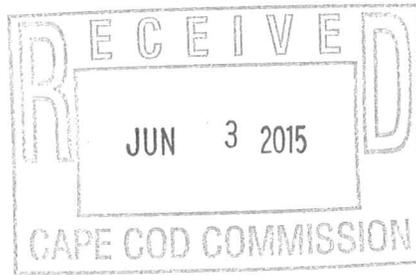


May 26, 2015

Cape Cod Commission
P.O. Box 226
3225 Main St
Barnstable, MA 02630



JILL
NEUBAUER

ARCHITECTS

**NOTES FROM JILL NEUBAUER'S COMMENTS AT 5/26/15 HEARING IN
FALMOUTH ABOUT THE MARRIOTT HOTEL – FOR ENTRY INTO PERMANENT
RECORD**

My name is Jill Neubauer.

I am a Registered Architect in Massachusetts.

I am a resident of Falmouth and I have an architecture firm of eight in town.

I am here tonight with the support of other local architects as an advocate for a well-designed building.

I am here as an advocate for architecture.

Buildings define the built environment of a town.

Design Matters

Beauty Matters

Any building can be designed well. Let me say again, ANY building can and should be designed well.

A large building has a large esthetic responsibility.

The proposed Marriott hotel as presented in the Falmouth Enterprise is not designed well, is not attractive, and would not be a visual asset to our Town, BUT it can be!

All buildings matter to the beauty, integrity, and appeal of a town.

This large stand-alone building will matter a great deal:

It will outlive us

It will have a large impact

It can be a good-looking building

It is not yet a good-looking building

We (the architects of Falmouth) ask you (the Cape Cod Commission) to help us make sure that it is.

We do not agree with the CCC finding that the building is in character with Falmouth! It is in character with other bad buildings in Falmouth. You have your regulatory agents reporting on the building meeting "criteria," but you don't have an educated agent of esthetics—who will speak for beauty—or lack thereof. A building can meet the rules and still be ugly and this building is that.

15 DEPOT AVENUE

FALMOUTH MA 02540

508 548-0909

FAX 548-2552

jna@jnarchitects.com
www.jnarchitects.com

Drawings are not yet honest and an architect has a responsibility to show all of the building, equally in its context. The architect chooses to show only two front facades in detail and large and in perspective. The drawings do NOT show ANY context for scale—texture, appropriateness. This building is insensitive to the neighborhood behind it and the drawings do not show this. Please require that the architect show all four facades in full context! Then get these drawings to Falmouth and to the newspaper.

Put the building in context

Show a full street elevation

Show it from all sides

What will it look like from the neighborhood?

Require a lighting plan showing the brightness for eh neighborhood.

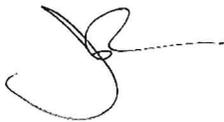
Why does the CCC get to allow another building for Falmouth? We don't want it. If the building is allowed to exist through other review process, please allow us to collaborate and to change the design to make a good-looking building. We can fix the design!!!!

Falmouth does NOT have a Design Review Committee with esthetic architectural authority and, therefore, a small group of architects propose to form a viable, potent valuable voice of esthetic support.

I am here tonight as a representative of this informed, architectural community asking the CCC to make a formal commitment to esthetics in Falmouth.

We ask that the Marriot Corporation be required to collaborate with—and gain the support of—a small architects panel as criteria for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Jill Neubauer', with a long horizontal flourish extending to the right.

Jill Neubauer