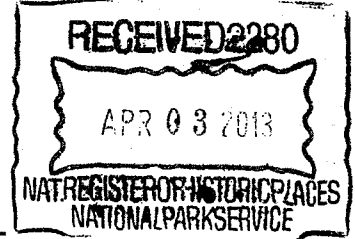


United States Department of the Interior  
National Park Service

236

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Waccabuc Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: Mead Street and portions of Post Office Road, Tarry-A-Bit Drive, and Chapel Road.

City or town: Lewisboro State: NY County: Westchester

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

   national    statewide X local

Applicable National Register Criteria:

X A    B X C    D

<u>Russell A. Perpoint DSHPD</u> <b>Signature of certifying official/Title:</b>	<u>3/27/15</u> <b>Date</b>
<b>State or Federal agency/bureau or Tribal Government</b>	
In my opinion, the property <u>  </u> meets <u>  </u> does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*for Christopher ...*  
Signature of the Keeper

7/28/15  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>67</u>	<u>33</u>	buildings
<u>9</u>	<u>0</u>	sites
<u>5</u>	<u>1</u>	structures
<u>    </u>	<u>    </u>	objects
<u>81</u>	<u>34</u>	Total

Number of contributing resources previously listed in the National Register: 2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- Domestic/single dwelling/secondary structure
- Social/clubhouse
- Religion/religious facility
- Funerary/cemetery
- Recreation and Culture/outdoor recreation
- Agriculture/Subsistence/agriculture outbuilding

**Current Functions**

(Enter categories from instructions.)

- Domestic/single dwelling/secondary structure
- Social/clubhouse
- Religion/religious facility
- Recreation and Culture/outdoor recreation
- Landscape/conservation area

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

COLONIAL/New England Colonial

EARLY REPUBLIC/Federal

MID-19<sup>TH</sup> CENTURY/Greek Revival

LATE VICTORIAN/Gothic

LATE VICTORIAN/Italianate

LATE VICTORIAN/Queen Anne

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: stone, brick; Walls: brick, stone, wood cladding

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Waccabuc Historic District is situated in the hamlet of Waccabuc, within the Town of Lewisboro, in northern Westchester County, New York. Mead Street, a former Post Road and the main north-south artery in the district, leads directly north off of N.Y. Route 35 towards Lake Waccabuc (or Long Pond) and Waccabuc Mountain. The residential district includes portions of Post Office, Carriage House and Chapel Roads, and Tarry-A-Bit Drive. Excellent examples of minimally-altered Colonial, Federal, Greek Revival, Italianate, Queen Anne, Colonial Revival, Arts and Crafts-influenced, Tudor Revival, and even Ranch style structures (in addition to a number of vernacular farm houses and some worker's housing) are all present. In addition to residences, the district includes the Mead Cemetery, Mead Memorial Chapel, the Post Office building and the Waccabuc Country Club (formerly the Hoe Estate). There is also a variety of vernacular buildings representing the nineteenth and early twentieth century agricultural history of Waccabuc. Finally, the granite block wall constructed for George Mead at the base of Waccabuc Mountain in the early twentieth century is a striking engineering feat and should be noted as a significant feature of the district. Perhaps even more distinctive than the constructed environment are the streetscapes and open spaces found throughout this district. Pastureland, meadows, forest and lakeside vistas are interwoven throughout the district in a way that is rare elsewhere in northern Westchester County. Wide setbacks, mature plantings, strict zoning laws and thoughtful placement have made the vast majority of the non-contributing properties unobtrusive to the agricultural feel of the district, particularly along Mead Street. In some cases the streetscapes are distinguishable from historic photos only due to the paved street and the presence of the overhead utility poles.

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## **Narrative Description**

### **Physical Description of the Area**

Waccabuc is situated in northern Westchester County within the town of Lewisboro, which lies between the Croton River and the hills of North Salem and Ridgefield, Connecticut. The undulating landscape, once home to primarily agriculture and periodic forestry, rises somewhat dramatically on the north and east sides of the mile-long Lake Waccabuc, the heart of the hamlet. The historic district is composed of relatively low-density suburban residential and agricultural buildings. As agriculture is no longer an economic activity, the landscape has been transplanted by forested areas, fallow farm fields and meadows. Deep setbacks, land preserves, and hidden properties are the norm for much of the district, which helps retain some of the agricultural feel; even the golf course, with its heavily-canopied deciduous trees, contributes to the rural atmosphere. The landscape is dotted with glacial till, and previous generations of farmers moved enormous amounts of boulders and rocks from their fields into farm walls that line Mead Street as well as more carefully crafted stone retaining and decorative walls.

### **Architectural Overview**

High style architectural examples are found throughout Waccabuc but are limited primarily to nineteenth and twentieth century styles. The only Colonial period buildings in the district are Elmdon at 49 Mead Street (Photo 16). Constructed in 1780 by Enoch Mead, the building served as the local tavern. While a later addition is attached on the east, it is sensitively scaled and styled so as not to undermine the integrity of the primary building. The second is the southern half of the farmhouse at 36 Mead Street, The Homestead, a one-and-a-half story residence built in the 1820's.

The Federal style is represented in three buildings in the district – the Hunt Family residence at 20 Mead Street (Photo 7), the Jacob Gilbert Mead house at 68 Mead Street, and in details on the farmhouse at The Homestead, located at 36 Mead Street (NRHP-listed, NPS #1000294). The Hunt house is earlier and modest in comparison to the highly elaborate and comparatively late (1831) addition to the Mead residence with its early Classical Revival influence. While the then popular Greek Revival style is conspicuously absent from the streetscape, the Jacob Gilbert Mead house does exhibit an elaborate entablature with a frieze more akin to the Greek Revival style.

Two examples of the Gothic Revival style in the district are high style but represent two periods. Lakeview, from 1859, can be regarded as the first resort-era type house to be constructed in Waccabuc. The romantic cupola, designed to provide a view of the nearby lake (hence the name Lakeview), paired gables, and board and batten siding all are features of the period style (Figure 8). Nearby, 4 Chapel Road (Photo 31) is a very late iteration of the style, dominated by a set of paired gables with deep and elaborate verge boards. Other than these prominent character-defining features, the 1903 house known as Fairacre is clearly the product of the eclectic movement, with features that include extensive use of fieldstone, shingle siding, a continuous dormer, low-slung wrap-around porch, and diamond-pane sash.

One of the finest period houses in the district is the high-style Italianate residence at 107 Mead Street, another Jacob Gilbert Mead house (Photo 25). A textbook example of the style prominently located on the hillside, it exemplifies the increasingly larger and finer homes that became part of the Waccabuc landscape.

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The Queen Anne style house at 24 Mead Street, the only example of its type in the district, features typical character defining details of the style such as a hipped-roof main block intersected by a number of lower cross-gables; fish-scale shingles; bracketed porch posts and a decorative truss (Photo 9).

One prominent feature of the Victorian era in the district is found on perhaps of the smallest building – the original portion of the post office (Photo 24, Figure 5). The massive brackets that support the overhang on the north elevation are original to the 1880 build date and define the intersection of Mead Street and Post Office Road.

The former estate of Robert Hoe III at 90 Carriage House Road, now the clubhouse at the Waccabuc Country Club, is the most eclectic by virtue of being continuously altered and added to over the last century (Photo 20). Constructed in 1879, the large building was influenced in part by the Colonial Revival; the once prominent Queen Anne spire is no longer extant (Figure 7), but period brackets on the west elevation not visible from the street remain intact.

The Colonial Revival style can be seen in numerous iterations that span six decades. The earliest is the 1895 Tarry-A-Bit (Photo 32). While a transitional style with Queen Anne roots, particularly with the prominent domed turret, the house has all the requisite features of the Colonial Revival, including wrap-around porches on both stories supported by Tuscan style columns, festooned porch rails, and a classically inspired cornice, all crowned by a prominent scroll pediment and decorative roof railing. The next iteration of the style comes in 1928, with the modest Cape Cod house at 102 Mead Street, followed by three ca. 1940 versions in the district. The latest examples are the ca. 1955 “spec” houses at 48 and, especially, 61 Mead Street (Photo 17, Figure 14).

Three examples of the Tudor Revival style are found along Mead Street. The first was the 1903 mansion, Hendy Hap, at 154 Mead Street (Figure 9), followed by Tredinock, the Tudor Revival house at 163 Mead Street built for Frances Mead in 1917 and designed by noted New York architect Harrie T. Lindeberg (Photos 36 and 37). The last is the magnificent late Tudor Revival Gaard house at 33 Mead Street, designed by architect Carina Eaglesfield Mortimer (Photos 10 and 11).

The Mead Memorial Chapel at 1 Chapel Road (NRHP-listed, NPS#99001443) is a landmark feature in the district, not only for its architectural significance, but also as the cornerstone for the Mead family. Executed in the Gothic mode, it is the work of noted New York architect Hobart B. Upjohn, grandson of renowned architect Richard Upjohn.

The house at 61 Mead Street, dating from 1955, is a one-and-one-half -story Ranch style home with an L-shaped plan and a stone chimney (Photo 17). An integral porch is located beneath the façade eave. An almost identical version of this house identified as “A Mead Property, Waccabuc, N. Y. ” can be seen in an advertising pamphlet for Braislin, Porter & Wheelock, Inc., a real estate company located in White Plains (Figure 14).

New construction is, with only a few exceptions, in keeping with the overall character, scale and massing of the district. One high-style example, designated non-contributing because of its relatively recent construction, is the French chateau-inspired residence at 118 Mead Street (Photo 19).

A number of the buildings in the district do not have definitive period styles, but reflect the rural building tradition of farmers and tradespeople in the area. A good example includes the house known as “MEEKO” at 166 Mead Road, originally constructed ca. 1831 by Revolutionary War veteran Sergeant

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Jeremiah Keeler for his daughter Mary, a Mead family member (Photo 38). More modest examples include "Wee Croft," a small cottage at 106 Mead Street, the small cottage on the Homestead property at 36 Mead Street, a diminutive cottage at 62 Mead Street, and the house at 10 Tarry-A-Bit Drive. Associated with this property are the remnants of a small rustic cottage, once known as the Bungalow Club (Photo 33, Figure 11).

There is also a variety of agricultural buildings representing the nineteenth and early twentieth century agricultural history of the place. Examples include the period barns at 36 and 174 Mead Street, as well as the magnificent "L" plan barn at 9 Post Office Road. Finally, the granite block wall constructed for George Mead at the base of Waccabuc Mountain in the early twentieth century is a striking engineering feat and a significant feature of the district. Thrown farm walls are ever-present along the streetscapes.

The Mead cemetery is located along the west side of the street, the oldest headstone of which dates from the year 1794 (Photo 5). This monument belongs to Sally Mead, daughter of Enoch Mead and Jemima Mead, who died at age 14 (Lewis 258). The Mead Memorial Chapel is responsible for the upkeep of the cemetery, and most buried there are Mead family or relatives.

### **Waccabuc Historic District Inventory**

There are remarkably few non-contributing resources (buildings, structures, objects, and sites) that are not consistent with the period of significance of the district. The consistency of the deep setbacks (with the exception of the period farmhouses) and tucked away residences has maintained the rural aspect of the community and is a significant character-defining feature of the district. Many secondary buildings are considered non-contributing for their contemporary date; despite this fact, most do not detract from the character of the district to any appreciable degree. For the purposes of this inventory, each of the land preserves were counted as contributing sites; the overall landscape, which includes several wooded and open parcels, was also counted as contributing. The significance of the landscape and the efforts to keep open space intact is the justification for this approach.

Most of the buildings in the district are residential. There are a total of 44 primary buildings. Of the primary buildings, 36 are contributing and eight are non-contributing. There are a total of 49 secondary buildings (barns, garages, cottages, studios, etc.) in the district. Of these buildings, 27 are contributing and 22 are non-contributing.

The nine contributing sites include land preserves, gardens, etc. within the district, as well as its overall landscape. There are six structures; only one is non-contributing. There were no objects counted in the inventory.

The following is the inventory of all the contributing and non-contributing resources within the Waccabuc Historic District. All properties are considered contributing and included in the resource count unless noted otherwise. The address in bold is followed by the commonly used name in parenthesis, if applicable. A brief description of the primary building(s) on the parcel is followed by the original build date. Construction dates were primarily culled from the Town of Lewisboro Assessor's Office but were corrected where known dates exist or obvious conflicts in the assessors estimates were found. Lastly, the parcel numbers, based on tax assessor's records, are included for cross-reference in parenthesis.

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**Carriage House Road**

**3 Carriage House Road:** Two adjacent, perpendicularly-placed, two-story, gable-roofed, three-bay by four-bay wood frame buildings joined by a small, integrated connector. Both buildings are clad in vertical plank siding with shingle siding on the upper third of the elevations and have contemporary replacement windows. A deep, shed-roofed canopy spans the width of the south elevation. The remainder of the site consists of an unpaved parking lot interspersed with planters. Built ca. 1900 (10802-37-22)

**5 Carriage House Road:** Parcel consists of seven buildings originally built for the Hoe Farm. Starting at the southeast portion of the parcel and moving clockwise: a modern, rectangular plan, gabled barn with vertical plank siding (ca. 2000) Non-Contributing; a two-story, rectangular plan, gable-fronted two-bay by four-bay wood-frame building. The two-family dwelling, clad in vinyl clapboards, has side-by-side entry doors on the south elevation covered by a shed-roofed canopy (ca. 1900); a three-part interconnected assemblage of vertical plank-sided three-bay by four-bay barn and narrow, one-story, seven-bay by two-bay clapboard-sided wood-frame building, and a cross-gabled connector between the two. A bank of six twelve-pane casement windows is located on the southern elevation of the barn, contemporary doors fill the entrance on the east elevation, and a hipped roof vent runs along its roofline. A change in grade on the west side exposes a lower floor of the barn. (Photo 22) (ca. 1870); a six-bay, rectangular plan, gable-roofed, vertical plank-sided wood frame garage (ca. 1980) Non-Contributing; a small, CMU utility building with a flat roof (ca. 1950) Non-Contributing; a one-story, irregular plan, vertical plank-sided, wood-frame building with multiple gabled sections and a fieldstone block on the west side (ca. 1880) and; a two-story, rectangular plan, gable-fronted, two-bay by four-bay wood-frame dwelling clad in clapboard siding. Contemporary windows. Attached at the east side is a five-bay, wood-frame, side-gabled structure, open to the elements on the south side (ca. 1900). (10802-61/75-22)

**6 Carriage House Road:** Large, two-story, rectangular plan, gable-fronted three-bay by six-bay wood-frame dwelling clad in clapboard siding; three substantial corbelled chimney stacks are visible over the roofline. Attached at the east side is a two-bay, wood-frame, gabled garage addition. Built ca. 1870 (10802-28 /51-22)

**8 Carriage House Road:** One-and-a-half story, irregular plan six-bay by two-bay cottage with projecting gabled sections on the north side; a brick central chimney is visible over the roofline. The clapboard-sided dwelling has a one-story, two-bay-wide shed-roofed ell on the northwest end and a two-bay-wide, side-gabled garage on the east. Built ca. 1880 (Photo 8) (10802-26/34/50-22)

*Outbuilding:* Two-bay, wood-framed, gabled-roofed garage. Built ca. 1960. Non-Contributing

**11 Carriage House Road:** Two contemporary rectangular plan wood-frame dwellings. A front-gabled, three-bay by four-bay building is located on the east side of the property and an L-shaped barn-styled building with a cupola and silo-like tower is located on the west. Both built 1955 with a substantial ca. 2000 remodel. Non-Contributing (10802-27/29/39-11)

**90 Carriage House Road:** (Waccabuc Country Club) The property lies on both sides of Mead Street. The main building is the clubhouse, a large, one to three-story, irregular plan wood-frame building with multiple telescoping and cross-gabled accretions. From north to south, the clubhouse is composed of: a side-gabled, four bay block with six-over-six sash windows; a side-gabled, two-and-a-half bay block with six-over-six windows and two fixed six-pane windows; a side-gabled, five-bay, three-story block with a central, front-gabled porch and six-over-six sash windows; a front-gabled, two-bay-wide, three-and-a-half story block with six-over-six sash windows; and a one-story, three-bay-wide section with a central porte-cochere supported by columns. Character-defining features include wood clapboard siding, Queen Anne style brackets, raised covered porches, a sleeping porch, large porte-cochere and gabled portico on the street façade. Built 1878 with multiple alterations and additions. (Photo 20 and Figure 7) (10802-36/38/48-22; 10803-8/10-22; 10802-048-022; 10803-008-0022; 10803-060-0025; and; 10803-54-25)

*Outbuilding:* Small wood-frame, one-by-two bay gable-roofed clubhouse for tennis courts. Built ca. 1995. Non-Contributing



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*Outbuilding:* Rectangular plan, hip-roofed, two-by-five bay wood-framed golf pro-shop. Built ca. 2000.

Non-Contributing

*Structure:* Three, double court, tennis courts. Built ca. 1950.

*Site:* Two nine-hole golf courses, one on each side of Mead Street. Built 1912 (west) and 1923 (east). The western course was designed by John S. "Jock" Gullen, the club's first golf professional. The course forms a rough L-shape; most of the fairways are dotted by bunkers and run north-south. They are situated close to each other with grassy lawns and plantings in between. George Gullen, Jock's brother, was brought over from Scotland to build the eastern course. This course also follows an L-shape; the fairways are more widely spaced apart and are dotted by bunkers. (Photo 21)

### Chapel Road

**1 Chapel Road:** (Mead Memorial Chapel), NRHP-listed (NPS#99001443). Late Gothic Revival stone church building with an undeveloped parcel across Mead Street. Chapel is front-gabled, has a prominent square crenellated tower, and buttresses. Built 1905-07. (Photo 34 and Figure 6) (11154-005-23 and 11155-136-23)

**4 Chapel Road:** (Fairacre) is a large, two-story, rectangular plan, six-bay by two-bay wood-frame and fieldstone dwelling with a gabled roof and sweeping covered porch that spans the eastern and part of the southern elevations. The house retains its six-over-one sash and diamond pattern-over-one sash windows as well as two-over-two windows on its Character-defining features include a pair of deep-set gables with decorative verge boards on the east elevation, rusticated wood shingles on the wood-frame portions, sleeping porch, cobblestone chimney, and an enclosed horse-shoe porch with curved one-over-one windows on the south elevation. Built 1903. (Photo 31) (10802-008-22)

*Outbuilding:* Rectangular plan, cross-gabled, wood-frame garage. Built ca. 2000. Non-Contributing

*Outbuilding:* Board and batten-sided, wood-frame pool house. Built ca. 2000. Non-Contributing

**14 Chapel Road:** (Lakeview) is a two-story, two-bay by four-bay dwelling with a two-bay by one-bay T with multiple gabled roof sections. Character-defining features include board and batten siding, wide overhanging eaves, two-over-two and six-over-six sash windows and doors with decorative surrounds, and a prominent four-sided "tower" with two-over-two round-head sash. Built 1849; 1860 addition; late 20<sup>th</sup> c. addition. (Figure 8) (10802-007/20/24-22)

*Outbuilding:* Contemporary, rectangular plan building. Non-Contributing

*Outbuilding:* Barn converted into dwelling. Modified ca. 2000. Non-Contributing

**21 Chapel Road:** Two-story, side-gabled, four-bay by three-bay brick dwelling with an attached two-bay garage on the northwest elevation. Eight-over-eight sash windows on the first floor and six-over-six sash on the second floor. Character-defining features include a raised, gabled portico and three prominent front-gabled dormers with twelve-light windows on the façade elevation. Built 1938. (Photo 35) (11154-43-23)

### Mead Street

**Mead Street Cemetery:** Cemetery site raised well above street level by tiered stone retaining walls; the upper wall has a set of stairs built in. The gravesite contains multiple headstones, the earliest of which dates to 1794. Established ca. 1790. (Photo 5) (10801-21/32/35-21)

**17 Mead Street:** Side-gabled, one-story contemporary residence comprised of three sections in a shallow C-shape. Approximately two bays wide by seven bays long. Built 1984. Non-Contributing (10803-97-21)

**20 Mead Street:** (Hunt House) is a two-and-a-half story, irregular plan, wood-frame dwelling with a shallow gabled roof. The original section of the house is five bays wide and two bays deep. A full-width, flat roofed, and one-story cross-gabled additions are placed on the west side of the building; a one-story, flat-roofed addition is located to the

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south. Character-defining features include Federal-style door surround, prominent frieze board at the eave line, end chimneys, and stone foundation. Built 1809 with later additions. (Photo 7) (10803-28-21)

*Outbuilding:* Irregular plan three-bay by two-bay side-gabled wood-frame barn/garage. Built ca. 1955.

*Outbuilding:* Rectangular plan two-bay by one-bay side-gabled wood-frame shed. Built ca. 1850.

*Structure:* Square plan, wood-frame well house. Built ca. 1850.

**24 Mead Street:** (Hunt House) Two-story, rectangular plan, four-bay by eight-bay wood-frame dwelling with one-over-one sash windows and a hipped roof with multiple projecting gables. Character-defining features of the high-style Queen Anne house include a wrap-around porch, tripartite projecting bays, and elaborate scroll work on the bay brackets and porch supports. Built 1892. (Photo 9) (10801-17-21)

*Outbuilding:* Two-bay, side-gabled, rectangular plan wood-frame garage. Built ca. 1955.

**25 Mead Street:** Two-story, wood-frame dwelling with three side-gabled sections. The primary section is five-bays wide and three bays deep, has six-over-six sash windows, a central entry porch, and a central brick chimney. The one-and-a-half story, side-gabled sections to the north and south both have six-over-six sash and fixed three-pane windows under the roofline. Built 1940 with 1982 addition. (10803-01-21)

*Outbuilding:* Contemporary, rectangular plan, wood-frame garage. Non-Contributing

**Old Field Preserve:** 110-acre preserve held by the Town of Lewisboro. The preserve encompasses five historic fields, which are at different stages of forest succession; the land is primarily wooded. (Photos 3 and 14) (10803-003-21)

**33 Mead Street:** (Gaard House) One-and-a-half-story, irregular, S-shaped plan, brick and stone dwelling with sweeping gabled roof sections clad in slate shingles. Sections are all two-bays wide, but vary in length. Character-defining features of the high-style Tudor Revival house include patterned brickwork, exposed timber elements, rusticated clapboards, and steel-frame casement windows. Built 1932. (Photos 10 and 11) (10803-02/78-21)

**36 Mead Street:** (The Homestead) NRHP-listed, (NPS #1000294). Farmhouse with Federal style detailing. Four-bay by two-bay, two-story side gabled house with twelve over twelve sash windows; a one-and-a-half story three-bay by two-bay side-gabled Greek Revival addition extends from the south elevation. Built ca. 1820 with 1831 addition. (Photos 12, 13 and Figure 4) (10801-42-21)

*Outbuilding:* Two-story, wood frame cottage. Built ca. 1901.

*Outbuilding:* Rectangular plan, wood-frame barn. Built ca. 1850.

*Outbuilding:* Wood Frame tool house. Built ca. 1900.

*Structure:* Wood Frame chicken house. Built ca. 1900.

*Structure:* Wood Frame well house. Built ca. 1900.

**42 Mead Street:** One-and-a-half-story, irregular plan, Cape Cod style dwelling with a gabled connector to a cross-gabled 2-bay garage. Character-defining features include a gabled portico and gabled roof dormers. Built 1941 with 2008 addition (Assessor). (10802-17-22)

*Outbuilding:* Contemporary wood-frame pool house. Non-Contributing

**48 Mead Street:** One-and-a-half-story, five-bay by two-bay gable-roofed Cape Cod style dwelling with a T-shaped addition to the north; eight-over-eight sash windows light the primary mass and six-over-six sash windows light the addition. Four front-gabled dormers extend through the roofline, and a brick center chimney is visible. A one-story shed-roofed wing on the south elevation connects to gabled, one-story living space. House may have been altered from its original iteration, including the prominent gabled portico at the entrance. Built 1955. (10802-40-22)

*Outbuilding:* Contemporary side-gabled shed. Non-Contributing

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*Outbuilding:* Contemporary side-gabled building with shed-roofed ell. Non-Contributing

**49 Mead Street:** (Elmdon) Two-story, five-bay by three-bay rectangular plan house, with telescoping one-and-a-half-story, three-bay by two-bay addition on the east side. Original mass retains six-over-six sash windows and addition has three through-cornice dormers with six-over-six sash windows. A wood frame garage addition on the easternmost end is placed offset to the north. Character-defining features of the original dwelling include wood clapboard siding, end chimney stacks, decorative door surround with sidelights and projecting window heads. Built 1780 with later additions. (Photo 16) (10803-27-22)

*Outbuilding:* Wood-frame barn. Built ca. 1850.

**52 Mead Street:** Two-story, five-bay by three-bay rectangular plan, wood-frame dwelling with eight-over-eight sash windows and a gabled roof. Telescoping wings project to the north and south; one story at the south, and one-and-a-half story on the north end with eight-over-eight windows and fixed three-pane windows in the half story. Character-defining features of the Colonial Revival house include wood clapboard siding, engaged chimney stack, and Classical revival door surround with denticulated pediment. (10802-21-22)

**61 Mead Street:** One-and-a-half-story, irregular plan dwelling with cross-gabled sections on the north and south ends, the “catslide” roof on the south end houses an integrated two-car garage. Each section is two to two-and-a-half bays wide and varies in length. The modest house is clad in wood shingles, has one-over-one and six-over-six sash and features a prominent fieldstone chimneystack on the central portion of the house. Built 1955 with 1970 remodel. (Photo 17 and Figure 14) (10803-06-22)

**62 Mead Street:** One-and-a-half-story, two-bay by four-bay rectangular plan cottage with a side-gabled roof with front-gabled dormers; front-gabled, one-bay by four-bay sections connect to the east and west elevations of the cottage. The simple, wood-clapboard sided cottage with overhanging eaves features a finely detailed Federal-inspired gabled portico. Built ca. 1930. (10802-70-22)

*Outbuilding:* Two-bay, side-gabled wood-frame garage with decorative cupola. Built ca. 1950.

*Outbuilding:* Wood-frame gardeners shed. Built ca. 1930.

*Outbuilding:* One-story, three-bay by two-bay wood-frame dwelling. Built ca. 1996. Non-Contributing

*Outbuilding:* Contemporary, wood-frame pool house. Non-Contributing

**68 Mead Street:** Two-story, irregular plan, wood-frame dwelling with a gabled roof. The primary section of the high-style residence is five-bays by three-bays and has telescoping wings on the south ends and a cross-gabled section added to north side of the main house. Character-defining features include wood shingle siding, six-over-six sash windows, half-round gable-end windows, elaborately detailed cornice and pediments, and a Federal-inspired gabled portico. Built 1831 with additions and alterations. (Photo 26) (10802-19-22)

*Outbuilding:* Wood-frame guest house/garage. Built ca. 1999. Non-Contributing

*Outbuilding:* Wood-frame pool house. Built ca. 1999. Non-Contributing

*Outbuilding:* Wood-frame gardeners shed. Built ca. 1850.

**74 Mead Street:** Two-story, three-bay by six-bay, wood-frame dwelling with a gabled roof. The modest dwelling has an attached 2-bay garage at the southeast end. Features include vertical plank siding and casement windows. Built 1978. Non-Contributing (Photo 18) (10802-23/47/49-22)

**Pine Croft Meadow Preserve:** A nine-acre preserve, actively managed as a meadow, held by the Westchester County Land Trust. (10802-60-22)

*Outbuilding:* Wood-frame water treatment plant. Built ca. 2009. Non-Contributing

**102 Mead Street:** One-and-a-half-story, gable-roofed, three-bay by two-bay Cape Cod style dwelling with six-over-six sash windows a large, square chimney stack. Two offset, two-story, gable-roofed telescoping additions have

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been placed on the west side; the earlier addition has a gable roof, a one-story shed-roofed, half-bay section, six-over-six sash and a picture window while the later addition has contemporary windows, a standing seam metal roof, and a small cupola. A narrow, gabled wing projects from the main house to the north. The modest Cape has been significantly enlarged via additions but the original house remains intact. Built 1928 with later additions. (10802-10-22)

*Outbuilding:* Wood-frame garage. Built ca. 1939.

**106 Mead Street:** (Croft Farm) Two story, irregular plan, gable-roofed dwelling with a series of small one to one-and-a-half story additions to the northwest end of the house; alterations to the north (rear) elevation are also evident. Clad in wood clapboard siding, the original portion of the house is five bays wide and two bays deep, a central Federal-inspired, gabled portico, six-over-six sash windows, and a fieldstone foundation. Built ca. 1870 (10802-18/66-22)

*Outbuilding:* (Wee Croft) One-and-a-half story, three-bay by two-bay, side-gabled wood-frame cottage. Built 1903 (moved).

*Outbuilding:* Two-bay by three-bay, side-gabled, wood-frame barn. Build date ca. 1880.

*Outbuilding:* Two-bay by three-bay, side-gabled, wood-frame barn with appendages. Build date ca. 1890. (Photo 27)

*Outbuilding:* Contemporary, wood-frame pool house. Non-Contributing

**Lot:** Semi-forested, unbuilt lot between 106 Mead Street and golf course. Not counted. (10802-82-22)

**Lot:** Grassy lot north of golf course. Not counted. (10802-83-22)

**107 Mead Street:** (Studwell House) Two-story, five-bay by three-bay, hip-roofed dwelling. A stylistically identical, one-story, two-bay by two-bay wing is attached at the southeast corner. The high style Italianate house features a fully-integrated wrap-around porch and cupola with arched six-over-six windows framed by interior brick chimneys. Elaborate decorative details include stylized porch supports, scrolled cornice brackets, round-head entry door with fanlight, six-over-six sash windows on the first floor, segmental arched six-over-six windows on the second floor, and a deep frieze at the eave with large brackets and oval windows. Built 1860. (Photo 25) (11155-32-22)

*Outbuilding:* Wood-frame barn. Build date ca. 1880

**118 Mead Street:** Two-story, French Chateau-inspired dwelling. T-shaped plan with a five-bay by two-bay primary section and a two-bay by two-bay secondary section. Hyphens connect the house to a hipped roof garage and secondary building. Built 1992. Non-Contributing (Photo 19) (10802-06-22)

**119 Mead Street:** Two-story, irregular plan, gable-roofed house. Clad in wood clapboard shingles, the three-bay by two-bay house has a two-bay wide, two story, hyphen connecting it to a two-story, front-gabled garage addition. Character-defining features include a large Palladian window above a hip-roofed portico; aside from the palladian window, the other windows appear to be contemporary replacements. Built 1940 with 1997 additions. (11155-02/137/158-22)

*Outbuilding:* Four bay by two bay, cross-gabled wood-frame building. Ca. 2000. Non-Contributing

**Lot:** Undeveloped field parcel with trees on property lines; Serves as access to Parcel 10802-59-22. Not counted. (10802-09-22)

**Long Pond Preserve:** 39-acre preserve acquired by the Nature Conservancy from the Mead family and Waccabuc residents in 1970. The wooded preserve runs along part of the western and southern edges of Lake Waccabuc. (11155-143/145-22 and; 11155-136/146-23 and; 11155-139/140/141/142-25)

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**150 Mead Street:** Four-bay by two-bay, one-story side-gabled residence with one-story, three-bay by two-bay wing. Built 1940 with a substantial ca. 1985 remodel. Non-Contributing (11154-09/58/63-23)

**152 Mead Street:** (Hendy Hap) Two-story, rectangular plan, six-bay by two-bay gable-roofed house. Tudor Revival-style house with exposed timbers in stucco-coated walls. Character-defining features include leaded glass casement windows, fieldstone chimney stacks, and shed-roofed entry canopies. Built 1903 with 1998 rehabilitation. (Figure 9) (11154-64-23)

*Outbuilding:* Contemporary, wood-frame 2-bay garage. Non-Contributing

**154 Mead Street:** Five-bay by three-bay, side-gabled, contemporary residence with garage attached by hypen. Built 1972. Non-Contributing (11154-66-23)

**163 Mead Street:** (Tredinnock) Two-story, irregular plan, five-bay by two-bay gable-roofed house. Tudor Revival-style dwelling with fieldstone elements at lower levels; remainder finished in stucco-coating. Sweeping rooflines covered in slate shingles. Character-defining features include exposed timber elements, leaded glass casement windows, eyebrow windows in roof slope, and large, stucco-coated chimney stacks. Built 1917 with contemporary additions/alterations. (Photos 36 and 37) (11155-05-23)

*Outbuilding:* Stucco-coated 2-bay garage. Built ca. 1921

*Outbuilding:* Cylindrical fieldstone smokehouse. Built ca. 1942.

**Lot:** Semi-wooded, unbuilt lot. Not counted. (11155-38-23)

**Lot:** Semi-wooded, unbuilt lot on Lake Waccabuc. Not counted. (11155-150-23)

**166 Mead Street:** (MEEKO) Two-story, irregular plan, gable-roofed house. The original five-bay by three-bay block is intact and retains its character-defining features; these include wood clapboard siding, six-over-six sash windows, roof dormers, central chimney and gabled portico. A two-story one-by-one bay addition on the north elevation and a two-story, three-bay by two bay, side-gabled section with dormers on the south elevation have front-gabled dormers and six-over-six windows. A one-story, side-gabled three-bay by three bay section is also located on the south. Built 1831 with additions and alterations. (Photo 38) (11154-07-23)

*Outbuilding:* Wood frame, three-bay by two-bay cross-gabled cottage identified as Sears catalog house. Ca. 1930.

*Site:* Garden attributed to Mott B. Schmidt. The garden includes a series of stone walls and terraces, mature plantings and a side garden, Ca. 1900-1930 (exact date unknown)

**174 Mead Street:** (Workman's Cottage) One-and-a-half-story, rectangular plan, three-bay by two-bay gable-roofed vernacular dwelling. A hip-roofed wing is attached at the west elevation. Character-defining features include wood clapboard siding, original six-over-six wood sash windows, shallow roof dormer and a full width porch integrated into the roofline. Built 1915 (Photo 29) (11154-61-23)

*Outbuilding:* Three-bay by two-bay, side-gabled wood-frame barn. Build date ca. 1890.

*Outbuilding:* Six-bay by two-bay side-gabled wood-frame barn with two decorative cupolas. Build date ca. 1890 with ca. 1950 alterations.

*Outbuilding:* Wood frame dwelling with irregular plan. Built ca. 2000. Non-Contributing

*Structure:* Root cellar. Built ca. 1850.

### Post Office Road

**2 Post Office Road:** (Waccabuc Post Office) One-story, wood-frame, two-bay by three-bay cross-gabled post office building. The otherwise vernacular building features a substantial roof overhang on the north elevation with decorative rafter tails all supported by large, decoratively detailed, curved brackets. The remainder of the building is

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modest by comparison, clad in wood clapboard siding with four-over-four and two-over two wood sash windows. Built 1880 with later additions (Photo 24 and Figure 5) (10803-13-22)

**6 Post Office Road:** Two-story, irregular plan, gable-roofed house with garage addition on west side. Central mass is three bays by two bays with front-gabled sections on the east and west elevations. Character-defining features include wood clapboard siding, roof dormers, deep overhanging eaves, and integrated entry porch with paired columns. Built 2011. Non-Contributing (10803-38-22)

**9 Post Office Road:** One story, irregular, z-shaped plan, hip-roofed dwelling. Expanded in the 1960s, the modest house features wood shingle siding with casement and six-over-six sash windows, but the original dwelling retains its form. Built ca. 1930 with addition/alterations. (11155-115/130-22)

*Outbuilding:* Wood-frame barn. Build date ca. 1870. (Photo 28)

**12 Post Office Road:** Two-story, three-bay by two-bay side gabled frame dwelling with one-story, two-bay by two-bay addition on the east elevation. Despite modifications to the main house over time, the original block is intact and retains its character-defining features; these include wood clapboard siding, four-over-four sash windows plain overhanging, eaves and simple, gabled portico. Built 1912. (10803-35/36-22)

**18 Post Office Road:** Two-story, irregular plan, nine-bay by two-bay, hip and cross-gable-roofed dwelling. Despite significant additions to the main house over time, the building retains characteristic features from Victorian to Colonial Revival periods. Character-defining features include wood clapboard siding, cross-gabled cupola, six-over-six sash windows, corner pilasters, deep, molded pediments, and fanlight gabled windows. Built 1865 with additions and alterations. (10803-37-25)

*Outbuilding:* Wood frame 2-bay garage. Built ca. 1950.

*Outbuilding:* Wood frame 2-bay garage. Built ca. 1920.

**20 Post Office Road:** One-and-a-half and two-story, irregular plan, multi-gabled dwelling. The Neo-Traditional house features an attached, offset 2-bay garage at the east end. Character-defining features include wood clapboard siding and pedimented roof dormers. Built 2000. Non-Contributing (10803-52 -25)

**44 Post Office Road:** Two-story, rectangular plan, three-bay by two-bay side-gabled dwelling with a two-story, side-gabled two-bay by two-bay addition. Despite recent alterations to the Classical Revival style house, the original block is intact and retains its character-defining features; these include wood clapboard siding, double hung wood sash windows, denticulated cornice, and a projecting, denticulated pediment with small, fanlight window. Built 1912 with contemporary alterations. (10812-19/20/21-25)

*Outbuilding:* Wood frame 2-bay guest house/garage. Ca. 1950.

### Tarry-A-Bit Drive

**8 Tarry-A-Bit Drive:** Two-and-a-half story, irregular plan, four-bay by three-bay, hip and cross-gable-roofed dwelling with one-over-one contemporary windows. The large, highly elaborate home is extraordinarily well-preserved and features wrap-around porches on both stories supported by Tuscan-style columns, festooned porch rails, bay windows, a denticulated cornice, all crowned by a prominent scroll pediment and decorative roof railing. A three-story cylindrical tower with a curvilinear roof adds a nod to the waning Queen Anne style. A one-story porte-cochere supported by columns is located on the east side of the building. Built 1895. (Photo 32) (11155-170-22)

*Outbuilding:* Wood frame gardener's cottage. Built 1911.

*Outbuilding:* Wood-frame 2-bay garage. Built ca. 1990. Non-Contributing

*Outbuilding:* "Studio," Wood-frame 1-bay garage. Built ca. 1950.

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**10 Tarry-A-Bit Drive:** One-and-a-half story, rectangular plan, three-bay by two bay, side-gabled dwelling. The modest vernacular house features wood shingle siding with casement and double hung sash windows and a shed-roofed dormer in the roof. Two-bay, front-gabled garage addition is placed on the west side, but the original dwelling retains its form. Built 1870 (assessor) with 1983 addition. (11155-03/138-22)

*Site:* (Bungalow Club) Foundation and fieldstone chimneystack. Built ca. 1920. (Photo 33 and Figure 11)

**Waccabuc Country Club Lakefront Parcel:** Two-story, rectangular plan, three-bay by four-bay cross-gabled clubhouse. The Stick-style building retains its cupola, overhanging eaves and two-over-two wood sash windows, but has lost its decorative gable bracket on the north (lakefront) elevation. The remainder of the site contains contemporary outdoor walkways, patios, and docks extending into the lake. Built ca. 1890. (Photo 39 and Figure 10) (11155-148-25; 10813-001-025A)

*Outbuilding:* (Moved) Wood-frame change room building. Built ca. 1880. Non-Contributing

*Outbuilding:* Wood-frame concession stand. Built 1970. Non-Contributing

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## 8. Statement of Significance

### Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

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

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



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**Areas of Significance**

(Enter categories from instructions.)

- Agriculture
- Architecture
- Community Planning and Development
- Entertainment/Recreation

**Period of Significance**

ca. 1780–1965  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Waccabuc Historic District is significant under National Register *Criterion A* in the areas of agriculture, community planning and development, and entertainment and recreation. The small agricultural hamlet of Waccabuc and much of the surrounding land was owned and developed almost exclusively by the Mead Family. After Enoch Mead established a tavern and farm along the Post Road during the late eighteenth century, other members of his family began to settle nearby. Later generations established successful agricultural operations or inns in region, while others made their fortunes in law or real estate. Martin and Erastus Mead built the hamlet's first large inn, the Waccabuc House, to cater to the growing tourist market after the railroad was completed to nearby Croton Falls. George Washington Mead left his father's farm in Waccabuc to become a successful lawyer in New York City. He returned by 1870, built a large gentleman's farm, and instilled a love of the family's land in his children. By the early twentieth century, George's children began to focus on how to profit from the family land, without

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altering its character. Some continued the family's farming operations, which focused on dairying, livestock, and poultry. In 1912, they renovated the 1878 Hoe farmhouse into the Waccabuc Inn and built a professionally designed golf course. In addition, they established a cottage rental industry within the hamlet and developed family land away from the Waccabuc hamlet on Mead Street. The Mead family restricted land ownership on Mead Street to family members through the mid-twentieth century, developed a zoning plan, and eventually established the Long Pond Preserve. As a result of the family's strict oversight and careful management, particularly in the face of twentieth century development pressures, the landscape and architecture within the hamlet of Waccabuc retains a high level of integrity and continues to illustrate its layered history. The Waccabuc District is also eligible under *Criterion C* due to the wide variety of architectural styles exhibited throughout the community. Excellent examples of Colonial, Federal, Greek Revival, Italianate, Queen Anne, Colonial Revival, Arts and Crafts-influenced, Tudor Revival, and even Ranch style structures (in addition to a number of vernacular farm houses and some worker's housing) are all present. Many were built by members of the Mead family and reflect the evolution of architectural styles over nearly two centuries of ownership. The period of significance begins ca. 1780 with the construction of Enoch Mead's house Elmdon and ends in 1965 as the Mead Family began to sell off its major enterprises, including the Waccabuc Inn. The district encompasses 524.2 acres and includes the historic core of the Mead Family's landholdings which developed into the small hamlet of Waccabuc; over a quarter of the land within the district, 158 acres, is protected within land preserves.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **History of Waccabuc**

Waccabuc is a hamlet located within the larger town of Lewisboro within Westchester County, one of New York's original twelve counties. During the twentieth century, Lewisboro primarily became a commuter suburb for New York City, as well as Stamford and White Plains, as those cities grew into major commercial office centers. Between 1960 and 2000 the population of Lewisboro doubled. In the face of increasing development pressures, the architectural and agricultural character of the hamlet of Waccabuc has remained largely intact. This is due by all accounts to the choices made decades earlier by the Mead family.<sup>1</sup>

During the eighteenth century, the main north-south artery in the area of Long Pond (Waccabuc Lake) was a Post Road (later Mead Street), part of the larger Vermont Stage Road connecting New York City to Danbury via White Plains. Much of the land in what is now Lewisboro (formerly a part of Salem) was considered a part of Great Lot Number 10 of the Van Cortlandt Manor, deeded to Stephanus Van Cortlandt in June of 1697. As part of the land agreement Stephanus was expected to develop the land (totaling over 86,213 acres), employ tradesman and construct a mill. The "Manor Line" ran east of the Van Cortlandt property and was part of "The Oblong," a disputed area deeded to New York from Connecticut in 1731. By 1730 the heirs of Stephanus had divided much of that land into lots - most measuring 240 acres. The area was slow to develop and it would be over two decades before the first of the Meads arrived.<sup>2</sup>

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<sup>1</sup> Robert Bolton, *A History of the County of Westchester, From its First Settlement to the Present Time* (British Library: Historic Print Editions, 2011); Roger Panetta, "Westchester, the American Suburb: A New Narrative," in *Westchester: The American Suburb* (Yonkers, N.Y.: Fordham University Press, 2006), 7; Field Horne, "Stewards of the Land: The Meads of Waccabuc," *Westchester Historian Quarterly* 84 (2008), 86.

<sup>2</sup> Horne, "Stewards," 39-40; Lewisboro, Assessor's Records, 257.

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### Settlement and an Agricultural Past

The town of Salem was established in 1731, but the first recorded town meeting was not held until 1747. The town was known as Salem for most of the eighteenth century and included parts of North Salem. During the late eighteenth and early nineteenth centuries it was also known as South Salem and Lower Salem, until it officially became Lewisboro in 1840. The Reverend Solomon Mead (1725-1812), of Greenwich, became the first pastor of the Church of Salem in 1752, only five years after the town's first meeting. Solomon served as the "Independent" minister of nearby Lower Salem for 48 years. It was his decision to settle in the area that attracted relatives to the place.

His nephew, Enoch Mead (1756-1807), bought property in 1776 along the Post Road. Enoch and his wife, Jemima, was the first to settle in the area that would become the hamlet of Waccabuc. After building a simple log home near a "good spring" he constructed Elmdon in 1780. Enoch purchased additional lands in 1784 and 1787, eventually expanding his holdings to over 140 acres. Enoch farmed the land and ran a tavern out of the house which provided the bulk of his income. His place in the community was well-established; he served as commissioner of highways and of the poor. He also served in the Westchester militia during the Revolutionary War under Colonel Thaddeus Crane.<sup>3</sup>

It was during Enoch's time at Elmdon that Rochambeau marched along Mead Street *en route* from Ridgefield to Bedford Village. This was in July of 1781 and the French troops were marching to join with General Washington's army in a surprise attack on the British at Manhattan. Instead they marched to King's Ferry to meet Washington and continue to Yorktown – the decisive battle of the war.<sup>4</sup>

Enoch's son, Alphred Mead, likely inherited his land from his father. After building a house in 1819, he and his wife, Polly Brundige, raised five children and ran what eventually became a thriving cattle business out of the Homestead Farm. Alphred began his business selling root crops, hay, and grain but by 1850 he was selling a large amount of butter and cheese. His sons Alfred, Martin and Joseph were drovers who sold their cattle at Golden's Bridge. Martin was registered as a "cattle broker" during the Civil War, but he was already involved with his innkeeping franchise by that time.<sup>5</sup>

John Jay Studwell, the son of Rebecca Mead and Joseph Studwell, moved to Waccabuc in 1814 from Greenwich, Connecticut. Instead of farming, he pursued his interest in land development. John worked in the lumber trade and in 1836 married Elizabeth LaFarge Moore. He moved to Manhattan and eventually, along with his brother, Augustus, built a number of brownstones in Brooklyn.<sup>6</sup>

### The Resort Era and Gentleman Farming

During the early years of the nineteenth century Westchester County was a patchwork of farms that specialized in supplying New York City with grains, cattle, milk, wool, and fruits. It was this agrarian landscape that greeted Washington Irving when he settled at his country estate, known as Sunnyside, in

<sup>3</sup> Lewisboro, Assessor's Records, 259.

<sup>4</sup> Lewisboro, Assessor's Records, 259, 261; This portion of Mead Street is part of the Washington-Rochambeau National Historic Trail.

<sup>5</sup> Horne, "Stewards," 42, 45; National Register of Historic Places, The Homestead, Lewisboro, Westchester County (00NR01725).

<sup>6</sup> Lewisboro, Assessor's Records, 271.

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1835. The well-known authors' idyllic estate helped popularize the ideal of a peaceful country getaway from the hectic life of the city.<sup>7</sup>

By the middle of the century, transportation was changing the economy of Westchester County. The geography of the county provided natural access to the New York City market, but the completion of the Erie Canal in 1825 allowed agricultural products from the north and west to compete with those of Westchester County. By the 1850s, railroad lines further enhanced the transportation of goods across the region, and farmers in Westchester were forced to consolidate and specialize in dairies and orchards to stay afloat in the more competitive economy.

The ease of transportation provided by railroads and the growth of a middle class with disposable income opened the era of resort tourism in the middle years of the nineteenth century. Urbanites sought to follow the example of Washington Irving and recover from the stresses of industrial life in the country setting of Westchester, even if only temporarily. This trend grew to include city-dwellers purchasing rural properties, the beginnings of suburban growth in the county. The competitive agricultural economy forced many small farmers to sell their property, many of which were converted into country estates or "gentlemen's farms". A gentleman farmer was a farm-owner whose wealth was generated from sources other than farming and though not involved in the actual farm labor, regarded the ownership and management of a country property as a respectable pursuit. The ownership of a gentleman's farm was a mark of social status and respectability, as well as a link to history and tradition. Some of these properties were representative, albeit on a modest scale, of the Country Place Era of the eighteenth and early nineteenth centuries, and included elaborate gardens and landscaping.<sup>8</sup> The Country Place Era was associated with the wealth derived from industrialization and finance of that period, relatively free from heavy taxation, particularly federal income tax. Displays of this wealth in residential architecture and particularly the elaborate gardens that accompanied these showcase properties, were the hallmark of the Country Place Era. Many of these homes were seasonal, only inhabited in the summer months.

The rapid transportation provided by the railroads also created a new kind of resident in the area; the commuter. During the 1840s several rail lines established commuter service into Westchester County. They included the New York and Harlem Railroad, the New York and Hudson River Railroad, and the New York and New Haven Railroad. The railroads eagerly promoted their commuter services, further popularizing the notion of suburban homes for workers in the city.<sup>9</sup>

These trends in land use were evident at the local level in Waccabuc. After the Harlem Railroad reached Croton Falls in 1847, Martin Rockwell Mead and his brother Erastus capitalized on the accessibility of the Long Pond as a resort community by building Waccabuc House, which stood at the corner of Mead Street and the road to Golden's Bridge.<sup>10</sup> The four-story inn was constructed in 1856 on the former Benedict farm lot and offered meals prepared using fresh "Waccabuc Farm" products. Erastus sold his interest to Martin, who served as the manager in 1862. At the same time, the Mead brothers tried to promote controlled development in the area. They surveyed land east of Mead Street to lay out Tarry-A-Bit Drive in 1863. Only one plot was sold, but it was never built on and was sold back to the family in 1889. Martin R. Mead died in 1879, but the Waccabuc Inn continued to operate until 1896 when it was destroyed by fire.<sup>11</sup>

<sup>7</sup> Panetta, "Westchester," 5, 13-15.

<sup>8</sup> Panetta, "Westchester," 8-9.

<sup>9</sup> Panetta, "Westchester," 17-19.

<sup>10</sup> Lewisboro, Assessor's Records, 263.

<sup>11</sup> Horne, "Stewards," 46; Lewisboro, Assessor's Records, 263.

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George Washington Mead was one of the most business-savvy of Alfred's children. George graduated from Yale and Yale Law School in 1850 and went on to become partners with his former classmate Enos Taft in Manhattan under the firm name of Mead & Taft. Taking advantage of the growing suburban movement, George also began to expand into the real estate business and developed a large number of houses in Kings County and New Haven. One of his primary goals seems to have been acquiring land.<sup>12</sup>

George married Sarah Frances Studwell and together they had twelve children, eleven of whom survived to adulthood. George and Sarah lived for most of the year in Brooklyn Heights and were the first family to formally "summer" at Waccabuc. By 1870, George had retired from law and had become a gentleman farmer, developing a large dairy operation on over 550 acres of Waccabuc land. He sold his milk almost exclusively to the New York Condensed Milk Company in nearby Purdys.<sup>13</sup>

In 1877, Thyrza and Robert Hoe II purchased the farmhouse from Martin R. Mead known as Indian Spring Farm. Robert, a Mead cousin of independent means, established a gentlemen's farm on over 450 acres. After significantly enlarging the main house, Hoe built both an estate manager's house in 1892 for Henry Johns and another for his coachman. To complete his elaborate farm, Hoe constructed a large cattle barn, carriage house, stone smokehouse, stables and a boathouse on the lake. He was also responsible for building the post office in 1880 and a new schoolhouse four years later. The post office stayed in the Hoe family until 1912, when it was purchased again by the Meads under the Kings and Westchester Land Company.<sup>14</sup>

George and Sarah's eleven children were primarily responsible for either renovating existing farmhouses or building new residences along Mead Street over the coming decades. When George W. died in 1899, his widow, Sarah Mead, contracted architect Hobart Upjohn to plan a memorial chapel in his honor. The stone Gothic Revival style Mead Chapel is listed on the National Register of Historic Places and serves as an important monument to the family.

Sarah and George's children were intent on acquiring control of the Waccabuc lands. In 1905, they formed the Kings and Westchester Land Company to consolidate and merge lands accumulated by the family. In 1919, Kings and Westchester sold off the Brooklyn holdings and changed their name to the Westchester Company. By 1930, they owned 1500 acres in the Waccabuc area. The children were successful and soon expanded to New Haven, where George had purchased property while studying at Yale. The Beaver Hills Company was incorporated in 1907 and from 1922 to 1930 the profits from this development allowed the Meads the opportunity to forestall the development of their beloved Waccabuc lands. At the same time members of the family continued to farm. In 1903, George Mead acquired Herbert Mead's farm from his mother and named it Croft Farm, where he proceeded to raise white leghorn chicken. George also served as a state assemblyman and town supervisor.<sup>15</sup>

The Meads transformed the Hoe mansion into the Waccabuc Inn in 1912. They added the golf course designed by John "Jock" Gullen of Scotland the same year. Gullen served as a resident golf professional on the site for 40 years. It was clear from family records that the Meads ran the inn as a way of attracting potential "appropriate buyers" for their land. The scheme failed and the inn operated at a loss for many years until Alice Mead Neergaard took control in 1920. Despite Alice's modest success, the property was

<sup>12</sup> Horne, "Stewards," 47; Lewisboro, Assessor's Records, 270.

<sup>13</sup> Horne, "Stewards," 49.

<sup>14</sup> Lewisboro, Assessor's Records, 262.

<sup>15</sup> Horne, "Stewards," 53,55; Lewisboro, Assessor's Records, 293.

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rented in 1925 by the Waccabuc Club. A second set of nine holes was added to the course at that time. By 1960, the entire property was sold to the Waccabuc Country Club including the house, the course and various outbuildings.<sup>16</sup>

The Meads protected the lakefront property from development – going so far as to ask those who had built camps along the shore during George’s lifetime to remove their structures. In a letter from one of the Mead heirs to a lessee, D. Irving Hoyt states, “The only reason the lake is beautiful is because we have tried to be so careful...even an attractive camp as yours detracts from the beauties of nature.”<sup>17</sup>

The key to maintaining the lands surrounding Waccabuc was a steady stream of income from various sources. George and Sarah’s daughter Loretta married Herbert A. Smith, a forester who worked for the U.S. Forest Service in Washington. Herbert helped to create plans to draw an income from the woodlots and forest lands on the Mead properties.

In the 1930s the cottage rental business allowed the Meads to gain a small income from various rental properties, many of which were former farm buildings. Despite the economic impacts of the Great Depression, the rental cottages continued to provide a steady source of revenue for the Meads until the 1950s, when the cottage rental industry waned regionally.

#### Development comes to Waccabuc

Suburbanization in America was begun by the railroad but was perfected by the automobile. By the time of the new Grand Central Terminal was completed in 1913, the automobile was beginning to encroach on the preeminence of rail transportation. Across the country, the rapid proliferation of the automobile required the establishment of federal, state, and county road systems. The New York State Highway Department, established in 1898, was one of the first in the country.<sup>18</sup> The Bronx River Parkway, built between 1917 and 1924, was one of the earliest limited-access automobile highways in the country and a major corridor for suburban growth in the first decades of the 20<sup>th</sup> century.<sup>19</sup> The enhanced mobility provided by private, motorized transportation accelerated the process of suburban growth in Westchester County, a trend that was felt keenly during the boom years of the 1920s as the automobile entered into mass production. During the decade of the 1920s, the population of New York City grew by 21 percent and the population of Westchester County by 51 percent. The town of Scarsdale, located in southern Westchester County along the Bronx River Parkway, grew by an incredible 176 percent in the same period.<sup>20</sup>

In response to the massive demand for housing caused by the automotive-induced suburban growth, developers parceled out lots into smaller and smaller subdivisions. Communities in Westchester responded with zoning regulations, which imposed some order on the proliferation of homes. The suburban communities of Westchester attempted to retain some degree of their original character through the wave of development, and some were more successful than others in this effort.

Waccabuc also struggled with retaining its community identity in the face of the early twentieth century

<sup>16</sup> Lewisboro, Assessor’s Records, 275-276.

<sup>17</sup> Horne, “Stewards,” 57.

<sup>18</sup> Panetta, “Westchester,” 46.

<sup>19</sup> Barbara Troetel, “Suburban Transportation Redefined: America’s First Parkway,” in *Westchester: The American Suburb* (Yonkers, N.Y.: Fordham University Press, 2006); Panetta, “Westchester,” 48-49.

<sup>20</sup> Panetta, “Westchester,” 49.

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trend of rapid suburbanization. The Mead siblings were under constant pressure from sources both within and outside the family to develop their property in order to generate an income. Finally yielding to the demands in 1919, the Meads employed noted landscape architect Charles W. Leavitt to draw up a plat plan for a garden suburb. It was an ambitious plan that created a number of curving roadways providing access to two and four acre lots. It also created a village green and shops.<sup>21</sup>

Nothing ever came of the plan, largely due to the fact that the siblings could not agree on who should be allowed into their community. They wanted to retain the “feel” of the place despite all economic pressures. They called this unnamable quality the “personal element.” Even when development was a possibility, the family had a strict protocol for construction. Building plans had to be submitted for approval, a right of first refusal clause was written into all contracts and lake access was strictly restricted.<sup>22</sup>

In 1929, the family placed all of the Mead family lands under the management of Earl Smith, son of Loretta and Herbert. Like his father, Earl studied forestry at Yale and was closely tied to the lands at Waccabuc. Earl developed a clear woodland management plan, managed the rental of agricultural lands and the golf course, and also made plans to construct a dairy. These plans were not enough to sustain the growing number of Meads reliant upon the income of their trusts. It became imperative to sell the land.

In 1940, the family hired Charles E. Dexter, a mortgage broker from New York City, who prepared a report on the possible development of the area. In it, he noted that “...you have a community quite unlike anything else I know of this near New York City.” The family as a whole relented to sale of outlying properties, with the stipulations that Mead Street be retained for family members only. They also created a sufficient number of obstacles to ensure they were surrounded by like-minded people. Style and even color were dictated by the “Committee of Restrictions”, but perhaps most important were the “types” of people allowed to build in their tiny community. Bank balances, schools attended and social organizations were all vetted prior to approval. Prospects were often former cottage renters who had already been vetted by the family and were proven to be “safe.” Susan Henry, the daughter of Earl Smith recalls it this way:

This was about having new residents who are compatible with existing residents in a small community. Although there were always Jewish families and friends among the Meads (and by the way, same sex men couples) there was an anti Semitic view stronger among some than others—this was not uncommon in those days. There was also the desire for new building to fit in with the style of the houses here. For example, Myron Goldfinger (a well known architect), constructed a modern house built in the 1970’s that would not have been permitted on Mead Street. It is on Mead Street but way north of the chapel in the woods.

This practice continued into the 1940s. Just as the family became ready to relinquish their lands, the War prevented construction. By July of 1942, Earl Smith wrote that, “Prospects for sale of land appears to be gone.” Despite the wartime economy, a number of the rental properties including Lakeview and Hendy Hap, as well as 10 acres on the west side of Mead Street, were sold by 1945.<sup>23</sup>

The rush of suburban growth in Westchester County slowed dramatically during the Great Depression of the 1930s, which was closely followed by a lack of new construction during World War II. The housing industry, repressed for so many years by the Depression and the war, flourished in the post-war years due to the economic and population boom that created a burgeoning middle class. The automotive-powered

<sup>21</sup> Horne, “Stewards,” 66.

<sup>22</sup> Horne, “Stewards,” 66, 69.

<sup>23</sup> Horne, 74, 77.

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trend of suburban homes and commuter workers resumed from the 1920s, albeit at an accelerated pace. The industrialized production perfected during the war was turned to the production of consumer goods, including building materials. The incredible demand for new construction and the mass production of materials resulted in the construction of smaller, simpler homes with standardized designs constructed on small parcels. The Ranch style home is a classic example of the post-war, mass production home that supplanted the more elaborate architectural styles that were built in the 1920s and earlier.<sup>24</sup>

The growth of the suburban communities in Westchester County, the spillover from the metropolitan growth of New York City, was prolific. Between 1950 and 1970 the number of residences in the county increased by 40 percent, and the population grew from 625,000 to 808,000.<sup>25</sup> This post-war suburban development touched Waccabuc as well, but less significantly. In 1947, plats for two subdivisions were drawn up – Perch Bay and East Ridge – totaling 26 lots. The family hired a dedicated sales agent, V. A. Bowman of Katonah, but sales remained slow throughout the 1950s. In 1960, the Studwell Foundation, acting on behalf of the family sold the golf course and surrounding properties to the Waccabuc Country Club. In 1962, Earl Smith sold his dairy business and began entertaining offers on Waccabuc Mountain lands. These developments took place in 1963 and are north of the proposed district. While some plots have been sold in the intervening years, 158 acres of land have been placed into preserves under protective easements. The Nature Conservancy acquired the Long Pond Preserve, located on the north side of the lake, in 1970 from land from the Studwell Foundation and Waccabuc residents. The Old Field Preserve and Pine Croft Meadow Preserve were created later to help preserve wooded and open space.<sup>26</sup> In comparison to many Westchester County communities, Waccabuc remained relatively unchanged during the post-war growth years.

### **Architectural and Landscape Significance**

The built environment in the district contains architectural examples from over two hundred years of land-use evolution and encompasses three primary historical periods, each of which impacted the landscape: agriculture, resort-era development, and suburban development. In each of the development phases, strong characteristics of previous impacts remain as part of that evolution, partly by economic factors, but also by design. For example, the substantial Old Field and Long Preserves have returned to a forested state. During the resort era, large portions of Waccabuc remained largely agricultural and undeveloped and forested areas were left untouched. When carefully planned development came to Mead Street, the rural and resort-era character was left largely intact; the contemporary landscape primarily reflects these two periods. It is this development pattern, more so than the built environment, that gives the district its unique identity; meadows, forest and lakeside vistas are interwoven throughout the district in a way that is simply no longer found in northern Westchester County. Wide setbacks, mature plantings, strict zoning laws and thoughtful placement have made the vast majority of the non-contributing properties unobtrusive to the rural feel of the district, particularly along Mead Street.

It is also true that the collection of well-preserved historic buildings in the district contribute to the significance of that environment, particularly the number which were constructed by generations of Mead family members. From the earliest farmhouses with their Colonial and Federal-era form and features, a strong connection to the agricultural roots of Waccabuc is left intact for contemporary interpretation. The best example is the National Register listed Homestead property (36 Mead Street) with a small “farm group” which includes a later diminutive cottage (Photo 12). The original portion of the farmhouse is a

<sup>24</sup> Panetta, “Westchester,” 58-59.

<sup>25</sup> Panetta, “Westchester,” 59.

<sup>26</sup> Horne, “Stewards,” 75, 82.



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one-and-a-half story building known as a raised Cape, prevalent in the region known as the “oblong,” the disputed territory adjoining New York and Connecticut. This includes the western border of Connecticut from Ridgefield and the eastern portions of Westchester, Dutchess, and Putnam Counties in New York State.<sup>27</sup> A surprising number of these houses remain intact but many are obscured by larger additions and significant remodeling. It takes a keen eye to spot an original one-and-a-half story farmhouse with a large addition as we are used to thinking of smaller appendages as later additions.

The half-story height of the buildings is achieved by the extension of the corner posts from eight to ten or twelve feet which provided the additional space in the attic or “garrett” for storage or additional sleeping room. With this added space the floorplan included a central boxed staircase adjacent to the typical, large central chimney or in a rear corner of the house.<sup>28</sup> Forgoing later alterations and additions, the period of construction for the building type spans over 100 years, and as such floor plans may vary greatly between the houses, though most appear to be two rooms deep.<sup>29</sup> One feature of the raised Cape that raises questions is the inclusion of awning-type, half-story windows, sometimes referred to as “eyebrow windows,” on the upper level of the long elevations of these houses. Some architectural historians attribute this feature to a later period, the second quarter of the nineteenth century, where the influence of the Greek Revival incorporated this as a functional and stylistic element.<sup>30</sup>

As fortunes grew in the nineteenth century, extant houses like the magnificent ca. 1860 Italianate home built by Jacob Gilbert Mead (Photo 25), and the 1859 Gothic Revival “Lakeview” (Figure 8) were reflective of the move toward stylistic trends that would culminate in architect-designed houses of the early twentieth century. These period homes have a remarkable degree of integrity given their age.

The bucolic Lake Waccabuc with the Waccabuc House, intended to attract wealthy residents, spurred a number of comparatively grand homes to be constructed in the community. This trend was part of the emerging Country Place Era, where seasonal homes incorporating elaborate gardens and landscapes were constructed for recreational use, often near attractions like lakes and country clubs. Mead family homes of this era include the 1895 Tarry-A-Bit with its Colonial Revival influence (Photo 32), 1903 “Fairacre” with its rustic “cottage” feel, and nearby “Hendy Hap” (Figure 9), attributed to New York architects Tracy and Swartwout, “gentleman architects” who had both worked as draftsman in the firm of McKim, Mead, and White. Their well-known 1902 Webster Hotel in New York City was listed on the National Register of Historic Places in 1984.

In 1905 the Mead family retained noted New York architect Hobart B. Upjohn, grandson of prominent architect Richard Upjohn, to design a chapel for its private use. Upjohn had a prominent career designing ecclesiastical and college buildings. He won numerous design awards and had the distinction of being the architectural supervision of Trinity Church in Manhattan, the 1836 design of his grandfather.

The golf course played an important social and cultural role in the community in the twentieth century and has a long and storied history. Part of the attempt to create an exclusive enclave was the conversion of the Indian Spring Farm to an inn and golf course in 1912. In addition to the social hub for the Mead family and their friends, this central community gathering place was part of the ongoing intention to make Waccabuc more than just a residential community, but a destination for seasonal residents.

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<sup>27</sup> Kinnear, John K., Phone Interview (14 October 2008).

<sup>28</sup> Northwest Highlands, p. 26

<sup>29</sup> J. Frederick Kelley, *Early Domestic Architecture of Connecticut* (New York: Dover Publications, Inc., 1924; 1963).

<sup>30</sup> Henry Lionel Williams and Ottalie K. Williams, *Old American Houses* (New York: Bonanza Books, 1967).

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One significant cultural remnant of the early twentieth century is the foundation and stone chimney stack associated with the property known as Tarry-A-Bit (Photo 33). These structural remains were part of a log cabin known as “The Clubhouse,” which was built by children of the owner of Tarry-A-Bit so they could drink without offending their mother, who was an advocate of abstinence.<sup>31</sup>

The mid to late Eclectic Movement homes in the district include “Tredinnock,” a Mead family home designed by well-known New York-based architect Harrie T. Lindeberg (1879-1959) in 1917 (Photos 36 and 37). Lindeberg is considered one of the most prolific designers in the historical revival mode in this period. He is best known for his country houses.

The Gaard house at 33 Mead Street is a fine example of the later part of the Eclectic Movement where notable architect Carina Eaglesfield Mortimer (1890-1978) masterfully put a rustic charm into a loosely Tudor Revival style home for Alice Mead Neergaard (Photos 10 and 11); Mortimer and Alice Neergaard were friends and ran the (new) Waccabuc Inn together after it reopened in 1920 (WCC, 18). Married in the house that she designed, Mortimer was a well-traveled socialite who “...was with Anne Morgan [daughter of financier J.P. Morgan] in France.”<sup>32</sup> This refers to Morgan’s high profile philanthropic efforts in France during and after World War I to help relieve the suffering of the civilian populace. The clipping also states that Mortimer graduated from the Cambridge School of Domestic Architecture & Landscape Architecture, a program developed in 1915 in association with Harvard University that offered professional training in these fields exclusively for women. She is credited with designing New Haven, Connecticut’s first International style residence for Richard Foster Flint, a leading professor at Yale.

One small but significant site is the garden at the home known as MEEKO, at 166 Mead Street, originally constructed ca. 1831 by Revolutionary War veteran Sergeant Jeremiah Keeler for his daughter Mary, a Mead family member (Photo 38). The garden is attributed to Mott B. Schmidt (1899-1977), one of the most prolific architects of his time. Schmidt is best known for his architectural designs, specializing in American Georgian motifs. Drawings for the remodeling of the house from 1914 include a garden fence designed by Schmidt. A second set of drawings by the architect are for the garden itself. While not known for his garden designs per se, it does show the well-rounded abilities of the classically-trained Eclectic movement architects. True to his design ethic, Schmidt created the garden in the Georgian mode with a rectilinear plan on axis with a seating area at the east end.

Between the two World Wars, little in the way of other construction was seen in the district. Two notable exceptions are the 1928 Earl Smith home at 102 Mead Street which is best described as a Cape Cod style; stylistically sensitive additions in recent years have not undermined the original style of the house. The second is also a larger Cape Cod style house with a cross-plan garage built in 1941 at 42 Mead Street. Both have significant setbacks which leaves the streetscape uninterrupted.

The post-World War II period has seen the most explosive growth of Waccabuc as a whole. The district itself has relatively few post-war buildings, but they represent the last efforts of the Mead family to manage growth while realizing a profit. Efforts to market properties produced sales literature (Figure 13) and even plans for houses that were approved and distributed with sales data. True to the post war period, the designs were considerably more modest and restrained than the Country Place Era properties.

<sup>31</sup> Horne, “Stewards,” 57.

<sup>32</sup> Clipping in Mead Family archives, *New York Tribune*, 1941.

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The limitation on lot sizes incorporated into the Waccabuc zoning master plan in 1936 has helped to maintain the aesthetic of the community through the post-war growth period. The impetus for this began in 1932 when Lewisboro Town Board created its planning board under authority from New York State. Aside from lake communities and hamlets such as Waccabuc, the town was designated “residential acreage zoning” with one-acre minimums.<sup>33</sup> Residential lots in the community are restricted to a minimum of either two or four acres. Some smaller lots exist that predate the master plan, but these are limited in number. Some lake-front communities on the east side of Lake Waccabuc have been re-zoned to allow smaller parcels, but these are located outside the traditional center of the community.<sup>34</sup>

Contrasting with the high style residential homes is the plethora of modest cottages and vernacular agrarian buildings. The cottages are typically associated with the parcels of primary homes; one exception is the Mead family cottage built on Post Office Road as a seasonal rental property. Other cottages tend to have been supplied for workers on the local farms; two of these small dwellings remain on the country club property.

A number of extant barns from the agricultural activities in the area remain but they too are associated with residential properties; one period barn remains as part of the Waccabuc Country Club complex at Carriage House Road. Only one “farm group,” that is, a collection of farm buildings, remains in the district. Located at “Croft Farm” (106 Mead Street), the grouping of barns, stable, and ancillary buildings cleverly conceals a modern swimming pool (Photo 27). One magnificent barn worth noting is the L-shaped, stone and timber structure at 9 Post Office Road (Photo 28). While the adjacent house was remodeled in the 1960’s the barn is integrated with the changing grade on the property and retains a significant amount of original integrity.

One of the most significant undertakings by the Mead family and Waccabuc community was the formation of the Long Pond Preserve of the Nature Conservancy in the early 1970s. During the 1960s the bulk of the Mead family land holdings were held by the Studwell Foundation and were gradually sold off, the last of which in early 1969. A group of Mead family members and local residents purchased property from the foundation at the west end of Lake Waccabuc with the intention of donating it to the Nature Conservancy. The concern for what “could turn into a rather unattractive new population and pollution center” was the driving force, a clear indication that the Mead family intended to keep development from severely impacting the character of the untouched waterfront. Other efforts at preserving the rural character of Waccabuc resulted in two additional parcels located in the district: the substantial Old Field Preserve, owned by Westchester County and the Town of Lewisboro and the Pine Croft Meadow Preserve, owned by the Westchester Land Trust.

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<sup>33</sup> Horne, “Stewards,” 70.

<sup>34</sup> Lewisboro, Personal Communication with Lise Robertson, 2014.

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## 9. Major Bibliographical References

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\_\_\_\_\_ Personal Communication with Lise Robertson, 2014

\_\_\_\_\_ Personal Communication with Susan (Smith) Henry, 2014

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### Previous documentation on file (NPS):

\_\_\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested

\_\_\_\_\_ previously listed in the National Register

\_\_\_\_\_ previously determined eligible by the National Register

\_\_\_\_\_ designated a National Historic Landmark

\_\_\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_

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\_\_\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_  
\_\_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- \_\_\_\_\_ Other State agency
- \_\_\_\_\_ Federal agency
- \_\_\_\_\_ Local government
- \_\_\_\_\_ University
- Other

Name of repository: Westchester County Historical Society

**Historic Resources Survey Number (if assigned):**

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**10. Geographical Data**

**Acreage of Property** \_\_\_\_\_ 524.2 \_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

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

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 18 | Easting: 617480 | Northing: 4573274 |
| 2. Zone: 18 | Easting: 617529 | Northing: 4573301 |
| 3. Zone: 18 | Easting: 617646 | Northing: 4573322 |
| 4. Zone: 18 | Easting: 618485 | Northing: 4572571 |

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

The boundaries of the district are shown on the attached map (**Figure 1**) drawn to scale from Tax Assessors maps from Westchester County, New York.

**Boundary Justification** (Explain why the boundaries were selected.)

The Waccabuc Historic District focuses on Mead Street, the primary corridor through the hamlet. On the south, the district begins at the intersection of Route 35 and Mead Street. The majority of properties along Mead Street were included within the district; a small number of parcels with non-contributing resources were excluded. Large preserve parcels at the north and south of the district, Long Pond Preserve and Old Field Preserve, were included; both illustrate the Mead family's development choices. In the center of the district, the Waccabuc Country Club's golf courses extend away from Mead Street. Contemporary development surrounds the edges of the historic golf course. On the north end of the district, Mead Street climbs a hill overlooking Lake Waccabuc. The northern boundary was drawn to exclude late twentieth century development to the north of the Waccabuc hamlet.

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### 11. Form Prepared By

name/title: Phillip Esser and Stacey Vairo  
organization: Associated Cultural Resource Consultants  
street & number: 54 Danbury Road., Ste. 227  
city or town: Ridgefield state: CT zip code: 06877  
e-mail phillipseven@aol.com  
telephone: (203) 313-3427  
date: December 8, 2014 (DRAFT)

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### Additional Documentation

Submit the following items with the completed form:

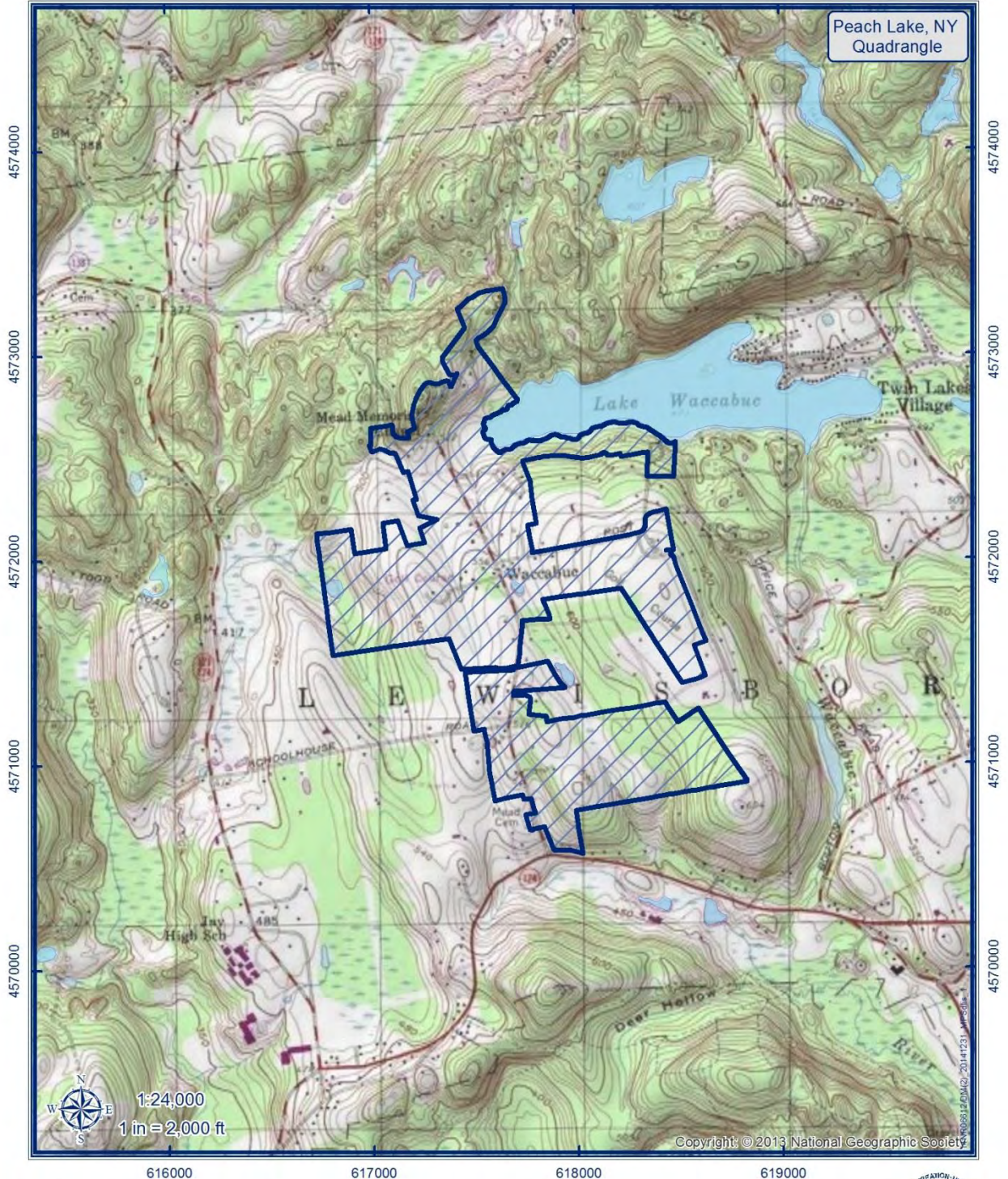
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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### Waccabuc Historic District

Waccabuc/Lewisboro,  
Westchester County, NY



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



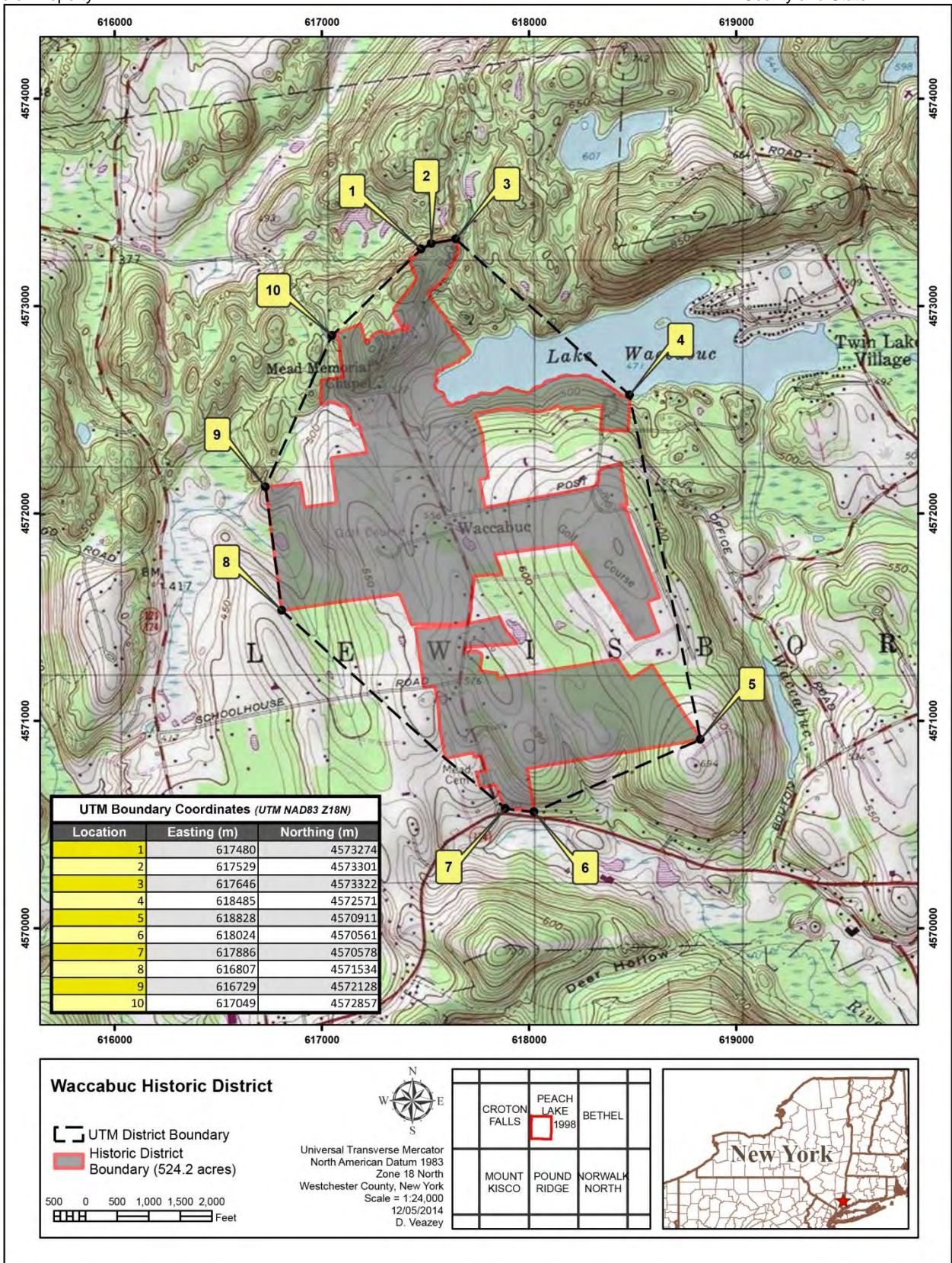
Tax Parcel Data:  
Westchester Co. RPS  
[giswww.westchestergov.com](http://giswww.westchestergov.com)





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**Waccabuc Historic District**

UTM District Boundary  
 Historic District Boundary (524.2 acres)

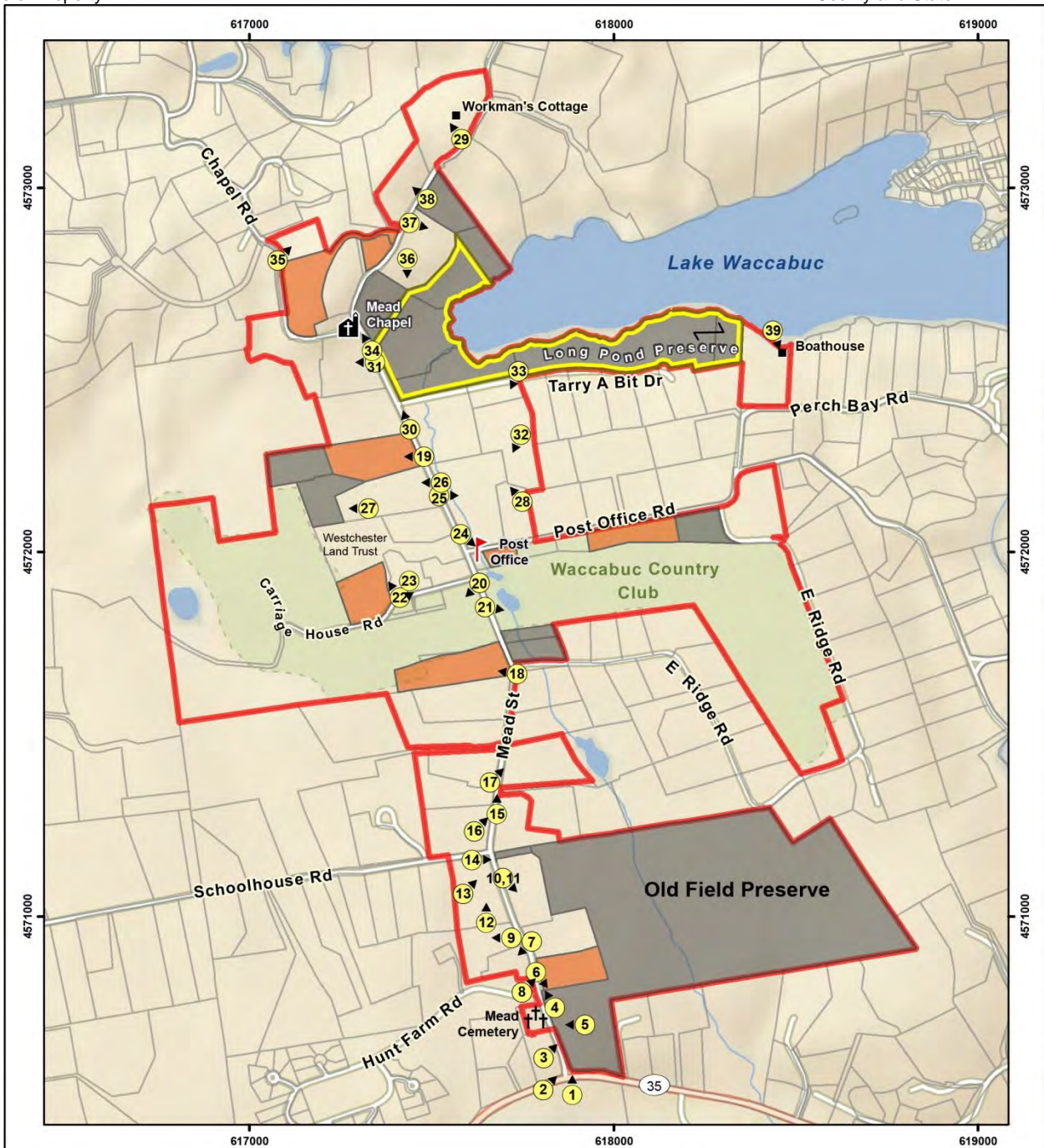
500 0 500 1,000 1,500 2,000  
 Feet

Universal Transverse Mercator  
 North American Datum 1983  
 Zone 18 North  
 Westchester County, New York  
 Scale = 1:24,000  
 12/05/2014  
 D. Veazey

CROTON FALLS	PEACH LAKE 1998	BETHEL
MOUNT KISCO	POUND RIDGE	NORWALK NORTH

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**Figure 2. Waccabuc Historic District Photo Orientation Guide**

Photo Orientation	Vacant
District Boundary	Nature Conservancy
Non Contributing	

500 0 500 1,000 1,500 2,000 2,500 Feet

Universal Transverse Mercator  
 North American Datum 1983  
 Zone 18 North  
 Westchester County, New York  
 Scale = 1:15,000  
 12/05/2014  
 D. Veazey

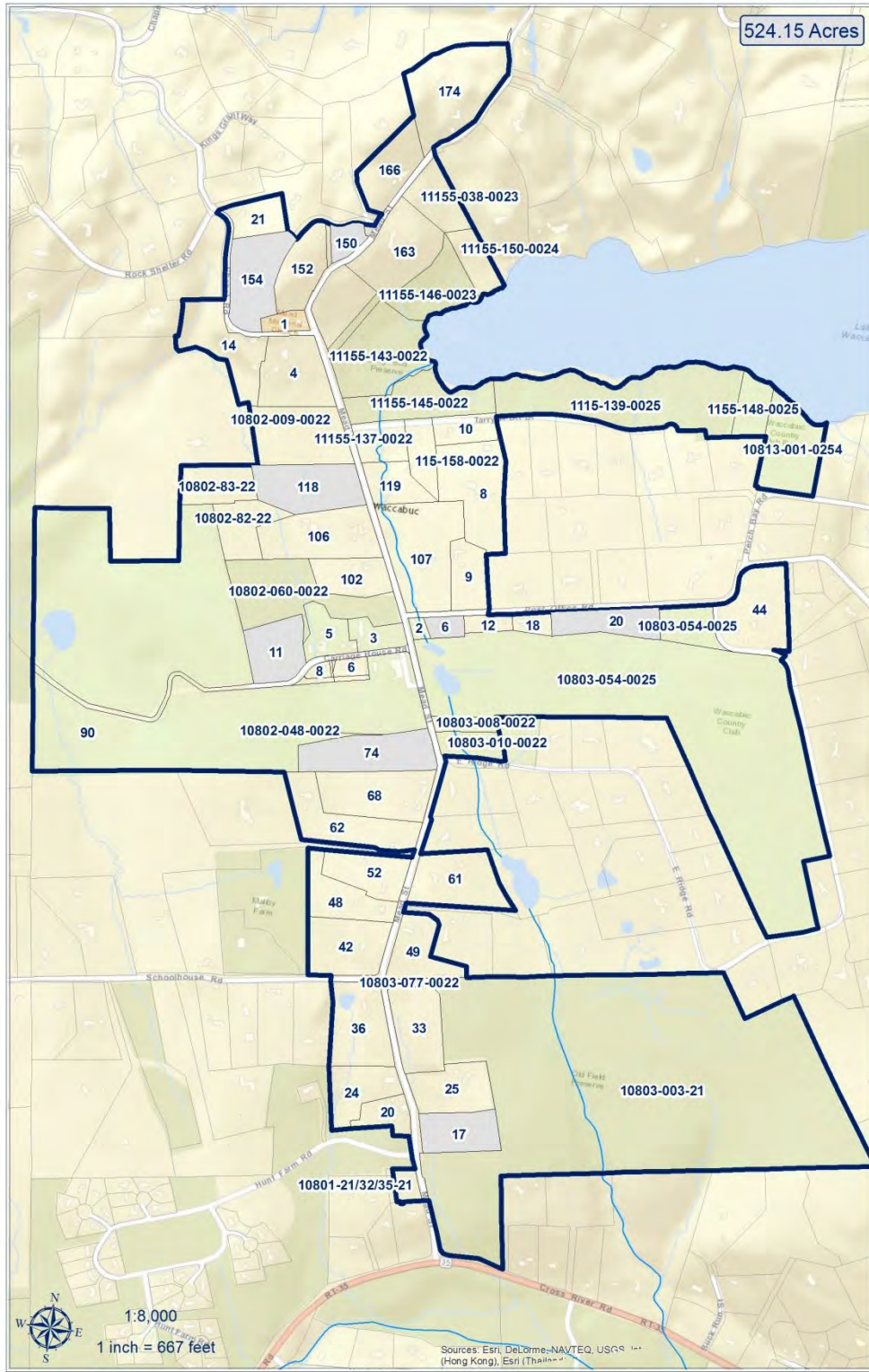


Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

### Waccabuc Historic District

Waccabuc/Lewisboro  
Westchester Co., NY



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



□ Contributing  
■ Non-Contributing

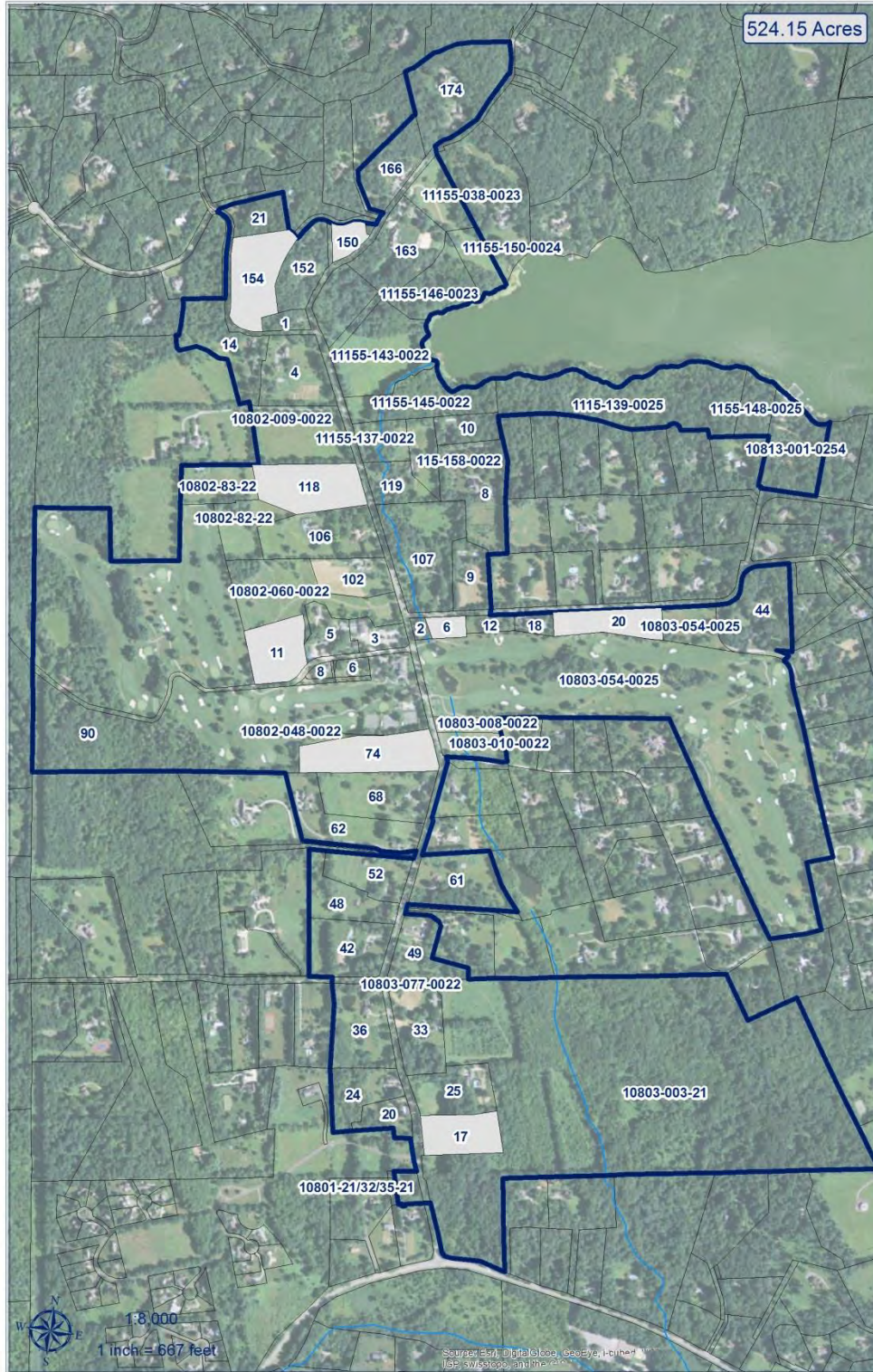


Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

### Waccabuc Historic District

Waccabuc/Lewisboro  
Westchester Co., NY



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



Contributing  
Non-Contributing



Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

## 12. Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Waccabuc Historic District  
City or Vicinity: Lewisboro  
County: Westchester State: New York  
Photographer: Phillip S. Esser

NY\_Westchester Co\_WaccabucHD\_0001  
Date Photographed: April 18, 2014  
View of southern end of Mead Street at NY Route 35 with– view to northeast.

NY\_Westchester Co\_WaccabucHD\_0002  
Date Photographed: April 18, 2014  
Description of Photograph: View of southern end of Mead Street at NY Route 35 – view to northeast.

NY\_Westchester Co\_WaccabucHD\_0003  
Date Photographed: April 18, 2014  
Description of Photograph: Old Field Preserve from Mead Street – View to northeast.

NY\_Westchester Co\_WaccabucHD\_0004  
Date Photographed: August 11, 2014  
Description of Photograph: Mead Street at Mead family Cemetery – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0005  
Date Photographed: April 18, 2014  
Description of Photograph: Mead family Cemetery from Mead Street – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0006  
Date Photographed: August 11, 2014  
Description of Photograph: Context, thrown farm wall from Mead Street – View to south.

NY\_Westchester Co\_WaccabucHD\_0007  
Date Photographed: August 11, 2014  
Description of Photograph: Hunt Family home (20 Mead Street) – view to southwest.

Waccabuc Historic District

Westchester Co., NY  
County and State

Name of Property

NY\_Westchester Co\_WaccabucHD\_0008

Date Photographed: August 11, 2014

Description of Photograph: Context, frontage of 17 Mead Street – view to northeast.

NY\_Westchester Co\_WaccabucHD\_0009

Date Photographed: August 11, 2014

Description of Photograph: Hunt Family home (24 Mead Street) – View to west.

NY\_Westchester Co\_WaccabucHD\_0010

Date Photographed: April 18, 2014

Description of Photograph: Frontage of 33 Mead Street – View to southeast.

NY\_Westchester Co\_WaccabucHD\_0011

Date Photographed: August 11, 2014

Description of Photograph: Gaard House (33 Mead Street) – View to southeast.

NY\_Westchester Co\_WaccabucHD\_0012

Date Photographed: August 11, 2014

Description of Photograph: Context, The Homestead (36 Mead Street) – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0013

Date Photographed: August 11, 2014

Description of Photograph: The Homestead (36 Mead Street) – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0014

Date Photographed: August 11, 2014

Description of Photograph: Access Road to Old Field Preserve – View to east.

NY\_Westchester Co\_WaccabucHD\_0015

Date Photographed: August 11, 2014

Description of Photograph: Context, Mead Street just north of Schoolhouse Road – View to northeast.

NY\_Westchester Co\_WaccabucHD\_0016

Date Photographed: August 11, 2014

Description of Photograph: Elmdon (49 Mead Street) – view to northeast.

NY\_Westchester Co\_WaccabucHD\_0017

Date Photographed: August 11, 2014

Description of Photograph: Mead Property house (63 Mead Street) – view to northeast.

NY\_Westchester Co\_WaccabucHD\_0018

Date Photographed: April 18, 2014

Description of Photograph: 74 Mead Street (Non-Contributing) – View to west.

NY\_Westchester Co\_WaccabucHD\_0019

Date Photographed: August 11, 2014

Description of Photograph: 118 Mead Street (Non-Contributing) – View to west.

NY\_Westchester Co\_WaccabucHD\_0020

Date Photographed: August 11, 2014

Description of Photograph: Waccabuc Country Club clubhouse – View to southwest.

Waccabuc Historic District

Westchester Co., NY  
County and State

Name of Property

NY\_Westchester Co\_WaccabucHD\_0021

Date Photographed: August 11, 2014

Description of Photograph: Waccabuc Country Club course – View to southeast.

NY\_Westchester Co\_WaccabucHD\_0022

Date Photographed: August 11, 2014

Description of Photograph: Outbuildings at Waccabuc Country Club (5 Carriage House Road) – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0023

Date Photographed: August 11, 2014

Description of Photograph: Cottage at Waccabuc Country Club (8 Carriage House Rd.) – View to southwest.

NY\_Westchester Co\_WaccabucHD\_0024

Date Photographed: April 18, 2014

Description of Photograph: Waccabuc Post Office (2 Post Office Road) – View to southeast.

NY\_Westchester Co\_WaccabucHD\_0025

Date Photographed: April 18, 2014

Description of Photograph: Mead/Studwell house (107 Mead Street) – view to east.

NY\_Westchester Co\_WaccabucHD\_0026

Date Photographed: August 11, 2014

Description of Photograph: Croft Farm farmhouse (106 Mead Street) – view to northwest.

NY\_Westchester Co\_WaccabucHD\_0027

Date Photographed: August 11, 2014

Description of Photograph: Croft Farm farm group (106 Mead Street) – view to west.

NY\_Westchester Co\_WaccabucHD\_0028

Date Photographed: August 11, 2014

Description of Photograph: Barn at 9 Post Office Road – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0029

Date Photographed: August 11, 2014

Description of Photograph: Workman's Cottage and Barns (166 Mead Street) – View to north.

NY\_Westchester Co\_WaccabucHD\_0030

Date Photographed: August 11, 2014

Description of Photograph: Context, Mead Street – View to north.

NY\_Westchester Co\_WaccabucHD\_0031

Date Photographed: August 11, 2014

Description of Photograph: Fairacre (4 Chapel Road) – view to northwest.

NY\_Westchester Co\_WaccabucHD\_0032

Date Photographed: August 11, 2014

Description of Photograph: Tarry-A-Bit (8 Tarry-A-Bit Drive) – View to southwest.

NY\_Westchester Co\_WaccabucHD\_0033

Date Photographed: August 11, 2014

Description of Photograph: Foundation and chimney remnants, Bungalow Club (10 Tarry-A-Bit Drive) – View to south.

Waccabuc Historic District

Westchester Co., NY  
County and State

Name of Property

NY\_Westchester Co\_WaccabucHD\_0034

Date Photographed: April 18, 2014

Description of Photograph: Context, Mead Memorial Chapel at Mead Street at Chapel Road – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0035

Date Photographed: September 30, 2014

Description of Photograph: 21 Chapel Road – View to northeast.

NY\_Westchester Co\_WaccabucHD\_0036

Date Photographed: September 30, 2014

Description of Photograph: Tredinnock (163 Mead Street) – View to south.

NY\_Westchester Co\_WaccabucHD\_0037

Date Photographed: September 30, 2014

Description of Photograph: View to Lake, Tredinnock (163 Mead Street) – View to east.

NY\_Westchester Co\_WaccabucHD\_0038

Date Photographed: September 30, 2014

Description of Photograph: MEEKO (166 Mead Street) – View to northwest.

NY\_Westchester Co\_WaccabucHD\_0039

Date Photographed: September 30, 2014

Description of Photograph: Boathouse at Lake Waccabuc (Waccabuc Country Club) – View to south.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





**Figure 3. Lake Waccabuc, ca. 1900 (Westchester County Historical Society)**



**Figure 4. The Homestead, ca. 1900 (Westchester County Historical Society)**



Figure 5. Waccabuc Post Office, ca. 1900 (Westchester County Historical Society)

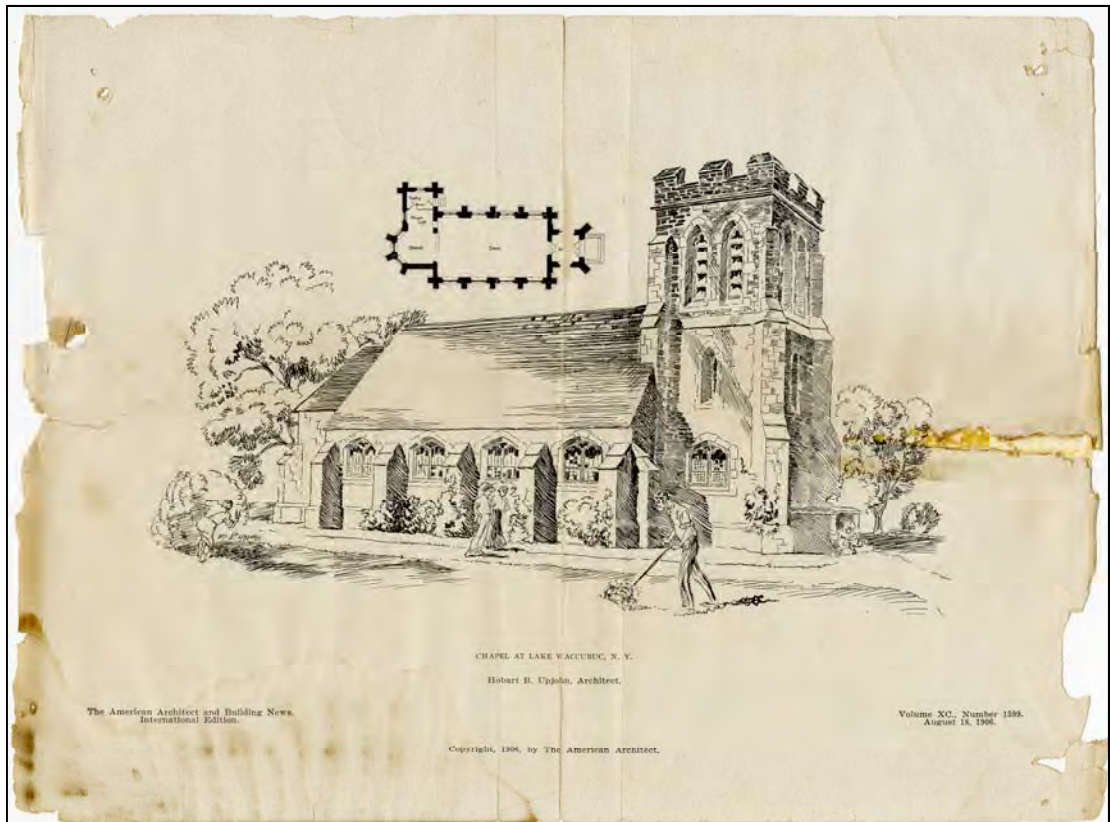


Figure 6. Mead Memorial Chapel, 1906 (Westchester County Historical Society)



**Figure 7. Waccabuc Country Club, 1912 (Westchester County Historical Society)**



**Figure 8. Lakeview, ca. 1890 (Westchester County Historical Society)**



**Figure 9. Hendy Hap, ca. 1920 (Westchester County Historical Society)**



**Figure 10. Boathouse, ca 1920 (Westchester County Historical Society)**



**Figure 11. Bungalow Club, ca. 1920 (Westchester County Historical Society)**



**Figure 12. Lake Waccabuc , by Gunther Hartwick, 1865 (Mead-Studwell Archives)**

**GENERAL INFORMATION**

Waccaboc history dates back to the late 1600s when the earliest members of the Mead family acquired several thousand acres of rolling meadows, forested mountains and a number of lakes and ponds. After 250 years of Mead dominion, other families were able to purchase land. Frequently the newcomers bought and re-modified the original homesteads. Until this year, the Mead heirs retained the right to approve every house location, every architectural design and interviewed each prospective resident.

Among the results of this praiseworthy control is the fact that Waccaboc is not widely known and the knowledgeable cognoscenti have consciously avoided publicity about the area.

Waccaboc is not city, not town, not suburbs. It is country.

Zoning is all four acre residential and two acre residential, with no commercial, industrial, research or apartment buildings permitted. While many residents are people of considerable means with impressive homes, pools, stables, and well cared-for grounds, the overwhelming impression is one of conservative good taste. Not all the houses are of colonial architecture, but the location of each house and the tasteful relationship of the houses to each other lends a flavor of early American charm.

Waccaboc residents have given major consideration to establishing a distinguished public school system. Over the past few years, John Jay High School, which serves Waccaboc, has consistently ranked among the top half dozen schools in the Westchester-Fairfield area. The academic program is directed to placing graduates in first-rate colleges and universities and to encouraging advanced study for superior students. It may be noted that while taxes are relatively low in Waccaboc, almost two thirds of all taxes paid are for education.

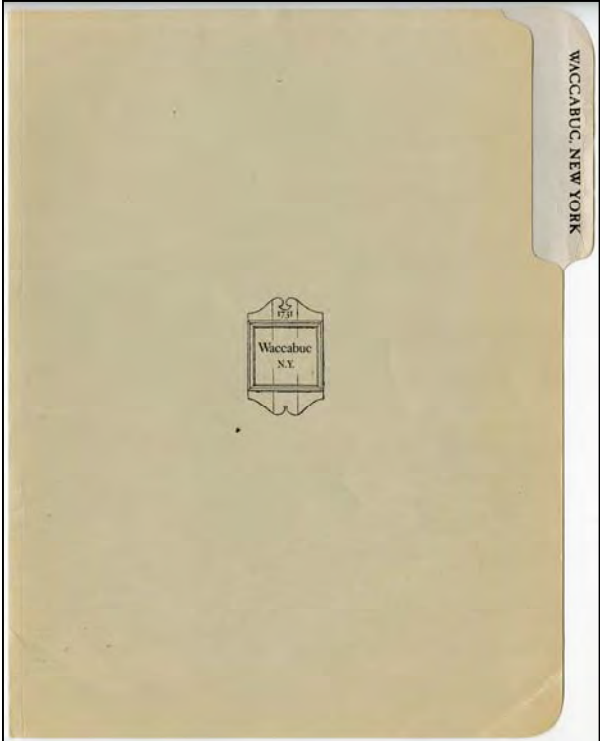
Recreation facilities for the entire family abound. Every family will have access to at least one lake for swimming, boating, fishing and skating. Land has been set aside for tennis courts, paddle tennis and such other activities as the community may wish to institute. The Waccaboc Country Club is a private club within five minutes which has an eighteen hole golf course, tennis, paddle tennis, swimming, sailing and a summer day camp for members' children of all ages. Parallel to the roads and crossing many of the estates is a network of bridle trails for hacking and hunting. In Waccaboc the outdoors is to enjoy...not just to see.

Shopping facilities of all kinds are readily available in Katonah and Ridgfield and the new shopping center in Goldens Bridge is just ten minutes away. Branches of New York stores are located in White Plains with regular deliveries into the area.

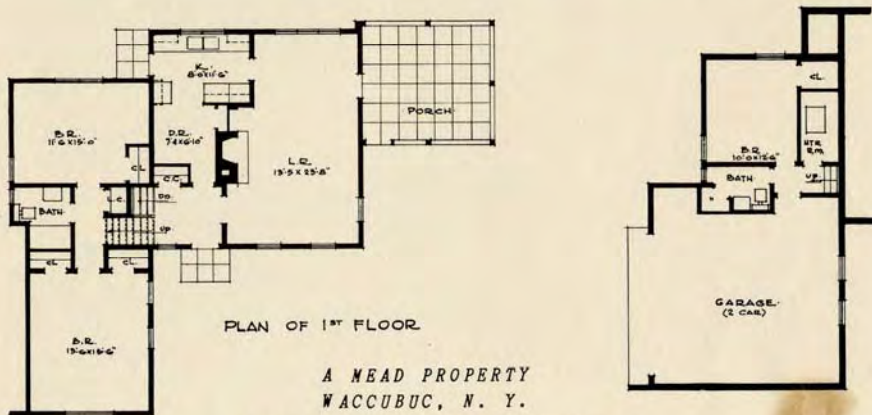
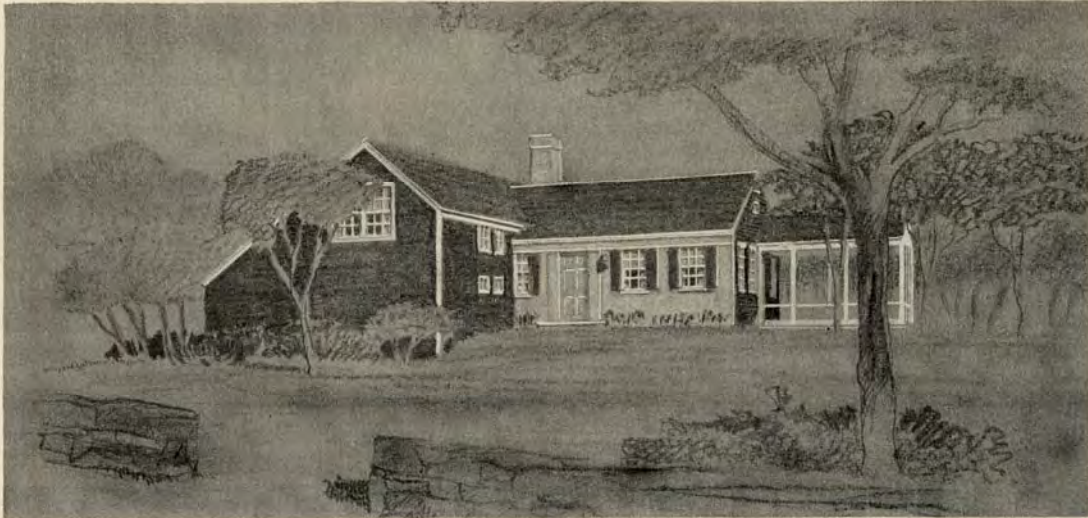
Commuters to New York usually take the New York Central's air conditioned express trains from Katonah which is a 75 minute ride to Grand Central. Others prefer the drive to North White Plains where the non-stop service to New York is 35 minutes.



\*\*\*\*\*  
 ★  
 ★ *Exclusive Agents A.T. HOULIHAN, Inc.* ★  
 ★ REALTORS ★  
 ★ Full commission to selling broker ★  
 ★ ★  
 ★ Bank Building, Poased Ridge, New York/PO 4-5762 ★  
 ★ Bank Building, Chappaqua, New York/CE 8-4766 ★  
 ★  
 ★ Listed subject to errors, omissions, change of price, prior sale, or withdrawal without notice. For appointments and negotiations, please call. ★  
 ★\*\*\*\*\*



**Figure 13. Real Estate Sales Brochure, ca. 1955 (Westchester County Historical Society)**



EARLY NEW ENGLAND COLONIAL

- Location:** North Salem Road - approximately 2 miles North on Routes 121 and 124 of intersection with Route 35. Waccubuc, Town of Lewisboro, Westchester County, N. Y.
- Residence:** This Early New England Colonial, situated on a large plot of over two acres, may now be seen by appointment.
- 1st. Floor:** Bedroom - bath with stall shower - utility room - 2-car garage.
- 2nd. Floor:** Entrance hall - guest closet - spacious living room with fireplace, built-in bookshelves - covered porch - dining room - modern streamlined kitchen.
- ½ Flight Up:** Two bedrooms and a modern tiled bath.
- Remarks:** Exceptionally fine construction - three-coat plaster walls - aluminum leaders - completely insulated - weather-stripped - oil fired forced air heat - asphalt shingle roof - copper plumbing - artesian well - septic tanks - clear oak flooring.
- Price:** \$30,000. Grounds: 2 Acres, plus. Corner Lot.
- Full commission to selling broker, payable on closing of title; appointment to show must be made through this office. Purchaser must be approved by owner.

**BRAISLIN, PORTER & WHELOCK, INC.**

*Real Estate - Insurance*  
 10 DEPOT PLAZA, WHITE PLAINS, N. Y.  
 TELEPHONE  
 WHITE PLAINS 9-8040



All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or withdrawal without notice.

Figure 14. Model home for Waccubuc, ca. 1955 (Westchester County Historical Society)

ENTERING  
**WACCABUC**  
TOWN OF  
LEWISBORO







MEAD ST































Forty  
Nine



















U.S. POST OFFICE  
WACCABUC NY  
10597



































National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Waccabuc Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, Westchester

DATE RECEIVED: 6/12/15 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/28/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000236

DETAILED EVALUATION:

ACCEPT  RETURN  REJECT 7/28/15 DATE

ABSTRACT/SUMMARY COMMENTS:

*Return comments were satisfied*

RECOM./CRITERIA \_\_\_\_\_

REVIEWER *[Signature]* DISCIPLINE \_\_\_\_\_

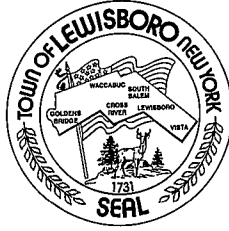
TELEPHONE *[Signature]* DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



TOWN OF LEWISBORO  
OFFICE OF THE SUPERVISOR

(914) 763-3151  
FAX (914) 763-6496  
email:supervisor@lewisborogov.com  
www.lewisborogov.com



TOWN OF LEWISBORO  
11 MAIN STREET  
P.O. BOX 500  
SOUTH SALEM, NEW YORK 10590

PETER H. PARSONS, SUPERVISOR

March 10, 2015

Ms. Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island, PO Box 189  
Waterford, NY 12188-0189

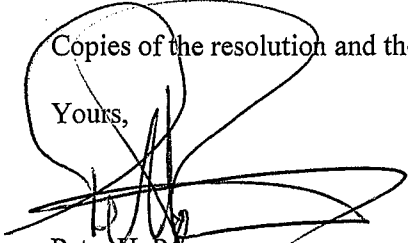
Re: Waccabuc Historic District, Waccabuc, NY 10597, Westchester County

Dear Ms. Pierpont:

The Town Board of Lewisboro resolved at its meeting on March 9, 2015 to support the nomination of the Waccabuc Historic District to the New York State and National Register of Historic Places.

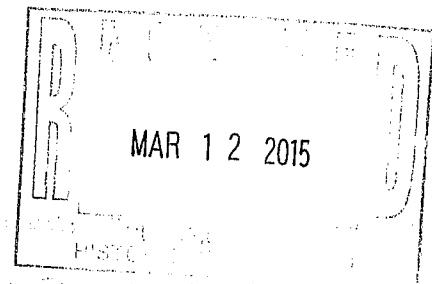
Copies of the resolution and the Town Historian's supporting opinion are attached.

Yours,



Peter H. Parsons  
Town Supervisor

Enclosures

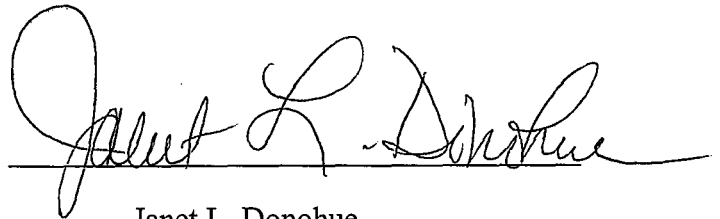


RESOLUTION ADOPTED BY THE TOWN BOARD  
OF THE TOWN OF LEWISBORO  
AT A MEETING HELD ON March 9, 2015

RESOLVED, that the Town Board authorizes the Town Supervisor to present the National Register of Historic places registration form for the Waccabuc Historic District to the New York State Office of Parks, Recreation and Historic Preservation.

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, JANET L. DONOHUE, Town Clerk of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a Resolution adopted by the Town Board of the Town Board of Lewisboro at a meeting held on the 9<sup>th</sup> day of March, 2015, to the original thereof, and that the same is a true and exact copy of said original and of the whole thereof.

A handwritten signature in cursive script, reading "Janet L. Donohue", written over a horizontal line.

Janet L. Donohue  
Town Clerk

Dated at South Salem, New York  
this 10th day of March, 2015

**TOWN OF LEWISBORO**  
**WESTCHESTER COUNTY**  
**SOUTH SALEM, NEW YORK 10590**

**MAUREEN L. KOEHL**  
TOWN HISTORIAN



Telephone  
914-763-3326

**141 SPRING STREET**  
**SOUTH SALEM, NY 10590**  
E mail: [funnyfarm.ss@verizon.net](mailto:funnyfarm.ss@verizon.net)

Peter Parsons  
Supervisor, Town of Lewisboro  
Main Street  
South Salem, NY 10590

February 18, 2015

Dear Peter:

In response to your request for a few words about the proposed nomination of a Waccabuc Historic District to the New York State and National Register of Historic Places, here are my thoughts.

I support the proposed Waccabuc Historic District. This is an area of our town that is unique and has played an important part in the town's history, both architecturally and because of the families that have lived there over the centuries. Driving or walking along Mead Street one can imagine the area as it was 250 years ago, or even a century ago. Time changes slowly amid this collection of 18<sup>th</sup> and 19<sup>th</sup> century houses, even as the former farms have morphed into a century-old golf course and country club and a smattering of 20<sup>th</sup> century homes. The inclusion in the proposed district of a beautiful local fieldstone chapel designed by noted architect Hobart Upjohn adds to the importance of the architecture of the area.

The area was settled in Revolutionary times by Enoch Mead, and members of the Mead family have been influential in Lewisboro's history, both in business and in local and Westchester County politics from the 18<sup>th</sup> to the 20<sup>th</sup> century. The area has aged gracefully and remains today as a peek into what Waccabuc once was, yet a place not afraid of the future.

A handwritten signature in cursive script that reads "Maureen".

Maureen Koehl  
Town Historian for Lewisboro



## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643



Andrew M. Cuomo  
Governor

Rose Harvey  
Commissioner

31 March 2015

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following eight nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Canajoharie Historic District, Montgomery County  
Waccabuc Historic District, Westchester County  
Skinny House, Westchester County  
Crown Point Green Historic District  
Barkin House, Nassau County  
Murphy Grist Mill, Dutchess County  
Williamsbridge Oval Park, Bronx County  
Union Temple of Brooklyn, Kings County

I wish to call your attention to the map for the Waccabuc Historic District. On the tax map, you can see that a tiny sliver of land has been excluded that is connected to a much larger non-historic parcel west of the district (the intent was to exclude the larger parcel). However, the sliver is so small that on the USGS and ortho maps it cannot be seen. It just looks like an unnecessary solid line. We were not sure how else to indicate this. Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Waccabuc Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: Mead Street and portions of Post Office Road, Tarry-A-Bit Drive, and Chapel Road.

City or town: Lewisboro State: NY County: Westchester

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide X local

Applicable National Register Criteria:

X A    B X C    D

<p>_____  <b>Signature of certifying official/Title:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	
<p>In my opinion, the property <u>  </u> meets <u>  </u> does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>Title :</b></p>	<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>

Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Returned

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Waccabuc Historic District  
 Name of Property

Westchester Co., NY  
 County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>67</u>	<u>33</u>	buildings
<u>9</u>	<u>0</u>	sites
<u>5</u>	<u>1</u>	structures
<u>          </u>	<u>          </u>	objects
<u>81</u>	<u>34</u>	Total

Number of contributing resources previously listed in the National Register: 2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- Domestic/single dwelling/secondary structure
- Social/clubhouse
- Religion/religious facility
- Funerary/cemetery
- Recreation and Culture/outdoor recreation
- Agriculture/Subsistence/agriculture outbuilding

**Current Functions**

(Enter categories from instructions.)

- Domestic/single dwelling/secondary structure
- Social/clubhouse
- Religion/religious facility
- Recreation and Culture/outdoor recreation
- Landscape/conservation area

Returned

Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

COLONIAL/New England Colonial

EARLY REPUBLIC/Federal

MID-19<sup>TH</sup> CENTURY/Greek Revival

LATE VICTORIAN/Gothic

LATE VICTORIAN/Italianate

LATE VICTORIAN/Queen Anne

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: stone, brick; Walls: brick, stone, wood cladding

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Waccabuc Historic District is situated in the hamlet of Waccabuc, within the Town of Lewisboro, in northern Westchester County, New York. Mead Street, a former Post Road and the main north-south artery in the district, leads directly north off of N.Y. Route 35 towards Lake Waccabuc (or Long Pond) and Waccabuc Mountain. The residential district includes portions of Post Office, Carriage House and Chapel Roads, and Tarry-A-Bit Drive. Excellent examples of minimally-altered Colonial, Federal, Greek Revival, Italianate, Queen Anne, Colonial Revival, Arts and Crafts-influenced, Tudor Revival, and even Ranch style structures (in addition to a number of vernacular farm houses and some worker's housing) are all present. In addition to residences, the district includes the Mead Cemetery, Mead Memorial Chapel, the Post Office building and the Waccabuc Country Club (formerly the Hoe Estate). There is also a variety of vernacular buildings representing the nineteenth and early twentieth century agricultural history of Waccabuc. Finally, the granite block wall constructed for George Mead at the base of Waccabuc Mountain in the early twentieth century is a striking engineering feat and should be noted as a significant feature of the district. Perhaps even more distinctive than the constructed environment are the streetscapes and open spaces found throughout this district. Pastureland, meadows, forest and lakeside vistas are interwoven throughout the district in a way that is rare elsewhere in northern Westchester County. Wide setbacks, mature plantings, strict zoning laws and thoughtful placement have made the vast majority of the non-contributing properties unobtrusive to the agricultural feel of the district, particularly along Mead Street. In some cases the streetscapes are distinguishable from historic photos only due to the paved street and the presence of the overhead utility poles.

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## Narrative Description

### Physical Description of the Area

Waccabuc is situated in northern Westchester County within the town of Lewisboro, which lies between the Croton River and the hills of North Salem and Ridgefield, Connecticut. The undulating landscape, once home to primarily agriculture and periodic forestry, rises somewhat dramatically on the north and east sides of the mile-long Lake Waccabuc, the heart of the hamlet. The historic district is composed of relatively low-density suburban residential and agricultural buildings. As agriculture is no longer an economic activity, the landscape has been transplanted by forested areas, fallow farm fields and meadows. Deep setbacks, land preserves, and hidden properties are the norm for much of the district, which helps retain some of the agricultural feel; even the golf course, with its heavily-canopied deciduous trees, contributes to the rural atmosphere. The landscape is dotted with glacial till, and previous generations of farmers moved enormous amounts of boulders and rocks from their fields into farm walls that line Mead Street as well as more carefully crafted stone retaining and decorative walls.

### Architectural Overview

High style architectural examples are found throughout Waccabuc but are limited primarily to nineteenth and twentieth century styles. The only Colonial period buildings in the district are Elmdon at 49 Mead Street (Photo 16). Constructed in 1780 by Enos Mead, the building served as the local tavern. While a later addition is attached on the east, it is sensitively scaled and styled so as not to undermine the integrity of the primary building. The second is the southern half of the farmhouse at 36 Mead Street, The Homestead, a one-and-a-half story residence built in the 1820's.

The Federal style is represented in three buildings in the district – the Hunt Family residence at 20 Mead Street (Photo 7), the Jacob Gilbert Mead house at 68 Mead Street, and in details on the farmhouse at The Homestead, located at 36 Mead Street (NRHP-listed, NPS #1000294). The Hunt house is earlier and modest in comparison to the highly elaborate and comparatively late (1831) addition to the Mead residence with its early Classical Revival influence. While the then popular Greek Revival style is conspicuously absent from the streetscape, the Jacob Gilbert Mead house does exhibit an elaborate entablature with a frieze more akin to the Greek Revival style.

Two examples of the Gothic Revival style in the district are high style but represent two periods. Lakeview, from 1859, can be regarded as the first resort-era type house to be constructed in Waccabuc. The romantic cupola, designed to provide a view of the nearby lake (hence the name Lakeview), paired gables, and board and batten siding all are features of the period style (Figure 8). Nearby, 4 Chapel Road (Photo 31) is a very late iteration of the style, dominated by a set of paired gables with deep and elaborate verge boards. Other than these prominent character-defining features, the 1903 house known as Fairacre is clearly the product of the eclectic movement, with features that include extensive use of fieldstone, shingle siding, a continuous dormer, low-slung wrap-around porch, and diamond-pane sash.

One of the finest period houses in the district is the high-style Italianate residence at 107 Mead Street, another Jacob Gilbert Mead house (Photo 25). A textbook example of the style prominently located on the hillside, it exemplifies the increasingly larger and finer homes that became part of the Waccabuc landscape.

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The Queen Anne style house at 24 Mead Street, the only example of its type in the district, features typical character defining details of the style such as a hipped-roof main block intersected by a number of lower cross-gables; fish-scale shingles; bracketed porch posts and a decorative truss (Photo 9).

One prominent feature of the Victorian era in the district is found on perhaps of the smallest building – the original portion of the post office (Photo 24, Figure 5). The massive brackets that support the overhang on the north elevation are original to the 1880 build date and define the intersection of Mead Street and Post Office Road.

The former estate of Robert Hoe III at 90 Carriage House Road, now the clubhouse at the Waccabuc Country Club, is the most eclectic by virtue of being continuously altered and added to over the last century (Photo 20). Constructed in 1879, the large building was influenced in part by the Colonial Revival; the once prominent Queen Anne spire is no longer extant (Figure 7), but period brackets on the west elevation not visible from the street remain intact.

The Colonial Revival style can be seen in numerous iterations that span six decades. The earliest is the 1895 Tarry-A-Bit (Photo 32). While a transitional style with Queen Anne roots, particularly with the prominent domed turret, the house has all the requisite features of the Colonial Revival, including wrap-around porches on both stories supported by Tuscan style columns, festooned porch rails, and a classically inspired cornice, all crowned by a prominent scroll pediment and decorative roof railing. The next iteration of the style comes in 1928, with the modest Cape Cod house at 102 Mead Street, followed by three ca. 1940 versions in the district. The most examples are the ca. 1955 “spec” houses at 48 and, especially, 61 Mead Street (Photo 17, Figure 14).

Three examples of the Tudor Revival style are found along Mead Street. The first was the 1903 mansion, Hendy Hap, at 154 Mead Street (Figure 9), followed by Medinnock, the Tudor Revival house at 163 Mead Street built for Frances Mead in 1917 and designed by noted New York architect Harrie T. Lindeberg (Photos 36 and 37). The last is the magnificent late Tudor Revival Gaard house at 33 Mead Street, designed by architect Carina Eaglesfield Mortimer (Photos 10 and 11).

The Mead Memorial Chapel at 1 Chapel Road (NRHP-listed, NPS#99001443) is a landmark feature in the district, not only for its architectural significance, but also as the cornerstone for the Mead family. Executed in the Gothic mode, it is the work of noted New York architect Hobart B. Upjohn, grandson of renowned architect Richard Upjohn.

The house at 61 Mead Street, dating from 1955, is a one-and-one-half -story Ranch style home with an L-shaped plan and a stone chimney (Photo 17). An integral porch is located beneath the façade eave. An almost identical version of this house identified as “A Mead Property, Waccabuc, N. Y. ” can be seen in an advertising pamphlet for Braislin, Porter & Wheelock, Inc., a real estate company located in White Plains (Figure 14).

New construction is, with only a few exceptions, in keeping with the overall character, scale and massing of the district. One high-style example, designated non-contributing because of its relatively recent construction, is the French chateau-inspired residence at 118 Mead Street (Photo 19).

A number of the buildings in the district do not have definitive period styles, but reflect the rural building tradition of farmers and tradespeople in the area. A good example includes the house known as “MEEKO” at 166 Mead Road, originally constructed ca. 1831 by Revolutionary War veteran Sergeant

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Jeremiah Keeler for his daughter Mary, a Mead family member (Photo 38). More modest examples include "Wee Croft," a small cottage at 106 Mead Street, the small cottage on the Homestead property at 36 Mead Street, a diminutive cottage at 62 Mead Street, and the house at 10 Tarry-A-Bit Drive. Associated with this property are the remnants of a small rustic cottage, once known as the Bungalow Club (Photo 33, Figure 11).

There is also a variety of agricultural buildings representing the nineteenth and early twentieth century agricultural history of the place. Examples include the period barns at 36 and 174 Mead Street, as well as the magnificent "L" plan barn at 9 Post Office Road. Finally, the granite block wall constructed for George Mead at the base of

Waccabuc Mountain in the early twentieth century is a striking engineering feat and a significant feature of the district. Thrown farm walls are ever-present along the streetscapes.

The Mead cemetery is located along the west side of the street, the oldest headstone of which dates from the year 1794 (Photo 5). This monument belongs to Sally Mead, daughter of Enoch Mead and Jemima Mead, who died at age 14 (Lewis 258). The Mead Memorial Chapel is responsible for the upkeep of the cemetery, and most buried there are Mead family or relatives.

### Waccabuc Historic District Inventory

There are remarkably few non-contributing resources (buildings, structures, objects, and sites) that are not consistent with the period of significance of the district. The consistency of the deep setbacks (with the exception of the period farmhouses) and tucked-away residences has maintained the rural aspect of the community and is a significant character-defining feature of the district. Many secondary buildings are considered non-contributing for their contemporary date; despite this fact, most do not detract from the character of the district to any appreciable degree. For the purposes of this inventory, each of the land preserves were counted as contributing sites; the overall landscape, which includes several wooded and open parcels, was also counted as contributing. The significance of the landscape and the efforts to keep open space intact is the justification for this approach.

Most of the buildings in the district are residential. There are a total of 44 primary buildings. Of the primary buildings, 36 are contributing and eight are non-contributing. There are a total of 49 secondary buildings (barns, garages, cottages, studios, etc.) in the district. Of these buildings, 27 are contributing and 22 are non-contributing.

The nine contributing sites include land preserves, gardens, etc. within the district, as well as its overall landscape. There are six structures; only one is non-contributing. There were no objects counted in the inventory.

The following is the inventory of all the contributing and non-contributing resources within the Waccabuc Historic District. The address in bold is followed by the commonly used name in parenthesis, if applicable. A brief description of the primary building(s) on the parcel is followed by the original build date. Construction dates were primarily culled from the Town of Lewisboro Assessor's Office but were corrected where known dates exist or obvious conflicts in the assessors estimates were found. Lastly, the parcel numbers, based on tax assessor's records, are included for cross-reference in parenthesis.

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**Carriage House Road**

**3 Carriage House Road:** Two adjacent, perpendicularly-placed, two-story, gable-roofed, wood frame buildings joined by a small, integrated connector. Both buildings are clad in vertical plank siding with shingle siding on the upper third of the elevations. A deep, shed-roofed canopy spans the width of the south elevation. The remainder of the site consists of an unpaved parking lot interspersed with planters. Built ca. 1900 (10802-37-22)

**5 Carriage House Road:** Parcel consists of seven buildings originally built for the Hoe Farm. Starting at the southeast portion of the parcel and moving clockwise: a modern, rectangular plan, gabled barn with vertical plank siding (ca. 2000) Non-Contributing; a two-story, rectangular plan, gable-fronted wood-frame building. The two-family dwelling, clad in vinyl clapboards, has side-by-side entry doors on the south elevation covered by a shed-roofed canopy (ca. 1900); a three-part interconnected assemblage of vertical plank-sided barn and narrow, one-story, clapboard-sided wood-frame building, and a cross-gabled connector between the two. A change in grade on the west side exposes a lower floor (Photo 22) (ca. 1870); a six-bay, rectangular plan, gable-roofed, vertical plank-sided wood frame garage (ca. 1980) Non-Contributing; a small, CMU utility building with a flat roof (ca. 1950) Non-Contributing; a one-story, irregular plan, vertical plank-sided, wood-frame building with multiple gabled sections and a fieldstone block on the west side (ca. 1880) and; a two-story, rectangular plan, gable-fronted wood-frame dwelling clad in clapboard siding. Attached at the east side is a 5-bay, wood-frame, gabled structure, open to the elements on the south side (ca. 1900).

**6 Carriage House Road:** Large, two-story, rectangular plan, gable-fronted wood-frame dwelling clad in clapboard siding; a substantial corbelled chimney stack is placed on the north side of the gabled roof. Attached at the east side is a 2-bay, wood-frame, gabled garage addition. Built ca. 1870 (10802-28 /51-22)

**8 Carriage House Road:** One-and-a-half story, irregular plan cottage with projecting gabled sections on the north side. The clapboard-sided dwelling has a one-story, shed-roofed ell on the northwest end. Built ca. 1880 (Photo 8) (10802-26/34/50-22)

*Outbuilding:* 2-bay, wood-framed, gabled-roofed garage. Built ca. 1960. Non-Contributing

**11 Carriage House Road:** Two contemporary rectangular plan wood-frame dwellings. Both built 1955 with a substantial ca. 2000 remodel. Non-Contributing (10802-27/29/39-11)

**90 Carriage House Road:** (Waccabuc Country Club) The property lies on both sides of Mead Street. The main building is the clubhouse, a large, one to three-story, irregular plan wood-frame building with multiple telescoping and cross-gabled accretions. Character-defining features include wood clapboard siding, Queen Anne style brackets, raised covered porches, a sleeping porch, large porte-cochere and gabled portico on the street façade. Built 1878 with multiple alterations and additions. (Photo 20 and Figure 7) (10802-36/38/48-22; 10803-8/10-22 and; 10803-54-25)

*Outbuilding:* Small wood-frame, gable-roofed clubhouse for tennis courts. Built ca. 1995. Non-Contributing

*Outbuilding:* Rectangular plan, hip-roofed, wood-framed golf pro-shop. Built ca. 2000. Non-Contributing

*Structure:* Three, double court, tennis courts. Built ca. 1950.

*Site:* Two nine-hole golf courses, one on each side of Mead Street. Built 1912 (west) and 1923 (east). The western course was designed by John S. "Jock" Gullen, the club's first golf professional. The course forms a rough L-shape; most of the fairways are dotted by bunkers and run north-south. They are situated close to each other with grassy lawns and plantings in between. George Gullen, Jock's brother, was brought over from Scotland to build the eastern course. This course also follows an L-shape; the fairways are more widely spaced apart and are dotted by bunkers. (Photo 21)

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Chapel Road

**1 Chapel Road:** (Mead Memorial Chapel), NRHP-listed (NPS#99001443). Late Gothic Revival church building with an undeveloped parcel across Mead Street. Built 1905-07. (Photo 34 and Figure 6) (11154-005-23 and 11155-136-23)

**4 Chapel Road:** (Fairacre) is a large, two-story, rectangular plan, wood-frame and fieldstone dwelling with a gabled roof and sweeping covered porch that spans the eastern and part of the southern elevations. Character-defining features include a pair of deep-set gables with decorative verge boards on the east elevation, rusticated wood shingles on the wood-frame portions, diamond-pane sash, sleeping porch, and an enclosed horse-shoe porch on the south elevation. Built 1903. (Photo 31) (10802-008-22)

*Outbuilding:* Rectangular plan, cross-gabled, wood-frame garage. Built ca. 2000. Non-Contributing

*Outbuilding:* Board and batten-sided, wood-frame pool house. Built ca. 2000. Non-Contributing

**14 Chapel Road:** (Lakeview) is a two-story, irregular plan dwelling with multiple gabled roof sections. Character-defining features include board and batten siding, wide overhanging eaves, and a prominent four-sided "tower" with round-head sash. Built 1849; 1860 addition; late 20<sup>th</sup> c. addition. (Figure 8) (10802-007/20/24-22)

*Outbuilding:* Contemporary, rectangular plan building. Non-Contributing

*Outbuilding:* Barn converted into dwelling. Modified ca. 2000. Non-Contributing

**21 Chapel Road:** Irregular plan, two-story, gable-roofed brick dwelling with an attached two-bay garage on the northwest elevation. Character-defining features include a raised, gabled portico and three prominent gabled dormers on the façade elevation. Built 1938. (Photo 5) (11154-43-23)

Mead Street

**Mead Street Cemetery:** Cemetery site raised well above street level by tiered stone retaining walls; the upper wall has a set of stairs built in. The gravesite contains multiple headstones, the earliest of which dates to 1794. Established ca. 1790. (Photo 5) (10801-21/32/35-21)

**17 Mead Street:** Side-gabled, contemporary residence. Built 1984. Non-Contributing (10803-97-21)

**20 Mead Street:** (Hunt House) is a two-story, irregular plan, wood-frame dwelling with a shallow gabled roof. A full-width, flat roofed, and one-story cross-gabled additions are placed on the west side of the building. Character-defining features include Federal-style door surround, prominent frieze board at the eave line, end chimneys, and stone foundation. Built 1809 with later additions. (Photo 7) (10803-28-21)

*Outbuilding:* Irregular plan wood-frame barn/garage. Built ca. 1955.

*Outbuilding:* Rectangular plan wood-frame shed. Built ca. 1850.

*Structure:* Square plan, wood-frame well house. Built ca. 1850.

**24 Mead Street:** (Hunt House) Two-story, rectangular plan, wood-frame dwelling with a hipped roof with multiple gables. Character-defining features of the high-style Queen Anne house include a wrap-around porch, tripartite projecting bays, and elaborate scroll work on the bay brackets and porch supports. Built 1892. (Photo 9) (10801-17-21)

*Outbuilding:* 2-bay, rectangular plan wood-frame garage. Built ca. 1955.

**25 Mead Street:** Residential property mostly not visible from a public right-of way. Two-story, irregular plan, wood-frame dwelling with multiple gable roof sections. Built 1940 with 1982 addition. (10803-01-21)

*Outbuilding:* Contemporary, rectangular plan, wood-frame garage. Non-Contributing

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**Old Field Preserve:** 110-acre preserve held by the Town of Lewisboro. The preserve encompasses five historic fields, which are at different stages of forest succession; the land is primarily wooded. (Photos 3 and 14) (10803-003-21)

**33 Mead Street:** (Gaard House) One-and-a-half-story, irregular plan, brick and stone dwelling with sweeping gabled roof sections clad in slate shingles. Character-defining features of the high-style Tudor Revival house include patterned brickwork, exposed timber elements, rusticated clapboards, and steel-frame casement windows. Built 1932. (Photos 10 and 11) (10803-02/78-21)

**36 Mead Street:** (The Homestead) NRHP-listed, (NPS #1000294). Farmhouse with Federal style detailing. Built ca. 1820 with 1831 addition. (Photos 12, 13 and Figure 4) (10801-42-21)

*Outbuilding:* Two-story, wood frame cottage. Built ca. 1901.

*Outbuilding:* Rectangular plan, wood-frame barn. Built ca. 1850.

*Outbuilding:* Wood Frame tool house. Built ca. 1900.

*Structure:* Wood Frame chicken house. Built ca. 1900.

*Structure:* Wood Frame well house. Built ca. 1900.

**42 Mead Street:** One-and-a-half-story, irregular plan, Cape Cod style dwelling with a gabled connector to a cross-gabled 2-bay garage. Character-defining features include a gabled portico and gabled roof dormers. Built 1941 with 2008 addition (Assessor). (10802-17-22)

*Outbuilding:* Contemporary wood-frame pool house. Non-Contributing

**48 Mead Street:** One-and-a-half-story, irregular plan, gable-roofed Cape Cod style dwelling. A one-story shed-roofed wing on the south elevation connects to gabled, one-story living space. House may have been altered from its original iteration, including the prominent gabled portico at the entrance. Built 1955. (10802-40-22)

*Outbuilding:* Contemporary side-gabled shed. Non-Contributing

*Outbuilding:* Contemporary side-gabled building with shed-roofed ell. Non-Contributing

**49 Mead Street:** (Elmdon) Two-story, rectangular plan house, with telescoping one-and-a-half-story addition on the east side. A wood frame garage addition on the easternmost end is placed offset to the north. Character-defining features of the original dwelling include wood clapboard siding, end chimney stacks, decorative door surround with sidelights and projecting window heads. Built 1780 with later additions. (Photo 16) (10803-27-22)

*Outbuilding:* Wood-frame barn. Built ca. 1850.

**52 Mead Street:** Two-story, rectangular plan, wood-frame dwelling with a gabled roof. Telescoping wings project to the north and south; one story at the south, and one-and-a-half story on the north end. Character-defining features of the Colonial Revival house include wood clapboard siding, engaged chimney stack, and Classical revival door surround with denticulated pediment. (10802-21-22)

**61 Mead Street:** One-and-a-half-story, irregular plan dwelling with cross-gabled sections on the north and south ends, the "catslide" roof on the south end houses an integrated two-car garage. The modest house is clad in wood shingles and features a prominent fieldstone chimneystack on the central portion of the house. Built 1955 with 1970 remodel. (Photo 17 and Figure 14) (10803-06-22)

**62 Mead Street:** One-and-a-half-story, rectangular plan cottage with a gable roof. The simple, wood-clapboard sided cottage with overhanging eaves features a finely detailed Federal-inspired gabled portico. Built ca. 1930. (10802-70-22)

*Outbuilding:* 2-bay wood-frame garage. Built ca. 1950.

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*Outbuilding:* Wood-frame gardeners shed. Built ca. 1930.

*Outbuilding:* Wood-frame dwelling. Built ca. 1996. Non-Contributing

*Outbuilding:* Contemporary, wood-frame pool house. Non-Contributing

**68 Mead Street:** Two-story, irregular plan, wood-frame dwelling with a gabled roof. The high style residence has telescoping wings on the south ends and a cross-gabled section added to north side of the main house. Character-defining features include wood shingle siding, half-round gable-end windows, elaborately detailed cornice and pediments, and a Federal-inspired gabled portico. Built 1831 with additions and alterations. (Photo 26) (10802-19-22)

*Outbuilding:* Wood-frame guest house/garage. Built ca. 1999. Non-Contributing

*Outbuilding:* Wood-frame pool house. Built ca. 1999. Non-Contributing

*Outbuilding:* Wood-frame gardeners shed. Built ca. 1850.

**74 Mead Street:** Two-story, irregular plan, wood-frame dwelling with a gabled roof. The modest dwelling has an attached 2-bay garage at the southeast end. Features include vertical plank siding and casement windows. Built 1978. Non-Contributing (Photo 18) (10802-23/47/49-22)

**Pine Croft Meadow Preserve:** A 9-acre preserve, actively managed as a meadow, held by the Westchester County Land Trust. (10802-60-22)

*Outbuilding:* Wood-frame water treatment plant. Built ca. 2009. Non-Contributing

**102 Mead Street:** One-and-a-half-story, irregular plan, gable-roofed Cape Cod style dwelling with a large, square chimney stack. Two offset, two-story, gable-roofed telescoping additions have been placed on the west side and a narrow, gabled wing projects from the main house to the north. The modest Cape has been significantly enlarged but original house intact. Built 1928 with later additions. (10802-10-22)

*Outbuilding:* Wood-frame garage. Built ca. 1939.

**106 Mead Street:** (Croft Farm) Two story, irregular plan, gable-roofed dwelling with a significant addition to the northwest end of the house; alterations to the north (rear) elevation are also evident. Clad in wood clapboard siding, the original portion of the house features a fieldstone foundation and Federal-inspired, gabled portico. Built ca. 1870 (10802-18/66-22)

*Outbuilding:* (Wee Croft) Wood-frame cottage. Built 1903 (moved).

*Outbuilding:* Wood-frame barn. Build date ca. 1880.

*Outbuilding:* Wood-frame barn with appendages. Build date ca. 1890. (Photo 27)

*Outbuilding:* Contemporary, wood-frame pool house. Non-Contributing

**Lot:** Semi-forested, unbuilt lot between 106 Mead Street and golf course (10802-82-22)

**Lot:** Grassy lot north of golf course (10802-83-22)

**107 Mead Street:** (Studwell House) Two-story, irregular plan, hip-roofed dwelling. A stylistically identical, one-story wing is attached at the southeast corner. The high style Italianate house features a fully-integrated wrap-around porch and cupola. Elaborate decorative details include stylized porch supports, scrolled cornice brackets, round-head entry door with fanlight, segmental arched windows on the second floor, and a deep frieze at the eave with oval windows. Built 1860. (Photo 25) (11155-32-22)

*Outbuilding:* Wood-frame barn. Build date ca. 1880

**118 Mead Street:** Two-story, irregular plan, French Chateau-inspired dwelling. Built 1992. Non-Contributing (Photo 19) (10802-06-22)

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**119 Mead Street:** Two-story, irregular plan, gable-roofed house. Clad in wood clapboard shingles, the house features a significant garage addition to the east. Character-defining features include a large Palladian window above a hip-roofed portico. Built 1940 with 1997 additions. (11155-02/137/158-22)

*Outbuilding:* Wood-frame building. Ca. 2000. Non-Contributing

**Lot:** Undeveloped field parcel with trees on property lines; Serves as access to Parcel 10802-59-22. (10802-09-22)

**Long Pond Preserve:** 39-acre preserve acquired by the Nature Conservancy from the Mead family and Waccabuc residents in 1970. The wooded preserve runs along part of the western and southern edges of Lake Waccabuc. (11155-143/145-22 and; 11155-136/146-23 and; 11155-139/140/141/142-25)

**150 Mead Street:** Residential property. Built 1940 with a substantial ca. 1985 remodel. Non-Contributing (11154-09/58/63-23)

**152 Mead Street:** (Hendy Hap) Two-story, rectangular plan, gable-roofed house. Tudor Revival-style house with exposed timbers in stucco-coated walls. Character-defining features include leaded glass casement windows, fieldstone chimney stack, and shed-roofed entry canopies. Built 1903 with 1998 rehabilitation. (Figure 9) (11154-64-23)

*Outbuilding:* Contemporary, wood-frame 2-bay garage. Non-Contributing

**154 Mead Street:** Side-gabled, contemporary residence. Built 1972. Non-Contributing (11154-66-23)

**163 Mead Street:** (Tredinnock) Two-story, irregular plan, gable-roofed house. Tudor Revival-style dwelling with fieldstone elements at lower levels; remainder finished in stucco-coating. Sweeping rooflines covered in slate shingles. Character-defining features include exposed timber elements, leaded glass casement windows, eyebrow windows in roof slope, and large, stucco-coated chimney stacks. Built 1917 with contemporary additions/alterations. (Photos 36 and 37) (11155-05-23)

*Outbuilding:* Stucco-coated 2-bay garage. Built ca. 1921

*Outbuilding:* Cylindrical fieldstone smokehouse. Built ca. 1942.

**Lot:** Semi-wooded, unbuilt lot. (11155-38-23)

**Lot:** Semi-wooded, unbuilt lot on Lake Waccabuc. (11155-150-23)

**166 Mead Street:** (MEEKO) Two-story, irregular plan, gable-roofed house. Despite significant additions to the main house over time, the original block is intact and retains its character-defining features; these include wood clapboard siding, roof dormers, and gabled portico. Built 1831 with additions and alterations. (Photo 38) (11154-07-23)

*Outbuilding:* Wood frame, cross-gabled cottage identified as Sears catalog house. Ca. 1930.

*Site:* Garden attributed to Mott B. Schmidt. The garden includes a series of stone walls and terraces, mature plantings and a side garden, Ca. 1900-1930 (exact date unknown)

**174 Mead Street:** (Workman's Cottage) One-and-a-half-story, rectangular plan, gable-roofed vernacular dwelling. A hip-roofed wing is attached at the west elevation. Character-defining features include wood clapboard siding, original wood sash windows, shallow roof dormer and a full width porch integrated into the roofline. Built 1915 (Photo 29) (11154-61-23)

*Outbuilding:* Wood-frame barn. Build date ca. 1890.

*Outbuilding:* Wood-frame barn. Build date ca. 1890 with ca. 1950 alterations.



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*Outbuilding:* Wood frame dwelling. Built ca. 2000. Non-Contributing

*Structure:* Root cellar. Built ca. 1850.

### Post Office Road

**2 Post Office Road:** (Waccabuc Post Office) One-story, wood-frame, cross-gabled post office building. The otherwise vernacular building features a substantial roof overhang on the north elevation with decorative rafter tails all supported by large, decoratively detailed, curved brackets. The remainder of the building is modest by comparison, clad in wood clapboard siding with varying double-hung wood sash windows. Built 1880 with later additions (Photo 24 and Figure 5) (10803-13-22)

**6 Post Office Road:** Two-story, irregular plan, gable-roofed house with garage addition on west side. Character-defining features include wood clapboard siding, roof dormers, deep overhanging eaves, and integrated entry porch with paired columns. Built 2011. Non-Contributing (10803-38-22)

**9 Post Office Road:** One-and-a-half story, rectangular plan, gable-roofed dwelling. Expanded in the 1960s, the modest house features wood shingle siding with casement and double hung sash windows, but the original dwelling retains its form. Built ca. 1930 with addition/alterations. (11155-115/130-22)

*Outbuilding:* Wood-frame barn. Build date ca. 1870. (Photo 28)

**12 Post Office Road:** Two-story, rectangular plan, cross-gable-roofed dwelling. Despite significant additions to the main house over time, the original block is intact and retains its character-defining features; these include wood clapboard siding, plain overhanging, eaves and simple, gabled portico. Built 1912. (10803-35/36-22)

**18 Post Office Road:** Two-story, irregular plan, hip and cross-gable-roofed dwelling. Despite significant additions to the main house over time, the building retains characteristic features from Victorian to Colonial Revival periods. Character-defining features include wood clapboard siding, cross-gabled cupola, deep, molded pediments, and fanlight gabled windows. Built 1865 with additions and alterations. (10803-37-25)

*Outbuilding:* Wood frame 2-bay garage. Built ca. 1950.

*Outbuilding:* Wood frame 2-bay garage. Built ca. 1920.

**20 Post Office Road:** One-and-a-half and two-story, irregular plan, multi-gabled dwelling. The Neo-Traditional house features an attached, offset 2-bay garage at the east end. Character-defining features include wood clapboard siding and pedimented roof dormers. Built 2000. Non-Contributing (10803-52 -25)

**44 Post Office Road:** Two-story, rectangular plan, gable-roofed dwelling. Despite recent alterations to the Classical Revival style house, the original block is intact and retains its character-defining features; these include wood clapboard siding, double hung wood sash windows, denticulated cornice, and a projecting, denticulated pediment with small, fanlight window. Built 1912 with contemporary alterations. (10812-19/20/21-25)

*Outbuilding:* Wood frame 2-bay guest house/garage. Ca. 1950.

### Tarry-A-Bit Drive

**8 Tarry-A-Bit Drive:** Two-and-a-half story, irregular plan, hip and cross-gable-roofed dwelling. The large, highly elaborate home is extraordinarily well-preserved and features wrap-around porches on both stories supported by Tuscan-style columns, festooned porch rails, denticulated cornice, all crowned by a prominent scroll pediment and decorative roof railing. A three-story cylindrical tower with a curvilinear roof adds a nod to the waning Queen Anne style. Built 1895. (Photo 32) (11155-170-22)

*Outbuilding:* Wood frame gardener's cottage. Built 1911.

*Outbuilding:* Wood-frame 2-bay garage. Built ca. 1990. Non-Contributing

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*Outbuilding:* "Studio," Wood-frame 1-bay garage. Built ca. 1950.

**10 Tarry-A-Bit Drive:** One-and-a-half story, rectangular plan, gable-roofed dwelling. The modest vernacular house features wood shingle siding with casement and double hung sash windows. Garage addition is placed on the west side, but the original dwelling retains its form. Built 1870 (assessor) with 1983 addition. (11155-03/138-22)

*Site:* (Bungalow Club) Foundation and fieldstone chimneystack. Built ca. 1920. (Photo 33 and Figure 11)

**Waccabuc Country Club Lakefront Parcel:** Two-story, rectangular plan, cross-gabled clubhouse. The Stick-style building retains its cupola, overhanging eaves and double hung wood sash windows, but has lost its decorative gable bracket on the north (lakefront) elevation. The remainder of the site contains contemporary outdoor walkways, patios, and docks extending into the lake. Built ca. 1890. (Photo 39 and Figure 10) (11155-148-25)

*Outbuilding:* (Moved) Wood-frame change room building. Built ca. 1880. Non-Contributing

*Outbuilding:* Wood-frame concession stand. Built 1970. Non-Contributing

Returned

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## 8. Statement of Significance

### Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Returned

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

- Agriculture
- Architecture
- Community Planning and Development
- Entertainment/Recreation

**Period of Significance**

ca. 1780–1965  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_

Returned

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Waccabuc Historic District is significant under National Register *Criterion A* in the areas of agriculture, community planning and development, and entertainment and recreation. The small agricultural hamlet of Waccabuc and much of the surrounding land was owned and developed almost exclusively by the Mead Family. After Enoch Mead established a tavern and farm along the Post Road during the late eighteenth century, other members of his family began to settle nearby. Later generations established successful agricultural operations or inns in region, while others made their fortunes in law or real estate. Martin and Erastus Mead built the hamlet's first large inn, the Waccabuc House, to cater to the growing tourist market after the railroad was completed to nearby Croton Falls. George Washington Mead left his father's farm in Waccabuc to become a successful lawyer in New York City. He returned by 1870, built a large gentleman's farm, and instilled a love of the family's land in his children. By the early twentieth century, George's children began to focus on how to profit from the family land, without

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altering its character. Some continued the family's farming operations, which focused on dairying, livestock, and poultry. In 1912, they renovated the 1878 Hoe farmhouse into the Waccabuc Inn and built a professionally designed golf course. In addition, they established a cottage rental industry within the hamlet and developed family land away from the Waccabuc hamlet on Mead Street. The Mead family restricted land ownership on Mead Street to family members through the mid-twentieth century, developed a zoning plan, and eventually established the Long Pond Preserve. As a result of the family's strict oversight and careful management, particularly in the face of twentieth century development pressures, the landscape and architecture within the hamlet of Waccabuc retains a high level of integrity and continues to illustrate its layered history. The Waccabuc District is also eligible under *Criterion C* due to the wide variety of architectural styles exhibited throughout the community. Excellent examples of Colonial, Federal, Greek Revival, Italianate, Queen Anne, Colonial Revival, Arts and Crafts-influenced, Tudor Revival, and even Ranch style structures (in addition to a number of vernacular farm houses and some worker's housing) are all present. Many were built by members of the Mead family and reflect the evolution of architectural styles over nearly two centuries of ownership. The period of significance begins ca. 1780 with the construction of Enoch Mead's house Elmdon and ends in 1965 as the Mead Family began to sell off its major enterprises, including the Waccabuc Inn. The district encompasses 524.2 acres and includes the historic core of the Mead Family's landholdings which developed into the small hamlet of Waccabuc; over a quarter of the land within the district, 158 acres, is protected within land preserves.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### History of Waccabuc

Waccabuc is a hamlet located within the larger town of Lewisboro within Westchester County, one of New York's original twelve counties. During the twentieth century, Lewisboro primarily became a commuter suburb for New York City, as well as Stamford and White Plains, as those cities grew into major commercial office centers. Between 1960 and 2000 the population of Lewisboro doubled. In the face of increasing development pressures, the architectural and agricultural character of the hamlet of Waccabuc has remained largely intact. This is due by all accounts to the choices made decades earlier by the Mead family.<sup>1</sup>

During the eighteenth century, the main north-south artery in the area of Long Pond (Waccabuc Lake) was a Post Road (later Mead Street), part of the larger Vermont Stage Road connecting New York City to Danbury via White Plains. Much of the land in what is now Lewisboro (formerly a part of Salem) was considered a part of Great Lot Number 10 of the Van Cortlandt Manor, deeded to Stephanus Van Cortlandt in June of 1697. As part of the land agreement Stephanus was expected to develop the land (totaling over 86,213 acres), employ tradesman and construct a mill. The "Manor Line" ran east of the Van Cortlandt property and was part of "The Oblong," a disputed area deeded to New York from Connecticut in 1731. By 1730 the heirs of Stephanus had divided much of that land into lots - most measuring 240 acres. The area was slow to develop and it would be over two decades before the first of the Meads arrived.<sup>2</sup>

<sup>1</sup> Robert Bolton, *A History of the County of Westchester, From its First Settlement to the Present Time* (British Library: Historic Print Editions, 2011); Roger Panetta, "Westchester, the American Suburb: A New Narrative," in *Westchester: The American Suburb* (Yonkers, N.Y.: Fordham University Press, 2006), 7; Field Horne, "Stewards of the Land: The Meads of Waccabuc," *Westchester Historian Quarterly* 84 (2008), 86.

<sup>2</sup> Horne, "Stewards," 39-40; Lewisboro, Assessor's Records, 257.

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### Settlement and an Agricultural Past

The town of Salem was established in 1731, but the first recorded town meeting was not held until 1747. The town was known as Salem for most of the eighteenth century and included parts of North Salem. During the late eighteenth and early nineteenth centuries it was also known as South Salem and Lower Salem, until it officially became Lewisboro in 1840. The Reverend Solomon Mead (1725-1812), of Greenwich, became the first pastor of the Church of Salem in 1752, only five years after the town's first meeting. Solomon served as the "Independent" minister of nearby Lower Salem for 48 years. It was his decision to settle in the area that attracted relatives to the place.

His nephew, Enoch Mead (1756-1807), bought property in 1776 along the Post Road. Enoch and his wife, Jemima, was the first to settle in the area that would become the hamlet of Waccabuc. After building a simple log home near a "good spring" he constructed Elmdon in 1780. Enoch purchased additional lands in 1784 and 1787, eventually expanding his holdings to over 140 acres. Enoch farmed the land and ran a tavern out of the house which provided the bulk of his income. His place in the community was well-established; he served as commissioner of highways and of the poor. He also served in the Westchester militia during the Revolutionary War under Colonel Thaddeus Crane.<sup>3</sup>

It was during Enoch's time at Elmdon that Rochambeau marched along Mead Street *en route* from Ridgefield to Bedford Village. This was in July of 1781 and the French troops were marching to join with General Washington's army in a surprise attack on the British at Manhattan. Instead they marched to King's Ferry to meet Washington and continue to Yorktown – the decisive battle of the war.<sup>4</sup>

Enoch's son, Alphred Mead, likely inherited his land from his father. After building a house in 1819, he and his wife, Polly Brundige, raised five children and ran what eventually became a thriving cattle business out of the Homestead Farm. Alphred began his business selling root crops, hay, and grain but by 1850 he was selling a large amount of butter and cheese. His sons Alfred, Martin and Joseph were drovers who sold their cattle at Golden's Bridge. Martin was registered as a "cattle broker" during the Civil War, but he was already involved with his innkeeping franchise by that time.<sup>5</sup>

John Jay Studwell, the son of Rebecca Mead and Joseph Studwell, moved to Waccabuc in 1814 from Greenwich, Connecticut. Instead of farming, he pursued his interest in land development. John worked in the lumber trade and in 1836 married Elizabeth LaFarge Moore. He moved to Manhattan and eventually, along with his brother, Augustus, built a number of brownstones in Brooklyn.<sup>6</sup>

### The Resort Era and Gentleman Farming

During the early years of the nineteenth century Westchester County was a patchwork of farms that specialized in supplying New York City with grains, cattle, milk, wool, and fruits. It was this agrarian landscape that greeted Washington Irving when he settled at his country estate, known as Sunnyside, in

<sup>3</sup> Lewisboro, Assessor's Records, 259.

<sup>4</sup> Lewisboro, Assessor's Records, 259, 261; This portion of Mead Street is part of the Washington-Rochambeau National Historic Trail.

<sup>5</sup> Horne, "Stewards," 42, 45; National Register of Historic Places, The Homestead, Lewisboro, Westchester County (00NR01725).

<sup>6</sup> Lewisboro, Assessor's Records, 271.

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1835. The well-known authors' idyllic estate helped popularize the ideal of a peaceful country getaway from the hectic life of the city.<sup>7</sup>

By the middle of the century, transportation was changing the economy of Westchester County. The geography of the county provided natural access to the New York City market, but the completion of the Erie Canal in 1825 allowed agricultural products from the north and west to compete with those of Westchester County. By the 1850s, railroad lines further enhanced the transportation of goods across the region, and farmers in Westchester were forced to consolidate and specialize in dairies and orchards to stay afloat in the more competitive economy.

The ease of transportation provided by railroads and the growth of a middle class with disposable income opened the era of resort tourism in the middle years of the nineteenth century. Urbanites sought to follow the example of Washington Irving and recover from the stresses of industrial life in the country setting of Westchester, even if only temporarily. This trend grew to include city-dwellers purchasing rural properties, the beginnings of suburban growth in the county. The competitive agricultural economy forced many small farmers to sell their property, many of which were converted into country estates or "gentlemen's farms". A gentleman farmer was a farm-owner whose wealth was generated from sources other than farming and though not involved in the actual farm labor, regarded the ownership and management of a country property as a respectable pursuit. The ownership of a gentleman's farm was a mark of social status and respectability, as well as a link to history and tradition. Some of these properties were representative, albeit on a modest scale, of the Country Place Era of the eighteenth and early nineteenth centuries, and included elaborate gardens and landscaping.<sup>8</sup> The Country Place Era was associated with the wealth derived from industrialization and finance of that period, relatively free from heavy taxation, particularly federal income tax. Displays of this wealth in residential architecture and particularly the elaborate gardens that accompanied these showcase properties, were the hallmark of the Country Place Era. Many of these homes were seasonal, only inhabited in the summer months.

The rapid transportation provided by the railroads also created a new kind of resident in the area; the commuter. During the 1840s several rail lines established commuter service into Westchester County. They included the New York and Harlem Railroad, the New York and Hudson River Railroad, and the New York and New Haven Railroad. The railroads eagerly promoted their commuter services, further popularizing the notion of suburban homes for workers in the city.<sup>9</sup>

These trends in land use were evident at the local level in Waccabuc. After the Harlem Railroad reached Croton Falls in 1847, Martin Rockwell Mead and his brother Erastus capitalized on the accessibility of the Long Pond as a resort community by building Waccabuc House, which stood at the corner of Mead Street and the road to Golden's Bridge.<sup>10</sup> The four-story inn was constructed in 1856 on the former Benedict farm lot and offered meals prepared using fresh "Waccabuc Farm" products. Erastus sold his interest to Martin, who served as the manager in 1862. At the same time, the Mead brothers tried to promote controlled development in the area. They surveyed land east of Mead Street to lay out Tarry-A-Bit Drive in 1863. Only one plot was sold, but it was never built on and was sold back to the family in 1889. Martin R. Mead died in 1879, but the Waccabuc Inn continued to operate until 1896 when it was destroyed by fire.<sup>11</sup>

<sup>7</sup> Panetta, "Westchester," 5, 13-15.

<sup>8</sup> Panetta, "Westchester," 8-9.

<sup>9</sup> Panetta, "Westchester," 17-19.

<sup>10</sup> Lewisboro, Assessor's Records, 263.

<sup>11</sup> Horne, "Stewards," 46; Lewisboro, Assessor's Records, 263.

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George Washington Mead was one of the most business-savvy of Alfred's children. George graduated from Yale and Yale Law School in 1850 and went on to become partners with his former classmate Enos Taft in Manhattan under the firm name of Mead & Taft. Taking advantage of the growing suburban movement, George also began to expand into the real estate business and developed a large number of houses in Kings County and New Haven. One of his primary goals seems to have been acquiring land.<sup>12</sup>

George married Sarah Frances Studwell and together they had twelve children, eleven of whom survived to adulthood. George and Sarah lived for most of the year in Brooklyn Heights and were the first family to formally "summer" at Waccabuc. By 1870, George had retired from law and had become a gentleman farmer, developing a large dairy operation on over 550 acres of Waccabuc land. He sold his milk almost exclusively to the New York Condensed Milk Company in nearby Purdys.<sup>13</sup>

In 1877, Thyrza and Robert Hoe II purchased the farmhouse from Martin R. Mead known as Indian Spring Farm. Robert, a Mead cousin of independent means, established a gentlemen's farm on over 450 acres. After significantly enlarging the main house, Hoe built both an estate manager's house in 1892 for Henry Johns and another for his coachman. To complete his elaborate farm, Hoe constructed a large cattle barn, carriage house, stone smokehouse, stables and a boathouse on the lake. He was also responsible for building the post office in 1880 and a new schoolhouse four years later. The post office stayed in the Hoe family until 1912, when it was purchased again by the Meads under the Kings and Westchester Land Company.<sup>14</sup>

George and Sarah's eleven children were primarily responsible for either renovating existing farmhouses or building new residences along Mead Street over the coming decades. When George W. died in 1899, his widow, Sarah Mead, contracted architect Hobart Upjohn to plan a memorial chapel in his honor. The stone Gothic Revival style Mead Chapel is listed on the National Register of Historic Places and serves as an important monument to the family.

Sarah and George's children were intent on acquiring control of the Waccabuc lands. In 1905, they formed the Kings and Westchester Land Company to consolidate and merge lands accumulated by the family. In 1919, Kings and Westchester sold off the Brooklyn holdings and changed their name to the Westchester Company. By 1930, they owned 1500 acres in the Waccabuc area. The children were successful and soon expanded to New Haven, where George had purchased property while studying at Yale. The Beaver Hills Company was incorporated in 1907 and from 1922 to 1930 the profits from this development allowed the Meads the opportunity to forestall the development of their beloved Waccabuc lands. At the same time members of the family continued to farm. In 1903, George Mead acquired Herbert Mead's farm from his mother and named it Croft Farm, where he proceeded to raise white leghorn chicken. George also served as a state assemblyman and town supervisor.<sup>15</sup>

The Meads transformed the Hoe mansion into the Waccabuc Inn in 1912. They added the golf course designed by John "Jock" Gullen of Scotland the same year. Gullen served as a resident golf professional on the site for 40 years. It was clear from family records that the Meads ran the inn as a way of attracting potential "appropriate buyers" for their land. The scheme failed and the inn operated at a loss for many years until Alice Mead Neergaard took control in 1920. Despite Alice's modest success, the property was

<sup>12</sup> Horne, "Stewards," 47; Lewisboro, Assessor's Records, 270.

<sup>13</sup> Horne, "Stewards," 49.

<sup>14</sup> Lewisboro, Assessor's Records, 262.

<sup>15</sup> Horne, "Stewards," 53,55; Lewisboro, Assessor's Records, 293.



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rented in 1925 by the Waccabuc Club. A second set of nine holes was added to the course at that time. By 1960, the entire property was sold to the Waccabuc Country Club including the house, the course and various outbuildings.<sup>16</sup>

The Meads protected the lakefront property from development – going so far as to ask those who had built camps along the shore during George’s lifetime to remove their structures. In a letter from one of the Mead heirs to a lessee, D. Irving Hoyt states, “The only reason the lake is beautiful is because we have tried to be so careful...even an attractive camp as yours detracts from the beauties of nature.”<sup>17</sup>

The key to maintaining the lands surrounding Waccabuc was a steady stream of income from various sources. George and Sarah’s daughter Loretta married Herbert A. Smith, a forester who worked for the U.S. Forest Service in Washington. Herbert helped to create plans to draw an income from the woodlots and forest lands on the Mead properties.

In the 1930s the cottage rental business allowed the Meads to gain a small income from various rental properties, many of which were former farm buildings. Despite the economic impacts of the Great Depression, the rental cottages continued to provide a steady source of revenue for the Meads until the 1950s, when the cottage rental industry waned regionally.

#### Development comes to Waccabuc

Suburbanization in America was begun by the railroad but was perfected by the automobile. By the time of the new Grand Central Terminal was completed in 1913, the automobile was beginning to encroach on the preeminence of rail transportation. Across the country, the rapid proliferation of the automobile required the establishment of federal, state, and county road systems. The New York State Highway Department, established in 1898, was one of the first in the country.<sup>18</sup> The Bronx River Parkway, built between 1917 and 1924, was one of the earliest limited-access automobile highways in the country and a major corridor for suburban growth in the first decades of the 20<sup>th</sup> century.<sup>19</sup> The enhanced mobility provided by private, motorized transportation accelerated the process of suburban growth in Westchester County, a trend that was felt keenly during the boom years of the 1920s as the automobile entered into mass production. During the decade of the 1920s, the population of New York City grew by 21 percent and the population of Westchester County by 51 percent. The town of Scarsdale, located in southern Westchester County along the Bronx River Parkway, grew by an incredible 176 percent in the same period.<sup>20</sup>

In response to the massive demand for housing caused by the automotive-induced suburban growth, developers parceled out lots into smaller and smaller subdivisions. Communities in Westchester responded with zoning regulations, which imposed some order on the proliferation of homes. The suburban communities of Westchester attempted to retain some degree of their original character through the wave of development, and some were more successful than others in this effort.

Waccabuc also struggled with retaining its community identity in the face of the early twentieth century

<sup>16</sup> Lewisboro, Assessor’s Records, 275-276.

<sup>17</sup> Horne, “Stewards,” 57.

<sup>18</sup> Panetta, “Westchester,” 46.

<sup>19</sup> Barbara Troetel, “Suburban Transportation Redefined: America’s First Parkway,” in *Westchester: The American Suburb* (Yonkers, N.Y.: Fordham University Press, 2006); Panetta, “Westchester,” 48-49.

<sup>20</sup> Panetta, “Westchester,” 49.

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trend of rapid suburbanization. The Mead siblings were under constant pressure from sources both within and outside the family to develop their property in order to generate an income. Finally yielding to the demands in 1919, the Meads employed noted landscape architect Charles W. Leavitt to draw up a plat plan for a garden suburb. It was an ambitious plan that created a number of curving roadways providing access to two and four acre lots. It also created a village green and shops.<sup>21</sup>

Nothing ever came of the plan, largely due to the fact that the siblings could not agree on who should be allowed into their community. They wanted to retain the “feel” of the place despite all economic pressures. They called this unnamable quality the “personal element.” Even when development was a possibility, the family had a strict protocol for construction. Building plans had to be submitted for approval, a right of first refusal clause was written into all contracts and lake access was strictly restricted.<sup>22</sup>

In 1929, the family placed all of the Mead family lands under the management of Earl Smith, son of Loretta and Herbert. Like his father, Earl studied forestry at Yale and was closely tied to the lands at Waccabuc. Earl developed a clear woodland management plan, managed the rental of agricultural lands and the golf course, and also made plans to construct a dairy. These plans were not enough to sustain the growing number of Meads reliant upon the income of their trusts. It became imperative to sell the land.

In 1940, the family hired Charles E. Dexter, a mortgage broker from New York City, who prepared a report on the possible development of the area. In it, he noted that “...you have a community quite unlike anything else I know of this near New York City.” The family as a whole relented to sale of outlying properties, with the stipulations that Mead Street be retained for family members only. They also created a sufficient number of obstacles to ensure they were surrounded by like-minded people. Style and even color were dictated by the “Committee of Restrictions,” but perhaps most important were the “types” of people allowed to build in their tiny community. Bank balances, schools attended and social organizations were all vetted prior to approval. Prospects were often former cottage renters who had already been vetted by the family and were proven to be “safe.” Susan Henry, the daughter of Earl Smith recalls it this way:

This was about having new residents who are compatible with existing residents in a small community. Although there were always Jewish families and friends among the Meads (and by the way, same sex men couples) there was an anti Semitic view stronger among some than others—this was not uncommon in those days. There was also the desire for new building to fit in with the style of the houses here. For example, Myron Goldfinger (a well known architect), constructed a modern house built in the 1970’s that would not have been permitted on Mead Street. It is on Mead Street but way north of the chapel in the woods.

This practice continued into the 1940s. Just as the family became ready to relinquish their lands, the War prevented construction. By July of 1942, Earl Smith wrote that, “Prospects for sale of land appears to be gone.” Despite the wartime economy, a number of the rental properties including Lakeview and Hendy Hap, as well as 10 acres on the west side of Mead Street, were sold by 1945.<sup>23</sup>

The rush of suburban growth in Westchester County slowed dramatically during the Great Depression of the 1930s, which was closely followed by a lack of new construction during World War II. The housing industry, repressed for so many years by the Depression and the war, flourished in the post-war years due to the economic and population boom that created a burgeoning middle class. The automotive-powered

<sup>21</sup> Horne, “Stewards,” 66.

<sup>22</sup> Horne, “Stewards,” 66, 69.

<sup>23</sup> Horne, 74, 77.

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trend of suburban homes and commuter workers resumed from the 1920s, albeit at an accelerated pace. The industrialized production perfected during the war was turned to the production of consumer goods, including building materials. The incredible demand for new construction and the mass production of materials resulted in the construction of smaller, simpler homes with standardized designs constructed on small parcels. The Ranch style home is a classic example of the post-war, mass production home that supplanted the more elaborate architectural styles that were built in the 1920s and earlier.<sup>24</sup>

The growth of the suburban communities in Westchester County, the spillover from the metropolitan growth of New York City, was prolific. Between 1950 and 1970 the number of residences in the county increased by 40 percent, and the population grew from 625,000 to 808,000.<sup>25</sup> This post-war suburban development touched Waccabuc as well, but less significantly. In 1947, plats for two subdivisions were drawn up – Perch Bay and East Ridge – totaling 26 lots. The family hired a dedicated sales agent, V. A. Bowman of Katonah, but sales remained slow throughout the 1950s. In 1960, the Studwell Foundation, acting on behalf of the family sold the golf course and surrounding properties to the Waccabuc Country Club. In 1962, Earl Smith sold his dairy business and began entertaining offers on Waccabuc Mountain lands. These developments took place in 1963 and are north of the proposed district. While some plots have been sold in the intervening years, 158 acres of land have been placed into preserves under protective easements. The Nature Conservancy acquired the Long Pond Preserve, located on the north side of the lake, in 1970 from land from the Studwell Foundation and Waccabuc residents. The Old Field Preserve and Pine Croft Meadow Preserve were created later to help preserve wooded and open space.<sup>26</sup> In comparison to many Westchester County communities, Waccabuc remained relatively unchanged during the post-war growth years.

### Architectural and Landscape Significance

The built environment in the district contains architectural examples from over two hundred years of land-use evolution and encompasses three primary historical periods, each of which impacted the landscape: agriculture, resort-era development, and suburban development. In each of the development phases, strong characteristics of previous impacts remain as part of that evolution, partly by economic factors, but also by design. For example, the substantial Old Field and Long Preserves have returned to a forested state. During the resort era, large portions of Waccabuc remained largely agricultural and undeveloped and forested areas were left untouched. When carefully planned development came to Mead Street, the rural and resort-era character was left largely intact; the contemporary landscape primarily reflects these two periods. It is this development pattern, more so than the built environment, that gives the district its unique identity; meadows, forest and lakeside vistas are interwoven throughout the district in a way that is simply no longer found in northern Westchester County. Wide setbacks, mature plantings, strict zoning laws and thoughtful placement have made the vast majority of the non-contributing properties unobtrusive to the rural feel of the district, particularly along Mead Street.

It is also true that the collection of well-preserved historic buildings in the district contribute to the significance of that environment, particularly the number which were constructed by generations of Mead family members. From the earliest farmhouses with their Colonial and Federal-era form and features, a strong connection to the agricultural roots of Waccabuc is left intact for contemporary interpretation. The best example is the National Register listed Homestead property (36 Mead Street) with a small “farm group” which includes a later diminutive cottage (Photo 12). The original portion of the farmhouse is a

<sup>24</sup> Panetta, “Westchester,” 58-59.

<sup>25</sup> Panetta, “Westchester,” 59.

<sup>26</sup> Horne, “Stewards,” 75, 82.

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one-and-a-half story building known as a raised Cape, prevalent in the region known as the “oblong,” the disputed territory adjoining New York and Connecticut. This includes the western border of Connecticut from Ridgefield and the eastern portions of Westchester, Dutchess, and Putnam Counties in New York State.<sup>27</sup> A surprising number of these houses remain intact but many are obscured by larger additions and significant remodeling. It takes a keen eye to spot an original one-and-a-half story farmhouse with a large addition as we are used to thinking of smaller appendages as later additions.

The half-story height of the buildings is achieved by the extension of the corner posts from eight to ten or twelve feet which provided the additional space in the attic or “garrett” for storage or additional sleeping room. With this added space the floorplan included a central boxed staircase adjacent to the typical, large central chimney or in a rear corner of the house.<sup>28</sup> Forgoing later alterations and additions, the period of construction for the building type spans over 100 years, and as such floor plans may vary greatly between the houses, though most appear to be two rooms deep.<sup>29</sup> One feature of the raised Cape that raises questions is the inclusion of awning-type, half-story windows, sometimes referred to as “eyebrow windows,” on the upper level of the long elevations of these houses. Some architectural historians attribute this feature to a later period, the second quarter of the nineteenth century, where the influence of the Greek Revival incorporated this as a functional and stylistic element.<sup>30</sup>

As fortunes grew in the nineteenth century, extant houses like the magnificent ca. 1860 Italianate home built by Jacob Gilbert Mead (Photo 25), and the 1859 Gothic Revival “Lakeview” (Figure 8) were reflective of the move toward stylistic trends that would culminate in architect-designed houses of the early twentieth century. These period homes have a remarkable degree of integrity given their age.

The bucolic Lake Waccabuc with the Waccabuc House, intended to attract wealthy residents, spurred a number of comparatively grand homes to be constructed in the community. This trend was part of the emerging Country Place Era, where seasonal homes incorporating elaborate gardens and landscapes were constructed for recreational use, often near attractions like lakes and country clubs. Mead family homes of this era include the 1895 Tarry-A-Bit with its Colonial Revival influence (Photo 32), 1903 “Fairacre” with its rustic “cottage” feel, and nearby “Hendy Hap” (Figure 9), attributed to New York architects Tracy and Swartwout, “gentleman architects” who had both worked as draftsman in the firm of McKim, Mead, and White. Their well-known 1902 Webster Hotel in New York City was listed on the National Register of Historic Places in 1984.

In 1905 the Mead family retained noted New York architect Hobart B. Upjohn, grandson of prominent architect Richard Upjohn, to design a chapel for its private use. Upjohn had a prominent career designing ecclesiastical and college buildings. He won numerous design awards and had the distinction of being the architectural supervision of Trinity Church in Manhattan, the 1836 design of his grandfather.

The golf course played an important social and cultural role in the community in the twentieth century and has a long and storied history. Part of the attempt to create an exclusive enclave was the conversion of the Indian Spring Farm to an inn and golf course in 1912. In addition to the social hub for the Mead family and their friends, this central community gathering place was part of the ongoing intention to make Waccabuc more than just a residential community, but a destination for seasonal residents.

<sup>27</sup> Kinnear, John K., Phone Interview (14 October 2008).

<sup>28</sup> Northwest Highlands, p. 26

<sup>29</sup> J. Frederick Kelley, *Early Domestic Architecture of Connecticut* (New York: Dover Publications, Inc., 1924; 1963).

<sup>30</sup> Henry Lionel Williams and Ottalie K. Williams, *Old American Houses* (New York: Bonanza Books, 1967).

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One significant cultural remnant of the early twentieth century is the foundation and stone chimney stack associated with the property known as Tarry-A-Bit (Photo 33). These structural remains were part of a log cabin known as “The Clubhouse,” which was built by children of the owner of Tarry-A-Bit so they could drink without offending their mother, who was an advocate of abstinence.<sup>31</sup>

The mid to late Eclectic Movement homes in the district include “Tredinnock,” a Mead family home designed by well-known New York-based architect Harrie T. Lindeberg (1879-1959) in 1917 (Photos 36 and 37). Lindeberg is considered one of the most prolific designers in the historical revival mode in this period. He is best known for his country houses.

The Gaard house at 33 Mead Street is a fine example of the later part of the Eclectic Movement where notable architect Carina Eaglesfield Mortimer (1890-1978) masterfully put a rustic charm into a loosely Tudor Revival style home for Alice Mead Neergaard (Photos 10 and 11); Mortimer and Alice Neergaard were friends and ran the (new) Waccabuc Inn together after it reopened in 1920 (WCC, 18). Married in the house that she designed, Mortimer was a well-traveled socialite who “...was with Anne Morgan [daughter of financier J.P. Morgan] in France.”<sup>32</sup> This refers to Morgan’s high profile philanthropic efforts in France during and after World War I to help relieve the suffering of the civilian populace. The clipping also states that Mortimer graduated from the Cambridge School of Domestic Architecture & Landscape Architecture, a program developed in 1915 in association with Harvard University that offered professional training in these fields exclusively for women. She is credited with designing New Haven, Connecticut’s first International style residence for Richard Foster Flint, a leading professor at Yale.

One small but significant site is the garden at the home known as MEEKO, at 166 Mead Street, originally constructed ca. 1831 by Revolutionary War veteran Sergeant Jeremiah Keeler for his daughter Mary, a Mead family member (Photo 38). The garden is attributed to Mott B. Schmidt (1899-1977), one of the most prolific architects of his time. Schmidt is best known for his architectural designs, specializing in American Georgian motifs. Drawings for the remodeling of the house from 1914 include a garden fence designed by Schmidt. A second set of drawings by the architect are for the garden itself. While not known for his garden designs per se, it does show the well-rounded abilities of the classically-trained Eclectic movement architects. True to his design ethic, Schmidt created the garden in the Georgian mode with a rectilinear plan on axis with a seating area at the east end.

Between the two World Wars, little in the way of other construction was seen in the district. Two notable exceptions are the 1928 Earl Smith home at 102 Mead Street which is best described as a Cape Cod style; stylistically sensitive additions in recent years have not undermined the original style of the house. The second is also a larger Cape Cod style house with a cross-plan garage built in 1941 at 42 Mead Street. Both have significant setbacks which leaves the streetscape uninterrupted.

The post-World War II period has seen the most explosive growth of Waccabuc as a whole. The district itself has relatively few post-war buildings, but they represent the last efforts of the Mead family to manage growth while realizing a profit. Efforts to market properties produced sales literature (Figure 13) and even plans for houses that were approved and distributed with sales data. True to the post war period, the designs were considerably more modest and restrained than the Country Place Era properties.

<sup>31</sup> Horne, “Stewards,” 57.

<sup>32</sup> Clipping in Mead Family archives, *New York Tribune*, 1941.

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The limitation on lot sizes incorporated into the Waccabuc zoning master plan in 1936 has helped to maintain the aesthetic of the community through the post-war growth period. The impetus for this began in 1932 when Lewisboro Town Board created its planning board under authority from New York State. Aside from lake communities and hamlets such as Waccabuc, the town was designated “residential acreage zoning” with one-acre minimums.<sup>33</sup> Residential lots in the community are restricted to a minimum of either two or four acres. Some smaller lots exist that predate the master plan, but these are limited in number. Some lake-front communities on the east side of Lake Waccabuc have been re-zoned to allow smaller parcels, but these are located outside the traditional center of the community.<sup>34</sup>

Contrasting with the high style residential homes is the plethora of modest cottages and vernacular agrarian buildings. The cottages are typically associated with the parcels of primary homes; one exception is the Mead family cottage built on Post Office Road as a seasonal rental property. Other cottages tend to have been supplied for workers on the local farms; two of these small dwellings remain on the country club property.

A number of extant barns from the agricultural activities in the area remain but they too are associated with residential properties; one period barn remains as part of the Waccabuc Country Club complex at Carriage House Road. Only one “farm group,” that is, a collection of farm buildings, remains in the district. Located at “Croft Farm” (106 Mead Street), the grouping of barns, stable, and ancillary buildings cleverly conceals a modern swimming pool (Photo 27). One magnificent barn worth noting is the L-shaped, stone and timber structure at 9 Post Office Road (Photo 28). While the adjacent house was remodeled in the 1960’s the barn is integrated with the changing grade on the property and retains a significant amount of original integrity.

One of the most significant undertakings by the Mead family and Waccabuc community was the formation of the Long Pond Preserve of the Nature Conservancy in the early 1970s. During the 1960s the bulk of the Mead family land holdings were held by the Studwell Foundation and were gradually sold off, the last of which in early 1969. A group of Mead family members and local residents purchased property from the foundation at the west end of Lake Waccabuc with the intention of donating it to the Nature Conservancy. The concern for what “could turn into a rather unattractive new population and pollution center” was the driving force, a clear indication that the Mead family intended to keep development from severely impacting the character of the untouched waterfront. Other efforts at preserving the rural character of Waccabuc resulted in two additional parcels located in the district: the substantial Old Field Preserve, owned by Westchester County and the Town of Lewisboro and the Pine Croft Meadow Preserve, owned by the Westchester Land Trust.

<sup>33</sup> Horne, “Stewards,” 70.

<sup>34</sup> Lewisboro, Personal Communication with Lise Robertson, 2014.

Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

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## 9. Major Bibliographical References

### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Bolton, Robert. *A History of the County of Westchester, From Its First Settlement to the Present Time*. British Library, Historical Print Editions, 2011.
- Horne, Field. Westchester County Historical Society, Descriptive Inventory of the Mead Family Papers. 2006. Westchester County, New York.
- . "Stewards of the Land: The Meads of Waccabuc." *Westchester Historian Quarterly* 84, no. 2 (Spring 2008).
- J. Frederick Kelley, *Early Domestic Architecture of Connecticut* (New York: Dover Publications, Inc., 1924; 1963).
- Panetta, Roger. "Westchester, the American Suburb: A New Narrative." *Westchester: The American Suburb*. Fordham University Press, New York and Hudson River Museum, Yonkers, 2006.
- South Salem Library Association. *The History of the Town of Lewisboro*. Saline, Michigan: McNaughton & Gunn, 1994.
- Town of Lewisboro. Assessor's Records. Lewisboro, New York.
- \_\_\_\_\_ Personal Communication with Lise Robertson, 2014
- \_\_\_\_\_ Personal Communication with Susan (Smith) Henry, 2014
- Troetel, Barbara. Suburban Transportation Redefined: America's First Parkway. In *Westchester: The American Suburb*. Fordham University Press, New York and Hudson River Museum, Yonkers, 2006.
- Waccabuc Country Club. *1912-2012: 100 Years of Friendship and Fun*. Walsworth Publishing Company, 2012.
- Williams, Henry Lionel and Ottalie K., *Old American Houses* (New York: Bonanza Books, 1967).

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### Previous documentation on file (NPS):

- \_\_\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested
- \_\_\_\_\_ previously listed in the National Register
- \_\_\_\_\_ previously determined eligible by the National Register
- \_\_\_\_\_ designated a National Historic Landmark
- \_\_\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_

Waccabuc Historic District  
Name of Property

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\_\_\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_  
\_\_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: Westchester County Historical Society

**Historic Resources Survey Number (if assigned):**

---

**10. Geographical Data**

**Acreage of Property** 524.2

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

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

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 18 | Easting: 617480 | Northing: 4573274 |
| 2. Zone: 18 | Easting: 617529 | Northing: 4573301 |
| 3. Zone: 18 | Easting: 617646 | Northing: 4573322 |
| 4. Zone: 18 | Easting: 618485 | Northing: 4572571 |



Waccabuc Historic District  
Name of Property  
(See Map for Additional UTM's)

Westchester Co., NY  
County and State

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

The boundaries of the district are shown on the attached map (**Figure 1**) drawn to scale from Tax Assessors maps from Westchester County, New York.

**Boundary Justification** (Explain why the boundaries were selected.)

The Waccabuc Historic District focuses on Mead Street, the primary corridor through the hamlet. On the south, the district begins at the intersection of Route 35 and Mead Street. The majority of properties along Mead Street were included within the district; a small number of parcels with non-contributing resources were excluded. Large preserve parcels at the north and south of the district, Long Pond Preserve and Old Field Preserve, were included; both illustrate the Mead family's development choices. In the center of the district, the Waccabuc Country Club's golf courses extend away from Mead Street. Contemporary development surrounds the edges of the historic golf course. On the north end of the district, Mead Street climbs a hill overlooking Lake Waccabuc. The northern boundary was drawn to exclude late twentieth century development to the north of the Waccabuc hamlet.

Returned

Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

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### 11. Form Prepared By

name/title: Phillip Esser and Stacey Vairo  
organization: Associated Cultural Resource Consultants  
street & number: 54 Danbury Road., Ste. 227  
city or town: Ridgefield state: CT zip code: 06877  
e-mail phillipseven@aol.com  
telephone: (203) 313-3427  
date: December 8, 2014 (DRAFT)

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### Additional Documentation

Submit the following items with the completed form:

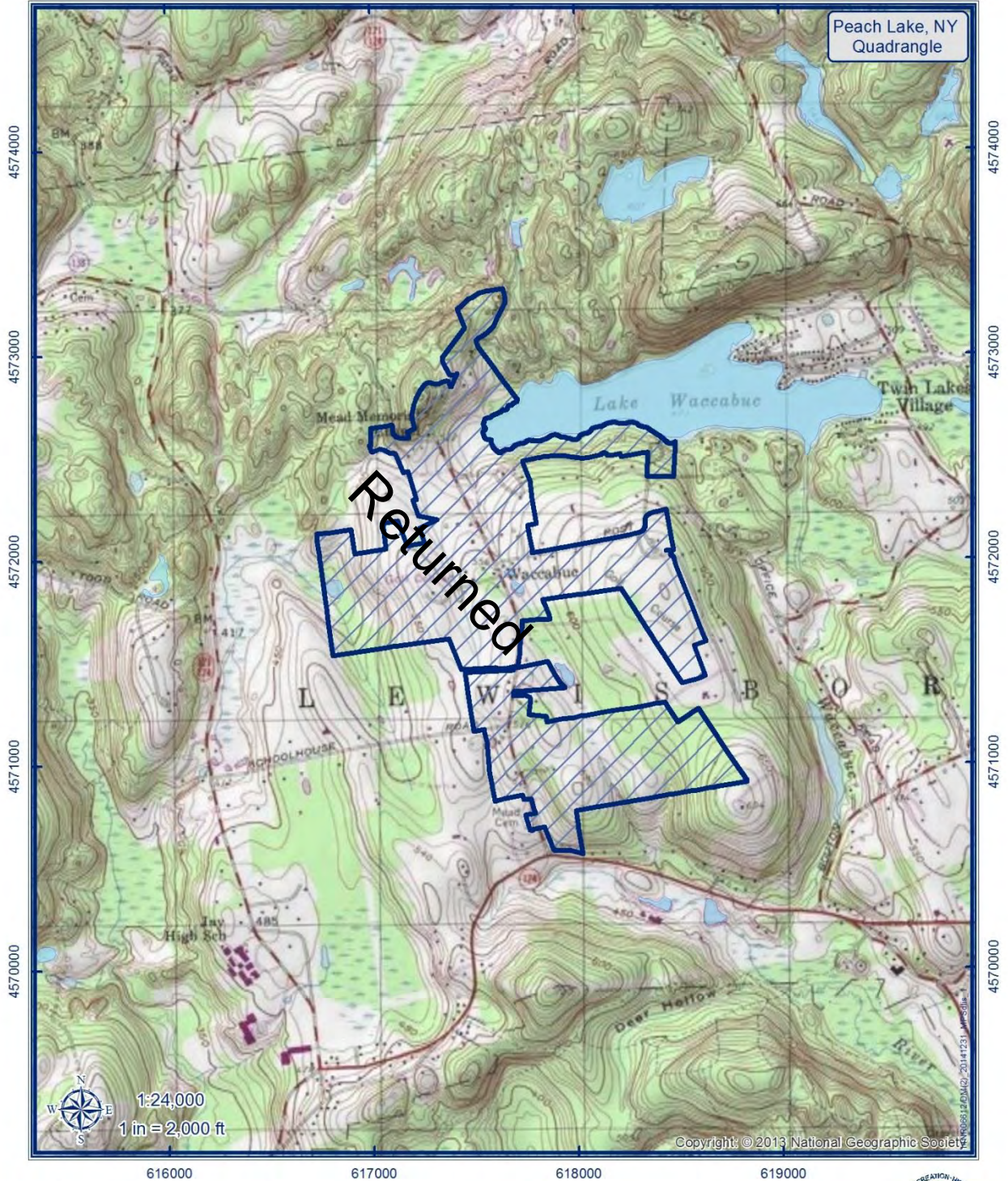
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

### Waccabuc Historic District

Waccabuc/Lewisboro,  
Westchester County, NY



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



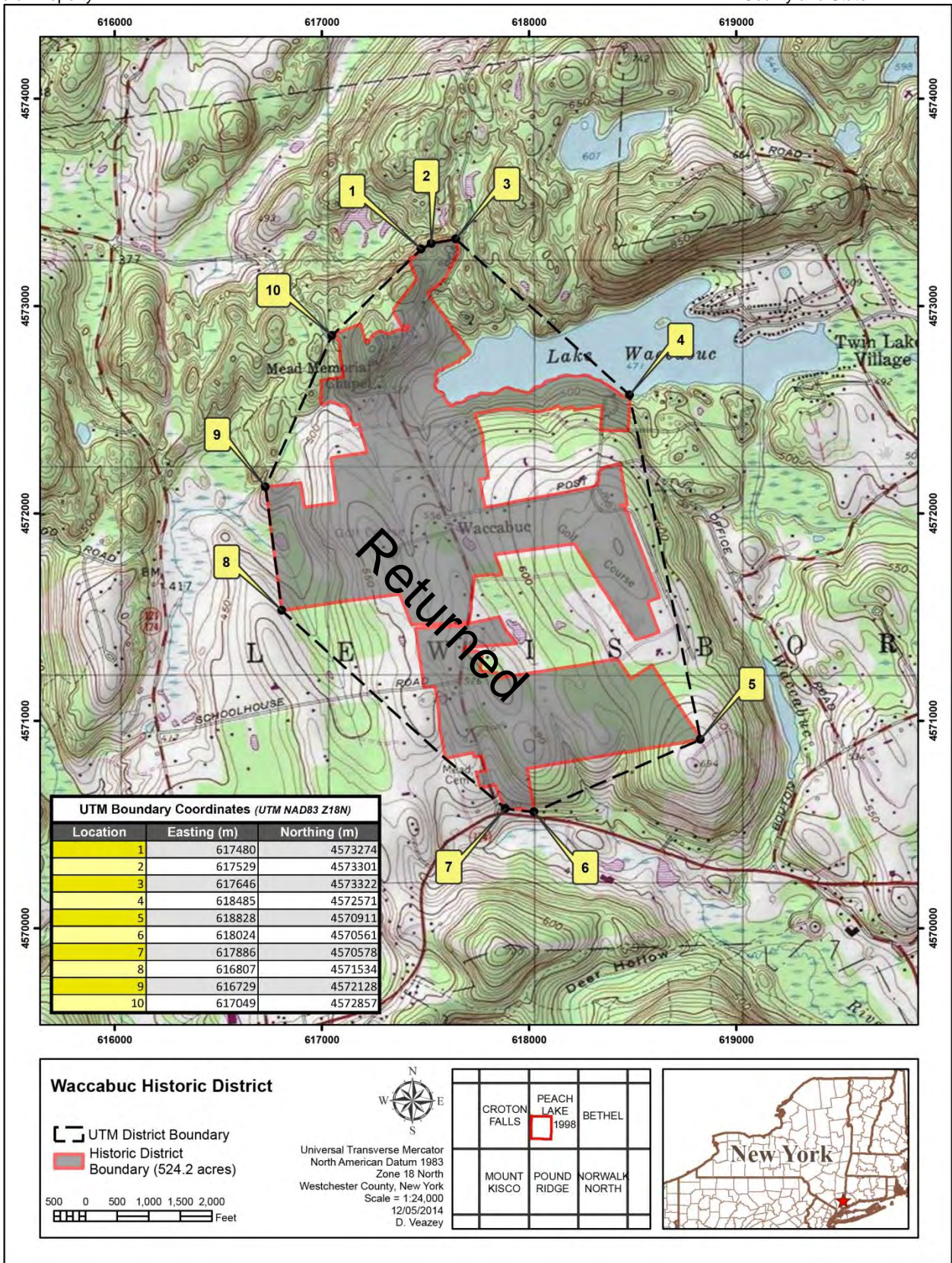
Tax Parcel Data:  
Westchester Co. RPS  
[giswww.westchestergov.com](http://giswww.westchestergov.com)



Copyright: © 2013 National Geographic Society

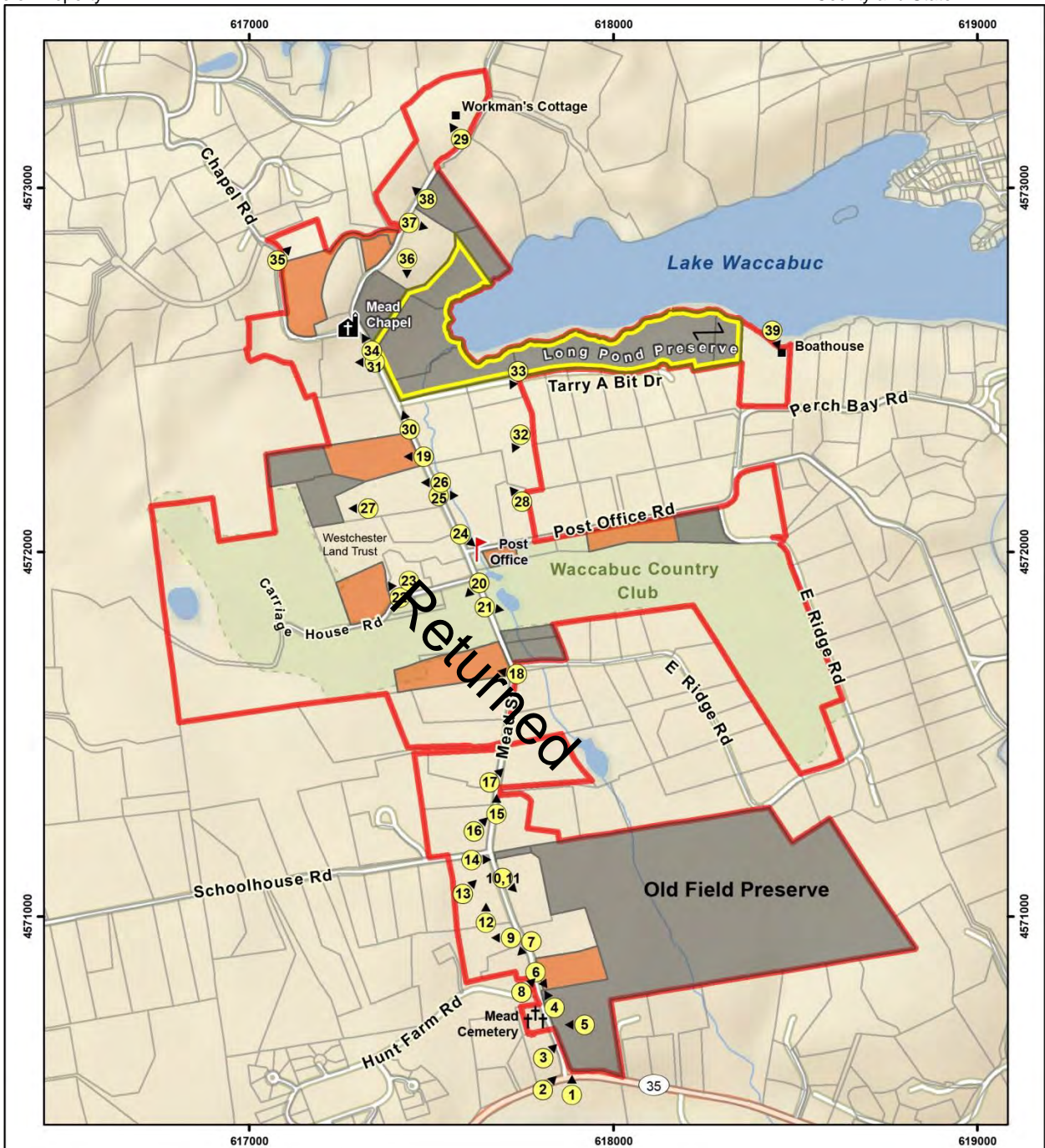
Waccabuc Historic District  
 Name of Property

Westchester Co., NY  
 County and State



Waccabuc Historic District  
 Name of Property

Westchester Co., NY  
 County and State



**Figure 2. Waccabuc Historic District Photo Orientation Guide**

- Photo Orientation
- District Boundary
- Non Contributing
- Vacant
- Nature Conservancy

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 North American Datum 1983  
 Zone 18 North  
 Westchester County, New York  
 Scale = 1:15,000  
 12/05/2014  
 D. Veazey

New York

Waccabuc Historic District  
Name of Property

Westchester Co., NY  
County and State

## 12. Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Waccabuc Historic District  
City or Vicinity: Lewisboro  
County: Westchester State: New York  
Photographer: Phillip S. Esser

1 of 39. Date Photographed: April 18, 2014

View of southern end of Mead Street at NY Route 35 – view to northeast.

2 of 39. Date Photographed: April 18, 2014

Description of Photograph: View of southern end of Mead Street at NY Route 35 – view to northeast.

3 of 39. Date Photographed: April 18, 2014

Description of Photograph: Old Field Preserve from Mead Street – View to northeast.

4 of 39. Date Photographed: August 11, 2014

Description of Photograph: Mead Street at Mead family Cemetery – View to northwest.

5 of 39. Date Photographed: April 18, 2014

Description of Photograph: Mead family Cemetery from Mead Street – View to northwest.

6 of 39. Date Photographed: August 11, 2014

Description of Photograph: Context, thrown farm wall from Mead Street – View to south.

7 of 39. Date Photographed: August 11, 2014

Description of Photograph: Hunt Family home (20 Mead Street) – view to southwest.

8 of 39. Date Photographed: August 11, 2014

Description of Photograph: Context, frontage of 17 Mead Street – view to northeast.

9 of 39. Date Photographed: August 11, 2014

Description of Photograph: Hunt Family home (24 Mead Street) – View to west.

10 of 39. Date Photographed: April 18, 2014

Description of Photograph: Frontage of 33 Mead Street – View to southeast.

Returned

Waccabuc Historic District

Name of Property

Westchester Co., NY

County and State

11 of 39. Date Photographed: August 11, 2014

Description of Photograph: Gaard House (33 Mead Street) – View to southeast.

12 of 39. Date Photographed: August 11, 2014

Description of Photograph: Context, The Homestead (36 Mead Street) – View to northwest.

13 of 39. Date Photographed: August 11, 2014

Description of Photograph: The Homestead (36 Mead Street) – View to northwest.

14 of 39. Date Photographed: August 11, 2014

Description of Photograph: Access Road to Old Field Preserve – View to east.

15 of 39. Date Photographed: August 11, 2014

Description of Photograph: Context, Mead Street just north of Schoolhouse Road – View to northeast.

16 of 39. Date Photographed: August 11, 2014

Description of Photograph: Elmdon (49 Mead Street) – view to northeast.

17 of 39. Date Photographed: August 11, 2014

Description of Photograph: Mead Property house (63 Mead Street) – view to northeast.

18 of 39. Date Photographed: April 18, 2014

Description of Photograph: 74 Mead Street (Non-Contributing) – View to west.

19 of 39. Date Photographed: August 11, 2014

Description of Photograph: 118 Mead Street (Non-Contributing) – View to west.

20 of 39. Date Photographed: August 11, 2014

Description of Photograph: Waccabuc Country Club clubhouse – View to southwest.

21 of 39. Date Photographed: August 11, 2014

Description of Photograph: Waccabuc Country Club course – View to southeast.

22 of 39. Date Photographed: August 11, 2014

Description of Photograph: Outbuildings at Waccabuc Country Club (5 Carriage House Road) – View to northwest.

23 of 39. Date Photographed: August 11, 2014

Description of Photograph: Cottage at Waccabuc Country Club (8 Carriage House Rd.) – View to southwest.

24 of 39. Date Photographed: April 18, 2014

Description of Photograph: Waccabuc Post Office (2 Post Office Road) – View to southeast.

25 of 39. Date Photographed: April 18, 2014

Description of Photograph: Mead/Studwell house (107 Mead Street) – view to east.

26 of 39. Date Photographed: August 11, 2014

Description of Photograph: Croft Farm farmhouse (106 Mead Street) – view to northwest.

27 of 39. Date Photographed: August 11, 2014

Description of Photograph: Croft Farm farm group (106 Mead Street) – view to west.

28 of 39. Date Photographed: August 11, 2014

Description of Photograph: Barn at 9 Post Office Road – View to northwest.

Returned

Waccabuc Historic District

Name of Property

Westchester Co., NY

County and State

29 of 39. Date Photographed: August 11, 2014

Description of Photograph: Workman's Cottage and Barns (166 Mead Street) – View to north.

30 of 39. Date Photographed: August 11, 2014

Description of Photograph: Context, Mead Street – View to north.

31 of 39. Date Photographed: August 11, 2014

Description of Photograph: Fairacre (4 Chapel Road) – view to northwest.

32 of 39. Date Photographed: August 11, 2014

Description of Photograph: Tarry-A-Bit (8 Tarry-A-Bit Drive) – View to southwest.

33 of 39. Date Photographed: August 11, 2014

Description of Photograph: Foundation and chimney remnants, Bungalow Club (10 Tarry-A-Bit Drive) – View to south.

34 of 39. Date Photographed: April 18, 2014

Description of Photograph: Context, Mead Memorial Chapel at Mead Street at Chapel Road – View to northwest.

35 of 39. Date Photographed: September 30, 2014

Description of Photograph: 21 Chapel Road – View to northeast.

36 of 39. Date Photographed: September 30, 2014

Description of Photograph: Tredinnock (163 Mead Street) – View to south.

37 of 39. Date Photographed: September 30, 2014

Description of Photograph: View to Lake, Tredinnock (163 Mead Street) – View to east.

38 of 39. Date Photographed: September 30, 2014

Description of Photograph: MEEKO (166 Mead Street) – View to northwest.

39 of 39. Date Photographed: September 30, 2014

Description of Photograph: Boathouse at Lake Waccabuc (Waccabuc Country Club) – View to south.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



ENTERING  
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TOWN OF  
LEWISBORO

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A black and white photograph of a rural landscape. In the foreground, a wide gravel path leads from the bottom left towards the center. To the right of the path, a large, leafless tree stands prominently. In the background, a white fence runs across the middle ground, and a large, dark-colored house with a gabled roof and a chimney is visible. The sky is overcast, and the overall scene is devoid of leaves, suggesting a late autumn or winter setting. A large, diagonal watermark with the word "Returned" is superimposed over the center of the image.



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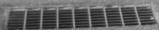


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10597





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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Waccabuc Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Westchester

DATE RECEIVED: 4/03/15      DATE OF PENDING LIST: 4/24/15  
DATE OF 16TH DAY: 5/11/15      DATE OF 45TH DAY: 5/19/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000236

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    5/15/15 DATE

ABSTRACT/SUMMARY COMMENTS:

*See attached comments*

RECOM./CRITERIA \_\_\_\_\_

REVIEWER Abernathy DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Waccabuc Historic District  
West Chester County, New York  
May 15, 2015  
15000236

The Waccabuc Historic District, Lewisboro, New York, is being returned for technical and substantial reasons.

Technically: The site map is insufficient. The reviewer of the nomination must be able to determine the major plot lines of the property as reflected by lot numbers in section 7 in the nomination.

Label the photograph disk per the electronic nomination instructions.

Substantially: Section 7 Site descriptions: Each resource should state contributing or noncontributing status for clarity. On page 11 Lot (10802-83-22) counted or not counted, please be specific. The descriptions are minimal for not having photos for resource; the descriptions of each resource need beefing up. For example, how many bays does each building have; more specific description of windows, are they 6-over-6; and are the windows replacements?

There is a spacing issue on page seven. One page 8, 5 Carriage House Road has no parcel number for cross reference.

If you have any questions please call me.

Thank you

Alexis Abernathy  
National Register Reviewer  
202-354-2236



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

RECEIVED 2280

JUN 12 2015

Nat. Register of Historic Places  
National Park Service

3 June 2015

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following four nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Charles H. Coons Farm, Columbia County  
Former Parsonage of the Reformed Dutch Church of Coeymans, Albany County  
Brigadier General David McCarty Stone Cottage, Albany County  
First Congregation Church of Walton, Delaware County

Also enclosed are new discs for the Waccabuc Historic District, Westchester, County, which was returned to us for more information. A new cover sheet was not requested.

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office