

The land beneath MVPCS

Maps, aerial photographs, satellite imagery, registry evidence and archival documents for 420 and 424 State Road.

A research guide and source cache
Compiled 23 September 2026

Cover: 2025 MassGIS aerial. Cyan and gold show current assessor parcels. These are not legal survey boundaries.



What the evidence establishes

The school dates to 1996.

The assessor records 1996 as the school building's year of construction. The registry indexes a 29 April 1996 acquisition by Options in Education Inc. Contemporary newspaper coverage describes new construction that September. [P01, P02, N1996b, R-SCHOOL]

Before the school, the tract was mapped as woodland.

The 1972 USGS quadrangle places green woodland tint across the current parcel outlines. It was revised from 1969 photography and field checked in 1972. This is the strongest acquired pre-school land-cover evidence. [T1972]

An earlier building or named farm remains unproven.

No acquired document identifies a predecessor building at the exact school footprint. That does not establish that the land was never cleared, farmed or occupied. A complete title chain and a pre-1996 aerial are still missing.

The older material has a wider geographic scope.

The acquired maps reach back to 1698. Christiantown papers and photographs illuminate the neighboring community; none has been demonstrated to describe these exact lots. Island-wide Wampanoag history reaches much further back. [H1698, R-TRIBE]

How to read this collection

Exact tract

Current parcels, nine aerials, the deed index, school reports and the USGS location overlays address the campus or its immediate surroundings. Their precision and dates still differ.

Nearby and regional context

Historic Island maps, the Christiantown papers, chapel photograph and 2011 oblique aerial are labeled as context. Their presence here does not establish that a depicted person, building or land use belonged to the school tract.

Acquired file versus reference

The ZIP contains original downloaded files where obtainable, plus unmarked map crops and derived visual plates. A reference-only entry provides a source link or retrieval lead; it does not mean that the full source was acquired.

Offline access

Extract the ZIP and open index.html for search, image previews, source links and a 1999/2025 comparison slider. The CSV and JSON catalogs carry source IDs used in this guide. Full-resolution scans are retained even when this PDF shows only one page.

The two current parcels



About 7.26 acres in two assessor lots

16-96 · 420 State Road
154,202 sq ft · about 3.54 acres
No building area recorded in this assessor entry.

16-96-3 · 424 State Road
162,043 sq ft · about 3.72 acres
School; year built 1996; recorded building area
16,726 sq ft.

Owner on both: Options in Education Inc.
Deed on both: 675/665, 29 April 1996. The shared
\$240,000 price is one deed consideration, not two
separate sales.

P01 · [Open original source](#)

A chronology with different levels of certainty

2026 records / 2025 photograph

FY2026 assessor data establishes the current lot identifiers. The newest acquired aerial was photographed in 2025; the collection has no live 2026 overhead image.

1996–2025: the school period

1996 acquisition and new construction are directly documented. Nine aerials track the developed campus from 1999 through 2025. Newspaper reports describe later additions in 1997 and 2009.

1972 and 1951: before the school

The 1972 map depicts woodland at the tract. The 1951 edition supplies earlier road and topographic context but does not use the same forest shading.

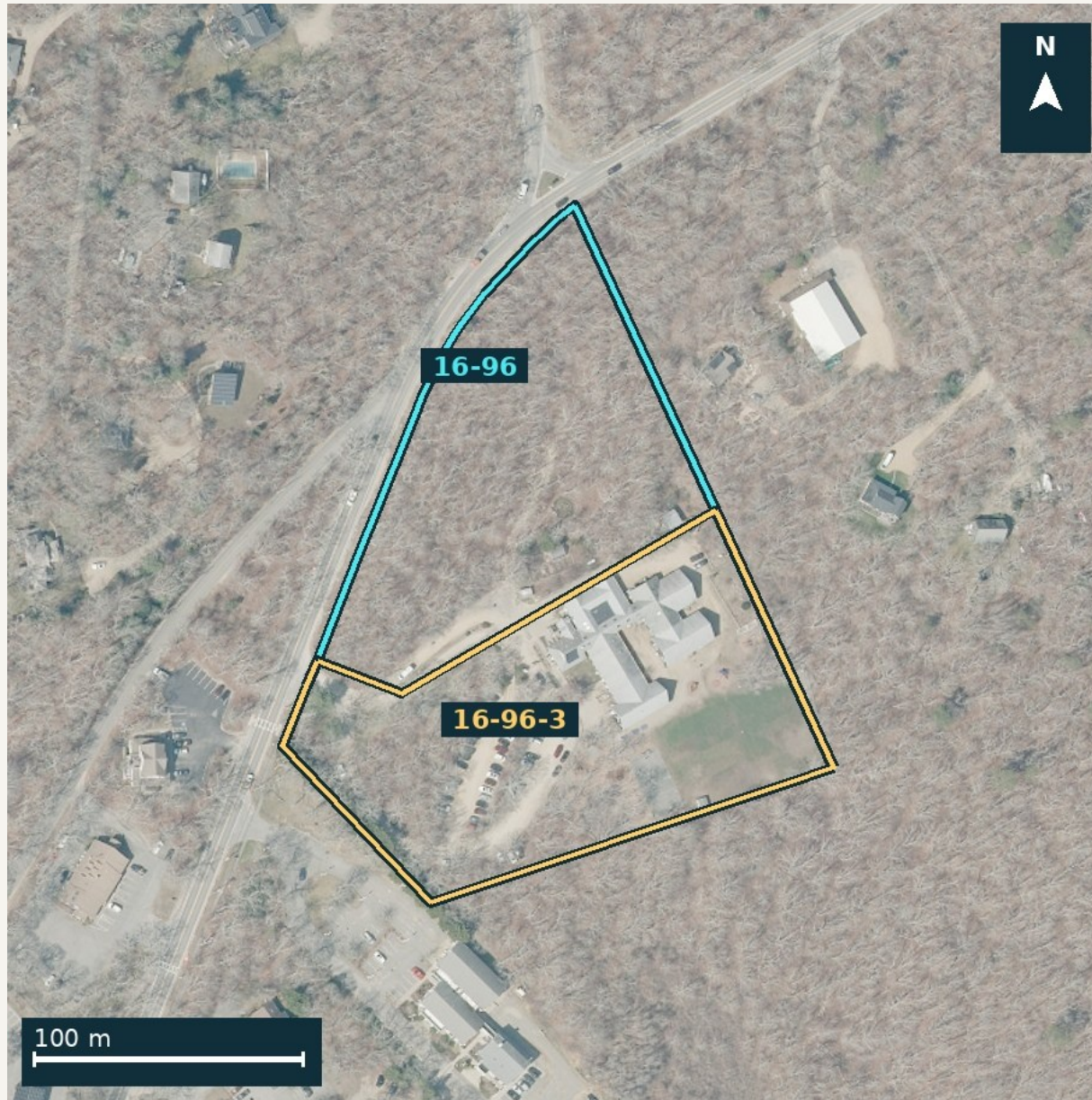
1698–1913: broader documentary context

Island and town maps, nineteenth-century Christiantown records and a historic chapel photograph document the surrounding landscape and community. Exact tract ownership has not been traced through them.

Before colonial maps

The Wampanoag Tribe's history describes at least 10,000 years of presence on Noepe. No archaeological record specifically from the school parcel was acquired. Earlier European map dates do not mark the beginning of the land's human history.

2025 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

Latest acquired overhead image; not a live view of September 2026.

A2025 · [Open original source](#)

2023 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

A2023 · [Open original source](#)

2021 · aerial photograph



The same tract, through time

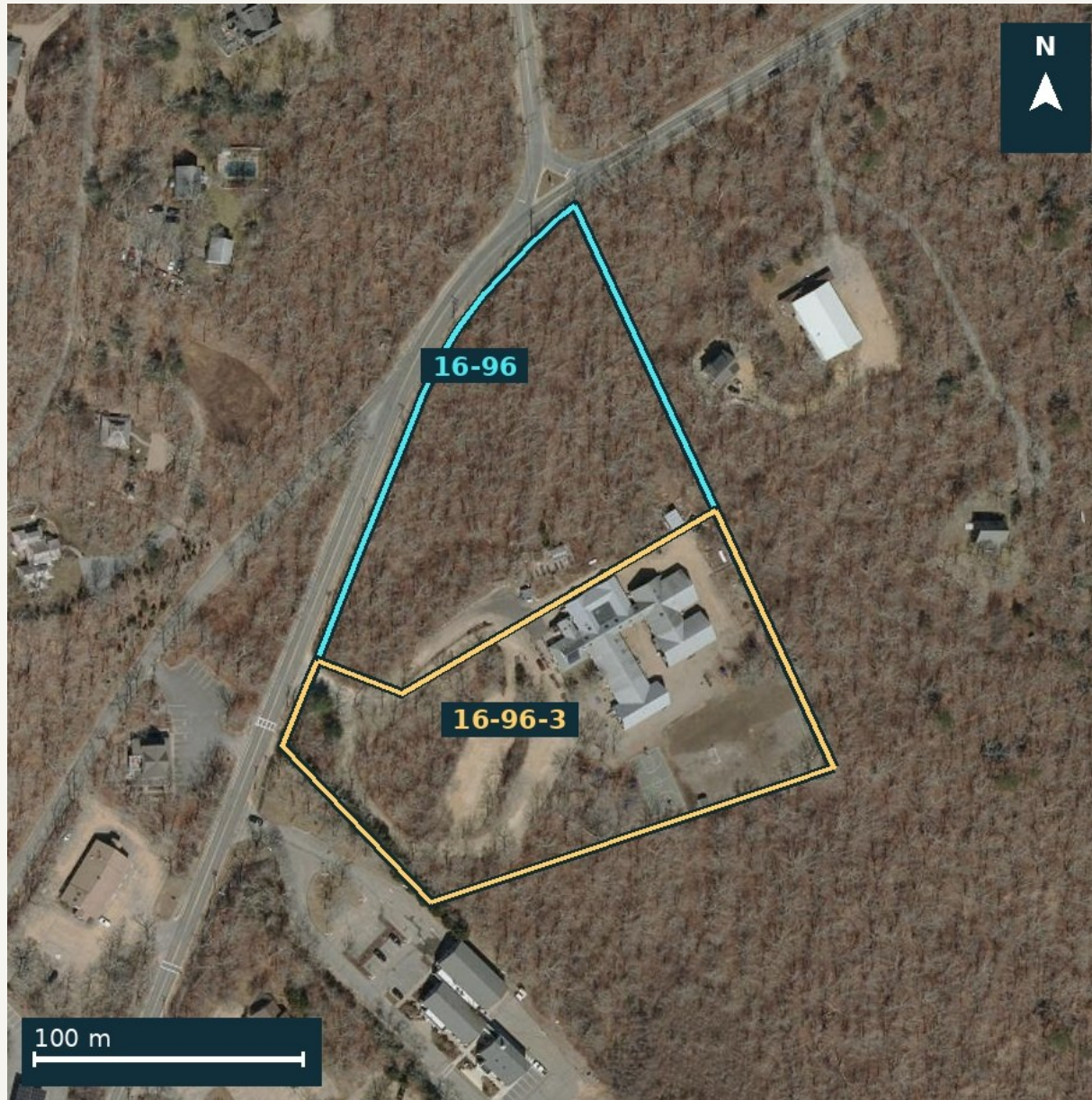
Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

A2021 · [Open original source](#)

2019 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

A2019 · [Open original source](#)

2013-2014 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

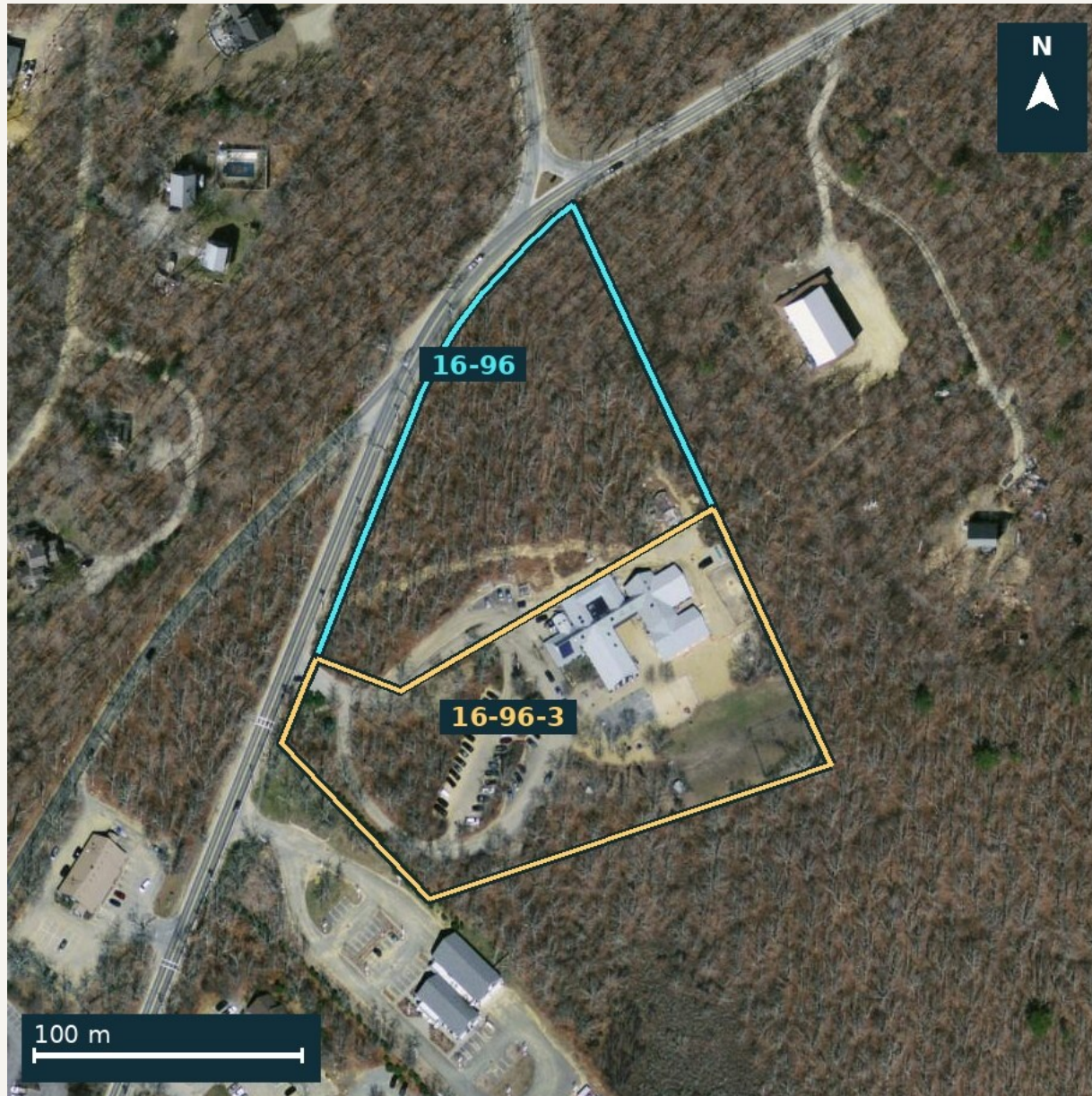
Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

Date is the published dataset range; the local flight day was not established.

A2013_2014 · [Open original source](#)

2008-2009 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

Date is the published dataset range; the local flight day was not established.

A2008_2009 · [Open original source](#)

2005 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

A2005 · [Open original source](#)

2003 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

Although the service is named “2001,” MassGIS dates the island photography to April 2003.

A2003 · [Open original source](#)

1999 · aerial photograph



The same tract, through time

Cyan: 16-96, the northern lot.

Gold: 16-96-3, containing the school.

All nine aerials use the same extent and current FY2026 assessor outlines. The unmarked originals and world files are included.

Year established by the MassGIS flight-status map. It already postdates the school's opening.

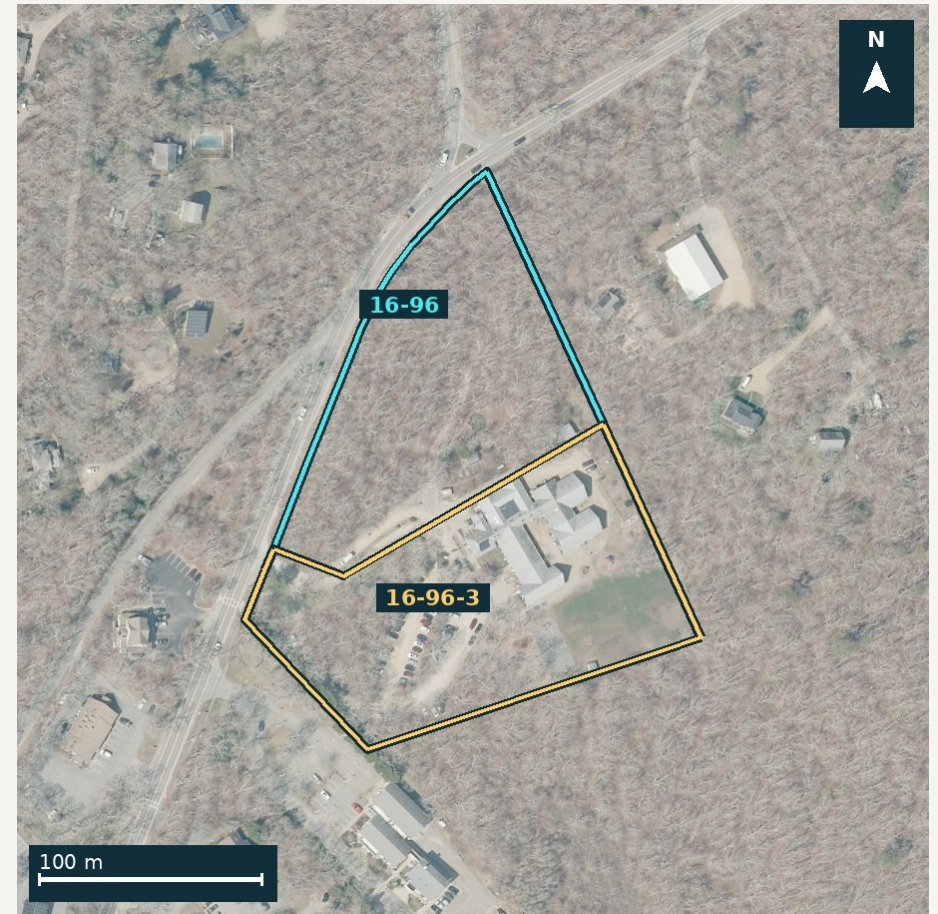
A1999 · [Open original source](#)

1999 and 2025 · compare the same ground

1999



2025

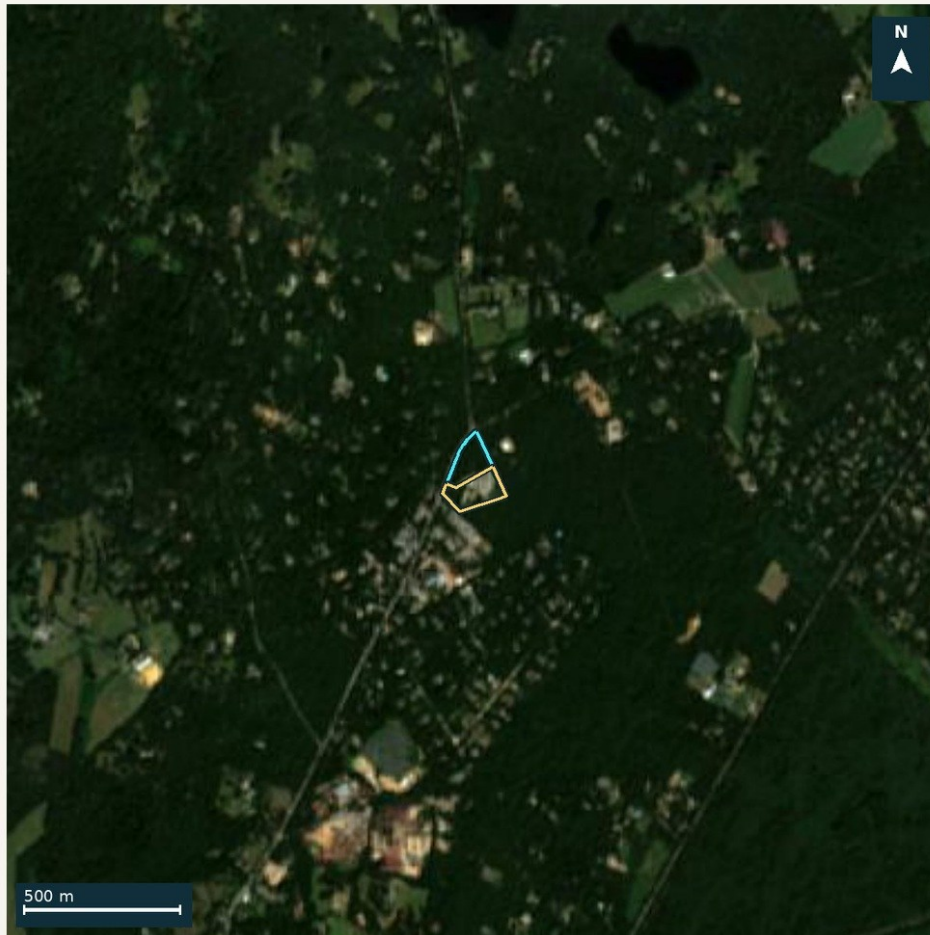


Both photographs postdate the school's establishment. Buildings, circulation and clearing can be compared directly, while current parcel outlines provide a consistent reference. Image season, resolution and radiometry vary. The offline catalog supplies a movable comparison divider.

2024 · satellite context

2024 | Satellite context

Sentinel-2 annual mosaic · tract outlined at center · north up



Annual composite, not a single-date image. Sentinel-2 cloudless - <https://s2maps.eu> by EOX IT Services GmbH (Contains modified Copernicus Sentinel data 2024). CC BY-NC-SA 4.0. Boundaries: MassGIS FY2026, approximate.

The wider setting

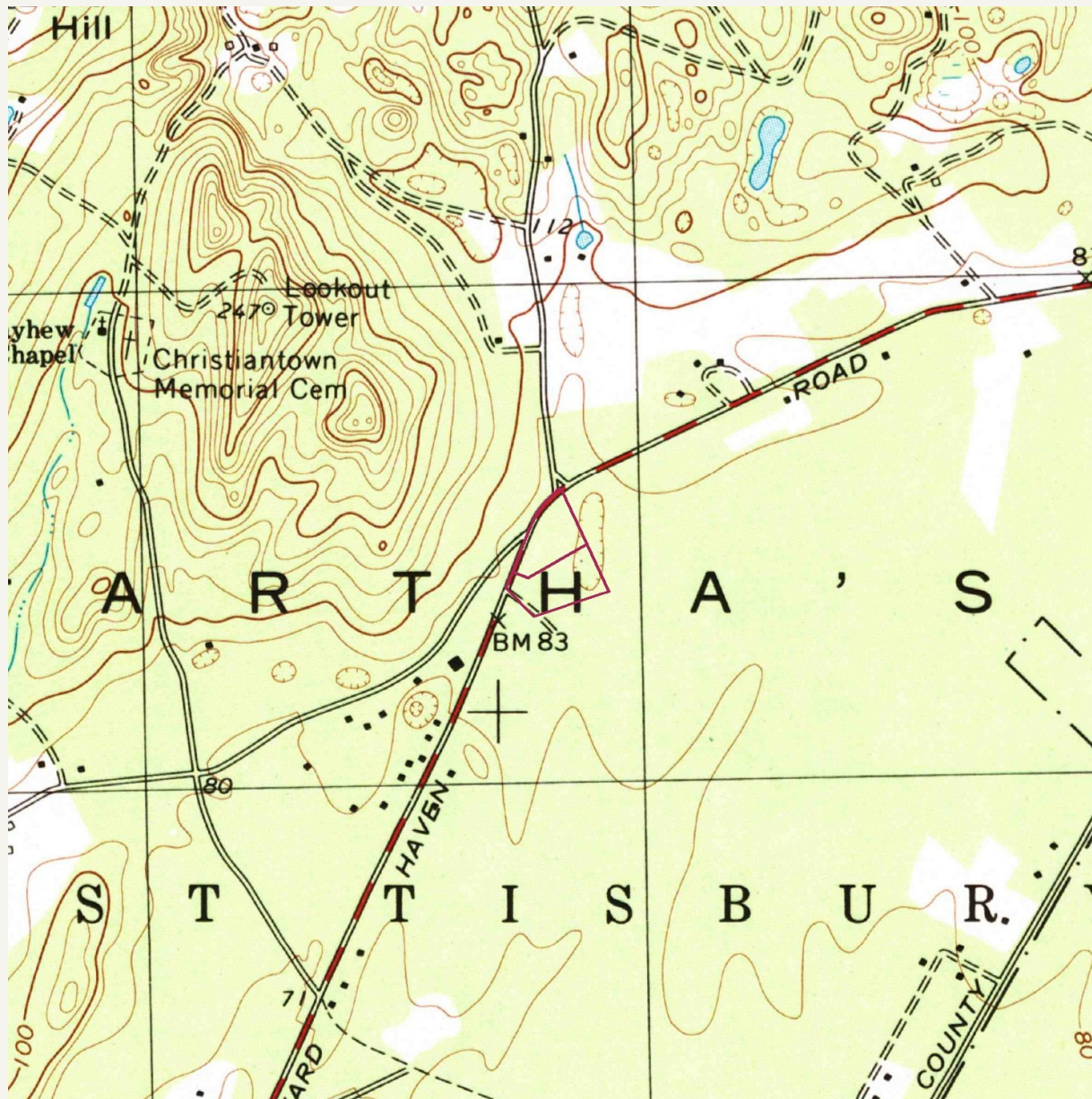
Sentinel-2 annual cloudless mosaic, about 3 km across on the ground.

The two school lots are outlined at the center. Source pixels are approximately 10 m, so this image is better for landscape context than individual school structures.

EOX IT Services GmbH; modified Copernicus Sentinel data 2024. CC BY-NC-SA 4.0.

S01 · [Open original source](#)

1972 · woodland at the future campus



Pre-school land cover

The green woodland tint crosses the current school parcels, outlined in magenta.

Revision used 1969 aerial photographs; field checked in 1972. Original scale 1:25,000.

This is map evidence of woodland, not a proof that no earlier small structure or clearing ever existed. Modern overlay is approximate.

T1972 · [Open original source](#)

29 April 1996 · the acquisition record

An actual registry index screenshot

Book 675 / page 665
Document 2683 · two pages
Consideration: \$240,000

Grantors indexed: Mary E. Cournoyer, trustee, and Middletown Village Trust.

Grantee: Options in Education Inc.

The full deed instrument was not acquired. Its legal description and prior-deed references remain the key next evidence.

P02 · [Open original source](#)

Select Another Registry

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masslandrecords.com

Dukes County Recorded/Registered Land

Office:

Recorded Land

Search Type:

Name Search

* Business/Last Name

OPTIONS IN EDUCATIO

First Name:

Middle Name:

Party Type:

Both

Search

Reset

Advanced

Options

Recorded Land Name Search Last Name1: OPTIONS IN EDUCATION Party Type1: Both Party Type2: Both Date From: 1/1/1910 Date Thru: 9/23/2026 Last Recorded Doc#: 4408 on 09/23/2026 @ 8:42:43 AM (Total: 1.08 seconds, 53 rows)

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☐	GR OPTIONS IN EDUCATION	00674	871	DECISION	4/19/1996				
☐	GT OPTIONS IN EDUCATION	00674	871	DECISION	4/19/1996				
☐	GR OPTIONS IN EDUCATION	00704	237	DECISION	7/14/1997				
☐	GT OPTIONS IN EDUCATION	00704	237	DECISION	7/14/1997				
☐	GR OPTIONS IN EDUCATION	00736	598	DECISION	7/23/1998				
☐	GT OPTIONS IN EDUCATION	00736	598	DECISION	7/23/1998				
☐	GR OPTIONS IN EDUCATION	01356	396	DECISION	8/29/2014				
☐	GT OPTIONS IN EDUCATION INC	00675		DEED	4/29/1996				
☐	GR OPTIONS IN EDUCATION INC	00675	667	Town	Doc. # Instr. Date				
☐	GT OPTIONS IN EDUCATION INC	00675	672	WEST TISBURY	2683				
☐	GR OPTIONS IN EDUCATION INC	00682	724	EASEMENT	8/5/1996				
☐	GR OPTIONS IN EDUCATION INC	00685	729	MUNICIPAL LIEN CERTIFICATE	9/30/1996				
☐	GR OPTIONS IN EDUCATION INC	00685	730	MORTGAGE	9/30/1996	STATE ROAD			
☐	GR OPTIONS IN EDUCATION INC	00685	741	ASSIGNMENT	9/30/1996				
☐	GT OPTIONS IN EDUCATION INC	00685	773	DISCHARGE	9/30/1996				
☐	GR OPTIONS IN EDUCATION INC	00709	668	MUNICIPAL LIEN CERTIFICATE	10/2/1997				
☐	GR OPTIONS IN EDUCATION INC	00709	669	MORTGAGE	10/2/1997	STATE ROAD			
☐	GR OPTIONS IN EDUCATION INC	00709	681	ASSIGNMENT	10/2/1997				

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Next

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Verified/Certified

Grantor/Grantee-3

COURNOYER MARY E TRS

MIDDLETOWN VILLAGE TRUST

OPTIONS IN EDUCATION INC

Grantor

Grantor

Grantee

References - 1

00682/724

EASEMENT

1996

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2026

420 & 424 State Road · West Tisbury | Research snapshot: 23 September 2026

19

1995-2009 · contemporary school reporting

Public Charter School Is Days Away from Island Launch

Yvonne Guzman Friday, September 6, 1996 - 1:30pm

1995-12-08 — Contemporary report: the organizers were still looking for a location after examining about 25 possibilities.

N1995 · [Open original source](#)

1996-02-09 — Reports selection of a State Road site near Indian Hill and Lambert's Cove, with modular classrooms planned.

N1996a · [Open original source](#)

1996-09-06 — Describes new school construction in wooded surroundings: a post-and-beam central area and four portable classrooms. Headline/byline/date screenshot included; article text remains at the publisher.

N1996b · [Open original source](#)

1997-07-25 — Reports permission for a 36-by-32-foot classroom addition.

N1997 · [Open original source](#)

2009-09-17 — Reports a roughly 3,500-square-foot addition with four elementary classrooms and supporting spaces.

N2009 · [Open original source](#)

Eldridge's map of Martha's Vineyard,
preserved by the Boston Public Library.

Full native image is in the collection;
no modern parcel boundary has been
placed on this map.

ELDRIDGE'S MAP OF MARTHA'S VINEYARD.

TABLE OF DISTANCES
IN MILES OR IN SEA MILES

From	To	Distance
Gay Head to Vineyard Haven	1.5	
Vineyard Haven to Westbury	2.5	
Westbury to Edgartown	3.5	
Edgartown to Gay Head	4.5	
Gay Head to Nantucket	5.5	
Nantucket to Martha's Vineyard	6.5	
Martha's Vineyard to Cape Cod	7.5	
Cape Cod to Boston	8.5	
Boston to New York	9.5	
New York to Philadelphia	10.5	
Philadelphia to Washington	11.5	
Washington to Baltimore	12.5	
Baltimore to New Orleans	13.5	
New Orleans to San Francisco	14.5	
San Francisco to Honolulu	15.5	
Honolulu to Sydney	16.5	
Sydney to London	17.5	
London to Paris	18.5	
Paris to Rome	19.5	
Rome to Athens	20.5	
Athens to Constantinople	21.5	
Constantinople to Bagdad	22.5	
Bagdad to Bombay	23.5	
Bombay to Calcutta	24.5	
Calcutta to Singapore	25.5	
Singapore to Hong Kong	26.5	
Hong Kong to Shanghai	27.5	
Shanghai to Yokohama	28.5	
Yokohama to Kobe	29.5	
Kobe to Osaka	30.5	
Osaka to Tokyo	31.5	
Tokyo to Manila	32.5	
Manila to Cebu	33.5	
Cebu to Zamboanga	34.5	
Zamboanga to Singapore	35.5	
Singapore to Hong Kong	36.5	
Hong Kong to Shanghai	37.5	
Shanghai to Yokohama	38.5	
Yokohama to Kobe	39.5	
Kobe to Osaka	40.5	
Osaka to Tokyo	41.5	
Tokyo to Manila	42.5	
Manila to Cebu	43.5	
Cebu to Zamboanga	44.5	
Zamboanga to Singapore	45.5	
Singapore to Hong Kong	46.5	
Hong Kong to Shanghai	47.5	
Shanghai to Yokohama	48.5	
Yokohama to Kobe	49.5	
Kobe to Osaka	50.5	
Osaka to Tokyo	51.5	
Tokyo to Manila	52.5	
Manila to Cebu	53.5	
Cebu to Zamboanga	54.5	
Zamboanga to Singapore	55.5	
Singapore to Hong Kong	56.5	
Hong Kong to Shanghai	57.5	
Shanghai to Yokohama	58.5	
Yokohama to Kobe	59.5	
Kobe to Osaka	60.5	
Osaka to Tokyo	61.5	
Tokyo to Manila	62.5	
Manila to Cebu	63.5	
Cebu to Zamboanga	64.5	
Zamboanga to Singapore	65.5	
Singapore to Hong Kong	66.5	
Hong Kong to Shanghai	67.5	
Shanghai to Yokohama	68.5	
Yokohama to Kobe	69.5	
Kobe to Osaka	70.5	
Osaka to Tokyo	71.5	
Tokyo to Manila	72.5	
Manila to Cebu	73.5	
Cebu to Zamboanga	74.5	
Zamboanga to Singapore	75.5	
Singapore to Hong Kong	76.5	
Hong Kong to Shanghai	77.5	
Shanghai to Yokohama	78.5	
Yokohama to Kobe	79.5	
Kobe to Osaka	80.5	
Osaka to Tokyo	81.5	
Tokyo to Manila	82.5	
Manila to Cebu	83.5	
Cebu to Zamboanga	84.5	
Zamboanga to Singapore	85.5	
Singapore to Hong Kong	86.5	
Hong Kong to Shanghai	87.5	
Shanghai to Yokohama	88.5	
Yokohama to Kobe	89.5	
Kobe to Osaka	90.5	
Osaka to Tokyo	91.5	
Tokyo to Manila	92.5	
Manila to Cebu	93.5	
Cebu to Zamboanga	94.5	
Zamboanga to Singapore	95.5	
Singapore to Hong Kong	96.5	
Hong Kong to Shanghai	97.5	
Shanghai to Yokohama	98.5	
Yokohama to Kobe	99.5	
Kobe to Osaka	100.5	
Osaka to Tokyo	101.5	
Tokyo to Manila	102.5	
Manila to Cebu	103.5	
Cebu to Zamboanga	104.5	
Zamboanga to Singapore	105.5	
Singapore to Hong Kong	106.5	
Hong Kong to Shanghai	107.5	
Shanghai to Yokohama	108.5	
Yokohama to Kobe	109.5	
Kobe to Osaka	110.5	
Osaka to Tokyo	111.5	
Tokyo to Manila	112.5	
Manila to Cebu	113.5	
Cebu to Zamboanga	114.5	
Zamboanga to Singapore	115.5	
Singapore to Hong Kong	116.5	
Hong Kong to Shanghai	117.5	
Shanghai to Yokohama	118.5	
Yokohama to Kobe	119.5	
Kobe to Osaka	120.5	
Osaka to Tokyo	121.5	
Tokyo to Manila	122.5	
Manila to Cebu	123.5	
Cebu to Zamboanga	124.5	
Zamboanga to Singapore	125.5	
Singapore to Hong Kong	126.5	
Hong Kong to Shanghai	127.5	
Shanghai to Yokohama	128.5	
Yokohama to Kobe	129.5	
Kobe to Osaka	130.5	
Osaka to Tokyo	131.5	
Tokyo to Manila	132.5	
Manila to Cebu	133.5	
Cebu to Zamboanga	134.5	
Zamboanga to Singapore	135.5	
Singapore to Hong Kong	136.5	
Hong Kong to Shanghai		

1831 · Tisbury before the town division



A town-scale plan

Thomas Dunham's plan, dated April 1831, Massachusetts Archives.

West Tisbury separated from Tisbury in 1892, so earlier records may use the older town name.

The map has not been georeferenced closely enough here to identify an owner or a structure at the exact school footprint.

D25152j880 · [Open original source](#)

Circa 1850 · Whiting's landscape

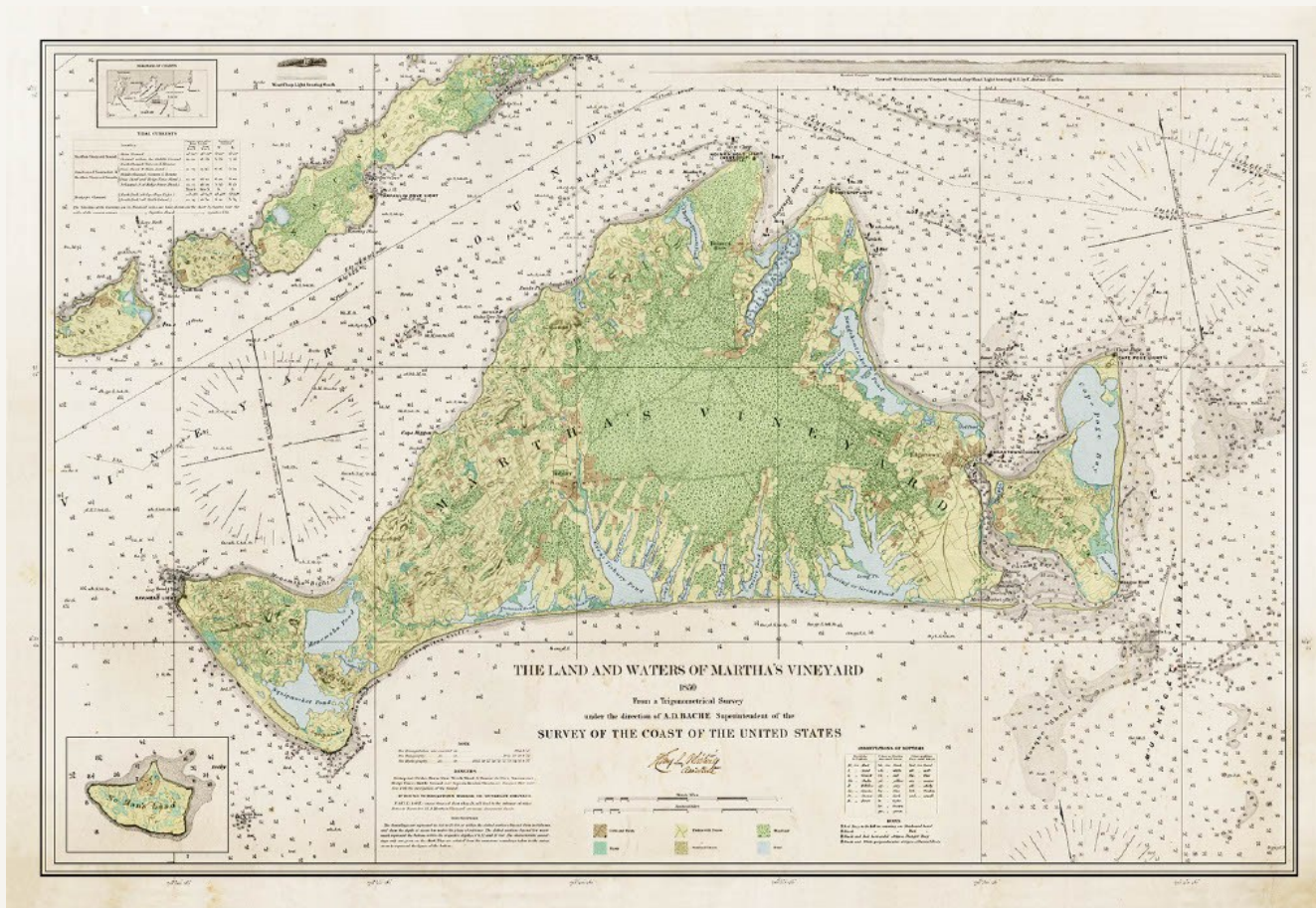
A broader land-use picture

Harvard Forest's reproduction associated with Henry Laurens Whiting's mid-nineteenth-century surveys.

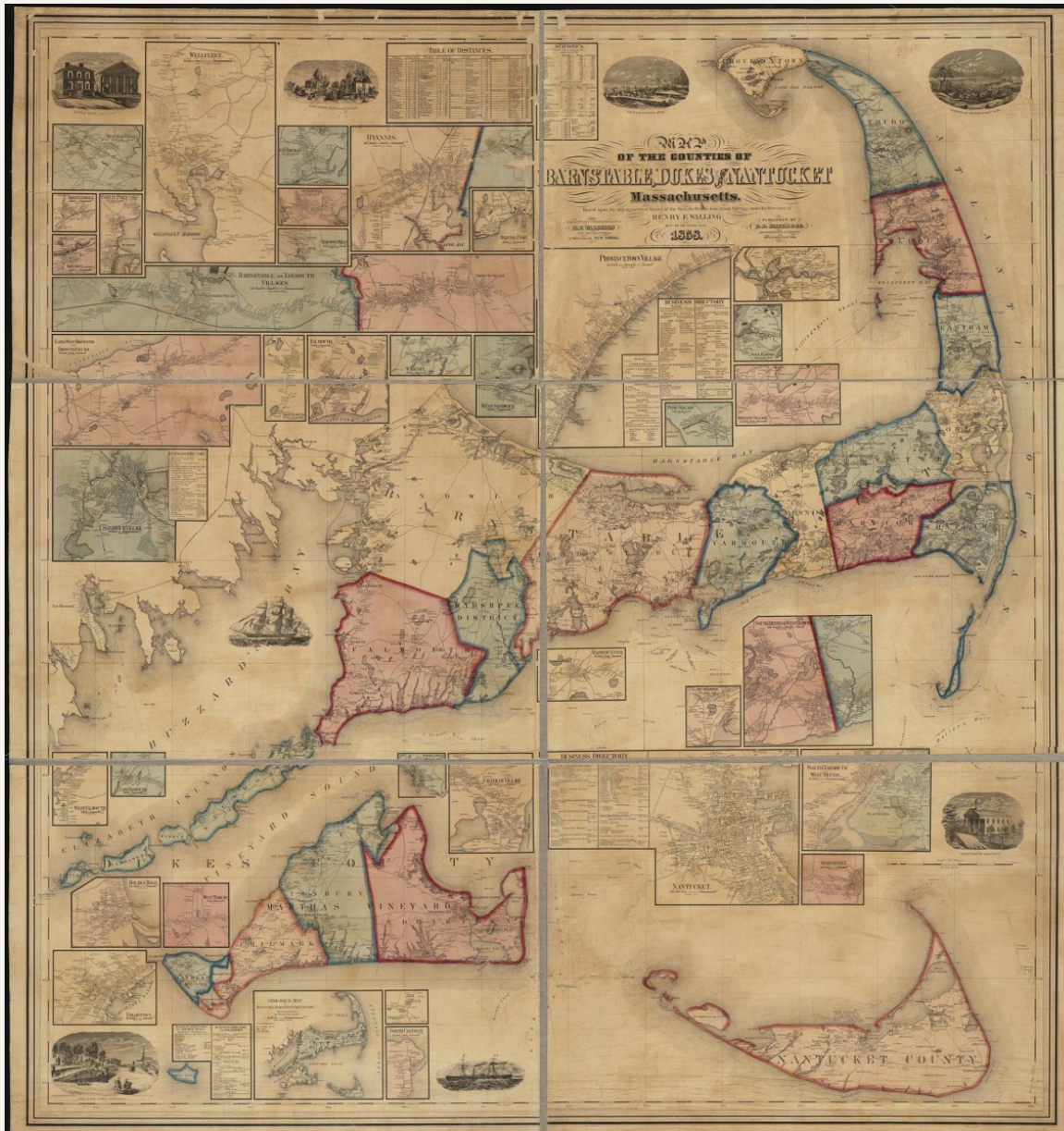
The source discusses surveys from 1844-1852 and a later chart. Treat the displayed date as approximate.

This reproduction is not used to assign a specific field, farm or owner to the school tract.

H1850 · [Open original source](#)



1858 · Walling's county map



Regional geography

A Harvard Forest reproduction of the map of Barnstable, Dukes and Nantucket counties.

The acquired copy is too small to establish a school-site building or ownership label reliably.

It is retained as a locator and a lead toward a higher-resolution original.

H1858 · [Open original source](#)

1781 · the western Vineyard



Coasts and landforms

Des Barres chart of Buzzards Bay and western Martha's Vineyard, reproduced by Harvard Forest.

This is regional coastal evidence, not a tract survey. No historical building or land use is inferred for MVPCS from this small reproduction.

H1781 · [Open original source](#)

1776 · the eastern Vineyard and Nantucket

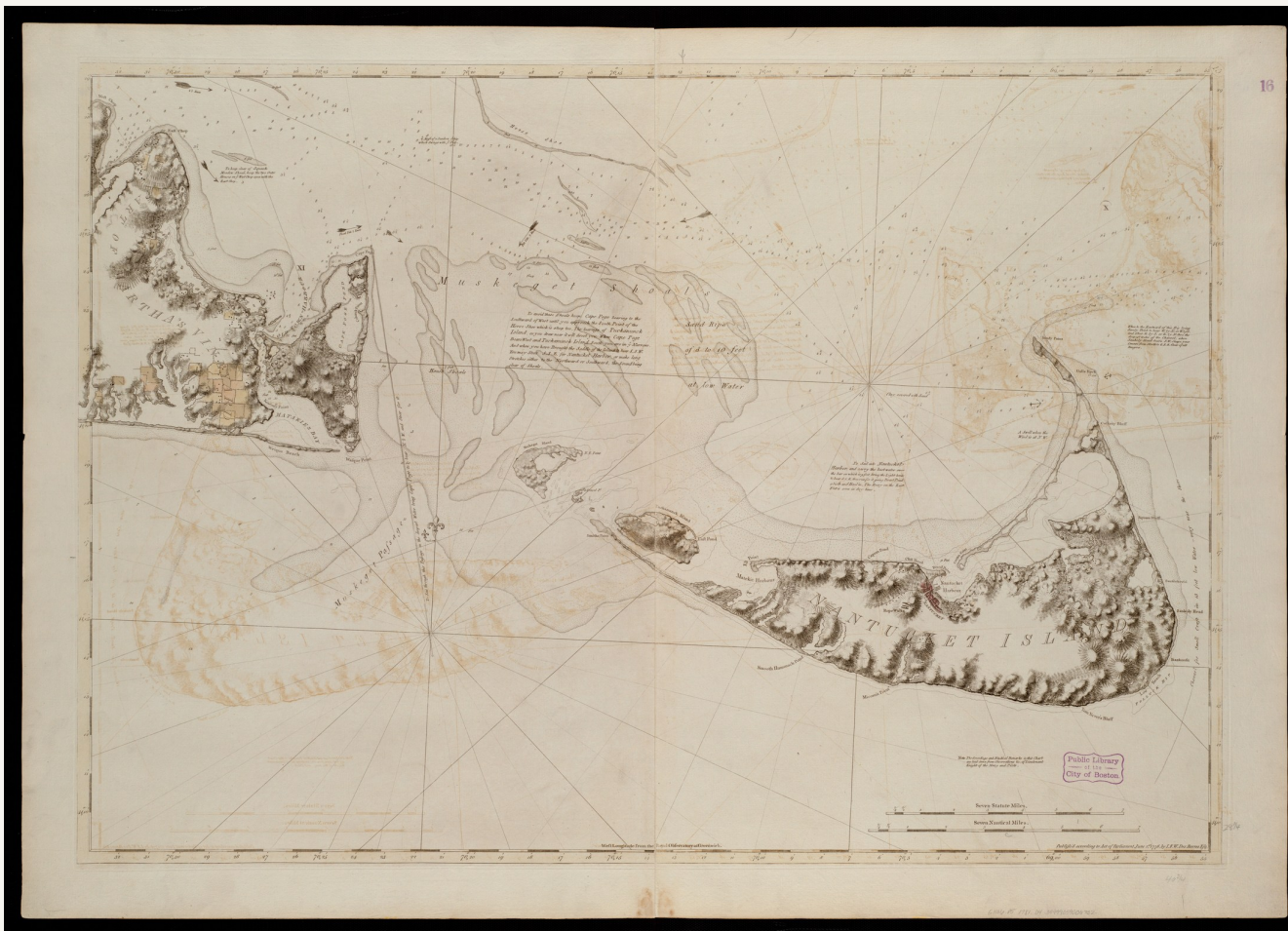
A neighboring coastal chart

A Des Barres chart from the Atlantic Neptune, preserved by the Boston Public Library.

The chart's scope is eastern Martha's Vineyard and Nantucket. It is included as neighboring coastal context, not as an exact view of the school tract.

Full-resolution source scan supplied.

D7h149z539 · [Open original source](#)



1698 · the earliest acquired historical map

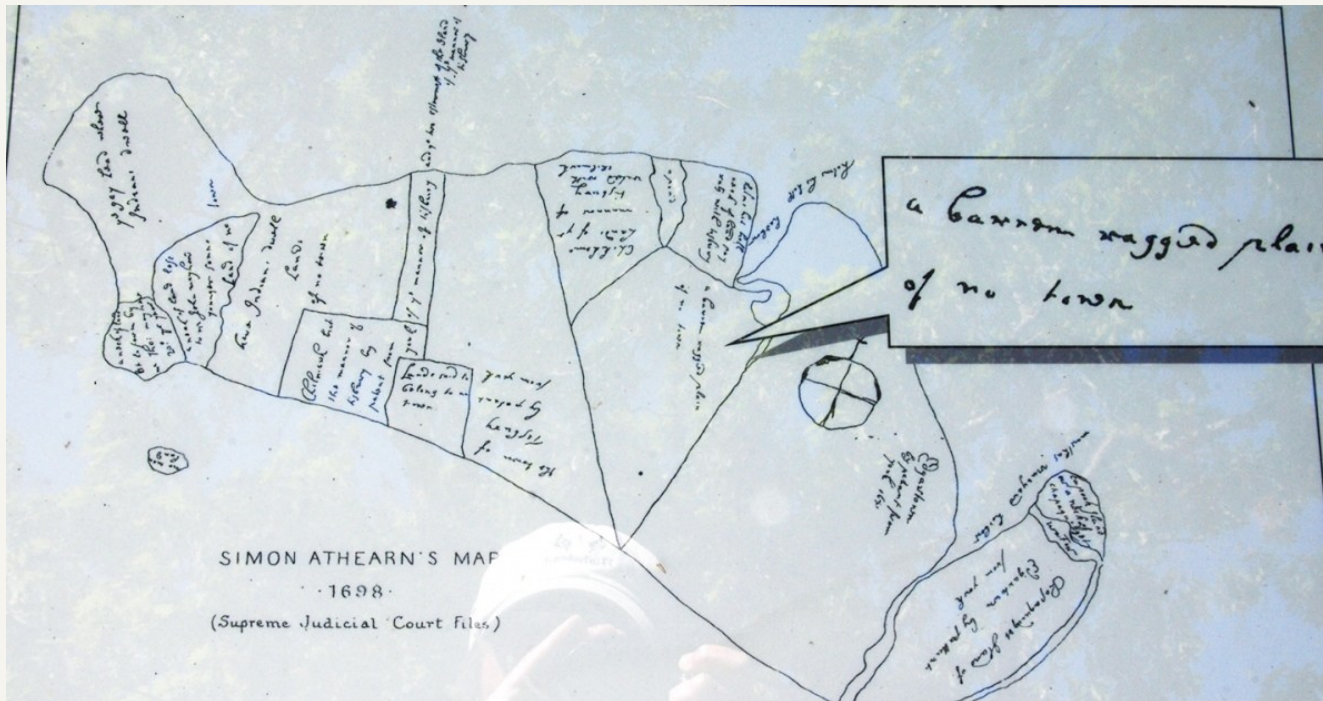
An early Island-wide view

Simon Athearn's 1698 map, in a photographic reproduction hosted by Harvard Forest.

This is the oldest dated map acquired for the cache. It does not identify the modern school parcels.

The original reproduction has glare and limited resolution. Only a modern caption below the map was cropped away.

H1698 · [Open original source](#)



1811 · a community letter

His Excellency
 To Elbridge Gerry, Governor of the Common-
 wealth of Massachusetts, and the Honorable
 Council We the undersigneds Indian Natives
 and people of colour inhabiting the Island
 of Chappaquiddick, in the County of Dukes-
 County, Humbly shew, that whereas your
 Excellency by and with the advice of the Hon^{ble}
 Council lately did appoint Elijah Stewart
 Samuel Smith & Isaac Johnson Guardians
 to have the care and oversight of us, & our
 interest on said Island, Humbly conceive
 the said appointment wisely intended,
 we are sorry to observe that the same
 hitherto hath not produced but little
 good if any, and we presume to say that
 the trust reposed in the Guardians hitherto
 appointed over us for some cause hath
 been not only neglected but abused, we
 say not owing to their want of abilities,
 but little or no prospect of the recompence or
 reward for any services, for which there is no
 funds or means with us to afford. We Samuel
 Smith is a worthy citizen notwithstanding
 his local situation & domestic life
 renders it very inconvenient for him &
 us, for him to attend to our concerns, and
 we are well informed that he wishes not
 to be encumbered with the business, be-
 that as it may, we request your Exce-
 llency to remove him in his capacity as
 Guardian, and that Samuel Wheelock be
 appointed in his stead, who has
 contiguous to our concerns, we further
 request that the Guardians may be
 instructed to observe & comply with the
 Law

Christiantown and Chappaquiddick voices

Letter to Governor Elbridge Gerry, dated 28 October 1811. Massachusetts Archives.

All four source scans are included. This page is a preview; there is no claimed full transcription.

The document concerns neighboring communities. It has not been connected to ownership or use of the school tract.

Dc821mx42g · [Open original source](#)

1828 · property in Christiantown

Inventory of the real and personal Estate belonging to the Indians and People of Colour now resident at Christiantown in the County of Duker County.

<i>Names of Heads of Families to whom Lands were set off by the Commissioners under the Act of March 10th 1828.</i>	<i>N^o of Small Dwelling Houses owned & occupied by them.</i>	<i>Corn-houses &hovels.</i>	<i>Acres of Improved land including some Wood & brush Lands.</i>	<i>Acres of Wood Land detached from their other Lands.</i>	<i>N^o of Cattle.</i>	<i>N^o of Sheep.</i>	<i>N^o of Swine.</i>
<i>Francis Peters.</i>	<i>1.</i>	<i>1. Corn-house & 1. Hovel.</i>	<i>40. 1. 0.</i>	<i>9. 0. 17.</i>	<i>2.</i>	<i>16.</i>	<i>1.</i>
<i>Thomas James.</i>	<i>1.</i>		<i>42. 2. 30.</i>	<i>9. 0. 16.</i>			
<i>Samuel Mingo.</i>	<i>1.</i>	<i>1. Hovel.</i>	<i>25. 0. 30.</i>	<i>5. 1. 10.</i>	<i>1.</i>		<i>1.</i>
<i>Recall De Graaf.</i>	<i>1.</i>		<i>47. 1. 32.</i>	<i>6. 1. 8.</i>		<i>1.</i>	
<i>George Peters } Johnston Simpson }</i>	<i>1.</i>	<i>1. Dc.</i>	<i>47. 1. 0.</i>	<i>21. 1. 0.</i>	<i>3.</i>	<i>15.</i>	<i>1.</i>
<i>Solomon Weeks.</i>	<i>1.</i>		<i>43. 0. 17.</i>				
<i>Diodame Howwoowee.</i>			<i>8. 0. 0.</i>	<i>3. 2. 23.</i>			
	<i>6.</i>	<i>4.</i>	<i>291. 2. 29.</i>	<i>54. 2. 34.</i>	<i>6.</i>	<i>32.</i>	<i>3.</i>
<i>Two Tracts of land reserved for the support of the Poor.</i>			<i>17. 3. 00.</i>	<i>20. 2. 0.</i>			
<i>One small Tract set off for the Meetinghouse Lot.</i>			<i>309. 2. 29.</i>	<i>45. 0. 34.</i>	<i>Estimated Value of the Indian Land & Stock, viz. 389. 2. 3 of land estimated on an average at \$10.00 per acre = 3895. 10. 3 6 head of cattle averaging \$15. per head = 90. 00. 32. Sheep - at \$2.00 per head = 64. 00. 3 Swine - at \$2.00 per head = 6. 00. Total Amount = \$ 4055. 10.</i>		
			<i>314. 1. 9.</i>				
<i>Number of Acres of Wood Land, as per foot of next column.</i>			<i>175. 0. 34.</i>				
<i>Whole Quantity of Land now owned by the Indians and People of Colour at Christiantown.</i>			<i>309. 2. 3.</i>				
<i>The above is a correct Inventory of all the Property real and personal belonging to the Indians and People of Colour at Christiantown, so far as can ascertain by their own Statements, and by the Report of the Commissioners appointed to make a permanent division of their Lands; excepting a few Articles of household Furniture and a few agricultural Utensils, of little value, owned and possessed by each Family, together with a small quantity of Provision and Tadder, raised by each Family for their own consumption. - This constitutes all the Property of the Christiantown Indians, individually and collectively, according to my best understanding and belief. Christiantown December 15th 1828.</i>							
<i>All which is respectfully submitted.</i>							
<i>Daniel Petrows junr - Guardian -</i>							

Houses, fields, woodland and livestock

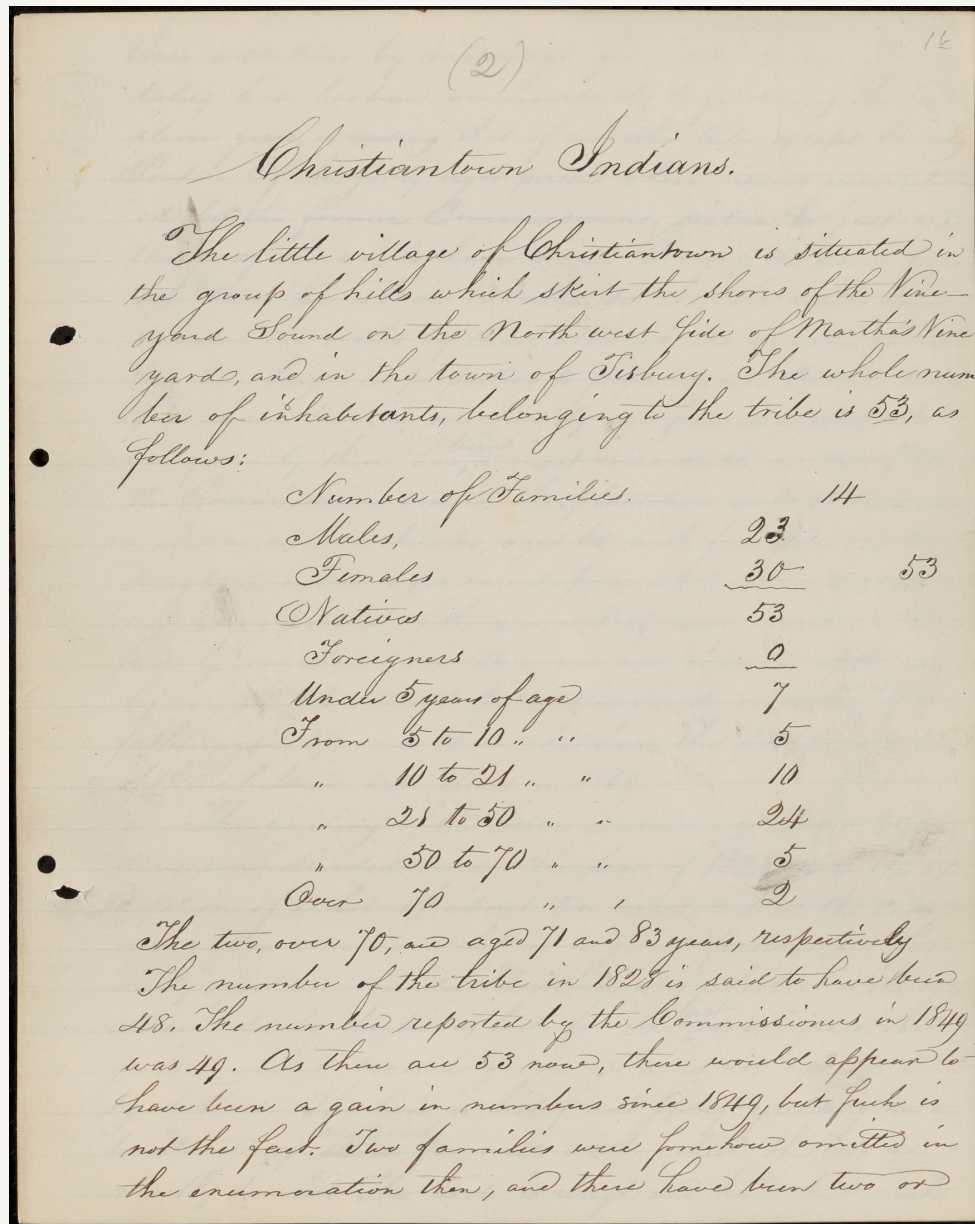
Community property inventory, 15-16 December 1828. Massachusetts Archives. The Christiantown schedule is shown; all six scans are included.

It lists household dwellings, improved land, detached woodland and animals.

“Estate” means property here. This is not a will or an established probate inventory. No link to the school tract has been proved.

D0p09bk77g · [Open original source](#)

1861 · a report on Christiantown



The surrounding community in official records

Massachusetts Archives report, 1861.
All sixteen scans are supplied.

Government accounts reflect the officials who created them; the 1811 letter provides a different source perspective.

This report has not been demonstrated to describe the exact MVPCS lots.

D7366dr72r · [Open original source](#)

Circa 1890-1940 · Mayhew Chapel



A nearby building, not a predecessor school-site structure

Mayhew Chapel, Christiantown.
Photograph by Edward Lee Luce;
Martha's Vineyard Museum.

Date range follows the repository
catalog.

No evidence places this building on the
school parcels. Repository rights
status: not evaluated; contact the
museum for reuse information.

Dz890s049v · [Open original source](#)

7 October 2011 · North Tisbury from the air



A wider oblique view

North Tisbury to Seven Gates Farm.
Photograph © David R. Foster; Harvard University.

Reproduced in full, without cropping or annotations. CC BY-NC-ND 4.0.

The exact school footprint has not been identified in this frame. It is a record of the surrounding landscape.

Dpc28bt615 · [Open original source](#)

The earlier history needs a geographic bridge

Wampanoag land and continuing history

The Wampanoag Tribe of Gay Head (Aquinnah) describes at least 10,000 years of presence on Noepe. This is a living community history, not merely a preface to colonial settlement. No archaeological evidence specifically from the school parcel was acquired. [R-TRIBE]

Christiantown nearby

Land Bank history and archival records provide a seventeenth- through nineteenth-century setting for the nearby community. Their geographic relationship to the current campus needs careful reconstruction from actual boundary and title records. [R-CHRIST, Dc821mx42g, D7366dr72r]

Tisbury, then West Tisbury

The town's history dates Tisbury to 1671 and West Tisbury's separation to 1892. Earlier deeds, town records and plans should therefore also be sought under Tisbury. [R-TOWN]

What has not been established

This collection does not identify a particular Indigenous settlement, colonial farm, house, estate or historic owner on the exact school footprint. Those questions remain open pending a proven chain of title and more precise early mapping.

The next records, in priority order

1 · Read the two-page deed at 675/665

Acquire the instrument, copy its full legal description, then follow the previous deed and plan citations. The 1996 index identifies the acquisition but does not supply the boundaries in words.

2 · Retrieve the associated plans and decisions

Registry leads: decisions 673/11 and 674/871 (1996); easement 682/724 (1996); later decisions 704/237 (1997), 736/598 (1998), 1356/396 (2014). A survey may appear among the cited plans or project files.

3 · Test the predecessor trust leads

Middletown Village Trust index leads include 560/499 and declaration 560/488 (26 June 1991), and deed 617/179 (22 October 1993). They are candidates only; their connection to the same land must be proved from the instruments.

4 · Fill the last pre-school image gap

A pre-1996 aerial and local assessor cards would best show the ground before construction. The museum catalog lists a 1985 assessor map, identifier 2012.035.017. The attempted 1994 public imagery service returned NoData here.

5 · Follow verified owners into probate

Only after establishing the preceding owners should wills, inventories and estate divisions be treated as evidence about this tract. The acquired 1828 inventory has no demonstrated link.

Dating, methods and limits

Correct the service names before reading the images

The “1990s” aerial is 1999 over the Vineyard, established by the included flight-status map. The “2001” service uses April 2003 photography on the islands. Mixed-year services retain their date ranges.

Keep originals alongside overlays

Nine aerials share one extent. JPG world files use EPSG:3857; parcel GeoJSON uses EPSG:4326. Overlays show FY2026 assessor boundaries. USGS close-ups use embedded PDF georeferencing, with approximate alignment and map-scale limits.

Distinguish unavailable from nonexistent

No usable 1994 tile, full deed instrument, legal survey or parcel-specific will was acquired. Some government PDFs were blocked and a 2026 agenda URL was missing. Those failures do not establish that the records do not exist.

Resolve the date disagreement explicitly

Options in Education’s retrospective history refers to land/construction activity in 1995. The dated registry entry, assessor construction year and contemporary opening coverage support 1996. Both sources are retained in the catalog rather than silently reconciled.

A finite online research collection

This cache contains the material obtained in this research session and precise leads for unfinished work. It is not an exhaustive archive search, a survey, or a completed examination of title.

Source map and reuse notes

P / A / T / S · tract evidence

P01-P02: MassGIS assessor records and Dukes County registry index. A-series: MassGIS aerials and date verification. T1951/T1972: original USGS quadrangles. S01: EOX Sentinel-2 annual mosaic.

D / H · historical context

D-series: Digital Commonwealth records, with repository metadata and native IIIF scans. H-series: Harvard Forest map reproductions. Original resolution and geographic scope differ; see individual catalog entries.

N / R · reporting and retrieval leads

N-series: Vineyard Gazette reporting, with one short headline screenshot. R-series: official histories, repository finding aids and records not acquired in full. Modern newspaper articles remain with the publisher.

No blanket license for the cache

USGS maps are public domain. Other items retain their stated rights. The Foster aerial is CC BY-NC-ND 4.0; the EOX satellite and its derived plate are CC BY-NC-SA 4.0. The chapel photograph's rights are unevaluated. Consult each entry before republication.

Find every source and verify the files

05_Research_Catalog/source_catalog.csv and source_catalog.json contain direct URLs, scope, status, notes and rights. Metadata and acquisition logs are included. SHA256SUMS.txt provides a checksum for every other packaged file.