

# Timeline of Vineyard Development

1.23.2014

## ***The Great Boom - Late 19<sup>th</sup> Century***

- 1835 *Wesleyan Grove – Campground Meeting Association* (OB). 34 acres and 300 cottages.<sup>i</sup>
- 1866 *Village of Oak Bluffs* (OB). Robert Morris Copeland plan. OBLWC. 120-ac., 1000 lots, wharf<sup>ii</sup>
- 1870 *Vineyard Highlands* (OB). Highland Wharf and House. Vineyard Grove Co. 225-300 ac.<sup>iii</sup>
- 1872 *Katama Land Company\** (E). 600 ac, wharf, Mattakesett Lodge. Katama Bay/South Beach.<sup>iv</sup>  
*Sea View Hotel* (OB). Erastus Carpenter. Burned 1892.<sup>v</sup>
- ~1873 *Bellevue Heights* (OB). Housing development. 165 ac., 400 lots <sup>vi</sup>  
*Lagoon Heights and Grovedale* (OB). Housing development. 300 ac., 400 lots, wharf<sup>vii</sup>  
OB planned developments: *Sunset Heights* (10 ac), *Prospect Heights & Sea View Hill* (15 ac), *Central Place* (12 ac), *Oak Grove* (15 ac), *Forest Hill* (20 ac).<sup>viii</sup>  
*Cedar Neck and Ocean Bluffs* (T). Housing plan. 15 ac., 98 lots. C.C. Hines<sup>ix</sup>
- 1876 *Innisfail Hotel [Oklahoma House]*. Near Brightwood Park, Oklahoma area. Burned 1906.<sup>x</sup>
- 1880 Cottage City officially incorporated as town separate from Edgartown.
- 1883 Vineyard Haven fire (T)<sup>xi</sup>
- 1887 *West Chop Water Company\** (T) 30 ac. Lake and shore. O.G. Stanley. <sup>xii</sup>
- 1889 *West Chop Improvement Co.* (T). Wharf, 2 hotel, cottages. Greenough, Holman, Jackson.<sup>xiii</sup>  
*Harbor View Hotel* (E).
- 1892 West Tisbury – Tisbury separation. <sup>xiv</sup>  
Cottage City Fire (OB). Burned unoccupied Sea View Hotel, Casino, RR Tracks.  
Followed by fires at Wesley House (1894), Prospect House (1898). <sup>xv</sup>
- 1893 *Makonnikey* (T). MV Co. Large hotel (<1 season), wharf, several (of 20) cottages built.<sup>xvi</sup>

## ***Summer Resorts 1900 - 1950***

- 1903 *Watcha Club* (WT-E). First hunting club on island. At Scrubby Neck. 327 ac.
- 1910 *Oak Bluffs Country Club* (OB). <sup>xvii</sup>
- 1911 *Hart Haven* [OB]. Xx ac. Houses, conservation land, harbor. Wm Hart of Stanley Works.<sup>xviii</sup>
- 1913 *Tisbury Pond Club* (WT). Long Point. 470 ac. Hunting club.<sup>xix</sup>
- 1919 *The Barnhouse* (C). Dorothy Kengon summer “camp” for friends.<sup>xx</sup>
- 1921 *Seven Gates Corporation* (WT, C). 36 house sites (>5 ac). N.S. Shaler; Willoughby Webb <sup>xxi</sup>
- 1926 *Edgartown Golf Course* (E). Evolved from Pine Side Golf Links.<sup>xxii</sup>
- 1927 *Edgartown Yacht Club* (E). Evolved from the Home Club.<sup>xxiii</sup>
- 1928 *Vineyard Haven Yacht Club* (T). <sup>xxiv</sup>
- 1928 *Mink Meadows Golf* (T). 240 ac, 60+parcels. West Chop RL Bigelow to L Goff & S Fuller.<sup>xxv</sup>
- 1933 *Oklahoma* (T). Housing development.<sup>xxvi</sup>

## ***1950s Resort***

- 1952 *Makonnikey revival* (T). Thomas Neelon. 2 houses built, 6 planned. (See 1937)<sup>xxvii</sup>
- 1959 MV Airport (WT/E). Federal government transfers facility to county.<sup>xxviii</sup>
- 1950-70 Strock Brothers. Love Farm, Katama Farm, Gay Head area, Island Country Club – 2200 ac by 1972.<sup>xxix</sup>
- 1960 *Makonnikey* (T). New colony of 14 summer houses.<sup>xxx</sup>
- ? Tisbury Manor (C).
- ? Great Plain (E) Katama.

### 1970s Onward Building Craze

- 1970s *Waldron's Bottom* (P) WT. 230 ac Sub-division. Benjamin Bolt.<sup>xxxi</sup>
- 1970 Chilmark 250 ac. Unknown.<sup>xxxii</sup>
- 1971 *West Tisbury Development*. 208 houses.<sup>xxxiii</sup>
- 1972 *Feeney Campground & Trailer Park* (T)
- 1973 *Sweetened Water Farm* (E). 67 ac. 15 lots; 32 ac conserved. VOLF. Planned community.<sup>xxxiv</sup>  
*Spring Point* (C). 321 ac, <55 houses. Harvard, LandVest. (VOLF initial advisor)
- 1979 Farm Neck Golf Course (OB). Semi-private, “conservation”.
- ~1980s *West Chop Development* (T). Off Franklin St. 50 ac, 99 condos. Fought by Grillis. CSLT.<sup>xxxv</sup>
- 1984 *Boldwater Subdivision* (E). 32 lots on 444 ac on Edgartown Great Pond. Flynn land.<sup>xxxvi</sup>
- 1989 *Swan Neck Development* (E). 77.7 ac. 9 lots and one wildlife preserve lot (15.4 ac.).<sup>xxxvii</sup>
- 1990s MV Airport Expansion (WT, E). New terminal and business park.<sup>xxxviii</sup>
- 1996 *Sepiessa Affordable Housing* (WT).<sup>xxxix</sup>
- 2000 *Island Cohousing* (WT). 36 ac, 16 houses, South Mountain Co.
- 2002 *Vineyard Golf Club* (E). xxx ac. Site of failed Vineyard II subdivision.<sup>xl</sup>  
*Herring Creek?*  
*Fairwinds Affordable Housing* (T). 4.9 ac., 10 modular houses. First 40B proposal in town.  
*Caleb's Common Subdivision* (CH). Details uncertain, did go through.<sup>xli</sup>
- 2004 Pennywise Path (*Morgan Woods*) AH Subdivision (E). 12 ac, 60 units, 118 ac CR to LB<sup>xlii</sup>
- 2005 *Kennedy Limited Family Subdivision* (A). 7 building lots on 375-ac. >300 ac. preserved.
- 2006 *Watcha Path Affordable Housing* (E). 11 ac, 11 homes.
- 2007 *Field Club Subdivision* (E). Recreational club, 24-ac, 32-lot subdivision.<sup>xliii</sup>  
*Middle Line Affordable Housing* (C). 21 ac, 12 houses.<sup>xliv</sup>
- 2010 *Chasin Family Estate Subdivision* (CH.) 70 ac, 11 lots. Possible 23 lots. Quammox MVLB<sup>xlv</sup>
- 2011 *Eliakim's Way* (WT). 26 ac., 8 affordable houses. LB and IHT.<sup>xlvi</sup>  
*Lagoon Ridge* (OB-P). 68 ac, 61 houses. Off Barnes Rd. Flexible develop. zoning.<sup>xlvii</sup>
- 2013 *Kennedy Large Lot Listing* (A). 53.5 and 39.5 ac. at \$20-25m. Up to 3 houses per lot.  
*Homer's Pond Listing* (WT). 314 ac with 5 lots. \$118m.  
*Katama Road Sub-division* (E). 54 ac, 9 lots, 3 conservation lots. MVC approval.<sup>xlviii</sup>

Acronyms

AH – Affordable Housing, IHT – Island Housing Trust; CSLT – Committee to Save Lake Tashmoo; LB – Land Bank, MVGC – Martha’s Vineyard Garden Club, SMF – Sherriff’s Meadow Foundation, TTOR – The Trustees of Reservations, VOLF – Vineyard Open Land Foundation.

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<sup>i</sup> MVCA www. Survey by Jeremiah Pease. Initially 9 tents. Supposedly MVM has J Pease Maps. Wharf and landing was off southern part of Eastville.

<sup>ii</sup> Hough 1936, Railton 2012. Oak Bluffs Land and Wharf Company = Ira Darrow, William Bradley, Shubael Norton, Erastus Carpenter, Grafton Collins, William Hills.

<sup>iii</sup> Hough 1936. VGC built bridge (causeway) across Squash Meadow Pond to form Sunset Lake and Lake Anthony (which later was dredged for harbor). Baptists gradually bought land in Highlands area as sales slow by 1873. Railton 2012. Highland Wharf variously called Baptist Landing and Institute Landing (after Agassiz institute). Hough 1985. Was originally founded by CMA to counter OBLWC, eventually became a separate land company. Crossing brook between Lake Anthony and Sunset Lake – going “over to Jordan” became NY Avenue as led to NY wharf, Eastville.

<sup>iv</sup> Hough 1936. Captain Nathaniel Jernigan, Erastus Carpenter. Hired Robert M. Copeland for layout plan. Only 2 lots of hundreds sold. By 1879 all of Katama Land Company was for sale. Mattakeset Lodge was only the entrance building to what was intended to be a much grander hotel, was closed 1905. Deserted for years. Railton 2012

<sup>v</sup> Railton 2012

<sup>vi</sup> Hough 1936. Bellevue Heights = entire area between Vineyard Highlands and Vineyard Haven Harbor. Luce who owned area went bankrupt 1874-75 and the development progressed very slowly as not apparent in 1887 map of OB. VG 2-10-2006. More than 900 50x100’ lots, behind Crystal Lake.

<sup>vii</sup> Hough 1936; unclear if Grovedale mapped correctly. Prospect House at Lagoon Heights. Actually heights developed very slowly.

<sup>viii</sup> Hough 1936

<sup>ix</sup> Hough 1936, Railton 2012. Hines Point Road runs to end of peninsula. Unclear when this developed. Place name does not seem to exist today. Poor copy of building plan.

<sup>x</sup> Hough 1936. Shown on Oak Bluffs 1887 birds-eye as Oklahoma House. Blog post has this: Banks makes reference to Chunk’s in Vol. II, Annals of Tisbury, pp. 6-7. In "History of Cedar Neck" by C. G. Hine, p. 15, it reads: "CHUNKS HILL. What we have known for the last thirty years as Oklahoma was formerly called Chunks (or Chunx) Hill. The name does not sound like Indian, and Miss Margaret Norton is inclined to the belief that it is the English word chunk, although it is generally supposed that the name is of an Indian who lived there. The dwelling of Peter West was situated near Chunks Swamp on the north slope of the hill, and the outlines of his cellar are still visible. The first time the name Chunk appears is in the will of Dr. Thomas West. Very little is known concerning the West family. They were not members of the local church, and the church makes no mention of the doctor or others of his family, and outside of the scant town records the church records are about all there is to record the early doings." There is a cellar hole at the bottom of Chunk's Hill - you can get to it by walking down the southern path until you're just past the west end of the swamp, then climbing down the steep bank near the west edge of the swamp. At the bottom of the hill situated in the middle, between the paths, there is an obvious three-sided cellar hole dug into the east side of the hill - the east side of the hole faces the swamp. I took my great-uncle down there once (he was a retired civil engineer) and by probing the soil along the edges we figured it was a wooden structure - maybe a log cabin?

<sup>xi</sup> Paper and residents had been warning of fire for >10 years. Started in Crocker harness company, location of MV National Bank

<sup>xiii</sup> Involvement in development or planning is unclear. West Chop Water Company in 1880s, became Vineyard Haven Water Company in 1886, purchased 30 ac. DCI 2010: VHWC investors – O.G. Stanley, Peabody, Weld, Forbes from Boston. Bought 30 ac of Chappaquonset Pond (Lake Tashmoo) and started pumping in 1887 – fire protection plus water. Of land including Lake Tashmoo water front and Tashmoo Springs; constructed steam powered pumping station in 1887. Act to incorporate

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VHWC April 1887. Orson G. Stanley, B.C. Mudge, H. Castello, William Barry Owen, L. O. Johnson to supply water for consumption and fires. O.G. Stanley was engineer for WCLWC. Engineering News 1888 – Constructing engineer was OG Stanley. Water delivered to new development on West Chop and to Vineyard Haven. First water pumping station on island. Company taken over by eminent domain in 1905. New addition to station in 1907 and converted to electricity in 1915. Lake breached by hurricane in 1932, increased concern over water supply so built dike to isolate upper end of lake. Dike breached in 1944 storm and Hurricane Carol swamped the pumphouse in 1954. Town stopped using Tashmoo Springs as primary water supply and used well in 1971. Private interest sold Tashmoo Spring Bottled Water in 1980s until 1999. Building now on National register.

<sup>xiii</sup> VGF 5-7-1965. Constance Greenough Fuller recollections. VGF 3-3-1939. West Chop Improvement Company (1889). Purchased 500-ac. tract, 200 lots. MHS-Tisbury: West Chop Land & Wharf Company developed large shingle style summer estates in 1890s. Wiki: West Chop Historic District. Land owned by WC Land Trust and managed by private West Chop Club. Initial development tried in 1870s, failed. WC Land Company laid out narrow winding roads, built a wharf, developed beach, sold plots for summer cottages. 1892 built West Chop Inn. Also clubhouse, cottages it rented and 2 tennis courts. By 1900 2 hotels, PO, grocery store. WCLC went bankrupt 1911 so owners organized WCLT, which acquired properties. WCC organized in 1960s to manage properties. National register. Encompasses 17 ac, 5 buildings (Cedars, Cottage, Casino, WC Inn, PO) 4 structures (Big Pier – 1888; Jetty 1900s marks E end of water front, 2 clay tennis courts 1911).

<sup>xiv</sup> Railton 2012

<sup>xv</sup> Railton 2012.

<sup>xvi</sup> VGF 7-3-1998

<sup>xvii</sup> Hough 1936

<sup>xviii</sup> VGF 6-29-01, 7-1-2011. Hart, president of the Stanley Works, bought land around Farm Pond; portions became Sylvia State Beach, Farm Neck Golf Course, public conservation land. Hart began in 1873 with lot in OB purchased from OBLWC. <http://harthavencommunity.com/>

<sup>xix</sup> eventually to TTOR.

<sup>xx</sup> Railton 2012

<sup>xxi</sup> Simon 1973; Railton 2012: 1887 N.S. Shaler (T, C) First of ~26 farms “playground for my second childhood.”

<sup>xxii</sup> Hough 1936

<sup>xxiii</sup> Hough 1936

<sup>xxiv</sup> Hough 1936

<sup>xxv</sup> VGF 7-29-2011, 3-1-1963, 12-18-1964; Mink Meadows Story (1963),

<sup>xxvi</sup> Hough 1936

<sup>xxvii</sup> VGF 8-1-1952, 5-1-1953

<sup>xxviii</sup> Airport History & Growth Only county owned airport in the state.

[http://www.dukescounty.org/Pages/DukesCountyMA\\_Airport/DukesCountyMA\\_AirportImprove/1%20Airport%20History%20&%20Growth.pdf](http://www.dukescounty.org/Pages/DukesCountyMA_Airport/DukesCountyMA_AirportImprove/1%20Airport%20History%20&%20Growth.pdf)

<sup>xxix</sup> Simon 1973; Alvin & Moses Strock

<sup>xxx</sup> VGF 5-6-1960

<sup>xxxi</sup> Hough 1975

<sup>xxxii</sup> Simon 1973

<sup>xxxiii</sup> Simon 1973

<sup>xxxiv</sup> <http://www.islanderis.net/users/volf/property/sweet.html>. Reston and Dunlop 1996.

Marketing through Vineyard Land Use. Possible 110 some sites. Common land: wetland (11.8 ac), pasture (12.5 ac), reserved (4 ac). Can be used for agriculture.

<sup>xxxv</sup> Reston and Dunlop 1996

<sup>xxxvi</sup> VG 6-11-2009 – reprint of Gazette June 1984.

<sup>xxxvii</sup> <http://www.mvcommission.org/doc.php/dec%20DRI%20296%20-%20Swan%20Neck%20Trust%20Decision%201989.pdf?id=3416>

<sup>xxxviii</sup> MV Airport Annual Report 2010. Cape Air 80% airline passengers.

<sup>xxxix</sup> VG 12-6-2012

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- xl MVTimes 10-18-2007
  - xli VGF Chappy 12-13-02
  - xlii VG 6-7-2004
  - xliiii VG 11-09-2007
  - xliiii VG 2-18-2005
  - xliiii VG 10-28-2010
  - xliiii MVMag 10-14-2011
  - xliiii MVT 5-18-2011; VG 5-19-2011
  - xliiii VG 8-26-2013. Houlahan family Tara Hills Trust. 72% open space. 78/146 bedrooms. 3 piers.