

THE SUCCESSIVE OWNERS...S  
OF

# NASSAU POINT

(LITTLE HORNED - MATTANUK - PECONIC PARK)

1049-1918

TOGETHER WITH  
MINUTE BOOK HIGHLIGHTS BY  
NASSAU POINT CLUB  
PROPERTIES, INC.

1918-1956

W.B. EVERETT

Final agreement William Wells & Town of Southold

Anno Dom. 1667

.This indenture made the second day of July in the nineteenth yeare of the Reigne of our Sovereigne Lord Charles y<sup>e</sup> second of Great Britton, ffrence and Ireland Kinge defender of the faith &c. Betweene William Wells of Southold and Mary his wife of the one part, and Thomas Mapes Constable, Barnabas Horton, Captaine Charles Glover, Ensigne John Booth and John Bud overseers of the same Towne of the other part, Witnesseth, that;thesaiq William Wells and Mary *his wife*, as well for the p'moting mutual amity, as augmentacion of neighborly correspondence between them and the inhabitants as also for the performance of such agreements as have been made betweene them in relation to severall parcells of land - is to say:  
- All thatt parcell of Land to him granted for a farme as <formerly'bounded by the Towne Order. - And also the Neck ,of Land commonly known by the name of littell Hogg Neck 'and the appertinances thereof according to the said inhabitants agreement dated a day before these p'sents, have granted, enfeoffed and confermed and by these p'sents do fully and absolutely grant, infeoffe and confirme unto the said constable and overseers and their heires and assignes forever, All that his moetye or halfe part of all that tract of Land, beinge woodlands, meadows, marshes, ffresh and salt, commonly knowne by the name of Corchauge, Mattatuck, and Occabauck in as large and ample manner as the same were granted to him the said William Wells by the former brethren Sachems of Shelter Island, Meantalcut,

(continued on inside back cover)

(continued from inside front cover)

-Shinnecock and Corchaug, in or about the yeare 1649, with their *and* every of their rights, priviledges, profits commodities, easements and appert'nances thereunto belonging except and alwys reserved unto the said William Wells and his heires and assignes forever, All the three Necks of Land and bounds above specified to be to him granted and so reserved and what other dividends of upland and meadow he hath right unto, as a purchaser with the Townsmen and hath his just right in all comon Lands and meadows and underwoods in them and every of them, To have and to hold all the said moety or halfe of all the said tract of Land, and meadows, Marshes ffresh and salt w<sup>the</sup> their and every of their appurtenances, except before excepted, and the said Constable and Overseers and their heires and assignes forever, to the only proper use and in behalfe of themselves, all the said inhabitants freeholders in their Town aforesaid and their heires and assignes forever, and to no other use intent or purpose whatsoever, with Warr'nty against him the said William Wells his heires and assignes and all and every other person or p'sons whatsoever claiming or deriving any estate right, title or interest, by from or under any of them.

And finally the said Mary Wells, doth freely and fully manifest her consent to all the contents above wrighten by seting her hand and seale thereunto.

In Witness Whereof the partyes above have interchangeably sett their hands and seales the dly and yeare first above wrighten.

L. I T T L E    H O G    N E C K

I 6 4 0            I 8 5 8

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M A T T A N W A K

I 8 5 8 - .1 8 7 2

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P E C O N I C    P A R K

I 8 7 2 - 1 8 9 2 (7)

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N. A S S A U    P O I N T

1 9 1 8 -

Residence of Edward White Burr  
Nassau Point  
cicá 1860  
(an architect's rendering)

Renovated in the late 1800s  
-by James Wilson; converted  
to a ClubHouse -Hotel in  
1919 by Nassau Point Club  
Properties. Destroyed by  
fire June.1928.



Notes: 5

Cash flow was frequently a problem for Nassau Point Club Properties, Inc. Money was borrowed, notes were renewed, swaps were made. Part of the problem may have been a tie up of capitalization when two other large land tracts were purchased for future development.

There is no mention in the Minute Book of the large loss from fire that destroyed the Club House in June of 1928. We have been told that several insurance policies had been allowed to lapse not long before for whatever reason.

With reference to the purchase of the Corchaug lands by Wells and Woodhull, Warren Hall states in his *Pagans, Puritans, Patriots of Yesterday's Southold* that the price was "two fathome of wampum, one iron pott, *six* coats, ten knives, fower hooks and forty needles payd into their hands at the ensealing hereof." If so, it would be gratifying to know how it was translated into coin of the realm when the Town paid Wells for the half of Corchaug that he had paid Woodhull.

When the Manhasset Indians sold Shelter Island to Nathaniel Sylvester, they went ~~west~~ and established ~~another~~ village which is today's Manhasset.

The Burrs and Carpenters are buried in Cutchogue. It is not known where the Carringtons are interred. James Wilson has completely disappeared and may have returned to his beloved England. (Many descriptions in Peconic Park have reference to that country).

The lack of emphasis in Peconic Park on the steamer that made weekly trips from New York to New Suffolk lead one to believe that the accomodations may not have been first class.

## Foreword

It all began out of curiosity. Who Here the owners of Nassau Point prior to Pennock & Johnson's Nassau Point Club Properties, Inc.? Riverhead archives yielded little, but Southold Town Records published in two volumes in the late 1800s were a bonanza. Most information herein stems from that source and I am deeply indebted to the late Rosalind Case Newell for free use of these and other volumes in her library.

Pursuit of basic information was sometimes sidetracked as the activities of the first William Wells emerged. A lawyer schooled in England according to Wells historian C. W. Hayes, what happened to his moiety claim is here somewhat different from other accounts of the same episode. This one is accurate. The future may see a separate story of the wily Mr. Wells along with information on his interesting family.

There doesn't seem to have been any Southold colonist Indian troubles and this, perhaps, stems in part from a war that the Corchaugs had with the Montauks some years earlier. The Corchaugs were soundly trouaced and the leading hot-heads had providentially "fle: to the maine."

Concerning colonist arrival here and the friendly rivalry between Southold and Southampton IS to which was settled first, both claiming 1640. There is strong evidence that one of the first things spiritual leader John Y6ungs did in that notable year, waS to plrchase a house, erected by a previous settler. Can Southlpton match, that?

Contributions to fill gaps will be apJreciated.

W. Barry Everett  
Nassa'l Point, N. Y.  
June 1986

### 1686 Southold Town Census

Males - 331; Females - 229; Slaves - 22; Families - 114  
From 1679 to 1686 there had been 44 marriages, 151 births and 72 deaths. (The area was Orient Point to Wading River)

Woodland Indian division on Long Island, circa 1640

From: Historic Long Island by Rufus Rockwell Kent 1902  
(Boundaries by description)

Canarsies - Mostly what is now Brooklyn

Rockaways - Council seat at Far Rockaway, covering that peninsula, extending to west Jamaica, north to Newtown, East to south Hempstead

Matinicocks - North Shore to Nissequogue River. Seat at Newtown

Mericokes - Hempstead area

Massapeguas - Eastern Hempstead to western Islip, north to center of Island

Corchaugs: Wading River to Orient Point

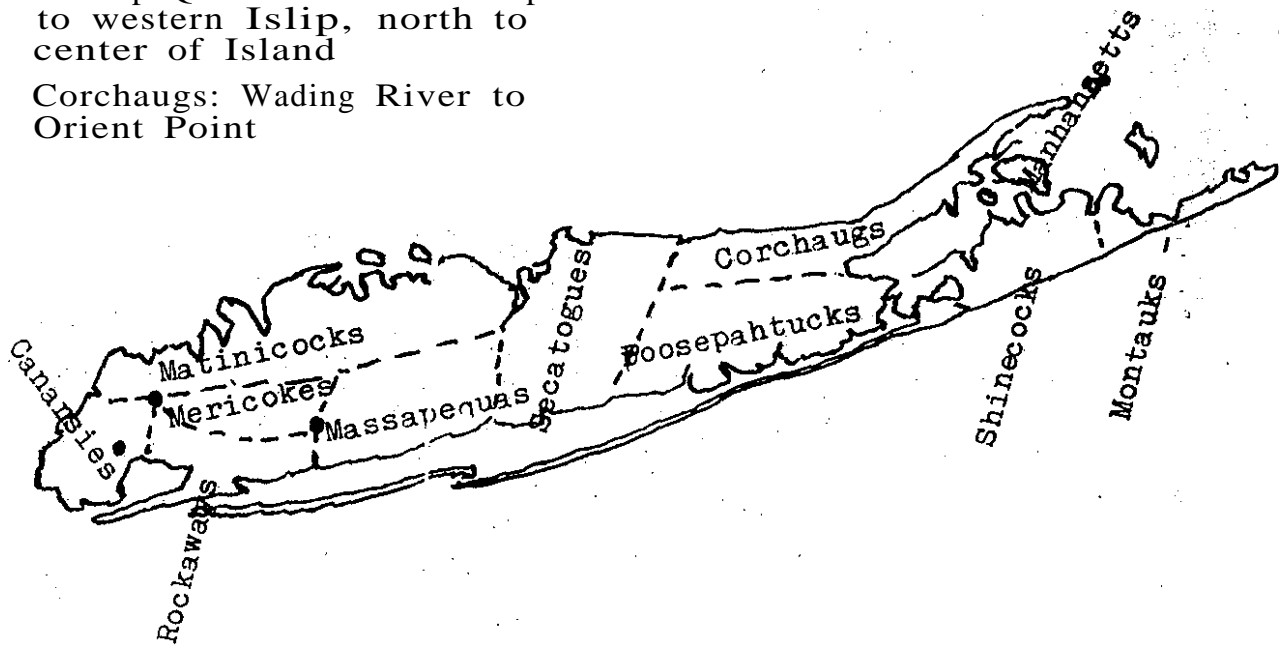
Secatogues - West Islip to Patchogue, Nissequogue to Wading River

Shinecocks - Canoe Place to East Hampton

Manhassetts - Shelter, Ram and Hog Islands

Poosepahtucks - Patchogue to Canoe Place, north to Peconic River

Montauks - E. Hampton to Montauk



At the time of Southold's colonization in 1640 or before, the area was within the domain of the Corchaug Indians. They were one of eleven Woodland Indian families inhabiting Long Island, their territory extending along the north shore from Orient Point to Wading River. Shelter Island wasn't a part, being the home of the Manhassetts •

Southold Town Records show that in 1649 William Wells (1603-1672) together with Richard Woodhull of Setauket were appointed Town Overseers to procure additional territory. They touched all bases, contacting not just the Corchaugs, but the Manhassetts, the Montauks and the Shinnecocks as well. (The Sachems were by others, we are told.) The result was colonist ownership of all Corchaug lands.

Richard Woodhull returned to Setauket, William Wells on April 2, 1658, acknowledged town reimbursement for half the purchase price (no amount recorded) which, said *Wells*, he had paid Woodhull. Seven years later, on August 28, 1665, William Wells entered on Town Records as sort of rider to a lengthier document establishing Plum Island public ownership, personal claim "to moiety and halfe of Curchaug." This coming to the attention of the Overseers, they ordered as of September 22nd of the same year and on the same page, that the "claim be crossed out, as it had been entered without their knowledge.

Mr. Wells was persistent, and when some of his cattle were killed by the Indians, he made claim with the Town for reimbursement. Finally, on July 1, 1667, after a Town meeting, this face-saving agreement was reached:

'Wells was to give up his claim for half of Corchaug and that for cattle reimbursement., In return, he would receive Little Hog Neck.. The agreement specifically was not to affect his already considerable holdings nor was it <sup>1/6</sup> share of the coming Corchaug land dividends (He received 3 allotments of about 120 acres each.)

The agreement was written three times, the first as sort of memorandum on July 2nd, a more spelled out document on July 3rd, and the final, formal indenture following, dated back to July 2nd - - - see inside' front and back cover. By calling specially for Mary: 'Wells' signature in the final agreement, it is apparent that the Overseers had a deep respect for her.

At his passing in 1672, William left all his property to his third wife Mary (Youngs) for her disposition as the children reached their majority'. Existing documents record settlements on the daughters of a somewhat minor nature. The major acreage was split between the two sons William and Joshua, with William receiving both Little Hog and Quasha (now Indian) Necks' at his coming of age.

Second William (1660-1696) left Little Hog Neck to his eldest son third William (1683-1762). This William had 4 sons and 5 daughters, sons being fourth William (who moved to Mattiluck, becoming a harness maker), Cravit, David (died aged four), and Benjamin (1721-1800). Little Hog Neck became Benjamin's property, and when he died childless, he left one third of it to his brother

William's son, the fifth William Wells, the other two-thirds to William C. Wells, son of James, a nephew.

William C. Wells died tragically when his ship Rosetta sank in Smithtown Harbor during the Christmas storm of 1811. Since he died intestate, the property went to his father James Wells who bequeathed it to his son-in-law Barnabas Horton. It appears that fifth William's one-third ownership went to his son-in-law Joshua Hallock, thus ending the affiliation of the Wells name with the property for over two centuries.

Joshua Hallock's will was contested by one George Hallock, resulting in an order by the New York Supreme Court for a sale of that third, to be held in Southold on October 7, 1857. A high bid of \$1,200.00 was made by Edward White Burr (1814-1881), John Carrington, Benjamin W. Floyd and Stephen T. Trapnill. The balance was acquired from the Barnabas Horton heirs for an additional \$4,800.00.

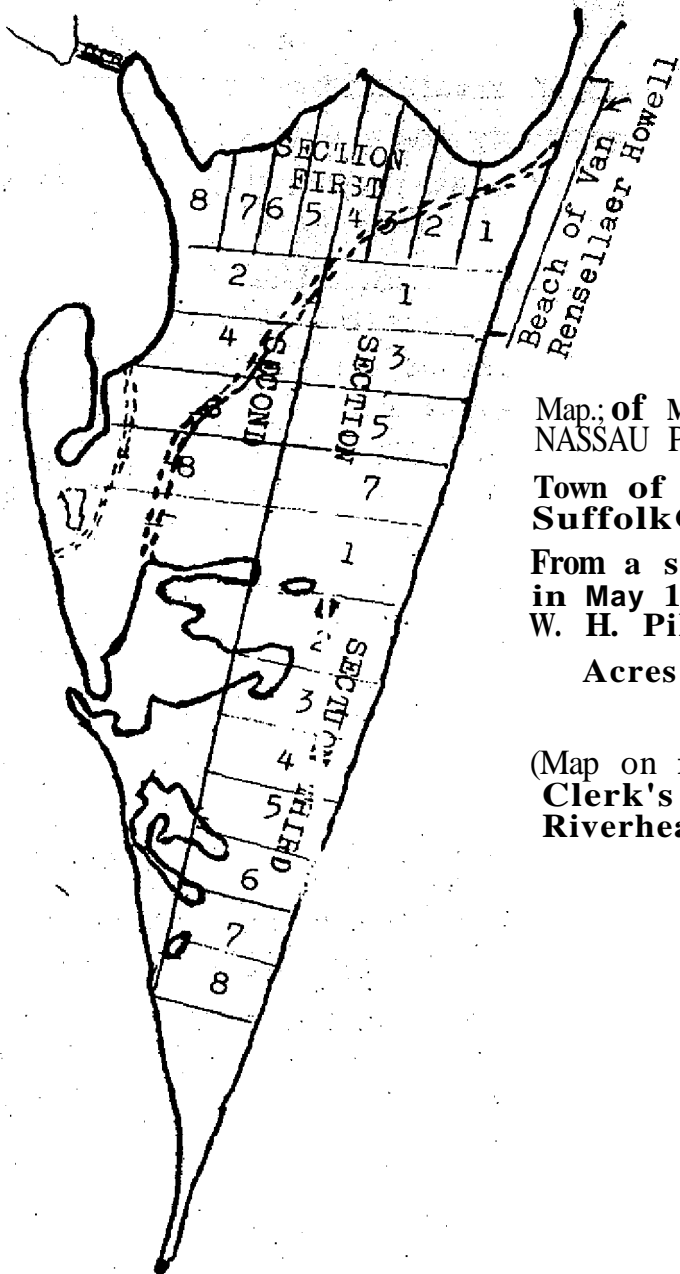
It isn't known where Mr. Floyd or Mr. Trapnill enter the picture beyond this recording, but it is clear that Mr. Burr and Mr. Carrington (an uncle of Mrs. Burr) were the principals. For the first time the name of Nassau Point is applied to the entire peninsula, the name coming from the official name of the tip, even though it was also called Mattanwuk in the first effort to create a real estate development. As can be seen on the accompanying map, there were just 24 very large lots in three sections, each having waterfront except, perhaps, Lot #1 in the second section where that curious

area of east beach is set aside for *Van Rensselaer Howell*. Where are the roads?

Mr. Burr and Mr. Carrington were not just casual real estate promoters; each erected an outstanding residence. The Burr mansion was substantial as witness the architect's drawing that is here reproduced. There was an enormous barn below the crown of the hill to the east, a separate bowling alley building behind, a caretaker's cottage. Tennis courts were provided and a bricked-in pond, still in existence as this is being written, may have served as a skating rink. The Carrington house to the west and north is on a much smaller scale and of an architectural style still pleasing to the eye. It too, had outbuildings, one of which was moved to the location it now occupies on Carrington Road.

Enter Benjamin D. Carpenter (1824-1885), local M. D. and good friend of Edward Burr and John Carrington. For his use, a large somewhat square structure was erected on high ground not far from the Carrington house. It too, still stands. Only the Burr mansion is gone, a victim of fire in June 1928.

What efforts were made then to develop the Point besides the publication of the map are unknown, but it seems that insufficient purchaser interest was aroused so that, by 1872, the principals wished to recover their investment. On June 15th of that year, an Englishman by name of James Wilson who resided in New York City, became entranced with the Point's real estate development possibilities. He entered into an agreement with John Car-



Map. of MATTANWAK or  
NASSAU POINT

Town of Southold  
Suffolk County, L. I.

From a survey made  
in May 1858 by  
W. H. Pike of Mattituck

Acres 489

(Map on file County  
Clerk's Office  
Riverhead)

ington for one-third ownership ((to exclude the Carpenter house), giving a note for '\$7,000.00 at 6% interest. How much he put up in cash is unknown as is What arrangements he made with Mr. Burr, but Mr. Wilson seems to have had contrpl at about this time.

Any plans made for quick sales fell through, and Mr. Carrington instituted proceedings to foreclose for lack of payment of both principal and interest on July 3rd 1873. What happened on or before the date set for foreclosure is reasonably well established. Mr. Wilson formed a syndicate to pay his creditors and a mortgage was arranged with Mutual Life Insurance Company.

Six years later -- on October 6th, 1879. Mutual Lite obtained a judgment of foreclosure against the syndicate (Richard Patrick and others), for the entire Point, excluding that strip of east beach belonging to Van Rensselaer Howell. No mention of the late Dr. Carpenter's estate •

. Obligations were again met with a new syndicate and James Wilson ve'ry much in the picture. A news clipping of i880 records another sale of the Point. Five years later, an August 1885 clipping carries news of the extensive renovation of the Burr mansion under Mr. Wilson's direction. Locally, it was called "Wilson's Folly."

It was during this time that James Wilson employed a writer and an illustrator to produce a hard cover real estate brochure of 40 pages entitled "Peconic Park" in an attempt to lure purchasers. The book makes such fascinating reading that the Nassau Point Property Owners

Association reprinted it in soft cover (500 copies) in late 1976. In its pages we learn that mosQuitoes may be elsewhere but not here; that occasionally, gentlemen when starting out for the summer, put their families in carriages to traverse the immensely broad (Hempstead Turnpike) highway that runs from Brooklyn to Greenport. He adds that it wouldn't be a bad idea for owners of tallyho coaches to take the same direction and expects to see the ancient turnpike enlivened with brilliant four-in-hands. By train or by boat (the daily Shelter Island - New York, the one leaving James Slip several times a week touching at Greenport, the steamer that plies between New York and New Suffolk), the Point is easy to reach. Many glorious things are proposed for the future: a huge, many turreted hotel; a bridge across Broadwaters complete with gate house; rail service via spur from Peconic to extend across the causeway. But the dream died and we assume the property reverted to Mutual Life.

There are some tales of fluctuating ownership after Wilson's time, but no proofs. The next trace is an indenture for the purchase of a 66' wide strip of land for a length of 889' beginning at the first sharp curve on Skunk Lane, proceeding south for a road to connect to a planned bridge over to Fisherman's Beach. The purchasers were George Finck of Manhattan and Laurence Embree of Flushing and the date was July 13th, 1906. The documents conveying Nassau Point to these gentlemen have not been found, but buy it, they did, we have proof positive

since their widows sold it to the newly formed Nassau Point Club Properties, Inc. in December 1918 for the sum of \$70,000.00

The rest is within memory of many of us, with real estate development success at last due largely to the increasing popularity of the automobile.

MINUTE BOOK HIGHLIGHTS, NASSAU POINT CLUB PROPERTIES, INC.

December 24m 1918. A meeting was held to form the Corporation, with capitalization set ,at 59,000.00. A letter was read, by the Secretary from Walter Johnson which stated that he was in possession of an option to' purchase Little Hog Neck, Suffolk County, for the sum of \$70,000.00 (said option granted by Louisa Finck, widow of George Finck) and on which he had paid a deposit of \$5,000.00. Mr. Johnson's letter contained the proposal to sell this option to the new corporation for the sum of \$9,000.00, payable in cash, in corporation stock, or a combination of the two.

July 19, 1919. Walter Johnson is empowered to devote his entire time to sales promotion of Nassau Point Club Properties.

June 8, 1920. The death of Jerome Pennock is recorded. (Senior member of Pennock & Johnson, Court Street, Brooklyn, the firm originating Nassau Point Club Properties.)

April 18, 1921. Lots 46 & 47 sold for 81,500.00; Lot #28 for \$1,000.00; Lot #277. for \$650.00; Lot #87 for \$300.00; Lot #86 for \$400.00; Lot 62A for \$500.00; Lots #112 & 113 for \$250.00; Lot #27 for \$1,000.00. Corpora-

tion faced with cost of \$4,876.27 from LILCO to instal cross arms on telephone poles and string wire in order to provide electricity.

April 22, 1922. All bay frontages now sold. Mr. Mrs. Andrew McNish are leaving October 1 after 3 years of Club House operation. Club House and Bowling Alley Annex to be repaired and enlarged for an estimated \$20,000.00. Lots 24, 25 and 26 sold at \$1,000.00 each #321 at \$900.00; #184 at \$750.00j, #182 & 183 at \$600.00 #34 at \$2,500.00; #280 at \$2,000.00; #282 comprising 11-1/4 acres for \$10,000.00; #14 with house, \$6,500.00. Summary of sales to May 14, 1924: 1919 - \$116,750.00; 1920 - \$55,680.00; 1921 - \$20,682.00; 1922 - \$26,037.00 1923 - \$8,550.00. Electric Service installed: \$4,574.50 Phone - \$3,500.00; Surveyors - \$4,475.00; Labor - \$14,291.00G; Taxes - \$6,694.00; Interest - \$9,324.00; Architects - \$500.00; General Expenses - \$13,405.00; ~~Commissions~~ - \$33,561.00; Club House Expenses - \$14,291.00

August 20, 1953. Walter Johnson's passing recorded  
June 23, 1955. President Marion B. Johnson's passing recorded.

February 1, 1956. Helen Johnson Crisp sells all 90 shares to Nassau Point Club Properties, Inc., for \$14,500.00.

September 15, 1956. Nassau Point Club Properties, Inc. sells all 90 shares to Nassau Point Causeway Association Harold Schinidt, President, for \$400.00•

\*Forerunner, Nassau Point Property Owners Association

## PARTIAL LIST SOURCE

### Liber A Vol I Southold Town Records

- pp 204-205 Wells acknowledgment of Town payment for half of Curchaug land purchase.
- pp 247-248 Wells moiety claim
- pp 229, 230, 262, 263, 266, 268 Wells ownership establishment to Little Hog Neck;
- pp 155, 157 Wells real estate holdings.
- p 310 Wells last will (differs somewhat from Hayes.)

### Liber C Vol II Southold Town Records:

- pp 120, 121, 122 Wells real estate holdings.
- p 124 Distribution of "Quasha" (Periuasha or Indian) and Little Hog Neck to William Wells II.

### County Records:

- Liber 107 p 535 Mortgages, Carrington to Wilson.
- Liber 687 p 369 Deeds land sale for road, Skunk Lane to Broadwaters Narrows dated July 13, 1906.

### Southold Library: (Whittaker Collection)

- Hayes' WELLS OF SOUTHOLD, Wells' last will.

### Newell Library:

- Historic Long Island by Rufus Rockwell Kent, 1902.
- Thompson's History of Long Island •
- Southold Celebration, 1640 - 1980.
- Southold Town Records Volumes I and II.
- Peconic Park by G. P. Lathrop.

### Cutchogue Library:

- Southold's First Colony by Wayland Jefferson, 1940.
- Yesterday's Southold - - Pagans, Pilgrims, Patriots, by Warren Hall, 1945.

### Nassau Point Property Owners Association:

- Nassau Point Club Properties, Inc., Minute Book.

### George S. Case, deceased:

- Newspaper clippings of 1880, 1885, 1918.

### Miss Katharine Burr, granddaughter Edward White Burr:

- Correspondence, picture of original Burr mansion.

### Cemetery research:

- Cutchogue, Southold, Mattituck.