

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 S Water St -Proposal to HDC**

1 message

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**dzvara1@gmail.com** <dzvara1@gmail.com>

Tue, Apr 25, 2023 at 8:40 PM

To: cmb4125@yahoo.com, HDC@edgartown-ma.us

Cc: Lucy Dahl <untameablelucy@gmail.com>, jsbrittainjr@gmail.com, Denise Slaughter <dslaughter3@gmail.com>

Hello,

It has been brought to our attention that the subject proposal was presented to HDC on April 20, 2023. As close neighbors and owners on S Water St we never received notice of the proposal for 81 S Water St.

We strongly object to the proposal as it will obstruct a view of the harbor enjoyed by all who pass by and compromise the historical integrity of this locale.

Respectfully,  
Diane Zvara  
Denise Slaughter  
71 S Water

Sent from my iPhone

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Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Jervis house**

1 message

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**Grace Romanowsky** <graceromanowsky@gmail.com>

Wed, Apr 26, 2023 at 2:09 PM

To: cmb4125@yahoo.com, "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Hello,

I am writing in regard to the plans submitted to build the Jervis house out to the very edge of the property line, obscuring the views of the harbor from the street. As one of the last remaining overlooks of the harbor on South Water Street I strongly feel this view should be preserved for the sake of both the public and the neighboring homeowners. Having grown up on South Water Street and seen the picturesque water views shrink as the mansions grow and grow, I am adamantly opposed to losing the very few overlooks we have left. People come to Edgartown to take in our gorgeous waterfront, not to see what big homes we have. As a year round resident and business owner in town my hope is that these plans will not be approved and that this iconic view may continue to be enjoyed by all who stroll by.

Thank you for your time and consideration.

Respectfully,

Grace Romanowsky

April 26th, 2023

Reference: 81 South Water Street

To whom it may concern,

My name is Chloe Dahl and my mother, Lucy Dahl, currently owns 80 South Water Street.

I am writing in reference to the building permit of 81 South Water Street.

I have heard that the new owners are intending to eradicate a view that has always been adored by both islanders and tourists for the sole purpose of expansion and personal greed.

I did not want to write this letter because I didn't think it would make a difference. An island with such rich history, constantly having pieces of its soul demolished, only to make room for excessive decorations and extra garages. As I walk around the town of the only consistent home I've had since birth, I find the streets increasingly unrecognizable. A beautiful fisherman's town that continues to be gutted and tossed back in the ocean without half an eye for preservation.

I wonder... where it will end? How many original walls will be torn down in favor of disposable ones? How many swimming pools will be built in wetlands, feet from a beach that's already within reach? How many shared lookouts of beauty will be walled off for a single person's enjoyment?

Most importantly, I wonder, when will Edgartown start protecting its history?

Many thanks,

A handwritten signature in black ink, appearing to read 'Chloe Dahl', with a stylized, cursive script.

Chloe Dahl

**TOWN OF  
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Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Re: 81 S. Water St Proposal to HDC**

1 message

Thu, Apr 27, 2023 at 10:55 AM

John Brittain <jsbrittainjr@gmail.com>

To: Edgartown Historic District Commission <hdc@edgartown-ma.us>

Cc: Julia Tarka <julia@rosewatermv.com>

Elizabeth - by now you should have approx. 10 abutter and neighborhood objections to this project.

It truly is horrifying to consider based on potential loss of the LAST major view of Edgartown Harbor AND proposed build of a "Ahern Field Club Mansion" which destroys a beautiful Mayhew house rebuild from move down from Tower Hill. Read Eddie Blake's notes on the historical significance and background of this home.

And it includes a swimming pool and retaining wall in the wetlands of the harbor - just what we need for our environment. You can give Jane V the good news.

Patrick Ahern claims to be preserving Edgartown while he is actually doing the complete opposite for his personal wealth and profit. I believe Ahern was the architect for ALL rebuilds on S. Water St harbor side which have blocked existing harbor views from the old Vietor property at David Lane all the way up to the Caruso property at Dunham Rd.

Sadly, historical photos are now all we we have left of these beautiful vistas that we had just a mere 15 years ago.

I'm hopeful the HDC takes a stand here for the benefit of the Town and rejects this "Hamptons" project from moving forward.

Please include this email in my objection to the project

Regards,

John  
John S. Brittain, Jr.  
82 S. Water St.  
Edgartown, MA  
Mobile (908) 403-7669  
Sent from my iPhone

On Apr 26, 2023, at 5:11 PM, John Brittain <jsbrittainjr@gmail.com> wrote:

Thanks Elizabeth - very helpful and further substantiates my objection of 1. Major building addition on northeast side which completely blocks harbor view from S. Water St and 2. Rebuild house is a "Patrick Ahern Field Club mansion" and inconsistent with historic existing house which was a rebuild of an original Tower Hill House which was relocated into town. This project is a total destruction of the public view and historic architectural design of the existing property which was built by a founding family of Edgartown

Best,

John  
John S. Brittain, Jr.  
82. S. Water St.  
Mobile (908) 403-7669  
Sent from my iPhone

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**Objection to 81 S. Water St Project / Jervis to Malm Sale & Redevelopment Proposal  
to Historic District Commission**

1 message

Sun, Apr 30, 2023 at 9:30 PM

**Peter Brittain** <peterpbrittain@gmail.com>  
To: HDC@edgartown-ma.us

To whom it may concern,

As someone who has been fortunate to spend such a significant amount of time on South Water street, I am completely distraught over the proposed plans for the former Jervis residence.

The dramatic and substantial increase in total mass of building structure will block the only remaining grand view of Edgartown Harbor from South Water street, a view and house with over 100 years of significance for this island, which was owned by the founding Mayhew family,

To take such a classically designed house, with great integrity, and replace it with a modern Hampton style beach house should be a crime.

To disguise a retaining wall for a massive pool under the guise of landscaping is ludacris.

The public view from Edgartown Harbor will be completely changed from a single chimney slanted roof line structure to a double chimney structure with high and long rooflines.

It is for the above reasons that I respectfully reject such an atrocity of remodeling, which is inconsistent with the Historic guidelines.

Sincerely,

Peter Brittain

Peter Brittain  
(m) 908-418-3428

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## **81 South Water Street Proposal - OBJECTION**

1 message

Mon, May 1, 2023 at 10:50 AM

**Allison Brittain** <allisonbrittain@gmail.com>  
To: HDC@edgartown-ma.us

To whom it may concern,

As a lifelong summer resident of 82 South Water Street, I was FLOORED to see Patrick Ahern's proposed plans for the Malm residence at 81 South Water Street.

To guise such plans as consistent with the heritage of the Edgartown Historic Village is absolutely atrocious. It's overbuilt homes like the one proposed that are ruining the charm of our beautiful town.

81 South Water Street is one of the last slices of the public harbor view on South Water Street - a view that has been steadily encroached upon over the years by projects such as this. Changing the existing single chimney slanted roofline into a double chimney structure with a much higher roofline & expanding the overall mass of the building will ruin the view for South Water Street residents & passerby alike.

For the sake of my family & its generations to come, I implore you to reconsider the proposed plans.

Sincerely,  
Allison Brittain Flack

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Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Fwd: 81 South Water Street**

1 message

Mon, May 1, 2023 at 2:55 PM

**Carole Berger** <cmb4125@yahoo.com>  
To: Bricque Garber <HDC@edgartown-ma.us>

Sent from my iPhone

Begin forwarded message:

**From:** James Dixon <baby@dixontalent.com>  
**Date:** April 27, 2023 at 12:59:23 AM EDT  
**To:** cmb4125@yahoo.com, HDC@edgartown-ma.us  
**Cc:** Lucy Dahl <untameablegallery@gmail.com>, jsbrittainjr@gmail.com, romanowsky@comcast.net  
**Subject:** 81 South Water Street

Hi Carole -

I know you have already heard from several of our neighbors/abutters regarding the proposed construction changes to 81 S. Water Street - we would like to emphatically echo those concerns - this has caused quite an uproar on our close-knit little street that's populated by wonderful people who care deeply about their neighbors and the community we're all so fortunate of which to be a part - our home at 76 S. Water St. sits almost directly across the street from 81 (as does many of our neighbors) and we'll all be negatively impacted by any new construction that impinges on the open view leading to the Mayhew Parsonage on the north side of 81 S. Water - in the summer it's a non-stop photo parade as people marvel at the beauty of the view and the special moment they're in...

One of the most important aspects to us when we decided to move to S. Water after 15 years on S. Summer St. was the spectacular views of the harbor and just the uniqueness of S. Water, arguably among the most charming in all of the Edgartown Historic District -

It seems like what's being proposed by Mr. Malm will forever change (for the worse) the wonderful open view of Edgartown Harbor that so many have enjoyed for decades - it's truly the only open street space on all of South/North Water with expansive views all the way to Chappy - a tasteful renovation of a unique historic property in need is certainly understandable - but the need to expand toward the open Parsonage will forever alter a unique and beautiful aspect of the Historic District, one that residents and visitors will never enjoy again if the plans submitted were to be approved -

Thank you for your attention and consideration to this very important matter -

Sincerely,

James and Tanja Dixon  
76 S. Water Street  
Edgartown

Sent from my iPhone

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WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 S Water**

1 message

**Stephen Berger** <stephen@imprimisllc.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Mon, May 1, 2023 at 11:43 AM

Elizabeth

I own 74 S Water St and am following David Malm's plans for developing his investment property at 81 S Water St. When the HDC reviews these plans I think there are two issues of significant concern.

Firstly, as many of my neighbors have already highlighted, the proposed construction would greatly reduce the views that all neighbors and passersby on S Water St currently enjoy into Edgartown Harbor and across to Chappy and the outer harbor. The best measure of this loss of view is the shrinkage in the distance between the Malm house and the lot line with the Mayhew Parsonage. According to the Existing Site Plan, that distance is 34'7". On the Illustrated Site Plan, it shrinks to around 20-22 ft. I am sure all would prefer to see this opening stay in the 30' range.

Secondly and more strongly, I am opposed to the renovation plans on the basis of the significant massing of the home. The Historic 1911 Mayhew Cottage has seen lots of small additions over the years, but the one proposed here makes the original cottage unrecognizable. The best way to see this massing is the slide entitled Front Elevation (from South Water Street), which shows the existing vs proposed elevations. As you can see, the main ridge line of the home will be more than doubled in length. In my opinion, that represent a dramatic loss of character to our neighborhood and the destruction of period architecture as represented in the original cottage. For such a prominent and historic home that is clearly excessive massing. For ease of reference, here is the relevant sentence from the HDC guidelines.

New work should not overshadow the existing structures but should be subordinate to the historic structure.

There is nothing in these drawings that is subordinate to the historic structure.

Respectfully submitted,

Steve

Stephen W. Berger  
Imprimis LLC  
stephen@imprimisllc.com  
cell. 508 939 0863



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**81 South Water Street Proposal - OBJECTION**

1 message

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jsbjr1987@gmail.com <jsbjr1987@gmail.com>  
To: HDC@edgartown-ma.us

Mon, May 1, 2023 at 5:47 PM

To whom it may concern,

As a lifelong summer resident of 82 South Water Street, I'd like to voice my objection to Patrick Ahern's proposed plans for the Malm residence at 81 South Water Street.

This is yet another example of an overbuilt home that will ruin the charm of our picturesque street and obstruct the beautiful harbor views enjoyed by all, and the proposed plans (changing the existing chimney slanted roofline into a double chimney structure with a much higher roofline and expanding the footprint of the structure) are inconsistent with the heritage of the Edgartown Historic Village.

I exhort you to reconsider these proposed plans.

Sincerely,

J.B. Brittain

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**Objection to the proposed building addition of 81 s. Water st.**

1 message

**Sara Nagel** <saranagel@me.com>  
To: HDC@edgartown-ma.us

Mon, May 1, 2023 at 8:12 PM

To whom it may concern,

I am writing to object to the proposed building addition to 81 s. Water street. This project in many regards violates HDC requirements including ...

The EHDC favors "retaining all existing buildings." | Virtually nothing of the existing 1912 house is retained.  
The EHDC requires that "historic...setbacks and open spaces should be maintained." | The setback is shrunk and the open space severely blocked.  
The EHDC requires that "new construction should respect the existing historic streetscape." | The character of this section of the street will be totally altered.  
The EHDC requires that "height, width, scale and general form, what is generally referred to as "Massing", should reflect that of adjacent buildings." | The "massing" far exceeds that of the neighboring buildings.  
The EHDC must give permission for any structural "change that is visible from a public way" – including the harbor. | This proposal alters the historic view from the harbor by adding an oversized house and a swimming pool with retaining wall not suitable to be visible from a public way in a historic district.  
The EHDC seeks to protect buildings and open spaces with historic significance. | This property, where Governor Mayhew's house was built in 1697 and the later house was built in 1912, will become just another plot with a Hampton style, modern oversized house and pool devoid of history– the historic legacy will be lost.

Regards,  
Sara Nagel

Sent from my iPhone

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**Protest to 81 s. Water st.**

1 message

Mon, May 1, 2023 at 7:52 PM

Phoebe Dahl <phoebe.dahl@gmail.com>  
To: HDC@edgartown-ma.us

I am writing to object to the proposed building addition to 81 s. Water street.

Ever since I was a young girl, I grew up looking out my window of 80 s water street, each day and night, watching people stop at this iconic view point and admire the beauty of the view of the harbor from the sidewalk. It always warmed my heart to see the joy it brought to so many people. People walking by would stop dead in their tracks, by the breathtaking beauty of this view of the Edgartown harbor. Everyone from old couples watching the sunset, families asking a passerby to take their photo in front of this magnificent view and teenagers at night stopping to admire the twinkling of the boats coupled with the magnificent view of the stars. It would be an absolutely tragedy to see this taken away from the people of Edgartown and Martha's Vineyard.

This viewing point of the harbor is deeply loved by all passersby's walking, biking and in cars. It is not just "our" view from 80 s. water street, but everyone's. The viewing point of the harbor from this location is a view loved by everyone from both sides of the harbor and we want to maintain the open harbor view for generations to come.

As a community we should respect the historic street scape and open spaces should be maintained for the well-being of the historical preservation, if this addition is built the public view from the harbor and this historic view will be lost forever.

This project in many regards violates HDC requirements including ...

The EHDC favors "retaining all existing buildings." | Virtually nothing of the existing 1912 house is retained.

The EHDC requires that "historic...setbacks and open spaces should be maintained." | The setback is shrunk and the open space severely blocked.

The EHDC requires that "new construction should respect the existing historic streetscape." | The character of this section of the street will be totally altered.

The EHDC requires that "height, width, scale and general form, what is generally referred to as "Massing", should reflect that of adjacent buildings." | The "massing" far exceeds that of the neighboring buildings.

The EHDC must give permission for any structural "change that is visible from a public way" – including the harbor. | This proposal alters the historic view from the harbor by adding an oversized house and a swimming pool with retaining wall not suitable to be visible from a public way in a historic district.

The EHDC seeks to protect buildings and open spaces with historic significance. | This property, where Governor Mayhew's house was built in 1697 and the later house was built in 1912, will become just another plot with a Hampton style, modern oversized house and pool devoid of history– the historic legacy will be lost.

I truly hope you will consider the communal loss this will inflict, as opposed to the individual gain.

Sincerely,

Phoebe Dahl

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Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Objection to the proposed building addition of 81 S. Water st.**

1 message

Mon, May 1, 2023 at 9:03 PM

**Courtney Rockwell** <courtneyarockwell@gmail.com>  
To: HDC@edgartown-ma.us

I am writing to object to the proposed building addition to 81 s. Water street. This project in many regards violates HDC requirements including ...

The EHDC favors "retaining all existing buildings." | Virtually nothing of the existing 1912 house is retained.

The EHDC requires that "historic...setbacks and open spaces should be maintained." | The setback is shrunk and the open space severely blocked.

The EHDC requires that "new construction should respect the existing historic streetscape." | The character of this section of the street will be totally altered.

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The EHDC seeks to protect buildings and open spaces with historic significance. | This property, where Governor Mayhew's house was built in 1697 and the later house was built in 1912, will become just another plot with a Hampton style, modern oversized house and pool devoid of history– the historic legacy will be lost.

Regards,  
Courtney Rockwell

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**Objection to the proposed building addition of 81 S. Water st.**

1 message

Mon, May 1, 2023 at 9:09 PM

Jayme Darling <jaymedarling@gmail.com>  
To: HDC@edgartown-ma.us

I am writing to object to the proposed building addition to 81 s. Water street. This project in many regards violates HDC requirements including ...

The EHDC favors "retaining all existing buildings." | Virtually nothing of the existing 1912 house is retained.

The EHDC requires that "historic...setbacks and open spaces should be maintained." | The setback is shrunk and the open space severely blocked.

The EHDC requires that "new construction should respect the existing historic streetscape." | The character of this section of the street will be totally altered.

The EHDC requires that "height, width, scale and general form, what is generally referred to as "Massing", should reflect that of adjacent buildings." | The "massing" far exceeds that of the neighboring buildings.

The EHDC must give permission for any structural "change that is visible from a public way" – including the harbor. | This proposal alters the historic view from the harbor by adding an oversized house and a swimming pool with retaining wall not suitable to be visible from a public way in a historic district.

The EHDC seeks to protect buildings and open spaces with historic significance. | This property, where Governor Mayhew's house was built in 1697 and the later house was built in 1912, will become just another plot with a Hampton style, modern oversized house and pool devoid of history— the historic legacy will be lost.

Regards,  
Jayme Darling

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## **Objection to the proposed building addition at 81 south Water**

1 message

Tue, May 2, 2023 at 8:42 AM

**Kathryn O'Brien** <kathrynobrien88@gmail.com>  
To: HDC@edgartown-ma.us

To whom it may concern,

I'm a year-round resident living in Edgartown writing to you to express my objection to the proposed building addition at 81 S. Water. The rationale for my objection to this proposal rests on both historical and sentimental reasons.

My first concern relates to public interest and the mission of the Historical committee. It is my belief placement of this home is important to sailors entering Edgartown Harbor. Across from the green can, hundreds of years sailors familiar with our harbor are well aware of the shoreline and the homes that have existed there. That specific lot hasn't changed in nearly 100 years.

The proposed addition is hardly subtle and would disrupt the memory many have of tacking at the green can to go down harbor.

This is not a home in deep katama, this is in the entrance of the inner harbor. This home the the buyer purchased is of historical significance to this town and the additions are just not in the vein of what home built in 1920s would look like.

Simply stated, this proposal would alter the view significantly and permanently of the make up of the inner harbor.

I'd also like to mention as a year-round resident raising small children on this island, the political optics of approving such a design, when many people are unable to find affordable housing in this area. A home that would be used eight weeks out of the year doesn't get to alter the integrity of the harbor for years to come. While I understand it's important that the tourist economy and seasonal residence, bring to this island at some point it would be great if the historical commission started saying no to some of these billionaire ideas, because so many young people on this island, trying to call this island home are being told no every day while looking for housing that is affordable.

Just because they can doesn't mean they should.

Having lived across the street for many years when I was younger as a seasonal resident, the harbor look out has a great deal of sentimental value to me. My good friends with next-door, and I find myself on Water Street. Often the threat of that view being taken away is deeply upsetting on a personal level. If I could have it, my way, the bluff would remain as it is today, ideally with the addition the Old tire swing hanging from the tree at the then reverend's home that my brothers and I grew up swinging on in the summers.

Sincerely,  
Kathryn O'Brien  
5 Hye Road  
Edgartown, MA 02539

**Alex O'Brien**  
(C) 312.342.4393

**TOWN OF  
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WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Re: 81 S Water**

1 message

Tue, May 2, 2023 at 10:29 AM

Carole Berger <cmb4125@yahoo.com>  
To: Stephen Berger <stephen@imprimisllc.com>  
Cc: HDC@edgartown-ma.us

Sent from my iPhone

On May 1, 2023, at 11:43 AM, Stephen Berger <stephen@imprimisllc.com> wrote:

Elizabeth

I own 74 S Water St and am following David Malm's plans for developing his investment property at 81 S Water St. When the HDC reviews these plans I think there are two issues of significant concern.

Firstly, as many of my neighbors have already highlighted, the proposed construction would greatly reduce the views that all neighbors and passersby on S Water St currently enjoy into Edgartown Harbor and across to Chappy and the outer harbor. The best measure of this loss of view is the shrinkage in the distance between the Malm house and the lot line with the Mayhew Parsonage. According to the Existing Site Plan, that distance is 34'7". On the Illustrated Site Plan, it shrinks to around 20-22 ft. I am sure all would prefer to see this opening stay in the 30' range.

Secondly and more strongly, I am opposed to the renovation plans on the basis of the significant massing of the home. The Historic 1911 Mayhew Cottage has seen lots of small additions over the years, but the one proposed here makes the original cottage unrecognizable. The best way to see this massing is the slide entitled Front Elevation (from South Water Street), which shows the existing vs proposed elevations. As you can see, the main ridge line of the home will be more than doubled in length. In my opinion, that represent a dramatic loss of character to our neighborhood and the destruction of period architecture as represented in the original cottage. For such a prominent and historic home that is clearly excessive massing. For ease of reference, here is the relevant sentence from the HDC guidelines.

New work should not overshadow the existing structures but should be subordinate to the historic structure.

There is nothing in these drawings that is subordinate to the historic structure.

Respectfully submitted,

Steve

Stephen W. Berger  
Imprimis LLC  
stephen@imprimisllc.com  
cell. 508 939 0863



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**Proposal for 81 S. Water Street (from Patrick Hearn, Architect)**

1 message

**Douglas Lempereur** <dlempereur@me.com>  
To: hdc@edgartown-ma.us

Tue, May 2, 2023 at 12:54 PM

Greetings:

I am writing to you about the proposal submitted by Patrick Hearn (as Architect) for 81 South Water Street.

My wife and I have visited Martha's Vineyard every summer since right after we were married over 40 years ago. We brought our children there, and now our children are bringing their children there.. My two sisters have also spent every summer their for the last 40 years — our parents died young so we made a pact to have a reunion every summer to bind our family together. These family events have now become large affairs, involving over 30 immediate family members. My two sisters are residents now (and I would love to join them in that)

Needless to say, we all believe Martha's Vineyard is a special place.

I am therefore motivated to want to preserve the character of the town and our thankful for the work of the Historical District Commission, whose mission it is to do just that.

Seeing the proposal from Mr. Hearn, I fear that the project would massively alter the last remaining stretch of open view to the harbor from the street. Seeing the plans, I can't see how the design meets the guidelines stating that the original portion of the building and any earlier additions should continue to be recognizable. It would almost appear as though Mr Hrean wants to turn the original house on its side, making it much wider than it was before from the street.

In addition, the design would drastically change the existing historic streetscape, infringing on the expanse of lawn between 81 South Water and the Parsonagle next door (which I understand has also sold recently — hopefully you are watching carefully what is going to happen at that property as well).

Walking down Souh Water Street as the sun drops to the horizon, one can see a glow on the harbor that is magical — photographers call that the golden hour. And moonrises over the harbor are equally magical from that vantage point. Please preserve this vista for generations to come, just as generations before us have enjoyed it.

We are counting on you to make the right decision.

Thank you for your consideration. We are looking forward to our upcoming annual visit to Martha's Vineyard, starting in June.

Kind regards,

Douglas and Janice Lempereur  
(speaking on behalf of three daughters and ten grandchildren who all love Martha's Vineyard)

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Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Re: 81 South Water St Proposal Objection**

1 message

Wed, May 3, 2023 at 9:52 AM

Johan Quintus <johanquintus@gmail.com>  
Reply-To: johanquintus@gmail.com  
To: Edgartown Historic District Commission <hdc@edgartown-ma.us>

Hi Elizabeth,

Can I please change my submission for the objection to 81 South Water. Please enclose the below in the file for the hearing later this month.

Many thanks,

Johan

Dear HDC, Please see below my updated objection the development of 81 South Water Street.

I have been coming to the Vineyard since I was born as both my grandmother and mother did the same from the 1930s, so while I was never washed ashore until recently, I have long term links with the island. My family bought 84 South Water in the mid 1980's and I have considered South Water my home ever since.

South Water was always the quieter street than North Water, with the lighthouse, the grand Captain's houses and the Harbor View hotel attracting more visitors. South Water was simply the road out of town to Katama with a greater architectural range and smaller, less imposing houses than our Northern counterpart, especially west of Cooke Street. The Mayhew Cottage at 81, which was moved into Edgartown in 1912 is part of that history but already had numerous additions. The original property remains clearly visible but any further development, especially the proposal made by Patrick Ahearn for David Malm would subsume the property entirely and mean another piece of Edgartown's history is permanently lost while simultaneously changing the very nature of South Water towards more substantial 'North Water' style homes.

I appreciate that a number of larger developments have been permitted by the HDC on South Water and Edgartown as a whole, but these do not impact the streetscape or the town as a whole given they have only been permitted behind the front façade of the properties and therefore out of sight. 92 South Water is a prime example of this approach. However, 81 South Water, easily visible on the North, West and East sides from the street and harbor, is a completely different proposition and I do not believe any further development - outside very marginal ones - would not violate many of the HDC's guidelines and negatively impact Edgartown.

Simply put, the proposal should not be permitted for the following reasons outlined in the Historic District Commission's Guidelines:

1. The goal of 'retaining all existing buildings' would be violated as the existing historic property would be 'inside' the new one and no longer visible.
2. The "historic setbacks and open spaces" which should be maintained would be lost with a far larger property across almost the entire plot.
3. The historic streetscape and character of the street would be changed due to a far larger property being built on the site of a cottage.
4. The "mass" of the property would far outweigh the Parsonage, 80, 82 and 84 South Water, the closest visible properties from that part of the street.
5. All the changes (bar the South side) would be visible from the public way and would dramatically impact this historic view, including the retaining wall for the pool on the harbor side - which, incidentally is not shown in the renderings of the proposed development.

We therefore respectfully ask that you reject this proposal and continue to protect the town from further development projects of this nature.

Many thanks.

Johan Quintus & Chloe Lonsdale

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Mayhew house on South Water St**

1 message

Wed, May 3, 2023 at 3:20 PM

**Gwyn Smith** <butterbarn@icloud.com>  
To: hdc@edgartown-ma.us

Sent from my iPhone

How appalling to have yet another historic house bastardized and a neighborhood treasured view obscured.

Are we doomed to over development strictly for profit which destroys the charm which has brought in the lucrative tourist and vacation trade for so many years? Can you imagine South water St without water views?

Neither Malm or Ahearn need the money. It is sheer greed exploiting a location so carefully maintained by the neighborhood. They should be ashamed.

Baba Smith- half year Edgartown resident for 82 years

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 S Water Street Project**

1 message

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**William Yelenak** <wyelenak@gmail.com>  
To: HDC@edgartown-ma.us

Wed, May 3, 2023 at 11:13 PM

We object to the 81 S Water Street Project that is the subject of the public hearing on May 18, 2023 to rebuild the historic Gov. Mayhew family house. It will eliminate a great view of Edgartown Harbor, and place a massive Hamptons-style mansion on the property that is not in character with the neighborhood.

Bill Yelenak  
Joyce Yelenak  
103 S. Summer St  
Edgartown.

Sent from my iPhone

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 Water Street**

1 message

Thu, May 4, 2023 at 3:33 PM

**Michelle Scarpone** <scarponem@gmail.com>  
To: hdc@edgartown-ma.us

Please consider what this type of construction is doing to the charm identity and character of our island. When is enough going to be enough?

Thank you.

Michelle Scarpone

Sent from my iPhone

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 S. Water Street Project**

1 message

Thu, May 4, 2023 at 3:02 PM

**Samantha Sutro** <sgsutro1@gmail.com>

To: HDC@edgartown-ma.us

Good Afternoon,

I strongly oppose the proposed project on the Jarvis property at 81 S. Water Street in Edgartown. As a long time resident/property owner in Edgartown, I am alarmed by the amount of new construction that has been allowed in the Historic District of Edgartown in recent years. It has changed the overall characteristics, aesthetics and the environment of Edgartown and, I believe, it risks damaging the historic qualities that define Edgartown and give the town its reputation and appeal.

In the case of the Jarvis property, allowing the project to move forward would result in a dramatic change in the size of the existing structure along with the large swimming pool and the necessary retaining wall that is needed but not for landscaping purposes. The architectural style an historic and appealing 100-year old house will be destroyed and replaced with a modern Hampton style house that's is out of character with historic Edgartown. Adding this proposed structure, would not only drastically change the view from the street but also block the only remaining view of the harbor from South Water Street. Conversely, the public view from the harbor will also change from a classic single chimney slanted roofline to a double chimney structure with very high and long rooflines. One of my favorite views of the harbor is from this spot. I love walking into town or out of town and looking at the harbor from here, and know that residents and visitors alike value and appreciate this view as well.

In closing, I am strongly against the building of the proposed project.

Sincerely,

Samantha G Sutro

Sent from my iPad

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Opposition Letter to Proposed Changes to 81 S Water Street, Edgartown**

1 message

Thu, May 4, 2023 at 8:25 PM

**Deb E** <deberdman@gmail.com>  
To: hdc@edgartown-ma.us

Dear Edgartown Historic District,

Please see our attached 81S Water Street opposition letter. We have every hope that the commission will reject the massive remodeling of the historic Mayhew property, expansion of the home, destruction of the open space, and pool/retaining wall proposed in the plans presented by Partick Ahearn at a recent Historic District meeting. Thank you for considering what we see as multiple direct violations to the Edgartown Historic District Guidelines.

Respectfully,

Deb and Carl Erdman



**Opposition Letter .pdf**  
42K

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water St**

1 message

Thu, May 4, 2023 at 5:50 PM

**Ted Murphy** <tedmurphycfa@gmail.com>  
To: hdc@edgartown-ma.us

I am writing to based on a letter to the MV Times by Lucy Dahl describing the proposed development of this property. I am a year round resident of Edgartown and, for what it is worth, have family ties to the Island that go back to the 1700s. I have no issue with progress and modern materials and I do not believe that personal sentiments should stand in the way of responsible development. Nor do I believe that personal property owners own the views not on their own property. However, we have rules and guidelines for a reason. This property is in a Historic district, so the rules should apply in their strictest sense. I find it difficult to believe that what has been described by Ms. Dahl and further detailed in the MV Times is within the stated guidelines or the spirit of the Historic District. The proposal re-orientating of a structure, the addition of another structure and a pool should be dismissed summarily. Previous decisions regarding other properties made by the Commission are not relevant. There is overbuilding on the Island as a whole. There is too much luxury housing on the Island. All the Island resources are being sucked up by these types of projects that do nothing but serve the individual owner. It seems only someone with too much money and too much time on their hands would even consider making such a proposal. This should be the easiest decision that the Commission has ever had to make. Thank you for taking my opinion into consideration

Ted Murphy  
7 North Farms Rd

Sent from my iPad



**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

**Please replace my previous letter...**

1 message

Thu, May 4, 2023 at 10:28 AM

Lucy Dahl <untameablelucy@gmail.com>  
To: HDC@edgartown-ma.us

... with this one.

Many, many thanks in advance.  
Lucy Dahl  
80 South Water St

To The HDC,

As the property owner of 80 South Water Street and an abutter, directly opposite 81 South Water Street, I fiercely oppose the construction plans submitted by Patrick Ahern. Any Change in the current footprint or additions of this historic house and public landmark would be a travesty for the town, my neighbors and my own family.

As you know, fifteen feet of the abutting Mayhew Parsonage was donated, by Mrs Mayhew, to the town to retain the beautiful and last remaining overlook of Edgartown harbor on South Water Street. If this construction plan is authorized, it will not only significantly block the majority of the stunning view for the thousands of tourists that stop to photograph and take in the beauty of our harbor, it will also change the historical footprint of South Water Street, which is the very reason The HDC exists.

A few years ago, the HDC declined an application, made on my behalf, to remove two trees, along the side of my house (which is directly across the street from 81 South Water Street), the explanation for the denial, was that it would have changed the skyline of our protected historic street. If this application is not immediately denied, and any additions to the current structure or land is approved, I intend to take the matter to the National Register of Historic Places, citing both discrimination and a total disregard of their carefully thought out guidelines of preservation.

David Malm, already has two weddings booked at 81 South Water Street for this coming summer, leading one to believe that this particular investment of Mr. Malm's is an apparent commercial enterprise, without the appropriate zoning.

The character of this beautiful historic town is unique and deserves to be protected. Is this not the entire reason for the HDC? To protect us from the coming of more destruction of that character?

I will fight this proposal island and nationwide if I have to, as this proposal not only threatens our view, it also threatens our fragile wetlands, as a swimming pool is also included in this application. If this is not opposed by the town, there will be, without doubt, a public outcry.

Many thanks in advance for your consideration in this very serious and significant matter.

Sincerely yours,

Lucy Dahl  
80 South Water Street

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street in Edgartown. May 18th Meeting**

1 message

Kirk <kirkoswald1@gmail.com>

Thu, May 4, 2023 at 5:39 PM

To: Kirk <kirkoswald1@gmail.com>, "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Dear EHDC,

The proposal by major Island real estate investor David Malm and architect Patrick Ahearn to rebuild the historic Gov. Mayhew family house on 81 South Water St. will eliminate our last great view of Edgartown Harbor, and place a massive Hamptons-style mansion on the property, with a resort-size swimming pool and major retaining wall. This plan represents a complete loss of the historical character and architecture of this over-100-year-old landmark home.

I urge the Edgartown Historic District Commission, to deny this project being presented for vote at the upcoming May 18 public hearing, as it violates many of the Historic District guidelines and requirements.

Sincerely

Kirk and Elizabeth Oswald

32 washque ave

Edgartown, MA 02539

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Thanks

Kirk

Cell 203-671-3681

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Please do not approve plan for 81 south water street**

1 message

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josh levy <joshmlevy@hotmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Thu, May 4, 2023 at 9:18 AM

Dear commission members,

Please no not approve the plan to build this proposed house, swimming pool and retaining wall at 81 south street. It does not fit in the historical nature of the harbor or the historic district rules, and we do not need another super mansion home and giant swimming pool in the area.

Please preserve the beauty of the Edgartown harbor and do not allow this plan.

Thank you

Josh Levy

95 West Tisbury Road, Edg

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

**81 S. Water St.**

1 message

Thu, May 4, 2023 at 11:31 PM

Leelee Kirkpatrick <leeleekirk@me.com>  
To: HDC@edgartown-ma.us

Edgartown Historic District Commission,

I am writing to you today to voice my extremely strong opposition to the proposed and overwhelming changes to the property at 81 S. Water Street formerly owned by the Jervis family. My family are long-time residents on South Water St., and we have been shocked at the widespread construction in the Historic District that has taken place in recent years. We feel it is beginning to dramatically change our beloved Edgartown.

Please do not approve the current plans for 81 S. Water St. Beyond not wanting an enormously oversized house on Water Street (much larger than the current footprint), you would be allowing for a massive change in the views from both the street and the harbor in the very center of town. If those plans are approved, you will be eliminating the epic view of the harbor for all pedestrians walking into town on South Water Street and forever changing arguably the best stretch of street on the island. The combination of the sheer size of the house and it's location will have an immense and negative impact to the town's overall feel and setting.

Again, please protect all of Edgartown's residents and visitors, and do not approve the current plans for 81 S. Water St.

Sincerely,

Beverly Goodman Kirkpatrick  
96 S. Water St

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street - objection**

1 message

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**Edgartown Resident** <edgartownismyheart@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Fri, May 5, 2023 at 10:24 AM

Dear Historic District Commission,

I am writing, as a longtime Edgartown resident, to express my strong opposition to the expansion plan at 81 South Water Street.

Please consider the following:

- The view channel in question is among the most important, and most widely used, in all of Edgartown. Hundreds of residents and visitors pause there daily, to take in the harbor view. This is not just "any" view channel.
- The architect involved - Patrick Ahearn - also directed the prior renovation of the original Mayhew cottage, which he is now saying isn't a relevant building since it has been changed so much. Yet when he petitioned the HDC years ago for this very house, he promised that he was preserving the original structure - that was a key part of the promise in the original renovation! It is galling that he is now deeming the original structure (and its much smaller massing) as "irrelevant". It is shameful that he is ignoring his own prior work before the HDC, and urging the HDC to overlook it!
- The house already has substantial massing, thanks to the HDC-approved prior renovation. No further massing should be allowed on this site. It is plenty large as a harbor front house.

Please note that I am not "anti development" nor am I opposed to large houses. What is particular here is the importance of this site on Water Street.

Please deny any increased massing on this site!

Thank you,

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**rejection of 81 South Water St expansion**

1 message

Fri, May 5, 2023 at 6:55 AM

**Paul Doherty** <paul@behnkedoherty.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

I am writing to express my objection to the expansion plans for 81 South Water St. This expansion would eliminate one of the iconic views of Edgartown Harbor. Piece by piece, this Island is slowly losing its identity to developers. I ask that you consider rejecting this expansion.

Paul Doherty

West Tisbury

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Re: Proposal for Malm residence**

1 message

Fri, May 5, 2023 at 1:01 PM

**Sara Bostock** <sara.bostock@gmail.com>  
To: hdc@edgartown-ma.us

Dear Commissioners,

I am writing to protest the proposal for new construction at 81 South Water. I have been a long time summer visitor to Edgartown and have often stayed at 85 South Water as well as been a renter of 135 South Water. I currently am a home owner in West Tisbury. The changes in Edgartown over the last several decades have saddened me. This recent proposal represents a culmination of all the worst things I have seen happening.

The proposed residence is not in keeping with the neighborhood even compared to some of the most recent large scale renovations. The proposed house is larger, higher and wider than other houses nearby and the existing house at 81. No effort has been made to restore the original historic building that existed there to the extent it might still be recognizable but rather to create a massive residence that almost completely blocks the beautiful harbor view. None of this is consistent with Commission guidelines.

South Water Street is one of the most beautiful streets in Edgartown largely because of the views of the harbor one can catch as one strolls along the cobbled side walk and the historic nature of many of the residences. If this proposal is allowed to go ahead this ineffable quality will be lost and South Water will become little different from other streets that do not border the water since no water will be visible. Retaining the view should be a priority to help preserve the historic streetscape there as specified in Commission guidelines. The public should be able to enjoy the view as they have for centuries. It shouldn't really be stolen by individual property owners who are being allowed to block it with their massive out of character homes that probably will only be occupied for a few short months per year.

In addition I note that the swimming pool seems very large — again not really in keeping with the yard or preserving a view. I know that flooding along the back side of the homes on that side of the street has been increasing in recent years often extending well up the cultivated portions of the gardens. I wonder what precautions have been taken with the design of the retaining wall to prevent damage and preserve the yard.

In conclusion I hope this proposal will be rejected or at least severely curtailed. While the current house at 81 may not have preserved its historic character well from the past, it still has a footprint which could be, and the absence of an obvious historic legacy should not be an excuse for creating a new and vastly different mansion with no bearing to the past at all. At the very least the view which is historic should not be destroyed nearly in its entirety as it would be with this proposal. (The drawings rather deceptively portray a view more visible than it really would be given existing landscaping to the south of the property.)

Respectfully submitted,

Sara Bostock  
10 Edson Forrest Road  
West Tisbury, MA 02575

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Street Building Proposal**

1 message

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**Andrew Zaikis** <andyzaikis@gmail.com>

Fri, May 5, 2023 at 6:12 PM

To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Dear members of the historical commission:

Please add my name to the list of vineyard residents who are strongly opposed to the current building proposal plans for this project. Edgartown has a unique and historical significance as a working harbor and views of the water, however small or limited, are a singular joy to island residents who walk the streets of the town center. To have those views substantially diminished or eliminated is a disservice to the community. There is plenty of space to allow the owners of this lot to have their cake and eat it too by simply redesigning the proposed house with a specific view towards retaining and respecting the public views that are now enjoyed by the community at large. I would respectfully request that you deny the application in its current form.

Sincerely,

Andrew Zaikis  
219 Vineyard Meadows Farm Road  
Vineyard Haven, MA 02568  
andyzaikis@gmail.com  
617-791-7945



**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water St - Edgartown Historic District Commission**

1 message

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**Sandy Vietor** <sandyvietor@hotmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Fri, May 5, 2023 at 8:36 AM

I am writing in support of the neighbor's group to save the view at 81 South Water St. As a former owner of 41 South Water St, it is obvious how the HDC approval of that house, which I understand is still under construction, has permanently altered the landscape and views that so many of us enjoyed.

To make the same mistake at 81 South Water would be tragic. Having read the HDC mandate, in addition, the historic views from the Harbor are also being impacted by continued development of large homes.

I urge the HDC to deny approval of the proposed plans submitted for this property and work with the Owner to find an acceptable solution for all of us.

Sincerely,

Sandy Vietor

Sandy Vietor  
Cell 914 282 5752

Sent from my iPhone

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**South Water St.**

1 message

Sat, May 6, 2023 at 7:01 PM

**Anne Williamson** <awilliamson@mvyps.org>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Dear Friends of Historic Edgartown,

I am writing to add my voice of disappointment and dismay about the proposed new construction on South Water Street that will forever change a treasured and iconic Edgartown view. I live in a small cape style home outside of town but I purposely make an effort to walk, run, bike and drive by 81 South Water Street yearound to fill my soul with the beauty found in gazing toward the harbor and horizon over Chappy. I have often stopped during my morning runs to take photos of breathtaking sunrises that bathe the sky with vibrant pink hues. Although I do not own a boat, I deeply feel a connection to living on an island when I pedal my bike past 81 S Water and take in the sparkling, stunning, and boat filled harbor. Similarly, throughout the off-season I bundle up and brace the wind to walk or run past the view that brings me joy.

The historic and enchanting character of our small town is something I am extremely proud of, and downtown Edgartown truly feels like home. I am hopeful that by creating awareness and expressing a collective voice of concern, that the owner and architect will work to revise their current plans in consideration of preserving the beloved vista that has provided happiness to many for centuries.

Sincerely,  
Anne Williamson  
10 Dark Hollow Lane  
Edgartown

May 7, 2023  
in re. 81 S. Water St.

## Edgartown Historic District Comm.

Everything changes all the time especially in the downtown area of Edg. I strongly object to any further reduction of our historic water views on Water St.

I have lived in Edg. since 1948 when there were many vistas of the harbor & lighthouse from N. & S. Water St. There were many year round homes & essential businesses on the north & south side of town. Now the majority of residences are large seasonal business investments.

On a close aside I have enclosed 3 photos of 78 Pease's Point Way, formerly owned by my mother Rosalie Bassett. She was born & died in this house & lived to be 95. The house was charming & well maintained, her gardens were gorgeous. Artists would paint her house & gardens. Nine yrs. ago an abutter bought the property. He hired Patrick Ahearn who came before The Historic Comm. with a plan to tear down the house, build a carriage house in the front

## II

and a large house in the back. The Historic Comm. vetoed this plan. The current state of the property is beyond neglect it's a disgrace. This is what can happen when Patrick Ahearn & his client do not get their way with the Historic District Co

Sincerely,

Rosalie Domont



Rosalie Bassett's  
home yr 2000  
Bought at the  
Christina Gallery  
78 Pease's Point  
way (North)



5/7/23



5/7/23

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 S. Water St. Development and View**

1 message

Sun, May 7, 2023 at 10:55 AM

Janney, Martha <MJanney@cbmove.com>  
To: "HDC@edgartown-ma.us" <HDC@edgartown-ma.us>  
Cc: "Janney, Martha" <MJanney@cbmove.com>

To The EHDC:

I am writing to object to the expansion of the home at 81 S. Water Street. The resulting reduction of the incredible view of the harbor is profoundly troubling, and seems to contradict the mission of EHDC. Edgartown is incredibly special because of your hard work over the years. Please don't cave to the owner's wealth and the over-sized influence of Patrick Ahearn.

If you must allow expansion of the home because of the owner's rights, please find a way to require that there is NO reduction of the view that countless residents and visitors cherish. Where is the new owner's desire to be a good neighbor to this special community? You may have to be the entity to require it.

I would argue that EHDC has an obligation to protect the greater good of Edgartown which includes preserving the charm, historic essence and celebration of the views that call us to visit your gorgeous island every year.

Thanks you,  
Martha Janney  
Annapolis, MD  
mjanney@cbmove.com



MARTHA  
JANNEY

MARTHA JANNEY  
C. 443.822.6850 | O. 410.263.8686

\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Proposed Edgartown Water St. development**

1 message

Sun, May 7, 2023 at 4:05 PM

**Ellen Harley** <ellen.harley@gmail.com>

To: hdc@edgartown-ma.us

A proposal has been submitted to the Edgartown Historic Committee by Patrick Ahern for David Malm, the new owner of 81 South Water St. He proposes to shift the original, historic Mayhew house to its side. This would impede the town view. In addition, he proposes to add another large structure, extending all the way across the lawn, which would entirely block the much-loved vista. Hundreds of people stop daily to take in and photograph the serenity and beauty of the harbor. If this is allowed, the public vista will vanish, leaving a newly built house, from which only Mr. Malm and his tenants could enjoy the view. Visitors and residents will no longer be able to see what they have delighted in for hundreds of years. Please vote "NO" to this proposal.

Ellen Harley  
52 Middle Road  
West Tisbury MA 02575

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street**

1 message

Sun, May 7, 2023 at 6:38 PM

Carleton Erdman <cperdman@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Dear Members of the EHDC:

I am writing to ask that you deny approval of the plans, or anything remotely like them, that have been proposed for 81 South Water Street, by Mr. Malm and Mr. Ahearn.

I've often said that South Water Street is one of the prettiest streets in North America, if not the World. It earns this stature not only from its pretty homes, but also from the remarkable views of Edgartown Harbor and beyond, which one enjoys while walking, biking, and driving along it. Surely, if it is the charter of the Commission to "preserve and protect distinctive characteristics" of Edgartown, then saving the best of South Water Street is within its purview.

I've been fortunate to have enjoyed South Water Street my whole life, from walking into town from my grandparent's home on Tower Hill as a young child, to riding my bike to South Beach from my parent's house on Wilbur Lane as a teenager. When my wife and I had the opportunity to acquire our home on Cummings Way in 2018, one of the draws was the thought of walking in and out of town along South Water Street. I've since come to appreciate how many other people also enjoy it. It's the main thoroughfare used by visitors and residents alike, walking between town and Katama and elsewhere. If allowed to proceed, the construction of such a large home will negatively impact the experience of thousands and thousands of people and significantly degrade the beauty of Edgartown's prettiest street, forever.

The planned construction would also negatively impact the view of Edgartown by boaters from the water. If only the EHDC were able to protect the beautiful home that once stood at the site of the current Boch residence, or the house on Tower Hill built by Manual Swartz, that was more recently torn down and replaced by something similar to what is now being considered at 81 South Water. These changes impact the experience of those who visit Edgartown by water, and change the character of the town, allowing its historic character to slip away one project at a time.

This is not a matter of protecting the water views of the abutters, as Mr. Ahearn suggests, but a matter of "preserving and protecting" what makes Edgartown the special place that is. I am thankful that the people and leaders of Edgartown had the foresight and wisdom to establish the EHDC in 1987, and ask that the EHDC now move to limit the structures at 81 South Water Street to their current footprint.

Sincerely,

Carl Erdman  
15 Cummings Way  
Edgartown, MA



**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water Street**

1 message

Sun, May 7, 2023 at 6:38 PM

Carleton Erdman <cperdman@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

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Sincerely,

Carl Erdman

15 Cummings Way

Edgartown, MA

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Harbor view at 81 South Water Street**

1 message

Mon, May 8, 2023 at 8:51 PM

**Lynda Loigman** <lloigman@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>  
Cc: Robert Loigman <rloigman@gmail.com>

To the members of the Historic District Commission:

My name is Lynda Cohen Loigman and I am a resident of 115 South Summer Street in Edgartown. My husband and I have been coming to the Vineyard since we first began dating, twenty-eight years ago. We have come every summer and have always stayed in Edgartown. A few years ago, we were lucky enough to fulfill our dream of owning a home here.

As Edgartown residents, we walk to town on South Water Street at least once a day. We stop to admire the harbor view to the side of 81 South Water Street at least once a day. We have decades worth of family photos in that spot, including photos of our children and my husband's late father. That special view has become such an important part of our summers and our collective memories. We would hate to see it disappear.

I strongly urge the Commission to reject any expansion of this home that leads to a loss of this view, especially for a house that is planned to be a rental property and not a family home. I am appalled that an architect with such a strong connection to the Vineyard would create such a plan, knowing the importance of that particular spot to the residents of Edgartown and its many visitors.

Thank you so much for your consideration.

Sincerely,  
Lynda Cohen Loigman



**Lynda Cohen Loigman**  
The Matchmaker's Gift is coming 9.20.22!  
Website | Facebook | Instagram

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water St / harbor view**

1 message

Mon, May 8, 2023 at 8:23 AM

Jon Hines <jonhines121@gmail.com>  
To: hdc@edgartown-ma.us

Dear Members of the Historic District Commission,

I write in strong opposition to the proposed renovation of this property -- as presented by private equity investor-owner Mr. Malm and his architect Mr. Ahearn.

While I'm neither an abutter or neighbor, I've been an Edgartown resident / homeowner for nearly 50 years (Katama area), and while on island (by now, about 6 months a year) I ride by S. Water St. on my bike and slow down / pause nearly every day to admire the glorious view between 81 and the Parsonage. (And I can't help but notice the constant pedestrian flow on this part of S. Water, both tourists and locals, who stop / look / admire / photograph this view.)

I'm not expert on all the Historic District rules, but I understand that this proposed renovation likely violates at least the Commission's guideline limits against oversized development, among other problems with it.

I've been at the Hamptons only once, many years ago and don't remember much about what's there -- and so I don't need to join in labeling the proposal as "Hamptons style". But we can and should -- indeed, we must -- make sensible judgments / decisions about what's right for our Edgartown (and particularly the Historic District) community. It seems clear to me that this proposal for dramatic expansion -- both in breadth (thus cutting off nearly all of the harbor view from the street across the 81 property) and in height as well -- is vividly unreasonable / out of place, and should be rejected.

Yes, in America (and on the Vineyard), private property rights are to be respected. But Edgartown should not bow to the private-equity uber-profit-seeking whims of Mr. Malm and his ultra-high-end architect / smooth-talking spokesman Mr. Ahearn. Let them build and sell (or let out) such super-mansions elsewhere where more appropriate / less harmful to the island's character.

For God's sake, let us preserve the priceless sidewalk harbor view looking through the 81 lot with its footprint maintained, and the uniquely graceful character of South Water St., as they are today.

Respectfully yours,

Jon Hines

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**36 South Water St - fence**

1 message

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**Jan Romanowsky** <romanowsky@comcast.net>  
To: HDC@edgartown-ma.us

Mon, May 8, 2023 at 10:10 AM

To whom it may concern,  
I hereby grant permission to Jackson Parker  
to apply for a permit on my behalf to replace the fence along Davis Lane at my property  
- 36 South Water St in Edgartown.

Janice Romanowsky  
Sent from my iPhone

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 S Water Street**

1 message

Mon, May 8, 2023 at 2:21 PM

mjcopperrock <mjcopperrock@aol.com>  
To: HDC@edgartown-ma.us

It has come to my attention that another inappropriate development is proposed for the historic district.  
81 South Water Street is the last iconic view of the harbor. What is the purpose of the Historic District if the rules are set aside for greed. Our community is being destroyed by new construction with no thought to the history of Edgartown. What does the city gain by allowing a huge house, with resort sized swimming pool in the midst of residential historic homes?

PLEASE donot permit this proposed project.

Mary and Bill Makepeace

17 Cummings Way

Edgartown, MA

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street**

1 message

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**Susan Schaefer** <soozschaef@gmail.com>  
To: HDC@edgartown-ma.us

Tue, May 9, 2023 at 3:51 PM

We are citizens of Chilmark, but spend many hours in Edgartown. Walking on South Water Street, and looking at the harbor is a constant pleasure. If this "renovation" is allowed, that beautiful sight will be taken away, not only from Vineyarders but the many tourists who come to Edgartown and spend their hard earned money in that pretty village. If all of the vistas are removed, they may not want to come. To maintain some semblance of a historic district, too many houses and vistas have already been removed from the public's eye. Please don't let this one be but yet another...

Susan Schaefer  
Christian Halby  
Chilmark

Susan Schaefer  
617-480-6338

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water St Project**

1 message

Tue, May 9, 2023 at 8:47 AM

Lucinda Wittenberg <lucinda@thewittenbergs.net>  
To: HDC@edgartown-ma.us

To whom this may concern:

It astounds and saddens me to see how the landscape has changed over the past 20+ years in Edgartown's historic district. Coincidentally, since Patrick Ahearn started taking down (or swallowing up) the old and putting up the new, that are not appropriately sized to any of the lots. These homes are built with total disregard for a neighbor's privacy and/or view. Walking up North Water Street one cannot view the harbor now until you reach the HarborView Hotel. Walking up South Water Street the ONLY view of the harbor is between the Old Parsonage and 81 South Water Street. Neither Mr. Ahearn nor Mr. Malm care about what they will be taking away from all of us, which is that one piece of area where one has an unobstructed, picture worthy view of the harbor.

The Hampton Style House, which is completely NOT in keeping with the neighborhood, will be built property line to property line and then will be filled in with huge amounts of landscaping so they can have their 'privacy'. They will tell you otherwise. They will say there will be a view - and then all the landscaping grows and the view is gone or it has encroached onto the neighbors property. I hope the HDC's history and common sense is strong and will do the right thing by declining the right for this building to happen.

If Mr. Malm feels he needs to build a huge home, that'll only be used a couple months out of the year, with a "resort sized pool" and feels he needs to be on the water at the same time, then he needs to find another piece of land that has the appropriate acreage for that size of a project. It does not belong in the Historic District of Edgartown!

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**protect the harbor view**

1 message

Tue, May 9, 2023 at 11:00 AM

**Mary Ellen McElroy** <memac1601@me.com>  
To: hdc@edgartown-ma.us

I am writing to express my outrage at the size and proportions of the unnecessary expansion of a house on South Water Street. Ms. Dahl has written a very passionate and articulate letter giving the public a perspective on safeguarding the integrity of the preservation of the view. This is not just one person's indignation at having a personal water view disrupted. This really is a community issue. I support the need to protect this historic property.

Mary Ellen McElroy

Sent from my iPad



May 9, 2023

Please DO NOT  
approve the Ahern  
Mansion plans  
for South Water  
Street.

Richard Erickson  
Clay Pit Rd  
Edgartown

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water St.**

1 message

Tue, May 9, 2023 at 2:52 PM

**Rose Maramgio** <cupcakercp321@gmail.com>

To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

I've been coming to the island every summer for the last 45 years. (Yeah. I wish I owned a house). But I love visiting the island. I've stayed in every town and there's something incredibly unique about Edgartown that draws me in everytime. Having construction blocking the harbor view would damage the views people who live here and who come to visit. So much beauty on every part of the island, let's let everyone enjoy it.

Thanks for your time.

Just another Edgartown Enthusiasts,  
Rose M.

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**RE: Opposition to Proposed Development of 81 South Water Street**

1 message

Wed, May 10, 2023 at 11:36 AM

Jane Bradbury <jbradbury@me.com>  
To: Edgartown Historic District Commission <hdc@edgartown-ma.us>

May 10, 2023

Historic District Commissioners

Town of Edgartown, Massachusetts

Via email

Re: Oppositions to Proposed Development of 81 South Water Street

Dear Commissioners,

This is one of two letters I am sending to the HDC. This one focuses on the impact of the infill and pool.

I respectfully call your attention to the fact that the issues involved with the proposed building and a pool so close to the shore are multiple and have not been fully exposed. This property's lower garden lies by the shore of Edgartown Harbor and is waterlogged and often flooded. (Our garden next door is drier but has suffered a significant increase in flooding over the last decade—ducks occasionally swim over our lawn!) To develop this property at no. 81, the new owner and his architect propose to infill and extend the back yard and build a large pool within striking distance of Katama Bay.

The applicant plans a massive infilling, thereby raising the height and length of the back yard by about 25 feet (if my calculations are correct) to accommodate the pool. This would create a dominant promontory relative to the adjacent slopes of the two abutting properties' lower gardens along the waterline. The height and sheer bulk of the infilled area would mar the historic view from the harbor, and perhaps the view from South Water Street as well, possibly even prior to the construction

of the large new house. (When the code-required, four-foot security fencing around the pool is in place at the upper end and side of the pool area, will these views not be further blocked?) This proposal, therefore, does not respect the Historic District Commission's guidelines that "existing natural contours of the landscape should be preserved as much as possible," and "the grade of the existing site" and "open spaces, should be maintained."

The HDC also states that retaining walls be "inconspicuous" The long sweep of a roughly 5' high retaining wall would be very conspicuous, and a modern pool (not tucked away, as often the case in Edgartown) will stand out on this historic shoreline, seriously altering the view from the water, a public way. (The wall will probably be difficult to disguise unless using plants able to withstand their roots in salt water and the wind. The pool will be fully visible.)

The proposer seeks to obfuscate these realities by neglecting in the latest submission to including:

- a. site grading plan,
- b. images of the rear elevation of the house showing the retaining wall, pool, and full view from the water,
- c. images and location of the pool fencing required by code at the upper end of the property, and
- d. images of the elevated promontory as seen from the harbor and its relationship to the abutting properties.

An existing grading plan with the grades indicated at one-foot intervals needs to be prepared by the surveyor and the project's altered grades clearly indicated, showing the true context of the proposal. I have been informed that essential to this project is the surveyor's determination as to where the elevation 12' grade line is located. If I understand correctly, elevation 12' is the FEMA (Federal Emergency Management Agency) height above sea level used to determine the limit of habitable construction. It is separate from the 100' required setback from the shoreline. Apparently, the older 1998 Survey grades do not agree with

the location of the FEMA line shown on the new survey, so the facts must be examined closely by the appropriate authorities.

The HDC and the public, therefore, have not been informed about the full visual impact of the proposed development, and the Conservation Commission needs to be heavily involved.

If this proposal is permitted, a chain reaction of further negative consequences will be triggered. Clearly, the view of this large Shingle Style house with neoclassical additions and elevated resort size pool would be intrusive for the abutting neighbors, who have not been consulted. These abutters may well feel obliged to plant trees or a hedge, where permitted, to block it out. Everyone would then lose out: the public, the neighbors, and the owner.

Commissioners, you and the public have not been given sufficient information to make an informed opinion. On this basis alone, this application should be rejected.

A new submission—one that complies with all requirements—should be presented and consideration undertaken only after this required information has been submitted to all abutters, other neighbors entitled to notice, and all other commenters, and they have had a suitable period to examine the complete proposal. This may take time, but the lasting damage of the re-grading of the current gentle slope to the shoreline and the imposing and inappropriate modern pool with retaining stone wall set into an historic waterfront outweigh any delays the owner may suffer. That iconic view of the historic houses near Collins Beach must be safeguarded.

Respectfully yours,

Jane Bradbury

85 South Water Street

Edgartown

5 Cummings Way  
Edgartown, MA 02539  
8 May 2023

Edgartown Historic District Commission  
PO Box 5158  
Edgartown, MA 02539-5158

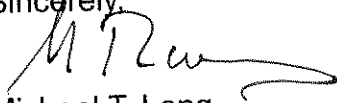
Re: 81 South Water Street

Commissioners:

It was obvious from the placement of the Parsonage on the property that it was the intent of the original owners to preserve a Harbor view for for the citizens of Edgartown and their guests and why it wasn't provided for in the deed to the new owners is beyond me; shame on them!

I urge you to use your guideline prerogatives to reject this proposed permanent alteration of the existing historic streetscape. Thank you.

Sincerely,



Michael T. Long

**BAKER & ASSOCIATES**

SUITE 100  
TWO WEST HILL PLACE  
BOSTON, MA 02114

TELEPHONE: (617) 573-9505  
MOBILE: (617) 953-6747

Bakerlaw@aol.com

By email

May 10, 2023

Edgartown Historic District Commission  
2<sup>nd</sup> floor  
70 Main Street  
Edgartown, MA 02539

Re: 81 South Water Street Edgartown, MA Proposed Development

Dear Sir or Madam;

Please be advised that this firm represents the legal interests of Lucy Dahl, an abutter to the above-referenced residential property, the new owner of which has submitted a development plan seeking approval by your office. As you are undoubtedly aware, Ms. Dahl intends to object to the plan in what is believed to be its current proposed development. In addition, there is a neighborhood association styled the "Friends Of South Water Street" of which Ms. Dahl is also a member, and that Association intends to object as well. I hereby formally request a copy of all such submissions made by the owner and or representative(s) of 81 South Water Street forthwith. Please advise as to whether there is a fee involved and it will be paid immediately. I understand that there will be a public hearing on the matter before your commission on May 18, 2023, and thus it is necessary to prepare for such hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jeffrey S. Baker', with a stylized flourish at the end.

Jeffrey S. Baker, Esquire

Cc: Lucy Dahl

Dorothy F. Chaffee

2820 Cardinal Drive, Vero Beach, FL 32963

July 11<sup>th</sup> 2023

Dear Sirs,

It has come to my attention that an open water view is at risk of being blocked by proposed new construction.

I very much object to this proposal, have lived on the Island for ninety years, and am concerned about how much the public is being "kicked off" from viewing of the Islands Unspoiled Attractions!

Please consider the gravity of all these building projects that are slowly cutting off Islanders and people here on Vacation from the Islands Attractions.

Thank you

Dorothy F. Chaffee





Because no woman should die giving life

May 12, 2023

Historic District Commission  
PO Box 5158  
Edgartown, MA 02539

RE: Proposed Alteration of 81 South Water Street

Dear Sirs,

I am writing today to express my objection to the proposed alteration of 81 South Water Street, and my concerns regarding this project are numerous. First and foremost of course, is the fact that the expansion of the footprint of this house will block one of the last remaining, and treasured, public views of the harbor. Speaking from personal experience, my family and I renovated our current home at 87 North Water Street nearly 20 years ago, and took great pains to ensure that we did not alter the footprint of the house (nor its height) so as not to block the view to the harbor for either our neighbors or the public at large. Secondly I question the motivation of the owner, a well-known real estate investor who has been acquiring high-end properties in Edgartown at breakneck speed during the past few years. Clearly he has no intention of living in this home himself. As such, I doubt he has the best interests of his neighbors or of our beautiful town in mind. Lastly, this renovation directly violates the historic commission's limits against oversized development. As proposed, this renovation would result in a building that is dramatically larger than the surrounding properties. I greatly fear that approval of this project will signal tacit approval of a movement towards building "McMansions" on the Vineyard, and that will be a sad day indeed.

Sincerely,

Lisa Gilligan  
87 North Water Street  
Edgartown, MA 02539  
Lisagilligan1@aol.com

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Zoom link. Fwd: May 12. South Water Street**

1 message

**Katherine Scott** <kscott@meganet.net>  
To: hdc@edgartown-ma.us

Fri, May 12, 2023 at 10:29 PM

Dear Madam/Sir,

Could you please send me the link (not a scannable Q code) for the Zoom meeting at 4 p.m. on May 18?

Thank you.

Sincerely,  
Katherine Scott

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Date: Fri, 12 May 2023 18:19:25 -0400  
To: hdc@edgartown-ma.us  
From: Katherine Scott <kscott@meganet.net>  
Subject: May 12. South Water Street

May 12, 2023

To the members of the Edgartown Historic District Commission:

Please take any and all actions available to your commission to preserve the historic view at 81 South Water Street. Framed by traditional older buildings, is as integral to the value of our visual environment as any precious historical landscape by Vermeer or Constable in a gilt frame in a world-class museum.

Many people find Edgartown the most "picturesque" and "historic" town on the Vineyard. It probably could be nominated as a UNESCO World Heritage Site. Plonking an ugly architectural mishmash in the town is bad enough. But destroying a beautiful iconic view is a double crime against those who visit Edgartown to admire, soak up, and unwind in its peaceful charm.

Since I live in Vineyard Haven, I don't go to Edgartown that often, but when I do, during the rose season---or to give visitors a tour---I expect to see and experience the historic gem Edgartown has always been. Not to be jolted by a town incrementally tranformed by a McMansion mentality into Anywhere, USA, with ever more treasures removed from view and replaced with something ugly (as occurred with the Quawk Cottage, on Hines Point).

It is happening too often these days: People decide to buy property on the Island because they are supposedly entranced by our island's unique qualities and supposedly want to be part of the community---but then their true intentions are hatched and they set out to wreck things for everyone else.

In addition we now have the trend of people erecting monstrosities with an eye to profiting from the metastasizing summer rental market. It is quite likely that Goldeneye Llc (presumably named for the eponymous secret Russian space weapon in the 1995 film "GoldenEye"), the owner of 81 Water Street and other Vineyard and Nantucket properties, is an avatar of this particular profit-seeking trend.

These trends are slowly killing the Martha's Vineyard goose.  
Please put your foot down at 81 South Water Street and insist that Goldeneye Llc adhere to your commission's clear guidelines for view maintenance and appropriate architecture.

Respectfully,  
Katherine Scott  
Vineyard Haven (Island born)

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street**

1 message

Sat, May 13, 2023 at 10:34 PM

romanohealthlaw@gmail.com <romanohealthlaw@gmail.com>  
To: HDC@edgartown-ma.us

Dear Commission Members:

I write to object to the proposed building plans for 81 South Water Street. It would be an irreparable harm visited upon us residents of the Island to lose the cherished view of the harbor by allowing a McMansion to occupy this historic site. My wife and I have enjoyed for many years walking down South Water street and gazing out into the harbor. It is sad to think of losing that view, but much more sad to think of generations to come who will pass by 81 Water Street and not realize what a beautiful view of the harbor is hidden by the house that blocks it. Please do not approve the proposal.

Thank you for your consideration.

Donald H. Romano

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street Project**

1 message

Sun, May 14, 2023 at 9:14 AM

Mildred Merritt <beach@opclpt.co>  
To: HDC@edgartown-ma.us

The Members: Mildred Merritt, 53 South Summer Street, Edgartown, while I am not next door to this project, I am concerned about overbuilding in the village for our lot sizes. I think this project does not comply with many of the Historic District guidelines. I abide by the guidelines of the Historic District and I expect others to do the same to preserve our neighborhoods. Mildred Merritt, 53 South Summer Street, Edgartown

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street Objection**

1 message

Sun, May 14, 2023 at 3:47 PM

Kathy Smith <khsmithsds@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

To the Edgartown Historic Commision,

We strongly object to the proposed project at 81 South Water Street.

Due to EHDC requirements

- the setbacks and open space should be enforced.
- New construction should repeat the existing historic streetscape.
- EHDC height, width, scale and general form should reflect that of the adjacent buildings.
- Must get permission for any structural changes from the public way or the harbor.

This proposed plan definitely alters the historic view from the harbor and street by adding another oversized house and swimming pool in the wetlands!

Isn't your job at EHDC to protect the buildings and open space with historical significance, especially with the Mayhew House as a neighbor built in 1697? Why isn't this philosophy enforced?

This is just another deep pocket attempt to alter what's left of our waterfront. We really hope that the Edgartown Historic District Commission will come to their senses and not allow this project to proceed.

**We don't need another Edgartown Historical harborfront house in the dumpster!!!!**

Sincerely,

Joe & Kathy Smith  
1 Ox Pond Meadow, Edgartown

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water Street proposal**

1 message

Mon, May 15, 2023 at 9:19 AM

jay hunter <jhunter571@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

To the members of the Historic District Commission:

This letter is written in opposition to the proposed 81 South Water Street project. The construction of this oversized, bland, and blocky building will forever ruin and degrade the character of both the neighborhood and the harbor shorefront. Furthermore, the spectacular view from the street will be eliminated permanently from public access and enjoyment.

Since last summer in Edgartown, the public has lost access to Cape Pogue and the Mary Harris Francis Beach in Edgartown. Please prevent this view from succumbing to the same fate.

We urge the HDC to preserve the public view access on this property as it has been for centuries and not allow it to disappear from our collective wonderment.

Sincerely,

Jay and Jean Hunter  
47 Pocha Road  
Edgartown

Sarah Jane Hughes  
65 South Summer Street  
Edgartown, MA 02539  
hughes.sarahjane@gmail.com

May 15, 2023

Historic District Commissioners  
Town of Edgartown, Massachusetts

Via email: hdc@edgartown-ma.us

Re: Oppositions to Proposed Development of 81 South Water Street

Dear Commissioners:

I respectfully write to oppose the proposed development at 81 South Water Street on your agenda for May 18<sup>th</sup> or of any plan that is a near-equivalent of that plan. If the plan as submitted for the April 20, 2023, HDC meeting, or a plan with only modest changes is approved, **the HDC will have reached a point-of-no-return.**<sup>1</sup>

These comments are based on Plan IV dated April 3, 2023, as submitted by Mr. Malm's agent. As this proposal may proceed, I reserve the right to file additional comments.

The more I look at the proposal, which includes "rotating" the existing main residence, I get the impression that the proposal is the equivalent of a demolition of the 1912 home. If so, then for this and other reasons, this proposal flies in the face of the HDC Guidelines.

In my view, the proposal also:

- lacks information needed to make an intelligent decision about the proposal (which I detail below),
- contains elements that the HDC rejected for 7 Starbuck's Neck in recent years,
- is inconsistent with numerous HDC Guidelines and, it appears, the Town's Conservation Bylaw as well as Massachusetts' Wetlands Protection Act, M.G.L. C. 131, s. 40 (which is in the Town's Conservation Commission's jurisdiction),
- constitutes "massing" in terms of the visual appearance it gives from the street and other areas – the harbor, Tower Hill, and Chappaquidick, and
- no plans are provided for the third floor of the main house. I recall that your jurisdiction does not extend to interiors, but in those proposals I have reviewed over the period since May 1, 2019, most applications have included plans for all floors and any relevant basements if proposed and available to be finished (see Application for 92 South Water Street considered in 2019). This omission is odd because plans for the second-floor rooms over the garage were included with the April 3, 2023, proposal.

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<sup>1</sup> Reports in the island's papers and the Wall Street Journal have reported that the applicant, Mr. Malm, has purchased numerous properties in Edgartown, including a few (or more) in the Historic District. Thus, approval of a non-compliant proposal invites more non-compliant proposals that can refer to prior approvals.

I address these issues and more below. Each of these issues alone would justify a rejection of the proposal scheduled for consideration on the May 18<sup>th</sup> meeting agenda.

I also urge that action on the proposal NOT be taken to the extent that the agent for Mr. Malm submits any supplements or amendments until a suitable opportunity for review of them is provided to all abutters and everyone who submits a comment on this proposal prior to the close of business on May 17, 2023. As a matter of due process and regard for abutters and neighbors, it is entirely unfair to allow the agent and owner to provide materials to the Commission that the abutters and public will not have time to review. This is true in every case, but especially necessary for the scale of the proposed redevelopment of 81 South Water Street.

Additionally, from a stakeholder's perspective, it is not clear that the HDC will review the submission (albeit incomplete) from April 3, 2023, or review that plus additions such as the re-casting of the side porch submitted with a letter from the owner's agent on May 5, 2023. That re-casting came after the notice to abutters and other neighbors and, so, may not be properly in front of the HDC for its May 18, 2023, meeting.

I address the issue of allowing a proper period for all stakeholders to comment on every proposal later in this letter. But my bottom line is that what I will call "rolling submissions" by the applicant diminish the ability of the community to participate in the HDC's work and strengthen the hands of applicants unfairly.

If the proposed plan is accepted as proposed, neither the HDC nor the Town will possess authority over the Historic District sufficient to fulfil the HDC's stated mission. The HDC will have established precedent in approvals that are the worst kind of slippery slopes. Accordingly, the HDC should appreciate that approval of this proposal as submitted will diminish your authority to reject or condition the next inconsistent proposal and leave the Town's historic image and tourism appeal drastically diminished and likely to be more diminished by this and future proposals.

### **My Interest in HDC Decisions**

I am a seasonal resident at 65 South Summer Street in the expanded Historic District. Ours is the unique Greek Revival situated on the water side. I am an unabashed lover of period buildings, which our family has owned in two other historic areas, Georgetown and Annapolis.

I have supported numerous proposals that were consistent with the HDC Guidelines. I have objected to many that were not consistent with the HDC Guidelines or that appeared inconsistent with limitations on the Town's Wastewater Treatment capabilities.



### **The April 3, 2023 Proposal Is Inappropriate for the Location and Architectural Styles in the Immediate Vicinity on South Water Street**

The plans submitted for 81 South Water Street are inappropriate for the location and architecture of the neighboring properties on that portion of the street. The street-side impression these plans give is of a single, massive building. Whether accurate by actual square footage, the impression qualifies as “massing.”

But, worse, the mixing of design elements does not reflect the quietness of other homes on the water side of South Water Street or their adherence to architectural elements appropriate for their main architectural styles.

My late mother, a fashion industry executive, would have called the design for 81 South Water Street “a mish-mash.” She would have suggested, as Coco Chanel would have observed, that someone forgot to get dressed and then take one accessory off.

This is how I view the long and unsuitable faux Tudor slope of the long gable on the street side of the façade. This Tudor-style detail is not suitable for a Shingle-style building. The only other example of this Tudor-style in the expanded Historic District is a 1920 building at 153 South Water Street at the southern corner at the junction with Katama Road. The sloping gable line is fine on that other house because it is consistent with the whole Tudor framework of that house.

The other inappropriate features in the proposal are:

- the too-fancy bay or picture window on the street-side surrounded by architectural details that are not typical of Shingle-style buildings generally or those in Edgartown, and
- the too-fancy porch supports and pillar details on the May 5, 2023, re-submission of the porch or portico for the north side of the building, which are inappropriate for a Shingle-Style building.

### **The Plan Contains Elements Similar to Those the HDC Rejected in the Past Few Years for 7 Starbuck’s Neck**

This plan is as inappropriate for the location and historic quality of the existing house (minus recent additions) as the proposal rejected in the past three years for redevelopment of the home at 7 Starbuck’s Neck:

- proposed placement of a new pool and substantial privacy fencing on the water side, encroaching on the ancient public path running from Eel Pond to the Lighthouse on the water side.
- proposed revisions to the house that obscure the remaining original portions of the house to roughly the same extent as the proposal by the same architect as the rejected Starbuck’s Neck house, and,

•proposed addition of Chippendale-style railings for the balcony not found on the water side of the HDC, original or as expanded, in place of the existing and plain railing on the existing deck on the house.

### **The Plans Submitted Do Not Contain the Information Required by the HDC Guidelines**

The pending proposal for 81 South Water Street should be rejected or postponed in either case with specific instructions to return with a proposal that is consistent with the Historic District's mission and Guidelines and *with a memorial of the instructions and any approvals given so that those of us in the neighborhood and Town can be certain that any construction allowed is consistent with the instructions and approvals*. All conditions in any approval should be communicated to commenters and other Town authorities so that the HDC's requirements can be enforced.

The plans submitted for 81 South Water Street submitted in advance of the April 20<sup>th</sup> initial HDC meeting on the proposed construction of 81 South Water Street and, apparently, a refinement submitted on May 1<sup>st</sup> fails to provide information that my reading of your Guidelines requires, such as

- 1) There is no comprehensive site grading plan for the proposed changes to the house and property that indicates the old and new grades and the relative elevation heights of the proposed house's first floor, the upfilled lawn area that will contain a new pool, the pool retaining wall as compared with the water-side edge of the current patio, or the grade of the existing modest stone wall at the edge of the water-side terrace.

It appears that the proposed, *long, long, long stone wall* will sit atop this upfilled area. I do not have a solid idea from the submission how high from the slope to the water's edge will be. Some Town board should be interested in the up-fill of this area. The HDC should care because this wall will become a central feature in the view of the historic properties on South Summer Street – one out of scale with the long-standing homes along that waterfront.

A stone wall sits on the water side of the main house at this time. The current wall appears inconspicuous by comparison with the proposed new wall: it is not as tall and it is not nearly as long as the proposed wall.

- 2) The resulting pool, stone “retaining” wall and yard level on the water side will encroach roughly 25 feet closer to the shoreline than the existing yard to accommodate a pool.

This encroachment would require a significant infill over the current bluff and over wetlands which were shown on the 1998 survey included with the April 3, 2023, proposal. I believe that one cannot build over a wetland under the Town's Wetlands Protection By-Laws or the Commonwealth's Wetlands Protection Act.

- 3) There appears to be no plan for or discussion of the security fencing for the pool area. Security fencing is required under the Town's building code.

- 4) There are no plans comparing the existing windows' styles and numbers with those proposed.

### **The April 3, 2023 Proposal Does Not Comply with the Guidelines Published by the HDC**

By way of introduction to the following litany of plan contents that do not comply with the 2018 Guidelines, I take the full scope of the Guidelines' application into account: the Guidelines apply to buildings and structures that are in the Historic District and are "visible from a public way. Streets, alleys, parking lots and the harbor are considered public ways." Accordingly, my comments include how the whole proposal – buildings, pool, and retaining wall(s) – will appear from South Water Street, the harbor, Tower Hill, and Chappaquidick.

- 1. EHDC guideline: "There is a strong presumption in favor of *retaining* all existing buildings and structures."**

This proposal fails to comply with this Guideline. Amendments to the existing house will mask its key elements. The new roofline obliterates the gentle shape of the remaining portions of the historic house.

- 2. EHDC guideline: "The historic relationship of buildings to the street, including setbacks and open spaces, should be maintained."**

This guideline is not met. The existing house and garage are positioned along the southern edge of the property – in a manner that is entirely recessive. In the current orientation, the existing house is not massive in appearance and its recent addition that extends to the town-side of the property is not as offensive to this original orientation as the proposal.

Re-positioning of the existing garage further demeans the historic relationship and gives a more fortress-like impression from the street.

- 3. EHDC guideline: "New construction should respect the existing historic streetscape."**

This proposal fails to meet this guideline. It is as architecturally distinct from the surrounding properties as the home built in the 1990's at the end of Tower Hill by Ernie and Barbara Boch. It has no proper proportions or consistency of architectural styles either as compared with neighboring property or even of itself.<sup>2</sup>

- 4. EHDC guideline: New construction should be considered as a part of a larger setting rather than a singular unit. It should be in proportional relationship to the existing homes and structures on the street, in the neighborhood and in the general area. Height, width, scale and general form, what is generally referred to as "Massing", should reflect that of adjacent buildings.**

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<sup>2</sup> In addition to my own observations as a long-time seasonal resident, I consulted photographs of nearby properties from a collection of books about Edgartown or the island. One of these is Burroughs and Dennis, *MARTHA'S VINEYARD: HOUSES AND GARDENS*, at 40-83 (Little, Brown and Company, 1992). The examples demonstrate the quietness of Edgartown homes, even grander homes, and especially in the Historic District.

The proposal fails this guideline. The scale of the proposed house as it will be seen from South Water Street is huge by comparison with the existing homes on that side of South Water Street. The proposed house is a story taller than the existing house and presents a long, window-less façade behind two small windows on the proposed third floor.

The proposed house will be far more assertive in apparent scale than any other harbor-side home on the same block of South Water Street. It also is larger in impression than the three largest houses on the inland-side of South Water Street, including one period home closer to Cooke Street (which is tall, but does not reach both sides of its property lines than the house proposed for 81 South Water Street), and two homes by the same architect that are dwarfed in impression by the house proposed for 81 South Water Street.

Moreover, the marked difference in orientation for the proposed development of 81 South Water Street presents a fortress appearance from the street and almost completely would block views of South Water Street from the harbor.

- 5. EHDC guideline: In areas where historic garages are generally detached, new garages should be detached. Attached garages should be located behind the main mass of the house and/or not facing the street, if possible.**

The proposal moves an existing, two-story garage with sleeping rooms above it. The existing garage may have been “attached” in the last 15 years before the property was included in the HDC. It may have been attached prior to the expansion of the Historic District, and so might be grandfathered in its attachment. Leaving the garage “as is, where is” would lessen the massive appearance of the façade as proposed.

I also do not endorse a breezeway between the house and the garage, wherever situated. The Guidelines adopted express a preference against breezeways, which (apparently) were not features of the period homes of the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

- 6. EHDC guideline: The public view from Edgartown Harbor towards the town side must be protected.**

The HDC has jurisdiction over the exterior of buildings and their siting on lots in the Historic District. That means that the HDC has jurisdiction of the exterior proposed from all sides – including the water side.

Two aspects of the proposal deteriorate the water-side view of the house. First, the historically unsuitable, Chippendale-style railings for the second-story balcony should not be approved.<sup>3</sup> The plainer, existing railing is consistent with neighboring properties.

Second, the proposed infill and stone retaining wall are not historically or architecturally suitable when viewed from the water or neighbors’ properties. They create another fortress-like impression from the water side. Stone is not traditional in the Historic District. A large wall of stone is a feature that has no historical basis in Edgartown’s historic district and will destroy the view from the water of historic houses near Collins Beach. Does

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<sup>3</sup> If memory serves, the HDC did not approve Chippendale-style railings proposed for the rejected 7 Starbuck’s Neck development.

any other property on the water-side of South Water Street have a stone retaining wall so high above the shoreline? I cannot recall one.

- 7. EHDC guideline: The Commission will consider the appropriateness of the size and shape of the building or structure in relation to both the land area upon which the building or structure is situated and to buildings and structures in the vicinity. The Commission may impose and (sic) setback requirements more restrictive than those required by the Zoning bylaw.**

Among other things, the sloping detail to the street-facing façade of the proposed house. I know of only one other such sloping roof detail in the historic district. It is on the home at the southwest corner of South Water Street and Katama Road at 153 South Water Street. That other house was built in 1920, according to Town records, but its style is not consistent with the architecture of the block that includes 81 South Water Street. The sloping roof element is decidedly 20<sup>th</sup> century style. I do not understand how the proposed slope for 81 South Water Street respects the historic qualities of the period homes along both sides of South Water Street – except the single example at 153 South Water Street.

The HDC should reject the proposal or exercise its power to impose more restrict conditions on redevelopment of 81 South Water Street as may be necessary to preserve the sense of the whole street and particularly that block of South Water Street.

I agree with a comment filed by one of our neighbors that:

Sensitivity to 81 South Water Street's long history, hundred-year-old house and, most importantly, the historic vista, require more thought, caution, and public involvement that *any* other property in the entire district. The decisions made concerning this proposal are not just for 2023, they will impact Edgartown for as long as sea levels allow it to be occupied.

#### **The Infill for the Proposed Pool and Water-side Stone Wall Present Risks of Becoming Dislodged if a Bad Storm Hits the Area of the Inner Harbor on Which 81 South Water Street Sits and Appear to Encroach on the Wetlands between the Existing House and Shoreline**

The site plans submitted by the owner's agent show a line for FEMA Flood Zone Designations, which can be found from a Google Search for the term mentioned on the plans: FEMA Zone VE Elevation 12. Zone VE is designated as a coastal area for which flood insurance purchases are mandatory – if the community participates in the National Flood Insurance Program. Zone VE is one of the zones with a

1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.<sup>4</sup>

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<sup>4</sup> FEMA, *Definitions of FEMA Flood Zone Designations*, at 2 (undated) but associated with FEMA's Map Service Center.

My family and I were in Edgartown during Hurricane Bob in 1992. We saw large sailboats up above retaining walls along the Inner Harbor's edge below South Water Street. We saw other significant damage to houses in the same coastal stretch from the property owned by the Viator and Oliver families past the Reading Room and along the wetlands to the east and north of Dunham Road. A large sailboat landing against the infill proposed I agree could cause that landfill to shift and cause additional damage.

Higher tides are likely as the photos of the March 3, 2018, water flooding Dock Street, Mayhew Lane, and the lower part of Main Street revealed.

Friends whose homes sit on the water side of South Water Street report higher tides recently and more residual water invading their basements and lower gardens already. They report waterfowl swimming across their lower lawns not just at high tide.

A high tide or storm surge – or a convergence of both – already threaten the stability of the lower portions of 81 South Water Street and other properties on the harbor side of that street. A project that moves the edge of development 25 feet closer to the harbor's edge seems inappropriate.

This issue might more properly belong in front of the Conservation Commission or even the Martha's Vineyard Commission. However, your Guidelines suggest you have discretion to be stricter than the Town Zoning Bylaws require in special cases. If you have discretion to exercise this stricter standard, I urge you to do so here.

I have submitted a letter of concern to the Conservation Commission. I shared a copy of that letter with the HDC and the Selectmen/women on May 11, 2023.

### **Conclusions and Requests**

The proposed development of 81 South Water Street deviates from the core values that the HDC was established to protect in many respects. Among the most important of these is the proposed exterior from the street-side, which does not respect the historic quality of the existing house and violates the presumption that "existing houses" should be preserved.

The repositioning of the existing garage seems unnecessary and adds to the "massive" appearance of the proposal. The impression I have is that someone smashed the garage and the existing "wing" building into the front of the main house.

The details for the bay or picture window on the street-side of the house, the Tudor-style sloped gable detail, and both designs for the room or porch that sits on the northern edge of the proposed house have elements that are not suitable for Shingle-style houses. These details and the massive impression given of the whole project from the street side make this proposal unsuitable for the Historic District. I urge rejection outright.

The submission also falls short of providing all elements that fully prepared presentations to the HDC contain:

- It omits numerous site and grading plans.
- It suggests that the extension and new stone retaining wall will extend over wetlands, which may be illegal without a special permit from the Commonwealth.

(We do not see mention of this issue or application for a permit in this submission, which may be outside the HDC's purview.)

- The submission also omits important perspectives from the street and harbor-side, both public views of the proposal.

The proposal simply is not ready for consideration until the shortcomings of the submission and gaps in compliance with the HDC Guidelines are corrected.

In addition to the failure of the submitted plans and specifications I mention, this proposed development is inconsistent with decisions announced by the HDC for other HDC approvals and denials on projects I followed during HDC meetings over the past decade, including the proposal for the house at 7 Starbuck's Neck.

I also urge that the HDC reject the April 3, 2023, plans and deem the May 5, 2023, change for the side portico on the north of the house out of order for action because the meeting notices had been sent on April 26<sup>th</sup>, and insist upon compliance with its requirements for applications and that, prior to action on any re-submission, until such time as

- (1) the deficiencies in the April 3, 2023, proposal be resolved, and
- (2) the abutters and other stakeholders in the south-of-Main-Street portion of the Historic District and Town have a realistic opportunity to review the additional submission or submissions. Abutters and other stakeholders need a reasonable opportunity to review all changes to the proposed development before any meeting at which the HDC might approve it. Receipt of materials submitted by the applicant after the public notices are sent as well as on the day of the HDC meeting is not sufficient.

Adequate opportunities for community participation are a vital component of the HDC's work – and those of other Town boards. By “adequate” I mean the opportunity to see and consider how any changes to the submitted proposal vary from the original or intermediate submissions – here, at least those before the HDC on April 20, 2023, and the re-submission on May 1, 2023, which I have not yet been able to review – and to formulate and submit written comments for the record to the HDC. Late-added materials, at the very least, deprive abutters and other community members of appropriate opportunities to participate in the HDC's important work.

Finally, approval of this radical submission or of minor amendments to it will degrade the Town's authority over development in the HDC. Permitting one party to break HDC rules only encourages others to make further non-historic alterations and break historic precedent in the streetscape. An example is happening a few doors to the south of 81 South Water Street –an understandable response to another recent and oversized house on the land side. Lax applications of the HDC rules, therefore, brings an accumulated negative affect that alters the character and integrity of the whole district.

Respectfully submitted,

Sarah Jane Hughes

May 18, 2023

Dear Historic District Commission:

What is happening to the Vineyard?

We all know. We talk about it in all the towns, in the streets, in the stores, with our friends here and afar, and it is never very far from our minds and hearts. Many Islanders, even natives and old-timers, have left and are saying, "I am not leaving the Vineyard I loved, I am leaving the new Vineyard I don't like." You hear this all too often, and it is heart wrenching.

So what is happening to our precious Vineyard? Simply put, we are losing our ethos. We are losing our culture and being forced to adjust to a new set of standards that negate what we have treasured for so long. A sense of community is inherent in our way of life, but that is now overwhelmed by so many new people that don't seem to have that same need. There is a custom here to wave to everybody. They don't even wave! We have nurtured a sense of insularity forever, knowing that being called an "Islander" is of the highest compliment and bond we could have for each other. This has been replaced by us being inundated with new people, and it is so hard on us who have known almost everyone in our town and many in other towns, too. A common expression is, "I was on the boat, and I did not know one person!" We have enjoyed a certain quality of life for eons that is an intrinsic characteristic of the Island. "I don't even have to lock my doors!" we exclaim in sheer joy. "I feel safe all the time when I am out walking my dog in the State Forest or anywhere at any time of the day or night." We say, "My children can walk to town and get an ice cream cone." But this entire safe haven and our very way of life is evaporating before our eyes.

Now things are changing so fast that you can observe it every day. For example, there is no housing and therefore the business community cannot staff its work force. Very large homes are coming up like a contagious plague and crowding out green space and the little cottages that used to be so handy for working class people to occupy. The destruction of our marshlands and our aquifer being threatened by construction are very real problems to our existence. The rising of the sea level and other numerous ominous issues are arising out of Climate Change, the most pivotal of all our problems for the future. Traffic has become an enormous issue. The ferry is having problems more often than ever before and charging more and more each year. Islanders are having a hard time getting ferry reservations. Speeding in cars has increased, and so have car accidents. Rent prices have gone so high the average person cannot afford to live here. The cost of living has soared.

So this and more leads me up to a problem I feel compelled to address to the Historic District Commission:

Please listen carefully and intently to the plans David Malm has for 81 South Water Street. This new plan for this property is not in keeping with the architecture of that area, and it will also block the view of the harbor. Mr. Malm and his ownership of this and 10 other homes for short term rentals is literally and harmfully changing the face of Edgartown, and, consequently, the face of the Island.



Be wary...Mr. Malm is another giant come to slay us. As you hear over and over in the streets, "We are becoming the Hamptons." Where are the known summer people, the year round people, the summer help, the cottages for rent, the ethos of yore that we knew so well? Going, going, gone.

Islander in Edgartown

Please submit your letter to this address.

Respectfully,

Elizabeth

On Mon, May 15, 2023 at 1:43 PM govAccess CMS Site <webadmin@edgartown-ma.us> wrote:

Message submitted from the <Town of Edgartown, MA> website.

**Site Visitor Name:** Robert Bown

**Site Visitor Email:** rob@industrialinvestments.com

My wife and I own a home around the corner from this property on High Street and are concerned about its possible expansion and the loss of one of the last remaining unobstructed harbor views for pedestrians. We would like to e-mail a letter to the Commission in advance of this Thursday's hearing.

Please let me know the email address to use. Thank you.

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**RE: 81 S. Water Street**

1 message

Tue, May 16, 2023 at 9:19 AM

**Robert Bown** <rob@industrialinvestments.com>  
To: Edgartown Historic District Commission <hdc@edgartown-ma.us>  
Cc: Jill Bown <jabown28@gmail.com>, Robert Bown <rob@industrialinvestments.com>

Could you please acknowledge receipt of my letter and also let me know how to observe and to possibly participate in this Thursday's meeting as a concerned neighbor (if many other concerned neighbors do not show up and voice their concerns). Thank you.

Robert Bown

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**From:** Robert Bown <rob@industrialinvestments.com>  
**Sent:** Tuesday, May 16, 2023 9:08 AM  
**To:** Edgartown Historic District Commission <hdc@edgartown-ma.us>  
**Cc:** Robert Bown <rob@industrialinvestments.com>; Jill Bown <jabown28@gmail.com>  
**Subject:** RE: 81 S. Water Street

Thank you for your response, Elizabeth. Attached is our letter, which I will also mail to the Commission's P.O. Box.

Please share this letter with all members of the the Commission in advance of this Thursday's hearing and have it placed in the official file for this matter.

Robert Bown

**From:** Edgartown Historic District Commission <hdc@edgartown-ma.us>  
**Sent:** Monday, May 15, 2023 2:01 PM  
**To:** Robert Bown <rob@industrialinvestments.com>  
**Subject:** Re: 81 S. Water Street

CAUTION: This email came from outside your organization. Please be careful opening attachments or clicking on links.

Hello Robert,

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Save the Views for ALL**

1 message

Mon, May 15, 2023 at 8:44 PM

**Lisa Anne Brown** <redlab@labphoto.com>  
To: hdc@edgartown-ma.us

Dear Historic District Commission of Edgartown,

My name is Lisa Brown Langley, I am writing to address my concerns for the potential over build and reconfiguration of Malm property.

Just because you can, doesn't mean you should.

The opportunity to expand that property will negatively impact the island people, people of Edgartown and yes, all its visitors.

I have walked the streets of Edgartown since I was 8 years old; my eyes have recored every nook and cranny, every window box and widows peak and every detail now not there. For decades I worked at many the shops, Vineyard Vignettes and Chica in the 80' and even now 25 years later I own KIN at the Chica location and an island treasure, the John Coffin House from 1703.

Edgartown means so much to me; you can not imagine the actual heartache I have felt watching it's character being homogenized, and frittered away into the anywhere USA and yes also Hamptons like feeling with these enormous out of place homes.

I really do realize you have an incredibly difficult job. A friend said recently, about a different situation that is also rapidly changing, "Lisa, you have no idea what we have done to push back on all the new people who want to make things like where they came from; it would have been much worse if I didn't stay on the committee." This person is 75.

Each of you are the crucial, critical, in fact the bottom line to peoples desire to push boundaries; I beg you, to decline any alteration to the existing property that would block the harbor views.

This is a signature vista, and belongs to all, my hope is this letter is not necessary, it feel to me like there is no question about the boundaries of the size and scope. Of this project. That we are even in a process of discussion speaks to the current wavering lines. Upholding the town's architectural integrity and preserving legacy and open land is so important. Please, please, keep this essential piece of Edgartown and set a strong example for all towns. Continue your stewardship of the Historic District; keeping this property exactly as it is now. Save the magical view for all. You will be supporting hundreds of years old legacy for the town and all those here now and those to come.

Thank you for your selfless time in protecting our unique and historic town. May your efforts to keep Edgartown quaint historic, and charming prevail.

Lisa Brown Langley

Robert & Jill Bown  
9 High Street  
Edgartown, MA 02539

May 16<sup>th</sup>, 2023

Edgartown Historic District Commission  
P.O. Box 5158  
Edgartown, MA 02539

Re: 81 S. Water Street - May 18<sup>th</sup> Hearing Regarding Proposed Expansion

Dear Commission members:

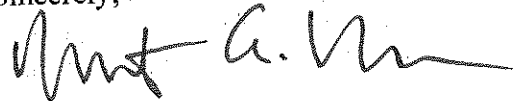
My wife Jill and I own a small vacation home at 9 High Street, just around the corner from 81 S. Water Street. Over the past several years, we have sadly observed the expansion and modernization of several homes along the S. Water Street harbor-front which have adversely affected what had been beautiful harbor views for pedestrians. Perhaps the most egregious recent case occurred a few years ago at the corner of S. Water and High Streets, where the owners of a relatively small but historic home were permitted to so expand the existing structure and the landscaping around it that the former view of the harbor for pedestrians is now completely blocked. What a loss for the neighborhood.

Now up for expansion is 81 S. Water Street which, in our opinion, is one of the prettiest properties on the island with perhaps the best inner harbor view. Governor Mayhew picked this particular spot for a reason, and it's still named after him. The existing house on this lot is, in our opinion, already a large, attractive house and the open, nicely landscaped yard allows for terrific views of the water. We are disappointed to see that a developer with multiple other on-island houses has acquired this beautiful property and has put forward plans to expand it even further and to largely block the public's view of the harbor.

We realize that 81 S. Water Street is a private home and that its new owner may want to make some improvements to it, which is reasonable. The question, as usual, is "how much is enough"? This property contains the last open harbor view along S. Water Street for pedestrians. If the new owners are allowed to put their proposed plan into effect, both the existing charming house and this beautiful, shared harbor view will be gone.

We urge the Historic District Commission to use every tool at its disposal to limit the expansion of the existing house on this property so that yet another beautiful, historic piece of Edgartown is not lost forever. Thank you for listening.

Sincerely,



Robert A. Bown

RAB/81  
Via E-Mail and U.S. Mail

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**South Water Street Harborview**

1 message

Tue, May 16, 2023 at 9:08 AM

**Nancy Kaye** <nancymac137@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

To whom it concerns,

I am writing in support of the ban against the proposed addition being planned for the house on South Water Street that would block the gorgeous view to Edgartown Harbor that has been in place for over 300 years. In my opinion it is a senseless addition, especially when reading this individual who owns the property also owns several others on the island.

This is not The Hamptons! Please preserve historic homes on the harbor from being way too enlarged!

Thank you.  
Sincerely,

Nancy Kaye

Historic District Commission  
PO Box 5158  
Edgartown, MA 02539

Dear Commissioners:

Because of my connection to Governor Thomas Mayhew as 11th generation descendent on my mother's side of my family, (my mother, Dorothy Mae Vincent Norton Holmes Darnley was born near Cow Bay in 1904. My grandmother, Lillian Mayhew Vincent was born in Edgartown in 1873. I was born in Oak Bluffs, in the foyer of the old, old hospital in 1943.) I feel the need to speak out to PROTECT the open space and view of Edgartown harbor currently visible from South Water Street over Governor's Knoll, where Governor Thomas Mayhew built his house after arriving in Great Harbor in 1642.

Generations of Mayhews, Peases, Nortons, Marchants, Burnhams, Luces, Olsens, etc. and indigenous peoples - the Wampanoags or Wampanogs ( your choice of pronunciation says a Vanderhoop friend of mine), Cape Verdians, other immigrants from the Azores, Brazil, tourists, seasonal residents and other Vineyard residents have enjoyed the only view left to us of the harbor.

I often stop by the Governor's Knoll plaque, time-travel back to 1642 and reflect on the changes since the original house was built and Governor Mayhew and his wife Jane and other family members were buried a short distance away in 1682. This view, this spot, is living history which needs to be preserved and protected for this generation and future generations.

Please register my opposition to the proposed house and pool which will forever alter and essentially deprive all islanders - seasonal, year-round and short term visitors from the opportunity of visualizing the Vineyard Mayhew saw and generations have seen since 1642.

Sincerely,

Norma Norton Holmes  
PO Box 2838  
178 Katama Road  
Edgartown, MA 02539  
508-627-7036

*Norma Norton Holmes*

Parthenia & Christopher Kiersted  
6 Fuller St.  
Edgartown, Ma. 02539

To the Historic District Commission of Edgartown,

We join the many residents of Edgartown who have come forward to oppose the new project on 81 South Water Street. To take away this scenic view of our harbor from the public would be a travesty as it is the only accessible view from the south side of town.

I remember years ago when the former owner wanted to put up trees to delineate the property boundaries. A nearby neighbor, April Hamil, convinced her that wouldn't be a very good idea for precisely the same reasons this house is not a good idea. It's a bad idea to be a bad neighbor. It is our hope that your committee agrees to stop this project and preserve our views of 81 South Water Street.

Sincerely,

Tuna Kiersted

Christopher Kiersted



**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**81 South Water Street**

1 message

Tue, May 16, 2023 at 12:02 PM

**Frank Sanford** <frankwsanford@gmail.com>  
To: HDC@edgartown-ma.us

My wife and I have been regular visitors to Edgartown for over 43 years. We were fortunate to become property owners in Edgartown since 2019. We regularly walk on both North and South Water Streets, as well as other streets throughout Edgartown. We have seen many changes though the years, many positive, and some undesirable. It is important to retain harbor views along these streets for the general public to maintain Edgartown's charm and history. The harbor has always been an integral part of Edgartown's history. We oppose the large addition, partial second story and reduction of harbor views on 81 South Water Street.

Thank you for your consideration,

Frank and Ann Sanford

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**Letter summarising key points/Select this one over my others to read at hearing  
please**

1 message

Tue, May 16, 2023 at 7:29 AM

Jane Bradbury <jbradbury@me.com>  
To: Edgartown Historic District Commission <hdc@edgartown-ma.us>

Jane Bradbury  
85 South Water Street  
Edgartown

May 16, 2023

Commissioners

Edgartown Historic District Commission

Dear Commissioners,

I have written to you extensively about the proposal for 81 SW. Since there will not be time to read all my letters at the hearing on May 18, and being in Europe I may not be able to speak myself, I select this summary above the others. My key points:

**1. The proposal is missing too much required information to be considered, including:**

- a) a site level/grading plan as existing and as proposed
- b) images of the rear of the house, the swimming pool, and the entire vista from Edgartown Harbor. (Views from abutting properties would also be very helpful.)
- c) images of the infilled area and pool from the street since they may be visible and affect the street view from an angle.
- d) demarcation of the high-water mark/wetland (updated and agreed with the Conservation Commission).

**2. The proposal appears to be misleading because:**

- a) the front view of the house shows a water view on the right, which does not exist, and

b) the 12 9" porch in the submission shows it enclosed but a drawing attached to the applicant's May 5 letter shows it open: only the original proposal counts at this hearing, and

c) it does not show the existing low hedge on the left to give accurate context nor mention landscaping intentions.

**3. Given that this is the most important property in Edgartown due to its Mayhew heritage and its much-loved vista visited by tourists and all Vineyard residents,**

a) convincing reasons must be made before the HDC would be justified in granting permission to demolish or totally change the existing house, even though the 1912 original has been altered (HDC guidelines make clear that retaining existing buildings is strongly favored ) and

b) the style of any additions or new construction must either relate to existing portions of the house, or be *entirely consistent* with the style of the 19<sup>th</sup> Century abutting properties to the side and across the street.

c) the increased massing of the proposed structure, and its historically inaccurate mix of architectural styles (early 20thC shingle style with Doric pilasters) is not in keeping with those neighboring houses and negatively impacts this historic site.

Due to the omissions in the proposal and reasons mentioned above, I respectfully ask that the HDC denies this application immediately.

Respectfully yours,

JBradbury

Jane Bradbury

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water Street expansion**

1 message

Tue, May 16, 2023 at 9:16 PM

**Alan Feldman** <alanfeldman53@gmail.com>  
To: HDC@edgartown-ma.us

Dear History District Commission members.  
I am writing as an Edgartown homeowner and concerned citizen about the proposed expansion of the home at 81 South Water Street. This proposal appears to be inconsistent with historic district guidelines. Moreover, the owner will not be a neighbor in this magnificent neighborhood but will be doing this work for monetary gain. What will Edgartown become if we destroy our iconic historic feel.  
Please count my sentiments in opposing this awful violation of the historic beauty of Edgartown.  
Sincerely,

Alan H. Feldman  
5 Old Pocha Road  
Edgartown, MA 02539

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water**

1 message

Tue, May 16, 2023 at 10:18 PM

Diana Nicholson <jpn2000@comcast.net>

To: HDC@edgartown-ma.us

I'm writing about the past loss of an Edgartown Harbor view and it's impact in the hopes that one more harbor view will not disappear.

The house at 101 South Water which is at the East end of High St was built in 1890.

From 1890 to 2014 or so (approximately 120 years) anyone walking down High St heading toward the water had a view of Edgartown harbor by looking to the south side of that house. You knew that many generations of residents and visitors had loved that view and none had any idea that one day it would be no more.

That house was sold in 2013 and was updated over time. One of the updates was a pool. Once the pool was installed a fence was built and a row of columnar evergreens were planted suitably high enough so suddenly the view vanished.

That loss is felt on each walk that way by those of us lucky enough to live nearby or to visit.

The harbor is gorgeous and often described as elegant. Care should be taken to try to keep as many of the the last remaining views as open as possible for the many generations of future passerbys to treasure as well.

Diana Nicholson

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**Opposition to 81 South Water Street Construction**

1 message

Wed, May 17, 2023 at 4:02 AM

Honor Moshay <honor@moshay.com>  
To: HDC@edgartown-ma.us

May 17 2023

Dear Historic District Commission,

My name is Honor Moshay and I have been visiting the Vineyard for 16 years.

I am writing to share my strong opposition to the building plans that have been submitted for 81 South Water Street.

This is a historic lookout, that has forever been shared with the public, is being permanently blocked off in favor of personal enjoyment of the few.

I am disappointed in the commission for not spotting and correcting this earlier. Please ensure, on behalf of all those who visit and love the island, that this does not move forward.

Sincerely,

Honor Moshay



**81 S. Water Street.docx.pdf**

14K

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water Street**

1 message

Wed, May 17, 2023 at 8:37 AM

**Timothy Delaney** <delaney@fintrain.com>  
To: HDC@edgartown-ma.us

As a resident of the historic district, I am very concerned that this proposal alteration of the historic house t 81 South Water Street is detrimental to the Historic District and the fabric of what makes Edgartown's downtown area so special.

The plans, as presented, destroy the original house's connection to the land on which it sits and its own historicity. It also conflicts with the architectural standards of the period in which it was built. It also blocks the view out over the Harbor, which makes the street so appealing to residents and people walking through town.

As one who has preserved the historic nature of my own house, I would like to be assured that the Commission will hold others to a similar standard. I hope you will choose to reject these plans as presented.

Sincerely,

Timothy G Delaney  
9 Norton Street  
Edgartown MA

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water St. - PLEASE STOP THIS PROJECT**

1 message

Wed, May 17, 2023 at 8:41 AM

**Polly Davis** <pollydavis131@gmail.com>  
To: "HDC@edgartown-ma.us" <HDC@edgartown-ma.us>

PLEASE, please help stop this project!!

Our wonderful town of generational family ties, memories and love is being negatively affected by development that has no heart and soul!!

My children are fourth generation in Edgartown, and we are soon to have a 5<sup>th</sup> generation.

We live on S. Summer St. and walk by this property every day. I have decades of my own personal photos of this gorgeous view.

We love this town dearly. Please help us to preserve this lot with this view, that is so special to so many who truly love and care about our beloved town.

Sincerely,

Polly Davis



**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

**81 South Water**

1 message

Wed, May 17, 2023 at 9:59 AM

sarapiazza sarapiazza.com <sarapiazza@sarapiazza.com>

To: James Hagerty <jhagerty@edgartown-ma.us>, "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>, "selectmen@edgartown-ma.us" <selectmen@edgartown-ma.us>, Reade Milne <rmilne@edgartown-ma.us>

I am writing to strongly object to the building project at 81 S. Water Street.

One: Edgartown has become an embarrassment and laughingstock of mansions and wealth. There should be NOT ONE MORE mansion built in this town. The middle class has been driven out of town to the point where the common citizen with an Island voice has all but disappeared.

Two: The view at this location as one drives, bikes, or walks past is one of the intrinsic charms of our town, in fact it is the last remaining view of its kind and must NOT be destroyed. We have already lost so much in terms of openness via those hideous walls of evergreens (which should be outlawed at this point), the proliferation of high fences, and overbuilding. My house at 117 Upper Main shakes and rattles all day long thanks to the massive construction trucks that have infiltrated our town, and the resultant crumbling infrastructure, the cracked pavement and ruined sidewalks are a disgrace.

As for the view and Edgartown's charm, have you ever been to Mystic, Connecticut? A lovely town whose waterfront is completely bordered by high fences covered with Private and Keep Out signs; a most unfriendly experience.

Please don't let this happen to Edgartown (any more than it already has).

Just say no.

Thank you.

Sara Piazza

PO Box 560

Edgartown, MA

617-872-6110

[www.edgartownnews.blogspot.com](http://www.edgartownnews.blogspot.com)

(photos and commentary pertaining to Edgartown and the Vineyard)

[www.traddiary.blogspot.com](http://www.traddiary.blogspot.com)

(my Irish traditional music wanderings)

<https://youtube.com/user/sara505sings>

(my music and vlogs)

The Alison Boylston Piazza House & Gallery, featuring:

Vineyard and Ireland photography

Prints

Cards

Books

Calendars

Wampum

Stories

Songs...and the occasional fiddle tune.

Open by chance or appointment.

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**support view @81 South Water ST.**

1 message

Wed, May 17, 2023 at 10:25 AM

Patricia Tyra <ptyra@usa.net>  
To: HDC@edgartown-ma.us

May 17, 2023

To Historic District Commission of Edgartown  
From: Patricia Tyra, 15 Shurtleff Way, Edgartown

Re: Support for Historic Harbor view at 81 South Water St., Edgartown

Dear Commission Members,

I do support saving the historic water harbor view at 81 South Water St. I have enjoyed this view at all seasons since the mid 50's and for years when there was no hedge dividing this lawn from the Parsonage lawn next door. It is important to recognize the need to save such a view for current and future viewers, both residents and visitors.

I understand that with the recent sale of the Parsonage the added view from that property is already being saved. So please save this #81 view also.

Sincerely,  
Patricia Tyra

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**Please, Preserve This Property!**

1 message

Wed, May 17, 2023 at 12:05 PM

leslie hardy <lesliewhardy123@gmail.com>  
To: HDC@edgartown-ma.us

PLEASE, stop this project!! This view is the very essence of Edgartown.

The very history of Edgartown is at stake here, with this one decision. Our Edgartown would be negatively affected by development that has no regard for our multi-generational community's preeminent need to preserve our town's natural shoreline and historic harbor views.

I became a summer resident beginning in 1948, when my mother, Elsie Warrington, traveled to Edgartown each summer with her four children. It has been more than 7 decades since then, and our 4-generation family's love for Edgartown is forever.

We live on S. Summer St. and walk by this property on Water Street every day.

Preserve this property! The value is in its preservation for all residents and visitors, *not* in its development. Don't let this most important place be only a memory of the past!

Sincerely,

**Leslie Warrington Hardy**

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water Street Building Proposal**

1 message

Wed, May 17, 2023 at 12:34 PM

**Timothy Lake** <timothylake59@gmail.com>

To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Make no mistake, allowing deviations from the EHDC guidelines for 81 South Water Street will open more proposals for larger, Harbor view-blocking homes on Edgartown's waterfront. The Mayhew parsonage will be next with proposals and potential lawsuits to allow building there too. It would never end.

Please take a stand now and enforce the strict EHDC guidelines and preserve Edgartown's few remaining historical Harbor views and vistas.

Tim Lake, family member on behalf of Leslie W. Hardy at 75 South Summer Street, Edgartown.

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**Fwd: 81 South Water**

1 message

Wed, May 17, 2023 at 10:23 AM

**James Hagerty** <jhagerty@edgartown-ma.us>  
To: Edgartown Historic District Commission <HDC@edgartown-ma.us>

----- Forwarded message -----

From: **sarapiazza sarapiazza.com** <sarapiazza@sarapiazza.com>  
Date: Wed, May 17, 2023 at 9:59 AM  
Subject: 81 South Water  
To: James Hagerty <jhagerty@edgartown-ma.us>, hdc@edgartown-ma.us <hdc@edgartown-ma.us>, selectmen@edgartown-ma.us <selectmen@edgartown-ma.us>, Reade Milne <rmilne@edgartown-ma.us>

I am writing to strongly object to the building project at 81 S. Water Street.

One: Edgartown has become an embarrassment and laughingstock of mansions and wealth. There should be NOT ONE MORE mansion built in this town. The middle class has been driven out of town to the point where the common citizen with an Island voice has all but disappeared.

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As for the view and Edgartown's charm, have you ever been to Mystic, Connecticut? A lovely town whose waterfront is completely bordered by high fences covered with Private and Keep Out signs; a most unfriendly experience.

Please don't let this happen to Edgartown (any more than it already has).

Just say no.

Thank you.

Sara Piazza  
PO Box 560  
Edgartown, MA  
617-872-6110

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(photos and commentary pertaining to Edgartown and the Vineyard)

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Cards

Books

Calendars

Wampum

Stories

Songs...and the occasional fiddle tune.

Open by chance or appointment.

--

Respectfully,  
James M. Hagerty  
Town Administrator  
Town of Edgartown  
70 Main Street  
PO Box 5158  
Edgartown, MA

Tel. (508) 627-6180  
Fax. (508) 627-6191  
[jhagerty@edgartown-ma.us](mailto:jhagerty@edgartown-ma.us)

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**re: objecting to the 81 South Water St. proposal**

1 message

Wed, May 17, 2023 at 3:43 PM

Victoria <toryh@verizon.net>

To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

To the members of the Historic District Commission,

One of the reasons why Edgartown is lauded as one of the loveliest seaside towns in the nation is because of its allegiance to preserving the historical character of its downtown area. North and South Water Street's scenic vistas are unparalleled, beginning with the sweeping views of Edgartown Lighthouse near the Harborview Hotel and culminating with the breathtaking vista of the harbor and Chappaquiddick Island at 81 South Water Street. Tourists can be seen taking in the beauty of these settings, the very thing that drew them to the Vineyard, and long-time islanders seem to not tire of these reminders of why we have chosen to live here.

The proposed structure would be disruptive to this important open space which is treasured by many. By allowing insensitive development within this area of impact, we would be participating in the gradual erosion of what makes our island home so special. Please do not allow the existing proposal to move forward.

Sincerely,

Victoria Haeselbarth  
Edgartown resident



**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water Disapproval**

1 message

---

**Reggie Buell** <regbuell@gmail.com>  
To: hdc@edgartown-ma.us

Wed, May 17, 2023 at 10:26 PM

Hello,

I am writing this email to protest the building of 81 South Water. We have loved our view of the harbor for years, and building to block this would not be right. Please consider the residents who have lived here for years in a place we call home.

Thank you for your consideration,  
Reggie

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**PLEASE SAVE THIS LAND!!!**

1 message

Alex Ditch <aeditch@gmail.com>  
To: HDC@edgartown-ma.us

Wed, May 17, 2023 at 6:37 PM

To whom it may concern,

I am writing to you today, to kindly ask that you please, please, PLEASE do NOT allow for a home or building of any kind to be built on the loved and cherished land of 81 South Water Street in Edgartown!!!

I am 23 years old, and am lucky enough to say that I have spent every summer of my life on Martha's Vineyard. My great grandmother brought my family to Edgartown decades ago, and we have continued to come to the island ever since. To me, to my whole family, and to so many others, this island, this town, and this view in particular, is such a special and one-of-a-kind place on earth. This is a view that is absolutely irreplaceable, and is one of the core things that makes Edgartown what it is. When we look forward to coming to Edgartown each year, we look forward to seeing this view on our daily walks to Main Street! It is one of the things about this special place, that makes it so special! To destroy such a beautiful view for an unnecessary construction, would be nothing short of a crime!!!

I hope to get married in Edgartown, and to bring my future kids there—And I hope that they will be able to experience all of its wonders, in the way that I have. This view is an extremely important part of that experience.

Please save this wonderfully divine view, for the greater GOOD of the town and all of the many generations of people who call it home.

Alexandra Ditch

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water Street**

1 message

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**Karen Brush** <herrbrush2@aol.com>  
Reply-To: Karen Brush <herrbrush2@aol.com>  
To: "HDC@edgartown-ma.us" <HDC@edgartown-ma.us>

Wed, May 17, 2023 at 3:27 PM

May 15, 2023

To the Members of the Edgartown Historic Commission:

I am writing today regarding the proposed plans for 81 South Water. I urge the Commission to fulfill its mandate, as defined in its By-laws, Section 1 - Purpose, and decline approval of the plans for this property.

The proposed plans most certainly do not respect the historic streetscape, set back and house size currently existing on South Water Street. And if the view over the harbor from the sidewalk on South Water Street is considered 'open space,' the new property, as proposed, will not allow this view to be maintained.

My family and I have enjoyed this view as we strolled through Edgartown over the decades – first as visitors, then as seasonal residents, and now as year-round residents. Not only is this view a piece of Edgartown history, it is a part of our history.

On another note, it saddens me that Mr. Malm and Mr. Ahearn have not reached out to neighbors, in light of their objections, to discuss and make modifications to their plans before seeking the Commission's approval. As a property owner in Edgartown, we have had adjacent properties razed and rebuilt, and any concerns we had (without the benefit of a commission as we are not in the historic district) we addressed in a neighborly manner, and new owners made modifications as best they could. It seems to me that with some modifications, Mr. Malm and Mr. Ahearn could still have an elegant home that would well serve the desired renters.

In closing, I hope that the Commission will take their role as protectors of historic Edgartown seriously and ask Mr. Malm and Mr. Ahern to come back with revised plans for their project.

Sincerely,  
Karen Brush  
40 Green Hollow Road  
Herrbrushe2@aol.com/508-627-5905

**TOWN OF  
EDGARTOWN**  
**WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 S Water St Development**

1 message

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**Noplace** <noplace@mtcnw.net>  
To: hdc@edgartown-ma.us

Mon, May 22, 2023 at 4:11 PM

I subscribe to the Vineyard Gazette and have learned of the proposed development of this property- I agree with neighbors living there that it will be a hideous eyesore that will spoil the sea views - I am not a resident on the island, but have Mayhew roots and have visited twice and appreciate all views - so disappointed that big money is making such an impact on the serenity of simple island living - just wanted to let my thoughts be known - Diana Mayhew

Sent from my iPad

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

---

**81 South Water St**

1 message

---

candv1@comcast.net <candv1@comcast.net>

Wed, May 24, 2023 at 10:49 AM

To: "HDC@edgartown-ma.us" <HDC@edgartown-ma.us>

Cc: "cmb4125@yahoo.com" <cmb4125@yahoo.com>, "peterli@rosbeck.com" <peterli@rosbeck.com>

I was planning on attending the May 18 meeting and unfortunately will not be available for the June 1 meeting.

So I am writing with my thoughts on the proposed edition at 81 South Water St. Architects by nature are hired guns and will do most anything the client wants. They have little regard for the impact it may or may not have on the neighborhood. They are interested in pleasing their client and getting paid.

The Historic District Commission has the ability to control house sizes and the look from the street. And the disparity of large homes to small homes is now overwhelming. Historically downtown was made up of many small homes and a few large homes and the diversity was appealing. HDC has the right to control the size of these Oversized homes which they have been reluctant to do in the past. Now is a good time to start.

I would like to see more diversity in town in our house sizes and how they appear from the public view both from the street and the water. We do not need another standard looking oversized house that has been built a dozen times in town. Look what got approved on the corner of Simpsons Lane and North Summer Street. That is one huge wall built right up to the set backs on the side, front and rear we need to stop allowing these oversized computer generated plans in town. If we let these homeowners and draftsman have there way there will be nothing but walls to look at in the future.

The environmental impact of these large houses, which should be a concern to everyone needs to be considered. They need more material, consume more energy to heat and cool, generate more greenhouse gases and more negative impact on the environment. It should be noted these large homes require more up keep and maintenance which adds to the downtown congestion of the various trades that are needed to keep them running. The inequality of the large homes and the disparity of size is something that can be controlled by the HDC and should be taken serious so we can continue to have the diverse town that we once had.

Thank you for your consideration

James Joyce  
Broker CSB  
Carroll & Vincent Real Estate  
PO Box 65  
9 Green Ave  
Edgartown Ma 02539  
Phone: 508-627-4080  
Cell: 508-627-0286

Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor shall create a binding contract in the absence of a fully signed written contract. This transmission contains

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**Fwd: 81 South Water St**

1 message

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**Carole Berger** <cmb4125@yahoo.com>  
To: Bricque Garber <HDC@edgartown-ma.us>

Thu, May 25, 2023 at 9:41 AM

Sent from my iPhone

Begin forwarded message:

**From:** candv1@comcast.net  
**Date:** May 24, 2023 at 10:49:24 AM EDT  
**To:** HDC@edgartown-ma.us  
**Cc:** cmb4125@yahoo.com, peterli@rosbeck.com  
**Subject:** 81 South Water St

I was planning on attending the May 18 meeting and unfortunately will not be available for the June 1 meeting.

So I am writing with my thoughts on the proposed edition at 81 South Water St. Architects by nature are hired guns and will do most anything the client wants. They have little regard for the impact it may or may not have on the neighborhood. They are interested in pleasing their client and getting paid.

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Thank you for your consideration

James Joyce  
Broker CSB  
Carroll & Vincent Real Estate  
PO Box 65  
9 Green Ave  
Edgartown Ma 02539  
Phone: 508-627-4080  
Cell: 508-627-0286

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---

**Re: 81 South Water St Proposal Objection**

1 message

Johan Quintus <johanquintus@gmail.com>  
Reply-To: johanquintus@gmail.com  
To: Edgartown Historic District Commission <hdc@edgartown-ma.us>

Tue, May 30, 2023 at 11:13 AM

Dear Elizabeth and EHDC,

Please note that we have not received notice of the Thursday meeting and the updated submission - I understand there is a new submission for 81 S. Water St? Will the new submission be considered and not the previous one?

In any case, given the new proposal I would like to voice my continued objection to a proposal which would effectively destroy a piece of Edgartown history permanently. Specifically, I continue to object for the same reasons as my previous letter. As an abutter at 84 S. Water, I have not agreed that the nominal change on an enormous property development addresses any of the concerns raised in my previous letter.

If anything, I have further questions based on elements of the current proposal and renderings, including:

- Why is there space in renderings on each side of the property? This is not representative of the position or are there trees that are being removed?
- The property is meant to be lifted and rotated, I see no reference to the new elevation of the property? Can a structure be erected to illustrate the size of the property in situ?
- The net addition of property size is 600sq ft but there are numerous patios, closed porches, hallways, railed decks between the guest house and main house, etc.. Overall this makes the actual difference almost impossible to calculate the difference and is hard to evaluate. A simple calculation showing each room/hallway, etc. dimensions and the GROSS sqft for both existing and proposed replacement building seems necessary to even consider the proposal?
- Why is the basement not included in 'habitable area' sq footage? This makes the home substantially larger and appears, at first blush to be a major oversight that could be considered misleading in terms of Patrick Ahearn's 600 sqft 'net change' of the proposal?

Given these material parts of the proposal are missing, I trust that the EHDC will request that material deficiencies in the proposal combined with the failure of the overall proposal to meet the majority of the EHDC guidelines mean that the proposal is rejected entirely.

Kind regards,

Johan

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On Wed, May 3, 2023 at 9:52 AM Johan Quintus <johanquintus@gmail.com> wrote:  
Hi Elizabeth,

Can I please change my submission for the objection to 81 South Water. Please enclose the below in the file for the hearing later this month.

Many thanks,

Johan

Dear HDC, Please see below my updated objection the development of 81 South Water Street.

I have been coming to the Vineyard since I was born as both my grandmother and mother did the same from the 1930s, so while I was never washed ashore until recently, I have long term links with the island. My family bought 84 South Water in the mid 1980's and I have considered South Water my home ever since.

South Water was always the quieter street than North Water, with the lighthouse, the grand Captain's houses and the Harbor View hotel attracting more visitors. South Water was simply the road out of town to Katama with a greater



architectural range and smaller, less imposing houses than our Northern counterpart, especially west of Cooke Street. The Mayhew Cottage at 81, which was moved into Edgartown in 1912 is part of that history but already had numerous additions. The original property remains clearly visible but any further development, especially the proposal made by Patrick Ahearn for David Malm would subsume the property entirely and mean another piece of Edgartown's history is permanently lost while simultaneously changing the very nature of South Water towards more substantial 'North Water' style homes.

I appreciate that a number of larger developments have been permitted by the HDC on South Water and Edgartown as a whole, but these do not impact the streetscape or the town as a whole given they have only been permitted behind the front façade of the properties and therefore out of sight. 92 South Water is a prime example of this approach. However, 81 South Water, easily visible on the North, West and East sides from the street and harbor, is a completely different proposition and I do not believe any further development - outside very marginal ones - would not violate many of the HDC's guidelines and negatively impact Edgartown.

Simply put, the proposal should not be permitted for the following reasons outlined in the Historic District Commission's Guidelines:

1. The goal of 'retaining all existing buildings' would be violated as the existing historic property would be 'inside' the new one and no longer visible.
2. The "historic setbacks and open spaces" which should be maintained would be lost with a far larger property across almost the entire plot.
3. The historic streetscape and character of the street would be changed due to a far larger property being built on the site of a cottage.
4. The "mass" of the property would far outweigh the Parsonage, 80, 82 and 84 South Water, the closest visible properties from that part of the street.
5. All the changes (bar the South side) would be visible from the public way and would dramatically impact this historic view, including the retaining wall for the pool on the harbor side – which, incidentally is not shown in the renderings of the proposed development.

We therefore respectfully ask that you reject this proposal and continue to protect the town from further development projects of this nature.

Many thanks.

Johan Quintus & Chloe Lonsdale

On Wed, 26 Apr 2023 at 11:02, Edgartown Historic District Commission <hdc@edgartown-ma.us> wrote:

Hello Johan,

Thank you for your email. I will be sending out notices for a Public Hearing scheduled for 81 So. Water St which will be on May 18th, 2023.

Respectfully,  
Elizabeth

On Wed, Apr 26, 2023 at 7:40 AM Johan Quintus <johanquintus@gmail.com> wrote:

Dear Carol & the HDC,

As a property impacted by the proposed works to 81 South Water, I never received notice of the proposal for 81 S. Water St which was on your agenda for the 20th of April meeting? We have been here since March 31st and would definitely have attended. Can you advise what happened to the notice?

My family has owned 84 S. Water for almost 40 years. We have recently moved to the island full time with our 4 children (all attending Edgartown School). I have the strongest objection to the proposed development of what I understand is David Malm's 17th property on the Vineyard. This development would close the last clear, 'ostensibly' protected view up the inner harbor from central Edgartown for yet another holiday home benefiting only Mr Malm's future tenants at the detriment of all the people who walk along S. Water Street and the town as a whole.

As a full time resident who has been on the island on and off since January, I have a full understanding of the deserted nature of Edgartown from January through March. We respectfully request that you not compound this by further blocking the natural beauty of our location by permitting this further totally unnecessary development.

We look forward to hearing from you.

Kind regards,

Johan

**TOWN OF  
EDGARTOWN  
WEBMAIL**

**Edgartown Historic District Commission <hdc@edgartown-ma.us>**

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**81 S. Water St**

1 message

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**Anne Kushwaha** <annekushwaha@gmail.com>  
To: HDC@edgartown-ma.us


Tue, May 30, 2023 at 9:06 PM

Dear EHDC,

Attached is my letter against the construction on 81 S. Water St.

Anne Kushwaha, MD  
113 S. Water St

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 **EHDC 81 S Water.pages**  
196K

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**Letter suggesting supporting a full re-application for the 81 SWS proposal**

1 message

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**Sarah Jane Hughes** <hughes.sarahjane@gmail.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Wed, May 31, 2023 at 12:49 PM

Please post this letter for the file on this proceeding. Thank you, Elizabeth

**Sarah Jane Hughes**  
**65 South Summer Street**  
**Edgartown, MA 02539**  
**(mobile) 812-327-2083**

May 31, 2023

Historic District Commissioners

Historic District Commission

Town Hall

Edgartown, MA 02539

Via email to [hdc@edgartown-ma.us](mailto:hdc@edgartown-ma.us).gov

Re: Continued Objection to the Proposal Re-submitted for Redevelopment of the Historic Property known as 81 South Water Street; the Re-Submission Is a New Proposal; and the Proposed Demolition in the Application Does Not Appear to Meet the Requirements in the EHDC's Demolition Guidelines (rev. 2.19 version)

Dear Sirs and Madams/ Neighbors All:

I respectfully renew all the concerns I expressed in my prior comment on the proposed redevelopment of 81 South Water Street and my concerns about process for neighbors and abutters of properties in the Historic District for which the HDC has authority to grant Certificates of Appropriateness.

As uploaded to the EHDC website on May 30, 2023 (and dated May 18, 2023), the Re-Submitted Proposal is more like a New Application than a minor tinkering with the plans presented. Both the original and the re-submission lack the information required by the EHDC's checklist or the EHDC's demolition guidelines.

I would support a decision by the Commissioners to require a full re-submission of the application and notice to abutters and stakeholders for the full period that had been allowed by the April 26, 2023 notice we received for the May 18, 2023 meeting. No, I would be thrilled by such a decision. The full period for abutters to review the application, its compliance with all requirements, and, as needed to consult with the applicant or lawyers representing abutters or other stakeholders would be in the interest of transparency and sound due process rules for such important work as the EHDC is charged with handling. The period from May 30, 2023 to 4 pm June 1, 2023 is not long enough for changes of the magnitude in the re-submitted proposal.

I commend each Commissioner for volunteering for such important duty as serving on the HDC. I am grateful for your service and the energy you devote to protecting the architectural integrity of the

Historic District. I always learn a lot when I attend the HDC meeting, whether in person or by Zoom. Town meetings of this type are part of the longstanding and important aspects of participatory democracies.

Respectfully submitted,

/s/

Sarah Jane Hughes

**TOWN OF  
EDGARTOWN  
WEBMAIL**

Edgartown Historic District Commission <hdc@edgartown-ma.us>

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**Letter regarding building plans 81 South Water Street**

1 message

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**Linda Couvreur** <lindacouvreur@hotmail.com>  
To: "HDC@edgartown-ma.us" <HDC@edgartown-ma.us>

Fri, May 26, 2023 at 11:04 AM

Dear Historic District Commission,

Please be referred to the letter attached regarding the building plans that have been submitted 81 South Water Street.

Yours sincerely,

Linda Couvreur



**230526 Letter regarding building plans 81 South Water Street.pdf**

48K

**TOWN OF  
EDGARTOWN  
WEBMAIL**

**Edgartown Historic District Commission <hdc@edgartown-ma.us>**

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**Re: 81 S Water**

1 message

**Stephen Berger** <stephen@imprimisllc.com>  
To: "hdc@edgartown-ma.us" <hdc@edgartown-ma.us>

Sun, May 28, 2023 at 4:21 PM

Elizabeth

Just for the sake of completeness, I want to let you know that I have reviewed the 2nd set of plans for 81 S Water and my objections remain the same as stated earlier in my email of May 1.

My primary concern remains the overwhelming of the historic home by these massive extensions

Respectfully submitted

Steve Berger  
74 S Water St

Sent from my iPhone

On May 1, 2023, at 11:43 AM, Stephen Berger <stephen@imprimisllc.com> wrote:

Elizabeth

I own 74 S Water St and am following David Malm's plans for developing his investment property at 81 S Water St. When the HDC reviews these plans I think there are two issues of significant concern.

Firstly, as many of my neighbors have already highlighted, the proposed construction would greatly reduce the views that all neighbors and passersby on S Water St currently enjoy into Edgartown Harbor and across to Chappy and the outer harbor. The best measure of this loss of view is the shrinkage in the distance between the Malm house and the lot line with the Mayhew Parsonage. According to the Existing Site Plan, that distance is 34'7". On the Illustrated Site Plan, it shrinks to around 20-22 ft. I am sure all would prefer to see this opening stay in the 30' range.

Secondly and more strongly, I am opposed to the renovation plans on the basis of the significant massing of the home. The Historic 1911 Mayhew Cottage has seen lots of small additions over the years, but the one proposed here makes the original cottage unrecognizable. The best way to see this massing is the slide entitled Front Elevation (from South Water Street), which shows the existing vs proposed elevations. As you can see, the main ridge line of the home will be more than doubled in length. In my opinion, that represent a dramatic loss of character to our neighborhood and the destruction of period architecture as represented in the original cottage. For such a prominent and historic home that is clearly excessive massing. For ease of reference, here is the relevant sentence from the HDC guidelines.

New work should not overshadow the existing structures but should be subordinate to the historic structure.

There is nothing in these drawings that is subordinate to the historic structure.

Respectfully submitted,

Steve

Stephen W. Berger  
Imprimis LLC  
stephen@imprimisllc.com

cell. 508 939 0863



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**Re: 81 S. Water Street Public Notice and HDC Application for 6/1/23 Public Hearing**

1 message

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**Edgartown Historic District Commission <hdc@edgartown-ma.us>**

Thu, Jun 1, 2023 at 7:03 AM

To: John Brittain <jsbrittainjr@gmail.com>

Hello John,

So nice to have met you in person recently :)

As we discussed , the letters are technically a part of the public hearing material which will now most likely be moved forward to another date considering a new application had been submitted - ( after the notices for 6/1 had been mailed to abutters ).

I am still sorting through and extracting letters that refer only to the recent application and I will be sure your recent letter from May 29th will also be included. The letters will most likely not be read at today's meeting and it is likely the Board will vote for another Public Hearing ....and there will be more letters that will be added along with your recent one.

Don't hesitate to call me if you have any questions.

774-310-0021

Be well and enjoy the day ,

Elizabeth

On Wed, May 31, 2023 at 10:08 PM John Brittain <jsbrittainjr@gmail.com> wrote:

Dear HDC - I just went on your website for tomorrow's Public Hearing and did not see my below updated Objection letter in the files for the meeting. Please advise and ensure that my letter is included.

Thank you,

John

John S. Brittain, Jr.

Mobile (908) 403-7669

Sent from my iPhone

On May 29, 2023, at 5:35 PM, jsbrittainjr@gmail.com wrote:

Date: May 29, 2023

RE: 81 South Water Street Project Proposal

Dear HDC Commissioners,

I received the updated Public Hearing Notice of 5/17/23 for the 6/1/23 meeting which was rescheduled due to incorrect Zoom address, and see that it includes some project plan updates dated 5/18/23 compared to the original project plan submitted for the original 5/18/23 meeting date.

As to procedural matters, and for the HDC public hearing records, please note that, contrary to what others may have said to the HDC, I have never had any conversation with Patrick Ahearn regarding the project proposal and have not agreed to alter my objections to it in anyway.

As an Abutter who has lived directly across the street from the project for the last 50 years, I am writing just to re-confirm my ongoing objection to this Project Plan and Application on the basis that it continues to violate and does not comply with many of your HDC By-Laws and Guidelines.

You have received many letters of objection which detail the specific HDC guideline requirements not adhered by this project, and I've provided a summary of many of those below which I agree with as the basis of my objection.

However, the one that very much concerns me is the "Massing" of the proposed property which is "huge" when compared to the existing historic property and completely out of character with our neighborhood and all neighboring homes. The Historic 1912 Mayhew Cottage (and it is historic!) has seen lots of small and tasteful additions over the years, but the one proposed here makes the original cottage unrecognizable. The best way to see this massing is to look at the project elevation drawings from the South Water Street view of the proposed project compared to current. As you can see, the main ridge line of the home will be more than doubled in length. In my opinion, that represent a dramatic loss of character to our neighborhood and the destruction of period architecture as represented in the original cottage. For such a prominent and historic home, that is clearly excessive massing. For ease of reference, here is the relevant sentence from the HDC guidelines.

*New work should not overshadow the existing structures but should be subordinate to the historic structure.*

And there is nothing in these project drawings that is subordinate to the historic structure.

The summary of EHDC guidelines not adhered to by the proposed plans for 81 South Water include:

- The EHDC favors "retaining all existing buildings." Virtually nothing of the existing 1912 house is retained and a free standing out building is demolished.
- The EHDC requires that "historic... setbacks and open spaces should be maintained." The setback is shrunk and the open space severely blocked.
- The EHDC requires that "new construction should respect the existing historic streetscape". The character of this section of the street will be totally altered and conflicts with the existing historic streetscape.
- The EHDC requires that "height, width, scale and general form, what is generally referred to as "Massing", should reflect that of adjacent buildings." The "massing" far exceeds that of the neighboring buildings (see above).
- The EHDC must give permission for any structural "change that is visible from a public way" – including the harbor. This proposal alters the historic view from the harbor by adding an oversized house with a new architectural style, and an oversized swimming pool with a large retaining wall down by the wetlands; all of which are not suitable to be visible from a public way in our historic district. 81 S. Water St is truly a unique property as its 'harbor side' public view covers an extensive vista running from the public beach at the end of Beach Rd from the south, then across the entire harbor and ending towards the east the bottom of Cooke St. and Collins public beach. Furthermore, the pool is likely to impact the public view from South Water St. as well. And of course, the land side public view of the property commences on South Water St. just up from Cooke Street as you are walking towards the southwest.
- The EHDC seeks to protect buildings and open spaces (including public views) with historic significance. This property, with its open spaces, is historically significant and was built by the Mayhew family in 1912, and is also where Governor Mayhew's original house was built in 1697. If this proposal proceeds, it will become just another plot with a modern, oversized house and large pool devoid of history– the historic legacy will be lost.

I will rely on HDC commission members at the Public Hearing to request that material deficiencies or material errors in the Project Plan for 81 S. Water St. be corrected by the Applicant. I believe one is the rendering drawing view from South Water Street that shows a harbor view on the right (south west) side of the house abutting 85 S. Water Street that does not exist. I'm also not sure if the project renderings of the pool and retaining wall are adequate.

I respectfully request that you deny this Application for 81 South Water St. at the Public Hearing on June 1, 2023.

Sincerely,

*John Brittain*

John S. Brittain, Jr.

<HDC Letter 5.29.23.pdf>