

RECEIVED

JUL 23 1990

NATIONAL REGISTER

BUILDING STRUCTURE INVENTORY FORM

USN:

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

YOUR NAME: Tania Werbizky DATE: May 1990
YOUR ADDRESS: Ithaca, NY TELEPHONE: 607-277-5879
ORGANIZATION (if any): St. Lawrence-Eastern Ontario Commission

IDENTIFICATION

- 1. BUILDING NAME(S): Union Hall (component #22)
2. COUNTY: Jefferson TOWN Lyme VILLAGE Chaumont vic.
3. STREET LOCATION: South Shore Road
4. OWNERSHIP: a. public b. private X
5. PRESENT OWNER: Union Hall Co. ADDRESS: Point Peninsula, NY
6. USE: Original: Meeting hall Present: Meeting hall
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes X No
Interior accessible: Explain No, private prop.

DESCRIPTION

- 8. BUILDING a. clapboard X b. stone c. brick d. board and batten
MATERIAL: e. cobblestone f. shingle g. stucco other:
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
b. wood frame with light members X
(if known) c. masonry load bearing walls
d. metal (explain)
e. other
10. CONDITION: a. excellent b. good X c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when
c. list major alterations and dates (if known):
See attached item #18

12. PHOTO: See attached

13. MAP: See attached

- 14: THREATS TO BUILDING: a. none known X b. zoning__ c. roads__
d. developers__ e. deterioration__
f. other_____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn__ b. carriage house__ c. garage__
d. privy__ e. shed__ f. greenhouse__
g. shop__ h. gardens__
i. landscape features:_____
j. other:_____ N/A
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary)
a. open land__ b. woodland__
c. scattered buildings__
d. densely built-up__ e. commercial__
f. industrial__ g. residential X
h. other Lake Ontario
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(indicate if building or structure is in an historic district)

See attached continuation sheets

18. OTHER NOTABLE FEATURES OF THE BUILDING AND SITE:
(include interior features if known)

See attached continuation sheets

SIGNIFICANCE

19. DATE OF CONSTRUCTION: 1908

ARCHITECT: unknown

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See attached continuation sheets

21. SOURCES: See cover document, Bibliography, Item 9

22. THEME/AREA(S) OF SIGNIFICANCE: Community development, architecture
CRITERIA: A, C

LEVEL OF SIGNIFICANCE: a. local X b. state__ c. national__

Continuation Sheet

Town of Lyme Multiple Resource Area
Lyme, Jefferson County, New York

Union Hall

17. Union Hall is situated on the east side of the South Shore Road in the hamlet of Point Peninsula, in the southwestern part of the town of Lyme. Included in the nomination is a parcel of less than one acre of land historically associated with the property.

The hamlet of Point Peninsula (formerly Wilcoxville) is situated midway on the eastern shore of Point Peninsula, a large body of land extending south into Lake Ontario, and represents the point's only historic concentrated settlement. Once a modest commercial center, it is today a seasonal community, composed of some dozen cottages and houses lining the west side of South Shore Road and dating from the mid-nineteenth century to the present. Union Hall stands in the center of the hamlet on a gently sloping site, facing west to and fronting upon the road. Across the road to the west is a combined diner/grocery store in a modern one-story building, the only commercial establishment in the hamlet. Behind the building to the east is a complex of concrete docks, with Chaumont Bay and the peninsula of Pillar Point (town of Brownville) beyond. Adjoining the building to the south is the local fire station, housed in a small gable-front building. This building is the remnant of a cheese factory built nearby in 1911 and moved in the 1940s to what had been a small park adjoining Union Hall. Its walls were then covered in asphalt shingles and an overhead garage door installed. Due to overall loss of integrity resulting from structural alterations and modern intrusions, the hamlet of Point Peninsula has no historic district potential.

Contributing buildings: 1

18. Union Hall of 1908 is a two-story three-by-five-bay gable-front building on a rubble limestone foundation. Its light wood frame is sheathed with novelty boards on its north and west walls and with conventional clapboards on its south and east walls, all trimmed with narrow cornerboards. Windows contain double-hung sash with six-over-six lights and simple molded caps and slightly projecting sills; typical doors are six-panelled, with three long over three short vertical panels. The roofline features a wide plain fascia board and simple molded cornice, while the high-pitched gable roof is covered in standing-seam metal. Rising from the roof ridge near the east gable-end wall is a single brick chimney with a simple cap.

The principal (west) facade of the building centers upon a ground-floor commercial storefront, which consists of a single glazed and panelled door flanked by paired double-hung windows, with all but one original six-light sash replaced by modern one-light sash. Below each window pair is a series of four molded panels, while uniting the composition at the top is a denticulated cornice. Above the storefront on the second floor are three evenly spaced single windows, boarded with plywood to prevent vandalism but with their original sash intact underneath. In the gable peak is a siren mounted upon a small bracketed platform and connected to the fire station.

Continuation Sheet

Town of Lyme Multiple Resource Area
Lyme, Jefferson County, New York

Union Hall

The north elevation features a single panelled entrance door at the left corner and a single two-over-two double-hung sash window near the center. A metal fire escape leading from a second floor window and attached to the right half of the wall has been removed. Above on the second floor are four evenly spaced single windows, also boarded with plywood but retaining their original sash.

The south elevation facing the firehouse is similar to the north elevation, except for the absence of a door towards the rear of the building. The rear (east) elevation facing the water features two adjacent single doors to the left; the larger six-panelled door at the southeast corner of the building is apparently original, while the smaller four-panelled door to the north is a later addition. The steps or porch once associated with these entrances is no longer extant; parts of the limestone foundation to the right have also eroded away as the result of flooding. Above on the second floor are three more single windows, also boarded with plywood.

The interiors of Union Hall resemble earlier grange halls in Lyme, particularly the Chaumont Grange Hall & Dairymen's League Building (Component #6) of 1898. A large open room occupies most of the ground floor, with ceiling and walls finished in painted beaded boards; horizontal boards on the upper walls are divided from a vertically laid wainscot by a simple chair rail. In the southeast corner of the room is an open kitchen installed in the 1930s when the building was wired for electricity. The two doors on the rear wall, now sealed, indicate that before this installation, a privy with its own exterior door may have stood in this corner; one still exists in this position at the grange hall in Chaumont.

A small cloakroom in the northeast corner of the room, with a six-panelled door typical of the interior, leads to a narrow stair hall parallel to the rear wall of the building; the hall features walls and ceiling panelled in matchstick tongue-and-groove beaded boards with their original varnish. Again a simple molded chair rail divides the horizontal boards of the upper walls from the vertically laid wainscot. A straight-run stair illuminated by two windows in the upper rear wall leads to a small landing, with a single door on the right to the upstairs meeting hall.

Finished in the same matchstick boards as the stair hall, this meeting hall shares many other features in common with Lyme's two other examples at Three Mile Bay and Chaumont. The room is illuminated by three windows on each side wall and three more on the far (west) wall; spanning the width of this wall is a raised stage some 8 inches in height. Also typical is the high ceiling, raised into part of the attic space for better ventilation and acoustics and thus producing angled configurations between wall and ceiling. On the rear (east) wall is a projecting flue with stovepipe for a wood-burning stove, now removed from its original position in the center of the room, while in the northeast corner is a small cloakroom, also panelled in matchstick boards and illuminated by a single window. Among the meeting

Continuation Sheet

Town of Lyme Multiple Resource Area
Lyme, Jefferson County, New York

Union Hall

hall's surviving features are its upright piano, several wooden benches, and the four milk-glass light fixtures installed in the mid-1930s.

20. Union Hall (c. 1908) is architecturally significant as an outstanding intact example of a grange/meeting hall building type in the town of Lyme. Largely intact on the exterior, its characteristic interior plan survives as well, with an open utilitarian space on the ground floor and a meeting hall and stage platform on the second. Constructed in 1908 by an incorporation of Point Peninsula Grange members, it exemplifies the traditional rural grange hall, a national building type developed after the Civil War, in its form, plan, and interior finishes.

The National Grange system, the "Order of the Patrons of Husbandry," was first organized in 1867 to restore agricultural conditions in the devastated South and to promote general rural welfare throughout the country. In 1873 New York State adopted the system, with a more specific goal of uniting New York farmers against the major railroads, which were charging excessive freight costs in fierce competition to ship Western goods to Eastern markets. In 1874 more than one hundred local granges were established throughout the state, including Grange No. 126 at Three Mile Bay (see Three Mile Bay Historic District, Component #12), the first in Lyme. Its grange hall of c. 1874 was to set a precedent for later grange and community halls in the town.

By the 1890s the New York State Grange was at the height of its popularity. Not only did it provide a channel through which farmers could help control agriculture-related legislation and promote better rural education, but the grange hall served as a center of social activity. Virtually everyone in the community belonged to at least one of the organizations that met in the hall; virtually everyone attended the many lectures, plays, dinners, and dances held there. Thus in 1898, during the local hay boom engendered by the New York City hay market, two new granges were organized in Lyme: Grange No. 855 at Chaumont in 1898 and Grange No. 1030 at Point Peninsula in 1905, with local farmers N.B. Miner and F.M. Wiggins as its first master and secretary.

Within the next year, members of the new Point Peninsula Grange incorporated as the "Union Hall Company of Point Peninsula," with the aim of constructing a grange hall in the hamlet of Point Peninsula. Each farm family would hold stock in the building and profit from the revenue it engendered, once its construction had been paid for. The result was Union Hall, completed by 1908 on the site of the old village dock. As the last known example of its type to be constructed in Lyme, the building conformed for the most part to established patterns; its ground floor space, painted in two shades of green, and its matchstick-panelled meeting hall, with its elevated ceiling and raised stage, were almost identical to those of the Chaumont Grange Hall (component #6) of 1898. Its commercial storefront was unique, however, and served to underscore the semi-public nature of the

Continuation Sheet

Town of Lyme Multiple Resource Area
Lyme, Jefferson County, New York

Union Hall

building. It also carried on an architectural precedent set by the Three Mile Bay Grange Hall of c. 1874, which distinguished the main entrance by the use of large flanking windows.

For a full generation, Union Hall served its intended purpose, hosting a great variety of community activities and serving as the unofficial community center of Point Peninsula. But by the end of World War I, the perfection of the "horseless carriage" had brought Lyme's hay boom to an end. At the same time, the shift in Lyme from an agricultural to a seasonal economy and the pressures of mechanization made the lot of the small farmer more and more difficult. Many of the point's hay farms were consolidated into larger operations, requiring fewer farms and fewer farmers; too, modern means of communication had made obsolete the traditional informational and entertainment roles of the grange. As the result of declining membership, Grange No. 1030 disbanded soon after World War II.

Since that time the ground floor space of Union Hall has been used as a youth recreation center, a polling place, and for light storage, while the upstairs meeting hall remains unused and virtually intact.

1/23/90

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Lyme MRA

Jefferson County, NEW YORK

COVER

DATE LISTED

- | | | |
|--------------------------------------|-------------------------------------|------------------------------|
| 17. Taylor Boathouse | Entered in the
National Register | <u>Arlene Byer</u> 9/6/90 |
| 18. Three Mile Bay Historic District | | <u>Beth J. Savage</u> 9-6-90 |
| 19. Union Hall | Entered in the
National Register | <u>Arlene Byer</u> 9/6/90 |
| 20. United Methodist Church | Substantive Review | <u>Beth J. Savage</u> 9-6-90 |
| 21. Menzo Wheeler House | Entered in the
National Register | <u>Arlene Byer</u> 9/6/90 |
| 22. Wilcox Farmhouse | Entered in the
National Register | <u>Arlene Byer</u> 9/6/90 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Union Hall
NAME:

MULTIPLE Lyme MRA
NAME:

STATE & COUNTY: NEW YORK, Jefferson

DATE RECEIVED: 7/23/90 DATE OF PENDING LIST: 8/07/90
DATE OF 16TH DAY: 8/23/90 DATE OF 45TH DAY: 9/06/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90001333

NOMINATOR: STATE

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/6/90 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Town of Lyme Multiple Resource Area

Union Hall

Three Mile Bay, Jefferson Co., New York

Photo by: T. Werbizky, 1988

Neg. at: Perservation league of NY State
Albany, NY

View: 1 : *West FACADE*




UNION HALL
POINT PENINSULA, JEFFERSON COUNTY


CHAUMONT BAY

SOUTH SHORE ROAD

UNION HALL

KEY

Boundary	
Photo Key	
Non-contributing Feature	

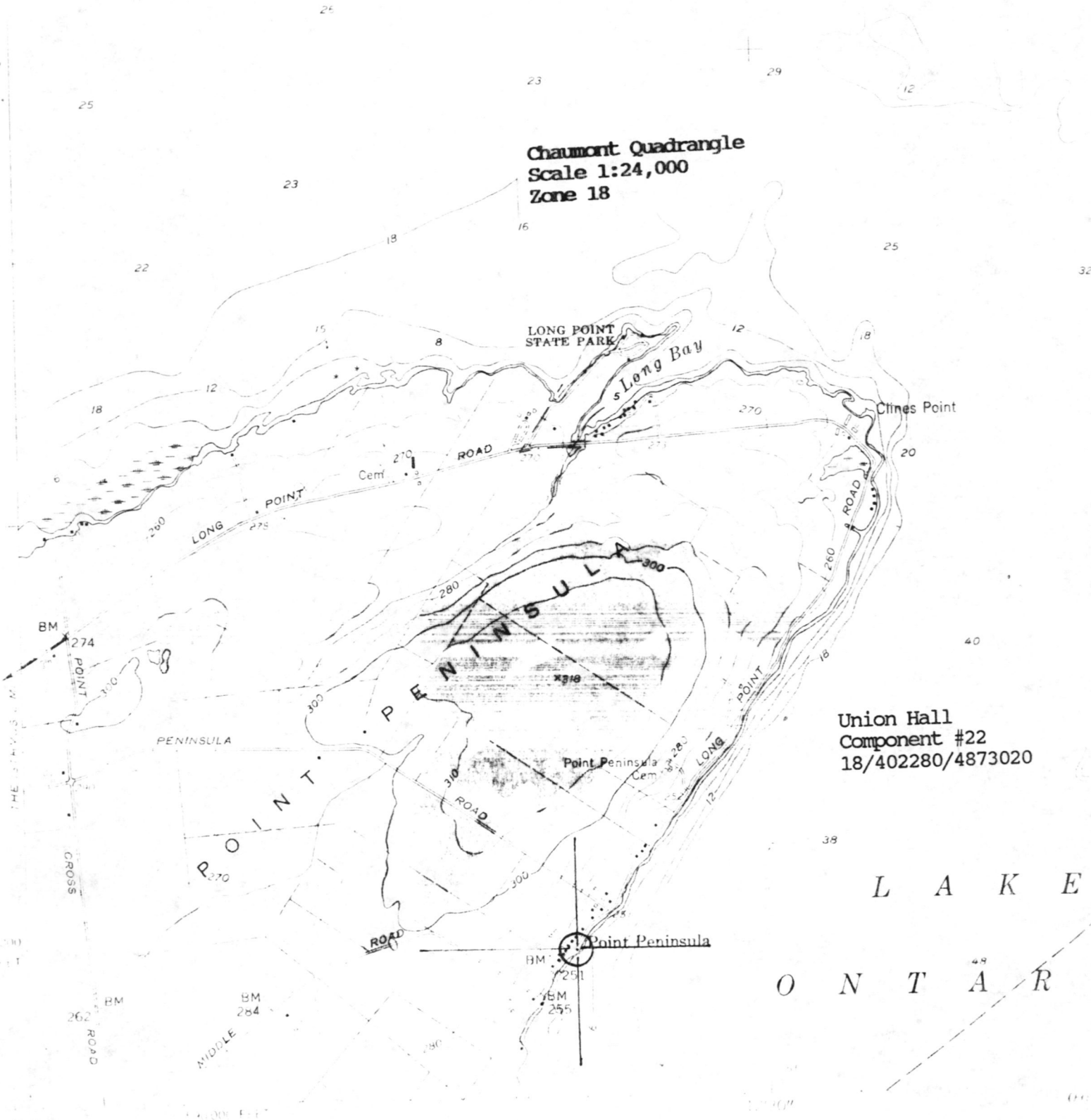


1" = 90'

C H A U M O N T B

Chaumont Quadrangle
Scale 1:24,000
Zone 18

Union Hall
Component #22
18/402280/4873020



Mapped, edited, and published by the Geological Survey.

Control by USGS, USFWS, and TVA

Culture and drainage in part compiled from aerial photographs taken 1967. Topography by plane-table surveys 1958.

U.S. Government Printing Office: 1968 O-348-111 (1:24,000)

*h. interest
appeal action*

*Stoney
d*

SHANGRI-LA OF CHAUMONT BAY, INC.
SOUTH SHORE ROAD
3 MILE BAY, NEW YORK, 13693

RECEIVED
FEB 06 1989
COMMISSIONER
PARKS, REC. & HIS. PRES.

2/2/89

ORIN LEHMAN
COMMISSIONER
N.Y.S. OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION
AGENCY BUILDING 1, ALBANY, NEW YORK 12238

RECEIVED
FEB 10 1989
HISTORIC PRESERVATION

RE: LYME MULTIPLE RESOURCE AREA
UNION HALL (GRANGE NO. 1030)

DEAR COMMISSIONER LEHMAN:

SHANGRI-LA OF CHAUMONT BAY, INC. IS CURRENTLY THE LONG TERM (IN EXCESS OF 100 YEARS) LEASEHOLDER OF THE SUBJECT PROPERTY. THE OWNER OF THE PROPERTY, THE UNION HALL CO. OF POINT PENINSULA IS AN INACTIVE CORPORATION WITH NO OFFICERS. ATTEMPTS TO CONTACT, THRU ACCEPTED MEANS, THE SHAREHOLDERS OF THE COMPANY HAVE BEEN UNSUCCESSFUL.

THE LEASEHOLDER OBJECTS TO THE LISTING OF THE SUBJECT PROPERTY AND ITS NOMINATION TO THE NATIONAL AND STATE REGISTER OF HISTORIC PLACES.

IN ADDITION, THE LAND ON WHICH THE SUBJECT BUILDING IS LOCATED IS NOT OWNED BY THE UNION HALL COMPANY OF POINT PENINSULA, THE OWNER OF THE SUBJECT PROPERTY, BUT RATHER IT IS SINGULARLY OWNED BY THE LEASEHOLDER, SHANGRI-LA OF CHAUMONT BAY, INC. IN THAT CAPACITY SHANGRI-LA OF CHAUMONT BAY INC. OBJECTS TO THE LISTING AND NOMINATION.

SINCERELY,

THOMAS A. DOUGHLIN
AGENT
SHANGRI-LA OF CHAUMONT BAY INC.

*Bake -
Even if we allow this
lease holder to object
it still doesn't
constitute a majority -
it's only 50%, not
over 50% (lease holder & owner)
donor hasn't objected)
Thus it is correctly
published as a
nomination. PS.*

SWORN TO BEFORE ME THIS 2 DAY
OF FEBRUARY, 1989

NOTARY PUBLIC

PHILIP COOMBE, JR.
Notary Public, State of New York
Qualified in Sullivan County
Reg. No. 5804683
Commission Expires July 31, 1991