

1-20-11

Hello Board of Selectman:

The Island of Martha's Vineyard is always going to need the DCRHA. The enclosed letter to the citizens of MV suggests a method of both building needed rental housing and creating a perpetual revenue source for our Housing Authority. Please give the concept your thought and consideration and discuss it with your constituents. The project creates positive cash flow from the beginning but imagine, once the mortgage is paid, the DCRHA would have a pair of new, efficient and low maintenance buildings as hard assets that would generate around \$25,000.00 per month to help fund the Authority. I like to think the Island, between CPA funds and private donations, could work together and retire the debt in five years. I may be dreaming?

Thank You for Your Time
Donald N. Muckerheide
508-693-4219

“A Housing Proposal for the Citizens of Martha’s Vineyard”

I am offering this proposal to present an available, doable and economically viable opportunity for the citizens of Martha’s Vineyard to acquire 24 two-bedroom affordable rental apartments while providing perpetual cash flow to support the work of our Regional Housing Authority.

The DCRHA is by far the most cost effective and necessary housing agency on the Island. The simple way to quantify that fact is to look at the number of dollars spent divided by the number of people who, because of the assistance of the DCRHA, can afford to stay on the Island. I am sure it is not necessary to explain why it is both economically and socially essential to stop the outbound migration of our year-round population, which has been occurring now for over 10 years.

As many people know I have a permit to build twelve two-bedroom condos in a 1800’s style Mansard building on my commercial property on Dukes County Ave. The second twelve apartments; would be located in a duplicate building at the site of the controversial, and now defunct, Bradley Square project site on Dukes County Ave. These properties present a rare opportunity to build a pair of large, by today’s Vineyard standards, “in town” apartment buildings. They are actually small compared to the Island’s architecture of the 1700’s and 1800’s. I can not think of any other Island properties that are suitable and properly zoned for this kind of housing project and both of these properties are available.

The total cost of these two projects is about 5.2 million. The net rental income, based on 75% AMI residents, from the 24 units will easily pay for a 3 million dollar mortgage. I propose that the balance of 2-2.4 million dollars would be raised from Island wide CPA funds over two years earmarked for the DCRHA to purchase each of these buildings as they are completed. Obviously the more the Island invests now the smaller the note and the greater the positive revenue stream to fund the DCRHA. To encourage citizens to donate I also propose an open ledger so every taxpayer can see exactly, check by check, what the project costs.

The people who donated to Bradley Square and the town of O.B. residents who approved CPA funds have a significant investment in the Bradley Square project and property. I believe the LAHF has the responsibility, as stewards of the money the public invested to create housing, to change course and support the creation of 24 units of new, efficient rental housing for Vineyard residents and not

abandon ship and lose the property to the bank. In this way the Island community will not suffer the loss of that investment. The Vultures are already circling to acquire the property for less than is owed. Who pays the deficit?

The proposed 12 two bedroom affordable rentals on the Bradley Square lot replaces the existing building with another period correct building. This plan allows for all on site parking, saves most of the old trees and creates a lot of green space around the building and around the perimeter of the property. The idea is for it to look like the building has been there for a hundred years.

Regarding the razing of the Bradley building, here again is a campaign of either ignorance or intentional mis-information. I helped the IAHF get rid of the remains of the furniture so they could return the storage container to save the fees and I also removed the old books and trash from the building after the MVM took what they wanted. I spent a lot of time in all of the rooms in the building. This building is not in any way economically viable as a rehabilitation project! Obviously anything can be done if we have money to burn. Contrary to what some people claimed, at a Historic Committee meeting, about massive beams and the incredible ruggedness of "one of the best built buildings in Oak Bluffs," all I can say is, there are no beams in that building. It is basic two by four construction, the floors bounce, in some rooms there are one-inch separations in the plaster between the roof and perpendicular walls, in other rooms there are gaps of over an inch between the baseboard and floor, nothing is level or square, the high ceilings combined with the old steep stairs make it impossible to bring the stairs up to code without completely changing the floor plan and I could go on. It would need to be completely gutted and, when done, the shell that would be left would be worth less than the extra cost of putting a foundation under an existing building. In other words it is "economically" infeasible. With respect to style, the New Bradley Memorial Church that Rev. Denniston moved to from Bradley Square was the old Noepe Theater, a large Mansard building about 300 feet away on Circuit Ave.

If we truly want to memorialize Susan Bradley's mission and the Rev. Denniston's mission and church, we should build the 24 apartments as a project in their memory. The Susan Bradley building and the Rev. Denniston building could be their last contribution to the citizens of Martha's Vineyard. I was very impressed, having read many of their letters, gone through hundreds of their books and read countless book inscriptions, that it is true that Susan Bradley and the Denniston's were highly educated, principled people who had a significant impact

on the lives of many of our ancestors. They were all eloquent writers and were, by profession and passion, religious people who served humanity as teachers, missionaries, ministers, philosophers, and a doctor. They were also frugal as a principle of life and would be appalled at the waste of money represented by saving this building for some impractical self-serving egos disguised as historical preservation. Historical preservation can be accomplished by building new, efficient and cost effective buildings that look like those from the 1800's and, by being frugal in the process, show respect for the values of these giving people.

Enclosed you will find some copies of artifacts of the history of these people and their efforts to make their world a better place. Please read the "Open Letter" to the Vineyard's citizens from Rev. Denniston, the inspiration for this letter, and notice the names and diversity of the people involved in donating to the New Bradley Memorial Church. The Bradley Memorial Church letterhead, the picture of the new church, the Neighborhood Convention program, etc. are all fascinating. Should not we measure up to their values, principals and integrity?

If you want to support this concept please contact IAHF, DCRHA, your local CPC board, selectman, or me for any questions. 508-693-4219

Thank You

Donald N.Muckerbeide

AN OPEN LETTER

Oak Bluffs, Mass., August 25th, 1923.

DEAR FRIEND:

Suppose on the Main Street of your city or home town, there was an undesirable building which stood on one of the most conspicuous corners of that city, and one of your fellow citizens purchased the property, remodelled the building and beautified that section of your own Main Street.

What would be your attitude toward such a citizen?

The people of the Oak Bluffs, Bradley Memorial Church, under the leadership of their pastor, The Rev. Oscar E. Denniston (who has served the Church and Community for more than twenty years) are making a faithful effort to secure a more suitable equipment for their place of worship, as the work now demands. The opportunity being presented to them through the co-operation of friends (including residents and summer residents).

They have purchased the building known as The Noepe Theatre, on Circuit Ave. A plan has been prepared by the American Baptist Home Mission Society of New York, for the repairs and remodelling of the building.

When this work has been given a chance for operation and completion, this building will be a great advantage over the structure as it now stands.

If the Community and Summer Visitors and the Island as a whole will co-operate and lend a hand, it is certain that the work will be made possible. Therefore your kindly attention is called to the support of this splendid effort.

The following persons are among those who have cheerfully subscribed to the building fund of the New Bradley Memorial Church and recommend the same to all who are interested in the town of Oak Bluffs and the Island in general.

Capt. John F. Anderson, Mr. and Mrs. C. A. Brown, Mr. L. W. Besse, Beatrice House (Hotel), Mrs. Louise Barnett, Mr. and Mrs. Herbert M. Chase, Mr. Alfred E. Cox, Mr. Brewen Corcoran, Mr. C. J. Darling, Mr. and Mrs. Durwood Diamond, Dr. H. T. Dean, Mrs. A. P. Day, Judge E. G. Eldrige, Chaplain Madison Edwards, Mrs. A. O. Evans, Mr. E. A. Fraiser, Rev. George Furness, Mr. H. Graham, Mr. H. N. Hinckley, Judge B. T. Hillman, Mr. and Mrs. Willis Hancock, Mr. James Healey (Mansion House), Mr. F. G. Huss, Mrs. Sarah Ivy, Rev. Dr. John Wesley Johnston, Miss Eliza Johnson, Mr. M. J. Keegan (Selectman), Mrs. E. F. Kimball, Mr. and Mrs. Frank Lawson, Mr. Thomas A. McGrath, Mr. John McGrath (Pawnee House), Mr. John W. McGrath, Mr. W. G. Manter, Metropolitan Hotel, Mrs. B. W. Norton, Mr. Charles Norton, Mrs. Clara Norton, Mr. J. Osborne, Capt. George Purdy, Mr. Walter H. Renear, Judge J. Ryan, Mr. Charles H. Robinson, Mr. and Mrs. F. Riddell, Mrs. Rebel, Mr. W. G. Smith, Mrs. Charles Smith, Mr. Clement Studley, Mr. Wattle Terry, Mrs. Tuttle, Mrs. Minnie L. Vincent (Wesley House), Mrs. J. Wilbur.

Please help the good work along.

THE BUILDING COMMITTEE.

Subscriptions may be sent to:

- REV. O. E. DENNISTON, Oak Bluffs, Mass., Box 524.
- MR. STEPHEN C. LUCE, JR., Vineyard Haven.
- MISS ELIZA JOHNSON, Oak Bluffs, Mass., (Chairman Finance Committee).
- MRS. MEDORA DENNISTON, Oak Bluffs.

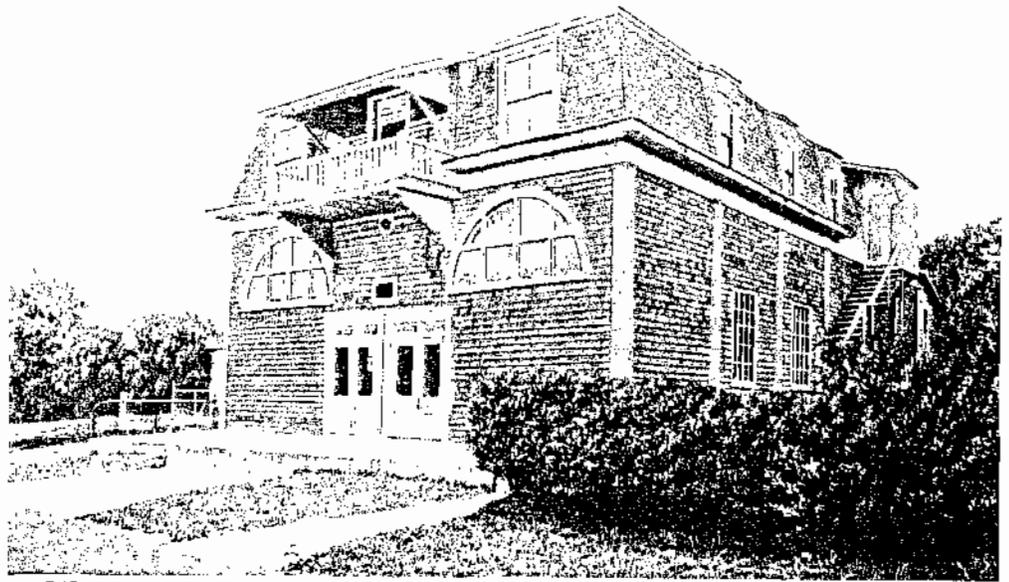
PLEDGE

I hereby pledge the sum of \$..... to the Building Fund of the BRADLEY MEMORIAL CHURCH.

Payable on, 192.....

Signature

Make all checks payable to Bradley Memorial Church



THE NEW BRADLEY MEMORIAL CHURCH OAK BLUFFS, MASS.

Bradley Memorial Baptist Church

Circuit Avenue, Oak Bluffs, Mass.

Rev. Oscar E. Denniston, Pastor

Dear friend:

You are most cordially invited to attend the Annual Roll Call of the Membership of the Bradley Memorial Baptist Church on Wednesday evening, June eighth, at eight o'clock.

The Massachusetts Baptist State Convention will be represented. Members who cannot be present will please report by letter to the church clerk.

Notice:—Roll Call Chicken Supper from 5.45 to 7.15 Wednesday evening, June 8, 1927.
Tickets on sale.

HIGHLANDS 2-3829

OFFICE HOURS
BY APPOINTMENT

BARON D. DENNISTON, M. D.

679 MASSACHUSETTS AVENUE
BOSTON 18, MASS.

	IO	IO	IO	IO	IO	IO	IO	
5	== Oakland Mission ==						5	
5	COTTAGE CITY, MASS.						5	
5	(Founded in 1890 by Mrs. S. C. Bradley. A work among the Colored people and Portuguese, and for the good of all.)						5	
5	Conducted by Rev. O. E. and Mrs. Denniston since 1901.						5	
5	The latter finished her work on July 2, 1905, and went home to her reward. The work is supported by the Lord through his people and it needs your help. "Giving is worshiping." (See Rev. 22.12.)						5	
5	Name						5	
5	Address						5	
5	25	25	25	25	25	25	5	

Telephone: V. H. 119-2

Post Office Box 504

Bradley Memorial Church

"The Church of The Cordial Welcome"

Rev. Oscar E. Denniston, Pastor

Oak Bluffs, Mass.,

Officers
Board of Deacons & Deaconesses

- Durwood D. Diamond,
- Roscoe O. Heathman,
- Mrs. Sarah Wentworth,
- Mrs. Sadie Jennings,
- Miss Eliza Johnson,
- Mrs. Elizabeth Scott.

Church Clerk

Mrs. Medora A. Denniston

Treasurers

- Rev. Oscar E. Denniston,
- Mrs. Gladys Heathman,
- Miss Olive N. L. Denniston,
- Henry Coleman,
- Mrs. Medora A. Denniston.

Trustees

- (1) Rev. Oscar E. Denniston,
- (2) George W. Brothers,
- (3) Durwood D. Diamond,
- (4) Roscoe O. Heathman,
- (5) W. Henry Coleman,

Sunday School Supt.

Mrs. M. A. Denniston

Christian Endeavor Society

- Pres. D. D. Diamond,
- Vice-Pres. R. O. Heathman,
- Sec'y. Francis Walker,
- Sec'y. Amy J. Denniston,
- Sec'y. W. Henry Coleman.

Pastor's Relief Club
(Missionary Club)

- Pres. Mrs. Sadie Jennings,
- Sec'y. Mrs. E. Scott,
- Sec'y. Mrs. L. Diamond,

Missionary Committee Chairman

- Mrs. Sarah Wentworth
- Mrs. Medora A. Denniston
- Mrs. Elizabeth Diamond
- Mrs. Elizabeth Scott

Working Together

"Not slothful in business; fervent in spirit; serving the Lord;"

Romans 12:11

Musical Committee

- 1 Miss. Olive Denniston
(Chairman)
- 2 Mrs. Sarah Wentworth
- 3 Mrs. Medora Denniston
- 4 Mrs. D.D. Diamond

General Social Committee

For the Church - 1 Mrs. Medora Denniston

2 Mrs. Sadie Jennings

with members of our Cabinet Committee

For the Sunday School with the Superintendent

Mrs. E. Diamond

Mrs. Mary Walker.

For C.E. Society: with the President

Mr. Henry Coleman

Mrs. M. A. Denniston

For P. R. Club. With the President

Mrs. E. Diamond

Mrs. M. A. Denniston

Mr. Eliza Scott

**THE MARTHA'S VINEYARD
NEIGHBORHOOD CONVENTION.**

Schedule of Sessions:

January,	Oak Bluffs
February,	Edgartown
March,	Vineyard Haven
April,	Oak Bluffs
May,	West Tisbury
June,	Gay Head
October,	Lambert's Cove or North Tisbury
November,	Chilmark
December,	Vineyard Haven

George C. Gifford,

Secretary,

West Tisbury, Mass.

MARTHA'S VINEYARD

THE

Neighborhood Convention

Monthly Session, First Congregational Church,

WEST TISBURY, MASS.

Rev. G. R. Lewis, Pastor,

Tuesday, May 9th, 1916, 10.30 a. m.

Please notify, and urge your people to attend.

ALL ARE WELCOME



Program

- 10 30 Devotional Service, - - - Rev. C. R. Lewis
West Tisbury.
- 10 45 Election of Moderator and Business.
- 11 00 "Religion and Social Service," - - - Rev. W. F. Geisler
Oak Bluffs.
- 11 20 Discussion.
- 12 00 Recess for Lunch.
- 1 20 Praise Service.
- 1 30 Scripture Reading and Prayer.
- 1 45 Business and Collection.
- 2 00 "Religion and Citizenship," - - - Rev. G. A. Grant
(With special reference to War.) Edgartown.
- 2 20 Discussion.
- 2 45 Music.
- 3 00 Question Box, - - - Conducted by Rev. G. E. Edgett
Vineyard Haven.
- 3 25 Music.
- 3 35 Experience Service, - - - Rev. A. F. Leigh
Chilmark.
- Adjournment.

BARBER-SCOTIA JUNIOR COLLEGE

CONCORD, NORTH CAROLINA

OFFICE OF THE DEAN

June 20, 1940

Under Direction of
The Board of National Missions
Presbyterian Church in the U. S. A.

Memorandum to **Miss Olive Denniston;**

I take this method of informing you that you have been reappointed to the faculty of Barber-Scotia Junior College for the academic year, 1940-1941, to serve as **teacher of English, Bible, education and psychology.**

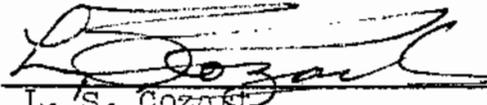
In addition to the duties described above, you will be expected to assume responsibility for such extra-classroom activities as you may be able to perform, and to labor at all times to promote the best interests of the school and community. Your undivided loyalty will be expected in all matters of administrative policy, and with respect to enactments by the Board of National Missions.

Your cash salary for the academic year of nine months will be **Twelve hundred dollars (\$1200.00).**

In addition thereto your board and room will be furnished free of charge, making your total salary (cash plus board and room) \$ **1525.00.**

In the event that the institution deems it wise not to reemploy a teacher at the end of the school year, a minimum of 90 days notice will be given before the beginning of the next school year. This should be a reciprocal policy with respect to resignations.

Your salary will begin Monday, September 16, and your first duty will be attendance upon faculty meeting Monday evening, September 16 at 7 o'clock. All teachers should plan to arrive at least six hours before this meeting.

Signed: 

L. S. Cozart
Administrative Executive and Dean
of Instruction

I accept the position as indicated above and promise faithfully to perform the work of my office.

Signed: _____

Site Plan
4/21/09

DUKES COUNTY AVENUE

MASONIC AVENUE

ALL SITE PLAN / CONTEXT
INFORMATION TAKEN FROM
PLAN DATED 10-25-07 BY
SOURATT ENGINEERING GROUP

96 Dukes County Rd.
Map 11 Parcel 193

MASTER PLAN
20 ON-SITE PARKING SPOTS
3 ON-STREET PARKING SPOTS & 1 ON-STREET ACCESS. PARKING SPOT



RECEIVED
APR 1 2009
O.B. BUILDING DEPT

Bradley Square

MASONIC AVE & DUKES COUNTY AVE
OAK BLUFFS, VA

hutter architects

Vineyard Housing Opportunity

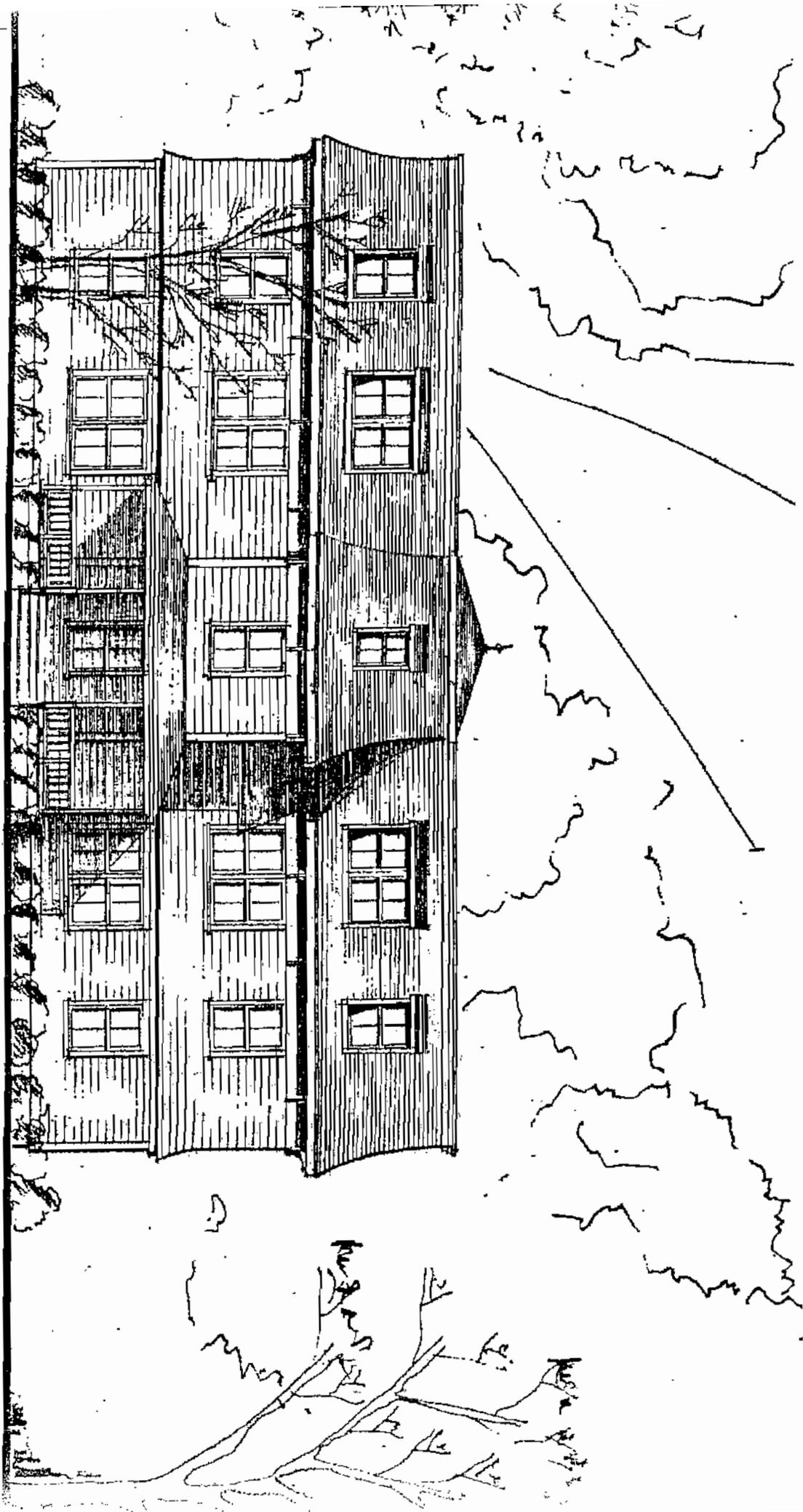
With a style reminiscent of Cottage City's hotels from the late 1800's this super insulated, high quality, low maintenance building houses 12- 28' x 28' one and two bedroom condos designed to provide comfortable, efficient, cost effective housing to residents of Martha's Vineyard. Residential use is supported by restrictions on weekly rentals.

The building is designed with no common walls or floor-ceilings for privacy and quiet. The first floor units are handicapped modifiable and all units have laundry, private on-site parking and storage in the cellar.

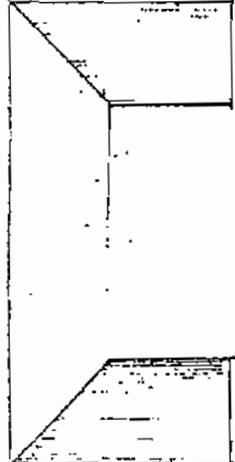
The condos will be pre-sold so each owner can customize the interior finish details. The basic model will start at \$325,000.00. Top floor units \$350,000.00.

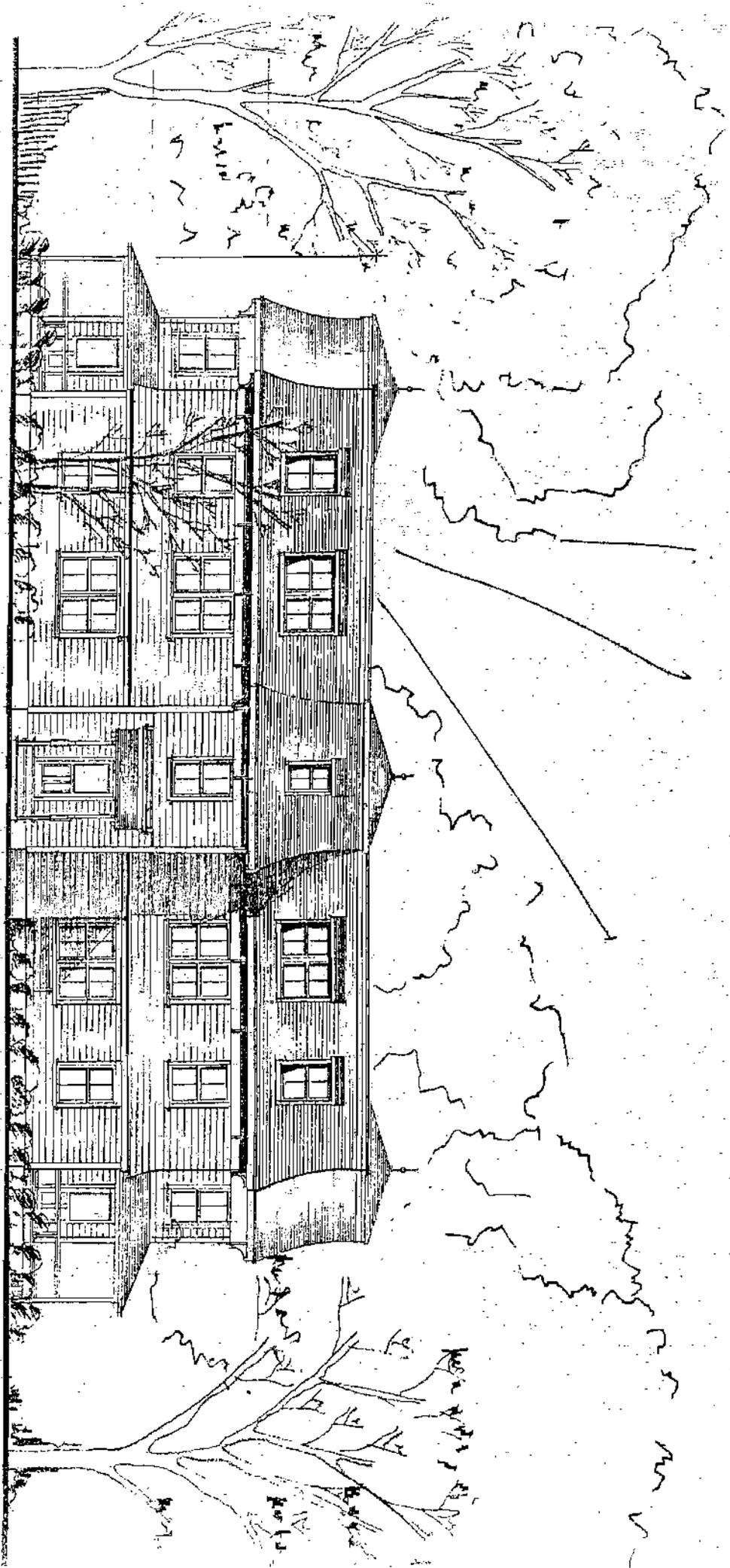
For info contact Don @ jostnick@gmail.com or 508-693-4219.



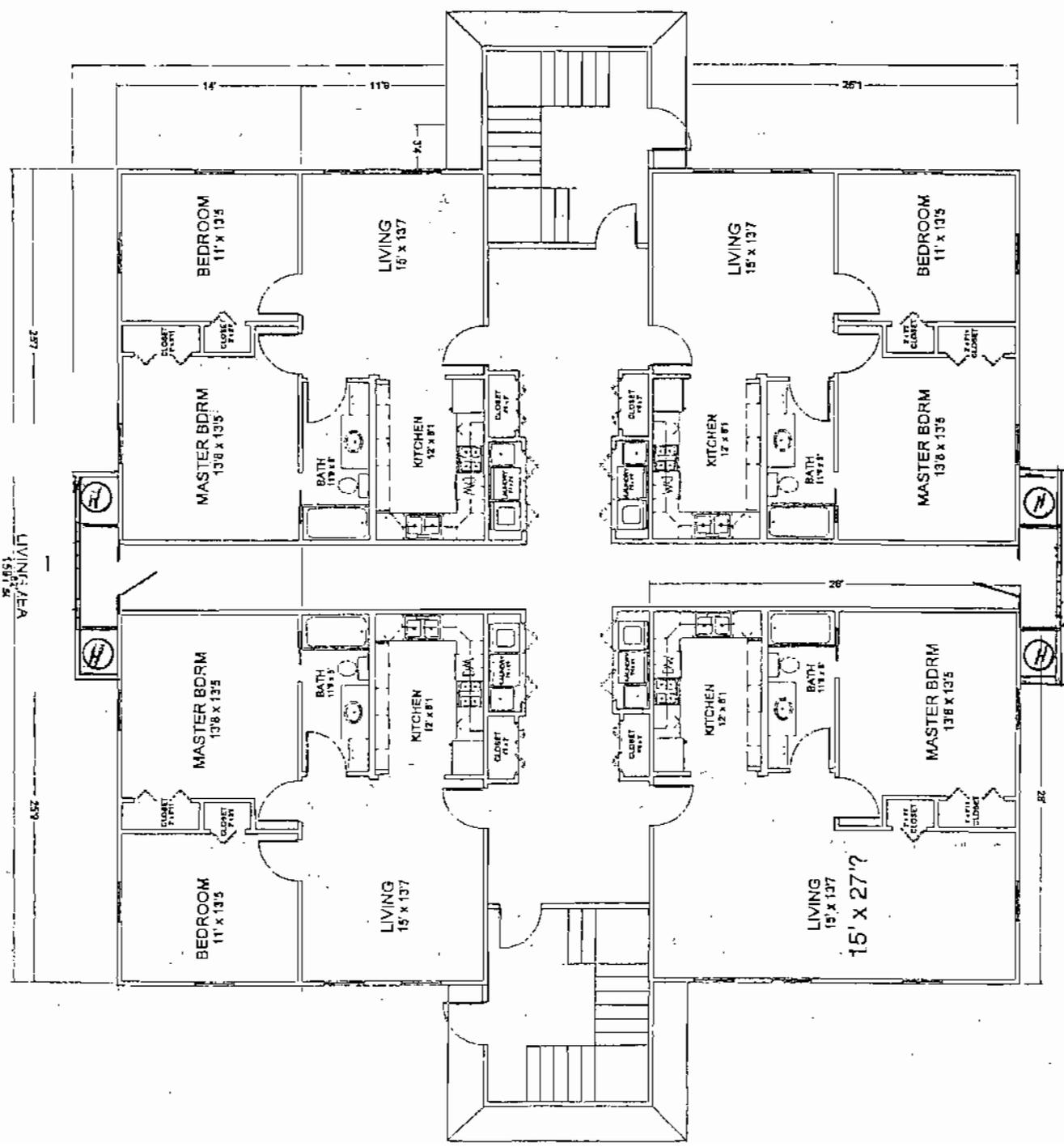


DUKES COUNTY SIDE ELEVATION OPTION 2
SCALE: 1/8" = 1'-0"





○ SIDE ELEVATION (NORTH SIDE)
DATE: 10/1/08



LIVING AREA
1587 sq

257

257

BEDROOM
11 x 135

LIVING
15' x 137

MASTER BDRM
138 x 135

BATH
10' x 71

KITCHEN
12 x 81

LIVING
15' x 137

BEDROOM
11 x 135

MASTER BDRM
138 x 135

KITCHEN
12 x 81

BATH
10' x 71

MASTER BDRM
138 x 135

BATH
10' x 71

KITCHEN
12 x 81

BEDROOM
11 x 135

LIVING
15' x 137

LIVING
15' x 137

15' x 27'

MASTER BDRM
138 x 135

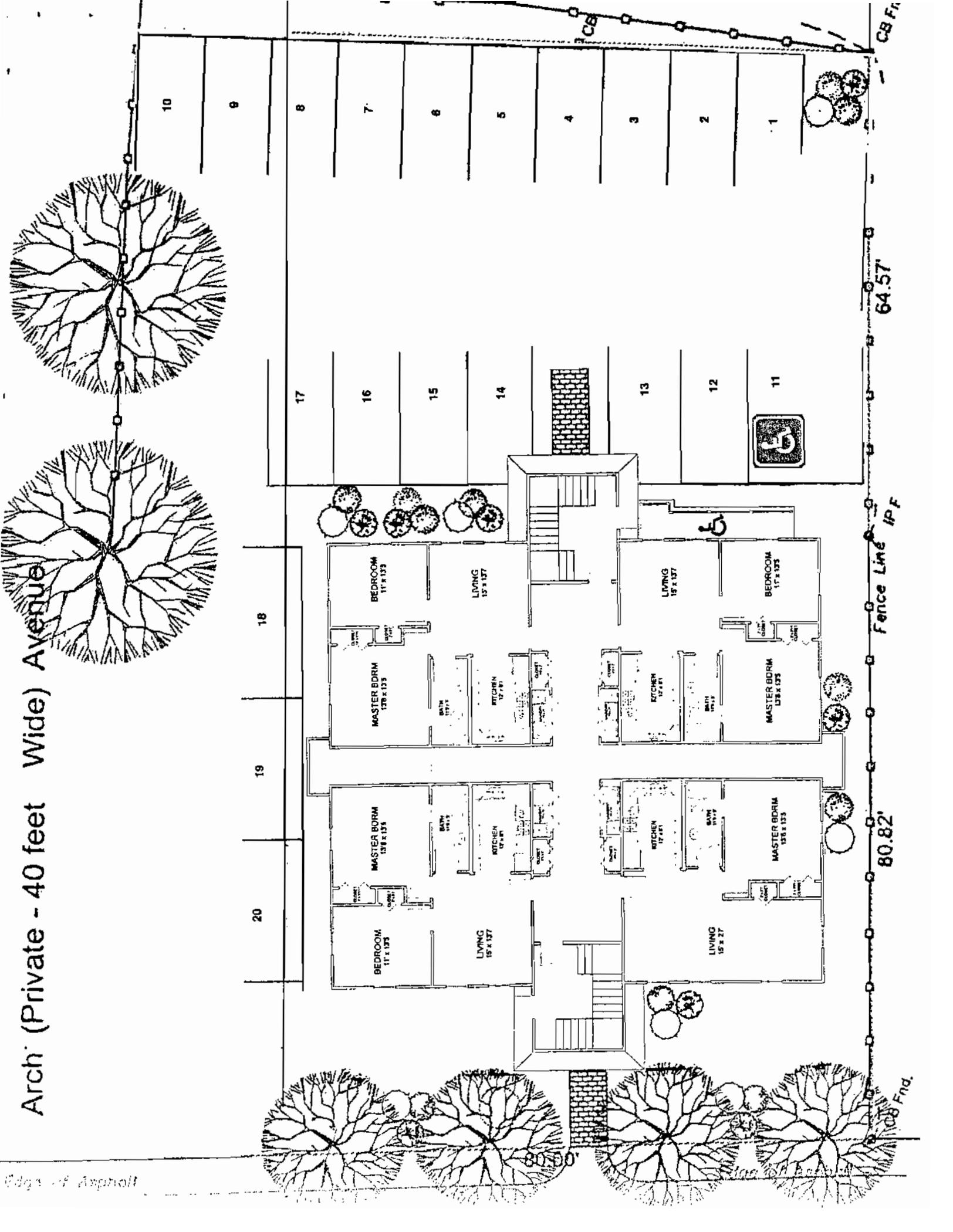
BATH
10' x 71

KITCHEN
12 x 81

82

Arch (Private - 40 feet Wide) Avenue

Edg of Asphalt



64.57'

80.82'

Fence Line IP F

CB Frnd

CB Fr

