

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

### 1. Name of Property

Historic name: Justsuitsus

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

Name of related multiple property listing:  
N/A

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

### 2. Location

Street & number: 208 Mason Point Road

City or town: Castleton State: Vermont County: Rutland

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

I hereby certify that this \_\_\_ 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 at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

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

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<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

**4. National Park Service Certification**

I hereby certify that this property is:

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

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only **one** box.)

- Building(s)

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Name of Property \_\_\_\_\_  
District   
Site   
Structure   
Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>          </u>	<u>1</u>	sites
<u>2</u>	<u>2</u>	structures
<u>          </u>	<u>          </u>	objects
<u>3</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**  
**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: camp  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: camp  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

**OTHER/Folk Victorian**

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

Principal exterior materials of the property:

WOOD: weatherboard (clapboard)

STONE: slate (foundation)

SYNTHETICS: roofing material

## Narrative Description

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### Summary Paragraph

Justsuitsus is a lakeside cottage on a 5.29 parcel of land on the east shore of Lake Bomoseen in the Town of Castleton, Rutland County, Vermont. It is a one and one-half story, ell-shaped, wood-framed building with a broad covered porch facing the lake. It is clad with wooden clapboard, has wooden eaves, double-hung windows, simple wooden sills and cornerboards, a stone foundation, and an imitation slate roof. The cottage's interiors typically have wood flooring, wallboard walls and ceilings, clear-finished wooden trim, and wooden doors. The cottage was built about 1886 for family summer enjoyment and has been owned by only two families over its long history. The nominated building retains a high degree of architectural integrity.

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## Narrative Description

### Location and Setting

Lake Bomoseen is the largest lake entirely within the state, has a surface area of 2,400 acres, and has 18.5 miles of shoreline. Justsuitsus is located in a moderately developed portion of the eastern shoreline between Mason Point and Prospect Point. In the vicinity of Justsuitsus are a number of camps and cottages, and the Prospect Point Golf Club. The camp sits on a 5.29 acre, irregularly shaped parcel of land that has about 350 feet of north facing frontage on the lake. The property has a large grassy area north of the cottage, some mature trees between the camp and the lake, and a parking area east of the camp but is otherwise wooded with a mature mix of hardwood trees. Besides the cottage, there are several other built features on the site, including a small shed, pump house, fireplace, two benches, and a dock structure.

### Justsuitsus (Cottage) - Exterior

*Note: all dimensions are approximate.*

The camp is a one-and-one-half story, wood frame, front facing ell-shaped building with a long open porch across most of its north (lake-facing) façade that terminates in a gazebo extension off the northwest corner of the house. The main part of the building is rectangular in plan, approximately 25' wide and 40' long. It sits on a stone (slate) foundation, except for a concrete foundation under a small part of the building added after its original construction. It has a gable roof surfaced with imitation slate shingles and pierced by an interior brick chimney on the ridgeline. The main roof also has five dormers: three gable-roofed dormers on the north-facing side of the roof and one gable-roofed dormer and one shed-roofed dormer on the south facing side of the roof. The first floor of the north (lake-facing) facade is fenestrated with three windows and two entry doors. The central door accesses the center stair hall and in the westernmost bay the second door enters into the dining room.

The ell is approximately 18' wide and 21' feet long. It has a cross-gable roof surfaced with imitation slate shingles that is pierced by an interior brick chimney on the ridge line. The roof has a shed-roofed dormer on the east facing side of the roof and a gable-roofed dormer on the west facing side of the roof. Other common exterior features of the entire building include beveled wood (4") clapboard siding, simple flat wood sillboards, corner boards, and window and door trim. The building's eaves have a flat fascia with a crown molding, a plain soffit and

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frieze band and bed molding between the soffit and frieze band. The exception to the building's clapboard siding is on the ell's south façade, where there is simple dropped cove siding.

The building has 16 two-over-two double-hung wood windows on the first floor. On the second floor there are 19 windows in all - six two-over-two double-hung wood windows and 13 one-over-one double-hung vinyl replacement windows, the latter all in the building's seven dormers. Facilitating easy access to the outdoors the building has five wood exterior doors, further described below (Interiors).

Attached to the building are a long covered lake-front porch, a small covered side-porch, a canopy over a doorway, a set of steps leading to a stoop, a small addition that includes a small porch and bathroom, and a small storage shed. The most prominent of these is the long **covered porch** that extends across most of north (lake) façade of the building and then extends beyond the line of the building to a hip roofed gazebo structure. This Folk Victorian style porch has 1" x 6" wood decking, a distinctive H-I-H pattern railing (3" x 3" rails and 1 ½" square spindles), turned porch posts, half-turned pilasters, spandrels between the porch posts, brackets, and a low-pitched roof framed with 2" x 4" framing and surfaced with metal and imitation slate. The gazebo and half of the porch is screened. Leading from the porch to the front yard is a set of wooden steps. The underside of the porch is screened with lattice panels.

**Stoop and steps.** Serving the door to the living room on the east façade of the building is a set of wooden steps leading to a 4' x 7' landing or stoop. There is simple railing along the steps and around the landing. All of this is entirely made of wood.

**Door Canopy.** Serving the door to the kitchen on the east façade of the ell is a 5' x 6' shed-roofed canopy that has the last segment of the earlier true slate roof and is supported by angle braces.

**Kitchen Porch.** On the west façade of the ell is a small 8' x 9' covered porch that is accessed from a door to the kitchen. It is supported by pressure-treated wood foundation posts and has a deck made of 2" x 6" planks. The shed roof is supported by three 6" round peeled log posts and its railing is made up of 3-4" round rails and spindles. There is no access to the ground from this porch.

On the rear (south façade) of the ell is a small 5' 10' **shed-roofed addition** within which is an open porch that serves the utility room and a small bathroom with a toilet, sink, and shower. The addition is supported by pressure-treated posts and floor framing, the porch floor has 2" x 6" plank decking, its roof is supported by a turn porch post, and it has a railing made of simple wooden components.

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Also on the rear (south façade) of the ell is a small 5' x 7' lean-to shed to the east of the shed-roofed addition.

### **Justsuitsus (Cottage) - Interiors**

*Note: all dimensions are approximate.*

**FIRST FLOOR.** The first-floor plan of the building consists of a kitchen, pantry, utility room, dining room, living room, three bedrooms, a stair hall, and a small bathroom.

**Dining Room.** The dining room is about 11' x 18' in size. It has painted 1" x 6" tongue and groove flooring, painted wallboard walls and ceilings, and three two-over-two double-hung wood windows. The walls are finished with clear-finished baseboards and a chair rail and the windows are finished with simply molded clear-finished trim. There are six door openings within the dining room. Two doorless openings lead back into the kitchen, one via the pantry, and another doorless opening leads to the front vestibule and stairwell. The doors to Bedroom #1 and the closet are three-over-three vertical paneled wood doors. The door to the front porch is a wooden door configured with, top to bottom, three small horizontal panes of glass, over two vertical panels, over two vertical panels, over one horizontal panel.

**Vestibule and Stairwell.** The footprint of the entry vestibule and stairwell is about 5' x 11'. It has painted 1' x 6" wood tongue and groove flooring, wallboard walls and ceiling, and simple clear-finished baseboards and trim. The 34" wide stairs to the second floor are clear-finished and have a large turned newel post and simple wooden railing with turned balusters.

**Living Room.** The living room is about 15' x 25' in size and has painted wallboard walls and ceilings and simple clear-finished baseboards and door and window trim. The flooring is of two types. In the original part of this room, the floors are painted 1" x 6" tongue and groove wood flooring. In the slightly newer part of the room, created when the building was expanded (the easternmost bay), the floors are painted 1" x 3 ¼" tongue and groove flooring. The room has five two-over-two double-hung wood windows, trimmed with simple clear-finished wood trim. There are four doors in the living room. The three interior doors, to the front vestibule and stairwell and to the two bedrooms off of the living room, are three-over-three vertical paneled, clear-finished doors. The top half of the exterior wood door is a large multi-light diamond-paned window over the lower three horizontal panels.

**Kitchen.** The kitchen is about 12' x 17' in size and has painted 1" x 4 ½" tongue and groove flooring, and its walls and ceiling are covered with 4" edge-and-center bead wainscoting. There

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are six door openings in the kitchen, two exterior and four interior. The three doorless openings lead to the dining room, pantry, and utility room. The five-panel interior door leads to the utility room. The exterior wood door on the west façade leads to a small porch and has four (two-over-two) panes of glass over three vertical panels. The wood exterior door on the east façade that leads to the driveway has three horizontal panes of glass over three horizontal panels. The room is lit by two two-over-two double-hung wood windows. The doorways and windows are trimmed with simple clear-finished wood. The kitchen has a set of wooden base cabinets with a sink, various shelves, and a wood stove connected to a chimney that does not go to the ground but is instead supported by a bracket attached to the wall.

**Butler's Pantry.** Between the kitchen and dining room is a butler's pantry that is about 5' x 8' in size and has painted 1" x 6" tongue and groove flooring, and walls and ceiling covered with edge-and-center bead wainscoting. Within the U-shaped space are a series of base cabinets and shelves for storage.

**Utility Room.** The utility room is about 13' x 17' in size and has random (6" – 8") width unfinished tongue and groove flooring and mostly open wall and ceiling framing. There are four door openings in the utility room: an exterior door to the back porch made of vertical wainscoting; a door to the back stairs made of vertical wainscoting; a five-panel door to the kitchen; and a doorless opening into the kitchen. The five-panel door to the kitchen is nonfunctional in that it is blocked by a water heater and water pressure tank. The room is lit by two two-over-two double-hung wood windows, untrimmed. The interior wall between the utility room and kitchen is surfaced with unfinished horizontal drop cove siding and the wall that encloses the back staircase is surfaced with vertical edge-and-center bead wainscoting. There is a long base cabinet unit between the two door openings into the kitchen.

**Bedroom #1.** This room, off the dining room, is about 8' by 10' in size and has a painted 1" x 6" tongue and groove flooring, one two-over-two double-hung wood window, painted wallboard walls and ceiling, and simple clear-finished window, door and baseboard trim.

**Bedroom #2.** There are two small bedrooms off the living room. The first of these is about 8' x 10' in size and has painted 1" x 6" tongue and groove wood flooring, painted wallboard walls and ceilings, one two-over-two double-hung wood window, and clear-finished wood baseboard and window and door trim.

**Bedroom #3.** The third downstairs bedroom is about 8' x 10' in size and has (worn) clear-finished 1" x 3 ¼" tongue and groove wood flooring, painted wallboard walls and ceilings, two two-over-two double-hung wood windows, and clear-finished wood baseboard and window and door trim. There is a five horizontal panel door between these two bedrooms.

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**SECOND FLOOR.** The second-floor plan of the building consists of five bedrooms, a full bathroom, and a small landing at the top of the stairs. There are several common features to most of the upstairs rooms: painted wood tongue and groove flooring, painted wallboard walls and ceilings, simple clear-finished baseboards and trim, and clear-finished three vertical panel doors. The rooms all have kneewalls and slanted ceilings.

**Bedroom #4.** This room in the northwest corner is about 11' x 14' in size and is accessed off the landing. It has painted 1" x 6" tongue and groove wood flooring, painted wallboard walls and ceiling, simple clear-finished baseboards and trim and a clear-finished three vertical panel wood door to the landing at the top of the stairs. It is lit by two (vinyl replacement) one-over-one windows in the dormer and a larger double-hung vinyl replacement window on the west façade.

**Bedroom #5.** This central lakefront room is about 14' x 22' in size and is accessed off the landing. It has painted 1" x 6" tongue and groove wood flooring, painted wallboard walls and ceiling, simple clear-finished baseboards and trim and three clear-finished three vertical panel wood doors – one to the landing, one to a small closet, and one to Bedroom #6. The room is lit by two (vinyl replacement) windows in each of the two dormers in this room.

**Bedroom #6.** This room is about 9' x 22' in size and is accessed through Bedroom #5. It has painted 1" x 3 ¼" tongue and groove wood flooring, painted wallboard walls and ceiling, simple clear-finished baseboards and trim and a clear-finished three vertical panel wood door, connecting it with Bedroom #5. It is lit by two one-over-one double-hung (vinyl replacement) windows in the north dormer and two two-over-two wood double-hung windows in the south dormer, and by three larger two-over-two double-hung wood windows on the east façade. Note that the narrower, 1" x 3 ¼" flooring in this room corresponds with same type of flooring in the rooms below it, all built at a slightly later time than the original building.

**Bathroom.** The bathroom is located at the top of the stairs, off the landing. It is about 8' x 9' in size and has painted 1" x 6" tongue and groove flooring, 50" high edge-and-center bead wainscoting on the north wall, and painted wallboard walls and ceilings. It has a steel clawfoot tub with a rounded wood top edge (The Steel Bath Manufacturing Company, Detroit, Michigan), a wooden sink console with a marble counter and sink, and a toilet. It is lit by a single one-over-one double-hung vinyl replacement window.

**Bedroom #7.** This room in the ell is about 15' x 17' in size and is accessed from the landing. It has painted 1" x 4 ½" tongue and groove wood flooring, painted wallboard walls and ceiling, simple clear-finished baseboards and trim, and three doors: two clear-finished three vertical

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panel wood doors – one into the landing, one to a small closet, and a clear-finished vertical four panel door to Bedroom #8. It is lit by two (vinyl replacement) windows in one of its dormers and by a larger double-hung vinyl replacement window in its second dormer.

**Bedroom #8.** This room is about 9' x 14' in size and is accessed through Bedroom #7. It has painted 1" x 4 ½' tongue and groove wood flooring, painted wallboard walls and ceiling, simple clear-finished baseboards and trim and a clear-finished vertical plank door to Bedroom #8. It is lit by a single double-hung vinyl replacement window. There is also a narrow staircase from this room downstairs to the utility room. It is open with a railing on the second floor and boxed in as it descends to the first floor.

### **Known Alterations**

The biggest alteration occurred prior to 1928, the date when the property passed from the Pine family to the Wakefield family, when the main part of the house was extended about 10' on its eastern end. This can be seen in the change in foundation materials, from stone (slate) to concrete and in the change in flooring type in the living room and two bedrooms. According to historic photographs and Wakefield family oral history, the basic configuration of the house has not changed in the Wakefield era. During World War II, a garage and the Studio were torn down and sold for their scrap materials value. Routine maintenance work done on the camp has included replacing deteriorated wooden steps, rewiring the house (1990s), installing a new roof (early 2000s), and replacing some clapboard siding (circa 2000). The vinyl replacement windows were installed in the last ten years, as was the small storage shed.

### **Other Property Features**

*Note: all dimensions are approximate.*

**Pump House.** (contributing) The Pump House is small, 4' x 14', shed-roofed, wood-framed building located in a wooded area of the property about 20' from the lake. It has a concrete slab foundation, simple drop cove siding, an asphalt shingled roof, and a simple wood access door. It once contained the water pump system that supplied water from the lake to the cottage. This system was abandoned when the current drilled well was installed in 2001.

**The Summer House.** (contributing) This small 4'x5', gable-roofed structure is constructed of small peeled logs, arranged to create posts, beams, brackets, and railings in a decorative manner. It has a wooden floor and asphalt shingle roofing. The gazebo-like structure was historically located near the shoreline but was moved to its present location in 1960.

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**Fireplace.** (non-contributing) The outdoor fireplace is about 5'x5' in size and is constructed out of local slate. It was built in the 1960s.

**Studio Remains.** (non-contributing) The Studio building was a two-story, wood-framed, hipped-roofed building located on the shoreline about 50' north of the dock. It was torn down during the 1940s. What remains of this building are about 10 short concrete piers, now in deteriorated condition.

**Shed.** (non-contributing) The Shed is a prefabricated 8'x12' gambrel-roofed storage building installed in 2022.

**Dock.** (non-contributing) The Dock consists of two components: a 10'x12' wooden and metal pipe section fixed to the shoreline, to which is attached a removable wood and metal pipe section that projects into the lake. All these components were constructed within the last 20 years. Multiple iterations of a dock have been present in this general location for use by the family.

**Memorial Benches.** (not included in resource count) There are two memorial benches located in the area around the fireplace. The first, constructed out of slate and other stone and located between the fireplace and the dock, is dedicated to Bruce Wakefield, who passed away in 1992. The second, constructed out of wood and concrete and located just east of the fireplace, is dedicated to Ayden Burdo, who passed away in 2013.

### **Architectural Integrity**

Justsuitsus is an intact example of a late 19<sup>th</sup> century Vermont lakeside summer cottage. It's cottage features include its orientation to the lake, broad covered porch facing the lake, large indoor spaces for dining and socializing, eight bedrooms to accommodate large gatherings, an ample kitchen and utility room for preparing meals, and a dock. In addition to its summer cottage features, the building has many exterior and interior details typical of the period, including clapboard siding, wood trim, a stone foundation, double-hung windows, and a dormered gable roof and, inside, wood flooring, wallboard walls and ceilings, wood trim, and wood doors. The cottage has changed very little since its original construction and almost all of these occurred during its period of significance. Justsuitsus retains high integrity of setting, location, design, workmanship, materials, association, and feeling.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

### Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION  
ARCHITECTURE

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**Period of Significance**

circa 1886 to 1967

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

**Architect/Builder**

unknown

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

Justsuitsus is significant locally under **Criteria A** as an early and intact summer camp on Lake Bomoseen that is connected to the lake's long history of tourism and recreation. Built about 1886 for James Knox Polk Pine, a Lansingburgh, New York industrialist, and his family, it was among the first privately-owned summer cottages on the lake, and it was built at the beginning of the period when many of the lake's earliest hotels, inns, and other tourist amenities were constructed. Over its long history, it has been owned by only two families, who have used it much in the same way – for swimming, boating, family gatherings, and enjoying nature. It is significant under **Criteria C** in the area of Architecture as a classic Vermont lakeside summer cottage with a lake orientation, long covered porches, ample spaces for indoor and outdoor gatherings, and sleeping for dozens of people. It is largely unchanged from when it was originally built.

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

Justsuitsus is a lakeside cottage on a 5.29 parcel of land on the east shore of Lake Bomoseen in the Town of Castleton, Rutland County, Vermont. It is significant locally under **Criteria A** as an early and intact summer camp on Lake Bomoseen that is connected to the lake's long history of tourism and recreation. Built about 1886 for James Knox Polk Pine, a Lansingburgh, New York industrialist, and his family, it was among the first privately-owned summer cottages on the lake, and it was built at the beginning of the period when many of the lake's earliest hotels, inns, and other tourist amenities were constructed. Over its long history, it has been owned by only two families, who have used it much in the same way – for swimming, boating, family gatherings, and enjoying nature. It was also built at a time when Vermont's tourist industry was evolving from destination spas and resorts that catered primarily to the wealthy to those offering a range of amenities to people from most walks of life. This was made possible by improvements in transportation, shorter work weeks, and higher living standards.

It is significant under **Criteria C** in the area of Architecture as a classic Vermont lakeside summer cottage with a lake orientation, long covered porches, ample spaces for indoor and outdoor gatherings, and sleeping for dozens of people. The other architectural features of Justsuitsus that are common to this type include clapboard siding, a stone foundation, decoratively trimmed porches, multiple windows for light and fresh air, wood flooring, wallboard walls and ceilings, and wooden trim, doors, and windows. It is largely unchanged from when it was originally built.

#### A Brief History of Lake Bomoseen and its Tourism Development

The general history of tourism in Vermont can be divided into several phases. In the late 18<sup>th</sup> and first half of the 19<sup>th</sup> century, resorts were typically built around mineral springs and in picturesque locations and were places that promoted the health benefits of drinking mineral water, fresh air, exercise, unspoiled nature, and the cool Vermont summer climate. These included resorts in Clarendon Springs, the Franklin House in Highgate Springs, Sheldon Springs, and other resorts in Middleton and Brattleboro and were mostly frequented by the wealthy. In the last half of the 19<sup>th</sup> century, with improvements in rail, road, and water transportation and increased leisure time for the middle class, there was a boom building resorts for middle class individuals (teachers, businessmen, artists, sportsmen) and their families. These included city hotels (Burlington, St. Johnsbury, Bellows Falls, Montpelier), hotels and inns in mountain and lakeside settings, boardinghouses, and opportunities to stay at farmsteads and to do tent camping. These places also offered boating, fishing, swimming, walking and hiking, and evening

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entertainment like cards, billiards, and dances. By 1890, there were 354 hotels in Vermont.<sup>1</sup> By the end of the century, Vermont was actively promoting tourism in the state through pamphlets and other publicity and visitors (and local residents) started buying existing homes and building camps and cottages for seasonal use in much greater numbers.<sup>2</sup>

In the first half of the 20<sup>th</sup> century, with further improvements in road transportation, the rise in the use of the automobile, and a shorter work week, even more people could afford to vacation. Adding to Vermont's other tourist offerings during this period were tourist cabins, cottage colonies, campgrounds, picnic sites, the creation of trail networks and state parks, public beaches, music and dance pavilions, and casinos. Existing resorts added cottages as an alternative to staying at the hotel and lakefronts and other desirable locations were subdivided for cottages. This was also a period when Vermont became a location for dozens of summer camps for children.

Although Lake Bomoseen is the largest Vermont lake entirely within the state's borders and is a very picturesque location, it was not developed as a summer resort destination until the last quarter of the 19<sup>th</sup> century. During this period, there were a series of major hotels built on the lake – the Taghkannac House (1881) on Neshobe Island, Walker's Lake House (1882), Prospect House (1888), Ellis Park Hotel (1892), Glenwood Hotel (1896), Cedar Grove Hotel (1898), and Grand View Hotel (1900) - along with dozens of lodges and other guest accommodations – Johnson's on Lake Bomoseen (1880), Coffee's Picnic House, Russell's House – all taking advantage of the lake's natural beauty and providing lots of opportunities for relaxation, and social and outdoor activities.<sup>3</sup>

As hotels and inns were developed around the lake, many Lake Bomoseen farm families capitalized on the rise in tourism by taking in boarders, selling produce to resorts, building picnic houses, and starting boat liveries. Eventually several farms were converted into small resorts or sold to create new hotels and cottage subdivisions.<sup>4</sup>

This development was made possible by the variety of ways one could get to the lake. The Lansingburgh Turnpike ran from Albany, New York to Rutland, Vermont via Fair Haven and Castleton and one could travel this route by stagecoach to Hydeville, at the foot of Lake Bomoseen, where one could then take a lake steamer to points along the lakeshore. One could also travel by train on the Rutland and Troy and the Rutland and Washington railroad lines to

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<sup>1</sup> Louise B. Roomet, "Vermont as a Resort Area in the Nineteenth Century," Barre, VT: *Vermont History*, Winter 1976. Vol. 44, No. 1, 2 – 12.

<sup>2</sup> "Two Centuries of Tourism in Vermont (slide presentation)," Montpelier, VT: Vermont Division for Historic Preservation, 1990, 7 – 9.

<sup>3</sup> Holman D. Jordan, Jr., ed., *Beautiful Lake Bomoseen*, Castleton, VT: Castleton State College, 1999, various pages.

<sup>4</sup> Jordan, *Beautiful Lake Bomoseen*, 12 – 13.

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reach Hydeville or make part of the journey by canal boat on the Champlain Canal to Whitehall and from there catch the train or stage. The development of these transportation routes was initially for commercial and industrial uses, including for slate and marble quarrying in the vicinity, but they also served tourists when Vermont's tourist economy developed.<sup>5</sup>

In the early 20<sup>th</sup> century, the lake's tourist offerings were further expanded by the creation of cottage colonies – Avalon Beach (1901), Point of Pines (1905), and Crystal Haven (1925) – recreational and entertainment amenities like Gibson's Crystal Ballroom (1921), later called The Casino, and "Vermont's Coney Island" at Neshobe Beach (1930), the Bomoseen Golf Club (1953) – and the construction of dozens of other private summer homes.<sup>6</sup>

Beginning in the 1890s, at the height of hotel building and about the same time that cottage colonies were first being developed, individual cottages were increasingly being built along Bomoseen's shorelines. Analysis and mapping done by Joseph F. Taparauskas at Castleton State College shows that by 1914 there were no fewer than 160 cottages around the lake and by the early 1950s that number has risen to about 475. Note that these numbers include both individual cottages and those that were part of cottage colonies.<sup>7</sup>

Adding to the ease of access to the lake was an electric trolley between Rutland and Fair Haven that had an extension line up the eastern shore of the lake. This was built in 1904 by the Rutland Street Railway Company (Rutland Railway, Light, and Power Company), and it served various establishments along its route before it terminated at the Lake House hotel and Bomoseen Park. For a short period, the railway company owned both the hotel and the park and made these a destination for excursions to special events planned there. In its heyday, the trolley brought of thousands of people to the lake, including 13,000 people to Bomoseen Park on July 4, 1907. But, between the shortages of World War I and increased use of the automobile, its heyday was relatively short. The Rutland Street Railway Company fought off bankruptcy in 1917 and ceased operations in 1924.<sup>8</sup>

The middle of the 20<sup>th</sup> century continued to see changes to the composition of the lake's tourist offerings and how people visited and enjoyed the lake. Earlier casualties included a fire that destroyed the Ellis Park Hotel in 1893 and a fire that burned the Glenwood Hotel in 1912. Pine Cliff Lodge closed in 1945, Neshobe Beach was sold in 1947 to create the Walla Walla Country

<sup>5</sup> Rowan A. Wakefield. *JUSTSUITSUS: The Story of a summer home at Lake Bomoseen, Vermont and the two families who lived there: the Pines (1887-1928) and the Wakefields (1928- date)*. Privately printed, 1997, pages 2 – 3.

<sup>6</sup> Jordan, *Beautiful Lake Bomoseen*, various pages.

<sup>7</sup> Jordan, *Beautiful Lake Bomoseen*, 17-19.

<sup>8</sup> Jordan, *Beautiful Lake Bomoseen*, 101 – 107.

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Club, and by the 1970s, all the large hotels that once dominated summer life on the lake had been demolished or closed.<sup>9</sup>

But many establishments adapted or tried to adapt to the changing times. The owners of the Crystal Ballroom, understanding that tourists wanted more simple and independent accommodation, built ten tourist cabins in 1932. It was then renamed The Casino in 1940 and the music it offered evolved from its swing and jazz origins to Rock & Roll in the 1960s, to its final use as an auction house before a heavy snow collapsed the building in 1967.<sup>10</sup> Neshobe Island, which had small hotel on it beginning in the 1880s, was bought by Alexander Woollcott in the 1920s. He was a drama critic, author, actor, host of the popular radio program *The Town Crier*, and a member of the Algonquin Round Table. Woollcott converted the small hotel into a clubhouse for the Neshobe Island Club and invited his theatrical and literary friends and associates to enjoy the island and lake as club members and guests. This continued until his death in 1943.<sup>11</sup>

It was also during this period that the construction of privately-owned cottages really took off. Although a few private cottages were built on the lake in the late 19<sup>th</sup> century, cottage construction began in the first several decades of the 20<sup>th</sup> century with the creation of cottage colonies like Avalon Beach, Point of Pines, and Crystal Haven. The trend later in the century was single cottages on private lots, often the result of the subdivision of farms and hotel properties.

### A Brief History of Justsuitsus

#### **The Pine Era (circa 1886-1929)**

James Knox Polk Pine was born in Hoosick, New York in 1841. At the age of 19 he moved to Troy, New York and became a clerk in the collar manufacturing firm of Coon and Van Valkenburg. With time and experience and his own investment, he eventually became a partner in several collar manufacturing companies and, in 1884, he built the Lion Factory in Lansingburgh, New York, a huge United Shirt and Collar Company complex that employed 600 people.<sup>12</sup> By the turn of the century 80% of the detachable shirt collars made in the United States were made in the factories of greater Albany and Troy became known as The Collar City.<sup>13</sup>

<sup>9</sup> Jordan, *Beautiful Lake Bomoseen*, various pages.

<sup>10</sup> Jordan, *Beautiful Lake Bomoseen*, 152 – 155.

<sup>11</sup> Donald H. Thompson, *Lake Bomoseen: The Story of Vermont's Largest Little-Known Lake*, Charleston, SC: The History Press, 2009, 31-41.

<sup>12</sup> Rutherford Hayner, *Troy and Rensselaer County, New York, Volume III*, New York and Chicago: Lewis Historical Publishing Company, Inc., 1925, 235 – 236.

<sup>13</sup> Lion Factory Historic Marker, Pomeroy Foundation, accessed at <https://www.wgpfoundation.org/historic-markers/lion-factory/>

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Pine's wealth enabled him to acquire and improve a handsome home in Lansingburgh and to enrich his life and pursue his other interests in a variety of ways. In 1886, he acquired 430 acres of land on the eastern side of Lake Bomoseen, Vermont and over the next fifteen years he added another 295 acres to his holdings. On this property Pine created Pinecliff Farm, a dairy farm that produced milk and butter, and a stock farm that raised racehorses and, later, Jersey cows. The complex included a farm manager's house, a barn for stallions, a barn for mares, a cow barn, silos, tool house, chicken house, icehouse, and staff housing. On this property, Polk and his wife, Clara Adams Pine, also built the lakeside camp that would be named Justsuitsus. They had five children.<sup>14</sup>

Their camp complex included the main house, a garage within which were quarters for a chauffeur, and a studio right on the shore. The Studio, a two-story hip-roofed building with a two-story porch facing the lake, may have originally been built as a boathouse. Pine family reminiscences of life at camp include descriptions of fishing, swimming, canoeing, boating in the "Idler," going to dances at the nearby Prospect House hotel/resort, visiting the farm, horseback riding, parties and picnics, making ice cream from farm fresh cream, playing games, reading books, and attending the county fair in Rutland. Life at camp was supported by a small staff, including chauffeur and handyman Henry O'Bryan, an Irish cook named Maggie, and maids. The Prospect House had been built on land sold by Pine to William Mound in 1887 and it opened the following year.<sup>15</sup>

It is believed that Bessie Pine, James and Clara's daughter, named the camp "Justsuitsus" about 1900, when she would have been about 17. Bessie eventually worked at the Emma Willard School in Troy, as did her aunt Emilie Adams, who was an artist and the head of the art department there. They shared the Studio and there made art, raised canaries, and had a lending library and gift shop that featured Emilie's ceramics.<sup>16</sup>

The Pine's eldest son, Charles Leroy Pine, helped his father in the family business and took a great interest in life at the lake. He built his own small cottage nearby, loved racing his boat "Ruth," and riding his favorite horse "Mollie." He was also instrumental in creating a boys' camp – Camp Ne-sho-be - near Neshobe Beach, a camp that drew its directors and counselors from the Albany Academy and offered hiking, canoeing, swimming, tennis, baseball, track, fishing, drama, and tutoring to its campers.<sup>17</sup>

<sup>14</sup> Rowan A. Wakefield, *JUSTSUITSUS: Introduction and Historical Overview*, unpublished, 1995, 1 – 2.

<sup>15</sup> Wakefield, *JUSTSUITSUS: Introduction*, 1.

<sup>16</sup> Wakefield, *JUSTSUITSUS: Introduction*, 4.

<sup>17</sup> Wakefield, *JUSTSUITSUS, The Story*, 19

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Clara Pine died in 1917 and James Pine died in 1919 at Justsuitsus. Their son, Charles, took over the management of the family business and properties and, over the next several years, he sold

additional property to the Prospect House.<sup>18</sup> This was also a rough period for the family's shirt and collar business. The United Shirt and Collar Company was outcompeted by the likes of the more aggressive Arrow Shirt Company, and in 1922 it was sold to M. Nirenberg & Son, who continued to make Lion Brand products there until 1970.<sup>19</sup> Charles died of tuberculosis in 1923 at the age of 57.<sup>20</sup>

The management of the Lake Bomoseen property then fell to Bessie. In 1926, she sold the farm to Dr. E. J. Quinn, who converted the farm manger's house and stallion barn into Pine Cliff Lodge, built a nine-hole golf course on the premises, and opened a riding stable and a cottage and entertainment complex at Neshobe Beach. Bessie and other family members began to spend less time at Justsuitsus and began renting the camp to friends and other people outside of the family. During the summer of 1927 and 1928, the camp was rented to Mary Munson, who was joined there by her sister, Veola "Muddy" Wakefield and her sister's husband, Ernest Wakefield and their children. The Wakefields were so enamored by the camp that in 1929 they purchased the property.<sup>21</sup>

### **The Wakefield Era (1929 – present)**

In 1929, the Wakefields had five children, ages 3 to 10: Rowan, Dick, Veola (aka Linda but called "Sister" by the family), Ernestine, and Helen. Their sixth child, Bill, was born in 1932. They had been looking for a summer home for several years, one that was relatively easy driving distance from their home in Sheffield, Massachusetts, where Ernest taught math at the Berkshire School. They had rented on Lake Buel near Great Barrington, Massachusetts and Lake Sunapee in New Hampshire before discovering Lake Bomoseen and Justsuitsus.<sup>22</sup>

The Wakefield family used and enjoyed Justsuitsus much like the Pine family did. Louisa Wakefield, great granddaughter of Ernest and Muddy, describes life at camp, over generations, in this way:

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<sup>18</sup> Wakefield, *JUSTSUITSUS, The Story*, 3

<sup>19</sup> Susan Gordon Lawson, Lion Factory National Register Nomination, 2022, 15.

<sup>20</sup> Wakefield, *JUSTSUITSUS, The Story*, 4

<sup>21</sup> Letter from John T. Norton to Ernest Wakefield, dated April 18, 1929, and outlining the details of the sale of the property. Wakefield family papers.

<sup>22</sup> Wakefield, *JUSTSUITSUS, The Story*, 5

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*The house has been used by the family in the same ways since they bought it, in very low-tech ways, for the most part. Swimming, row boating, sailing. Golf has always been a huge tradition in the family. Pancakes on the griddle by the shore was started by Muddy. Now, we usually just grill down there. We have an*

*annual pig roast at the reunion in August each year. There used to be a bonfire each year at the reunion in the lawn to the east of the house. A huge, higher than your head bonfire that required a bulldozer to form it. It would burn all night, and they would roast the pig on it. These days, we just roast the pig on the fireplace at the beachfront. The game Murder has been a tradition that's been played since my grandfather was little. Going to the slate mine is a destination in a boat, where the water is the deepest in the lake. We also go to Rabbit Island, where there are cliffs to jump off. We swim to the short point and the long point on either side of the cove where the house is situated.*

*When my dad was a child, along with about fifteen of his cousins, my grandfather's sister would organize expeditions around nearby Vermont. Hikes, Fort Ticonderoga, Frontier Town, Catskill Game Park, etc. In more modern times in my lifetime, we went to the Alpine Slide. Water skiing came into the picture in the 1970s, because one of my dad's uncles brought a boat.<sup>23</sup>*

Just as the Pine family had enjoyed the amenities of the Prospect House during their ownership of Justsuitsus, the hotel continued to play an important role in the lives of the Wakefield family, mainly as an employer. All six of the Wakefield children and six of the Wakefield grandchildren worked at the Prospect House, between about 1935 and 1952, as waitresses, waiters, kitchen help, dish washers, bell hops, and chambermaids. This work led to many friendships with other hotel staff, who were mostly college students, and this close-knit social group spent lots of time together outside of work, going to square dances at Lake Hortonia, on shopping trips to Rutland and Fair Haven, and enjoying picnics and beer parties together. In fact, two Wakefield marriages grew from these relationships. Linda ("Sister"), a waitress, married Edward Platz, a waiter, from Dumont, New Jersey and a student at Bowdoin College. Bill, a waiter and eventually head waiter, married Marilyn Covell, a waitress, from Wells, Vermont and a University of Vermont student.<sup>24</sup>

In 1940, Ernest Wakefield was killed in an automobile accident that also killed one other person and injured seven others, including his wife, son William, and daughter Helen. The Wakefields continued to actively use the camp after Ernest's death but began to make some changes.

<sup>23</sup> Louisa Wakefield email correspondence, March 9, 2025.

<sup>24</sup> Wakefield, *JUSTSUITSUS, The Story*, 6 – 7.

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During the war, in order to pay for Bill's college tuition and to deal with the disrepair of several structures, Mrs. Wakefield sold the Studio and garage for their scrap lumber value. She also sold off all but about eight acres of the property to Dr. Bellrose of Rutland, Vermont, who then subdivided the property into parcels which he sold to his friends.<sup>25</sup>

After Mrs. Wakefield died in 1953, ownership of the camp passed to her six children. Two children, Ernestine and Linda ("Sister"), sold their interest back to their siblings and, in 1967, the siblings formed the Justsuitsus Corporation to manage the property. Shareholder status is limited to direct descendants of Ernest and Muddy Wakefield, each shareholder is given/sold ten shares, and each shareholder has the responsibility to contribute financially through their annual dues and a certain amount of in-kind work depending on their skills. The Justsuitsus Corporation meets annually at the end of August as part of a Wakefield family reunion and barbeque, at which time the members adopt a budget for the coming year and make decisions about what capital projects will be undertaken, what the rental rate will be, and other management matters. In 2025, there are approximately 24 shareholders in good standing.<sup>26</sup>

This nomination does not consider **Criterion D**. However, given the structure's location on Lake Bomoseen (a waterbody with a demonstrated prevalence of Native American archaeological sites along its margins) there is a significant likelihood that one or more Precontact Native archaeological sites are located in areas where soil disturbance has not occurred.

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<sup>25</sup> Wakefield, *JUSTSUITSUS, The Story*, 5.

<sup>26</sup> Mark Wakefield correspondence, March 9, 2025

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

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

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## 10. Geographical Data

**Acreeage of Property** 5.29

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

- |                         |                        |
|-------------------------|------------------------|
| 1. Latitude: 43.64325 N | Longitude: -73.20631 W |
| 2. Latitude: 43.64199 N | Longitude: -73.20653 W |
| 3. Latitude: 43.64195 N | Longitude: -73.20581 W |
| 4. Latitude: 43.64220 N | Longitude: -73.20573 W |
| 5. Latitude: 43.64251 N | Longitude: -73.20529 W |
| 6. Latitude: 43.64226 N | Longitude: -73.20393 W |
| 7. Latitude: 43.64289 N | Longitude: -73.20359 W |
| 8. Latitude: 43.64303 N | Longitude: -73.20451 W |
| 9. Latitude: 43.64339 N | Longitude: -73.20504 W |

### Or UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The nominated property is an irregularly shaped (nine sided) parcel of land (SPAN #129-040-11176) that has about 300 feet of lake frontage and 150 feet of frontage on Mason Point Road.

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

The entire 5.29 acre parcel on which Justsuitsus is located is the nominated property because the entire parcel is historically associated with the cottage and its use

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**11. Form Prepared By**

name/title: Steven Engelhart  
organization: \_\_\_\_\_  
street & number: P.O. Box 24  
city or town: Essex state: New York zip code: 12936  
e-mail enghartsteven@gmail.com  
telephone: 518-321-9431  
date: June 1, 2025

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**Additional Documentation**

Submit the following items with the completed form:

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

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### **Photographs**

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

### **Photo Log**

Name of Property: Justsuitsus  
Location: 208 Mason Point Road  
County: Rutland  
State: Vermont  
Photographer: Steven Engelhart  
Date(s) Photographed: July 29 and October 22, 2024; May 23, 2025.

### **Photos**

- Photo 1 of 18: Justsuitsus. School. North façade. Camera facing south. Photo Key A.  
Photo 2 of 18: Justsuitsus. East and south elevations. Camera facing northwest. Photo Key A.  
Photo 3 of 18: Justsuitsus. South and west elevations. Camera facing northeast. Photo Key A.  
Photo 4 of 18: Justsuitsus. View from lakeshore, showing dock. Camera facing north. Photo key A.  
Photo 5 of 18: Justsuitsus. Summer House. Camera facing northwest. Photo Key A.  
Photo 6 of 18: Justsuitsus. Pump House. Camera facing west. Photo Key A.  
Photo 7 of 18: Fireplace. Camera facing north. Photo Key A.  
Photo 8 of 18: Justsuitsus. Living Room. Camera facing east. Photo Key B.  
Photo 9 of 18: Justsuitsus. Dining Room. Camera facing south. Photo Key B.  
Photo 10 of 18: Justsuitsus. Kitchen. Camera facing west. Photo Key B.  
Photo 11 of 18: Justsuitsus. Utility Room. Camera facing west. Photo Key B.  
Photo 12 of 18: Justsuitsus. Pantry. Camera facing east. Photo Key B.  
Photo 13 of 18: Justsuitsus. Porch detail. Camera facing west. Photo Key B.  
Photo 14 of 18: Justsuitsus. Second floor bathroom. Camera facing west. Photo Key C.  
Photo 15 of 18: Justsuitsus. Second floor bedroom #5. Camera facing northeast. Photo Key C.

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Photo 16 of 18: Justsuitsus. Second floor bedroom #6. Camera facing east. Photo Key C.

Photo 17 of 18: Justsuitsus. Second floor bedroom #7. Camera facing south. Photo Key C.

Photo 18 of 18: Justsuitsus. First floor vestibule and stairway. Camera facing south. Photo Key B.

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

## Justsuitsus

Lake Bomoseen, Vermont

Historic Maps and Photos

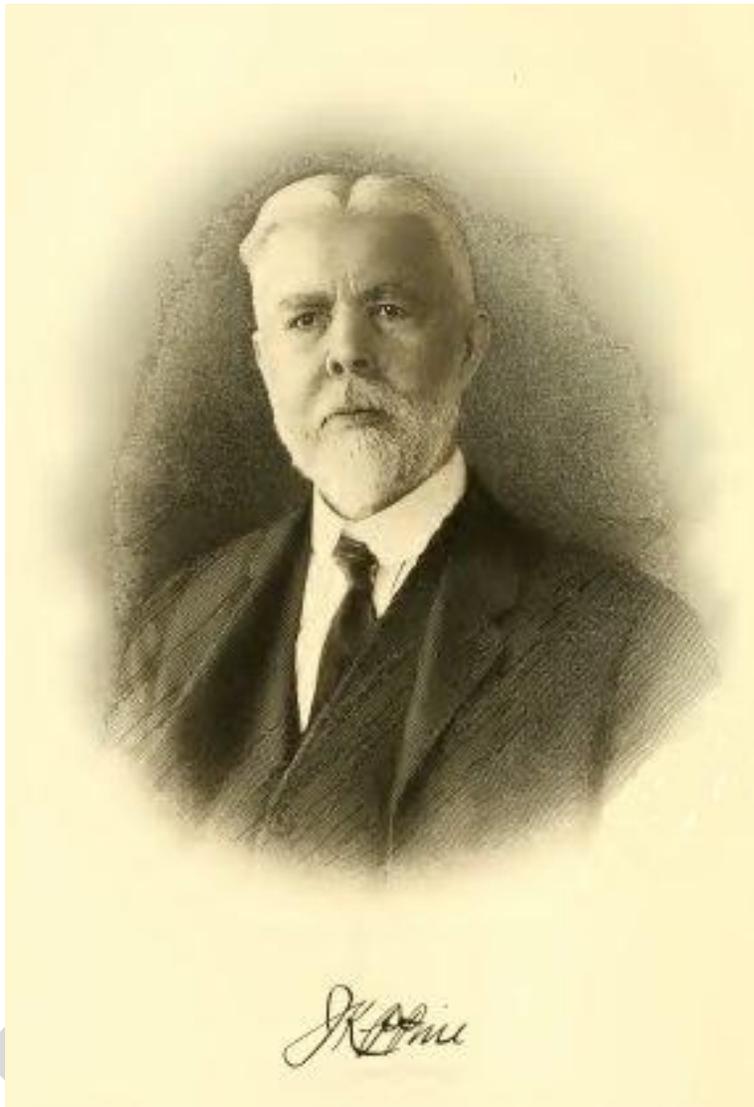


Figure 1: James Knox Polk Pine (1841 - 1919). Justsuitsus was built for James K. P. Pine and his family. Pine's wealth stemmed from his shirt and collar manufacturing enterprises which included the United Shirt and Collar Company. From *Troy and Rensselaer County, New York, Volume III*, by Rutherford Hayner (1925).





Figure 3: This late 20<sup>th</sup> Century map has overlaid on it (in yellow) the James K. P. Pine property holdings on Lake Bomoseen. From *JUSTSUITSUS: The Story of a summer home at Lake Bomoseen, Vermont and the two families who lived there: the Pines (1887-1928) and the Wakefields (1928- date)* by Rowan A. Wakefield (1997).

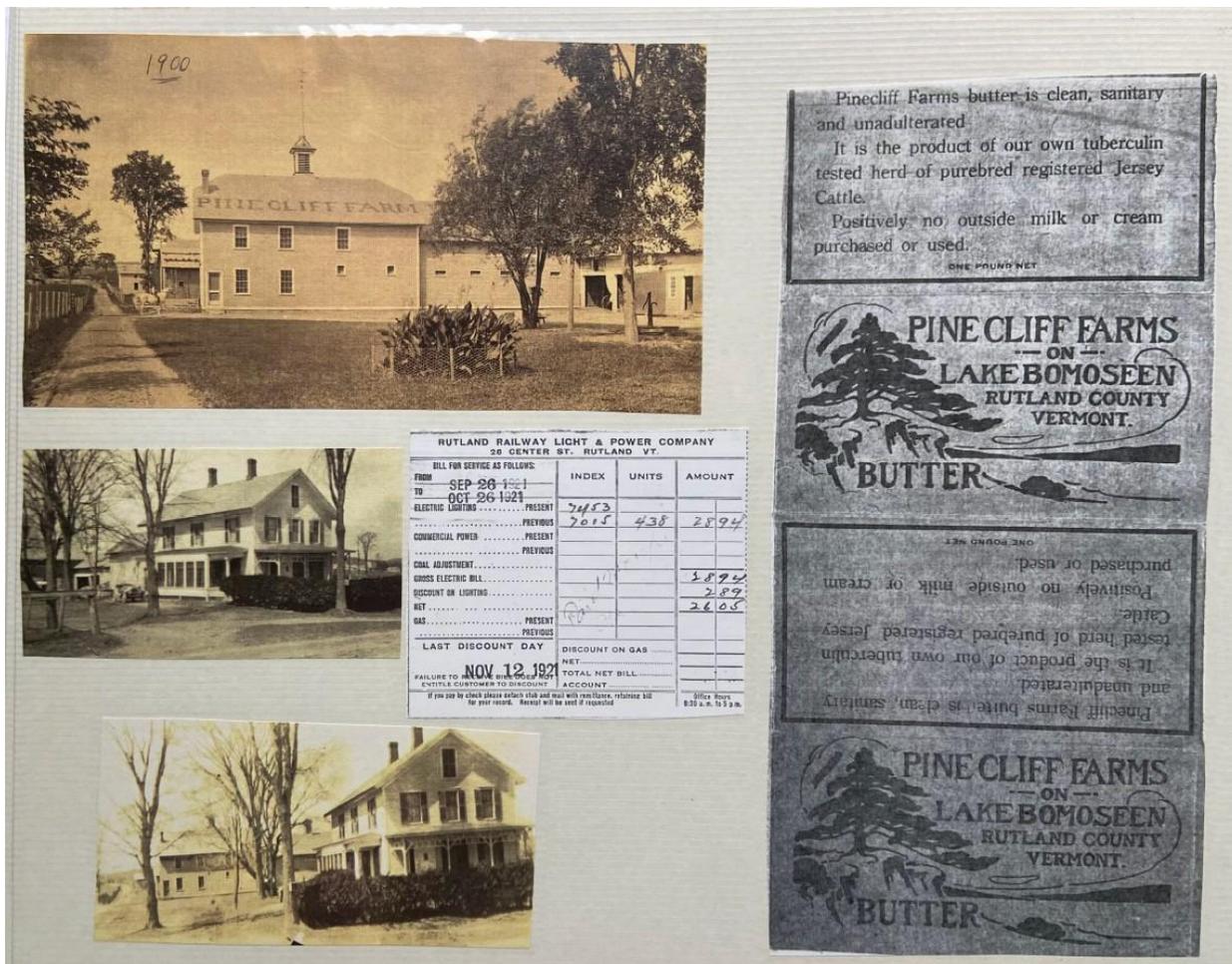


Figure 4: These photographs and other materials illustrate some elements of Pine Cliff Farms, a complex built for James K. P. Pine, primarily as a dairy and horse farm, on the same (725 acre) property on which Justsuitsus was built. From *JUSTSUITSUS: The Story of a summer home at Lake Bomoseen, Vermont and the two families who lived there: the Pines (1887-1928) and the Wakefields (1928- date)* by Rowan A. Wakefield (1997).

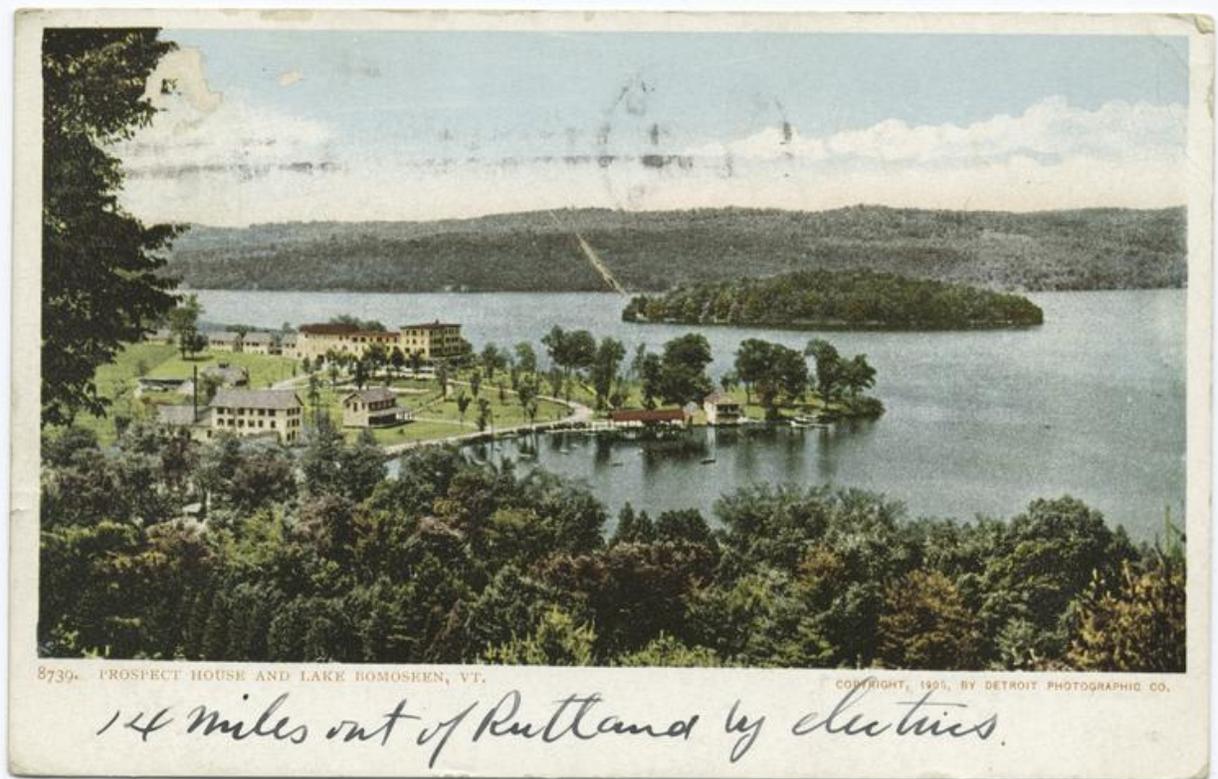
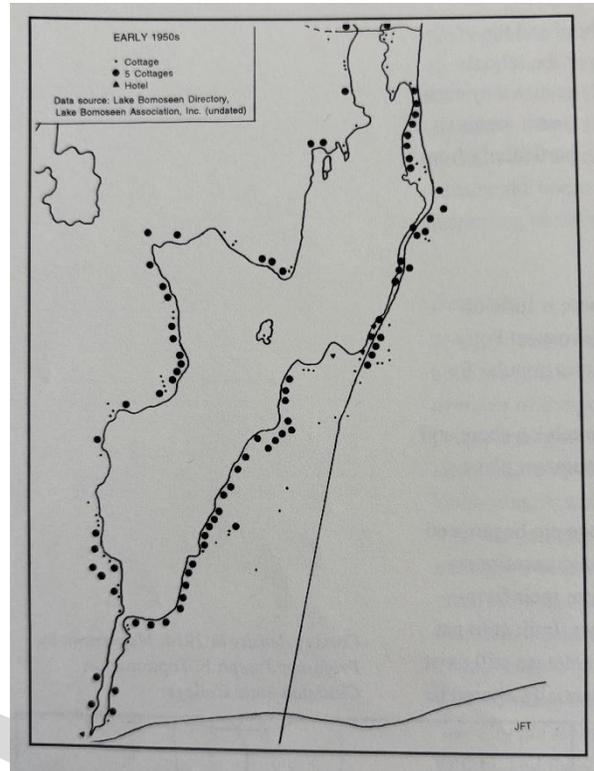
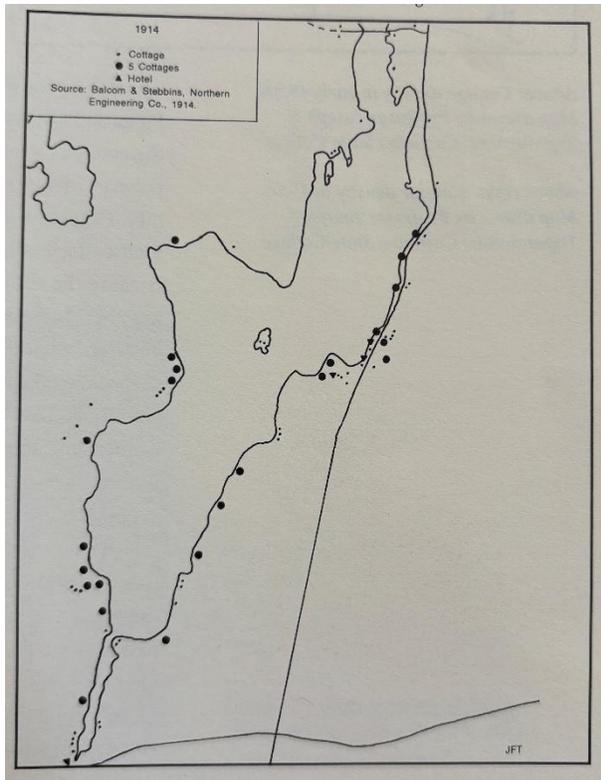


Figure 5: Postcard of the Prospect House, Lake Bomoseen, and Neshobe Island. Prospect House was built on property owned by James K. P. Pine, who sold it to the hotel developer. It opened in 1888. Justsuitsus was adjacent to the hotel property. The Pines dined and went to dances at the hotel and many Wakefield family members worked at the hotel in the summer. Source: New York Public Library Digital Collections, <https://digitalcollections.nypl.org/items/510d47d9-a22d-a3d9-e040-e00a18064a99>



Figures 6 and 7: Two maps of Lake Bomoseen, showing the extent of cottage development around the lake in 1914 and the 1950s. Maps by Joseph F. Taparauskas, Castleton State College, Source: *Beautiful Lake Bomoseen*, Holman D. Jordan, Editor.

DRK



*Figure 8: Justsuitsus circa 1935. Photo courtesy of Louisa Wakefield.*



*Figure 9: Wakefield children on Justsuitsus porch steps. Photo courtesy of Louisa Wakefield.*

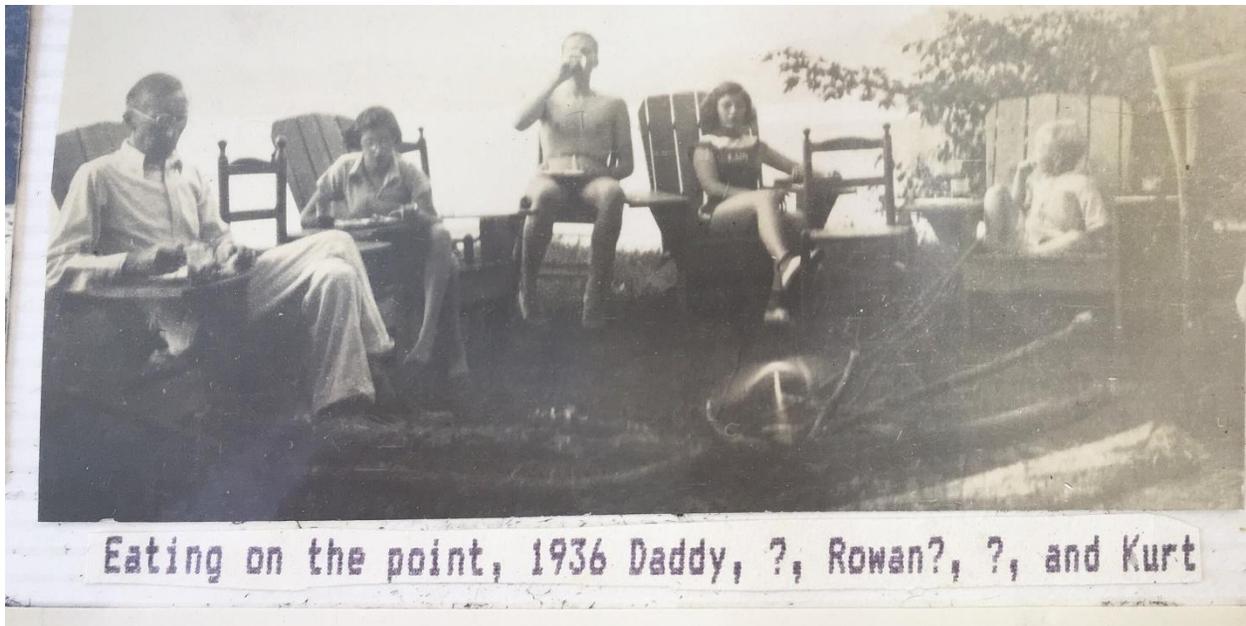


Figure 10: Wakefield family members "Eating on the point," circa 1936. Photo courtesy of Louisa Wakefield.

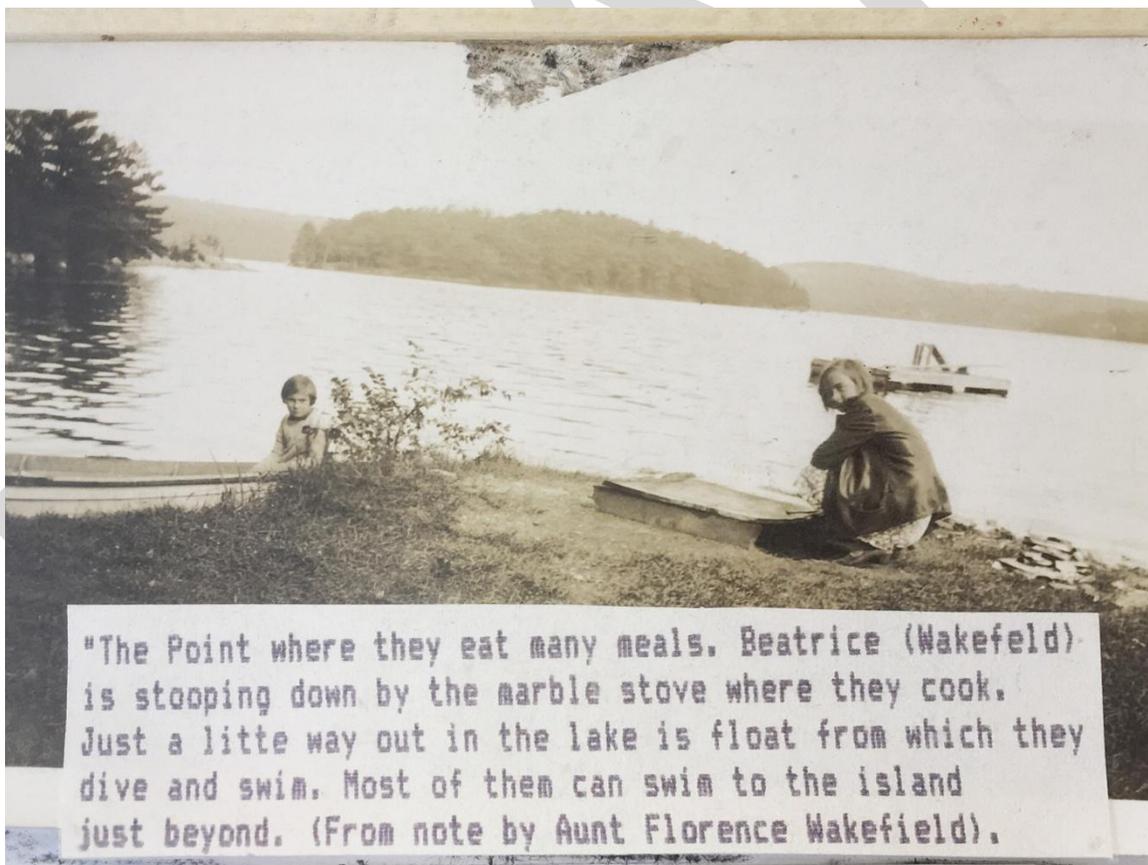


Figure 11: Photo courtesy of Louisa Wakefield.

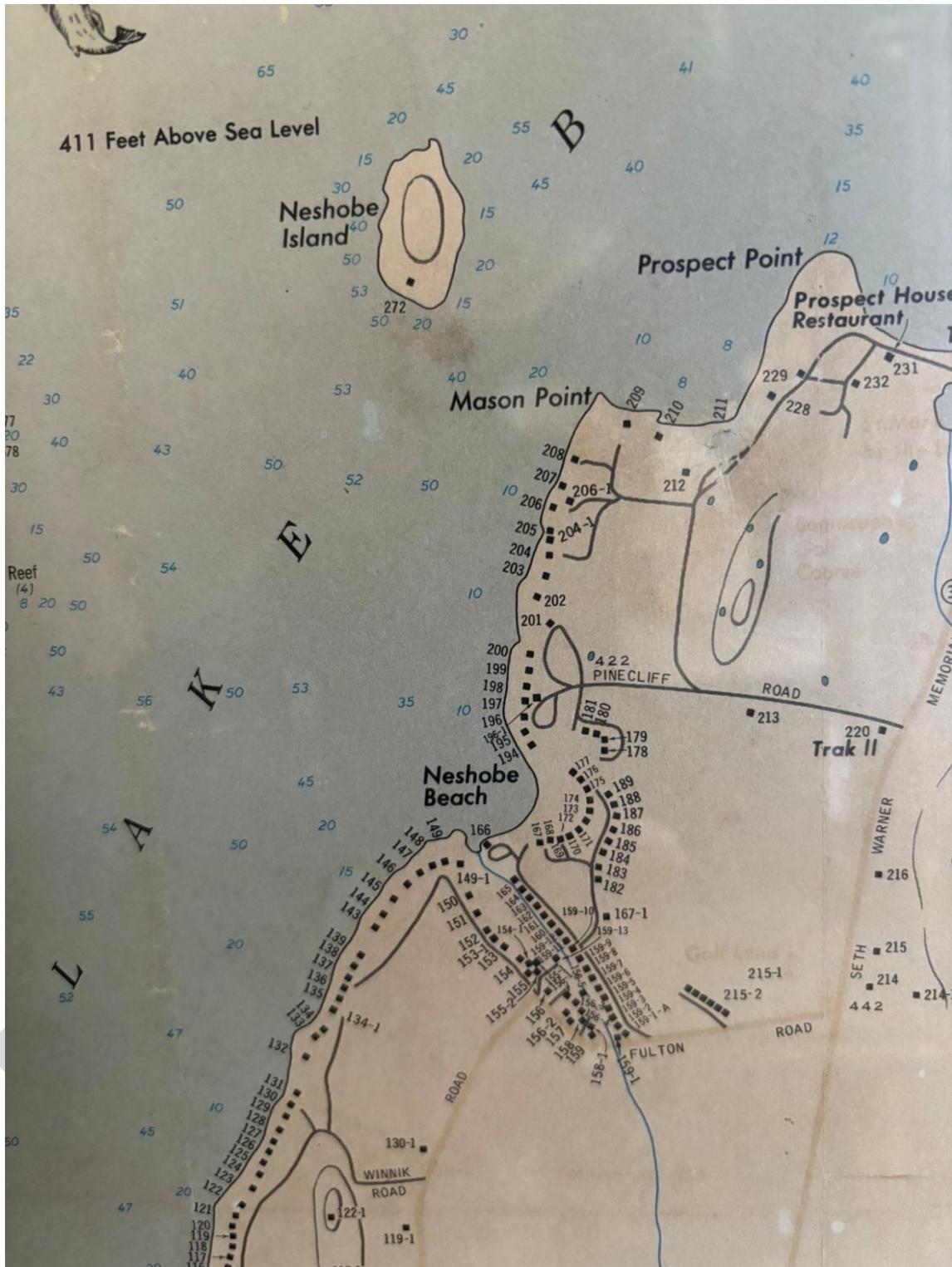
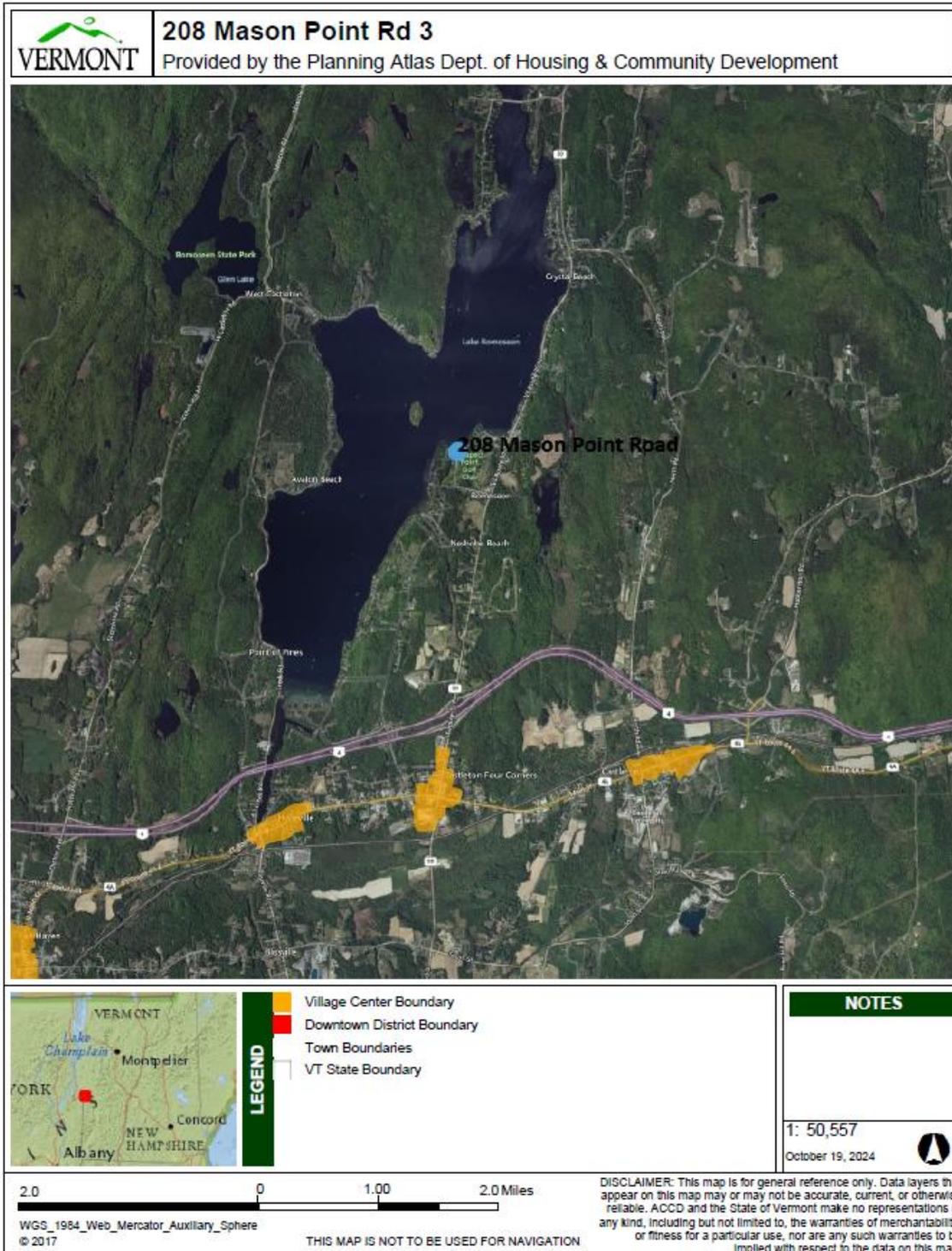


Figure 12: This map shows how the shoreline in the vicinity of Justsuitsus was developed as of the end of the 20<sup>th</sup> century. Justsuitsus in #212. Note proximity to Prospect House, Neshobe Island, and Neshobe Beach. Detail of property owners' map. Map courtesy of Louisa Wakefield.

**Justsuitsus**  
**Lake Bomoseen, Vermont**  
**Rutland County, Town of Castleton**  
**Location Maps**





# 208 Mason Point Rd context

Provided by the Planning Atlas Dept. of Housing & Community Development

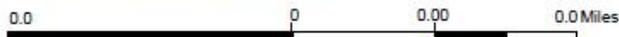


- LEGEND**
- Village Center Boundary
  - Downtown District Boundary
  - ▬ Town Boundaries
  - ▬ VT State Boundary

### NOTES

1: 6,320

October 19, 2024



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© 2017

THIS MAP IS NOT TO BE USED FOR NAVIGATION

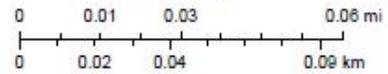
DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ACCD and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

# 208 Mason Point Road



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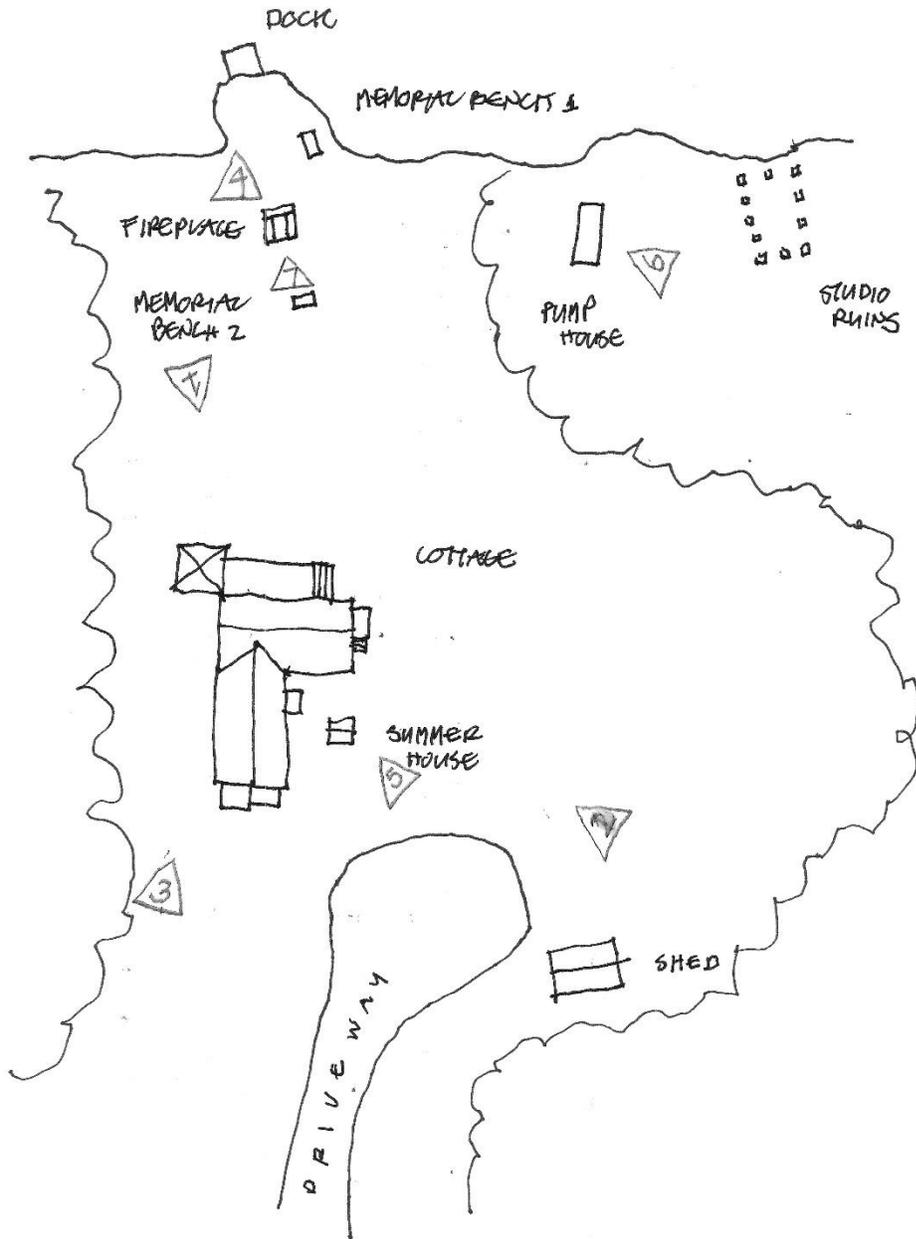
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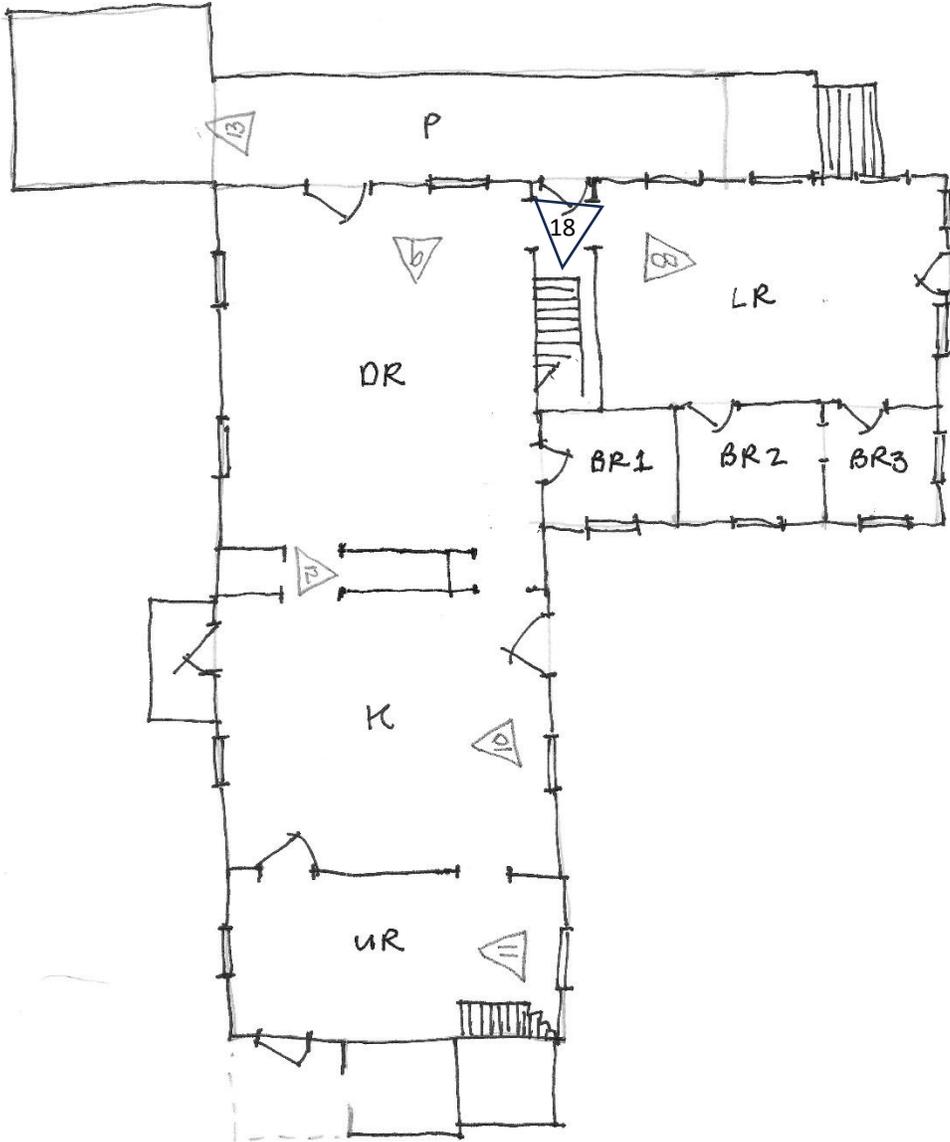
1	Lat./Long. Points
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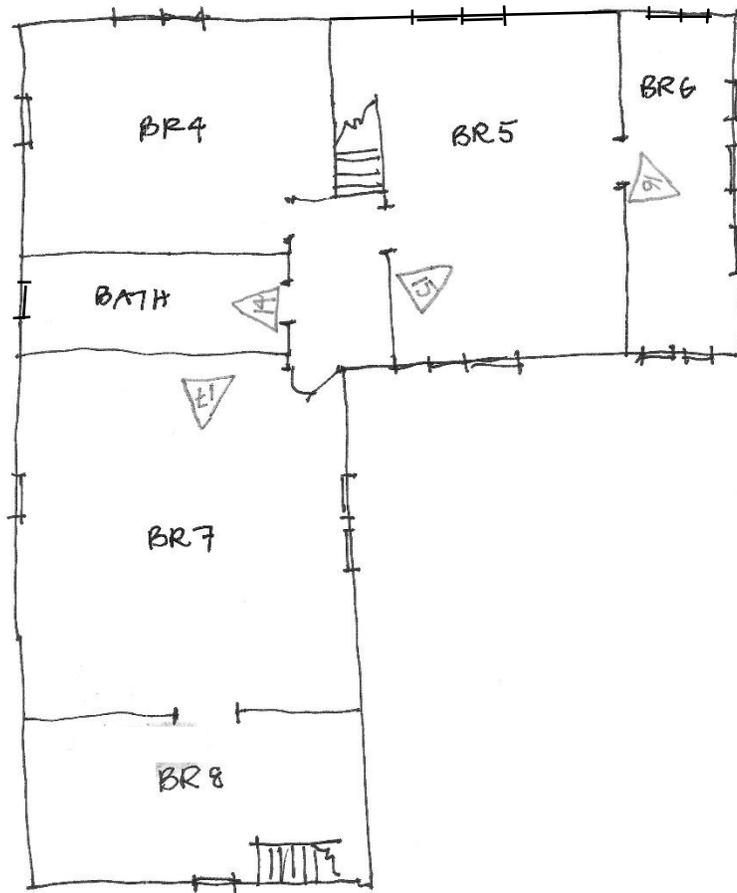
JUST SUITSUS  
LAKE DOMOGEN, VT.  
SITE PLAN +  
PHOTO KEY A



JUST SUITS  
WANE TO MOSEEN, ✓  
PHOTO KEY B  
FIRST FLOOR



JUSTISUITSU  
LAKE BOMOSEEN, VT  
PHOTO KEY C  
SECOND FLOOR





Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



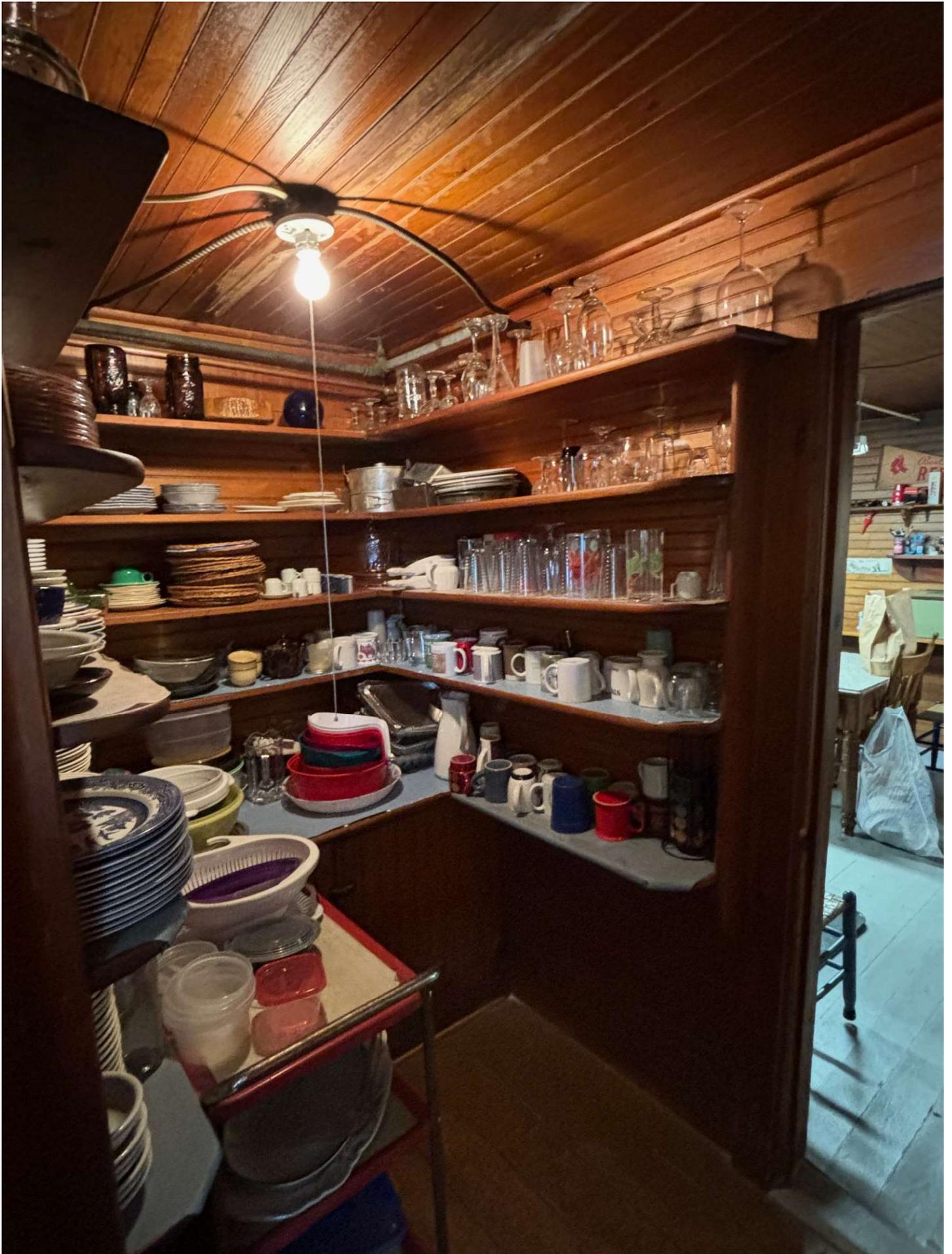
Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18