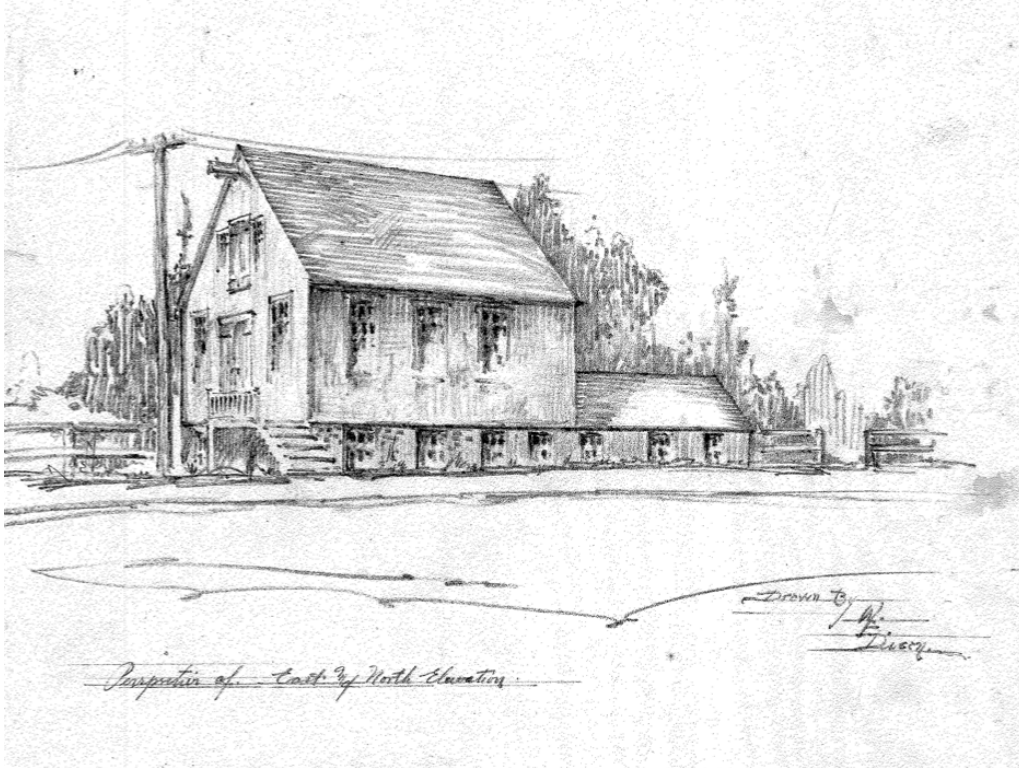


ASSESSMENT REPORT FOR IMPROVEMENTS TO THE 'OLD MILL'

690 – 692 EDGARTOWN ROAD, WEST TISBURY, MA.

MAP/LOT: 32-115 + 32-116. - June 15, 2023

PREPARED FOR:



Drawing from 1937 plans by William E. Dugan – Designer and Builder

The first mention of a mill on this site dates to around 1650, early in the island's colonial period. The mill may have been briefly abandoned in the 1670's but was mentioned again in 1688 as a grist mill. That use continued for about 120 years when it was refitted in 1809 to produce woolen cloth. Cloth production continued until the 1870's and it is during this period that the existing building was constructed in 1848. The building had several intermediate uses between 1880 and 1937 when it was first rented by the Martha's Vineyard Garden Club (MVGC) and later purchased by the Club in 1942.

Sullivan Associates Architects (SAA) and Sourati Engineering Group (SEG) have been asked by the MVGC to assess the code compliance and structural condition of the existing building and site for continued use by the MVGC as a meeting and event venue. The Club has an interest in assessing both the improvements required to continue their existing use of the site (Option 1) and the alterations required for expanded use involving larger and more varied events (Option 2).

SUMMARY OF SCOPE OF WORK AND COST ASSESSMENT:

OPTION 1: WORK REQUIRED FOR EXISTING USE BY 137 OCCUPANTS:

EXTERIOR / SITE: \$ COST

- 1. Install water well adequate for two sinks and one restroom.
Provide water well equipment on Ground Floor.
Install 'tight' tank for wastewater connected to restroom and sinks...70,000
- 2. Construct accessible elevated wood walkway from HC parking. Install accessible path from new wood walkway with level landings at each entrance door.
Install 19 timber parking space markers and bike rack.....25,000
- 3. Engineering and town approvals for the above.....20,000

INTERIOR:

- 4. Construct single user handicapped restroom at Ground Floor. Install sinks at Ground Floor and First Floor.....40,000
- 5. Upgrade electric service. Add LED lighting throughout.
Update existing wiring and life safety devices as needed.
Install six ceiling fans on Ground Floor and four on First Floor.....50,000
- 6. Repair existing stair from Ground Floor to First Floor.
Install landing at west entrance door for accessibility.
Repair beam pockets at end conditions of steel beams.....25,000
- 7. Architecture and construction documents for the above.....10,000

TOTAL COST OPTION 1.....240,000

OPTION 2: ADDITIONAL WORK REQUIRED FOR USE BY +/- 198 OCCUPANTS

Note: The Building Inspector has not approved an increase in the number of occupants. if the following work is done.

INTERIOR:

- 8. Install second handicapped restroom at Ground Floor connected to tight tank in Option 1 with approval of town.....20,000
- 9. Add intermediate columns at steel beams to support the existing First Floor and increase the occupancy load. Install new 48" wide code compliant stair from Ground Floor to First Floor.....40,000
- 10. Install inclined wheelchair lift at new stair with MAAB approval.....15,000
- 11. Engineering and architecture for the above.....15,000

TOTAL COST OPTION 2.....90,000

TOTAL COST OF OPTIONS 1 and 2.....330,000

GENERAL REQUIREMENTS FOR BOTH OPTIONS 1 AND 2

APPLICABLE CODES AND REGULATIONS:

	Ref / Abbrev.
Secretary of the Interior's Standards	(SIS)
Massachusetts State Building Code, 780 CMR, 9 th Edition.	(780: – Sect)
IEBC 2015 – International Existing Building Code	IEBC 2015
IBC 2015. - International Building Code	IBC 2015
IECC 2018 – International Energy Conservation Code	IECC 2021
Massachusetts General Laws, 148 CMR, Section 26	(MGL)
Massachusetts State Fuel Gas and Plumbing Code, 248 CMR	(MPC)
Massachusetts Fire Prevention Regulations, 527 CMR	(MFR)
Massachusetts Architectural Access Board, 521 CMR,	(MAAB)
Martha's Vineyard Commission	(MVC)
West Tisbury Zoning Bylaws. Adopted 10/6/2020	(WTZB)
West Tisbury Zoning Board of Appeal	(WTZBA)
West Tisbury Historic District Commission	(WTHDC)
West Tisbury Board of Health	(WTBOH)
West Tisbury Conservation Commission	(WTCC)

EXISTING CONDITIONS AND BUILDING CODE USE GROUPS:

The existing building is a two-and-a-half story, three level, rectangular structure with primary and secondary entrance locations on the south side and no entrance located on the Edgartown Road (north) side. For purposes of this report, the existing building levels are described as follows:

Ground Floor – refers to lowest level (basement) with entry from the parking area.

First Floor – refers to middle level with interior and exterior stair access.

Attic – refers to storage under the roof, accessible from a First Floor pull down stair.

The building has a wood and steel frame with a stone and brick foundation, and most closely resembles Type 5B construction (IBC 2015 – 602.2). The building sits on an irregularly shaped lot of .23 acres (Assessor), noted as 8,850 Square Feet (SF) on a SEG Site Plan dated 9/15/2022. The building has a footprint of +/- 1,440 SF (Assessor) and is comprised of +/- 2,340 SF of useable area excluding the attic.

The Building Inspector has confirmed that the building has an A-3 Assembly Use on the Ground Floor for 88 occupants, an A-3 Assembly Use on the First Floor for 49 occupants, and an S-2 Storage Use in the Attic for 0 occupants. The total existing occupancy load is 137. The building is used seasonally and will be entirely occupied by the MVGC. The parcel the building occupies is abutted by a 2.6 acre lot (Assessor), noted on a SEG plan as +/- 2.1 acres. The larger parcel is also owned by MVGC and is used for unstructured parking. The building was constructed in +/- 1848 to replace an earlier mill structure and is listed on the National Register of Historic Places. The building is in the West Tisbury Historic District. A description of the existing mill and its history was documented in the 1984 National Register Nomination which is included below as Appendix A.

SECRETARY OF THE INTERIOR'S STANDARDS:

As the current steward of the Old Mill, the MVGC requires that all proposed work meet the preservation and rehabilitation standards of the SIS. The Standards have been characterized as 'Do no harm that cannot be reversed' and are summarized as follows:

1. Exterior and Interior alterations should not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.
2. Work done to meet handicapped accessibility requirements, health and life safety code requirements, or retrofitting measures to provide mechanical equipment and energy conservation should be assessed for its potential negative impact on the building's historic character.

WEST TISBURY ZONING BYLAWS:

1. Ownership by the MVGC (1942) predates the WTZB first adopted in 1972.
2. The property is in the VR (Village Residential) Zone which allows the Educational / Charitable use by the MVGC by Special Permit from the WTZBA. A Special permit has not been obtained from the WTZBA because ownership by the MVGC predates the requirement. Events at the site need to support the mission of the MVGC. Private events that provide income in support of the MVGC mission need to be coordinated with the Town.
3. Any alterations to the site require Site Plan Review by the Planning Board and the WTCC.
4. The parcel and building are considered pre-existing / non-conforming. Any building additions require a Special Permit from the WTZBA.
5. The WTZB requires one parking space for every 4 seats for an Assembly use. The Assembly occupancy load for the building is 137 (see calculation below under Building Code - #5) so a total of 35 parking spaces are required.

WEST TISBURY HISTORIC DISTRICT COMMISSION:

1. A Certificate is required from the WTHDC. The Certificate type varies with the location and scope of any proposed exterior work to the building. If there is no proposed exterior work a Certificate of Non-Applicability needs to be obtained.

BUILDING CODE:

1. The building qualifies as an Historic building under the building code. Relief from building egress and life safety requirements can be granted by local officials.
2. The existing and proposed use of the building is A-3 Assembly with an Accessory S – Storage use. There is no Change of Occupancy, and the building does not need to be evaluated by Hazard Index. The proposed work qualifies as a Level 2 alteration, and the Work Area is the entire building. The building meets the area and height requirements for Type 5B construction.
3. If any stairways are altered, they need to be built to current code. If not altered, they need to meet the approval of local officials.

4. The Building Inspector has agreed that the existing stair between the Ground Floor and First Floor can be repaired without meeting full code compliance provided the occupancy load doesn't change. Stairways connecting two levels, each with separate exterior egress do not need a fire rated enclosure. Subject to approval by local officials, other stair and egress options may be allowed due to the historic building designation.
5. Occupancy Load: Option 1 - The existing Assembly Use occupancy load is 137 occupants (Building Dept.) calculated as follows:

Ground Floor: 1,440 SF @ 90% = 1,296 SF @ 15 SF Net/Occupant = +/- 88.
First Floor: 888 SF @ 85% = 754 SF @ 15 SF Net/Occupant = +/- 49.

Based on the existing occupant load, two means of egress are required from the Ground Floor, and one from the First Floor. The existing means of egress from each floor meet that requirement.

Option 2: To allow a higher number of occupants in the existing building the maximum occupancy load could be 196 occupants for chair only events calculated as follows:

Ground Floor: 1,440 SF @ 60% = 864 SF @ 7 SF Net/Occupant = +/- 124.
First Floor: 888 SF @ 60% = 532 SF @ 7 SF Net/Occupant = +/- 72.

To increase the existing occupancy load from 137 to 196 the Building Inspector has indicated the following work would be needed:

- A. Intermediate columns added at the Ground Floor to shorten the effective spans of the W10 steel beams to support an increased Assembly use on the First Floor. New steel beams of adequate strength could also be installed with no columns. If intermediate columns are not added, the First Floor should be limited to the existing occupancy load of 49.
 - B. A new code compliant main stair between the Ground Floor and First Floor. This will require the structural modification of a First Floor beam.
 - C. Create handicapped accessible First Floor with inclined wheelchair lift that will require a variance from MAAB.
6. Fire sprinklers are not required based on size and use.
 7. The existing fire alarm system and life safety devices need to be analyzed for compliance. The alarm system needs to be extended, altered, or replaced to accommodate changes to the floor plans. Combination emergency lighting and exit signs may need to be relocated.

PLUMBING / ELECTRICAL:

1. As an A-3 Assembly Use the building is required to have hot and cold water and restrooms adequate for the occupancy load of 137. For an A-3 Assembly Use, the plumbing code requires 1 toilet per 50 women, 1 toilet per 100 men, and 1 sink per 200 of each sex. Two single user, non-gender specific, handicapped accessible restrooms located in the Ground Floor would meet the code requirements for fixture count and travel distance for 100 occupants with local building official approval which has not been obtained.

2. The site is not served by town water and an adequate source of water needs to be provided.
3. Because of the wetland location, building wastewater requires a 'tight' tank adequate for holding septage from the restroom(s) until it can be pumped. This solution needs to be approved by town boards. The WTBOH and WTCC have not been approached with this solution.
4. A drinking fountain and utility sink are not required.
5. There is no kitchen planned for the facility. If a kitchen is required, it needs to be defined and discussed with the WTBOH.
6. Existing electrical service needs to be evaluated for proposed loads. Additional LED lighting and switching should be considered.

HEATING, VENTILATION, AND AIR CONDITIONING:

1. Historic buildings are exempt from compliance with IECC 2021 if compliance would 'threaten, degrade or destroy the historic form, fabric or function of the building'. Documentation includes a report to local authorities. The Building Inspector has indicated that if the building is conditioned for heat and air conditioning that compliance with the insulation requirements of IECC 2021 would be required. Insulation would be incompatible with the historic requirements of the SIS and is not recommended.
2. Any new mechanical equipment should be placed for minimal change to the defining characteristics of the building. Ceiling fans are recommended and can be removed at a future date with little impact to the historic structure.

HANDICAPPED ACCESSIBILITY:

1. Applicability: If the proposed construction costs exceed \$63,270 (\$210,900 assessed building value x 30%), then the entire building is required to comply. A variance from the MAAB is required for relief from full compliance.
2. Parking: Based in the proposed parking layout of 19 spaces. One handicapped accessible parking space is required along with an adjacent 8-foot-wide van accessible loading area. The handicapped space should be located to provide the shortest accessible route to an accessible entrance. Where an accessible space cannot be located within 200 feet of an accessible entrance, an accessible drop-off shall be provided within 100 feet of an accessible entrance. (521 CMR – 23.3.3). Parking spaces require a level surface not exceeding 1:50 slope, and have a uniform, paved or hard packed surface with universal signage.
3. Accessible Route to Accessible Entrance: A minimum 60-inch-wide walkway of paved or hard packed surface is required from the handicapped parking space(s) to the accessible building entrance. A 1:20 sloped ramp is allowed with no handrails, 1:12 with handrails. The maximum cross slope is 1:50.
4. Egress: Based on the occupancy load of 137, two egress locations are required, and both need to be handicapped accessible.
5. Wheelchair Lift: A vertical wheelchair lift on an accessible route is allowed to service two levels in a building of this size and use.
6. Restrooms need to be handicapped accessible and be on an accessible route. The required finished size for a single user restroom is approximately 6 feet x 8 feet.



The Old Mill



Ground Floor



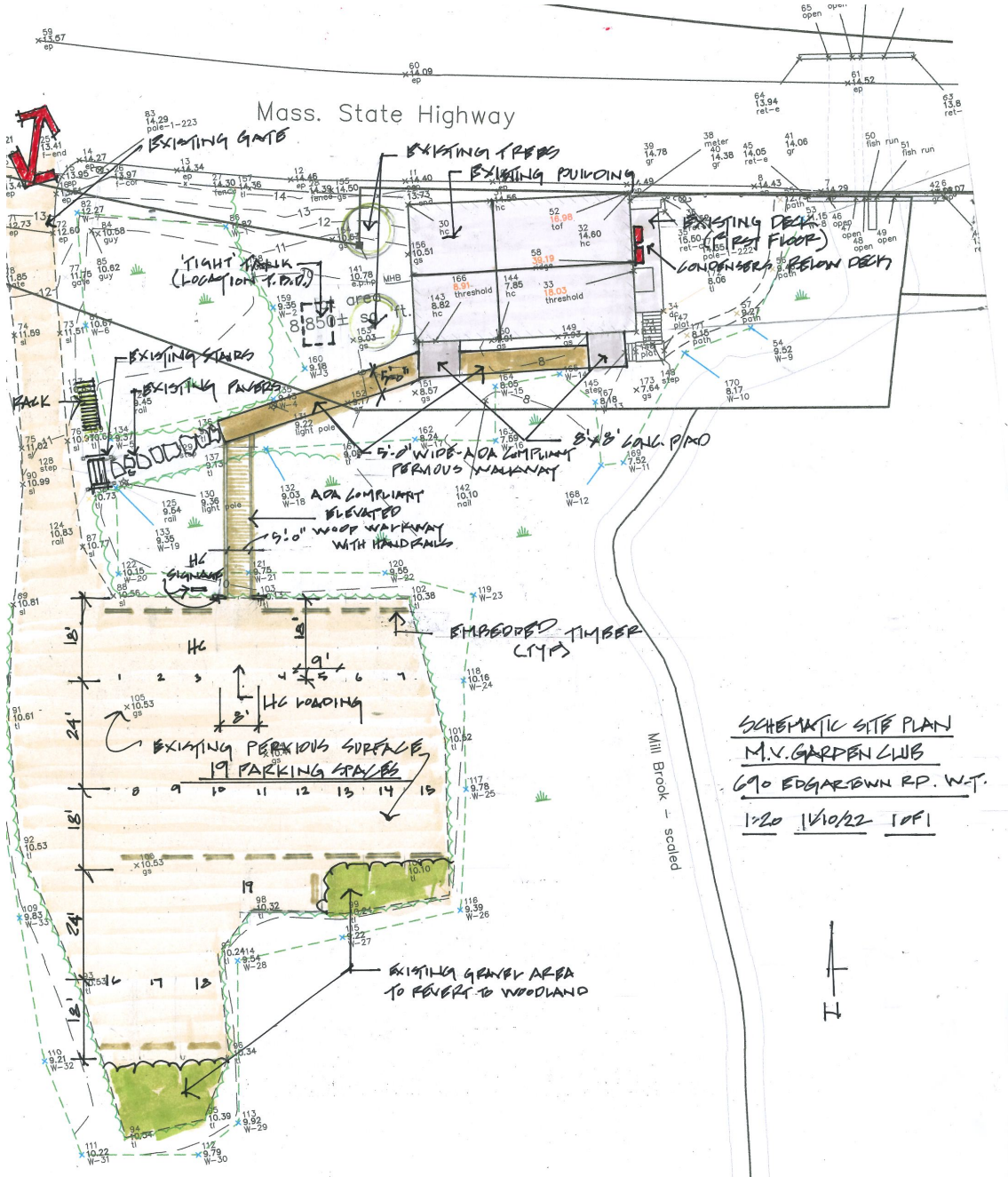
First Floor



Attic

OPTION 1: WORK REQUIRED FOR EXISTING USE BY 137 OCCUPANTS

1. A water well location will need to be identified and approved by town boards. A 'tight' tank and related plumbing is needed for a Ground Floor handicapped accessible restroom and two service sinks. The tank will be located on the driveway side of the building for truck access when it needs to get pumped and serviced (see Proposed Site Plan below). The size of the tank will be determined during town approvals.

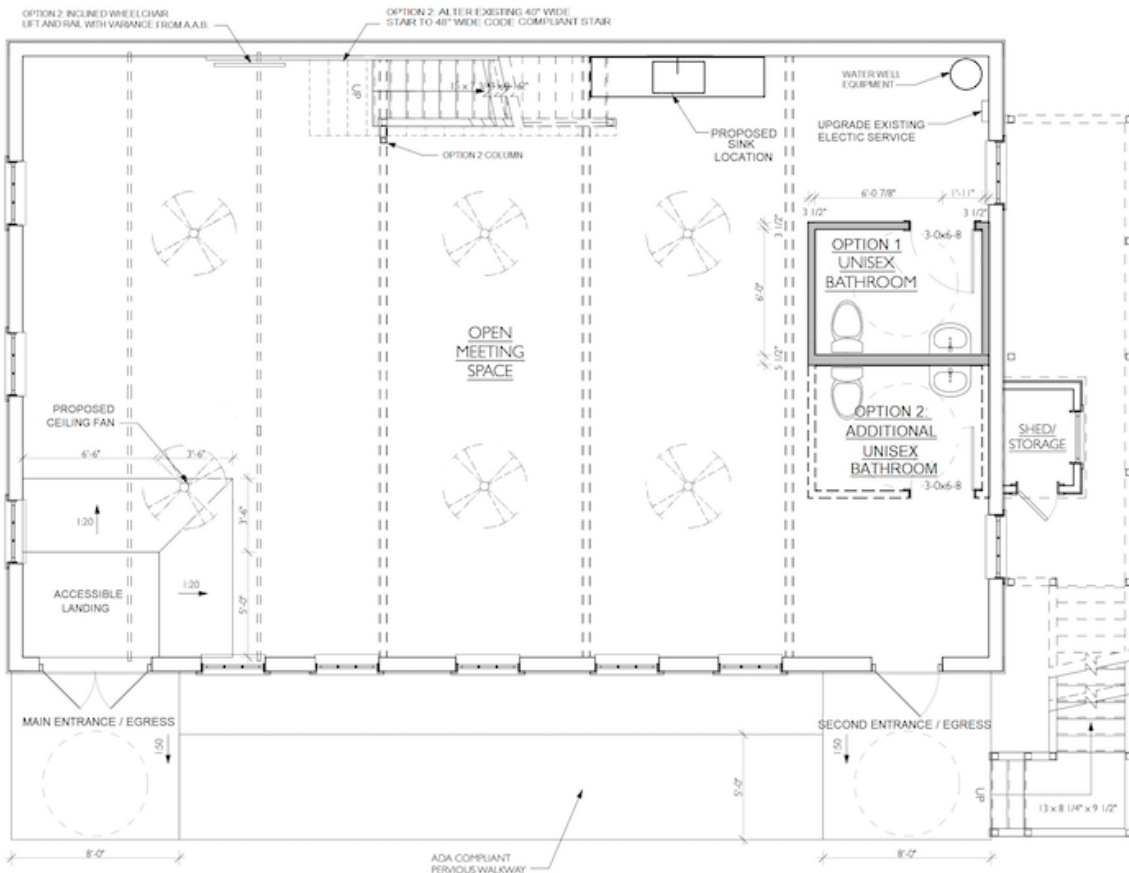


PROPOSED SITE PLAN

2. Parking: A study of the existing parking area has determined that a maximum of 19 parking spaces with maneuvering room is possible (see proposed Site Plan on page 8). Based on the proposed parking layout of 19 spaces, one handicapped accessible parking space is required along with an adjacent 8-foot-wide van accessible loading area. Expansion of the existing parking area to meet the Zoning Bylaw parking requirements is limited by the surrounding wetland and would need to be approved by local boards and the MVC. These approvals would be difficult to obtain, and no additional parking is recommended. An accessible route from parking to the building entrance needs to be constructed. A +/- 40 foot long by five-foot-wide elevated wood walkway over the wetland between the parking area and the building will meet the handicapped requirements with town approval. The wooden walkway needs to connect to an accessible five-foot-wide walkway to the two existing building entrance doors at the Ground Floor. Both existing entrance points need a compliant level landing at the exterior of the existing doors. These alterations would require town approvals.
3. Engineering for items 1 and 2 above requires town approval from both the WTBOH and the WTCC. The site is in a wetland and to obtain these approvals the proposed work may need to be modified, significantly altered, or possibly abandoned.
4. Construct single user handicapped restroom at Ground Floor. Install sinks at Ground Floor and First Floor (see floor plans below). The final location of the sinks needs to be determined.
5. Upgrade electric service to 200 amps. Update existing wiring and life safety devices as needed. Install six ceiling fans on Ground Floor and four on First Floor. Install LED lighting throughout the building. A lighting plan needs to be developed as part of the Construction Documents.
6. Repair existing stair from Ground Floor to First Floor. Repair beam pockets at end conditions of steel beams.
7. Architectural work is needed to complete the Construction Documents for town permitting of the above items.

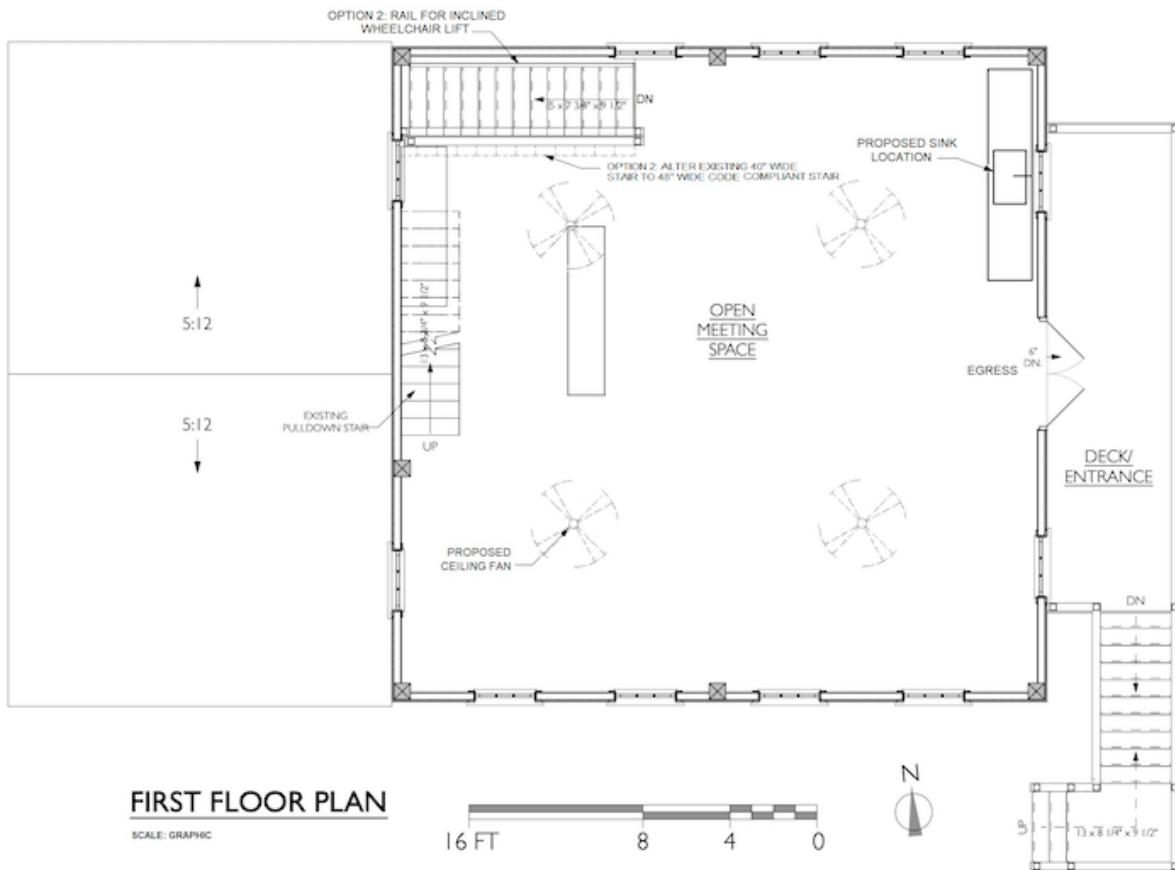
OPTION 2: WORK REQUIRED FOR USE BY 196 OCCUPANTS

8. Install second handicapped restroom at Ground Floor connected to tight tank in Option 1 with approval of the town.
9. Add intermediate columns at steel beams to support the existing First Floor and increase the occupancy load. Install new 48" wide code compliant stair from Ground Floor to First Floor. A portion of the adjacent beam will need to be removed and supported by a new column to provide adequate headroom for the new stair.
10. Install inclined wheelchair lift at new stair with MAAB approval. An elevator is required under the code but would be too disruptive to the historic framing of the building.
11. Engineering and architectural work is need for the above.



GROUND FLOOR PLAN

SCALE: GRAPHIC



FIRST FLOOR PLAN

SCALE: GRAPHIC



APPENDIX A – DESCRIPTION AND HISTORY OF THE OLD MILL

NPS Form 10-900
(7-81)

OMB NO. 1024-0045
7-10-79

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received _____

date entered _____

1. Name

historic The Old Mill

and/or common Same

2. Location

street & number Edgartown - West Tisbury Road N/A not for publication

city, town West Tisbury N/A vicinity of ~~Congressional District~~

state Massachusetts code 025 county Dukes code 007

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other horticultural conservation

4. Owner of Property

name Martha's Vineyard Garden Club, Inc.

street & number Edgartown-West Tisbury Road

city, town West Tisbury N/A vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Dukes County Courthouse

street & number Main Street

city, town Edgartown state Massachusetts

6. Representation in Existing Surveys

Inventory of the Historic
title Assets of the Commonwealth, # | has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Massachusetts Historical Commission

city, town Boston state Massachusetts

7. Description

Old Mill, West Tisbury, Massachusetts

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Occupying a site utilized for industrial purposes as early as ca.1650, the Old Mill (ca.1848), a small, 2½-story, frame building of utilitarian design, is set into a south facing slope abutting the Edgartown-West Tisbury Road. Across the road (north) lies the mill pond. Three water diversions flow from the pond through road culverts: Mill Brook forms the eastern property bound; Factory Brook skirts the western line and Red Brook (probably the original power source) flows through a conduit under the mill, emerging about 10 feet south to join Mill Brook. This nomination includes approximately 26 acres south of Edgartown-West Tisbury Road, including the mill buildings and well maintained, naturally vegetated grounds with a screened parking area. Within the area immediately surrounding the property are: the mill pond and a small frame building, once a one-room school and now the West Tisbury Police Station (north); meadowland and an old cranberry bog (south); woodland (west and east). Several single-family houses are scattered in the vicinity.

The most prominent features of the Old Mill are the spare, clean lines of its functional design, enhanced by the use of contrasting materials (wood and brick) and its steeply sloped siting. In plan, the building consists of a main rectangular block 2½-stories in height with an east 1½-story extension (contemporaneous). Both sit on foundations of mortared rubblestone below grade (west, north and east) and brick above grade (all elevations). A long granite slab set in the north foundation wall spans an opening for the water power source (Red Brook). The upper frame story of the building was originally sided with clapboard over horizontal sheathing; the clapboards have been replaced twice with shingles, most recently in 1982. Both the main block and ell are covered with parallel ridged gable roofs with wood shingles (replacements).

The building is trimmed with simple wood cornerboards, cornice and gable boards. The windows, typically regularly spaced, 6/6 double-hung sash, are also simply framed. A wood deck and exterior stairway constructed to conform to modern building code requirements has unadorned rails and posts. Following are descriptions of each elevation:

North: Overlooking the road, the north elevation (main section) is four bays wide, although the most westerly bay has been shingled over. A row of seven foundation windows running along the main block and ell have been bricked over.

South: The main block is again four bays wide with the lower brick story having three 6/6 windows and a solid wooden door and the upper story having four 6/6 windows. The ell contains a secondary entry flanked by 6/6 windows.

East: A wooden deck replacing a somewhat earlier one and stairs terminating on the eastern end of the south side have recently been added. Below the deck is a small projecting room containing toilet facilities (recent

(Continued)

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addition). It has been shingled and has a single horizontal window pane. To the right and left are 6/6 windows. There are also two 6/6 windows in the second story on either side of a double, solid wooden door giving access to the deck. In the gable field, two 6/6 windows are framed together with a low wooden door set between them. The ridge beam extends about three feet and was previously used as a hoist.

West: The extension has, from left to right, one 3/3 window and two 6/6 windows. The gable is shingled. The main building has one 6/6 window on either side of the extension gable ridge and a single 6/6 window in its own gable field.

The interior plan consists of a single room on each of three floors. The lower story is connected to the second by a simple wooden stairway on the north side and the upper story is reached by a pull-down stairway (new) on the north side. Joists are exposed in all ceilings and all visible wood has either darkened naturally or been stained. Walls of the lower story, brick or brick and rubble, are painted white. Since the room is used for meetings, there is a low platform at the western end, lighted shadowboxes for displaying flowers between the windows, and a sink and cabinets below the stairs. The most interesting feature is the exposed siding under the extension gable. It is composed of horizontal, butted, varied width boards on which is mounted a wooden grain cradle. The second story has exposed corner posts, horizontal boards to sill height and plaster above in most sections. The floor is varied width boards, as is the attic floor. Although the windows have been recently replaced, much of the older glass has been reused.

Because the building has been put to such a variety of uses, there have been a number of alterations over time. The extension was probably added soon after 1848 and is present in all known pictures of the Mill. A door to the east has been bricked up in the lowest level, and the street level door on the north was eliminated at the time of the Garden Club purchase. The joints and floor boards indicate frequent interior changes to accommodate a variety of machinery. The Garden Club (after 1942) had three iron I beams installed to assist in supporting the second floor and also had a concrete floor with heating coils laid at ground level.

Little evidence of the water power system is visible at the site. It is unknown whether or not any subsurface structural remains exist. Nevertheless, the water sources are still present; careful field investigation would provide a determination of the extent which remains. The grounds bear traces of an early road which passed by the mill on the west side.

8. Significance

Old Mill, West Tisbury, Massachusetts

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> literature	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> military	<input type="checkbox"/> sculpture		
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> music	<input type="checkbox"/> social/humanitarian		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)		

Specific dates 1848

Builder/Architect Unknown

Statement of Significance (in one paragraph)

Portions redacted

The Old Mill retains integrity of location, setting, design, materials, workmanship and association. It is locally significant as the oldest extant industrial building in the community and is a fine and well preserved example of its type. Additionally, the Old Mill and its site possess strong historical associations with the development of the West Tisbury area from the early 17th century to the present and were owned by several prominent Martha's Vineyard citizens, most notably Captain Thomas Bradley in the 19th century. Throughout its history, therefore, the building has reflected, through different uses, changes in social climate, technology, commerce and industry. Finally, on the basis of traditional references to use by Native American populations and the likelihood of extant historic period subsurface remains, the property may potentially yield information important in both prehistory and history. Thus, the Old Mill meets criteria A, B, C and potentially D of the National Register of Historic Places.

The Old Mill is traditionally held to be located in an area utilized by Native Americans. European associations with the site began about 1650 when three early English settlers at Great Harbor (now Edgartown), including Josiah Standish, son of Miles Standish, purchased the site from the Indians. Their interest in it lay in the fact that it was the most conveniently located site to the "great plains" farmland to establish a grist mill. By 1670 the mill appears to have been abandoned, but in 1688 when it came into the possession of the family, records again refer to its use as a mill. After 1770 it was run by the Chase family, and in 1809 David Look, who already owned another grist mill on New Mill River purchased it, installed carding machines and looms, converting it for the production of cloth.

Look's action heralded a new era of success for the mill which lasted until the 1870s, forging a link between the Island's most important economic activities, agriculture and maritime industries. Satinet, the dense woolen fabric woven at the mill, was so favored for seamen's clothing that it was said one jacket would last a lifetime and could be passed on in a will. Not coincidentally, the demise of the mill in the 1870s paralleled the decline of the whaling industry.

The most notable owner of the mill during this period was Captain Thomas Bradley, who purchased the property from Look's widow in 1845 for \$1,800.

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By July 9, 1848, the Gazette described the new building he had erected on the site of the "dilapidated Look Mill." This is the building currently standing. Bradley was a retired whaling master from Holmes' Hole (now Vineyard Haven). The mill represents one of a number of mercantile and entrepreneurial activities of his later life. Perhaps his most significant contribution to the development of the Island was his purchase of land above Holmes' Hole which he subdivided and sold for residential construction. Today this area forms the nucleus of the William Street Historic District (NR 1983). In 1859, Bradley sold the property to Henry Cleveland, whose last known advertisement for woolen cloth appeared in 1873. It then passed to Thomas Campbell, Cleveland's son-in-law, in 1874, and in 1879 Mrs. Campbell sold the English-made machinery and looms for junk and the 6-foot diameter iron mill wheel for scrap to a local blacksmith.

Between 1897 and 1937, the Old Mill was used for a variety of purposes, including a tea room, sandwich shop, art gallery and auction house. Rental (beginning in 1937) and eventual purchase (1942) of the property by the Martha's Vineyard Garden Club has provided continuing ownership by an organization which has shown contemporary concerns for historic preservation, conservation, education and horticulture of native plant materials. The property is further protected by its location within the West Tisbury Local Historic District.

Reflecting use changes over time, alterations to the building have been frequent, but minimal. Most obvious, and a common occurrence in industrial buildings of the period, the mill wheel and machinery are no longer in place. Alterations to the building, both cosmetic and structural, and to the landscaping have retained the historic character of the plan and elevation of the mill in an historically appropriate setting. As it stands today, the Old Mill displays the typical characteristics of 19th century vernacular industrial design, which is derived from functional placement of openings, increased window space due to the availability of larger panes, and straightforward use of locally produced materials. In plan and form the building relates closely to contemporary simple houses and institutional structures such as the similar but smaller schoolhouse nearby.

The land surrounding the Old Mill should be considered to contain potentially rich deposits of prehistoric and historic cultural material as well as evidence of past land use and subsistence patterns.

The evidence from these areas indicates that the West Tisbury area was occupied from the Middle Archaic through

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Late Woodland periods (7,000 years before present to 1600) supporting intensive and varied use by prehistoric populations.

Similarly, research oriented excavation designed to locate, identify and evaluate historic archaeological resources is likely to provide significant insight into changing industrial technology from the mid 17th through late 19th centuries.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Registry of Deeds, Dukes County, Edgartown, Mass. 02539.
Oral interviews with West Tibury residents: Allen Look, Alice Mathewson, Willis Gifford, Mrs. Flavel Gifford, Dionis Coffin Riggs.