

William E. Fruhan, Jr
136 Upper Main Street
Edgartown, MA 02539

July 1, 2020

Transmitted via e-mail to
morrison@mvcommission.org

Re: Application for Hob Knob Hotel Expansion

Members of the Martha's Vineyard Commission
The Stone Building
33 New York Avenue
Oak Bluffs, MA

Dear Members,

I own 136-140 Upper Main Street that includes a house and guest apartment on a combined area of 24,664 square feet. The property directly abuts the Hob Knob Inn. I wish to object to several of the elements contained in the project proposed above.

Parking

The 124 Main Street portion of the combined properties currently has 4 parking spaces. The proposal would add 14 new spaces bringing the total parking spaces on the lot to 18. Added to the 3 newly configured spaces at Hob Knob, this brings the owner's (VIC, LLC) total parking spaces to 21 spaces – more than many hotels in town. The site plan at page 7 shows 6 of the 14 new parking spaces with the hind-ends of the cars actually protruding out onto Tilton Way. Please focus on page 7 (or 17) of the architect's drawings. The 3 spaces directly across the street at the Hob Knob are similarly configured. If the proposed plan is approved Tilton Way will look like one of the lanes in the parking lot at the Edgartown Stop & Shop. It is hard to imagine something less discrete than this in terms of damage to both the street view and the historic character of Tilton Way.

Scale of Buildings

The scale of the building on the proposed site simply overwhelms the lot size.

Number of Guest Rooms

The hotel currently has 17 guest rooms with 2 to be added in these plans. The proposed Annex will add 16 new rooms (recently corrected from 15 rooms). Twelve rooms will be for guests and 4 will be for employees. That makes a total of 35 rooms. This proposal is not for an "annex" or a modest addition. It more than doubles the size of the Hob Knob Hotel. This would not only destroy our Historic District, but also destroy our residential neighborhood in Upper Main Street and its off-shoot streets such as Tilton Way.

Plea

I request that you do not approve this project for the reasons stated above. Thank you for your consideration.

Sincerely,
William E. Fruhan, Jr