

History of “The Mooring” 33 Goethals Way Tisbury, Massachusetts

1890–1901 - Property Prepared for Development

On August 7, 1890, Charles B. Cleveland purchased the undeveloped land from Edward D. Robinson. In order to provide access to the property, a 20-ft wide private right-of-way was established from Hatch Road.

1901 – 1921 - Leland and Carol Powers Build “The Mooring” as a Summer Cottage

Leland Todd Powers and Carol Hoyt Powers purchased the land in June 1901 from Charles B. Cleveland. The summer cottage likely was built in 1903 based on a mortgage acquired by Powers in that year. The Powers called their cottage “The Mooring” according to a census of Martha’s Vineyard taken in the early 1900s. The primary residence of Leland and Carol Powers was in Brookline, MA.

Leland Powers was born in Pultneyville, New York on January 28, 1857. He was educated at Phillips Academy (Class of 1875) and Boston University School of Oratory (Class of 1880). He began his career as a reader for the Redpath Lyceum Bureau. During the 1890s he became prominent as a public reader, especially as an interpreter of Dickens. He was once known as the highest paid man in the Lyceum field. In 1904, Powers founded the Leland Powers School of the Spoken Word in Boston.

Carol Hoyt Powers was born September 26, 1867 in Boston, and married Leland Powers on Christmas Eve in 1895. She was a teacher of the Philosophy of Expression at the Leland Powers School and was a member of the Board of Directors of the Christian Science Church. She was the Second Reader of the Mother Church in Boston, and read at the 1910 funeral of Mary Baker G. Eddy, the founder of the Christian Science Church. The Powers had two children. Leland Hoyt Powers was born November 7, 1896 and died at the age of two on November 30, 1898. Haven Hoyt Powers was born on August 14, 1899 and died in Brookline MA in October 1981.

Leland Todd Powers died at the age of 63 on November 27, 1920 in Brookline MA. Following his death, Carol Powers sold the land, buildings and furnishings for \$12,000 to George Rodman Goethals on August 1, 1921.

1921-2005 – Two Generations of Goethals Family Ownership

George Rodman Goethals (1886 – 1973) was the son of Effie Rodman and General George Washington Goethals. General Goethals (1858 -1928) was a West Point graduate and best known as the Chief Engineer of the Panama Canal. The Goethals Bridge between Staten Island and New Jersey was named after the General. General Goethals had his summer home on Vineyard Haven Harbor near the West Chop Light House. General Goethals died at age of 69 years, and is buried at West Point.

George Rodman Goethals was born March 4, 1886 at West Point and entered the Academy in 1904. During his career as an Army officer in the Corps of Engineers, he rose to the rank of Colonel. After retiring from the military he went on to private practice as a civil engineer in New York City. Upon his death in 1973, the property was transferred to his only child, George Washington Goethals II. George Washington Goethals II was a Professor of Psychology at Harvard University. He was married in 1943 to Barbara Barry. He was later married to Natalie G. Nowell.

In 1978 George and Natalie placed the property into trust – The Goethals Family Trust. During 1980 they built a guest house on the original lot behind the main house. In 2001, after the death of George, Natalie and the siblings of the Goethals family with ownership interest in the Trust decided to sell the property. Two of the siblings wanted to retain the guest house, so the property was divided such that the guest house and main house were placed on separate lots.

2005 – 2025 - Lynne and Bill Bruno Acquire and Restore “The Mooring”

Lynne and Bill Bruno of Pittsburgh PA purchased the lot with the main house on September 9, 2005 from the Goethals Family Trust.

As a condition of sale, the Goethals requested a 10-ft wide pathway easement to the beach along the southern boundary of the main lot and a right to use the beach only within the 10 ft easement. This 10-ft wide portion of the beach is located south of the concrete groin that separates the private beach used by the Brunos from the area designated for the Goethals use. Allowed use of the pathway and beach easement is restricted in the deed to residents of the former guest house and accompanied guests, and its use is further restricted to day-light hours without notice to the Brunos or their successors.

The Goethals also requested a 25-ft wide view easement along the southern boundary of the lot overlaying the pathway easement. To provide privacy, the Brunos required that a hedge or wall be allowed within the view easement to shield their property

from users of the pathway easement, and restricted the height of an outside deck on the former guest house. In exchange for the view easement, the Brunos and successors have a right-of-first refusal to purchase the former guest house property.

The former guest house is limited to three bedrooms and no more than six people are allowed to sleep at the property at any one time. It may not be used for short-term rental or other commercial purposes, and the owners of the former guest house must meet other conditions recorded in the Registry of Deeds.

After purchase, the Brunos embarked on a three-year restoration project that was completed in 2008. The objective of the restoration was to return the home to its original elegance of a century ago while adding a bathroom to the master bedroom suite and updating the other bathrooms and kitchen with modern appliances.

2025 – The Mooring is available for sale

The Brunos, due to advancing age and the decision to pare down, have decided to sell the property that they have enjoyed for twenty years of ownership. The following are the features of this property that together make it unique from all other waterfront properties on the Vineyard:

- 125 year-old, historically preserved, gambrel cottage in the West Chop section of Tisbury.
- Large gently sloping front yard to the beach.
- Nearly 180-degree commanding view of the active harbor from windows and wrap-around porch.
- Sandy, private beach protected from erosion by concrete groins.
- Protection from storms and rising water levels with home about 30-ft above mean high water.
- Eastern-facing views of sunrise over East Chop.
- Private right-of-way to Hatch Road eliminates traffic noise and enhances privacy.
- Right-of-first refusal to purchase the former guest house.
- Restrictions on the use of the former guest house and the pathway/beach easement.
- Location enables easy walk or bike ride to library, ferry terminal and downtown.
- Large neighboring estates with extensive property straddle The Mooring providing privacy.
- Town offers mooring space for waterfront property owner's watercraft.