

Sketches of Long Point History

*A Collection of Articles from the Annual Reports of the
Long Point Corporation, 2006-2023*



Sketches of Long Point History

*A Collection of Articles from the Annual Reports of the
Long Point Corporation, 2006-2023*

By John Leidy

Cover photo: This photo shows the family of Winfield Scott (1853-1920) tenting in about 1911 in the approximate site on which Scott built the family's cottage in 1914 (242 East Rd.) Scott was the owner of a sawmill on Lewis Creek in Charlotte and is believed to have been the builder of four of the early cottages on Long Point.

(Photo courtesy of Scott descendant Joyce Agan Blakley)

Text and photos copyright © 2023 John Leidy

Long Point

A Brief Historical Overview

In the latter half of the Nineteenth Century social and economic conditions helped to foster the growth of America's middle class and to allow that middle class the leisure time to take a yearly break from their work. Following the Civil War, many were using their leisure time to get away from urban areas and to enjoy nature in more rustic settings while perhaps fishing, swimming, or enjoying other recreational activities. This was often done through camping out, or "tenting."

By the 1870's much of the Lake Champlain shoreline was populated by such tents during the summer months. Long Point was one of several camping destinations in the immediate area. Among others were Thompson's Point, Mile Point, and Cedar Beach.

Long Point was at that time owned by a local farming family, the Ball family, who

allowed campers on their property, allocating spaces by a leasing arrangement and offering services for sale such as transportation to and from the North Ferrisburgh railroad depot, providing milk, providing ice, renting boats, etc. Beginning in the mid 1880's the Ball family started allowing the building of cottages on leased lots on Long Point. These leases were initially for a period of five years, and the lot and cottage became the property of the farm if the campers failed to make the lease payment or did not wish to renew the lease or sell the cottage.

Cottages during the early years were often built by partnerships of families or friends, often those who had previously tented together on the lakeshore. While some of these cottage builders were upper middle class, many were either merchants or tradesmen such as carpenters or plumbers, or they were in businesses that gave them access to lumber, clapboard, shingles, etc. The majority of these tents and cottage builders were Vermonters, in fact mostly from

nearby towns and counties. Even from the early years, however, there were a few vacationers from further away, frequently from New York or Massachusetts. Over the years tents increasingly gave way to cottages on the Point, the largest percentage of Long Point's cottages having been built in the decade of the 1920's.

In the early 1920's the farmer who owned Long Point, Artemas Ball, died, and rumors of the possible sale of the property were in the air. In response to concerns over what would happen to their cottages following such a sale, Long Point's summer residents formed the Long Point Association. When it became clear that the Long Point Farm was not about to be sold, the Association became a vehicle for negotiating with the farm for improved roads, water supply, electricity, etc. and for coordinating social events for Long Point residents. The Long Point Association was dissolved in the early 1960's after the founding of the Long Point Corporation in 1959.

In the late 1950's Guy Ball, son of Artemas and then owner of the Long Point farm, died.

The Long Point Realty Corporation (later Long Point Corporation) was formed to purchase the Long Point farm property and work to represent the interests of Long Point residents, who were now eligible to become shareholders in the newly formed corporation. In the following years Long Point's residents, through their corporation, worked to pay off the original mortgage on the farm property, improve roads, and deal with many other such issues of common concern to Long Pointers.

Since the 1970's major issues facing Long Point have been: environmentally responsible handling of waste water, rising property values and related issues, providing water to cottages, invasive species and lake water quality, and developing a common vision of the purpose and future of Long Point. Currently an annual meeting of the Corporation is held on the first Saturday of each August in order to discuss issues facing Long Point and for shareholders to vote on business before the membership.

Early Euro-American History

*Before there was
"Long Point"*

In 1762 King George III granted the town of Ferrisburgh through his agent, the Governor of the Colony of New Hampshire, Benning Wentworth. However, it was 21 years after the original grant before settlement actually occurred in what is today Ferrisburgh. During that time, confusion reigned as both New Hampshire and New York claimed the right to grant land for settlement in the disputed area "between" the two colonies.

Just prior to the Revolutionary War, attempts at settlement in the area had begun- in Ferrisburgh, by a Charles Tupper, and also at Basin Harbor. Both ventures were abandoned with the outbreak of the war. During the Revolution, Vermont declared itself an independent republic, which it remained until it was accepted as the

fourteenth state in 1791. The official peace that ended the British-American conflict was signed in 1783.

It was in the wake of that peace that families began a more permanent settlement of Ferrisburgh, in the Republic of Vermont. "Families" may not quite convey the proper image. In a number of instances, a father and possibly some of his sons might forge ahead onto the frontier, build a temporary home, and return later with the rest of the family. Indeed, it happened in just this way with Zuriel Tupper, a brother to the Charles Tupper who had attempted settlement before the war broke out. Zuriel is said to have been the first Ferrisburgh settler after the close of the war. His daughter told Rowland Robinson that Tupper had come to town in the in the fall of 1783, built a bark shanty, and returned the following spring with his wife and three children. Upon his return a log house was constructed. Another family, the Burroughs (said to be ancestors of Long Point's Burroughs family), is reported to have lived within the hollow trunk of a large tree until their dwelling could be erected.

Local historians say that lots near the lake were not the desired locations for building in this first era of settlement. Inland lots tended to be better areas for farming, were presumably away from the lake's winds, and were removed from the lake travel route that had been the main thoroughfare for two recent wars. Though most pioneers to the area were farmers, Ferrisburgh was also known in those days for its quality timber.

In the 55 years following Ferrisburgh's original settlement, the town lots that would one day comprise the approximately 200+ acres of the Ball family farm encompassing Long Point were to be broken apart, change hands several times, and become consolidated into a single farm property, the first part of which (about 160 acres) was sold by Charles Adams in 1837 to Alvin Ball for \$1,000. This included four of the 40-acre lots from the original survey of the town. The farmland that includes today's Long Point would remain in the ownership of the Ball family for 122 years.

Our Name

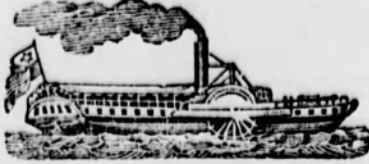
*Were we once known as
"Camp Meeting Point"?*

If you've been around Long Point for a while, you may have heard it said that Long Point was the site of religious camp meetings in the "old days" and used to be called "Camp Meeting Point." Is that true? Having spent quite a bit of time researching the issue, I can tell you that the answer to this question is... well, it's complicated.

Camp meetings were a part of Christian religious life in America throughout the nineteenth century, especially among Methodists. They were outdoor gatherings of preaching and prayer that lasted several days, during which the participants usually camped out at the meeting site. Open areas such as farmland, forests, and lakeshores were all used for such gatherings.

Camp meetings were occurring in Vermont beginning in the first decade of the 1800's, usually led by

CAMP MEETING.



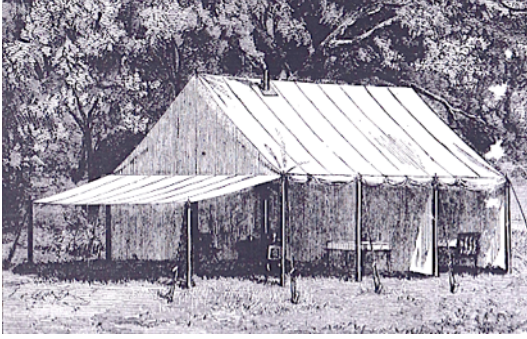
THE Steam Boat Macdonough will leave Burlington on Sunday morning the 16th inst., at half past 7 o'clock A. M., touching at Port Kent, Port Jackson, and Plattsburgh, and arrive at the Camp Ground at 12 o'clock.

Returning, leaves the Camp Ground about 5 o'clock, touching at all the intermediate ports.

Burlington, Sept. 13, 1838.

ministers as they traveled around their "circuit." No evidence has come to light that such camp meetings occurred in the vicinity of Long Point prior to the Civil War, though records giving the locations of camp meetings during that period are incomplete.

Following the Civil War, camp meetings were increasingly held under the auspices of local districts of the Methodist church. In the summer of 1868 the Ball family, owners of the Long Point property, allowed use of the end of the Point for the official camp meeting of the Burlington District of the Methodist church. This meeting reportedly brought in 1,200 to 1,500 people over the course of six days, largely from the area between Burlington and



An individual or family camp meeting tent as shown in an 1891 Breyman Bros. catalog

Rutland. The railroad station, that was at that time on today's Long Point Rd. had opened in the early 1850's, and Long Point was thus fairly accessible.

One would think that if the Point had been known as "Camp Meeting Point" at that time, the name would have been used to promote the meeting held there in 1868, but that is not the case. All map references, newspaper citations, and land records that specifically mention the Point during this period always refer to it as "Long Point." The Ball family, who had owned the land since the 1830's, also used the name Long Point in existing documents. No connection to a family by the name of Long appears to exist; the name simply seems to refer to a *long* point of land jutting out into the lake.

The year after Long Point's only known true camp meeting

(though church services for campers were common at various locations around the Point), the New Haven Camp-Meeting Association was incorporated and purchased Spring Grove, a site along the Burlington-Rutland railroad line in New Haven. That year, and in all subsequent years up to about 1916, the Burlington District's camp meeting was held at Spring Grove.

In 1871, shortly after the camp meeting on Long Point, F.W. Beers published the *Atlas of Addison County Vermont*, which included the first known map on which Long Point is actually labeled, and on that map its name is given as "Long Pt." Also identified on the map is the location of a "camp grove" on the north end of the Point.

In the early 1870's, the U.S. Coast and Geodetic Survey was doing surveys in this area of the lake for a chart that it published in 1879/1880. Despite all apparent local evidence and custom to the contrary, that government chart used the name "Camp Meeting Pt," perhaps basing the name on the "camp grove" shown on Beers' map or on the recently held camp meeting.



Beers' 1871 Atlas of Addison County

The name was then picked up by another map published on the New York side of the lake by Seneca Ray Stoddard. It appears likely that Stoddard took the designation from the government chart. "Camp Meeting Point" was retained on editions of Stoddard's map until 1911 and on the government chart into at least the 1930's.

In 1942 the USGS made an official decision to standardize the name as "Long Point." Today, the National Oceanic and Atmospheric Administration's computers officially list the Point as "Long Point," giving 1871 as a reference date for the name, presumably referencing Beers'



1880 USCGS chart with Camp Meeting Pt

Atlas. Was the name on the government's 1879/1880 chart an error? It appears that it probably was, though no paper trail has been found to explain the decision to use "Camp Meeting Point."

It was during the same era in which these maps were published that tenting and cottages became common at Long Point. It was therefore probably the 1879/1880 U.S. government chart that was the source of the belief among campers that Long Point had previously been known as "Camp Meeting Point." Well, in a way it *was*, ... but then again, ... it *wasn't*.

Serving the Union

Long Pointers in the Civil War

Over more than 150 years of Long Point's existence as a summer destination, we have had many men and several women who were veterans, and many others whose parents were veterans, including one son of a Confederate soldier. We've represented all wars from the time of the Civil War, with the possible exceptions of the Spanish American War and the Gulf War. Reunions of the Civil War veterans of Companies B and F of the 5th Vermont Infantry were held at Long Point from 1900 to 1904. In this article, I highlight the eleven men among our early camp owners who served in the Civil War.

Although his regiment was not involved in combat, Long Point's first camp owner who was a Civil War veteran was Herbert M. Thompson (1847-1911) of Albany, New York who was one of the six original partners in the cottage at 380 North Rd., now *The Linden*. He was originally from Massachusetts, and in the

summer and fall of 1864 he served from North Bridgewater as a private in Company C of the 60th Massachusetts Infantry. After the war, Mr. Thompson was a partner for many years in Thompson & Johnson, a shirt manufacturing business in Albany.

Freedom Noyes (1827-1905) of Bristol was the original builder of George Roberts' camp at 26 Lakeview. He was born into a farm family in Lincoln and later lived in Salisbury. Aside from farming, Mr. Noyes also worked over the years as an insurance agent, a carpenter and joiner, and as a casket trimmer for the Bristol Manufacturing Company. During 1861 and 1862 he was a sergeant in the 2nd Vermont Battery Light Artillery, which served in the Gulf of Mexico. He was discharged after receiving a wound in the abdomen, which caused partial paralysis. After his death in 1905, his widow married another Long Point Civil War veteran, Eugene Alexander (see below).

Frank Greenough (c1841-1914) was an original partner in the Mulvihill's camp at 20 Lakeview. He grew up in a farm family in Monkton and

spent most of his life as a blacksmith, wheelwright, and wagon maker. From 1861 to 1864 he was a private in Company D of the 2nd Vermont Infantry, part of the Vermont Brigade. He was likely in the battles of Bull Run, Antietam, and the Wilderness.

The camp at 25 Lakeview Rd. was originally built by Henry B. Allen (1834-1919) of Bristol. Allen grew up on a farm in Ferrisburgh, and over the course of his life he farmed, worked as a fishing guide, was grounds keeper at Fort Cassin, and was a truck driver. From 1862 to 1863 he served in Company I of the 14th Vermont Infantry, which saw some of the fiercest fighting at Gettysburg. Henry was wounded by a shell fragment in his left knee on the second or third day of the conflict and was also made deaf in one ear and blind in one eye. He mustered out a few weeks following the battle.

Jonathan J. Rhodes (c1834-1917) was born in Starksboro and later lived in Lincoln. He spent much of his life working as a carpenter, and in 1897 he built the cottage at 304 North Rd. In October of 1862 he joined the Union army, and his

occupation at that time was described as sawyer of staves. As with Henry Allen, Jonathan Rhodes served for nine months as a private in Company G of the 14th Vermont Infantry, enduring some of the "hottest campaigns of the Rebellion." The unit served at Gettysburg and played an essential part in the repulse of Pickett's Charge on July 3, 1863, an assault ordered by General Robert E. Lee.

George Washington Porter, Jr. (1834-1914) was a partner in the second ownership of *The Linden* at 380 North Rd. He farmed with his parents in Ferrisburgh until going to Vergennes to enlist in the war in 1862. He served as a private in Company B of the 11th Vermont Infantry, aka the 1st Vermont Heavy Artillery, which saw action in the battles at Spotsylvania, Cold Harbor, and Petersburg. During part of his term of duty, George was assigned to the regimental band as a musician playing the horn. He mustered out in 1865, married that same year, and returned to farming.

The second owner of *Spindrift* at 119 North Rd. was Richard Delong (1845-1922) of Bristol, originally from Starksboro. As a teenager, he enlisted in 1861



The 5th Vermont Volunteer Infantry camped at Camp Griffin, Virginia, 1861.

and served in Company B of the 5th Vermont Infantry, part of the Vermont Brigade. The unit saw action in the battles of Fredericksburg, Gettysburg, Wilderness, Cold Harbor, and elsewhere. Some of Delong's service was with the Ambulance Corps, as a driver and as a stretcher man by order of General Grant. He was mustered out in 1865 after his right leg was accidentally run over by a railroad wheel and required amputation. Following the war, Delong worked in Starksboro as a farmer, laborer, and grocer. He later ran a hotel in Huntington, after which he moved to Bristol. Delong's company was part of the group that later held reunions on Long Point.

Daniel Kirke Hall (1843-1920)

was probably an early partner in the camp at 191 North Rd.; by 1903, he was the sole owner. He was born on a farm in Pittsford, and after his marriage moved to Rutland. He enlisted in 1862 at the age of 19, serving first as a sergeant in Company G of the 12th Vermont Infantry, part of the 2nd Vermont Brigade, and he was later commissioned a 2nd lieutenant. From 1864 until the end of the war, he served as Captain of Commissary and Subsistence under General W.P. Benton. After the war, for efficient and meritorious service, he was made a brevet major, U.S. Volunteers. He returned to dairy and wool farming, later working as a manager for Producers Marble Company and then in sales for Vermont

Marble Company.

Joseph Stone (1849-1933) was born in Quebec, but by the time he was ten his parents had moved to Ferrisburgh. He was a farmer, wheelwright, and carpenter, who with his son built the Huntsman-Cozzens cottage at 88 South Rd. From 1863 to 1865 Stone served as a private in Company B of the 17th Vermont Infantry, which saw action in Spotsylvania, Wilderness, Cold Harbor, Petersburg, and elsewhere. Enlisting at age 18, Stone received a gunshot wound to the right knee in May of 1864 at the Battle of Totopotomoy Creek, Virginia. The wound caused him problems throughout his life.

In 1910, Eugene Alexander (1840-1923) of Bristol built the cottage that formerly stood at 217 Shore Rd. and which burned in 1965. Mr. Alexander was born in St. Albans but was living in Rutland by 1860, working as a teamster and then as a hostler, servicing machinery. He enlisted in late 1861 and served in the 2nd Battery of the Vermont Light Artillery. He was captured in an attack in Jackson, Louisiana in August 1863, and from February to September of 1864

was assigned to graveyard duty in the infamous Andersonville, Georgia prison. He was paroled in November of that year, suffering from scurvy, and the following March assigned to the 1st Company, Vermont Heavy Artillery Volunteers, the same unit in which George Porter served. In the latter unit, he probably participated in the Siege of Petersburg. He mustered out in July 1865 and worked over the years as a farmer, carpenter, night watchman, and Keeper of the House of Corrections. In 1907 he married the widow of Freedom Noyes and moved to Bristol; Noyes had also served in the 2nd Battery. By 1920 Mr. Alexander had moved into the Old Soldiers Home in Bennington.

In 1912, Dorr Roleau (1840-1933) of Bristol became the third owner of 26 Lakeview Rd. He'd grown up in Williston and enlisted a couple months after the war began. He was assigned as a musician to the 3rd Vermont Infantry, part of the Vermont Brigade, from 1861 to 1862, and was with the 1st Vermont Brigade Band from 1863 to 1865. With the latter, he was likely at the battles of

Chancellorsville,
Fredericksburg, and Salem
Church. Back home, he was
employed as a saddler and
harness maker, and after 1880
he was a farmer in New Haven.

The Joys of Camping

1870's to 1890's

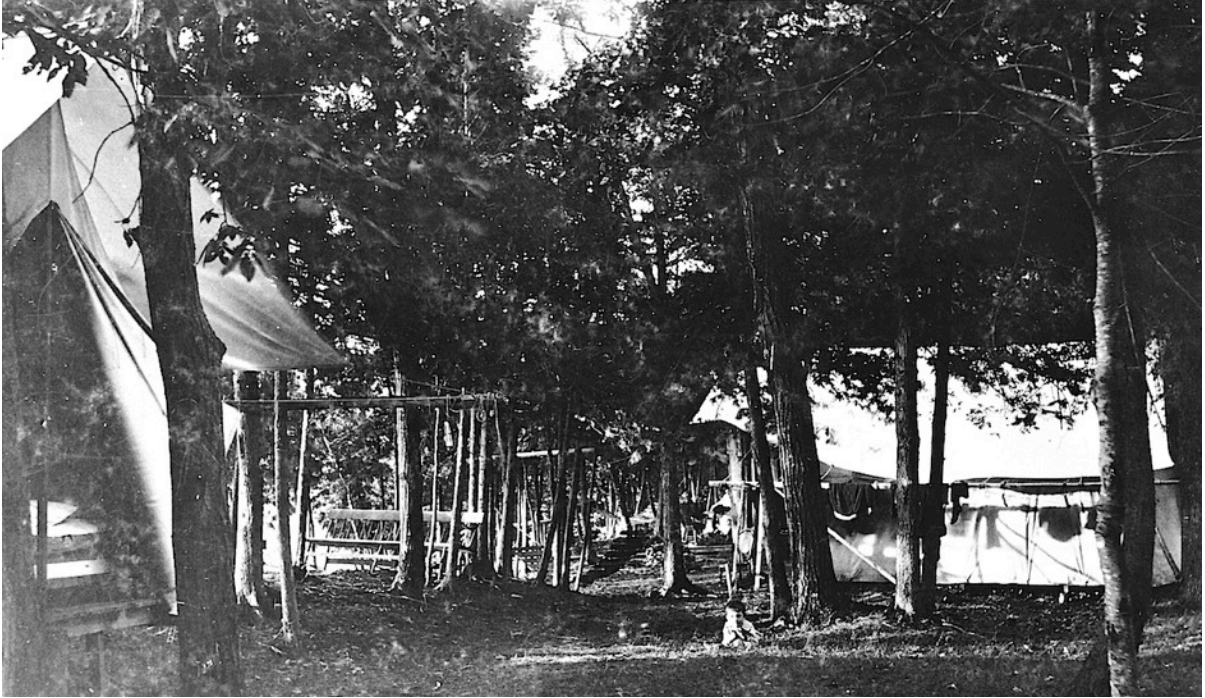
Stepping back in time, perhaps 130 to 145 years, imagine what it might have been like to be among the early campers on Long Point. They truly *were* campers- of the tenting sort; cottages had not yet come into vogue. The original campers were coming to Long Point at least by the late 1860's and into the 1870's, whereas cottages were not being built until the mid 1880's. From that point until at least the nineteen-teens, cottages and tents existed side by side.

If you lived near to Long Point, you would have come down to the lake by wagon, lugging along your gear. Some families had the use of sheds at the Point and were able to store some of their belongings on site. If you came from a bit further away, you would have taken the train to the station on what is today Long Point Road and arranged for the Ball family to pick you up in their wagon or surrey. You would probably have come with an extended family or with one or

more other families from your town of residence, which was most likely in Addison or Chittenden County. As you got down to the Point, the wagon would have dropped you and your gear off at your lot. Even prior to cottages, Mr. Ball had been granting specific camping locations to particular families or groups of friends. During some of the tenting years this was even done by way of a lease.

Rustic camping had been popularized in the mid 1800's, particularly in association with the Adirondacks. Guidebooks and pamphlets were being published with all manner of advice for those wanting to give camping a try, hopefully without too many hardships. However, some abandoned tenting- particularly the ladies ('My husband calls *this* having a good time?')- in favor of staying at a farm that took borders or even at a hotel.

Published advice on camping included all sorts of topics, such as: choosing your companions carefully, how to go about obtaining a good horse and wagon, packing efficiently, appropriate cooking utensils to bring along, how to cook in camp, reading



Camping in the 1890's; the photo is believed to have been taken at Long Point. Courtesy of Bixby Library.

materials for rainy days, bedding, and even on keeping a diary. The Burlington newspaper gave complete instructions for how to make your own tent from "nine yards of stout yard wide cotton cloth." Soaking the cloth in water with lime and alum would render it waterproof. The reader was taught how to erect the tent, making it weatherproof "with boughs of cedar and other trees," and how to prepare an appropriate site. "Select sloping ground to put your tent on, so that if it rains the water will readily run off; and also dig a little ditch around the tent with an outlet

running down the incline. As the front of the tent will be open- unless you choose to provide enough canvas to close it- you had better place it with the front toward the north or northwest." That last piece of advice may not have worked too well on Long Point!

A camping party might well have had more than one tent. Harold Stowe's father, Karl, quoting *his* father, said that, "My folks and others used to form groups and come to Long Point with great big tents. Now, they had a dining tent and a kitchen tent, and the ladies all entered into the cooking. ... Some of the tents were up in

the maple grove (about where the big parking area is located up toward the top of Long Point) [just north of 256 North Rd.] That was a favorite place, and another place was over in the green in front of Page's cottage [285 East Rd.]”

Bertha Ranger, Denise Kipp’s great aunt, gives us the most intimate picture of tenting at Long Point. “In the early '90's my Uncle Fred Dean and his wife, Aunt Holly... from Monkton and my family (Papa, Mama, Tess, Dan and I) came up from Proctor and camped on the level spot just below this ridge. There was a cottage named ‘Bristol Lodge’ close by [256 North, though the cottage name probably dates to about 1903]. We had three tents; one for each family and a dining tent. Grandpa Stilson's storehouse [erected on the Point] was used for our supplies. In it there was a large icebox in which we kept our food cooled with ice from the farm [cut from Long Point Bay and kept in an ice house near the site of today’s 417 Bay Rd.] Probably our tents and cots were stored in here too during the winter. Beside the tents there was a small shack, which sheltered our stove where the



meals were prepared- mostly by the men. Our necessary outhouse was behind the storehouse---a cold, dark place to climb up to at night. I can recall my shudders. Bedtime came early because the only light we had was from a kerosene lantern or two. Our beds were cots, just canvas strung over heavy wooden sticks and supported by crossed pieces of wood. There was always a fear of meeting skunks prowling around looking for food in our waste cans. On rainy nights we had to be very careful not to touch the canvas roof, for if we did a stream of water would start dripping down on our heads. I don't recall that there were any snorers in the group. In the maple grove we had hammocks, swings and comfortable hand-made camp chairs. These chairs my father had made, and they were adjustable from a reclining to an upright position. Uncle

CAMPERS' SUPPLIES

Campers will find a very complete line of CAMP NE-
CESSITIES in my stock.

SKEETER CHASER, the non-greasy Cream in a
tube

MOSQUITONE, the stick Cream in a bottle.
These are both sure relief from mosquitoes, black flies
and other troublesome insects.

SUNEX, the Cream that prevents sunburn.

Thermos Bottles	Cold Creams
Flashlights and Supplies	Talcum Powders
Camera Supplies	Face Powders
Sterno Canned Heat	Foot Comforts
Theroz Hy-heat	Fine Candies
Bathing Caps	Gums
Sponges	Soaps
Face Cloths	Cigars

☞ Everything found in a first-class Drug Store will be
found here.

FLOWERS ORDERED KODAK FINISHING

GEO. C. ROSS

THE PRESCRIPTION DRUGGIST

Telephone 66-3.

for your health), enjoying the scenery, socializing, and playing games.

So, ... are you ready to abandon that cottage and go rustic?

Fred's tent had a fly top covering which extended out beyond in front, forming sort of a roofed piazza where we could also have our chairs." The style of tent she describes is the same as of many of the traditional "camp meeting" tents.

If you made it through all the procedures and inconveniences that went into to getting prepared for your vacation, you would eventually get around to enjoying it. Not all that different from today, enjoyment came in the form of getting away from the work and routines of home, swimming, hunting, fishing, boating (powered by oar, paddle, or air), breathing "rustic air" (considered good

Which Camp Is the Oldest?

In relation to Long Point's history, the question that is certainly asked most frequently is, "Which camp is the oldest?" This is a question that is difficult to answer, mainly for one reason. Since Long Point was a private farm, its cottages were built on leased lots, and the town did not require the recording of leases. We do not have original lease information for many of our early camps. Documentary evidence is especially sparse during the first 35 years of cottage building. Nevertheless, by attempting to fill in the gaps with alternate types of records, we can reconstruct some of the story of Long Point's earliest summer camps.

It can be stated with a fair degree of certainty that four or five cottages were built on Long Point during the latter 1880's. This does not include any structures that may have been erected by the owners of the Long Point farm, the Ball family. However, though the Balls did erect some cottages on the Point, it does not appear

that any of these were built prior to the 1890's.

Tenting was the original method of vacationing on Long Point, but beginning in the mid-1880's cottages slowly started to appear, a phenomenon that was increasingly in evidence along shores around the country during the summer months. On Long Point, many of those who built cottages did so in partnerships, and those partnerships were often among friends from some nearby locale who had already been coming to the Point in groups to vacation in tents. Early cottages were sometimes built on the same sites on which their builders had previously tented, spots that had- at least in some instances- been allotted by lease, even to those who were in tents.

The earliest cottage for which we have clear documentary evidence is the one at 191 North Rd., today owned by the Kileys. The original half-acre lot was leased on August 10, 1886 to ten men based in Rutland. Their partnership was known as the Bay Point Club Co. and the cottage was referred to as the "Bay Point



Bay Point Cottage, later known as The Rutland

Cottage,” though it was later known for many years as the “Rutland Cottage.” As was true of many of these early ventures, one of the partners in the club ran a carpentry business, and it was probably under his supervision that the cottage was built.

Two cottages were probably built in about 1887, though the specifics are unclear, and one of them has an interesting twist in relation to its dating. As in the case of the Bay Point Cottage, the “Middlebury Cottage” at 304 East Rd. (Leidy/Wilhite) was erected by a partnership of men. This group of five was from Middlebury, and most or all of them had previously tented at the Point. The oral tradition of some of the members of this group is that it was the second cottage built on the Point. However, one of the primary builders, Ed Stowe (grandfather of Harold Stowe),



An early picture of Middlebury Cottage

was interviewed for a news item about Long Point in 1898, and in that article Stowe is referred to as the builder of the first cottage on Long Point, saying further that prior to that cottage the only structure on the Point was a sugar house. Nothing further has come to light to sort out this dating puzzle.

An article in the *Rutland Herald* in the summer of 1887 mentions there being three cottages on Long Point, which—ruling out the known building dates of other camps—would appear to refer to the Bay Point Cottage, Middlebury Cottage, and “Bristol Lodge.” The latter, which seems to show up on the tax list in 1888, was the cottage that formerly stood at 256 North Rd. and which burned down in 1996. The current cottage, owned by Shirley Reid, was rebuilt on the same site in 1998-1999. The original camp



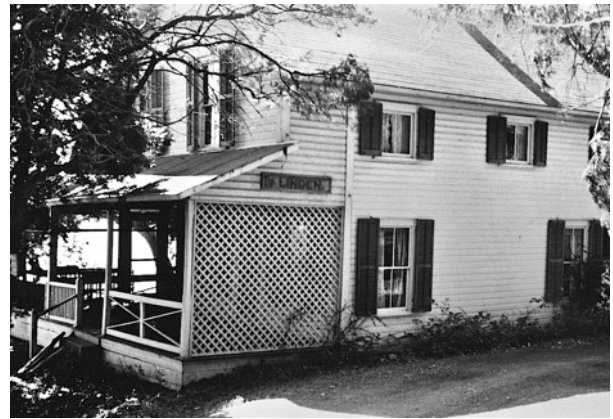
Bristol Lodge, which burned in 1996, looking from the south side of the camp

was known for many years as Bristol Lodge, but the name apparently does not date back before 1903, for the prior owners were from North Ferrisburgh, Monkton, and perhaps the Charlotte areas.

The cottage at 324 North Rd. ("Pine Tree Lodge," Ross) can be verified as having been built in 1888 by an item in the Bristol newspaper that summer. Two Monkton farmers who were Quakers built the camp, and the cottage was at one time named "Friends Home."

A news article in the summer of 1890 refers to there being four cottages on Long Point, with another about to be built. The one that was about to be built would appear to refer to a lot that was leased in 1889 to a group that seems to have been mainly composed of sportsmen, most of who were from Albany; one of the members was from Shoreham.

All evidence points to this lot, described as on the west side of the Point, being the one that is now 380 North Rd. (Koplinka-Loehr). The original cottage seems to have been named "Rushmore" and to have had its name changed under new ownership in about 1900 to "The Linden," after which the name "Rushmore" migrated to a cottage nearby.



The Linden was built about 1900-1901, replacing an 1889-1890 camp named Rushmore.

Using the available evidence, these appear to have been the first cottages built on Long Point. Of the five cottages, four were built out on the Point itself. Below is a list of additional cottages that can be reliably dated prior to 1900, 74% of them also out on the Point. Some of the original cottages have since been replaced or substantially remodeled.



An 1892 family gathering at "Lake View." In the late 1890's the camp's name was changed to "Friends Home," and by 1904 it had become "Pine Tree Lodge."

- 136 Annex Rd., 1893
- 199 Shore Rd., by 1893, original cottage replaced in 1903
- 285 East Rd., early 1890's, original cottage torn down; another cottage built on the lot in 1946-1947
- 388 Bay Rd., early 1890's
- 14 South Rd., 1897-1898
- 137 North Rd., 1898
- 181 North Rd., 1893-1894
- 209 North Rd., original cottage burned 1935; rebuilt about 1941
- 20 Lakeview Rd., by 1897
- 25 Lakeview Rd., 1897-1898

- 26 Lakeview Rd., by 1895
- 31 Lakeview Rd., about 1892, rebuilt or renovated 1906
- 282 North Rd., about 1897; rebuilt 2007-2008
- 284 North Rd., 1898
- 286 North Rd., 1898
- 304 North Rd., 1897
- 344 North Rd., 1899
- 379 North Rd., 1894, rebuilt or significantly remodeled 1926
- 392 North Rd., 1891

There were also two cottages near today's 282 North Rd., which were owned by the Ball farm and later torn down.

The Ball Family of Long Point

The current genealogical theory is that Alvin Ball (1780-1846) may have come from Dummerston, Vermont prior to his arrival in Ferrisburgh, which was sometime between 1795 and 1803. Supposedly, he and his brothers, Jesse and John, were running away from the home of their father, who is believed to have been Moses Ball. Alvin is said to have brought all his belongings and twenty-five cents in cash tied up in a handkerchief. He was noted, however, to have been an industrious and thrifty man who eventually accumulated a good amount of property. Alvin married Mary Siple whose original forbear in Ferrisburgh, Michael Siple, was one of Burgoyne's Hessian soldiers. Of their six children, daughter Cristina married George Thorp Jr. whose family owned the property on the lake along the Charlotte-Ferrisburgh border, and daughter Phebe married Lyman Kimball who owned property near Thorp's along what was called Kimball's Bay, more recently

known for the Bay View Farm.

Alvin and his brother Jesse both purchased land in the vicinity of Long Point in 1805. It was Alvin, however, who in 1837 purchased from Charles Adams for \$1000 four lots that would become the major portion of the Long Point farm. After Alvin's death in 1846, the bulk of the Long Point property passed in 1855 from Ball family members to Alvin's son Stephen (1819-1889), who is shown on 1857 and 1871 maps as at the Long Point farmhouse location.

By the mid 1860's, however, Stephen was living in his mother's family's home (the Siples) at the corner of today's Stage Rd. and Long Point Rd., with their cider mill on the road behind the house. He was at one time Justice of the Peace, and is listed variously as a farmer, dairyman, stock raiser, and seller of choice cider, apple cider vinegar, and graft apples. By today's standards several of Stephen's six children, and his wife, died prematurely- one son from wounds sustained in the Civil War. It was under Stephen's ownership that we find the first records, in the 1860's, of Long Point being used for social and religious



Cows at the beach at Long Point Bay showing the Taylor-Werner cottage in the background, built in 1897-1898.

gatherings. By the 1870's and 1880's tenting and then cottages were being allowed on the Long Point premises, generating income for the Ball farm. Stephen would live see the first few cottages erected, not long before his death in 1889 due to "general breaking down from chronic alcoholism." However, it would be Stephen's son Artemas who had more to do with the development of Long Point. He and his brother Emerson had taken over ownership of the Long Point farm in 1873.

Like his father, Artemas (1846-1922) was a general

farmer. He was also dealing in coal from the coal dock he installed on the shore behind the farmhouse. Additionally, he is listed as engaged in "general shipping." Artemas and his wife Mary Chadbourne had five children, and the family endured more than its share of personal tragedies. Daughter Cora died at six months of age in 1889 (the same year as her grandfather, Stephen). Anna (17) and Florence (15) died a day apart in 1893 from pneumonia. In 1897 Artemas's wife, Mary, died following chronic paroxysms (convulsions), and in the following year Artemas

was declared “insane” and incompetent to manage his affairs. He was taken to the asylum in Waterbury, and his property, worth about \$10,000, was placed under the oversight of guardians who managed Long Point for the rest of Artemas’s life. It is unclear how long he was at the asylum; Artemas was clearly back around the Point by 1900, one Long Pointer recalling him driving cows down to the water at Long Point bay, crying out, “Waaaay, bossie, bossie!”

At “Old Art’s” death in 1922, following a fall down the stairs, his son Guy (1882-1958) took over the Long Point farm. Though, from all evidence, Guy was not then incapable of handling the property, he requested that his father’s guardian, James Corey, continue to manage it for him. Perhaps the leasing and property management for the cottages on the Point seemed a daunting job that Guy preferred to leave to the man who had already been handling the task. The 1920’s were, indeed, a time of much growth at Long Point. In the eight years following Artemas’s death the number of cottages grew from about 60 up to about

80. Whether this growth is simply a reflection of the economic times or more a desire of Guy’s family to generate greater income is not clear; both may be the case.

Guy married Margaretta May (“Maggie”) Estus of Milton in 1925, and in the fall of that year an auction was held at the farm. Long Pointers grew anxious as to whether there was a plan afoot to sell the property, concerned as to what that would mean for their leased lots and cottages. A meeting of camp owners was held in 1926 at which the guardian, James Corey, was present, and a decision was made to approach the probate judge who handled the Ball estate. The judge told committee members that the property would be sold to the highest bidder after being advertised for three weeks. This led to the speedy founding of the Long Point Association that summer. However, for reasons that are not documented, the property was not sold. Presumably a reasonable offer was not forthcoming; some have speculated that the prospect of over 70 cottage owners with long-term leases was a

deterrent. At any rate, Guy and Maggie left the farm, moved into Ferrisburgh village, and leased the farm and the Long Point store (94 North Rd.) out to a series of managers over the next 20 years while Corey continued as guardian.

By 1943, however, things had soured between Guy Ball and James Corey, and Guy petitioned the probate judge to have Corey replaced as guardian, listing a number of grievances against Corey's management. Guy's request was apparently denied, because Corey died eleven months later while still serving as guardian. There was apparently some level of financial stress, which may have been a factor in Guy's dissatisfaction. Corey had obtained a mortgage against the Long Point farm in the amount of nearly \$8000 at 4% interest. The farm, however, was at that time taking in perhaps \$2300 yearly from camp leases and \$650 rent on the farm itself. There is also evidence that during this same period the sale of the Long Point farm was again contemplated. Few details are known, and nothing came of it. Also around this time, Anthony Alonge, a Vergennes physician



Guy Ball, left, his brother-in-law, middle, and friend Bill Kingsbury

who summered at the Point, wrote a letter, apparently on Guy Ball's behalf, recommending indefinite guardianship for Guy. The reasons given were that Guy had not shown evidence of handling himself, his family, nor his property well, and that in 1942 he had been hit in the head by a falling tree and subsequently had difficulty using the right side of his body. Guardianship continued.

By the summer of 1946 Guy and Maggie were operating the family's store on Long Point, and that fall they sold their home in the village and moved back to the Long Point farm. The following summer, they moved to the store and used it as both a store and a summer cottage. During these years they rented out portions of the

farmhouse and had others managing the farm, including their son Glendon ("Sam") in 1949. Within a few years, however, as Guy's health began to decline, they had others running the Long Point store in addition to the farm.

In 1957 Guy sold acreage that he owned between Lewis Creek and Little Otter Creek to the State of Vermont, Department of Fish and Game and he also leased the Lewis Creek access site to the state. The following year, Guy Chadbourne Ball died of complications related to Parkinson's disease. His funeral service was held at the Long Point farm, and he was buried in the village cemetery. He was survived by Maggie, his son Sam, and two grandchildren, Leonard ("Jim") and Norma. In 1959 the Ball farm property was sold to the Long Point Realty Corporation, with Maggie retaining the store and Sam holding onto the cottage at 46 Annex Rd (the farm's former tenement house). Maggie moved up to Burlington but returned to Long Point in the summers to operate the store until transferring it to the Corporation in 1964. Maggie married Hunter Jordan and the

couple moved out to Oregon, later returning to her hometown of Milton. Maggie May Estus Ball Jordan passed away in 1980. Sam turned the Annex Rd. cottage over to his son Jim in 1967, and when Jim let go of the cottage in 1970, it was the end of six generations and 133 years of the Ball family at Long Point.



Maggie Ball with her two grandchildren, Leonard and Norma, circa 1949

Buildings on the Ball Farm

During the time that the Long Point summer community was developing, there were three generations of the Ball family occupying the Long Point farm: Stephen (1819-1889) and his wife Urana, his son Artemas (1846-1922) and his wife Mary, and Artemas' son Guy (1882-1958) and his wife Margaret, or "Maggie."

In his later years, Stephen's primary residence was the house on the northwest corner of today's Greenbush and Stage Roads (1997 Stage Rd.), which had been the home of his mother's family, the Siples. The building behind the home, today's 50 Long Point Rd., was Stephen's cider mill.

Land and tax records have not revealed a date for the building of the Long Point farmhouse; we can only state that it was apparently already there, identified as "S. Ball," when Walling's map of 1857 was published. In 1873 Stephen Ball turned the Long Point farmhouse over to two of his sons, Artemas and Emerson, with Artemas having the greater impact on the

property.

Artemas put in a coal dock, reportedly in 1879, to act as a distributor of coal. This dock was beside today's cottage at 164 Annex Rd. (Beauregard/Phillips), and I hear that pieces of coal still occasionally turn up in that vicinity. Nearby, the cottage at 136 Annex Rd. (Curtis) was built in 1893 by two sportsmen and not long afterward purchased by the Ball family. It was named *Edgmere* and was particularly used by the Ball's "crippled" son, Jay.

Somewhere out on the Point, there existed a sugarhouse. This was the only building out on the Point itself prior to the building of the first cottages, according to an 1898 quote in the newspaper from Harold Stowe's grandfather. There was also, however, the small cylindrical structure that now acts as a tool shed next to the cottage at 344 North Rd. (Hunt/Flood). The structure is reported by early owners of the cottage to have originally been a limekiln, which would have been used by the Balls to "burn" limestone to turn it into quicklime for fertilizer or mortar.

By the 1890's the Ball family



Long Point campers attending an outdoor church service in front of the two cottages, "Woodside" and "Pjans," near the end of the Point that belonged to the Ball family.

had erected an icehouse, where the cottage at 417 Bay Rd. (Sherwin, circa 1923) now stands. The icehouse was used to store ice cut out of Long Point Bay, which was sold to Long Pointers for refrigeration. Prior to 1898, Artemas also had two cottages constructed as rental cottages out near the end of Long Point. These were named *Pjans* and *Woodside*, and they stood between the cottage at 282 North Rd. (Nunn) and where the road now curves around the end of the Point. This was near the popular "grove," which was used by tenters in the early years of vacationing at Long Point. The Ball family removed both of these cottages long ago.

Artemas Ball also had a cottage that he had repossessed in the 1890's from the cottage's owner, presumably for non-payment of the lease. This cottage stood where the current cottage now stands at 285 East Rd. (Roberts). The Balls rented this camp out until it gradually fell into disrepair and was taken down. The lot was vacant for a number of years (though leased briefly for one or two trailers) until the lot was leased to build the current cottage in 1946.

Sometime between 1898 and 1901 Artemas Ball erected a building where the cottage now stands at 94 North Rd. (Godley/Fehlhaber). This building is first recognizable as



The Long Point post office and store as it originally looked.

a U.S. Post Office, which serviced Long Pointers. It was only officially in operation from August 5, 1901 to April 15, 1903, and I am told that postmarks from this post office are a rare find. The postmistress was Alma J. Cushman, sister of Lynn Cushman who later owned the lot at 5 Lucia Lane (Zeiter).

It is possible that the post office was within a store, because once the post office was closed, the building operated fully as a store that sold goods to Long Pointers during the summer. This was sometimes done through a lease arrangement, though in later years the Ball family ran the store themselves. At one point during those latter years Foster Nye ran the store and also leased the dock on the shore below from Mrs. Bottom (109 North Rd., now Patterson) in order to dock boats and fill gas



The rebuilt Long Point store, perhaps in the late 1920's or 1930's.

tanks. On some maps of this period, the location is identified as "Nye's Landing." In its heyday, the store had a gasoline pump out front, a kerosene pump, and Long Point's only telephone, in a tall wooden box out on the porch.

When the Ball family sold the Long Point property to the Long Point Corporation following Guy's 1958 death, Guy's widow retained ownership of the store. She used it as a summer camp and store, eventually turning it over to the Long Point Corporation. The Corporation then leased it out as a cottage, beginning in 1964.

The central section of the cottage that stands at 46 Annex Rd. (Waldron) was originally constructed as a tenement house for workers on the Ball farm. It was put up in 1937-1938 for \$650. An addition on the back, which housed

additional farm workers, was later removed. As with the Long Point store, when the Ball family sold the farm to the Long Point Corporation, they retained ownership of this building as a cottage. In 1967 Guy Ball's son, Sammie, turned the camp over to his son, Jim. When Jim let go of the cottage in 1970, the Long Point Corporation leased it out as a camp. A subsequent owner put additions on the northwest and southeast sides of the original building.

In addition to these larger structures, an itemization of Guy Ball's property in the mid

1940's mentions a few other structures, most standing near the main farmhouse. The largest of these was the old barn, which was across Long Point Rd. from the farmhouse and was burned by the Long Point Corporation in the 1970's. On the opposite side of the road there was a garage and woodhouse, also both now gone. Near where boats are stored today, the family apparently still had an icehouse in operation. Lastly, there was the little pump house, which still stands beside the road, northwest of the farmhouse.



The Long Point farmhouse as it appeared around the 1920's.

The Development of Long Point

A somewhat haphazard plotting of cottage lots over 80 years

As I have written in past articles, Long Point was originally part of a farm that, from 1837, was owned by four generations of the Ball family. By the 1860's Stephen Ball was allowing families to picnic and camp out on his property during the summer months. By 1886 cottages slowly began to replace the summer tents, which existed side by side on leased lots at least into the nineteen-teens. The advent of both tenting and summer cottages became national phenomena that seem to have begun along the Atlantic coast.

As with all new fads, tenting and the building of summer cottages began somewhat slowly and eventually picked up steam. The gradual transition from tenting to cottages is probably the origin of the regional term "camp" for cottage, both those in tents and those in cottages being "at camp." One of our early tax records refers to a cottage as a

"camping house."

The Vermont Department of Agriculture and various venues that catered to tourists fed into the fad by encouraging summer camping in the state in order to boost the economy, and farmers found an extra source of revenue by taking in summer boarders or campers on their properties.

From our most reliable data, four cottages (3% of the total) were built during the decade of the 1880's. These were all built by Vermonters who had probably already been tenting at Long Point. Three of these original cottages were built out on the Point itself and one on the south end of Long Point's bay; two faced east, and two faced west.

About 16% of Long Point's cottages were built in the decade of the 1890's. Seventy percent of these were built on the Point, with a number of the others appearing along the east shore and one at the intersection of Long Point Bay and the lake (14 South Rd., though there was no South Rd. at the time). The opening of a railroad connection to Bristol brought many campers from there to Long Point in the 1890's.



The sign that was in the former community park located in front of 359 Bay Rd.

The early 1900's saw another 15% of our cottages built. Most of these continued to be built on the Point and extending southward down the "neck" of Long Point. All the cottages on the neck were built in this decade except for the one furthest south at 34 North Rd., which was built in the mid 1920's. The 1910's contributed only 5% of our cottages, with those distributed throughout the Long Point property.

Just over a quarter of the cottages on Long Point were built during the decade of the 1920's. This appears to reflect both the nation's economic climate as well as

circumstances within the Ball family at the time. The largest concentrations of new camps were found in the north section of South Rd., much of Lucia Lane, several camps on Shore Rd., the mid section of East Rd., and on the east side of Long Point. The population density of the Point definitely increased during this period. One camper reflecting back on that era reminisced years later that, "The cottages are so near together that campers joke about hearing their neighbors eating toast."

During the Depression era of the 1930's, about 13% of our cottages were erected, the largest block of which were in the "Annex," east of the Long Point farm. During this decade, the Ball family unveiled a plan for the development of cottages in what would become known as the Long Point Annex. There were also a few cottages built at this time where East Rd. meets Kirsch Lane. The last cottage to be built out on the Point itself was built during this decade. That was the camp at 244 North Rd. (Dolliver), built in 1931.

During the 1940's about 9% of Long Point's cottages were built. The largest grouping of



these continued to be in the Annex Rd. and Pleasant Bay area.

In the 1950's about 4% of Long Point's camps were built. These were particularly the camps built on what is now the lower section of South Rd. (going easterly). Prior to this decade, cottages on South Rd. ended at 108 South Rd. (Lackey), though at least one lease had been issued on the lower portion of South Rd. prior to the 1950's.

Since the 1950's, 10% of our cottage lots have been built upon. These have been distributed throughout the Long Point, though none have

been built on North Rd. or Lakeview Rd. The last lot at Long Point to have a camp erected on it was at 5 Lucia Lane (Zeiter) in 1988, though the family that built the cottage had had a lease for the lot since 1935.

Personal income, and the economy in general, clearly played a role in the pattern of development at Long Point. A great factor, however, was certainly also the inclinations of the Ball family as to where they felt comfortable leasing lots during different time periods, as well as the sizes of lots that were leased. When the need for additional income arose, the

Balls tended to lease out new lots rather than to raise existing lease rates. A number of the early lots, for example, some of which were as large as an acre, were subsequently subdivided for multiple cottages.

If our lots and cottages appear as a somewhat haphazard patchwork, the unusual history of our development helps to explain how that came about. We can hardly compare our landscape to the modern architecturally landscaped areas we pass driving to and from Burlington.

