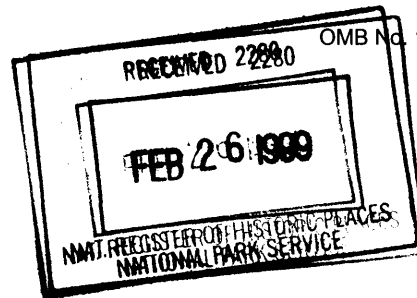


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



374

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

1. Name of Property

historic name Small Point Club

other names/site number _____

2. Location

street & number East Side of Club Road, 0.3 miles South of Junction with Route 216 N/A not for publication

city or town Small Point vicinity

state Maine code ME county Sagadahoc code 023 zip code 04562

3. State/Federal Agency Certification

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

[Signature] 2/19/99
Signature of certifying official/Title Date

Maine Historic Preservation Commission
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

[Signature] 3/25/99
Signature of the Keeper Date of Action

Small Point Club
Name of Property

Sagadahoc, Maine
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Hotel

Social/Clubhouse

Current Functions

(Enter categories from instructions)

Domestic/Hotel

Social/Clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Materials

(Enter categories from instructions)

foundation Brick

walls Wood/Weatherboard

Wood/Wood Shingle

roof Asphalt

other Wraparound Porch

Narrative Description

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

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National Register of Historic Places
Continuation Sheet

Small Point Club

Sagadahoc, Maine

Section number 7 Page 2

The Small Point Club is a three-story, gable roofed frame building that features a wraparound porch and a two-story addition attached to one corner of its rear elevation. The building is clad in patterned wood shingles and weatherboards. It occupies a sloping site with a view of Small Point Beach and the Atlantic Ocean.

Facing east, the club's tall front elevation contains five double hung windows on the first story (three of which are grouped in the center), a trio of symmetrically placed six-over-ones on the second story as well as a modern emergency egress door, and a pair of six-over-ones on the third story that are separated by two six-pane fixed sash. A stringcourse carries around the building between the second and third story, and the broad overhang of the roof is supported by five brackets. The porch, whose roof is supported by posts adorned by solid brackets, shelters the first story of the front and south side elevations in addition to about one-third of the north side. It is enclosed along a portion of the south side. The lower story of each side of the entire building is sheathed in clapboards whereas the balance of the wall surfaces are clad in wood shingles.

The south side elevation features six asymmetrically placed windows and a door on the first story, five six-over-sixes on the second story, and three pairs of six-over-sixes on the third story which are mounted below small gables (of which the center one is slightly broader and taller). There are a variety of windows and doors on the first story of the north elevation, seven windows on the second story including six six-over-sixes, and a repeat of the south side fenestration pattern and gables on the third story. The first story of the rear elevation has a hip roofed room attached to the northwest corner that was originally a porch, one window on the main wall, and a deck. There are three windows and an emergency egress door on the second story and two windows and a door on the third level.

Attached to the southwest corner of the original block is the wing, which was added in 1904 to serve as a dining room, pantry, and staff quarters. In both design and exterior finish this addition matches the original design. Its east side contains a number of double hung windows and a shed roof porch addition that extends to the midpoint of the first story. The second story features paired double hung sash sheltered by gables. There are three windows on each story of the south gable end, five windows and a door on the first story of the west side and paired windows below two gables on the second story, and several windows and a door on the north gable end.

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Continuation Sheet

Small Point Club

Sagadahoc, Maine

Section number 7 Page 3

The plan of the main block consists of a large living room spanning the front third of the first floor with an exposed brick fireplace on an interior partition wall. A broad opening on one side of the fireplace provides access to the original dining room (subsequently converted into an office) that now contains the main open string staircase. As originally constructed, the staircase was located in the living room, but was moved to the rear of the fireplace in 1912. The library is located to the south of the dining room, and the kitchen and pantry occupy the rear third of the first floor. Both the second and third floors feature a central hall off of which are seventeen bedrooms and four bathrooms. All of the walls and ceilings in the main block have a plaster over lath finish. In contrast, the wing exhibits open framing.

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.)

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1896

1904

1912

Significant Dates

1896

1904

1912

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Neal, Joseph L., Architect

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

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National Register of Historic Places Continuation Sheet

Small Point ClubSagadahoc, MaineSection number 8 Page 2

Constructed in 1896, the Small Point Club is a three-story rectangular frame building that was built by a number of residents of the Small Point summer colony. Designed by the Pittsburgh architect Joseph L. Neal, the club was built largely on the furnished plan with modifications made to the treatment of the exterior wall finish. The building is eligible for nomination to the National Register under criterion C for its local architectural significance.

[The following architectural history of the Small Point Club is excerpted from *A Centennial History of The Small Point Club: 1897-1997*.]

The Small Point Club began its existence on August 30, 1895, when four friends from Augusta and Hallowell signed Articles of Association creating a corporation whose purpose was "to own and maintain a clubhouse...for our mutual social intercourse." The four founders were Joseph H. Manley, Harry H. Stinson, Joseph F. Bodwell, and Melvin S. Holway. Each of the original shareholders purchased one or more shares of the corporation for \$300 per share. This capitalization provided for the purchase of the lot and construction of the original portion of the building. In addition to the founders, shareholders were Samuel Cony Manley, son of Joseph [Manley] and a bachelor; Orville D. Baker (another bachelor); William G. Reed; Arthur Sewall of Bath, the great shipbuilder and a recent candidate for the Vice Presidency of the United States; and John O. Patten of the famous Bath family. On September 16, 1895, the shareholders met at the Manley Cottage at Small Point and approved the purchase of land, "not to exceed six hundred and fifty dollars" and to "build a club house thereon." Construction began in late May of 1896.

Joseph Manley and his friends were not the first to conceive of a hotel at Small Point. The Aliquippa was built in 1836 as Lowell's Hotel. A landmark on Small Point Harbor, it served the maritime traffic. Later, the Watson-McLanathan-Mellen House, "Sea Winnocks," served as a summer boarding house. These pre-date the flourishing of Small Point as a summer community. In 1883, the Honorable Joseph Robinson Bodwell and his partner Melville B. Spinney purchased the former Abner Lowell property, part of the original Wyman holdings. This was the entire "East Side" of Small Point, extending from the Back Cove to the end of the point and containing approximately one thousand acres. It was one of the most spectacular parcels on the Maine Coast, even more so at that time since most of the land had been cleared of trees, some of it being used to pasture sheep and cattle, and sweeping views of the ocean were everywhere. No doubt Bodwell and Spinney envisioned a new Bar Harbor as they laid out a network of roads connecting dozens of cottage lots. The Club Road was built in 1884. The road to the beach (now Hyde Road) was already in existence. [Although Small Point was never developed on the scale which its promoters might have hoped, the summer colony does contain a number of architecturally important cottages including the one constructed by Joseph and Susan Manley in 1887-88 (NR 1/7/98).]

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National Register of Historic Places Continuation Sheet

Small Point Club

Sagadahoc, Maine

Section number 8 Page 3

Neal's original plans for the building show an elaborate Stick Style exterior, three stories in height, with a deeply overhanging roof supported by brackets and broken on each side into three dormers. The wall surfaces are divided in geometric patterns by decorative "sticking" resembling English Tudor timbering. These decorative features were not executed; the upper walls were instead covered with wooden shingles, laid in staggered courses ("crazy shingles"), and in bands of plain and shaped shingles (this original treatment remained until recently in the west gable). The roof line is as designed by Neal, as is the fenestration and the basic structure, but the exterior is far less picturesque than he envisioned it. Captain Charles H. McIntyre of Small Point, a member of one of the oldest local families, was the building contractor for the Club.

Joseph Ladd Neal was born in Wiscasset in 1866. He received his training as an architect in the offices of Henry Hobson Richardson, the architect for Trinity Church in Boston, and the equally famous James Renwick of New York. Neal went into partnership with Alfred Hopkins and opened an office in Pittsburgh. Neal and Hopkins were commissioned to design the Lithgow Library and Reading Room in Augusta, constructed about 1894-96 (NR 7/24/74). No doubt Joseph Manley observed this important building taking shape and thus became acquainted with Joseph Neal. In addition to the library in Augusta and the Small Point Club, Neal's only other known Maine commission was a summer cottage in Boothbay Harbor, the present status of which has not been determined.

Construction of the Club House gained the attention of the *Bath Independent* which carried a description of the undertaking in its January 16, 1897, edition, a portion of which is excerpted below:

From the rugged rocks, commanding a grand view of the evergreen and ocean, which has made Small Point famous, has sprung up a club house, pretty in its plainness and attractive in its simplicity.

Within its walls such men as Arthur Sewall, S.C. Manley, Orville D. Baker, Col. Watson, Melvin Halloway, J.R. Bodwell, W.G. Reed, J.O. Patten and Henry E. Harding, who are among the members of the club will entertain their guests the coming season, which opens in early June and continues until October.

The clubhouse is furnished with all modern improvements, a large Quinn Ice Refrigerator and cold rooms for keeping game, meats and fish. The rooms are supplied all alike with brass bedsteads, oak furniture, modern oil lights and washbasins.

Although threatened during World War II by a development plan that would have resulted in its demolition, the Small Point Club survived and continues to function as a social center, dining room, and lodging facility for members of the club and their guests.

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National Register of Historic Places Continuation Sheet

Small Point Club

Sagadahoc, Maine

Section number 9 Page 2

Bibliography

Hinkle, Thomas Lee, ed. *A Centennial History of the Small Point Club: 1897-1997*. Bath, Maine: The Small Point Club, Inc., 1997.

Neal, Joseph L., Architect File. Maine Historic Preservation Commission, Augusta.

Small Point Club
Name of Property

Sagadahoc, Maine
County and State

10. Geographical Data

Acreeage of Property Less Than 1

UTM References

(Place additional UTM references on a continuation sheet.)

1

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Zone Easting Northing

3

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Zone Easting Northing

2

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Zone Easting Northing

4

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Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Kirk F. Mohny, Architectural Historian

organization Maine Historic Preservation Commission date January, 1999

street & number 55 Capitol Street, 65 State House Station telephone 207/287-2132

city or town Augusta, state Maine zip code 04333-0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name

street & number telephone

city or town state zip code

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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Small Point Club

Sagadahoc, Maine

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Verbal Boundary Description

The Small Point Club occupies the Town of Phippsburg tax map 21, lot 23.

Boundary Justification

The boundary embraces the entire rural lot that is historically associated with the Small Point Club.