the generally informal landscaping of the district.

The district contains eight examples of dwelling property types developed for the intensive survey: four Vernacular Dwellings, 1700-1840; one Vernacular Dwelling, 1840-1900; one Greek Revival and Italianate Dwelling, 1840-1875; and two Victorian Dwellings, 1875-1900. Seven of these retain a high level of integrity and clearly meet the integrity requirements of their respective property type. The James Hand House (20) has a slightly lower level of integrity, but still contributes to the character of the district as a whole.

The four barns in the historic district meet most of the integrity requirements listed for agricultural buildings under the property type Farm Complexes. Some allowance is made for a lower level of integrity because of the rarity of the type and the crucial role the barns play in representing Wainscott's agrarian economy during the eighteenth and nineteenth centuries. The James Everett Hand Barn (1) meets all the integrity requirements. The Osborn Barn (10) has had some twentieth-century alterations, but retains a rare frame of an early-eighteenth-century "English" barn. The Conklin Barn (18) has had some interior alterations and alterations to the south wall, but retains excellent integrity on the prominent north and east facades which overlook the fields at the east entrance to the district. The James Hand Barn (19) meets all the integrity requirements, but is attached to a recent dwelling.

The district contains eleven buildings for which no property type or integrity requirements were developed. The integrity of each of these properties is assessed in the following "List of Properties." Nine of these properties have had no significant alterations and retain all the important defining features of their type or architectural style: the four dwellings in the district which date from 1900 to the 1930s; the Chauncy Osborn General Store (3); the William S. Hedges Garage (25); the Topping Woodworking Shop (22); the Wainscott Chapel (7); and the Wainscott Schoolhouse (4). Although the first-floor commercial space of Jacob O. Hopping's store (28) was converted to living quarters, sufficient defining features of the store remain for the building to contribute to the character of the historic district. The Osborn Whaleboat House (10) has not been materially altered but was moved from its original dune setting to the Osborn farmyard.

The whaleboat house contributes of the district as the only surviving structure associated with an important aspect of Waincott's economy: shore whaling.

The Waincott Historic District contains thirteen non-contributing principal buildings which have a minimal impact on the spatial relationships or the setting of the 23 contributing buildings. Among the non-contributing buildings are four large barns dating from the 1950s to the 1980s. Three of these in the Osborn farmyard (11) are visually prominent, but compliment the agrarian and informal character of the district. The other nine non-contributing buildings are residences: one is an altered historic dwelling; one is a historic dwelling moved to its present site in the 1980s; and seven are post-1940 dwellings. Of these nine dwellings, seven are modest in size and continue the vernacular forms and materials of the historic dwellings in the district. Two recent properties and one recent large addition represent the introduction of East Hampton's second major historic theme, the resort economy, into the rural setting of Waincott's Main Street: the late-eighteenth-century house (26) moved to Main Street from neighboring Sagaponack in the 1980s; the 1990 dwelling (13) prominent in the fields north of Main Street; and the 1990 large addition to the Chauncy Osborn House (27). Also within the district are sixteen non-contributing sheds and garages which have a minimal visual impact.

* * * * *

WAINSCOTT HISTORIC DISTRICT - LIST OF PROPERTIES

Properties are located on the Waincott Historic District Maps by their district identification numbers.

There are no street numbers in Waincott. Locations are given in relation to street intersections. Distances in feet are taken from the Suffolk County Tax Map.

DISTRICT IDENTIFICATION NUMBER: 1 ⁰³⁰⁰ 10303.001748
 TAX MAP NUMBER: 200-1-4.6 (partial section)
 NAME: Everett Hand Barn
 LOCATION: North side of Main Street, 200' west of Waincott Hollow Road
 PHOTO NUMBER: 3
 DATE OF CONSTRUCTION: late-nineteenth century
 DESCRIPTION: This small barn appears to be contemporary with the ca. 1895 Everett Hand House. A lean-to is across the

north wall and a lean-to across the west end extends beyond the front wall of the barn. A full-height batten door is on a track, the walls are shingled.

INTEGRITY: This barn retains integrity of location, design and materials. The barn enhances the integrity of setting of the Everett Hand House (2). The Everett Hand House was recently divided off on a 4.5 acre parcel (200-1-4.5) from the large parcel of farmland historically associated with the house (200-1-4.6). This subdivision placed the barn on a separate parcel from the house. The parcel of farmland (4.6) contains a modern dwelling, is separated from the Hand House by a dense hedge, and does not contribute to the setting of the district. While the farmland parcel (4.6) should not be included in the district, the Everett Hand Barn should be included. The district boundary was drawn to include the barn: specifically a 200' wide parcel extending from the north boundary of parcel (200-1-4.5) across parcel (200-1-4.6).

DISTRICT IDENTIFICATION NUMBER: 2 ⁰³⁰¹ 10303.001749
TAX MAP NUMBER: 200-1-4.5
NAME: Everett Hand House
LOCATION: North side of Main Street, 200' west of Wainscott Hollow Road
PHOTO NUMBER: 4
DATE OF CONSTRUCTION: ca. 1895
DESCRIPTION: Two-story, shingled residence with an L-shaped plan and vernacular Victorian period trim. Double-hung windows have two-over-two-light sash. Verandah across the front facade has turned posts and a spindle frieze. An early kitchen wing is to the east. This house was built by Everett Hand, who was born in the James Hand House (20) across the street.
ALTERATIONS: asphalt-shingle roof
OTHER FEATURES: The house is on a large 4.5 acre lot. Shade trees are in the front yard and a privet hedge along the west separates the yard from the neighboring farmland.
INTEGRITY: Retains the defining features of a vernacular interpretation of the Queen Anne style: prominent front gable and veranda with turned posts and a spindle frieze. An intact example of the property type Victorian Dwellings, 1875-1900. Retains good integrity of setting which is enhanced by the Everett Hand Barn (1).

0302

DISTRICT IDENTIFICATION NUMBER: 3 / 10303.001750
TAX MAP NUMBER: 200-1-6
NAME: Chauncy Osborn General Store
LOCATION: Northwest corner of the intersection of Main Street and Waincott Hollow Road
PHOTO NUMBER: 5
DATE OF CONSTRUCTION: early-twentieth century
DESCRIPTION: The two-story, gable-front Osborn General Store has double entrance doors under a broad hood. To the south is a lean-to garage fitted with sliding batten doors and to the north is a small, one-story, gable-roofed extension. The walls are shingled except for vertical boarding in the front gable. On the south and north walls are large, period "Coca-Cola" signs. Chauncy Osborn kept this general store during most of the first half of the twentieth century.
OTHER FEATURES: The store stands directly on Waincott Hollow Road. Behind the store is an altered, two-story, shingled residence which is screened by dense vegetation. Also on the property are two non-contributing sheds. The Waincott Windmill stood at the southeast corner of this property from 1859 to 1922. The "mill hill" which marks the site of the windmill is now overgrown.
INTEGRITY: The general store stands empty but has not been altered. The street-front location, double doorway, stoop with hood, and the early "Coca-Cola" signs convey the function of this building.

0303

DISTRICT IDENTIFICATION NUMBER: 4 / 10303.001751
TAX MAP NUMBER: 200-1-7
NAME: Waincott School
LOCATION: North side of Main Street just east of Waincott Hollow Road
PHOTO NUMBER: 6
DATE OF CONSTRUCTION: 1931
DESCRIPTION: One-room schoolhouse. One-story, side-gabled, shingled building with a narrow, rectangular plan. Four large windows with double-hung, eight-over-eight-light sash in the front wall face southwest and provide most of the daylight for the single room. The opposite wall has only one window and is fitted with chalkboards on the interior. The school has plain Colonial Revival style detailing in the gable returns and pedimented entrance porch. The Waincott School and the school in neighboring Sagaponack are the only active one-room schoolhouses on Long Island.
OTHER FEATURES: The schoolhouse is set back from the road on a two-acre open parcel.
INTEGRITY: No known alterations, retains good integrity.

DISTRICT IDENTIFICATION NUMBER: 5 ⁰³⁰⁴ 10303.001752
TAX MAP NUMBER: 200-1-10.3
NAME: Wainscott Cemetery
LOCATION: North side of Main Street, 170' east of Wainscott Hollow Road
PHOTO NUMBER: 7,8
DESCRIPTION: The 2.8 acre cemetery is adjacent to the school lot and is surrounded by a low privet hedge. The cemetery contains many eighteenth-century and nineteenth-century sandstone and marble headstones, the earliest dating from 1709. The cemetery was used throughout Wainscott's settlement and the headstones record the many residents bearing Wainscott's few family names: Osborn, Hedges, Hand, Conklin, Hopping, Topping and Strong.

DISTRICT IDENTIFICATION NUMBER: 6 ⁰³⁰⁵ 10303.001753
TAX MAP NUMBER: 200-1-11
NAME: King House
LOCATION: North side of Main Street, 400' east of Wainscott Hollow Road
PHOTO NUMBER: 10
DATE OF CONSTRUCTION: ca. 1870
DESCRIPTION: One-and-one-half story, front-gabled, shingled residence with a side-hall plan. The doorway has a very simple, vernacular Greek Revival enframement. Retains windows with six-over-six-light, double-hung sash. Has a one-story gabled addition on the west wall and a one-story, gabled kitchen addition on the rear (north) wall.
ALTERATIONS: One-story, flat-roof addition to the east wall, 1962.
OTHER FEATURES: Contributing, nineteenth-century wagon shed with vertical-board siding to the rear of the property. 1989 picket fence along Main Street.
INTEGRITY: An intact example of the property type Vernacular Dwellings, 1840-1900. The one-and-one-half-story, gable-front form with a narrow plan was common to the property type. The small size of this house, the attenuated Greek Revival door enframement, and the otherwise plain exterior make this an example of a Vernacular Dwelling, rather than a Greek Revival Dwelling. The one-story, gabled additions are also typical of the property type. This is the only example of the property type Vernacular Dwellings, 1840-1900, to meet the integrity requirements and be included in the intensive survey.

DISTRICT IDENTIFICATION NUMBER: 7 10303.00025
 TAX MAP NUMBER: 200-1-12
 NAME: Wainscott Chapel
 LOCATION: North side of Main Street, 500' east of Wainscott Hollow Road
 PHOTO NUMBER: 11
 DATE OF CONSTRUCTION: 1891; moved to Wainscott in 1908
 DESCRIPTION: This building served as the Bridgehampton School from 1891 to 1908 when it was purchased by the Wainscott Improvement Society and moved to this site to serve as a Presbyterian Chapel and community center. The chapel was later deeded to the Wainscott Sewing Society, which had been founded by 1869. This small schoolhouse shows the influence of the Queen Anne style in the gable-front; the corner octagonal bell tower with its bracketed balcony; and in the bracketed, projecting gable. Tall windows with nine-over-nine-light, double-hung sash on the front and side walls light the vestibule and hall.
 OTHER FEATURES: The chapel stands close to the street on a small, open lot. Directly behind the chapel and visible through the lot is farmland.
 INTEGRITY: Other than having been moved, there are no known alterations. The building retains the integrity of its original design. The Wainscott Chapel has gained significance for its associations with the religious and social lives of Wainscott's residents since being moved here in 1908.

changed
 DISTRICT IDENTIFICATION NUMBER: 8 10303.001754⁰³⁰⁶
 TAX MAP NUMBER: 200-1-14.1
 LOCATION: North side of Main Street, 600' east of Wainscott Hollow Road
 DESCRIPTION: Non-contributing, small, one-story, hip-roofed, shingled cottage of the 1930s to 1940s moved to this site at the middle of the twentieth century.

changed
 DISTRICT IDENTIFICATION NUMBER: 9 10303.001755⁰³⁰⁷
 TAX MAP NUMBER: 200-1-14.2
 NAME: Oliver Osborn House
 LOCATION: North side of Main Street, 700' east of Wainscott Hollow Road
 PHOTO NUMBER: 12
 DATE OF CONSTRUCTION: 1907
 DESCRIPTION: Two-story, gable-roofed, shingled residence. Projecting bays at the west end of the front facade and at the east gable end. An L-shaped, hip-roofed veranda extends between these projecting bays. Windows have one-over-one-light, double-hung sash.

ALTERATIONS: Asphalt-shingle roof

OTHER FEATURES: non-contributing, modern, frame garage

INTEGRITY: This dwelling represents a typical vernacular residence of the period having a gable roof, projecting bays and an L-shaped veranda. The house retains good integrity which is enhanced by the setting of the adjacent farmyard.

DISTRICT IDENTIFICATION NUMBER: 10

TAX MAP NUMBER: 200-1-15.3

NAME: Osborn Barn and Osborn Whaleboat House

LOCATION: North side of Main Street, 900' east of Wainscott Hollow Road

PHOTO NUMBER: 13,14,15,16

DATE OF CONSTRUCTION: Barn, early-eighteenth-century, later additions; Whaleboat House, late-nineteenth-century

DESCRIPTION: A 1986 subdivision of the Osborn Farm created eight building lots along the north side of Main Street. This lot and the adjacent lot (11) contain the agricultural buildings. On this lot are two contributing buildings: a barn; and a whaleboat house. Barn. The principal building on the lot is a barn which preserves at least four construction stages. The east end of the main barn preserves a nearly-complete frame of an early-eighteenth-century, three-bay, "English" barn. This frame measures approximately 32' x 24' and retains the original shouldered posts, wall studs, braces, rafters, and some early oak sheathing. The center doorway to the north is closed in and the south doorway has a nineteenth-century, gable-roofed extension. The west wall is opened up to the extended barn. Three pair of hewn rafters may define an initial 12' extension to the west. A further 20' extension dates from the late-nineteenth century as does a lean-to across the south wall; the framing of these extensions has been reworked in the twentieth century. A one-story, gable-roofed cow barn extends to the west and then runs southward, perpendicular to the main barn. The cow barn also appears to date from the late-nineteenth century. The east gable end, south wall and half of the north wall of the main barn are shingled; the west gable end has metal roofing over weathered wood shingles; part of the north wall is covered with plywood. The roof of the main barn is covered with asphalt shingles. The deteriorated vertical-board walls of the cow barn are covered with metal roofing material. Whaleboat House. The whaleboat house measures approximately 15' x 30'. The framing indicates a late-nineteenth-century construction date which may be the date inscribed on a sheathing board: "Nov 27 1890." The exterior walls are shingled, the roof is covered with asphalt shingles, double batten doors are in the west gable end, and

10303.000035 barn

10303. ~~000035~~ 001756 whaleboat house

0308

a single batten door is in the south wall. The four fixed barn sash on the south wall may date from the use of this building in the farmyard as a machine shop. The whaleboat house was built on the ocean dunes near the end of Beach Lane and was used to store the 28' whaleboat which was launched through the surf when a whale was spotted offshore. Some gear remains in the whaleboat house. The building was moved to the farmyard after 1910.

OTHER FEATURES: Also on this lot of the Osborn farmyard are two non-contributing modern sheds.

INTEGRITY: Barn. The frame of the original early-eighteenth-century "English" barn is substantially original and sufficient evidence remains to deduce its original configuration. Only one other barn of this vintage is known to survive in East Hampton Town: the Mulford Barn owned by the East Hampton Historical Society in the Inc. Village. Considering the rarity of this type, this original frame retains acceptable integrity. The two west extensions of the main barn have been reworked and the original configuration and use is not clear. The cow barn addition retains good integrity. Late-nineteenth-century photographs of East Hampton farmyards show a number of barns with extensions for livestock stalls; this is the only example known to survive. While the exterior metal roofing material covering some of the walls diminishes the exterior integrity, it does preserve earlier wall cladding beneath. **Whaleboat House.** The whaleboat house is significant as the only surviving structure associated with a component of Wainscott's economy from the original settlement to 1907: shore whaling. Oliver Osborn, who owned this farmyard, killed the last whale taken in Wainscott on February 22, 1907. The whale was processed at the tryworks on the beach and yielded 82 barrels of oil. This is the building which housed Oliver Osborn's whaleboat. The whaleboat house retains all its defining features and its use is evident from the double doors in one end, the dimensions which accommodate the 28' whaleboat and by the whaling gear which remains inside. The four fixed sash in the south wall, which may not be original, would be the only significant alteration. Although the building has been moved, and its present site does not have the character of its original dune setting, the whaleboat house retains the integrity of its original design and has a high level of significance as the only structure with associations with shore whaling and as the only known example of a whaleboat house in East Hampton Town. Two whaleboats used in shore whaling are preserved in the East Hampton Town Marine Museum: the East Hampton Dominy whaleboat and the Amagansett Edwards whaleboat. The Osborn whaleboat house compliments the two whaleboats to provide a more complete picture of shore whaling in East Hampton.

DISTRICT IDENTIFICATION NUMBER: 11 ⁰³⁰⁹ 10303.001757
 TAX MAP NUMBER: 200-1-15.4
 NAME: Osborn Agricultural Buildings
 LOCATION: North side of Main Street, 1050' east of Wainscott Hollow Road
 PHOTO NUMBER: 13,22
 DESCRIPTION: This is the second lot created by the 1986 Osborn Farm subdivision which contains buildings of the Osborn agricultural complex. On this lot are three large, non-contributing buildings dating from the 1950s to the 1970s which were used for storing potato-farming equipment and potatoes. There are also two smaller, non-contributing sheds.
 INTEGRITY: Although these buildings are non-contributing because of their date of construction, they compliment the rural character of the district and indicate the continued vitality of Wainscott's agrarian economy into the 1980s.

DISTRICT IDENTIFICATION NUMBER: 12 ⁰³¹⁰ 10303.001758
 TAX MAP NUMBER: 200-1-16
 LOCATION: North side of Main Street, 900' west of Sayre's Path
 DESCRIPTION: Non-contributing, two-story, shingled, gable-roofed, modern residence. A dense privet hedge completely screens this house from Main Street.

DISTRICT IDENTIFICATION NUMBER: 13 ⁰³¹¹ 10303.001759
 TAX MAP NUMBER: 200-1-15.7
 LOCATION: North side of Main Street, 900' west of Sayre's Path, on a flag lot.
 PHOTO NUMBER: 22
 DATE OF CONSTRUCTION: 1990
 DESCRIPTION: This is the first residence to be built on a lot of the 1986 Osborn Farm subdivision. Two-story, frame residence with a broad, shingled roof and shingled walls.
 INTEGRITY: This residence is set back and somewhat screened from Main Street; but is distinctly visible from Sayre's Path in the midst of the farmland behind the Main Street properties.

DISTRICT IDENTIFICATION NUMBER: 14 ⁰³¹² 10303.001760
 TAX MAP NUMBER: 200-1-19.1
 NAME: Frank Jared Hedges House
 LOCATION: North side of Main Street, 650' west of Sayre's Path

PHOTO NUMBER: 17

DATE OF CONSTRUCTION: ca. 1892

DESCRIPTION: Two-story residence with an L-shaped plan, cross-gable roof and a wrap-round veranda with slender posts and scroll brackets. The walls are shingled; patterned shingles occur on the second story and in the gables.

Windows are double-hung with one-over-one-light sash; the upper sash of the windows under the veranda and the single sash in the gables have a border of small, stained-glass lights. Frank Jared Hedges married the daughter of Jacob O. Hopping in 1892; the 1902 Hyde Atlas shows this house identified as that of Mrs. J. Hedges, on a parcel carved out of J.O. Hopping's land on the north side of Main Street.

OTHER FEATURES: The house is set at the center of a rectangular 1.5 acre lot. The boundaries of the lot are defined by mature hedgerows which separated the yard from the surrounding farmland. Except for shade trees, the yard retains an open character. A non-contributing frame garage is behind the house.

INTEGRITY: This is an example of the property type Victorian Dwellings, 1875-1900, which retains outstanding integrity.

The house retains the defining characteristics of a vernacular interpretation of the Queen Anne style: gable front; cross-gable roof; patterned shingles; wrap-around veranda with turned posts; and window sash with a border of small, stain-glass lights. The intact setting enhances the integrity.

DISTRICT IDENTIFICATION NUMBER: 15 ⁰³¹³ ~~10303.007761~~
 TAX MAP NUMBER: 200-1-19.2
 LOCATION: North side of Main Street, 650' west of Sayre's Path, on a flag lot

PHOTO NUMBER:

DESCRIPTION: Non-contributing, modern, frame residence. One-story house with a steep gable roof and shed dormers; unpainted, vertical-board siding.

DISTRICT IDENTIFICATION NUMBER: 16 ⁰³¹⁴ ~~10303.001762~~
 TAX MAP NUMBER: 200-1-20
 LOCATION: North side of Main Street, 425' west of Sayre's Path

DESCRIPTION: Non-contributing, modest, one-story, gable-roofed, shingled cottage of the 1940s.

DISTRICT IDENTIFICATION NUMBER: 17 10303.0000038

TAX MAP NUMBER: 200-1-21.8

NAME: Elisha Conklin House

LOCATION: North side of Main Street, just west of Sayre's Path

PHOTO NUMBER: 18,19,20

DATE OF CONSTRUCTION: ca. 1800

DESCRIPTION: Two-story, side-gabled residence with a balanced five-bay-wide front facade and a large center chimney. Windows have twelve-over-eight-light, double-hung sash. Mid-nineteenth-century Italianate veranda across front facade. The paneled front door is typical of the Greek Revival period and was probably installed at the same time as the veranda. The shingled front wall is painted white, the side and rear walls are unpainted wood shingles. A one-story kitchen wing extends from the rear wall.

ALTERATIONS: A small, one-story, shed-roof addition set back on the west wall was built in 1989.

OTHER FEATURES: The house is on its original site, set close to the street. The house retains a characteristic late-nineteenth-century setting with an open lawn with scattered mature privet, lilac, and an ancient boxwood. The Conklin Barn (18) is to the rear of the house and is now on a separate property. North of the house are open fields and opposite this property on the south side of Main Street is a four-acre field.

INTEGRITY: The Conklin House is an intact example of the property type Vernacular Dwellings, 1700-1840. It retains its original site; form; window and door placement; early window sash; center chimney; and retains wood shingle walls and roof. The Italianate veranda is a significant addition to the house. Many of the dwellings of this property type in East Hampton had Italianate verandas and porches added during the second half of the nineteenth century. Most were then removed from the 1920s onward due to the influence of the Colonial Revival. The Italianate veranda on the Conklin House is the most elaborate example that remains on a dwelling of this property type in East Hampton, including the Inc. Village. The veranda recalls a change in lifestyles during the second half of the nineteenth century, an era when the Main Streets of East Hampton's villages were enjoyed for their quiet, picturesque quality; a quality that remains somewhat intact in Wainscott. The integrity is enhanced the intact setting of the yard, the Conklin barn, and the surrounding fields.

DISTRICT IDENTIFICATION NUMBER: 18 ⁰³¹⁵ 10303.001763
TAX MAP NUMBER: 200-1-21.7
NAME: Conklin Barn
LOCATION: West side of Sayre's Path, 175' north of Main Street
PHOTO NUMBER: 21
DATE OF CONSTRUCTION: late-nineteenth-century
DESCRIPTION: This shingled barn has a narrow, rectangular plan with full-height double batten doors toward the east end of the north wall. A variety of doors and windows on the south wall may indicate later alterations.
OTHER FEATURES: A recent subdivision of the Conklin property left the barn on a separate lot from the Elisha Conklin House (17). It stands at the south end of an open 1.7 acre lot.
INTEGRITY: The north wall of the barn, which faces the large expanse of farmland, retains good integrity. The north wall is a prominent and important feature at the entrance to the historic district from Sayre's Path or Wainscott Stone Road. The barn also enhances the setting of the Elisha Conklin House (17).

DISTRICT IDENTIFICATION NUMBER: 19 ⁰³¹⁶ 10303.001764
TAX MAP NUMBER: 200-2-34
NAME: James Hand Barn
LOCATION: South side of Main Street, 300' west of Five Rod Highway
PHOTO NUMBER: 23
DATE OF CONSTRUCTION: Early-nineteenth century
DESCRIPTION: A small, three-bay, "English" barn with a lean-to across the back (south) wall. Full-height, batten doors on an overhead track. Shingled walls and roof. The interior was not investigated for this survey but was described as retaining a wood frame with interlocking joints and as remaining an open, undivided space. The 1902 Hyde Atlas shows the barn on its present site at a time when this was an active farm, the site is presumably original.
ALTERATIONS: A recent dwelling is appended to the barn. The two-story, gable-roofed, shingled dwelling stands just north of the barn and is connected to the barn by a narrow, one-story covered passage.
OTHER FEATURES: The barn stands at the west end of an open field which is framed at the south end by the James Hand House (20).
INTEGRITY: The barn meets the integrity requirements for an agricultural building provided under the property type Farm Complexes: the barn is on its original site; it is known to retain much of the original frame; the original design is

apparent; it retains early doors and has no windows on the front or east side elevations; and it has a wood-shingle exterior. Although a recent dwelling is attached to the barn by a one-story passage, the barn retains integrity as a separate structure. The dwelling is compatible with the barn in form, materials, color and texture. The spatial relationship between the James Hand Barn and the James Hand House remains clear and is enhanced by the open-field setting.

DISTRICT IDENTIFICATION NUMBER: 20 10303.0000 24

TAX MAP NUMBER: 200-2-33

NAME: James Hand House

LOCATION: South Side of Main Street, just west of Five Rod Highway

PHOTO NUMBER: 23,24

DATE OF CONSTRUCTION: ca. 1816

DESCRIPTION: Two-story, side-gabled, shingled residence with a three-bay-wide front facade. The entrance and chimney are at the north end. Retains second-floor windows with six-over-six-light, double-hung sash. The plain, vernacular Greek Revival period front door enframingent may date from the mid-nineteenth century. According to James Howard Hand, who was born in the house in 1871, James Hand built the house in 1816 using timber felled by the 1815 hurricane. Damage this hurricane did to the Montauk Lighthouse and the Gardiner's Island Windmill is well documented.

ALTERATIONS: Triple windows are at the first floor of the east (front) and north facades. Asphalt-shingle roof.

OTHER FEATURES: One contributing shed and one non-contributing shed are on the property.

INTEGRITY: While the change in fenestration diminishes the integrity, this house meets all the other integrity requirements of the property type Vernacular Dwellings, 1700-1840: original location; intact setting enhanced by the Hand Barn; the original form is intact; the original frame is intact; the chimney is in its original location; the house retains an early front door enframingent and some early window sash; and it has shingle siding. Although the first-floor fenestration is altered, the original pattern, at least for the front facade, is clear. This building retains an acceptable level of integrity to be a contributing example of the property type Vernacular Dwellings, 1700-1840, in the context of the historic district. The integrity is enhanced by the open-field setting and the Hand Barn. The significance is enhanced by the historical associations with the Hand Family, the second family to settle in Wainscott, who owned this house until 1990.

DISTRICT IDENTIFICATION NUMBER: 21 10363.001765⁰³¹⁷
TAX MAP NUMBER: 200-2-47
LOCATION: West side of Five Rod Highway, 400' south of Main Street
DESCRIPTION: Non-contributing, modern, one-story, shingled cottage.

DISTRICT IDENTIFICATION NUMBER: 22 10363.000019
TAX MAP NUMBER: 200-2-48.4
NAME: Topping House
LOCATION: At the south dead-end of Five Rod Highway
PHOTO NUMBER: 25,26,27
DATE OF CONSTRUCTION: early-eighteenth century; an extensive remodeling ca. 1800 gave the house its present form
DESCRIPTION: Two-story, side-gabled, shingled residence with a balanced five-bay-wide front facade and a large center chimney. Windows with twelve-over-eight-light, double-hung sash remain in the west gable; other windows have two-over-two-light sash. Retains ca. 1800 two-leaf front door. Early-twentieth-century Colonial Revival style front entrance porch. This house is reputed to have been a ca. 1680 one-story dwelling; later enlarged to a lean-to form; and then converted to its present two-story, five-bay configuration ca. 1800 by Zephaniah Hedges. The frame of the house which is visible from the interior confirms that this was a lean-to house. Extensive interior details of the Federal period including the stairway, front door, and interior trim confirm that the house was extensively remodeled ca. 1800. At this time the house was also extended one bay to the east to produce the balanced five-bay form.
ALTERATIONS: The rear kitchen wing was rebuilt in the 1980s.
OTHER FEATURES: West of the house is a small woodworking shop with an eighteenth-century frame. This was used by James Hervey Topping from the 1840s to 1900 for the manufacture of wooden pumps. A large barn south of the dwelling dates from the 1980s; it replaced a barn built in 1939 to replace an earlier barn on the same site destroyed by the 1938 hurricane. The house stands only 350 feet from Wainscott Pond. South of this property are two large, undeveloped parcels extending along the west side of Wainscott Pond to the ocean dunes. These parcels, totalling 58 acres, are historically associated with this dwelling and were farmed by the Topping family from the 1840s to the 1980s.
INTEGRITY: The Topping House, in its present form dating from ca. 1800, is an intact example of the property type Vernacular Dwellings, 1700-1840. It retains: the original or

early site; ca. 1800 form; ca. 1800 frame with earlier components; placement of the center chimney; window and door placement; four ca. 1800 sash and elsewhere late-nineteenth-century sash; the ca. 1800 front door; and wood-shingle walls and roof. The integrity of setting is enhanced by the woodworking shop; by the proximity to Wainscott Pond; and by the two adjacent parcels, extending to the ocean, which are historically associated with the Topping farm.

DISTRICT IDENTIFICATION NUMBER: 23 ⁰³¹⁸ 10303.001766
 TAX MAP NUMBER: 200-2-48.7
 NAME: H. Stewart Topping House
 LOCATION: At south dead-end of Five Rod Highway
 DATE OF CONSTRUCTION: 1929
 DESCRIPTION: Modest, two-story, gable-roofed, shingled residence with columned front and side porches.
 ALTERATIONS: two-story rear addition
 INTEGRITY: Retains good integrity as an example a modest suburban residence of the period in the "Colonial" mode.

DISTRICT IDENTIFICATION NUMBER: 24 10303.000018
 TAX MAP NUMBER: 200-2-32
 LOCATION: East side of Five Rod Highway, 400' south of Main Street
 DESCRIPTION: Non-contributing, one-story, shingled cottage. This house incorporates the 1826 Wainscott schoolhouse, used later as an agricultural building on the Osborn Farm, and moved here and converted into a dwelling in 1948.

DISTRICT IDENTIFICATION NUMBER: 25 ⁰³¹⁹ 10303.001767
 TAX MAP NUMBER: 200-2-29
 NAME: Mrs. Louisa E. Osborn House
 LOCATION: South side of Main Street, 800' east of Five Rod Highway
 PHOTO NUMBER: 28,29
 DATE OF CONSTRUCTION: 1904
 DESCRIPTION: Two-story, shingled residence with a cross-gable roof. A hip-roofed veranda is across the front gable. Brick chimney at west gable is exposed at the first floor and incorporates a date stone. Windows have one-over-one-light, double-hung sash.
 ALTERATIONS: Asphalt-shingle roof.
 OTHER FEATURES: This house stands at the head of a 30 acre parcel of farmland which extends to the west to Five Rod Highway and to the south to Wainscott Pond. This land has been farmed by the Osborn family since the seventeenth

century. The present house replaced a lean-to house nearby said to date from the seventeenth-century. With the exception of a few shade trees and mature shrubs defining the yard, the house retains an open setting with a view across the lawn and fields to Wainscott Pond. A non-contributing shed is east of the dwelling. On Main Street, at the west end of the property is a contributing two-story, shingled building built by William S. Hedges around 1915 as an automobile garage with living quarters on the second floor. This building later functioned as part of the Osborn farm. The sliding garage doors on a track and windows on the second floor indicate the original use of this building. INTEGRITY: This dwelling represents a typical vernacular residence of the period having a front gable with veranda and a cross-gable roof. The house retains good integrity which is enhanced by its open setting and the surrounding intact 30 acre field.

0320

DISTRICT IDENTIFICATION NUMBER: 26 10303.00~~1768~~
 TAX MAP NUMBER: 200-2-28.3
 LOCATION: South side of Main Street, 900' west of Beach Lane
 PHOTO NUMBER: 30
 DATE OF CONSTRUCTION: Late-eighteenth century; moved in the 1980s to its present site
 DESCRIPTION: Two-story, side-gabled, shingled residence with a balanced five-bay-wide front facade and a large center chimney. Windows have twelve-over-twelve-light, double-hung sash.
 ALTERATIONS: This house was moved from its original site in neighboring Sagaponack to this site in the 1980s and underwent an exterior restoration.
 OTHER FEATURES: The house is set back from the street at a greater distance than neighboring houses of the same period. The broad lawn is surrounded by a horizontal-board fence. A non-contributing small barn is set in back of the house.
 INTEGRITY: Because the historic district is primarily significant for illustrating the local historic context of Wainscott's development as an agrarian community, this recent addition, although of some architectural significance, is counted as a non-contributing building.

032
cash

DISTRICT IDENTIFICATION NUMBER: 27 10303.00~~1619~~
 TAX MAP NUMBER: 200-2-24.5
 NAME: Chauncy Osborn House
 LOCATION: South side of Main Street, 750' west of Beach Lane
 PHOTO NUMBER: 31

0167

DATE OF CONSTRUCTION: eighteenth-century; an extensive remodeling ca. 1850 gave the house its present form; large 1990 addition

DESCRIPTION: One-and-one-half-story, gable-front, shingled residence. Greek Revival style features include: the bold eaves trim and fascia; the row of attic windows in the fascia across the front gable; a simple Greek Revival door enframement; the eight-panel front door; the windows with six-over-six-light, double-hung sash; and interior trim. The semi-elliptical fanlight in the gable introduces a design element from the earlier Federal period to this vernacular Greek Revival dwelling. Investigation of the interior during recent construction work revealed that the house took its present form after an extensive remodeling of an early-eighteenth-century, one-story, "Cape Cod" house. Most of the first-story frame of this original dwelling survives. The outside dimensions of the floor plan (22' across the front and 30' deep) suggest that this was a "half-house" with the chimney against the east or west wall. The ridge of the steep gable roof ran east-west so that the slope of the roof faced Main Street; the opposite direction from the present roof orientation.

ALTERATIONS: Late-nineteenth-century alterations include two dormers and a rear addition. In 1990 a large, two-story addition is under construction. This addition is set back and extends east from the rear wall of the original house. The addition has a prominent front gable, borrows design elements from the historic dwelling, and will have shingled walls and roof.

INTEGRITY: The historic dwelling retains outstanding integrity from its ca. 1850 remodeling in the Greek Revival style. All components of the front facade date from this period: eaves and fascia; windows; fanlight; door enframement; and door. The historic dwelling is an intact example of the property type Greek Revival and Italianate Dwellings, 1840-1875. The much larger and taller 1990 addition diminishes the integrity of the historic dwelling. Two large maple trees and a line of mature shrubs screen the addition from Main Street during the summer. Because of the high level of integrity and the clear architectural character of the historic dwelling, and the fact that the addition is set-back and partially screened, this is counted as a contributing building in the context of the historic district.

DISTRICT IDENTIFICATION NUMBER: 28 10303.00⁰³²¹~~7769~~
 TAX MAP NUMBER: 200-2-26
 NAME: Jacob O. Hopping Store
 LOCATION: South side of Main Street, 550' west of Beach Lane
 DATE OF CONSTRUCTION: late-nineteenth century
 DESCRIPTION: Two-story, gable-front, former store and residence, now converted to a residence. Retains sliding batten doors on a track on the front gable and early windows and dormers on the second floor. A cover and stamp, post-marked May 8, 1905, from J.O. Hopping is illustrated with a sketch of this store and the inscription: "Dealer in mowers, harvesters and plows, farm implements of all kinds. Also Bicycles. Mover of Churches, houses."
 ALTERATIONS: First story converted to a residence with installation of additional windows.
 INTEGRITY: With retention of the sliding batten doors in the front gable, the building conveys sufficiently its original use to be counted as a contributing building in the context of the historic district.

DISTRICT IDENTIFICATION NUMBER: 29 10303.00⁰³²²~~7770~~
 TAX MAP NUMBER: 200-2-25
 NAME: Willard Norton House
 LOCATION: South side of Main Street, 450' west of Beach Lane
 DATE OF CONSTRUCTION: 1930s
 DESCRIPTION: Modest, one-and-one-half-story, shingled, Dutch Colonial Revival style residence. The gambrel roof has flared, wide eaves and a shed-roof dormer. Pent roof across front has a gabled entrance porch; doorway with sidelights and a fanlight. A sun porch is across the west gable end. Front porch and doorway designed by C. Frank Dayton.
 OTHER FEATURES: non-contributing, modern, frame garage
 INTEGRITY: No known alterations, retains good integrity.

DISTRICT IDENTIFICATION NUMBER: 30 10303.0000³²
 TAX MAP NUMBER: 200-2-1.1
 NAME: Elisha H. Conklin House
 LOCATION: South side of Main Street, just west of Beach Lane
 PHOTO NUMBER: 32
 DATE OF CONSTRUCTION: ca. 1821
 DESCRIPTION: Two-story, side-gabled, shingled residence with a three-bay-wide front facade. Entrance and interior chimney are at the east end. Windows retain twelve-over-twelve-light sash on the first floor and twelve-over-eight-light sash on the second floor. Federal period doorway enframingent and a frieze board with triglyphs are on the front facade. Elisha H. Conklin, the son of the builder of the Elisha Conklin

House (17), lived here and may have built this house at the time of his marriage in 1821.

ALTERATIONS: One-story, gable-roof additions are set back on the east and west end walls.

OTHER FEATURES: The house is set back slightly from the street on a 1.8 acre lot with many mature shade trees. A horizontal-board fence is along the street boundary; there are no plantings between the house and the street.

INTEGRITY: Retains all the defining features of the property type Vernacular Dwellings, 1700-1840: the essential form is intact; retains original frame; the chimney is in the original location; retains original door enframingent and apparently the original windows; and retains shingle siding. The Federal period doorway and frieze board are features which distinguish this dwelling from most Vernacular Dwellings which have plain exteriors. The secondary additions to the gable ends do not significantly detract from the integrity. The integrity is enhanced by the original location and open setting in relation to Main Street.

* * * * *

4. SIGNIFICANCE:

Summary Significance. The Wainscott Historic District is significant as an intact example of the property type Rural Historic Districts. The Wainscott Historic District contains 23 contributing buildings and one contributing site which retain their spatial relationships to each other and to a vast agricultural landscape, and which retain historical associations which illustrate the local historic context of East Hampton's agrarian economy from the eighteenth century to 1940. No historic buildings associated with Wainscott's agrarian economy occur after 1940.

The Wainscott Historic District includes twelve contributing dwellings: four examples of the property type Vernacular Dwellings, 1700-1840; one example of the property type Vernacular Dwellings, 1840-1900; one representative of the property type Greek Revival and Italianate Dwellings, 1875-1900; two examples of the property type Victorian Dwellings, 1875-1900; and four examples of common vernacular house types of the period 1900 to 1940. The district also includes: four barns; a whaleboat house; a woodworking shop; a farm machinery store; an automobile garage; a general store; a one-room schoolhouse; and a chapel. The one contributing site is the Wainscott Cemetery.

These properties recall the maturing of a diverse agrarian economy from the eighteenth-century to the late-nineteenth century and the rise of the potato-farming industry from 1895 to 1940. The diverse collection of agricultural and commercial buildings, along with the whaleboat house, illustrate the many activities and services which contributed to Wainscott's agrarian economy. These buildings are architecturally significant as distinctive building types designed for a particular function. The schoolhouse and the Wainscott Chapel reflect aspects of the educational and religious lives of Wainscott's residents. The twelve contributing dwellings in the historic district are significant for representing a continuum of vernacular residential architecture in Wainscott from ca. 1800 to the 1930s. The dwellings, the schoolhouse, and the chapel are also architecturally significant for embodying the distinctive features of their respective type or style.

The significance of the Wainscott Historic District is enhanced by the intact setting comprised of 170 acres of undeveloped farmland and Wainscott Pond. This setting preserves the relationships between buildings and between buildings and the agricultural landscape to recall the natural resources which determined the location and prosperity of the Wainscott community and its growth through the gradual division of the few early farms to provide farmland and house lots for family members.

History. The fresh water of Wainscott Pond and the meadows around the pond were a natural resource which was utilized by the East Hampton settlers at an early date. The Town Records state that in 1652 a "cart way" was laid out to Wainscott and in 1653 "Goodman Osborne" was ordered to drive the dry herd every morning to the meadows at Wainscott Pond. This was probably John Osborn, who at this time was 21 years old. In 1668 John Osborn acquired a large tract of meadow and plain west of Wainscott Pond and by 1670 he was living there. John Osborn's Wainscott farm was the first independent farm established outside of East Hampton's Main Street core. Before the end of the seventeenth-century members of the Hand and Hopping families had left East Hampton's Main Street to establish farms at Wainscott.

The Wainscott settlement grew slowly and most new dwellings and farms were established by descendants of the early settlers. Most of the expansion occurred on Main Street which by the late-eighteenth century had become the core of the village. The cemetery was laid out on Main Street by

1709 and the first schoolhouse was built on a lot adjoining the cemetery in 1796. Spafford's Gazetteer of 1813 lists 15 dwellings in Wainscott. The 1858 Chace Map shows 12 houses along Main Street with 7 other dwellings on Town Line Road and Wainscott Hollow Road. The 1873 Beers Atlas identifies a total of twenty houses, only one more than shown on the 1858 Chace Map. By 1896 only five new farmhouses had been built. The property owners remain the old family names: Osborn; Strong; Hand; Hopping; Topping; Hedges and Conklin.

The Wainscott settlement grew to resemble in some measure the parent community of East Hampton. Both were positioned identically to the surrounding natural resources. The Main Street was laid out across the coastal plain north of Wainscott Pond, as East Hampton's Main Street was laid out north of and parallel to Hook Pond. Dwellings were set close to the street with agricultural lands extending behind the dwelling. But the Wainscott settlement differed in an important way from East Hampton. The dense, regular rhythm of dwellings on East Hampton's Main Street reflected the initial design of the settlement with long, narrow, ten-acre home lots laid out on either side of the street and separate fields and pastures located in outlying areas. Wainscott developed from a few early farms with large contiguous holdings, probably ranging from 100 to 200 acres. Although the farms were divided among descendants and dwelling lots gradually divided off for married children along Main Street, this organic development left an irregular rhythm to the dwellings, varied arrangements of dwellings to agricultural buildings, and vast agricultural lands abutting Main Street.

According to tradition, raising cattle was a major activity of the early Wainscott farmers, many of whom were also tanners. There was apparently a gradual evolution to a more diverse agrarian economy. H. P. Hedges, who was born in Wainscott in 1817, wrote of the Wainscott residents in his 1904 Memories of a Long Life: "Without exception all were tillers of the soil." Two account books of Wainscott farmers and the 1865 New York State Census provide a picture of the diverse agricultural practices on Wainscott's largely self-sufficient farms at the middle of the nineteenth century.

The account book of James Hervey Topping, who lived in the Topping House (22), records the sale of produce from one of Wainscott's largest farms from 1840 to 1896. Topping sold a variety of produce with no apparent speciality crops: beef; pork; turkey; chicken; eggs, butter; wheat; corn; oats; and turnips. The 1865 Census indicates that Topping had 38 acres of pasture and meadow which provided grazing land and hay

for a small dairy of 6 milk cows and for 5 beef cattle. On 28 acres Topping raised wheat, corn, and oats. Topping supplemented his farm income by making wooden pumps.

An account book kept by Cornelius Conklin, who lived in the Elisha Conklin House (17), also indicates a variety of agricultural practices. Conklin's day book, kept from 1856 to 1876, mentions his dairy, cow house, smoke house and a chicken house. Conklin's account book also documents the traditional practice of driving the cattle to Montauk in April for summer pasturage.

The 1865 New York State Census which includes agricultural statistics provides the most complete picture of agricultural practices in Wainscott at the middle of the nineteenth century. The census shows a uniformity among the farmers in the crops raised, in the ratio of one crop to another, and in the ratio of cows and cattle to pasture land. Within the historic district the smallest farm, of 55 acres, belonged to Isaac King, who also operated the Wainscott Windmill. Most farms ranged from 150 to 200 acres with the largest farm of 290 acres belonging to Thomas Osborn. Not all the acreage was in farmland contiguous with the Main Street farmhouses; some was in woodlots north of the coastal plain. Pasture land averaged about one-third of the improved agricultural lands and ranged from 12 to 34 acres. Winter wheat, oats, and Indian corn were planted in about equal proportion averaging 4 to 10 acres each. All the farmers kept swine and cattle and most had a small dairy supplied by no more than six milk cows.

James Hervey Topping's account book, Cornelius Conklin's day book, and the 1865 Census convey a picture of a small community of largely self-sufficient farmers who raised a variety of produce for their own families as well as for sale and barter.

Another aspect of the Wainscott economy during the eighteenth and nineteenth centuries was fishing and shore whaling. The farmers either had their own gear or formed companies to share the cost of surf boats, seine nets and tackle. James Hervey Topping's account book lists the owners of shares in the "Wainscott Fishing Co." in 1880. H.P. Hedges recalled in his Memories of a Long Life that fishing company meetings were held in the schoolhouse before 1826. Cornelius Conklin noted in his day book that in February 1864 he built a "Watchhouse" on the dunes. Conklin then noted the days he spent: "watch for whale." In June of 1864 Conklin built a "whaleboat house on beach." Captured whales were processed

at a tryworks on the beach and the oil was shipped out in wood casks. In 1907 Oliver Osborn harpooned the last whale taken by Wainscott's shore whalers.

At the beginning of the nineteenth century the traditional agricultural practices began to give way to a new agrarian economy based on raising potatoes for export to the New York market. This new economy began in Suffolk County in Riverhead and on the North Fork following extension of the Long Island Rail Road to Greenport in 1844. The railroad was extended to Bridgehampton in 1870 and to Montauk in 1895 when a station was built for Wainscott. The railroad provided a means to transport local produce to New York and by 1900 the potato had become the major export crop in Suffolk County.

Exactly when potatoes first became the predominant crop in Wainscott is not known, but the growth of the industry in response to the opening of the railroad station in Wainscott in 1895 is clear. The East Hampton Star reported on May 10, 1895 that Wainscott farmers "are about through with potato planting." On August 24, 1900 the Star reported that "several carloads of potatoes had been shipped from the Wainscott station." By 1915 the Star described the Wainscott farmers as "an army of potato raisers." Although no figures are available for Wainscott, an idea of the boom to the local economy provided by this new industry can be gained from a 1909 article in the Star describing the "great potato business" in neighboring Bridgehampton where 302 railroad cars of potatoes were shipped that year with a value estimated at \$128,535.00. Within the historic district the Toppings and Osborns were prominent potato farmers. H. Morgan Topping, who lived in the Topping House (22) was described in 1921 by the Star as one of "ten prominent Long Island farmers" who had organized the "fourth annual potato tour" on Long Island.

The new economy brought a change to the agricultural landscape as smaller fields of diverse crops and pasture were combined into large potato fields. A 1912 photograph of Wainscott shows open fields on either side of Main Street, with the only fencing being along the street.

The new agrarian economy also resulted in some changes along Main Street. In 1903 a new organization, the Wainscott Improvement Society, acquired a lot on Main Street and in 1908 moved the Wainscott Chapel (7) there to serve as a place for worship and community meetings. Another improvement of the period appears to have been planting shade trees along Main Street. The 1912 photograph of Wainscott shows young trees

set out at regular intervals on either side of Main Street. The Osborn family, early potato farmers, built new houses in 1904 and 1907, reflecting the new prosperity. In 1931 a new schoolhouse was built.

After 1940 potato farming continued to be the heart of the Wainscott economy. New barns for storing potatoes were built and large barns to store the trucks, tractors and harvesters replaced the smaller barns of the nineteenth century. Jeanette Edwards Rattray wrote in her 1953 East Hampton History that "More of the old families continue farming in Wainscott, than anywhere else in the township: the Osborns, Toppings, Strongs, and Hands are still tilling the ancestral acres." Potato farming remained the dominant activity within the historic district until the 1980s when the farmers gradually abandoned agriculture.

Architectural Context. The twelve contributing dwellings in the Wainscott Historic District represent a continuum of vernacular residential architecture from ca. 1800 to 1940.

Four dwellings in the district are significant for displaying the distinctive characteristics of the property type Vernacular Dwellings, 1700-1840. These dwellings, which date from ca. 1800 to ca. 1821, represent the two most common two-story house forms of the Federal period: the five-bay front facade with center entrance and center chimney; and the three-bay front facade with the chimney and side entrance at the same end of the house. These four houses represent the methods of construction of a vernacular architectural tradition marked by wood frames with interlocking joints, wood shingled exteriors, and generally plain trim. The Elisha H. Conklin House (30) is the most architecturally distinguished in the group with a Federal period door enframingent and a frieze board with triglyphs. This house represents a variation in the usually plain exteriors associated with this property type. Three of these four houses were updated through the nineteenth century, as were most examples of this property type in East Hampton. A Greek Revival period front door enframingent was installed on the James Hand House (20) at mid-century. The most significant example is the Italianate veranda across the front of the Elisha Conklin House (17).

The Wainscott Historic District contains the only example of the property type Vernacular Dwellings, 1840-1900, included in the intensive survey. Of the 15 examples of this property type identified in the reconnaissance survey, the King House

(6) is the lone example to retain good integrity. This house represents the continuation of the vernacular building tradition characterized by a gable-roof form, shingled exterior, and plain trim. The one-story, gabled additions are also typical of vernacular building practice in East Hampton.

The Chauncy Osborn House (27) is the one example of the property type Greek Revival and Italianate Dwellings, 1840-1875, in the Wainscott Historic District. The Osborn House has many distinctive characteristics of the Greek Revival style: gable-front form; side-hall plan; bold eaves trim and a fascia with attic windows; a simple Greek Revival door enframement; an eight-panel front door; and windows with six-over-six-light, double-hung sash. The houses of this property type in East Hampton are vernacular interpretations of the Greek Revival or Italianate styles and often mix elements of the two styles. The Osborn House represents this vernacular tradition with the inclusion of a Federal period semi-elliptical fanlight in the front gable.

The district includes two outstanding examples of the property type Victorian Dwellings, 1875-1900. The Everett Hand House (2) and the Frank Jared Hedges House (14) display the characteristics of a vernacular interpretation of the Queen Anne style: L-shaped plans; prominent front gables; verandas with turned posts with brackets or a spindle frieze; patterned shingles; and window sash with a border of small, stained-glass lights.

The four contributing twentieth-century residences in the historic district continue the essentially vernacular tradition and are modest examples of popular National house types. The 1904 Mrs. Louisa E. Osborn House (25) and the 1907 Oliver Osborn House (9) continue the form and plan of the earlier Queen Anne houses but have no decorative trim. The 1929 H. Stewart Topping House (23) and the 1930s Willard Norton House (29) are typical modest suburban house types of the period representing the "Colonial" and "Dutch Colonial" modes.

The buildings within the historic district associated with different aspects of Wainscott's agrarian economy are architecturally significant as distinctive building types designed for a particular function.

Three barns in the historic district represent the small, three-bay, "English" barn. The visible frames of the Osborn Barn (10) and the James Hand Barn (19) document a method of

construction utilizing heavy timbers with interlocking joints and convey the high level of craftsmanship of the builders. The late-nineteenth-century Everett Hand Barn (1) demonstrates the continued popularity of the "English" barn type and along with the Conklin Barn (18) documents an evolution in the method of construction to the use of sawn timbers of smaller scantlings.

The Osborn Whaleboat House (10) is a distinctive building type. The double doors in one gable end and the dimensions of the building (just large enough to accommodate a 28' whaleboat) indicate its function.

The three commercial establishments in the district utilize vernacular forms and have plain exteriors. The pattern of fenestration and the presence of large sliding doors indicate the commercial use of the first floor and the residential use of the second floor of the William S. Hedges Garage (25) and the Jacob O. Hopping Store (28). The street-front location, door stoop with hood, double doors, and the early "Coca-Cola" signs convey the function of the Chauncy Osborn General Store (3).

The dimensions and fenestration of the Wainscott Schoolhouse (4) convey its function as a one-room schoolhouse. The pedimented entrance porch and gable returns show the influence of the Colonial Revival style on this late version of a traditional schoolhouse design. The Wainscott Chapel (7) is architecturally significant as a larger example of a rural schoolhouse which displays characteristics of the Queen Anne style; although within the context of the Wainscott Historic District the building is historically significant as a place of worship and community meetings.

Historic Context. The Wainscott Historic District is historically significant for illustrating the local context of East Hampton's agrarian economy from the eighteenth century to 1940. The Wainscott Historic District reflects the development of a diverse agrarian economy in the eighteenth century, its continuation through the nineteenth century, and the transition to a one-crop economy of the potato during the early twentieth century. The setting of the district, the relationships between buildings, and the diverse collection of buildings in the district illustrate aspects of Wainscott's agrarian economy as well as social, educational and religious aspects of the lives of Wainscott's residents during this period.

The setting of the Wainscott Historic District, 170 acres of undeveloped coastal plain and the fresh-water Wainscott Pond, enhance the level of significance by making clear the relationship between the district and the natural resources which provided the impetus for the Wainscott settlement and determined its location. Wainscott Pond and the meadows on either side comprise the landscape which initiated the first use of Wainscott by the European settlers for pasturage and which provided the inducement for John Osborn to establish the first farm here in 1668. These natural resources led to the prosperity of the Wainscott community and to the continuation of agriculture into the twentieth century.

The informal relationships between buildings in the district; the relationship between buildings and the agricultural landscape; and the groupings of Conklin, Hopping, Osborn, Hand and Topping family dwellings; illustrate the particular development of Wainscott as the few large early farms were gradually divided to provide farms and house lots for married children. The large Osborn and Topping farms especially recall the scale of the early Wainscott farms with large contiguous holdings. This design of the Wainscott community is significant for illustrating the cultural change associated with the founding and development of Wainscott. Wainscott represented a break from the formal design and community organization of East Hampton's Main Street settlement where equal-sized homelots were arranged on either side of a common and outlying lands were divided among owners of the home lots for their fields and pastures. The Wainscott settlement began with East Hampton's first outlying independent farm and developed organically as a community of farms with large contiguous holdings. This break from the planned Puritan community with a rigid design occurred throughout New England during the late-seventeenth century and the early-eighteenth century as sons of the settlers branched off to establish groupings of independent farms which grew into new communities.

East Hampton's and Wainscott's New England heritage is also evident in the four examples of the property type Vernacular Dwellings, 1700-1840. These dwellings share similarities to period vernacular dwellings in New England and convey East Hampton's New England origins and continued close cultural ties. The two early "English" barns in Wainscott also duplicate the common form found in New England during this period.

Wainscott's four substantial dwellings of the early-nineteenth century illustrate the maturity of the Wainscott

community by that time. The continued success of the agrarian economy at the middle of the nineteenth century is reflected in the ambitious remodeling in the Greek Revival style of the Chauncy Osborn House (27), as well as by the elaborate Italianate veranda added to the ca. 1800 Elisha Conklin House (17), and the Greek Revival doorway installed on the ca. 1816 James Hand House (20). Two examples of the property type Victorian Dwellings, 1875-1900, built during the last decade of the nineteenth century, reflect a prosperity associated with the beginning of the transition from the traditional agrarian economy to the potato-growing industry.

Wainscott's eighteenth-and-nineteenth-century agrarian economy is illustrated by the four historic barns in the district. The eighteenth-century Osborn Barn (10), the early-nineteenth-century James Hand Barn (19), and the late-nineteenth-century Everett Hand Barn (1) are all of a similar size and all follow the traditional design of a three-bay "English" barn. The continuity in barn design also illustrates the adherence to traditional agricultural practices through this period.

Two buildings in the district indicate other aspects of the livelihood of Wainscott's farmers. Fishing and shore whaling were a continuous activity in Wainscott from the eighteenth century through the nineteenth century. The Osborn Whaleboat House (10) is the only surviving resource which recalls this important activity. The Topping Woodworking Shop (22) retains the tools of James Hervey Topping who, in addition to farming, manufactured wooden pumps during the second half of the nineteenth century.

A range of different properties and features of the historic district reflect the growth of Wainscott's potato industry from about 1895 to 1940. These properties include three commercial buildings, three residences, a schoolhouse, and a chapel.

Jacob O. Hopping's Store (28) from which horse-drawn farm implements were sold in the late-nineteenth and early-twentieth century reflects the end of the traditional agrarian economy and early years of the potato-growing industry. The ca. 1915 William S. Hedges Garage (25) illustrates the introduction of the automobile and the impact of tractors and trucks on the methods of raising, harvesting and transporting potatoes. The Chauncy Osborn General Store (3) in its modest size and plain exterior recalls the character of this small rural community during the early

twentieth century.

The 1904 Mrs. Louisa E. Osborn House (25), the 1907 Oliver Osborn House (9), and the 1929 H. Stewart Topping House (22) reflect the prosperity of these major potato farmers.

The Wainscott Chapel (7), moved to Main Street in 1908 by the Wainscott Improvement Society, also reflects the new prosperity enjoyed during the early years of the potato-growing industry. The Chapel also illustrates aspects of the religious life of Wainscott's residents during this period. The spirit of improvement is also reflected in the shade trees lining either side of Main Street, a tradition beginning in Wainscott in the first decade of the twentieth century. The 1931 Wainscott Schoolhouse (4), the fourth one-room schoolhouse on its site, illustrates this traditional manner of educating the children of this small rural community.

5. MAPS:

- Map 1. Location Map. Composite of Department of Transportation maps for the Town of East Hampton by Frederick P. Clark Assoc., 1981.
- Map 2. District Boundary Map. Suffolk County Tax Map (sections 200 and 202) with building overlay from the Five Eastern Towns Topographic Map.
- Map 3. Building Key Map. Detail of Map 2.
- Map 4. Photograph Key Map, part 1.
- Map 5. Photograph Key Map, part 2.

6. SOURCES:

- Conklin, Cornelius. Day Book, 1856-1876. manuscript. East Hampton Free Library.
- East Hampton Star. May 10, 1895; October 29, 1909; September 3, 1915; September 24, 1920; June 17, 1921; September 2, 1921; July 24, 1969.
- Halsey, William Donaldson. Sketches from Local History. Southampton: The Yankee Peddler Book Company. 1966.
- Hedges, H.P. Memories of a Long Life. East Hampton, N.Y. The East Hampton Star. 1909.
- Hand, Alice E. Osborn. Wainscott Dumplings. Privately Printed. East Hampton Free Library.
- Hopping, J.O. Cover and stamp, May 8, 1905. East Hampton Free Library.
- New York Herald Tribune. November 3, 1963.

"New York State Census of Suffolk County, 1865, Agricultural Statistics for Town of East Hampton." manuscript. East Hampton Free Library.

Rattray, Jeannette Edwards. East Hampton History. Garden City, New York: Country Life Press. 1953.

Records of the Town of East Hampton, Volume 1. Published by the Town of East Hampton, 1887.

Spafford, Horatio Gates. A Gazetteer of the State of New-York. Albany: H.C. Southwick. 1813.

Talmage, Nathaniel. The Growth of Agriculture in Riverhead Town. Riverhead, N.Y.: Suffolk County Historical Society.

Topping, James Hervey. Account Book, 1840-1896. manuscript. East Hampton Free Library.

Photograph of Main Street, Wainscott, by Leroy H. Osborn, February, 1912. East Hampton Free Library.

Photographic survey of selected properties in Wainscott. Conducted in 1977 by Mrs. C. Bassford, Mrs. M. Gordon and Mrs. John H. Tennent.

Map of Suffolk Co., L.I. Surveyed by J. Chace, Jr. Philadelphia: John Douglass. 1858.

Atlas of Long Island, New York. Surveyed under the superintendence of F.W. Beers. New York: Beers, Comstock and Cline. 1873.

Atlas of Suffolk County, Long Island. Volume I. Ocean Shore. Brooklyn: E. Belcher Hyde. 1902.

Atlas of a Part of Suffolk County, Long Island, New York, South Side - Ocean Shore. Brooklyn: E. Belcher Hyde. 1916.

7. THREATS TO AREA:

The Wainscott Historic District is the most threatened of the seven historic districts identified in East Hampton. The key to the integrity of the district is the setting provided by the 170 acres of farmland north and south of Main Street and by the view from Main Street to Wainscott Pond. The rural landscape of Wainscott and the degree to which the Wainscott Historic District recalls the agrarian past of East Hampton's villages is unmatched anywhere else in the Town. But with the apparent recent decline and abandonment of agriculture and the high value of the land for residential development, the existence of this rural landscape for many more years is unlikely.

Thirteen vacant building lots, created by recent subdivisions, exist within the district. A glance at the Wainscott Historic District Map shows the effect construction on these lots would have on the setting of the historic district.

Large parcels within the district, which have not yet been subdivided, contain sufficient acreage for a potential 50 additional building lots.

Although 42 acres of farmland within the historic district north of Main Street are protected from development, the contribution of this farmland to the setting of the historic properties on Main Street is dependent on maintaining a view from Main Street into this open land. Today this view is provided by four undeveloped parcels on Main Street, all of which are potential house lots.

A further threat to the historic district concerns the highly-significant Osborn Barn (10) and Osborn Whaleboat House (10) which as a result of the recent Osborn Farm subdivision are on a separate 1.8 acre building lot. Development of this lot could mean conversion of these buildings to residential use, which would destroy their integrity, or might require moving them off the parcel, which would also diminish their integrity.

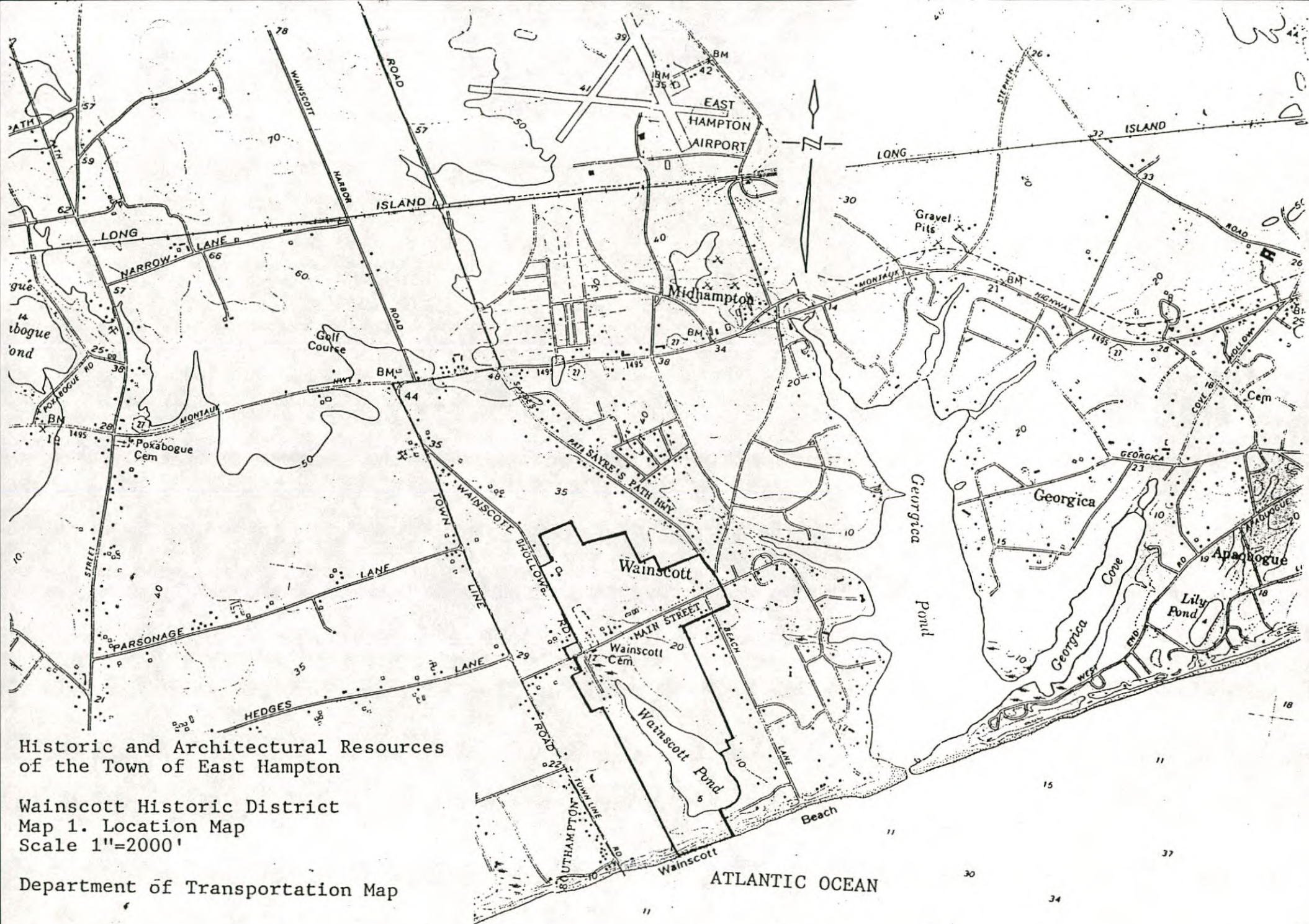
8. LOCAL ATTITUDES TOWARD THE AREA:

In Wainscott, more so than in any other East Hampton community, descendants of the early families continue to own the homesteads and much of the land. Until very recently these families farmed the land. No one can appreciate the rural character of Wainscott or the historical associations of the buildings more than the members of these families. Some of the recent owners in the historic district also appreciate the rural character and realize that it is endangered.

While in East Hampton Town farmland is valued in its own right, there is only a nascent awareness of the additional value of farmland for contributing to the setting of historic buildings and historic districts.

9. PHOTOS:

Thirty-two photographs illustrating the Wainscott Historic District are attached to this form along with a caption list and two photograph key maps. The photographs were taken by Robert Hefner and Kitt Barrett. Twenty color slides are also attached to this form and are accompanied by a caption list. The slides were taken by Robert Hefner.

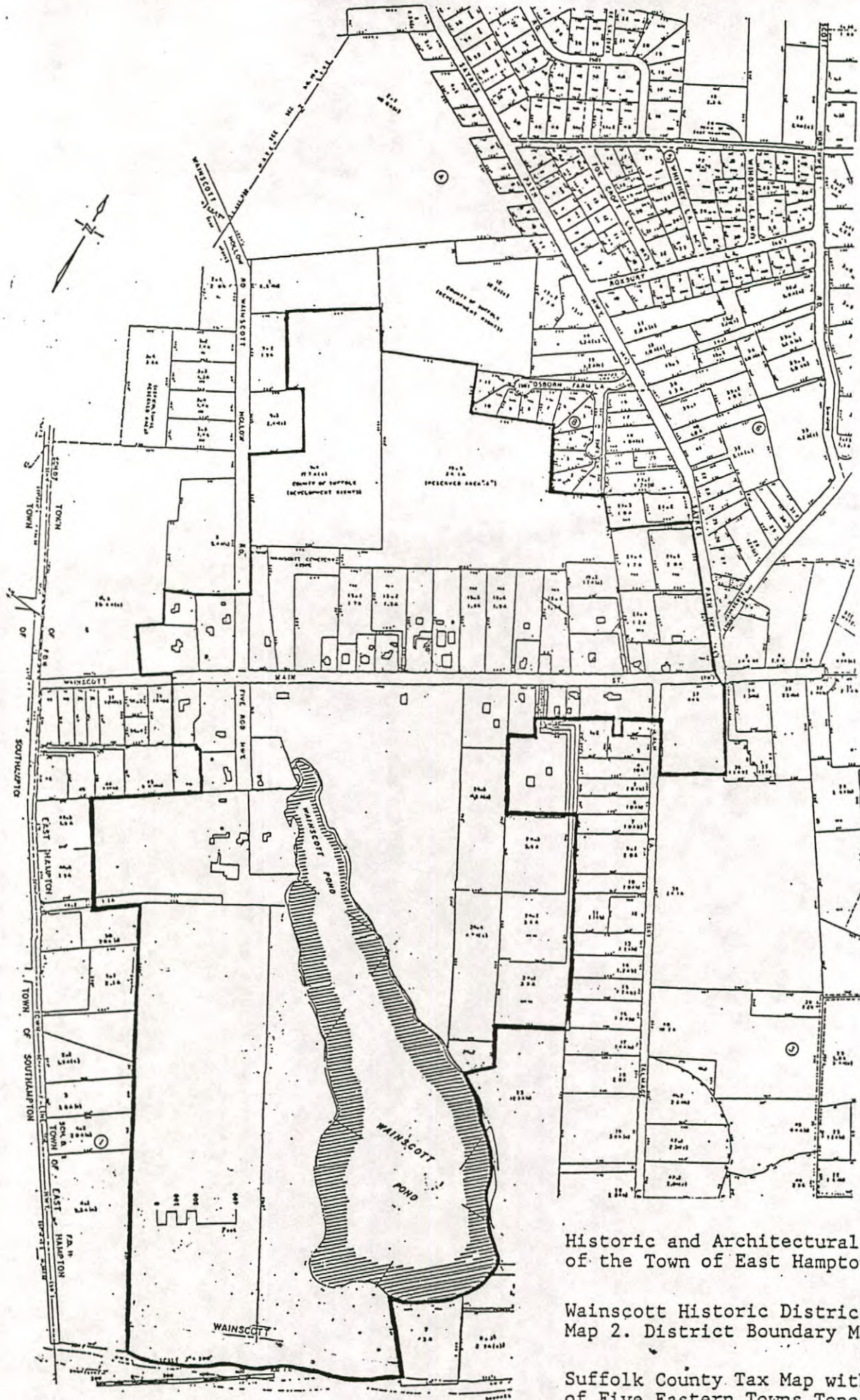


Historic and Architectural Resources
of the Town of East Hampton

Wainscott Historic District
Map 1. Location Map
Scale 1"=2000'

Department of Transportation Map

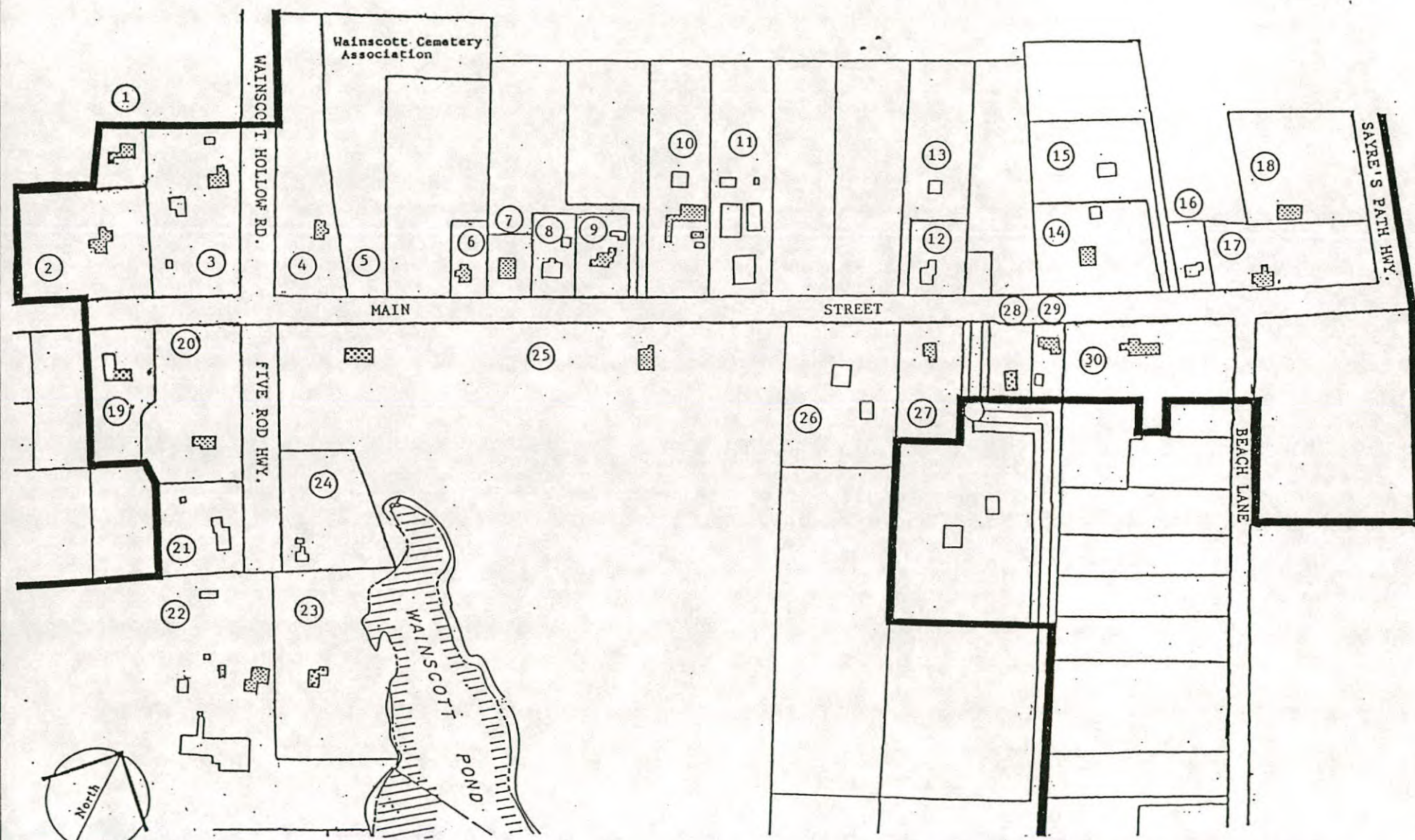
Partial



Historic and Architectural Resources of the Town of East Hampton

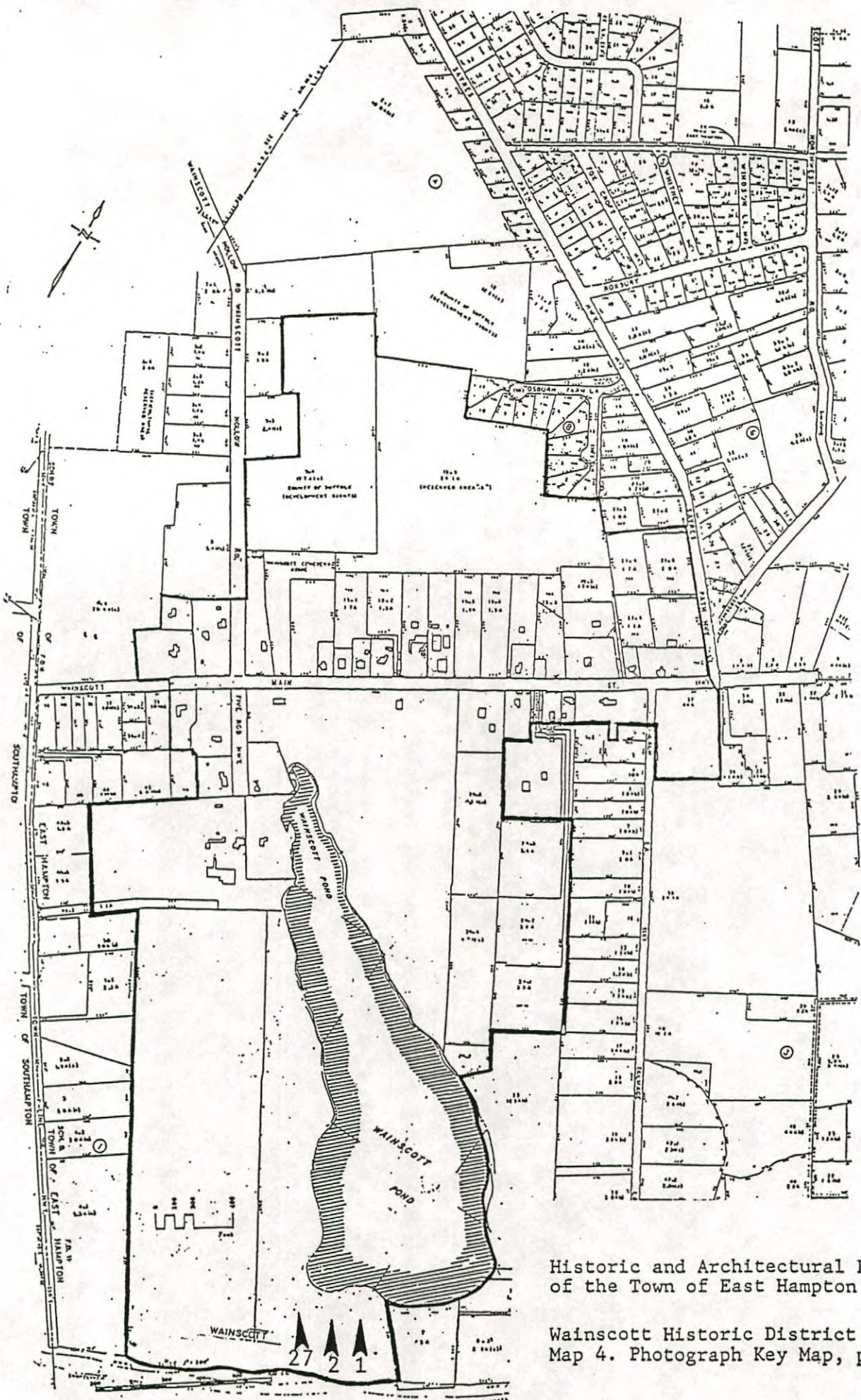
Wainscott Historic District Map 2. District Boundary Map

Suffolk County Tax Map with overlay of Five Eastern Towns Topographic Map



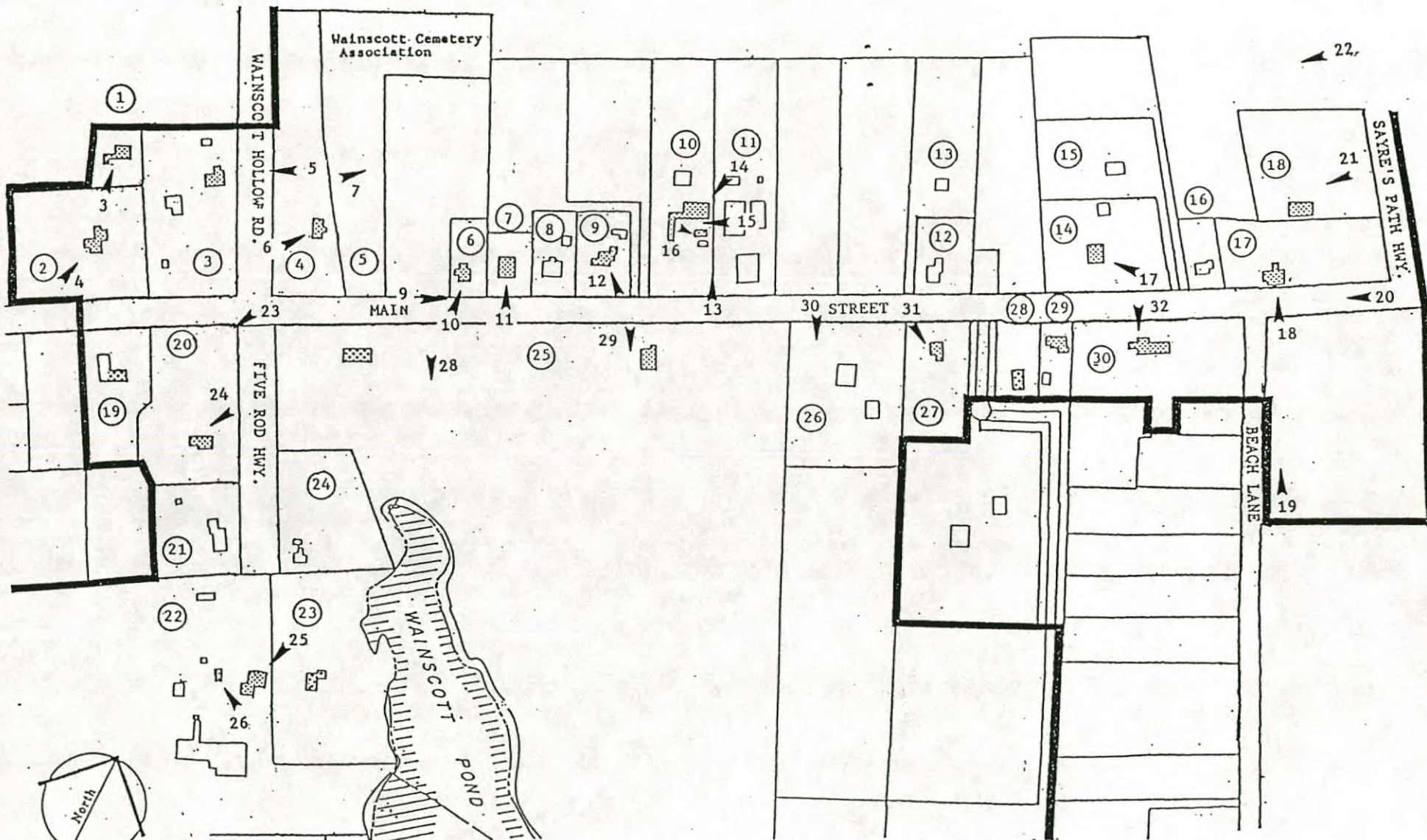
Historic and Architectural Resources
of the Town of East Hampton

Wainscott Historic District
Map 3. Building Key Map
(Detail of Map 2)



Historic and Architectural Resources
of the Town of East Hampton

Wainscott Historic District
Map 4. Photograph Key Map, part 1



Historic and Architectural Resources
of the Town of East Hampton

Wainscott Historic District
Map 5. Photograph Key Map, part 2

LIST OF PHOTOGRAPHS

- 1 View from the Atlantic Ocean dunes looking north across farmland and Wainscott Pond to Main Street (photograph taken with a 35mm lens). To the left of Wainscott Pond is farmland associated with the Topping House (22).
- 2 View from the Atlantic Ocean dunes looking north across Wainscott Pond to Main Street (photograph taken with a 135 mm lens). Visible are the Wainscott Chapel (7), the Louisa E. Osborn House (25) and the Osborn barns (11).
- 3 Everett Hand Barn (1). View toward the north.
- 4 Everett Hand House (2). View toward the northeast.
- 5 Chauncy Osborn General Store (3). View toward the west from the schoolyard across Wainscott Hollow Road.
- 6 Wainscott Schoolhouse (4). View toward the northeast.
- 7 Wainscott Cemetery (5) bounded by a privet hedge, with farmland beyond. View toward the northeast.
- 8 Headstone in Wainscott Cemetery (5).
- 9 View from cemetery along Main Street toward the northeast.
- 10 King House (6). View toward the north.
- 11 Wainscott Chapel (7). View toward the northwest.
- 12 Oliver Osborn House (9). View toward the west.
- 13 Osborn Agricultural Buildings (10 and 11). To the left the gable end of the Osborn Whaleboat House is visible (with pipe attached) as well as the Osborn Barn. The buildings to the right date from the 1970s and 1980s.
- 14 Osborn Barn (10). View toward the southwest. The frame of the early-eighteenth-century "English" barn is in the near end.
- 15 Osborn Barn (10). View toward the west. The gabled entrance bay in the foreground is at the east end of the main barn and leads to the early frame. In the background is the cow-barn extension.
- 16 Osborn Whaleboat House (10). View toward the southeast.
- 17 Frank Jared Hedges House (14). View toward the west.

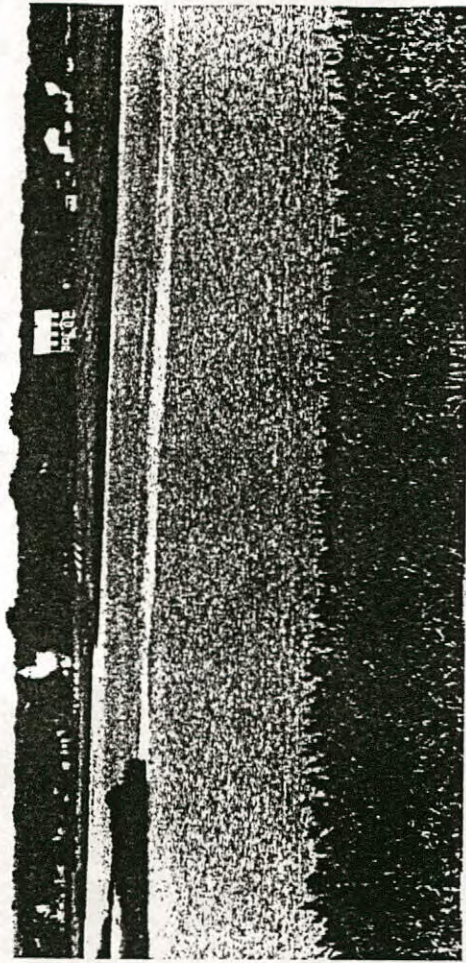
- 18 Elisha Conklin House (17). View toward the northwest.
- 19 View from Beach Lane looking north toward the Elisha Conklin House (17). The field to the right is in the district, to the left is the property of the Elisha H. Conklin House (30).
- 20 View from the east end of the district looking southwest down Main Street. To the right is the Elisha Conklin House (17).
- 21 Conklin Barn (18). View from Sayre's Path Highway toward the southwest.
- 22 View from Sayre's Path Highway toward the southwest across the fields included in the district which are north of the Main Street properties. In the distance are the 1990 dwelling (13) and the Osborn agricultural buildings (11).
- 23 View from the intersection of Main Street and Five Rod Highway toward the south. To the left is the James Hand House (20). To the right is the James Hand Barn (19).
- 24 James Hand House (20). View toward the southwest.
- 25 Topping House (22). View toward the southwest.
- 26 Topping Woodworking Shop (22). View toward the northwest.
- 27 View from the Atlantic Ocean dune toward the northwest across the farmland associated with the Topping House to the Topping barns (22). Photograph taken with a 135 mm lens.
- 28 View from Main Street toward the southeast across farmland associated with the Louisa E. Osborn House (25) to Wainscott Pond and the Atlantic Ocean dune.
- 29 Louisa E. Osborn House (25). View from Main Street toward the southeast to Wainscott Pond.
- 30 House (26) moved to this site in the 1980s. View from Main Street toward the southeast. Wainscott Pond is visible in the background.
- 31 Chauncy Osborn House (27). View toward the east.
- 32 Elisha H. Conklin House (30). View toward the southeast.

LIST OF COLOR SLIDES

- 1 View from the Atlantic Ocean dunes looking north across farmland and Wainscott Pond to Main Street (photograph taken with a 35mm lens). To the left of Wainscott Pond is farmland associated with the Topping House (22).
- 2 View from the Atlantic Ocean dunes looking north across Wainscott Pond to Main Street (photograph taken with a 135 mm lens). Visible are the Wainscott Chapel (7), the Louisa E. Osborn House (25) and the Osborn barns (11).
- 3 Chauncy Osborn General Store (3). View toward the west from the schoolyard across Wainscott Hollow Road.
- 4 Wainscott Schoolhouse (4). View toward the northeast.
- 5 Wainscott Chapel (7). View toward the northwest.
- 6 Oliver Osborn House (9). View toward the west.
- 7 Osborn Agricultural Buildings (10 and 11). To the left the gable end of the Osborn Whaleboat House is visible (with pipe attached) as well as the Osborn Barn. The buildings to the right date from the 1970s and 1980s.
- 8 Osborn Barn (10). View toward the southwest. The frame of the early-eighteenth-century "English" barn is in the near end.
- 9 Osborn Whaleboat House (10). View toward the southeast.
- 10 Frank Jared Hedges House (14). View toward the west.
- 11 Elisha Conklin House (17). View toward the northwest.
- 12 View from Beach Lane looking north toward the Elisha Conklin House (17). The field to the right is in the district, to the left is the property of the Elisha H. Conklin House (30).
- 13 View from the intersection of Main Street and Five Rod Highway toward the south. To the left is the James Hand House (20). To the right is the James Hand Barn (19).
- 14 James Hand House (20). View toward the southwest.
- 15 Topping House (22). View toward the southwest.
- 16 View from Main Street toward the southeast across farmland associated with the Louisa E. Osborn House (25) to

Wainscott Pond and the Atlantic Ocean dune.

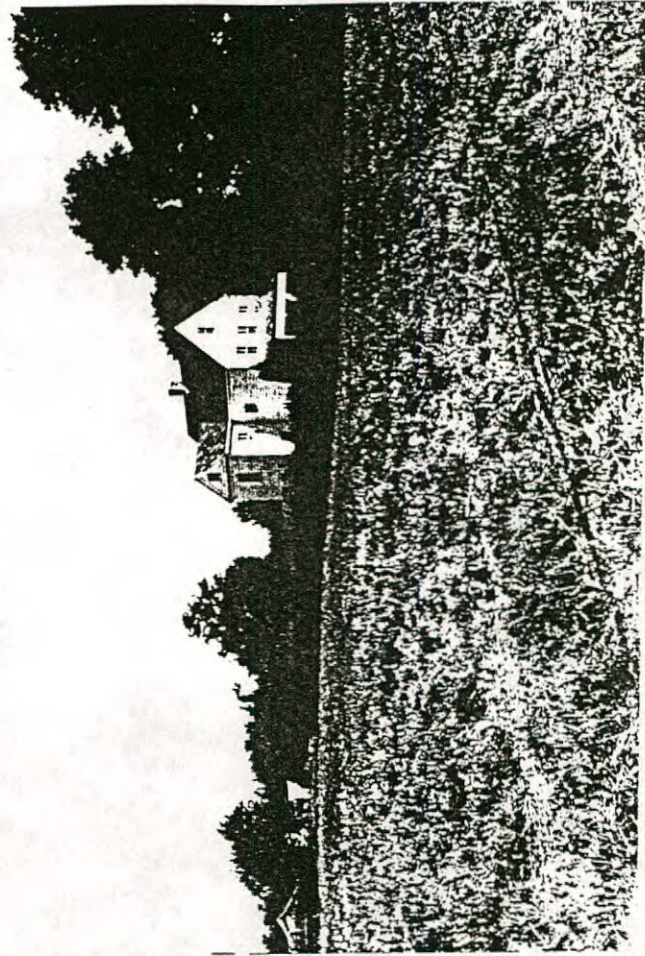
- 17 Louisa E. Osborn House (25). View from Main Street toward the southeast to Wainscott Pond.
- 18 House (26) moved to this site in the 1980s. View from Main Street toward the southeast. Wainscott Pond is visible in the background.
- 19 Chauncy Osborn House (27). View toward the east.
- 20 Elisha H. Conklin House (30). View toward the south-east.



1 ▼

WAINSCOTT

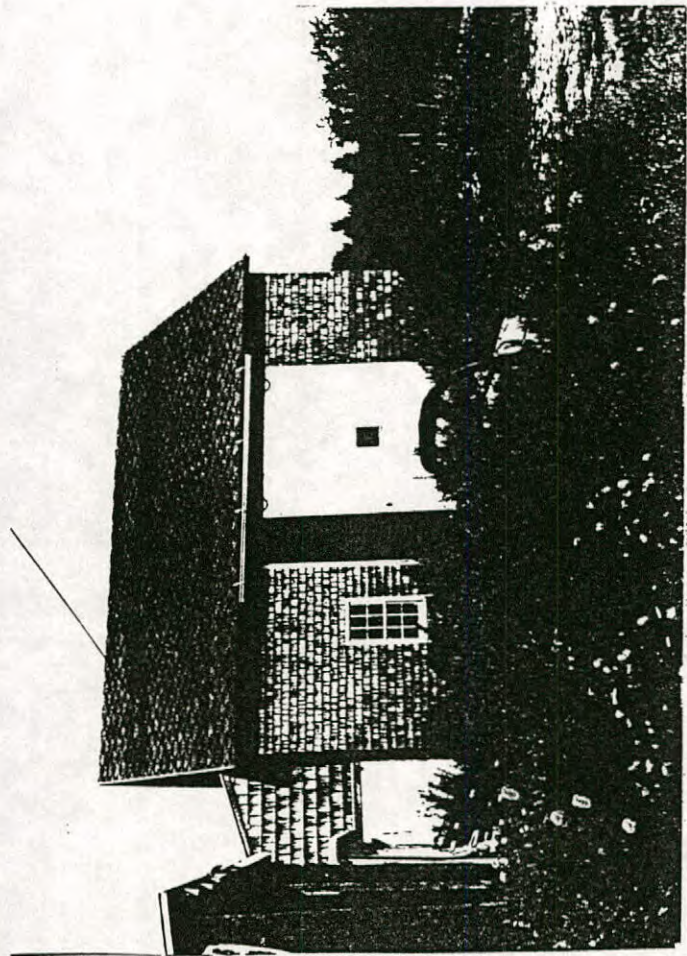
2 ▲

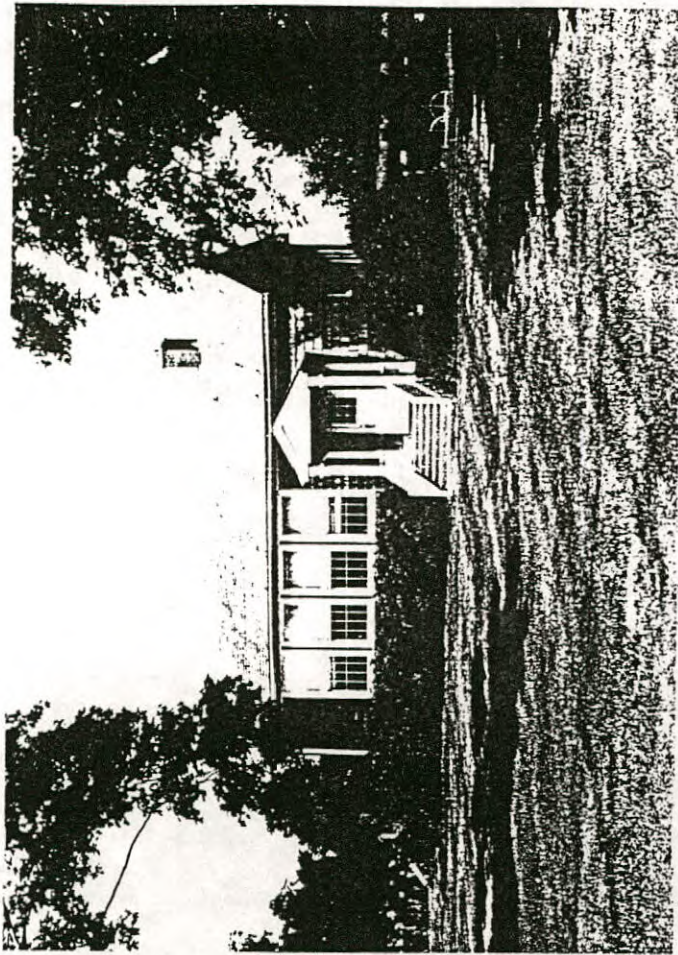


3 ▼

WAINSCOTT

4 ▲





5 ▼

WAINSCOTT

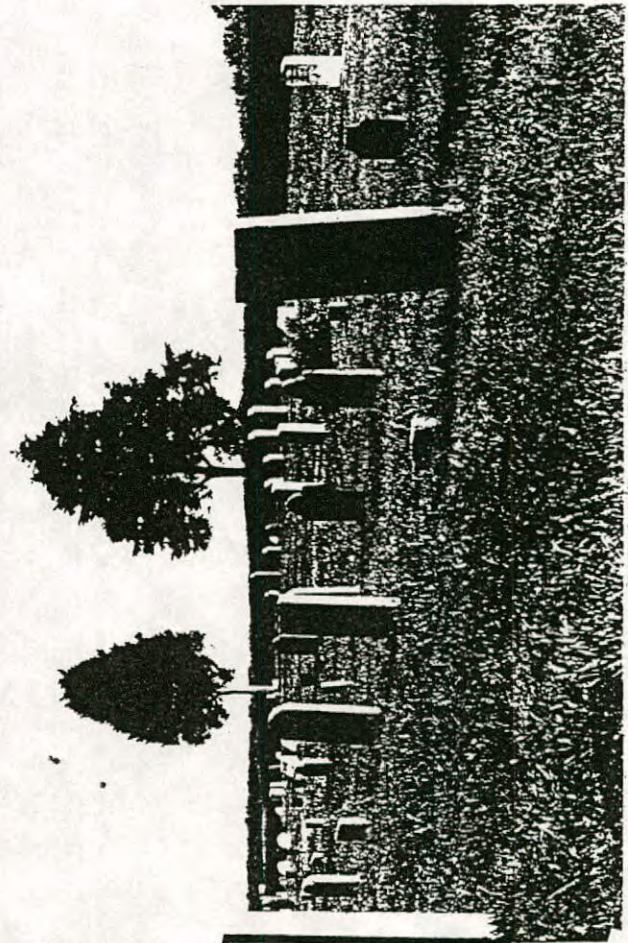
6 ▲

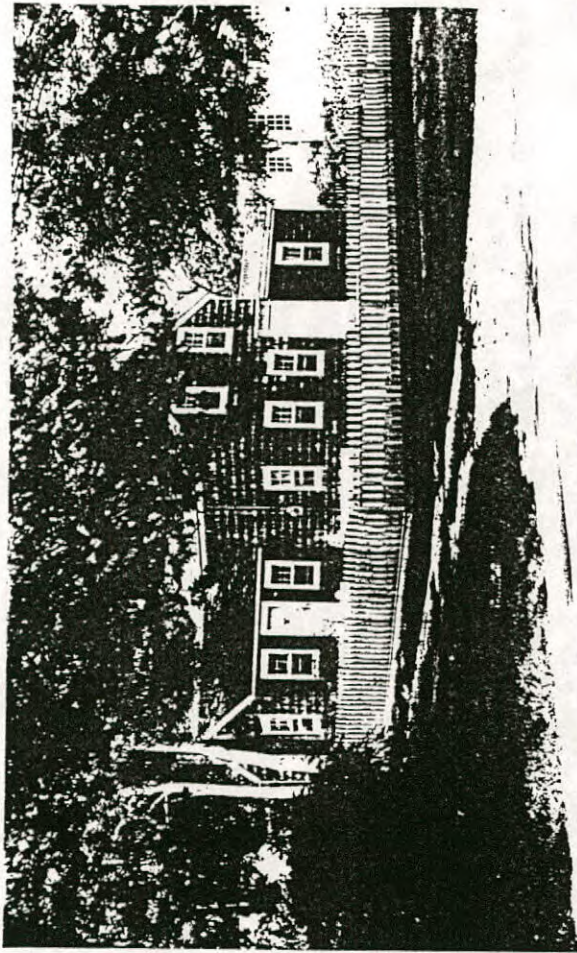


7 ▼

WAINSCOTT

8 ▲





9 ▼

WAINSCOTT

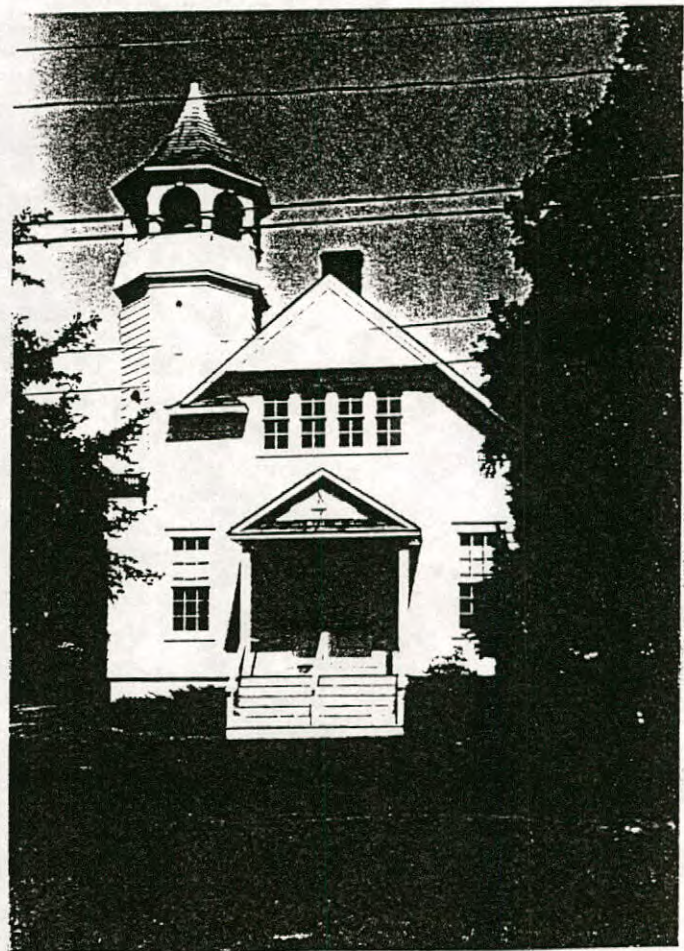
10 ▲

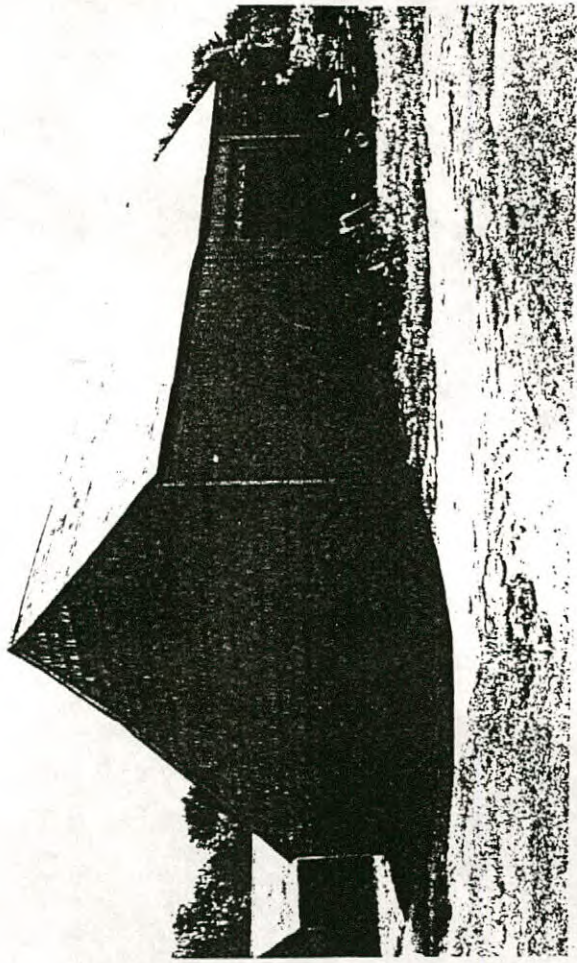


11 ▼

WAINSCOTT

12 ▲

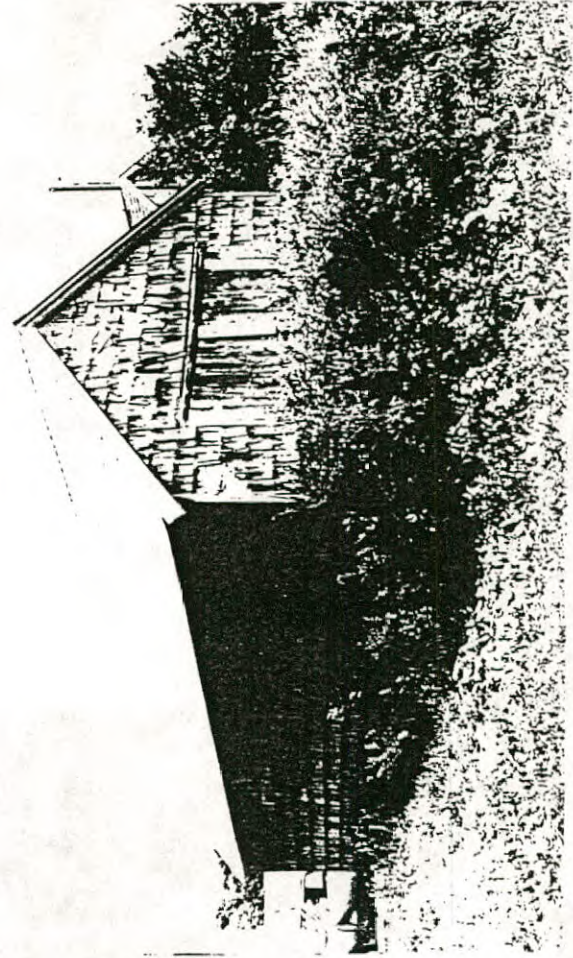




13 ▼

WAINSCOTT

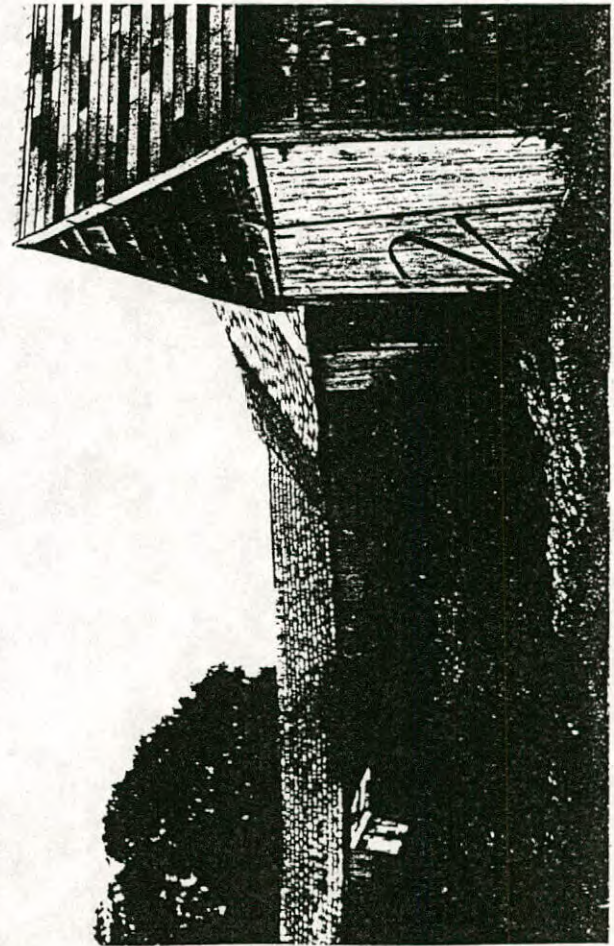
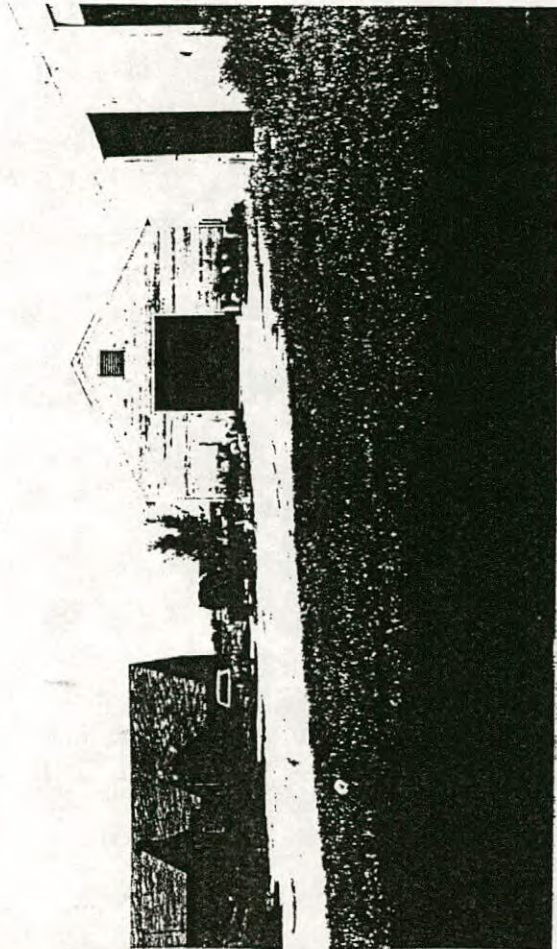
14 ▲

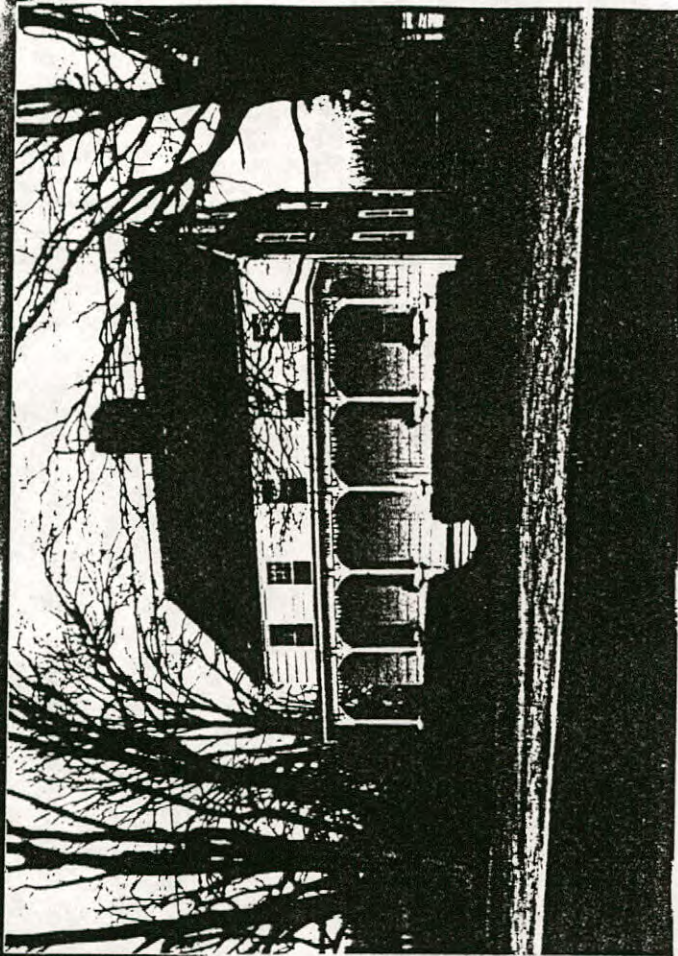


15 ▼

WAINSCOTT

16 ▲

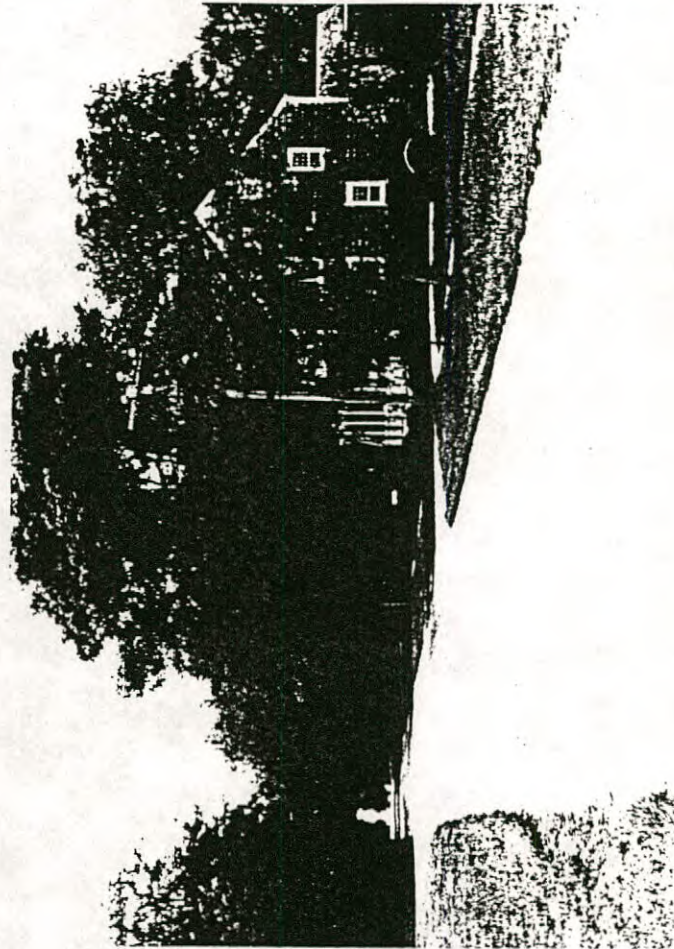




17 ▼

WAINSCOTT

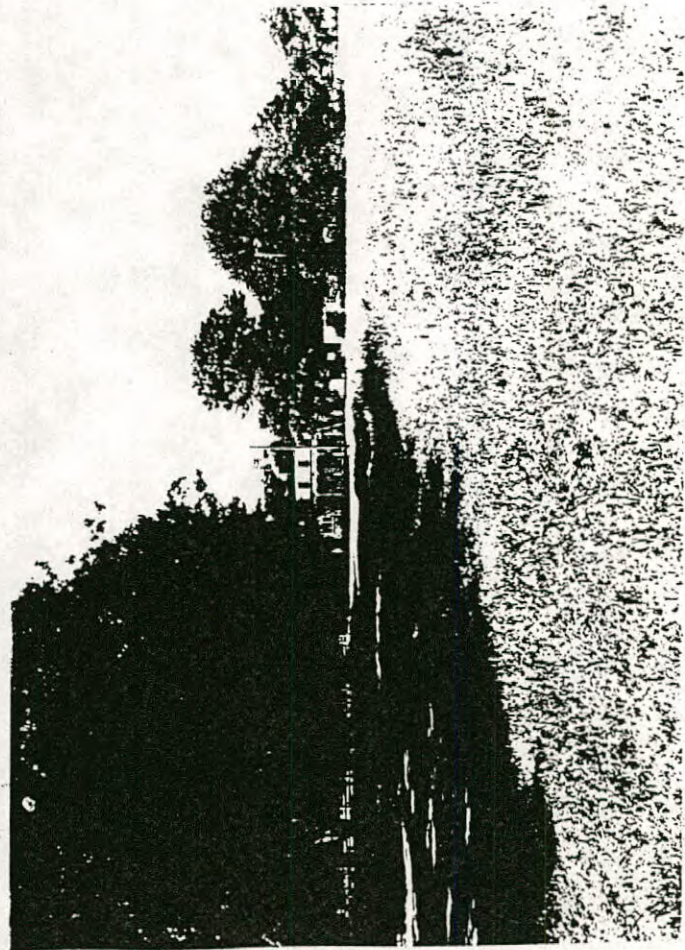
18 ▲

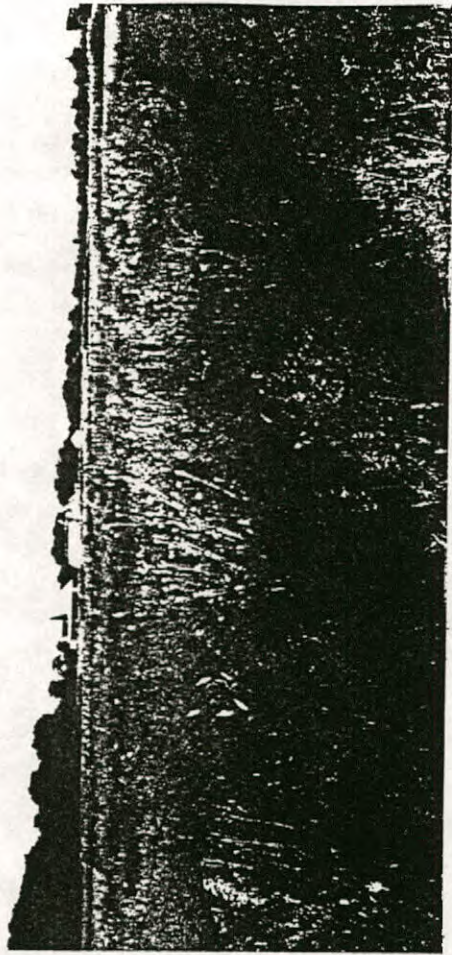


19 ▼

WAINSCOTT

20 ▲

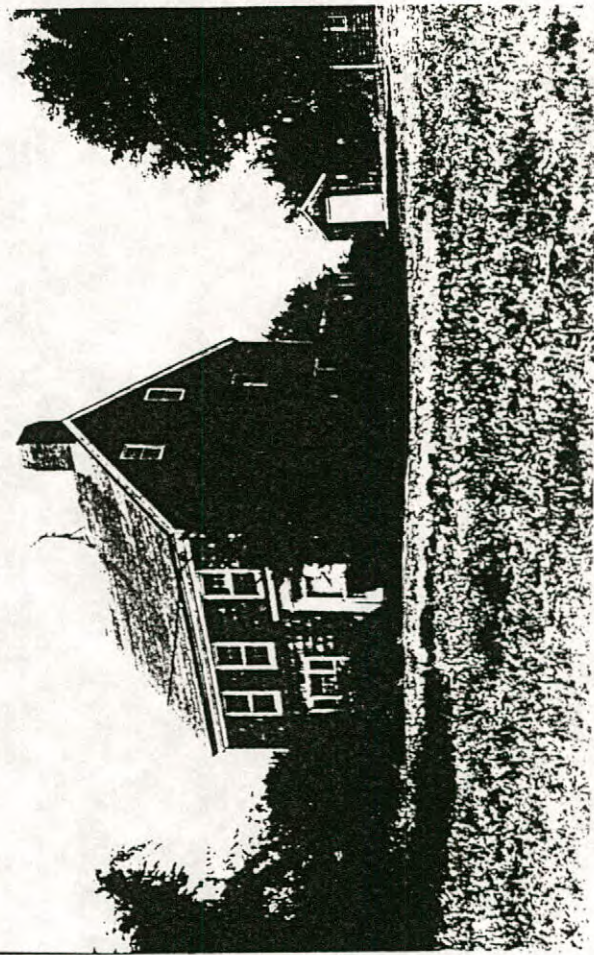




21 ▼

WAINSCOTT

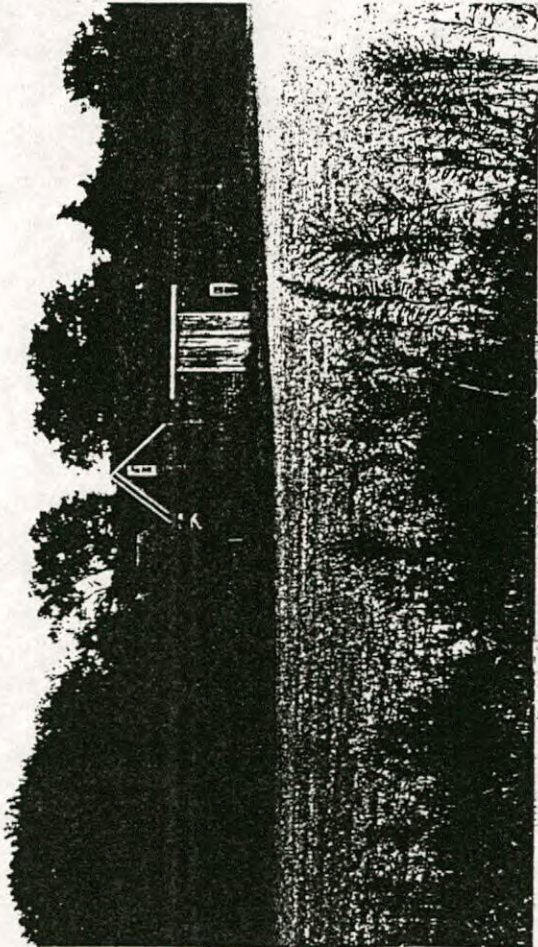
22 ▲

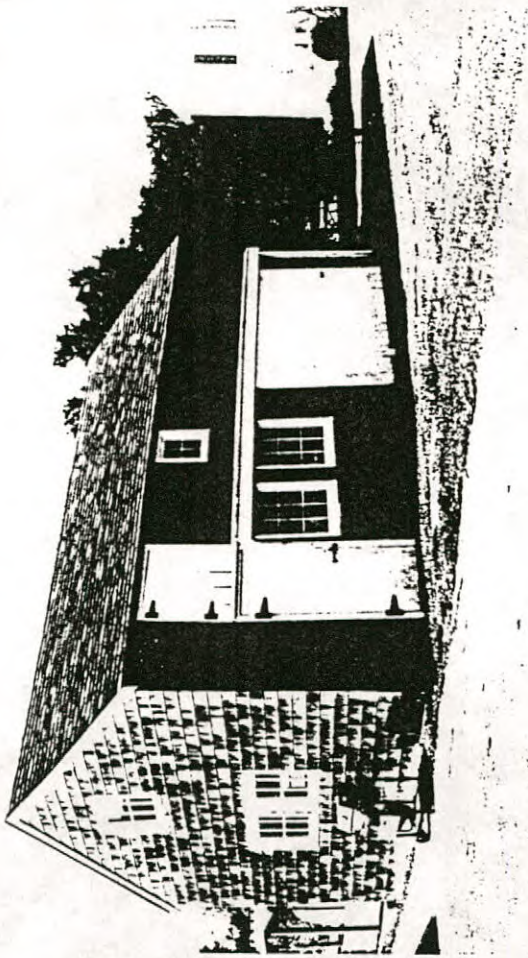


23 ▼

WAINSCOTT

24 ▲

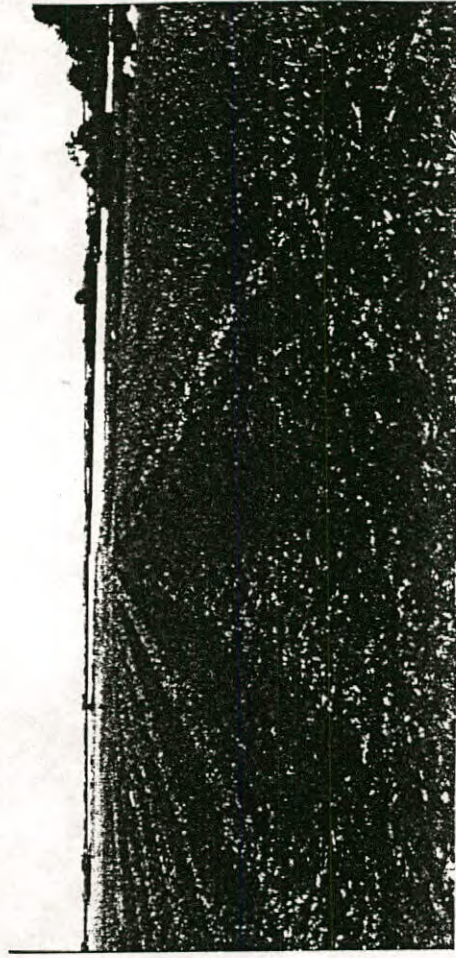




25 ▼

WAINSCOTT

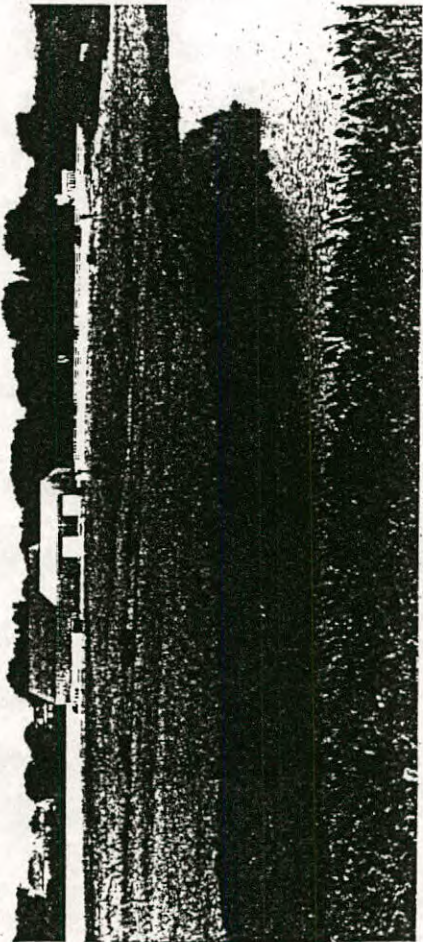
26 ▲

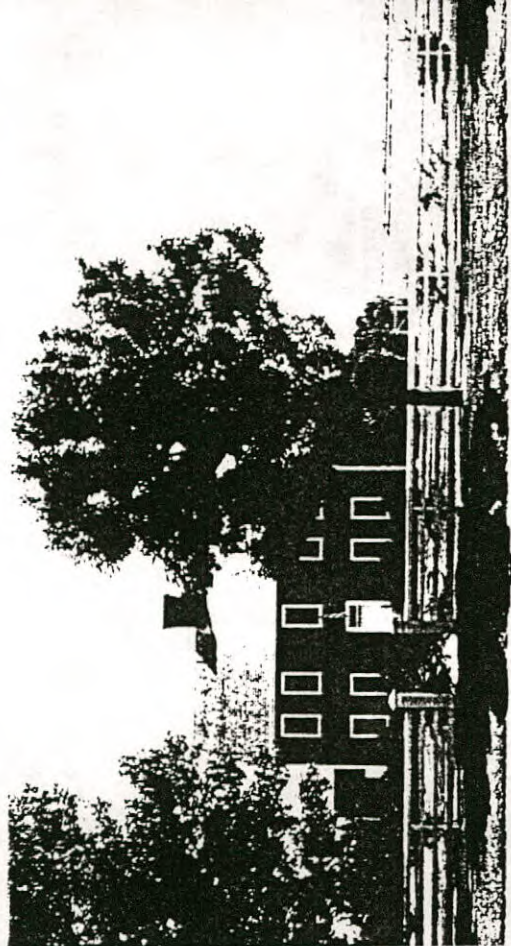


27 ▼

WAINSCOTT

28 ▲

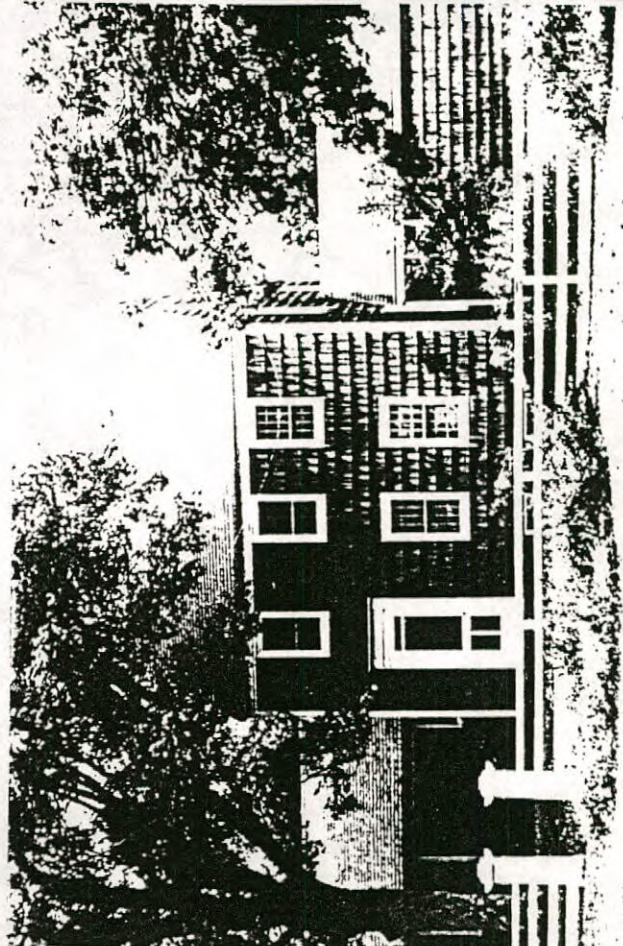




29 ▼

WAINSCOTT

30 ▲



31 ▼

WAINSCOTT

32 ▲

