

# Revised Hob Knob Expansion Hearing: November 5, 2020

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Wed 11/4/2020 3:49 PM

To: Lucy Morrison <morrison@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>;

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I am opposed to the new Hob Knob expansion plans covering 128 and 124 Main Street, both properties being in a Residential zone and also in the Historic District. It appears the new plans for the Inn at 128 Main has added 3 new bedrooms and 1 Sitting Room with a sleep couch, all together able to accommodate 8 new guests. The building at 124 Main Street has 16 guest bedrooms (accommodating 32 guests) plus 3 "Sitting Rooms/Dens" each with sleep couches, sleeping another 6 guests, for a total of 38 guests. Together the two properties can accommodate **80 guests plus 8 employees**. As a comparison, **the Harbor View Hotel - the grand Victorian main building - has 47 rooms and can accommodate 94 guests ... just 6 people more (guests and employees) than the proposed Hob Knob expansion**. Hob Knob is no longer an "Inn expansion" but instead a large **Destination Vacation Resort with Pool and Spa**.

Merely shuffling the total number of parking spaces between the two Main Street properties in the new plan does not mitigate the serious traffic problems on tiny Tilton Way (a "way" is defined in the dictionary as a **side street**). Tilton Way may now only be a "side street", but it would now become a major street. Further, the present Tilton Way is a passthrough between two busy streets used by commercial vehicles, which is already problematic. Adding 20 cars parking there - and going in and out multiple times per day - is creating a **dangerous and over-traveled main road ... not a "side street"**

I firmly believe - although it has not been presented yet - that the history of Hob Knob Inn applying five times before for a **FULL LIQUOR and RESTAURANT license** (their last request was withdrawn in June) - is a plan already in the works if the expansion gains approval. If you look at the new Inn plan for 128 Main, about 1/3 of their entire first-floor area is for dining: a kitchen, 2 dining rooms and **new plans for a wide covered porch outside the dining areas**. An "Inn" serving croissants and coffee in the morning doesn't need that amount of "dining" space. Just look across the street at 137 Main Street, Atria Restaurant, where there is a similar covered porch for dining. I believe the reason for this covered porch (adjacent to the existing kitchen and two dining rooms) is for the same reason - indoor and enclosed porch for full dining and liquor. **After all, any Vacation Resort and Spa needs a full bar and restaurant.**

We are in the Historic District - an area that is to specifically protect its "*entire* surroundings" and to "prevent developments that are incongruous with the historic aspects or the architectural characteristics of the surroundings and of the historic district". We are a residentially zoned neighborhood - we are **not** a business one. We are a cohesive neighborhood where we know each other and interact with one another, both long-term year-round residents and long-term seasonal residents. We are not a transient area.

VIC Partners who own the Hob Knob are based in California and are comprised of **a myriad of investors** from all over the country and beyond. They have no ties to the community (you cannot count the Hob Knob Manager as a serious investor - she was given a mere token of an ownership-share to be able to claim that "owners live in the island community and are 'here to stay'". Once plans are secured, and after a couple of years in operation showing a profit, it is more than likely that the resort will be sold or .... even better ..... turned into a **Vacation Time Share Resort**.

On a Preservation note, First, I would like Patrick Ahearn to explain why he believes , contrary to all established and published architectural guidelines, that the three Main Street dormers are appropriate for a classic Greek Revival home? Second, the actual photograph accurately shows a roof with a pronounced slope leaning far back away from Main Street, However, Ahearn's drawings show the roof as standing straight upright and not leaning back, making the roof look taller than it is. The drawings make the dormers *appear* as if they would rise no more than 1/2 the roof's height. But, I disagree and I maintain that the drawing is an *optical illusion* and that in reality, the dormers would stand upright dominating and overpowering the roof line. In any event, it is a travesty to put dormers on a Greek Revival home facing the public street as my earlier testimony details.

Let's let VIC Partners go find another Vineyard spot that is not wrecking a residential and historic neighborhood. There's a lot of land in Katama and elsewhere that aren't in our 17th century historic village.

Jane Chittick

# Misrepresentation of existing 124 Main roof and proposed dormers

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Wed 11/4/2020 7:29 PM

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art@eammt.com <art@eammt.com>;

Please attach this to my earlier email this evening as an illustration of my former concerns

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It's my belief that Patrick Ahearn has drawn the roof as if it were standing upright, not inclined backwards as the photo shows here: In this way, it looks as if the dormers are only coming about halfway up the roof. Not only are dormers inappropriate on Greek Revival homes on principal streets, but I believe these dormers would actually stand up taller than the top of the roof.

