

From: [Lloyd Hill](#)
To: [Laura Terway](#); [Pete Walter](#)
Cc: [Robin Chard](#); [Anders Otterlei](#); [Dan Salvey](#); [15708 Oregon City Hampton Inn & Suites](#); [13647 Abernethy Place](#); [Dan Fowler](#) ([danf@abernethycenter.com](#)); [Mark Foley](#); [Alkesh Patel](#) ([alkesh@trupadi.com](#))
Subject: Oregon City Hampton Inn and Suites - Washington Street Elevation
Date: Wednesday, April 12, 2017 7:00:05 PM
Attachments: [image001.jpg](#)
[Washington St. Views small.pdf](#)
[Washington St. Entry with awning lights.jpg](#)
[Copy of 15708 - Summary of Exterior Elevation Features and Finishes 2017....pdf](#)
[15708 - Comparison of Percentage of Materials by Elevation 2017-04-12.pdf](#)

Laura, Pete,

I am forwarding PDF copies of the previous draft renderings which we reviewed last month showing the Washington Street Elevation for the Oregon City Hampton Inn and Suites project as well a new draft 3-D model view from Washington Street showing a modified design which we believe more fully addresses the intent of the Washington Street elevation design standard. I am also attaching a spreadsheet summarizing the features and material on each of the building elevations, and a second spreadsheet comparing the percentage of each material on each elevation. It is our hope that with these modifications to the design, we will be deemed to be in compliance with the design standards related to the Washington Street elevation summarized below:

17.62.055 D2 The Front most architecturally significant façade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning , arcade or portico in order to provide shelter from the summer sun and winter weather.

During our recent meeting we were advised that you liked the new “Lantern” design concept and that we are “very close” to complying with the design standard, but need to tweak just a little more to make sure that this elevation meets the standard requiring it to be the “most architecturally significant façade”. We have reviewed this issue and studied a number of approaches, and believe that we have come up with an approach that clearly addresses this design standard. Please note that the “Most Architecturally Significant Elevation” is not necessarily the largest elevation, or the one with the most of SF of any particular material, but rather the elevation with the most architecturally significant features and elements.

We have extended the cantilevered Awning at the Entrance and Stair Tower Lantern to increase the depth of this feature cantilevering the awning out over the Sidewalk and the upper landing at the top of the ceremonial stair. We have also added accent lights over the Washington Street building entrance to call more attention to this entrance, particularly in the evening and at night.

When viewed from the Street, the most prominent features of this façade will be the native stone base and landscaping, the ceremonial grand stair providing access up to the entrance, the entrance doors, the Hampton Inn and Suites sign, the floor to ceiling glazing at the lantern stair element and the meeting rooms, and the enlarged cantilevered awning which provides shelter and provides vertical articulation to help provide a comfortable human scale at the street level. When viewed from a distance the most prominent feature will be the signature stair tower “Lantern” which will be even more dramatic when glowing at night. The extensive glazing at the street level will also be a prominent feature when viewed from a distance. With these changes, we believe that the Washington Street Elevation as experienced both from the street and sidewalk adjacent to the building as well as when viewed from further away now clearly feels like the “most architecturally significant façade”.

The attached spreadsheet summarizes the features and materials on each of the four building elevations.

Please note that the Washington Street Elevation includes nearly all of the significant features outlined including the signature “Lantern” element, glazed double door entrance, direct access from the public street sidewalk, ceremonial grand stair up to the building entrance

outdoor view terrace, cantilevered horizontal awning, entrance accent lighting, and ground level signage (which will be visible from the street and sidewalk adjacent to the hotel). The only significant features that the Washington Street elevation does not include are the upper level signage which is viewed from a distance, and the Port Cochere which cannot be located at Washington Street elevation due to the 100 year flood elevation.

In addition to the features summarized above, we have calculated the sq. ft. and percentage of each type of material on each of the elevations. The analysis of finishes shows that the front, Washington Street elevation has by far the highest percentage of the premium finishes such as floor to ceiling glazing, and wood accents, and the lowest percentages of lower cost finishes such as plaster siding, and aluminum punched windows. In comparison, all of the other elevations including the side, Interior elevation with the Port Cochere have lower percentages of the premium finishes such as floor to ceiling glazing and wood accents, and higher percentages of the lower cost finishes such as plaster siding and aluminum punched windows. The following table summarizes the difference in percentages for each of these materials on each of the four elevations.

Building Elevation

Front

Side

Side

Rear

	Washington Street		Internal		17th Street		Rail Road	
	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%
Stone Base	400	-	471	-	559	-	-	-
Ground Level Finishes	608	100%	2,850	100%	2,875	100%	592	100%
Wood Finish Siding	167	27%	154	4%	137	5%	-	-
Floor to Ceiling Storefront Glazing	356	60%	1,475	52%	407	14%	284	48%
Upper Level Finishes	2,151	100%	10,657	100%	10,766	100%	2,123	100%
Wood Finish Siding	717	33%	2,198	21%	2,093	19%	126	6%
Plaster Siding	731	34%	5,903	55%	5,897	54%	1,673	79%
Floor to Ceiling Storefront Glazing	560	26%	255	3%	728	7%	253	12%
Punched Aluminum Windows - Louvers	84	4%	1860	17%	1677	16%	-	-
Total Building Finishes	3,159	100%	13,978	100%	14,200	100%	2,715	100%
Native Stone	400	13%	1,021	8%	2,110	15%	232	9%
Wood Finish Siding	884	28%	2,352	17%	2,230	16%	126	4%
Plaster Siding	731	23%	5,903	42%	5,897	42%	1,673	62%
Floor to Ceiling Storefront Glazing	916	29%	1,730	12%	1,135	7%	537	20%
Punched Aluminum Windows - Louvers	84	3%	1,860	13%	1,999	14%	-	-

Based on the above, we believe that the these change to the design of the Washington Street facade which have added the glazed stair tower “Lantern”, and enlarged the cantilevered accent band awning clearly differentiates this as the most architecturally significant elevation.

We are finalizing the land use application with a goal of submitting it later this week, and this is one of the last unresolved issues. Please review the attached documents and confirm that this will adequately addresses the “Most Architecturally Significant Façade” issue.

Best Regards,

Lloyd W. Hill AIA

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Please note that the Washington Street Elevation includes nearly all of the significant features outlined including the signature “Lantern” element, glazed double door entrance, direct access from the public street sidewalk, ceremonial grand stair up to the building entrance outdoor view terrace, cantilevered horizontal awning, entrance accent lighting, and ground level signage (which will be visible from the street and sidewalk adjacent to the hotel). The only significant features that the Washington Street elevation does not include are the upper level signage which is viewed from a distance, and the Port Cochere which cannot be located at Washington Street elevation due to the 100 year flood elevation.

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Building Elevation										
Front		Side		Side		Rear				
Washington Street				Internal		17th Street		Rail Road		
Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	Sq. ft.	%	
Stone Base	400	-		471	-	559	-	-	-	-
Ground Level Finishes		608	100%	2,850	100%	2,875	100%	592	100%	
Wood Finish Siding		167	27%	154	4%	137	5%	-	-	
Floor to Ceiling Storefront Glazing		356	60%	1,475	52%	407	14%	284	48%	
Upper Level Finishes		2,151	100%	10,657	100%	10,766	100%	2,123	100%	
Wood Finish Siding		717	33%	2,198	21%	2,093	19%	126	6%	
Plaster Siding		731	34%	5,903	55%	5,897	54%	1,673	79%	
Floor to Ceiling Storefront Glazing		560	26%	255	3%	728	7%	253	12%	
Punched Aluminum Windows - Louvers		84	4%	1860	17%	1677	16%	-	-	
Total Building Finishes		3,159	100%	13,978	100%	14,200	100%	2,715	100%	
Native Stone	400	13%	1,021	8%	2,110	15%	232	9%		

Wood Finish Siding	884	28%	2,352	17%	2,230	16%	126	4%		
Plaster Siding	731	23%	5,903	42%	5,897	42%	1,673	62%		
Floor to Ceiling Storefront Glazing	916		29%	1,730	12%	1,135	7%	537	20%	
Punched Aluminum Windows - Louvers			84	3%	1,860	13%	1,999	14%	-	-

Based on the above, we believe that these change to the design of the Washington Street facade which have added the glazed stair tower “Lantern”, and enlarged the cantilevered accent band awning clearly differentiates this as the most architecturally significant elevation.

Abernethy Hotel
Comparison of Percentage of Materials by Elevation
4/12/2017

	Building Elevation							
	Front		Side		Side		Rear	
	Washington Street		Internal		17th Street		Rail Road	
	SF	%	SF	%	SF	%	SF	%
Stone Base	400	-	471	-	559	-	-	-
Ground Level Finishes	608	100%	2850	100%	2875	100%	592	100%
Wood Finish Siding	167	27%	154	4%	137	5%	-	-
Floor to Ceiling Storefront Glazing	356	60%	1475	52%	407	14%	284	48%
Upper Level Finishes	2151	100%	10657	100%	10766	100%	2123	100%
Wood Finish Siding	717	33%	2198	21%	2093	19%	126	6%
Plaster Siding	731	34%	5903	55%	5897	54%	1673	79%
Floor to Ceiling Storefront Glazing	560	26%	255	3%	728	7%	253	12%
Punched Aluminum Windows - Louvers	84	4%	1860	17%	1677	16%	-	-
Total Building Finishes	3159	100%	13978	100%	14200	100%	2715	100%
Native Stone	400	13%	1021	8%	2110	15%	232	9%
Wood Finish Siding	884	28%	2352	17%	2230	16%	126	4%
Plaster Siding	731	23%	5903	42%	5897	42%	1673	62%
Floor to Ceiling Storefront Glazing	916	29%	1730	12%	1135	7%	537	20%
Punched Aluminum Windows - Louvers	84	3%	1860	13%	1999	14%	-	-