



**NARRATIVE TO ACCOMPANY APPLICATION OF VIC MV HOTEL, LLC  
d/b/a HOB KNOB INN TO THE MARTHA'S VINEYARD COMMISSION**

**Background and History**

The Hob Knob Inn is a 17 room luxury boutique hotel and spa located at 128 Upper Main Street, Edgartown, MA. The Hob Knob Inn was originally built in the late 1800s as a private home, the Fuller House offered lodging for visitors starting in the early 1920. In 1983 it became the Governor Bradford Inn and in 1996, the Hob Knob Inn.

**Proposed plan**

The Hob Knob Inn is seeking to two sets of permits. One for a changes on its existing site at 128 Upper Main Street and one for the alteration of the abutting property at 124 Upper Main Street to allow for additional rooms. The two properties are being presented as one application as the properties will share amenities and parking. The two properties would be operated as one inn.

**128 Upper Main Street**

The Hob Knob Inn is located at 128 Upper Main Street (shown as Edgartown Assessor Map 20C, Lot 179) in the R-5 Zoning District of the Town of Edgartown Zoning Bylaws. It is a 13,680 s/f lot. The present use on the property is a 17 room inn with a spa in the basement consisting of a small, narrow fitness area (274 s/f) and three (3) treatment rooms.

The applicant proposes to construct 435 s/f addition to the basement and an 870 s/f addition to the first and second floors of the existing building (435 s/f footprint) to allow for an increase of three (3) rooms and to enlarge the existing spa by creating a larger fitness area and creating four (4) additional treatment rooms. Upon completion of the project the existing inn at 128 Upper Main Street would consist of 20 guest rooms with a spa in the basement consisting of a 364 s/f fitness area and seven (7) treatment rooms. All new construction will be energy efficient and in compliance with the Martha's Vineyard Commission's Energy and Environmental Building DRI policy.

The exterior of the property presently consists of a small drop off area along the Tilton Way entrance to the property and a parking area in the rear of the property for twelve (12) cars. The applicant proposes to expand the drop off area on Tilton Way to include a drop off area and parking for three (3) cars. The rear parking area would be eliminated and a pool would be installed at the rear of the property. The remaining parking would be located on 124 Upper Main Street.

A detailed analysis of the square footage, rooms and parking for 128 Upper Main Street follows:

LOT 128 - EXISTING SF ANALYSIS		
EXISTING HOTEL		
DESCRIPTION	GROSS AREA	LIVING AREA
BASEMENT	3,970	1,765
FIRST FLOOR	4,760	3,815
SECOND FLOOR	3,240	3,070
THIRD FLOOR	1,340	1,200
<b>TOTAL</b>	<b>13,310</b>	<b>9,800</b>

LOT 128 - PROPOSED SF ANALYSIS		
PROPOSED HOTEL		
DESCRIPTION	GROSS AREA	LIVING AREA
BASEMENT	4,432	1,868
FIRST FLOOR	5,605	4,250
SECOND FLOOR	3,900	3,645
THIRD FLOOR	1,340	1,200
<b>TOTAL</b>	<b>15,277</b>	<b>10,963</b>

LOT 128 - SF SUMMARY		
TOTAL EXISTING	13,310	9,800
TOTAL PROPOSED	15,277	10,963
<b>DIFFERENCE</b>	<b>1,967</b>	<b>1,163</b>

ROOM COUNT		
128 MAIN STREET		
DESCRIPTION	EXISTING	PROPOSED
BASEMENT	-	-
FIRST FLOOR	6	7
SECOND FLOOR	8	10
THIRD FLOOR	3	3
<b>TOTAL ROOMS</b>	<b>17</b>	<b>20</b>

HOTEL ROOMS	
128 MAIN STREET	
DESCRIPTION	ROOM COUNT
EXISTING ROOMS	17
PROPOSED ROOMS	20

PARKING SPACES	
128 MAIN STREET	
DESCRIPTION	SPACES
EXISTING PARKING SPACES	12
PROPOSED PARKING SPACES	(INCLUDING ANNEX 25)

### 124 Upper Main Street

124 Upper Main Street is a 15,966 s/f parcel presently improved with three (3) structures consisting of a five (5) bedroom single family residence, a carriage house with a garage on the first floor and a one (1) bedroom apartment on the second floor and an office building consisting of a law office on the first floor and a one (1) bedroom apartment on the second floor.

The applicant proposes to remove the existing office building, construct a 2,235 s/f (1,530 s/f footprint) addition to the main house and to renovate the existing carriage house. The completed project will alter the property from a seven (7) bedroom residential property to a fifteen (15) room inn. The net increase in square footage for the property is 485 s/f. The property will also have garden level housing for

employees consisting of four (4) rooms with private baths housing up to eight (8) employees. The housing will only be for employees of the inn operator and there will be a maximum of two (2) employees per room. All new construction will be energy efficient and in compliance with the Martha's Vineyard Commission's Energy and Environmental Building DRI policy.

The exterior of the property presently consists of two driveways and parking areas along the Tilton Way entrance to the property. The applicant proposes to create parking for six (6) cars along Tilton Way and twelve (12) cars in the rear of the property. This would bring the total parking for 124 Upper Main Street and 124 Upper Main Street to 21 spaces. In order to ensure there is sufficient parking the operator of the inn shall inform guests that they are required to make a reservation for a parking space and shall continue their practice of informing guests at the time of their reservation that a car is not required due to the many public and private transportation options on the island. There will be bike racks at both properties.

A detailed analysis of the square footage, rooms and parking for 124 Upper Main Street follows:

LOT 124 - EXISTING SF ANALYSIS		
MAIN HOUSE		
DESCRIPTION	GROSS AREA	LIVING AREA
FIRST FLOOR	1,860	1,745
SECOND FLOOR	790	730
<b>TOTALS</b>	<b>2,650</b>	<b>2,475</b>
CARRIAGE HOUSE		
DESCRIPTION	GROSS AREA	LIVING AREA
FIRST FLOOR	590	520
SECOND FLOOR	590	450
<b>TOTALS</b>	<b>1,180</b>	<b>970</b>
OFFICE BUILDING		
DESCRIPTION	GROSS AREA	LIVING AREA
FIRST FLOOR	940	870
SECOND FLOOR	830	765
<b>TOTALS</b>	<b>1,770</b>	<b>1,635</b>

LOT 124 - PROPOSED SF ANALYSIS		
MAIN HOUSE		
DESCRIPTION	GROSS AREA	LIVING AREA
FIRST FLOOR	3,390	3,290
SECOND FLOOR	1,495	1,395
<b>TOTALS</b>	<b>4,885</b>	<b>4,685</b>
CARRIAGE HOUSE		
DESCRIPTION	GROSS AREA	LIVING AREA
FIRST FLOOR	650	520
SECOND FLOOR	550	450
<b>TOTALS</b>	<b>1,200</b>	<b>970</b>

LOT 124 - SF SUMMARY		
TOTAL EXISTING	5,600	5,080
TOTAL PROPOSED	6,085	5,655
<b>DIFFERENCE</b>	<b>485</b>	<b>575</b>

ROOM COUNT		
MAIN HOUSE - 124 MAIN STREET		
DESCRIPTION	EXISTING	PROPOSED
FIRST FLOOR	2	8
SECOND FLOOR	3	4
<b>TOTAL ROOMS</b>	<b>5</b>	<b>12</b>
CARRIAGE HOUSE - 124 MAIN STREET		
DESCRIPTION	EXISTING	PROPOSED
FIRST FLOOR	-	2
SECOND FLOOR	1	1
<b>TOTAL ROOMS</b>	<b>1</b>	<b>3</b>
OFFICE BUILDING - 124 MAIN STREET		
DESCRIPTION	EXISTING	PROPOSED
FIRST FLOOR	-	-
SECOND FLOOR	1	-
<b>TOTAL ROOMS</b>	<b>1</b>	<b>-</b>
<b>GRAND TOTAL ROOMS</b>	<b>7</b>	<b>15</b>

HOTEL ROOMS	
124 MAIN STREET	
DESCRIPTION	ROOM COUNT
EXISTING ROOMS	7
PROPOSED ROOMS	15

PARKING SPACES	
124 MAIN STREET	
DESCRIPTION	GROSS AREA
EXISTING PARKING SPACES	4
PROPOSED PARKING SPACES	18

**Water and wastewater:**

Both properties are served by town water. 128 Upper Main Street is presently connected to the town wastewater system and 124 Upper Main Street has a wastewater line run to the property that will allow for it to be connected to the town wastewater system.

**Neighborhood:**

The two properties are located in an area that contains numerous business and municipal uses. The Dukes County Jail, Depot Market, Atria Restaurant, the Ashley Inn, the Richard Hotel and the Daniel Fisher House are all located within 500' of the properties. An annotated Assessor Map is attached to show the location of the properties and surrounding uses.

**Required Municipal Approvals:**

The proposed alterations to 128 Upper Main Street will require approval of the Edgartown Historic District Commission and an amendment to a 1997 Special Permit issued by the Edgartown Zoning Board of Appeals pursuant to Section 2.3 of the Town of Edgartown Zoning Bylaws.

The proposed alterations and change of use at 124 Upper Main Street will require the approval of the Edgartown Historic District Commission and Special Permit from the Edgartown Zoning Board of Appeals pursuant to Section 2.3 of the Town of Edgartown Zoning Bylaws.

PATRICK AHEARN

ARCHITECT

**MVC Policy for DRI Review**  
**Energy and Environmental Building**

A. Qualitative Sections of the Policy

3.1 Energy – Minimize Energy Consumption thru Planning and Design

3.1.1 Locations:

The project is located in the Town Center of Edgartown, within walking distance to public transit, the Edgartown school and bike paths. In addition, bicycles are provided free of charge at the Hotel. Furthermore, The Hotel guests upon booking a stay are reminded that a car is not necessary due to the many public and private transportation options on the Island.

3.1.2 Land Uses:

Incorporates mixed land uses to minimize auto use and encourage walking. The Inn project includes employee housing on site for 8 employees and is located in the Town Center – a walkable historic village.

3.1.3 Transportation:

Encourage use of public transit, bicycles and walking as well as fuel-efficient vehicles. The Inn includes the use of bicycles for free with a reservation, is located 2 blocks from the MVTA Bus Terminal on Church Street. And also, has use of an electric mini moke for guests of the Inn. In addition to providing on site employees housing, employees also receive free bus passes.

3.2 Energy – Consider energy in site layout and landscaping

3.2.1 Site Design:

Incorporate or provide for renewable energy generation consideration includes no fossil fuels For HVAC, will be all electric heat pumps. Energy generation will be shared among all properties of the Hob Knob Inn. The buildings are all clustered together to facilitate use of renewable energy sources.

3.2.2 Building Location and Orientation:

Locate and orient the buildings to maximize solar gain for heating, day light and generating electricity. Many of the buildings primary guestrooms face south to allow maximum winter heat gain. As do many of the south facing windows, south facing roofs to the extent that the historic considerations allow.

3.2.3 Landscaping:

Make landscaping choices with energy concerns in mind. We are maintaining the existing perimeter shade trees to provide shade and natural cooling in the summer and maximum sun penetration in the winter. We minimize watering and mowing by limiting managed turf areas and by using root zone and drip irrigation.

# PATRICK AHEARN

ARCHITECT

## 3.3 Energy – Design Buildings to reduce use of fossil fuel-based energy

### 3.3.1 Building Efficiency:

The following techniques are incorporated with this project. They include light colored roofs, air tight building techniques and increased levels of insulation, all high efficient electric HVAC systems, high value windows and doors, components that allow individual effective zoning of heating and cooling, high efficiency water heating, high efficiency lighting indoor and out with timers and motion detectors, water efficient equipment.

### 3.3.2 Renewable Energy:

Design and construct all buildings to provide for the incorporation now or in the future of renewable energy. Please note that the project is in the Historic District of Edgartown and one of the structures to be restored is over 100 years old. Therefore, solar panels are not appropriate. The pool will be heated with electric water heaters.

### 3.3.3 Offsite Mitigation:

Not required.

## 3.4 Environmental Building – Use Environmentally Sound Building Practices

### 3.4.1 Sustainable Sites:

Project should, where possible, be located on sustainable sites and be laid out in a sustainable way. The project is located in the Historic District on Main Street in Edgartown Village a dense urban / village environment on lots with a minimum lot size of 10,000 Square feet. The project lot is an oversize lot of 13,680 square feet that is already developed with three structures. All within less than a block, or ½ mile from a grocery store, school, restaurant, a pharmacy, a post office, all surrounded by high density residential / commercial uses.

### 3.4.2 Materials and Resources:

Reduce the waste of materials and use environmentally sound materials, both in the project construction and ongoing use. The project maximizes the use of two existing buildings on the property within the Historic District. The construction / renovation will include regional materials, certified wood and incorporate materials that are durable, nontoxic and are approved by the Historic District Commission.

### 3.4.3 Indoor Environmental Quality:

Enhance indoor air quality in buildings, thus contributing to the comfort and well being of the occupants. Ensure that the interior spaces are well ventilated by the use of operable windows, design and construct for moisture, mold and mildew prevention utilizing air barriers, drainage sealed basements. Reduce the quality of indoor air containments from adhesives, sealants, paints, coatings, carpentry, composite wood products included is LED high level energy efficient lighting system control and of thermal comfort control by individual guests / occupants or groups. The design also maximizes the guest's views to outdoor spaces, landscaped courtyards and daylight.