

## Jeffrey Ribeiro

---

**From:** Jill Neubauer <jneubauer@jnarchitects.com>  
**Sent:** Tuesday, June 16, 2015 8:22 PM  
**To:** Jeffrey Ribeiro; jpeznola@hancockassociates.com; Daniel Belcourt  
**Cc:** jhoch@lagrassearchitects.com; Meredith Hunnibell; Jonathon Idman  
**Subject:** JNA Notes from 6.16.15 Presentation for Fal Hospitality  
**Attachments:** JNA Falmouth Hospitality Presentation 6.16.15 .docx

Dear Jeffrey,

I am attaching my notes from the hearing tonight and my office will send PDF's of the drawings presented. They will come from Dan Belcourt – JNA.

Thank you

Jill

**Jill Neubauer RA**  
Principal

**Jill Neubauer Architects Inc.**

15 Depot Avenue  
Falmouth, MA 02540  
T 508.548.0909  
F 508.548.2552  
W [www.jnarchitects.com](http://www.jnarchitects.com)



Find us on Facebook



Drawn by Lizzie Stimson 2013

---

**From:** Jeffrey Ribeiro [mailto:[jeffrey.ribeiro@capecodcommission.org](mailto:jeffrey.ribeiro@capecodcommission.org)]  
**Sent:** Wednesday, June 03, 2015 10:23 AM  
**To:** Jill Neubauer; jpeznola@hancockassociates.com  
**Cc:** jhoch@lagrassearchitects.com; Meredith Hunnibell; Jonathon Idman  
**Subject:** RE: Falmouth Marriot Hotel Proposal

Ms. Neubauer,

6.16.15

Falmouth Hospitality Hearing  
Notes from Jill Neubauer

My name is Jill Neubauer  
I am a resident of Falmouth  
I am a Registered Architect in MA.

I spoke at the last hearing about two topics:

First of the responsibility Architects and Owners have to design sensitive, appropriate buildings with integrity.

&

Secondly: The responsibility of all architects to design a building in **context** and for the CCC to Review a building proposal in its actual context.

I'm grateful that this building is under CCC review.

This site would benefit from redevelopment.

But for the CCC to be effective they must see and REVIEW a building in context.

The drawings that the CCC & this community have seen and that are at the Planning Board illustrate the Building in isolation.

**Show existing Elevation**

Tonight I would like to show the CCC, this Community, the Architect and the Owners rep

what this **entire** building looks like in context,

the detrimental impact it will have on the nearby homes

and how it is NOT in keeping with the Architectural Character of Falmouth.

## #1 Plan

This is the plan

This illustrates how the building presses to the edges of the site especially itself to the rear – adjacent to the homes of Lantern Lane.

It also shows the limited space on the West and East Property lines for the mature trees.

## #2 TREES Photo of the Site with Trees

This photograph of the site shows the mature trees on the West, North and East Property Lines. They are approximately 50' tall.

They give texture and scale to the buildings and soften the environment.

**They are the most valuable barrier between this property and Lantern Lane Neighbors.**

Although the Owners and Architect have not been clear about cutting trees – I believe that these mature trees will be cut down to develop the property.

**It is not possible to recreate this green wall to protect Lantern Lane or to mitigate views of the Hotel when driving Main Street.**

The parking lot across the street is Owned by this group and IF they cut down those trees – this building will be seen from Nye Road.

This entire building will be seen as one drives either direction on Main Street.

**This entire building will be seen from the homes on Lantern Lane.**

### #3 Elevations

In these drawings you will see five views of the building.  
I will point out issues of:

Scale

Adjacency to neighboring buildings:

Overall issues of a lack of design integrity:

DESIGN ISSUES:

**There is a jarring Visible transition from the Main Street façade to the side and rear elevations which were give no attention to massing, character, or architectural integrity.**

A “Decorative gable which can be seen from the side to be tacked on revealing the very large flat roof building behind.

A flat roofed building can be appropriate with a funky, modern, fresh design but this is not that.

Low pitch ranch gable roofs do not have the architectural character of New England.

A Bridge design imported from Logan Airport is attempting to be contemporary but is instead insensitive, overbearing and egregiously inconsistent with the “CHARACTER” of its own building and Falmouth.

Shutters tacked on the front and lost on the side

Each window has a Heating and AC unit – where are the compressors and what will the noise be?

At the last hearing a CCC staff member supported the esthetics of this building stating that the design was consistent with the character of Falmouth.

A checklist lead him to approve of the esthetic of this building – He referenced the planters as being consistent with the Character.

He did not review or discuss the insensitive massing, scale change to the adjacent homes or the vacancy of architectural integrity of the building.

This building is:

Pressing all limits of its site necessitating cutting mature trees  
Imposing itself on the residential community.  
Insensitive to its neighbors  
Entirely visible while driving Main Street  
It is NOT WELL DESIGNED

I stated at the last meeting that Any building can be designed well -  
IF a building is built here it should meet with fundamental esthetic standards and the Character of the Falmouth

On behalf of the Residence and Architects of Falmouth, I ask that the CCC deny this building on esthetic grounds.

**In closing I ask the** CCC, The Architect & the Owners:

Are you proud of this building?

Is this the Character of Falmouth you want us to live with?

CCC - will you protect us from ugly development?

End