

July 1, 2020

Dear Members of the Martha's Vineyard Commission,

We are submitting this letter in opposition to the proposal for the expansion and conversion of the existing residence at #124 Upper Main Street, which is proposed to be used after redevelopment as an annex to the Hob Knob Inn, in connection with the proposed expansion of the Inn itself at #128 Upper Main Street.

A review of the development drawings makes it clear that the proposed Project would greatly and adversely impact the streetscapes of both Main Street and Tilton Way. The Historic District Commission guidelines mandate that any additions or modifications to historic properties should result in minimal changes to the neighborhood's character. One of the MVC's primary purposes is to ensure that proposed new construction is compatible with the existing area, including minimizing any negative impact on abutters and the area in general. We believe that the surrounding area, and particularly the abutters, would be materially adversely affected by this proposed Project. Not only would the new buildings seemingly double the mass of structures visible from the two streets, significant landscape changes are also envisioned, with planned removal of substantial vegetative screening to accommodate many additional proposed parking spaces, which will also be highly visible and negatively impact street views from Main Street and Tilton Way. The proposed additional parking along Tilton Way would transform a very small, attractive, lane into an active parking lot, spoiling the pretty view and having an outsized negative impact on traffic in and out of Tilton Way and along Main Street, particularly in summer months.

The proposed changes to the residence at #124 include massive, visible modifications to the historic façade not in keeping with the rest of the neighborhood or with the site's original architecture. This traditional, quiet, mostly residential corner of Main Street and Tilton Way would be overwhelmed by a massive increase in noise and traffic which would unquestionably result from doubling the Inn's size on a tight corner.

In sum, we object both to the conversion of use from a residence to a hotel, and also to the scale and look of the proposed redesign at #124 Upper Main Street, all in contravention of the Commission's standards for appropriate change for properties located in Edgartown's Historic District. Many of our neighbors also oppose the Project, and we concur with many of the comments already submitted to the Commission, especially the comments made by abutter Jane Chittick.

Sincerely,

James and Carol Wolff

119 Upper Main Street