Julia Wells Thursday, July 26, 2001 “Ending months of speculation and **more than a decade** ...**warring** over development plans...”

“[I]t just does something to you to look at the great sweep of farmland, and it is nice to know that it is going to stay that way” said Stuart Johnson, trustee...and leading spokesman for farm owners [and developers] Neil and Monte Wallace... The Wallaces are warriors, there is no question that they are real warriors.’ He said.

“The Wallaces [had] bought the farm from the late Benjamin Cohan in 1969.

The development plan was approved by the Martha’s Vineyard Commission last year. **Eight years ago**, a 54-lot **development plan** for the farm **was rejected** by the commission.

“Rob Hughes, one of the Cohan descendants, expressed relief. Knowing now that the farm will largely be forever as it always has been in our lifetimes - that is made all the sweeter by the knowledge that as we look at the next generation coming on, it will be the same for them,” Mr. Hughes said. He concluded: This is the **very essence of conservation - from one generation to the next.”**

Julia Wells Thursday, August 2, 2001 “It **began with a suburban-style subdivision** plan, polished like a shiny apple: Maximum density, 54 luxury homes, two beach clubs with swimming pools.... It ended last week with a record real estate sale and a subdivision plan of a markedly different color... But between the beginning and the end of the Herring Creek Farm story there is another story. It is a long story that spans more than a decade, a story written on countless **Thursday nights before the Martha’s Vineyard Commission**
facts

- There are 2,000 buildings more than 100 years old on the Vineyard and another 1,500 built prior to the end of World War II. Only a quarter of these are protected in historic districts.

- The percentage of homes over 4,000 square feet has increased from 3 to 5% in Tisbury and from 8 to 19% in Chilmark since 1990.

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strategies

Here are 4 of the 27 recommended strategies addressing the Built Environment.

- **Enlarge historic districts to protect all historic areas and traditional neighborhoods**: We should enlarge existing districts and create new ones to protect the parts of historic areas and traditional neighborhoods with no protection. It is the most effective way to protect the quality of people’s streetscapes and neighborhoods, and their property values. This would provide for review of proposals to demolish or modify buildings.

- **Produce a publication on Building the Vineyard Way.** A guidebook for property owners and building designers would explain what defines the Vineyard’s distinct historic areas, older neighborhoods, buildings, roadscapes, public spaces, and landscaping. It should include guidelines on how to protect existing buildings and features, and how new development can fit in, as well as information about green building and ways to reduce environmental impacts such as using dark-sky-compliant lighting.

- **Set up a review process for high-impact buildings based on size or other criteria.** A design review process at the town and/or MVC level for critical buildings, such as those much larger than a neighborhood average, would help ensure that new or enlarged buildings harmonize well. This would complement zoning revisions to reflect each neighborhood’s existing character.

- **Set up a program to encourage energy/green-building standards for existing buildings.** A program of education and technical assistance can provide advice to owners about possible energy savings and other advantages of environmental building design, and can help with access to grants, materials, products, and expertise. This would be a complement to new Commonwealth and local regulations for energy-efficient construction.

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**Historic Areas and Traditional Neighborhoods: Only a small fraction of historic areas (concentrations of hundred-year-old buildings, shown in dark pink) or traditional neighborhoods (concentrations of sixty-year-old buildings, shown in light pink) are protected with historic district designation (yellow hatching).**

<table>
<thead>
<tr>
<th></th>
<th>Pre-1905</th>
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<th>Since 1946</th>
<th>Total Buildings</th>
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<td>10,278</td>
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<tr>
<td><strong>Total</strong></td>
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<td>11,738</td>
<td>15,260</td>
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</tr>
</tbody>
</table>
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