

MHC Reconnaissance Survey Town Report

TISBURY

Report Date: 1984

Associated Regional Report: Cape Cod and the Islands

Reconnaissance Survey Town Reports, produced for MHC's Statewide Reconnaissance Survey between 1979 and 1987, introduce the historical development of each of the Commonwealth's municipalities. Each report begins with an historic overview, a description of topography, and political boundaries. For the purposes of the survey, the historic period has been subdivided into seven periods: Contact (1500–1620), Plantation (1620–1675), Colonial (1675–1775), Federal (1775–1830), Early Industrial (1830–1870), Late Industrial (1870–1915), and Early Modern (1915–1940/55). Each report concludes with survey observations that evaluate the town's existing historic properties inventory and highlight significant historic buildings, settlement patterns, and present threats to these resources. A bibliography lists key secondary resources.

Town reports are designed for use together with a series of town maps that demarcate settlement patterns, transportation corridors and industrial sites for each historic period. These maps are in the form of color-coded, polyester overlays to the USGS topographic base map for each town on file and available for consultation at MHC. For further information on the organization and preparation of town reports, readers should contact MHC.

Users should keep in mind that these reports are now two decades or more old. The information they contain, including assessments of existing knowledge, planning recommendations, understanding of local development, and bibliographic references all date to the time they were written. In some cases, information on certain topics was not completed. No attempt has been made to update this information.

Electronic text was not available for digital capture, and as a result most of the reports have been scanned as PDF files. While all have been processed with optical character recognition, there will inevitably be some character recognition errors.

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MHC RECONNAISSANCE SURVEY REPORT

DATE: 1984

COMMUNITY: Tisbury

I. TOPOGRAPHY

The town of Tisbury is located on the island of Martha's Vineyard, lying between 70° 50' and 70° 25' longitude and 41° 95' and 41° 30' latitude. The island covers approximately 249 square kilometers and is covered with hilly upland with a maximum elevation of 92 meters, averaging 50 meters; and coastal plain with elevations sloping gently southward from about 29 meters to sea level. Tisbury is the northernmost town on the island, bounded on the east and south by Oak Bluffs, to the west and south by West Tisbury. The Vineyard South and Nantucket Sound border the town in northern directions. Major physical features in the town include the Lake Tashmoo tidal area in the northwestern part of town; Vineyard Haven Harbor with the West Chop and East Chop areas in the north, and the tidal Lagoon Pond area along the town's border with Oak Bluffs.

The uplands in the town are within the bounds of the Nantucket Moraine, a hilly and rocky area covering nearly all of the township. The moraine is composed largely of coarse or medium sand and boulders of varying size (Latimer 1925:10). In general, the soils are sandy and not stratified. Drainage is general subsurface, although some streams and ponds are present. Elevations average 100 feet or less in interior areas and 50 feet or less along the coast. Nearly the entire town is within an oak/pine vegetation zone.

II. POLITICAL BOUNDARIES

West Chop, or Holmes Hole Neck, was not included in the original Tisbury town incorporated in 1671, but was added in 1673. The area west of Lake Tashmoo was included in the Chickemoo territory, part of the Tisbury Manor (later Chilmark), incorporated in 1671, and annexed to Tisbury in 1736. Holmes Hole was made East Parish Tisbury in 1796. Western boundary was established with the incorporation of West Tisbury in 1892.

III. HISTORIC OVERVIEW

Tisbury is a resort community on the north shore of Martha's Vineyard, with many native sites likely. First permanent European settlement of Holmes Hole Neck took place by 1674 as a peripheral area of Tisbury. Growth of Holmes Hole village led to late 18th century separation as East Parish Tisbury, and 1817 designation as sub-port of entry for Edgartown. With the importance of Holmes Hole as a sheltered harbor for coastal ship traffic, maritime oriented village growth continued through the early 19th century, with Union Wharf focus. Holmes Hole subsequently became a focus for maritime benevolent organizations, including a Marine

Hospital, Seamen's Chapel, and a branch of the Seamen's Friend Society. An 1883 fire destroyed much of the central district. Late 19th century resort development focused on estate district at West Chop. Agitation for separation by the town's western farmers led to incorporation of part of town as West Tisbury in 1892. Holmes Hole was subsequently named Vineyard Haven.

Several Federal period residences remain intact south of the current business area, and mid 19th century Williams Street residential district remains intact. The 1890s Shingle Style estates of West Chop also survive relatively unaltered. Intensive, tourist-oriented commercial development on Main Street has significantly altered the rebuilt, 1880s business district.

IV. CONTACT PERIOD (1500-1620)

A. Transportation Routes

Little direct evidence is present regarding the location or use of trails and paths during this period. However, it appears probable that coastal trails existed, linking native communities in the northern portion of the island. In the Tisbury area, the trail(s) probably skirted the southern fringes of Lake Tashmoo, Vineyard Haven Harbor, and shores of Lagoon Pond. Main trails may have crossed the interior of Martha's Vineyard from the area, also linking the above areas with the present-day Chilmark/Gay Head, Tisbury Great Pond, and Edgartown Great Pond areas. Coastal travel by water also appears probable.

B. Population

The present town of Tisbury did not contain one of the major native populations on Martha's Vineyard during the Contact period. However, several potential village sites are indicated in the Lake Tashmoo and Vineyard Haven or Holmes Hole areas. The area in general was known as Nobnocket and contained native populations into the Colonial period, as indicated by the fact that a sachem, Ponit, still existed for the area in 1682.

No known European populations were present within the present limits of Tisbury during the Contact period.

C. Settlement Pattern

European settlements did not exist in Tisbury or on Martha's Vineyard during this period. However, some contact between natives and Europeans in the Martha's Vineyard area undoubtedly took place as European explorers, traders, and fishermen frequented the area from early in the 16th century, long before settlement. Most notable were Gosnold's voyages through the islands off the Cape and settlement at Cuttyhunk in 1602.

Native Americans had settled the Tisbury area for some time prior to European contact. Late Woodland period site and known artifact listings with general Tisbury provenience exhibit a site

locational preference for coastal areas, particularly on necks, coves, and coastal ponds. Some local areas in Tisbury containing evidence of Late Woodland period occupation include the Lake Tashmoo, Lagoon Pond, and Vineyard Haven areas. Interior areas, such as Duarte Pond, should also contain sites.

No evidence exists at present to identify specific Contact period sites. However, it seems probable they existed, since the Tisbury area was originally called by its Algonquian name, Nobnocket, a tribal/village area on the neck east of Vineyard Haven Harbor in the West Chop area. In addition, an Indian presence in this area is indicated by the fact that in 1664 the Holmes Hole Neck area was sold to the whites by natives inhabiting that area. Native names do not survive for the Tisbury area to the extent they do in other Martha's Vineyard towns. However, those names that do survive indicate the area was used and/or lived in by local Indians. For example, Ashappaquonsett refers to the creek or outlet of Tashmoo Lake, a popular fishing area. Kuttashimmoo was gradually shortened to Tashmoo and originally applied to a spring, but later applied to the pond into which the spring flowed. Other native place names included Machequeset (swamp east of Tashmoo), Uquiessah (Little Neck area), and Weaquatickquayage (Lagoon Pond area). Without exception, the surviving native names all refer to coastal and wetland areas, possibly indicating their importance to local natives.

Thus, while specific Contact period village sites are unknown for the Tisbury area, Late Woodland period sites locations, general artifact listings for the town, the presence of native place names and the fact that early settlers had to purchase the rights for settlement land indicate that sites of the Contact period should exist. Native settlement for Tisbury should follow regional and island trends for settlement preferences in coastal areas along ponds, estuaries, and rivers or streams. Inland sites should also be present, although not to the extent of coastal sites.

D. Subsistence Pattern

European settlements were not present on Martha's Vineyard during the Contact period. Thus, any transient Europeans in the Tisbury area probably followed subsistence patterns similar to native inhabitants in the area. While some food was undoubtedly carried with early explorers, traders, and fishermen, the bulk of their subsistence was probably secured through hunting, fishing, and the gathering of wild plants and shellfish, and the trade, stealing, or purchase of agricultural products (corn, beans, etc.) from the local natives.

Native American subsistence in the Tisbury and Martha's Vineyard area was probably similar to that practiced in other areas on mainland Cape Cod. The combined use of wild and domesticated food resources formed the basis of the subsistence system. It is unknown at present exactly when agriculture, or more specifically, horticulture, was introduced into the Cape and islands area. However, on Martha's Vineyard, carbonized corn kernels were found

at two sites: the Peterson site in the town of Chilmark, and the Hornblower II site in Gay Head (Ritchie 1969). At the Hornblower II site, carbonized corn kernels were C14 dated to A.D. 1160 + 80 years (Ritchie 1969:52), placing corn agriculture well within the Late Woodland period. Thus, some form of agriculture may have been practiced on Martha's Vineyard for some time prior to the Contact period. Furthermore, by the Contact period, sufficient quantities of corn, beans, etc. were being produced for storage and at times for sale or trade to English settlers. Shellfishing, fishing, and hunting were also important subsistence pursuits. On Martha's Vineyard, virtually all of the existing Algonquian place names and suspected village areas are located along the coast, particularly in estuarine locations near extensive shellfish beds and anadromous fish runs.

In the Tisbury area, several estuaries contain mixed and concentrated shellfish populations of quahaug, bay scallop, and soft shell clam. Mussels and oysters may also have been available in significant quantities. Areas in Tisbury containing shellfish populations include the Lake Tashmoo area and portions of Vineyard Haven Harbor. Alewife runs are not now present in the Tisbury area.

In addition, other species of marine life were also available in the Tisbury area. Saltwater fish such as striped bass, bluefish, swordfish, porgie, tautog, eels, mackerel, flounder, codfish, haddock, and others were present in coastal and estuarine areas. Lobster, crabs, snails, and possibly various species of terrapins were present. Sea mammals such as whales and seals would also have been available in coastal areas. In freshwater ponds, trout, perch, bass, and pickerel were present.

The wetlands and forested areas of Martha's Vineyard and Tisbury provided numerous species of mammals and birds for hunting. The heath-hen, or pinnated grouse, was available in upland areas with numerous species of ducks and geese available in coastal locations. Several mammals were also available which today are not necessarily present. They included: deer, bear, lynx, fox, otters, beaver, rabbit, raccoon, and others.

Numerous types of flora were also present and available for subsistence. These included beechnuts, walnuts, acorns, sassafras, grapes, strawberries, raspberries, gooseberries, huckleberries, and others.

V. PLANTATION PERIOD (1620-1675)

A. Transportation Routes

Contact period native trails and paths probably continued to be used as well as new trails established by Europeans. No known roadways existed at this time. Water transportation along coastal routes was probably important for both Europeans and natives in this area.

B. Population

Native populations were still in existence in the Tisbury area during the Plantation period, although probably declined in numbers from the earlier Contact period. European populations were not present until late (ca. 1674) when the Holmes Hole Neck was settled. Banks (1911:15) notes only three families present in this region prior to 1700.

C. Settlement Pattern

Native American settlement of the Tisbury area during the Plantation period probably followed similar trends of coastal settlement noted for the Contact period. However, settlement density was probably in decline, particularly after the 1616-17 plague. In 1663-64 the West Chop area or Holmes Hole Neck, was sold to the whites by the natives. No known native sites of this period are reported.

During the early settlement of Tisbury, Vineyard Haven (1871) was originally known as Holmes Hole, including the neck in the West Chop area. While Tisbury (including the present West Tisbury) was incorporated in 1671, the area known as Holmes Hole Neck was not incorporated as part of the town until 1673.

Vineyard Haven, or Holmes Hole, was the first area in Tisbury to be settled sometime shortly after 1660. This settlement, however, was of limited scope. The original settler, Francis Usselton, was evicted, after which Mayhew (Thomas, Sr.) deeded Holmes Hole Neck to five individuals, of which none settled the area.

Actual settlement of Holmes Hole Neck did not occur until 1674, when three families from New Hampshire settled the neck area. These families included the Wests, Choses, and Coltler, who were the only inhabitants of the area until ca. 1700 (Banks 1911:15).

D. Economic Base

Any natives still living in the Tisbury area during the Plantation period probably continued the combined use of wild and domesticated food resources as a subsistence base, much the same as they did during the earlier Contact and possibly Late Woodland periods. Little of any specific information is present regarding these activities but hunting, fishing, and the gathering of shellfish and floral resources combined with some form of corn agriculture were preserved.

Early European settlers in the Tisbury area probably hunted, fished, and gathered much the same as native residents did. However, agriculture and husbandry were of much greater importance. Hay and "turkey wheat" or Indian corn were major crops to the early settlers, followed by rye and oats and possibly some barley. Salt grass and meadow grass were highly valued for cattle. Apple orchards may also have been planted during this period. Domesticated animals were also brought over during the

first period of settlement. These included cattle, hogs, horses, sheep, goats, and fowl. Oxen were also probably present.

No mills existed in Tisbury during the period. However, there may have been a mill in the present West Tisbury area. Maritime interests in Tisbury may also have originated with the first settlement. Vineyard Haven or Holmes Hole provided an excellent harbor facility and was the only link to the "outside world" for early settlers. Ocean fishing may also have been pursued from an early date. However, little, if any, information exists regarding this activity.

VI. COLONIAL PERIOD (1675-1775)

A. Transportation Routes

Native and European paths and trails used during the Contact and Plantation periods continued to be used. Beach Street, or as it is usually called, the ferry road, was the first street to officially be laid out in 1763, although probably in existence from ca. 1700. A ferry landing is reported at the foot of Beach Street during the Colonial period and possibly existed earlier. Beach Street may have been the only public street into the settlement during the Colonial period.

B. Population

No record exists regarding native residents within the present limits of Tisbury during the Colonial period. European settlers increased at a slow rate. By 1700, only three households existed numbering 27 persons. Banks (1911:5) recognizes five family names within the present town limits by 1750, totalling about 100 persons. No accounts are given regarding transient residents which may have been important in a seaport area. By 1775 a map of the present town limits shows 41 houses possibly representing 45 families and 225 individuals (Banks 1911:5).

C. Settlement Pattern

Settlement in the Tisbury area grew at a relatively slow rate. By 1700, only three families, or 27 persons resided in the present town limits. By 1750, settlement had grown to only five families, or 100 individuals. In 1775, 45 families were reported of approximately 225 individuals.

Initial settlement in the Tisbury area had begun on Holmes Hole Neck during the late Plantation period. During the early Colonial period, this settlement expanded to the south into Holmes Hole and the Lagoon Pond area. Settlement in the extensive southern portion of town in the Lagoon Pond area occurred from ca. 1725-50. The Chickemoo area east of Lake Tashmoo was originally purchased late in the 17th century, but not settled until after 1700. This area was not settled to the extent of the neck or Lagoon Pond was.

D. Economic Base

No record exists regarding native inhabitants in Tisbury during the Colonial period. However, should they have existed their subsistence probably changed little from the earlier Contact and Plantation periods. There is, although, the possibility that natives were present in the Holmes Hole or Vineyard Haven area in conjunction with maritime activities. Should this have occurred their presence may not have been recognized in census accounts.

European settlement in the Tisbury area during the Colonial period followed similar trends began during the Plantation period. However, as settlement increased, numerous farmers or farm owners with trade occupations are also noted. These trades included: blacksmiths, innkeepers, ferrymen, pilots or other mariners, traders, and fishermen. Taverns were first developed in Holmes Hole in 1677-78 and rapidly multiplied. In all, from 1716 to 1787, at least 21 persons were licensed inn holders in the Holmes Hole or Vineyard Haven area.

The Holmes Hole, or Vineyard Haven, area was rapidly developing as a harbor facility during the Colonial period. The rapid development of shore-based facilities such as inns or taverns provides a good indication of this development. Saltworks in the area of Bass Creek were also present at the time of the Revolution, possibly indicating the development of a Tisbury-based salt-fishing or supply facility for stopover fishing schooners.

E. Architecture

Residential: Few dwellings are known to survive: the Norton Farm on Lagoon Pond is an example of the story-and-a-half, five-bay, center entry end chimney, double-pile form; the Daggett House (1733) on Main Street is an example of the 2 1/2-story version of that form; more houses of this type were undoubtedly built but are presently unknown.

Institutional: There were no known institutional buildings during this period.

VII. FEDERAL PERIOD (1775-1830)

A. Transportation Routes

The main highways remained the road from Holmes Hole southwest to old Tisbury Center (State Road-County Road), and the Edgartown Road south. A road north to West Chop from Main Street (Old Lighthouse Road) was built by period's end. The increased importance of Holmes Hole harbor is indicated by its establishment as a sub-port of entry for Edgartown. By period's end, Wharf Street (now Union Street) was extended east from Main Street to Union Wharf.

B. Population

Tisbury's population figures are inseparable from those of West Tisbury until 1892. However, her population during the Federal period was primarily that of Holmes Hole (Vineyard Haven), the rival port to Edgartown. Based on Freeman's 1807 enumeration, Holmes Hole had 70 houses and about 36% of the combined Tisbury/West Tisbury population (about 430 persons). The village in that year was only slightly smaller than Edgartown with 80 houses.

After long disagreement over the payment of ministerial taxation, the area became a separate parish in 1796. Their Proprietors' Meetinghouse was shared by the majority Baptists and minority Congregationalists. Itinerant Methodist Jesse Lee visited and found converts after 1795; they were revived and formed a class in 1816-17. Under "Reformation" John Adams, the class expanded, and in 1827 held a camp meeting on West Chop. After dwindling in mid-period, the Congregationalists reorganized and worshipped in the schoolhouse, leaving the Proprietors' house to the Baptists.

The island's Masons were based here from 1783, until they died out after 1812. There were two school districts in the parish after 1829.

C. Settlement Pattern

Holmes Hole Village continued to grow along the western harbor shore, with the focus of development along the Main Street-South Main Street corridor. In 1775, 41 houses were noted in the village. By 1807, approximately 70 houses were located here and residential development extended east toward the harbor on Union, Water, and Beach Streets. In 1788, a Proprietors' Meetinghouse, shared by Baptists and Congregationalists, was built at the Main Street/Spring Street intersection.

In the north, West Chop lighthouse was built in 1817. The First Methodist camp meeting on Martha's Vineyard was held here in the summer of 1827. Some dispersed settlement continued outside Holmes Hole on County Road in the west, and near the northwest shore of West Chop.

D. Economic Base

Holmes Hole and Edgartown were the Vineyard's two principal ports, Holmes Hole falling only slightly behind the tonnage figures of the county seat. Of the eleven vessels reported by Freeman in 1807, seven were coasters, three were pilot boats, and one was a fisherman. Indicative of the port's growth as a maritime center, the village was made a customs service sub-port in 1817, the same year that a lighthouse was established on West Chop.

Five of the island's eight salt works were at Holmes Hole, representing 76% of the Vineyard's total salt capacity. The rest of the inhabitants were either seamen or farmers.

E. Architecture

Residential: Most dwellings surviving from this period are story-and-a-half, gable roofed interior chimney in form; they appear in both four- and five-bay variations in nearly equal numbers. Fewer 2 1/2-story houses survive; one example retains a center chimney, and has five bays; double interior chimneys are found in a five- and a six-bay example; single interior chimney houses are known from a three- and four-bay example. Little period ornament survives on these houses.

Institutional: With parish formation a meetinghouse was constructed with voluntary contributions for the use of both Baptists and Congregationalists; it was a small gable roofed structure. In 1828 a school was built, now the DAR building, with a gable front, two entries, and small cupola.

The lighthouse at West Chop was constructed in 1817, moved back from cliffs in 1830 and 1846.

VIII. EARLY INDUSTRIAL PERIOD (1830-1870)

A. Transportation Routes

The early 19th century roadways continued in use. At mid-century, new streets were laid out west of Main Street with the growth of Holmes Hole Village. Center, Franklin, Church, and Spring Streets were established in 1854; part of William Street was laid out in 1864. In the west, the Lambert's Cove Road loop was established by period's end.

B. Population

There are no statistics separating the population of Tisbury from that of West Tisbury. However, with the growth of Holmes Hole, it was probably in the latter part of this period that Tisbury's population overtook that of West Tisbury. (By 1892, West Tisbury would have less than a third of the total combined population.) The old town's peak population was reached in 1855 when 1,827 inhabitants were reported in Tisbury/West Tisbury. From that time a decline set in which was not reversed until 1900.

The Congregationalists again dwindled in numbers and their house was used later by Universalists and Unitarians. These latter formed the followers of Rev. Daniel W. Stevens, who organized the Seamen's chapel. Episcopal services began in the town in 1862.

The Masons were revived in 1859. The town's public school system operated a library.

C. Settlement Pattern

Growth of Holmes Hole Village continued. By 1837, 100 dwellings were noted. New residential development extended west of Main Street, along Spring, Center, and Church Street, with a

high-income area along William Street parallel to Main. The number of churches increased. A Methodist Church (later Capawock Hall) was built on Church Street in 1834; a Baptist Church (1837) was constructed at the Main/Spring intersection; a new Congregational Church (later the Town Hall) was built to the west on Spring Street in 1844, and a new Methodist Church was erected at the corner of William and Church Street in 1845. A Seamen's Chapel was erected in 1867. Commercial activity intensified along Main Street, particularly between Church and Spring Street, and light industries located on Main Street and east along Union Street toward the wharf. In 1866, a small marine hospital was located to the south on Edgartown Road. Oak Grove Cemetery was located to the southwest of the village in 1866. Little new development occurred outside Holmes Hole.

D. Economic Base

Holmes Hole took longer to develop an important maritime commerce than Edgartown. The first deep-water wharves were not constructed until the 1830s, when two marine railways were also established. The harbor was much frequented by vessels passing through Vineyard Sound, "particularly when the winds are contrary." The deep harbor made Holmes Hole an important port and agricultural products as well as large quantities of wool were sent through the port. The first submarine telegraph line was laid across Vineyard Sound to West Chop in 1856 by the Cape Cod Telegraph Co.

The year 1845 was the peak of Tisbury's whale fishing. In that year four whaling vessels were reported owned in Tisbury employing 121 men. The sperm oil brought back was valued at \$36,000. One ship was reported in 1865. Another side of the fisheries was the Ashappaquonsett herring run, "a famous and prolific domestic industry from time immemorial" (Banks), which that year employed 100 men and netted \$15,300.

The combined Tisbury/West Tisbury had 125 farms in 1865, the same number as Edgartown, but it had more than twice the number of people employed in farming, and it had more than half of the number in the county. The same year, old Tisbury also had over 80% of all the firewood harvested in the county, ranking fourth in the study unit. The town's 553 tons of English hay also was more than any other town in Dukes County. Though cranberries were not a major crop by study-unit standards, the town's 20 acres made up 60% of the county acreage.

E. Architecture

Residential: The majority of historic structures in the town date from this period of expansion. By far the most frequently appearing house type is the gable front, story-and-a-half, three-bay, double-pile form, known from ca. 20 examples. An additional dozen examples survive of a 2 1/2-story variant also three bays in width. More unusual are the four-bay variants known from about eight examples, both 1 1/2 and 2 1/2 stories in height. These houses have Greek Revival door surrounds. Several

were later expanded with side ells and rear extensions. An isolated example in a Gothic vocabulary with center entry and lancet windows in the second story is known. Later in the period, the story-and-a-half, three-bay type is treated with Italianate brackets and door hoods. More elaborate houses of this style are 2 1/2 story gable roof, five-bay, double interior chimney in form; to this are added facade gables and porches and, in the Clough House, round headed windows, and cupola.

Institutional: As their followers increased, the denominations built their own houses of worship and the Proprietors' Meetinghouse was dismantled in 1837. In 1832 the Methodists built on Church Street, now Capawock Hall; rectangular in form and two stories in height, it still retains round headed windows in the top row. In 1837 the Baptists rebuilt on the site of the Proprietors' Meetinghouse they had controlled; this church was Gothic in form, similar to Willard's urban stone examples; its gable front had a center square tower with doors on either side and small corner turrets; these and the roof line were crenelated. In 1844 the Congregationalists built their own meetinghouse, its gable front ornamented with four pilasters and entry into the center square tower; it was later used by other denominations and as a town hall.

Industrial: A cooper's shop was moved into the town, two-story frame with a gable roof. A Harbor Light was built in 1854, a lantern tower over a two-story keeper's house.

IX. LATE INDUSTRIAL PERIOD (1870-1915)

A. Transportation Routes

The 19th century roadways continued in use. In 1889, a new road north from Main Street (West Chop Avenue) was cleared and graded. In 1897 the Martha's Vineyard Street Railway opened electric service from the Vineyard Haven wharf east to the Lagoon Bridge along Beach Road, with connections east to Oak Bluffs.

B. Population

Tisbury's population continued its slow decline. After the incorporation of West Tisbury in 1892, Tisbury reported 1002 inhabitants in 1895. Much of the town's subsequent growth was due to the growing number of foreign-born residents. Between 1895 and 1905, the number of Portuguese settling in Tisbury climbed from 18 to 76; and to 161 in 1915, a year when the town's total population stood at 1,324.

C. Settlement Pattern

Some new development continued through the 1870s, including Grace Episcopal Chapel (1882) on Main Street. However, the central district was devastated by a fire in 1883. The fire destroyed structures on both sides of Main Street along much of its length, including the Baptist church, 32 dwellings, 26 stores, 12 barns,

and two stables. Reconstruction followed, and a new Baptist church was located at the William/Spring Street intersection in 1885. The Grace Episcopal Church was relocated to the William Street/Woodlawn Avenue intersection in the 1890s, and a Church of Unity was located further north on West Chop Road in 1896. A fieldstone bank was added on Main Street in 1905. Residential development continued to extend west from Main Street, especially in the Spring/Pine Street area. New resort development extended north along West Chop Road to West Chop, where the West Chop Land and Wharf Company developed a district of large Shingle Style summer estates in the 1890s. A new Marine hospital was also built at West Chop in 1895. In 1893, the Boston Seamen's Friends Society built a house on Union Street. With the separation of Tisbury from West Tisbury in 1892, the 1844 Spring Street Congregational Church became the town hall. In 1895 the 1834 Methodist Church (Capawock Hall) was purchased as the Masonic Hall.

D. Economic Base

As Vineyard Haven shifted from a maritime to a land-based economy, a number of small factories were established: a steam corn mill, a factory to emboss leather, and most importantly, the harness factory of R.W. Crocker, established in 1872. The great fire of 1883 which destroyed much of downtown Vineyard Haven took its start from Crocker's factory.

The 1883 fire was also an impetus for the town's first public water supply on the island. O.G. Stanley was the engineer for the West Chop Land & Water Company which completed a pumping station at Tashmoo Springs in 1887.

Tisbury was also becoming the chief agricultural town of the island. In 1905 the value of Tisbury poultry, \$15,065, was higher than elsewhere in Dukes, as were her fruits. By 1915 the Owens Poultry Farms, covering 110 acres, were said to be the most prominent industry in Dukes County (Dukes County To-Day).

E. Architecture

Residential: A small number of houses were constructed in the Queen Anne style: 2 1/2 stories in height with asymmetrical facades and porches. At West Chop, summer residences were constructed in the Shingle style, large and elaborate due to design review and cost minimum. Most are 2 1/2 or three stories in height; several employ large gable roofs, others use a basic gable with facade gables and dormers, occasionally in double rows; most have first floor porches, often adding second story porches and decks.

Institutional: The Episcopalians built Grace Church in 1883: gable front in form with side entry tower, it is ornamented with Stick Style elements, including an open support to the pyramidal tower peak. In 1901 its transepts and chancel were extended. After the fire of 1883, the Baptists rebuilt a large church with ornamental shingle wall cover, gable front, and large side tower.

In 1896 the Unitarians built the Stevens Memorial Church of the Unity: also gable front with side entry tower.

The Marine Hospital was constructed in 1896; the main block is 2 1/2 stories high with a hip roof. The central projecting portion is Colonial Revival in style with pediment and center entry.

Commercial: After the fire of 1883, many Main Street commercial buildings were replaced by 2 1/2-story, gable front, frame buildings with Queen Anne details. The bank (1905) is an exceptional fieldstone structure of a single-story under a tile hip roof with eyebrow dormer and round headed openings. A pumping station of 1887 is brick with hip roof and Colonial Revival details.

X. EARLY MODERN PERIOD (1915-1940)

A. Transportation Routes

The established main highways were paved and upgraded as automobile routes, including Beach Road to Oak Bluffs, Edgartown Road, and State Road-County Road west.

B. Population

But for a decline during World War I, Tisbury made substantial gains during the Early Modern period. The 48.4% rise was considerably higher than any other town in the county. In the five years 1930-35, the town grew by an average of 56 persons per year. By 1940, Tisbury's population stood at 1,966.

C. Settlement Pattern

Residential growth continued through the period at Vineyard Haven (formerly Holmes Hole), and a new, fieldstone United Methodist Church was built at William/Church Street in 1924. Residential development extended east along Beach Road; south on Edgartown Road and in the Skiff Avenue area; southwest along South Main-State Road; west of Franklin Street along Lake, Summer Street, and West Spring; and north in the Franklin Street area on Greenwood Avenue and Tashmoo Avenue. Estate development continued in the north at West Chop.

D. Economic Base

Statistics are lacking for Tisbury's Early Modern period. Most of the limited manufacturing which had been initiated in the previous period had already ceased. Fishing and farming were still carried on, but much of Tisbury's economic livelihood revolved around the growing summer communities.

E. Architecture

Residential: Large summer homes constructed in this period used Colonial Revival design and elements; some were still constructed

with shingle wall covering, and details like Palladian windows and leantos. A stucco example was constructed in 1915; a remodelling in Colonial Revival design was done by Ralph Adams Cram. Smaller houses of two stories were constructed in pyramidal roofed, Four Square form; single-story houses in Craftsman style.

Institutional: In 1924 the Methodists rebuilt a church of fieldstone with entry into the large square tower. The town's municipal garages were constructed of brick with hip roofs with wide overhangs and bracket supports.

XI. SURVEY OBSERVATIONS

Although this town's inventory includes a large number of buildings and a great deal of information about them, its arrangement in the folders makes it quite difficult to use. Many buildings are duplicated in the inventory. Most significantly, a large number of forms have no photograph.

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