

## **APPENDIX E**

### **DUNCAN'S POINT**

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Duncan's Point Resort is a unique and historic development unlike any other at the Lake of the Ozarks. Duncan's Point is unique because it is only one of two resorts at the Lake of the Ozarks to be started and developed by an African-American, Daniel R. Duncan. Mr. Duncan was a prominent businessman in Kansas City and owner of the Cadillac Hotel. According to Mr. Duncan, in 1949 he was told by an Ozark native about a good fishing hole near Lick Creek. The two of them set off, and Mr. Duncan was hooked on the beauty and potential of the area. For three years, Mr. Duncan negotiated with H. B. Hart, a salesman for Willmore Lake Company, the owner of the property. In 1953, Mr. Duncan finally purchased 71 acres of lakefront property. Six months after his initial purchase, Mr. Duncan acquired an additional 168 acres. On November 24, 1953, the original plat was recorded in the Office of the Recorder of Deeds for Camden County.

Mr. Duncan envisioned a lovely resort community, but initially, at least, no other investor shared his vision. Undeterred, Mr. Duncan single-handedly undertook the development of the property. He faced a formidable task since the land was rocky, hilly, and covered with dense foliage. He faced an even greater obstacle: there was no road to the resort. Mr. Duncan could only access his property by boat or by crossing through his neighbor's property. Eventually, however, Mr. Duncan prevailed and built a road to his resort. This road still exists and is known as the Historic Duncan's Point Road.

In 1955, Mr. Duncan formed a partnership with Mr. Henry Vester, another Kansas City businessman. Over the next 10 years a total of six additions were created in Duncan's Point, 8 miles of road were built, and the community grew to more than 60 homes. The first Lot Owners Association was formed in 1958. The first Association president was Vernon L. Potts, a prominent member of the African-American community. Mr. Potts served as the president for nearly 20 years. Other officers included John L. Miller, Frank E. Jones, Octavia Reaves, Marie Davis, Robert Jackson, and Bud Thomas, all from Kansas City. According to the Association's Constitution and Bylaws, the objectives of the Association were "to form better relations among the lot owners and the resorts of the Lake of the Ozarks and to promote, with justice, the general welfare of our members and secure for ourselves all rights and privileges guaranteed under the Constitution of the State of Missouri and of the United States of America."

Mr. Duncan overcame racial discrimination and physical barriers to develop a viable resort community. Over the years, Duncan's Point has been a haven for its residents and guests, offering a peaceful and relaxing alternative to hectic city life. In August 2002, Duncan's Point hosted a 50-year birthday celebration to commemorate the founding of Duncan's Point and the achievements of Daniel R. Duncan.

Duncan's Point heritage has been recognized by the Missouri Department of Natural Resources, which has determined that Duncan's Point is eligible for inclusion in the National Register of Historic Places.

Mr. Duncan died in 1965, but his resort community and the qualities he exemplified are carried on by the proud residents of Duncan's Point.