



UDC Presentation addressing Minor Alterations:

1. Brick Type 1 update (All floors)
2. Precast vs Steel Replacement (All floors)
3. Metal panel to Precast panel (7-15 floors)
4. Metal Accent Panel to Brick Type 2 (6th floor)
5. Brick Type 2 at drop off columns
6. Sixth floor Outdoor Terrace updates
7. Sixth floor Rooftop mechanical enclosures

929 East Washington Avenue

Dual Brand Hotel: Hilton Tempo and Homewood Suites Urban Design Commission Meeting October 22, 2025

Original Materials



Current Materials



Exterior material changes

Previous



Current



Previous



Current









Current



Current



Current



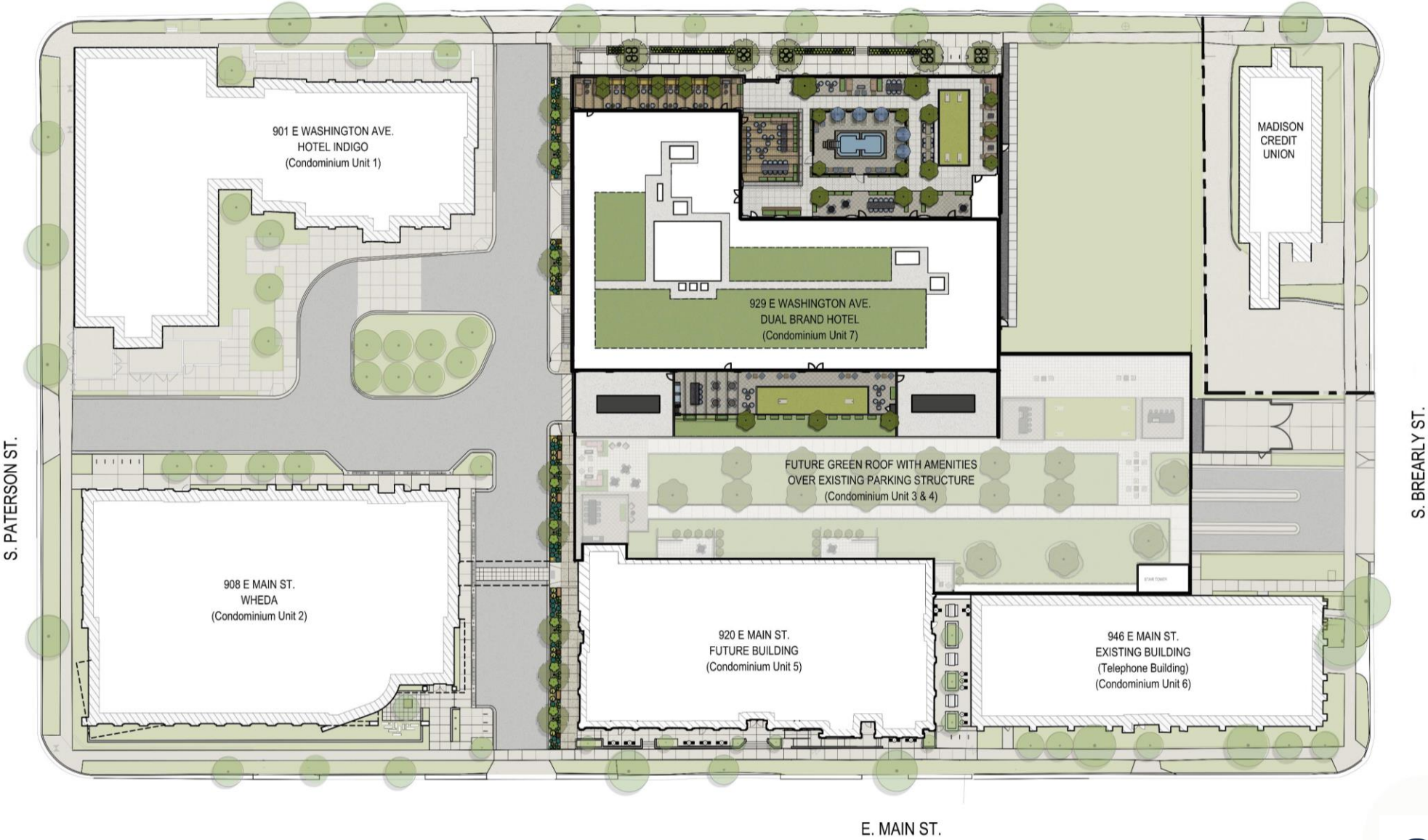
Current



Current



E. WASHINGTON AVE.

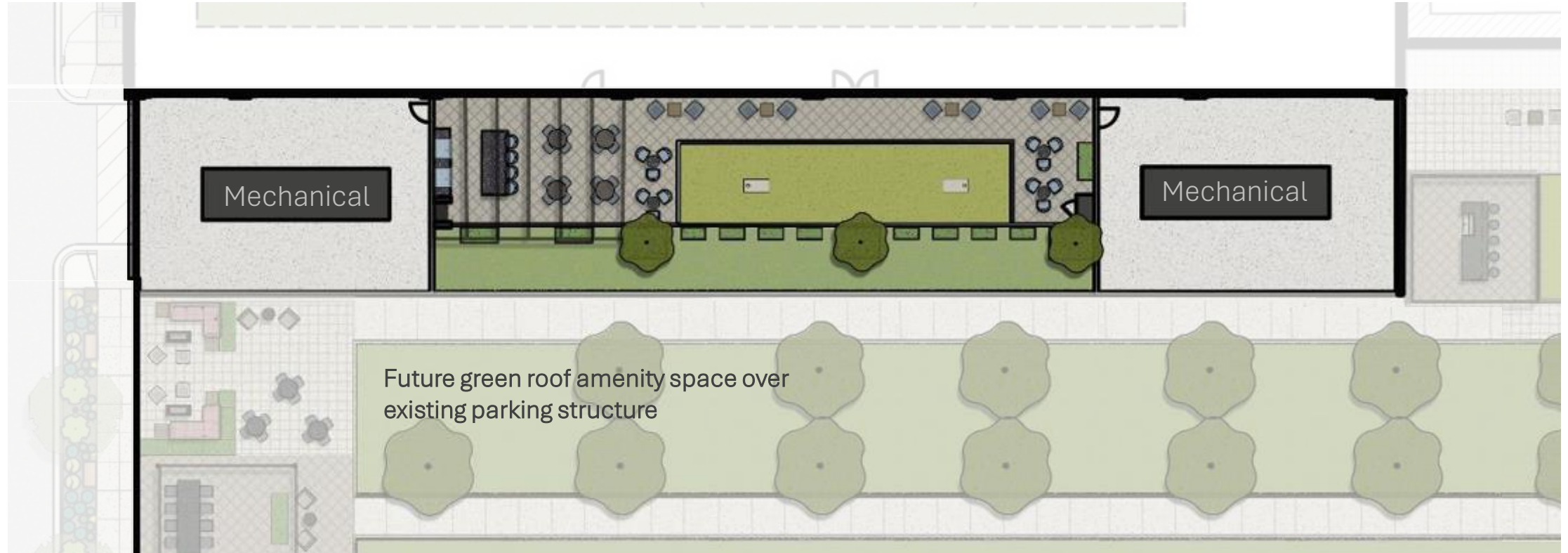


S. PATERSON ST.

S. BREARLY ST.

E. MAIN ST.

6th Floor South Roof Terrace







West



East

Mechanical Enclosure Screening



saiki
DESIGN

Potter
Lawson
Success by Design



Appendix

929 East Washington Avenue

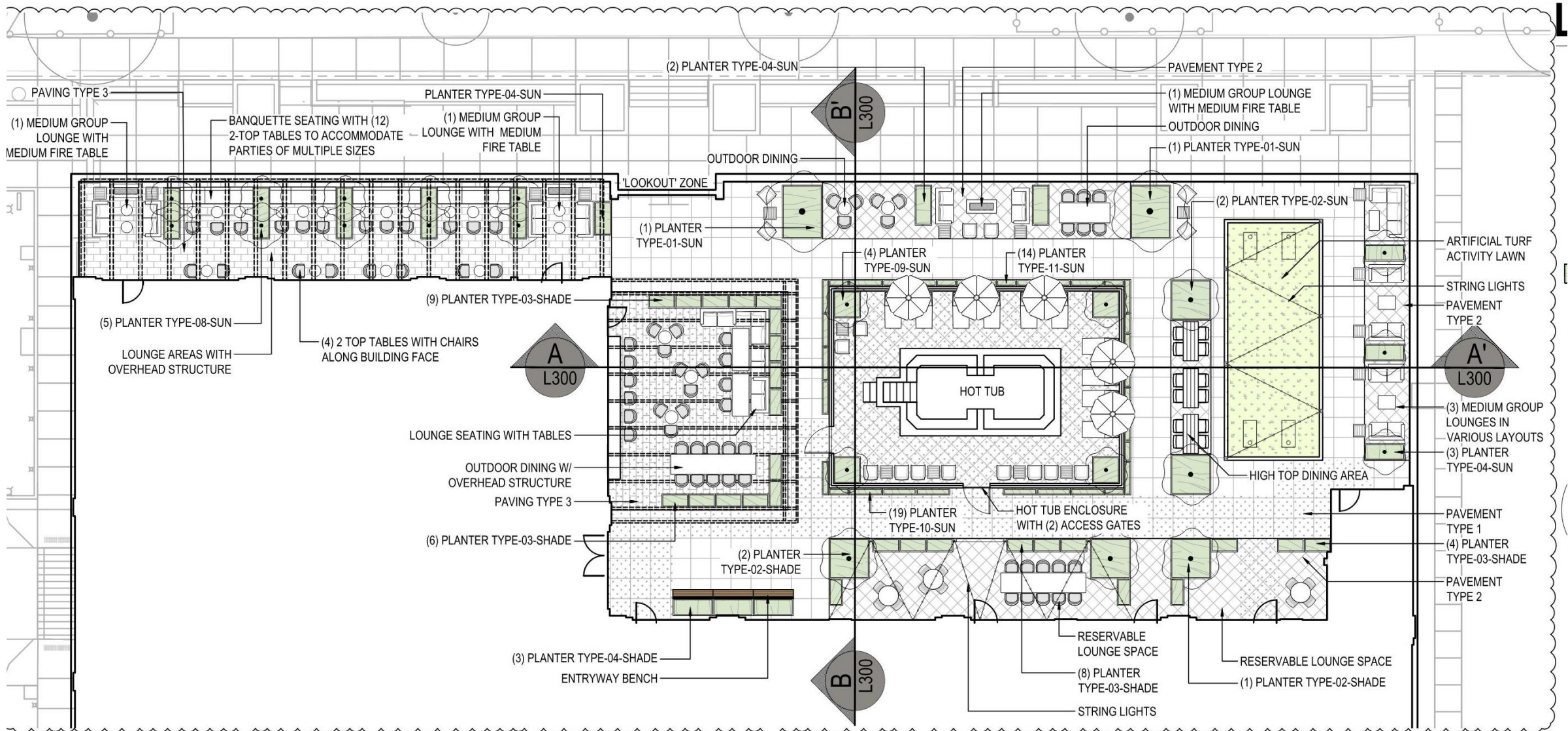
Dual Brand Hotel: Hilton Tempo and Homewood Suites

Urban Design Commission

October 22, 2025

saiki
DESIGN

Potter
Lawson
Success by Design

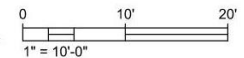


1

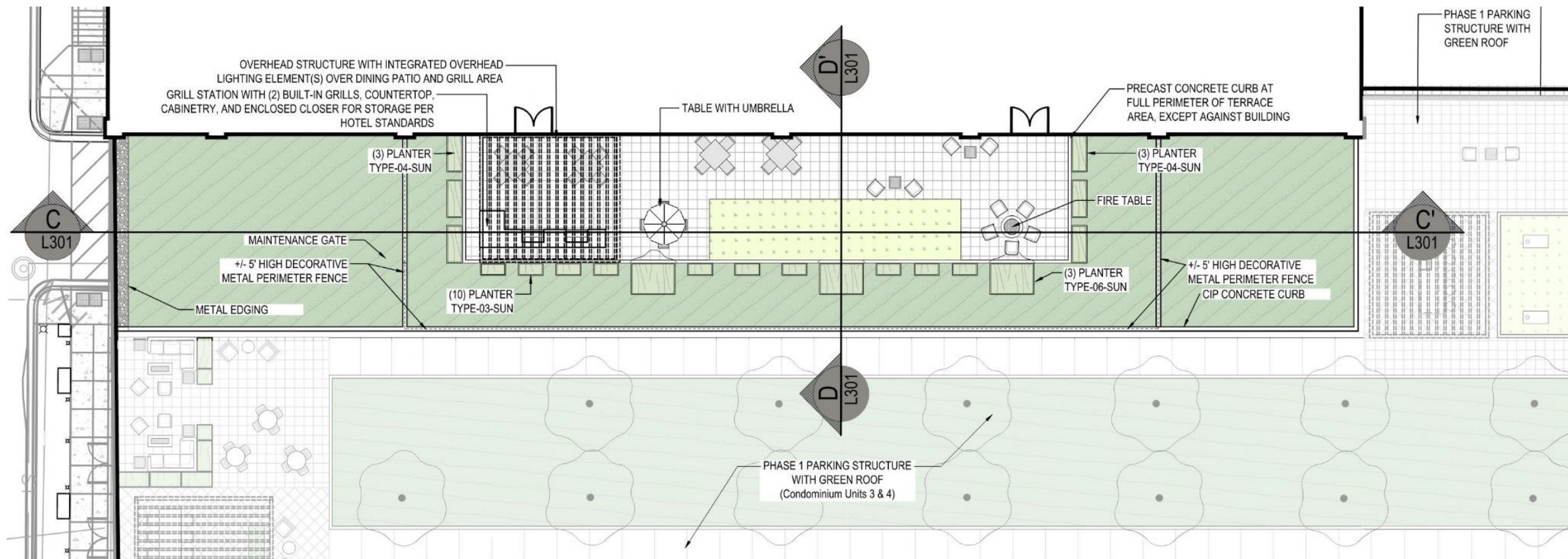
6TH FLOOR NORTH ROOF TERRACE PLAN

SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)

Current



NORTH



1

6TH FLOOR SOUTH ROOF TERRACE PLAN

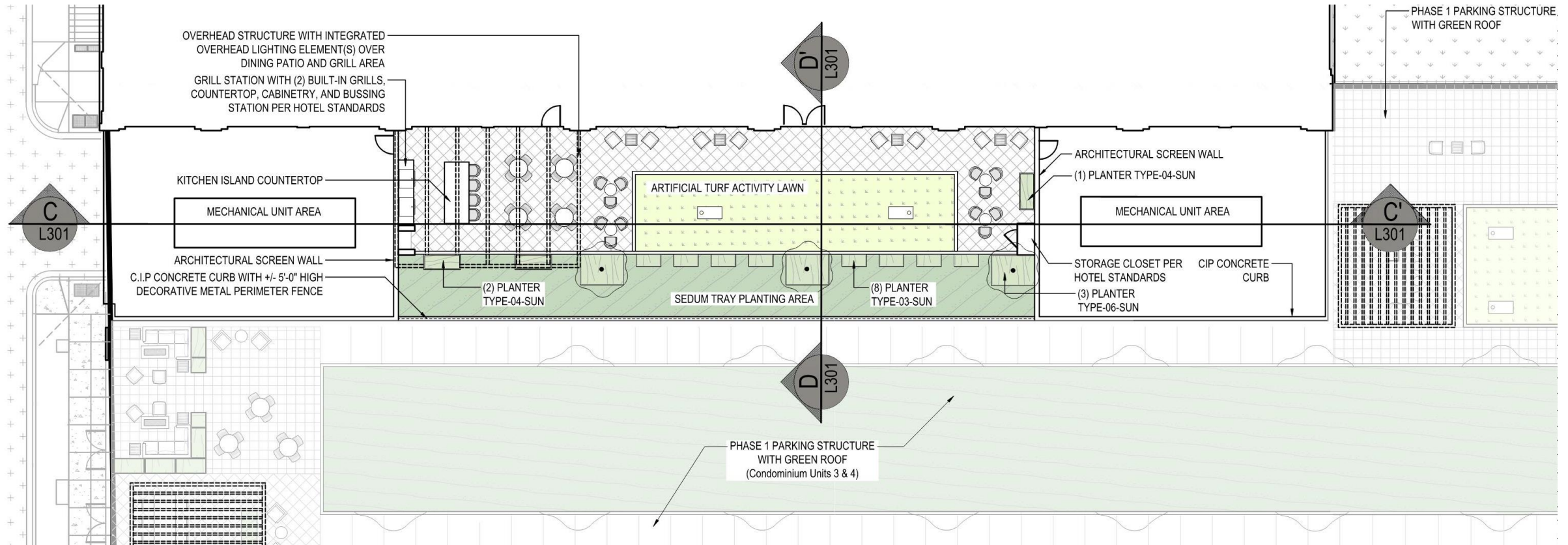
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)

Previous

0 10' 20'

1" = 10'-0"

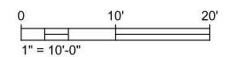




1

6TH FLOOR SOUTH ROOF TERRACE PLAN

SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



Current

Current





ELEVATION KEY NOTES

- 1 BRICK VENEER
- 2 PAINTED METAL PANEL, MATTE BLACK
- 3 PRECAST CONCRETE BAND, BLACK
- 4 CONCEALED FASTENER FORMED METAL PANEL, MATTE BLACK
- 5 STEEL CHANNEL, PAINTED MATTE BLACK
- 6 ALUMINUM OR FIBERGLASS COMPOSITE WINDOW SYSTEM, BLACK
- 7 ALUMINUM OR STEEL TRELLIS
- 8 ALUMINUM STOREFRONT SYSTEM, BLACK
- 9 CAST CONCRETE WITH BOARD FORMED LINER
- 10 ALUMINUM HANDRAIL, BLACK
- 11 STEEL TURNBUCKLE AND CROSS-BRACING
- 12 METAL CORNICE, MATTE BLACK
- 13 PAINTED STEEL CHANNEL COLUMN, BLACK
- 14 EXISTING PARKING STRUCTURE
- 15 METAL PANELS SALVAGED FROM PARKING STRUCTURE
- 16 STONE OR CAST STONE BASE COURSE, BLACK
- 17 GLASS AT GARAGE LEVELS TO BE TRANSLUCENT
- 18 METAL LOUVERED PANELS, BLACK

Previous

E. WASHINGTON AVE. BUILDING ELEVATION

929 East Washington Avenue Hotel - 2016.36.02.4

01/10/24

0' 4' 8' 16'

Current





ELEVATION KEY NOTES

- 1 BRICK VENEER
- 2 PAINTED METAL PANEL, MATTE BLACK
- 3 PRECAST CONCRETE BAND, BLACK
- 4 CONCEALED FASTENER FORMED METAL PANEL, MATTE BLACK
- 5 STEEL CHANNEL, PAINTED MATTE BLACK
- 6 ALUMINUM OR FIBERGLASS COMPOSITE WINDOW SYSTEM, BLACK
- 7 ALUMINUM OR STEEL TRELLIS
- 8 ALUMINUM STOREFRONT SYSTEM, BLACK
- 9 CAST CONCRETE WITH BOARD FORMED LINER
- 10 ALUMINUM HANDRAIL, BLACK
- 11 STEEL TURNBUCKLE AND CROSS-BRACING
- 12 METAL CORNICE, MATTE BLACK
- 13 PAINTED STEEL CHANNEL COLUMN, BLACK
- 14 EXISTING PARKING STRUCTURE
- 15 METAL PANELS SALVAGED FROM PARKING STRUCTURE
- 16 STONE OR CAST STONE BASE COURSE, BLACK
- 17 GLASS AT GARAGE LEVELS TO BE TRANSLUCENT
- 18 METAL LOUVERED PANELS, BLACK

Previous

NORTHEAST BUILDING ELEVATION
929 East Washington Avenue Hotel - 2016.36.02.4
01/10/24

0' 4' 8' 16'





Previous

SOUTHEAST BUILDING ELEVATION
929 East Washington Avenue Hotel - 2016.36.02.4
01/10/24

0' 4' 8' 16'

Current



- ELEVATION KEY NOTES
- 1 BRICK VENEER
1A = BRICK TYPE 1 - LIGHT BRICK
1B = BRICK TYPE 2 - BLACK BRICK
 - 2 ALUMINUM CURTAINWALL SYSTEM, BLACK ANODIZED
 - 3 PRECAST CONCRETE BAND, BLACK
 - 4 FORMED (RIBBED) PRECAST CONCRETE, BLACK
 - 5 PRECAST CONCRETE CHANNEL, BLACK
 - 6 ALUMINUM WINDOW SYSTEM, BLACK ANODIZED
 - 7 ALUMINUM OR STEEL TRELLIS, PAINTED BLACK
 - 8 ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED
 - 9 CAST CONCRETE WITH BOARD FORMED LINER
 - 10 STEEL GUARDRAIL, PAINTED BLACK
 - 11 STEEL TURNBUCKLE AND CROSS-BRACING
 - 12 METAL CORNICE, MATTE BLACK
 - 13 PAINTED STEEL CHANNEL COLUMN, BLACK
 - 14 EXISTING PARKING STRUCTURE
 - 15 METAL PANELS SALVAGED FROM PARKING STRUCTURE
 - 16 GRANITE STONE BASE
 - 17 GLASS AT GARAGE LEVELS TO BE TRANSLUCENT
 - 18 METAL LOUVER PANELS, BLACK
 - 19 PRECAST CONCRETE PANEL, BLACK
 - 20 STEEL FENCE WITH GATE, PAINTED BLACK
 - 21 STUCCO SYSTEM, SMOOTH FINISH
 - 22 TILE
 - 23 WOOD BENCH
 - 24 METAL TRIM, PAINTED
 - 25 ALUMINUM STOREFRONT DOOR
 - 26 ALUMINUM SLIDING DOORS
 - 27 TERRACE DOOR
 - 28 OPERABLE GLASS DOOR
 - 29 COMPOSITE METAL PANEL, BLACK
 - 30 METAL PANEL INFILL, BLACK
 - 31 CONCEALED FASTENER, RIBBED METAL PANEL, BLACK



Previous

SOUTHWEST BUILDING ELEVATION
 929 East Washington Avenue Hotel - 2016.36.02.4
 01/10/24

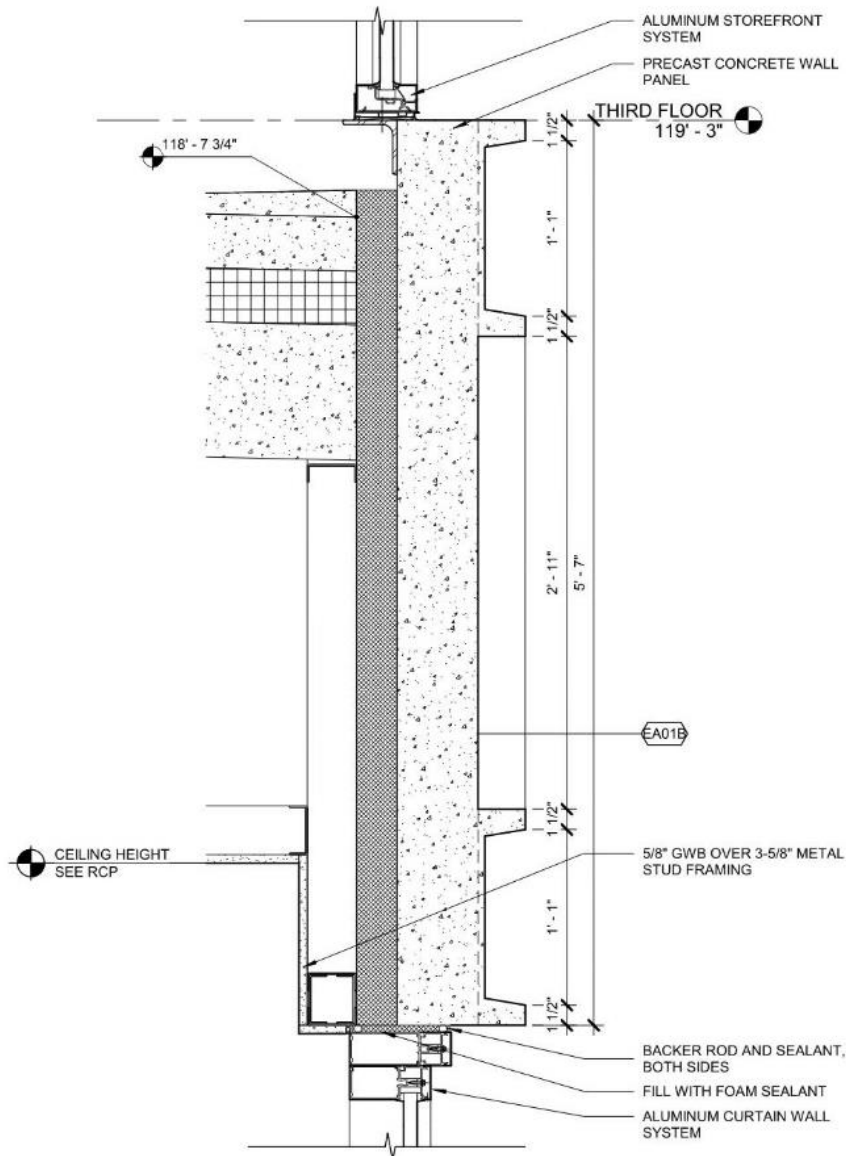
0' 4' 8' 16'

Current

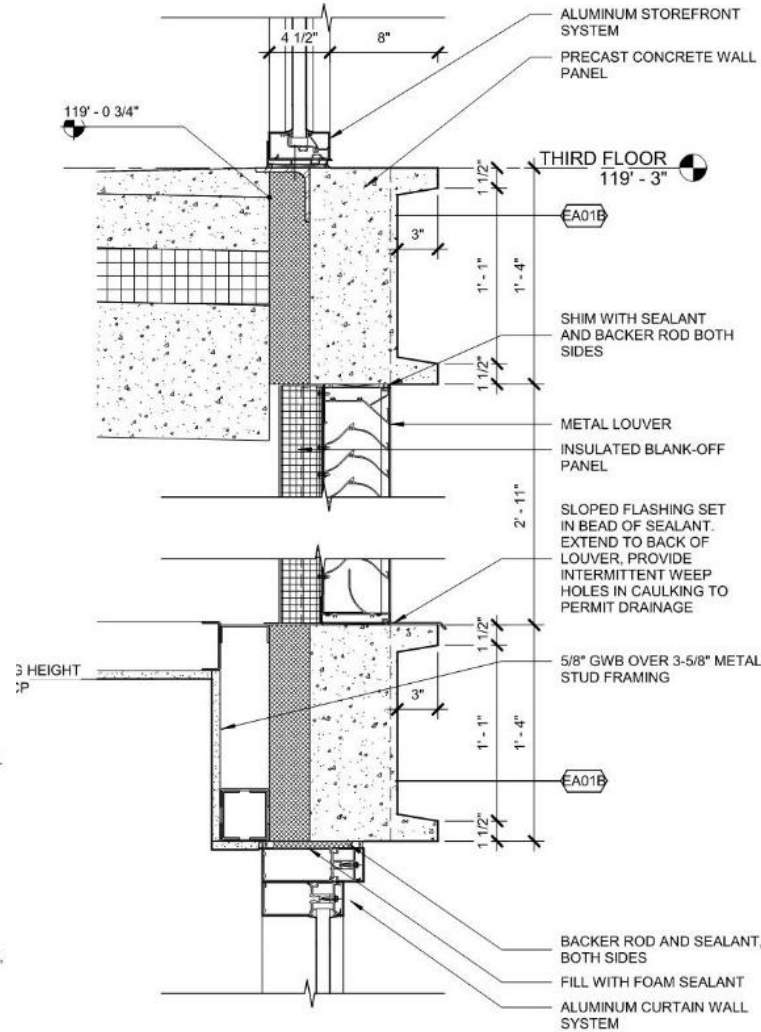


- ELEVATION KEY NOTES
- 1 BRICK VENER
 - 2 ALUMINUM CURTAINWALL SYSTEM, BLACK ANODIZED
 - 3 PRECAST CONCRETE BAND, BLACK
 - 4 FORMED (RIBBED) PRECAST CONCRETE, BLACK
 - 5 PRECAST CONCRETE CHANNEL, BLACK
 - 6 ALUMINUM WINDOW SYSTEM, BLACK ANODIZED
 - 7 ALUMINUM OR STEEL TRELLIS, PAINTED BLACK
 - 8 ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED
 - 9 CAST CONCRETE WITH BOARD FORMED LINER
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 - 19 PRECAST CONCRETE PANEL, BLACK
 - 20 BLACK
 - 21 STUCCO SYSTEM, SMOOTH FINISH
 - 22 TILE
 - 23 WOOD BENCH
 - 24 METAL TRIM, PAINTED
 - 25 ALUMINUM STOREFRONT DOOR
 - 26 ALUMINUM SLIDING DOORS
 - 27 TERRACE DOOR
 - 28 OPERABLE GLASS DOOR
 - 29 COMPOSITE METAL PANEL, BLACK
 - 30 METAL PANEL INFILL, BLACK
 - 31 CONCEALED FASTENER, RIBBED METAL PANEL, BLACK

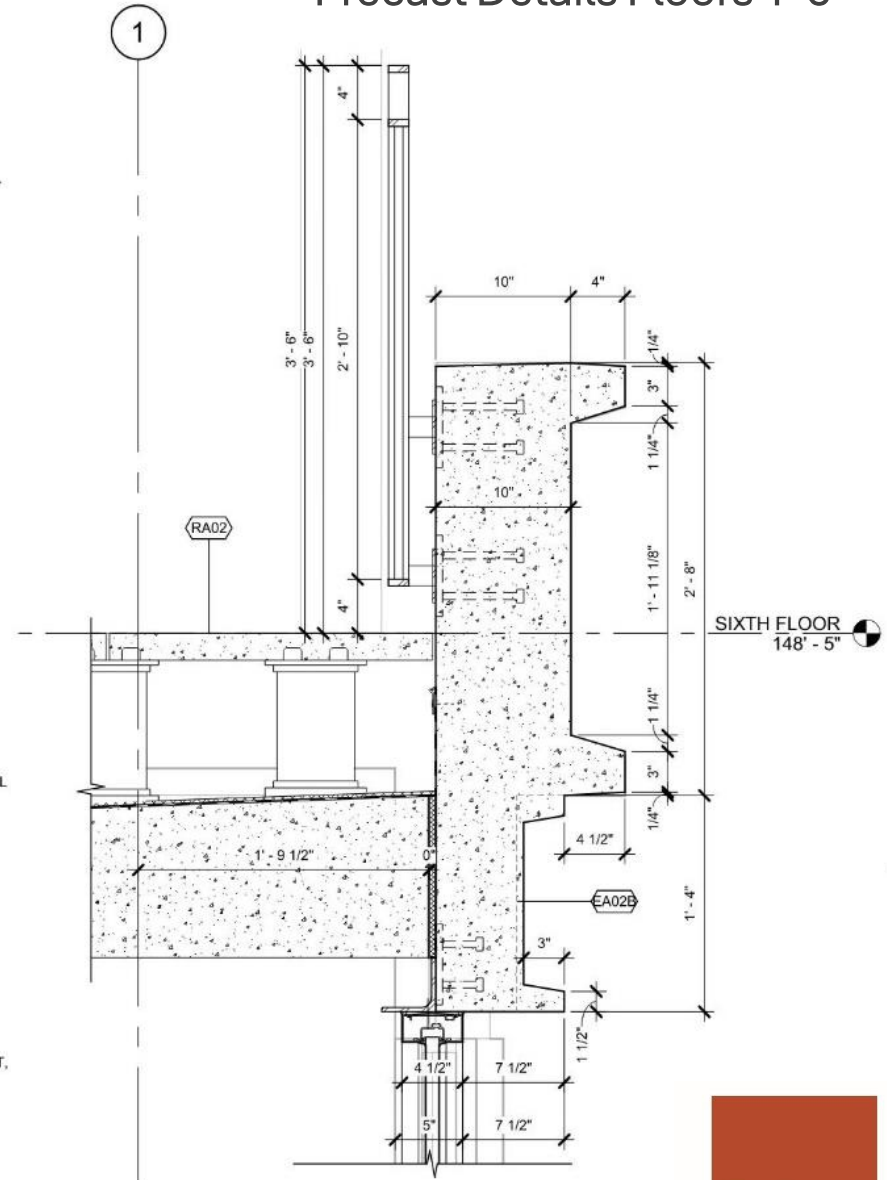
Precast Details Floors 1-6



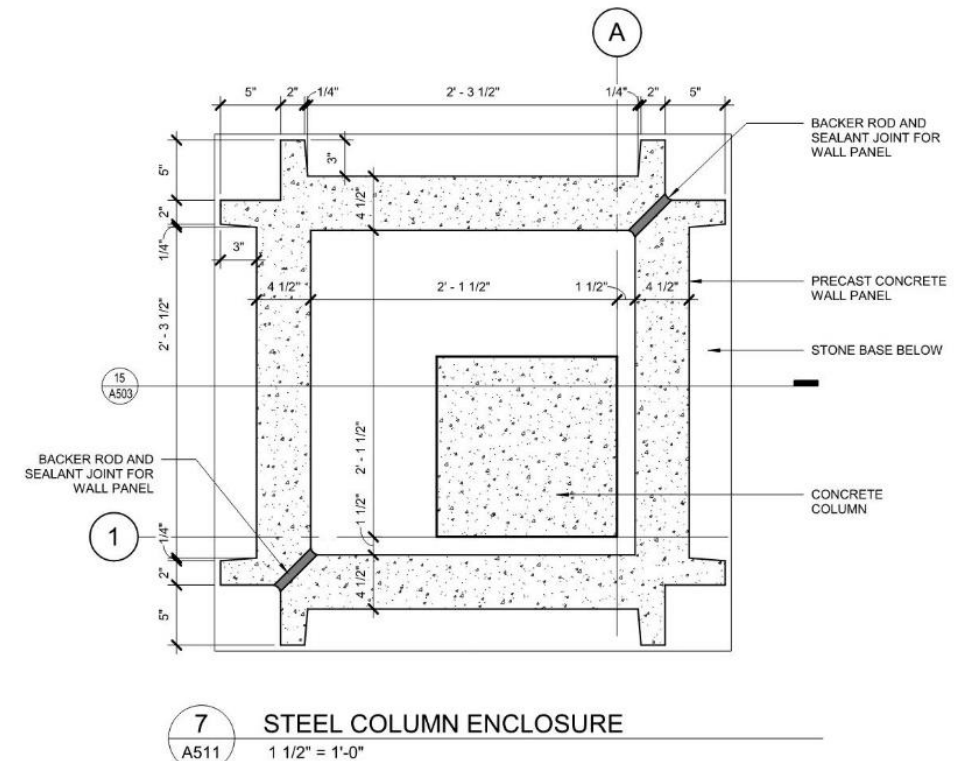
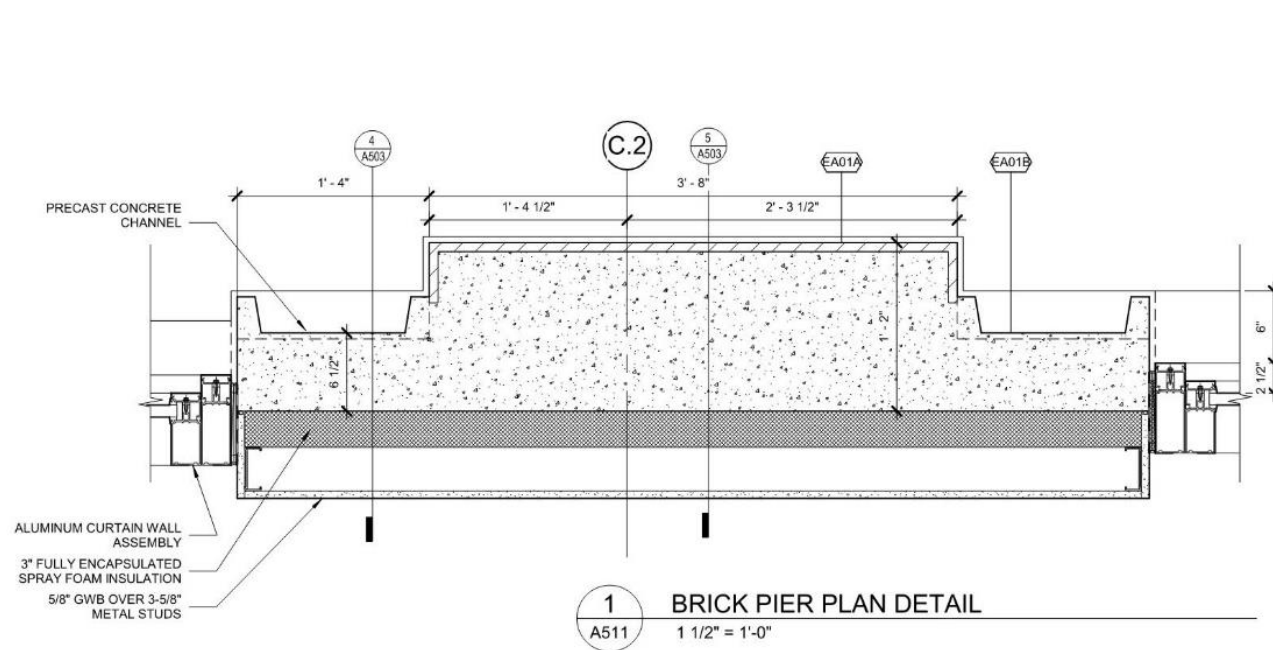
11
A503
3RD FLOOR TRANSITION
1 1/2" = 1'-0"



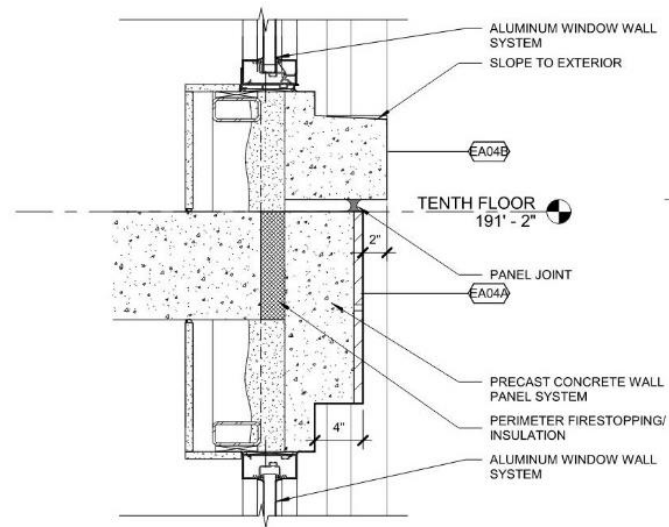
13
A503
LOUVER DETAIL AT 3RD FLOOR
1 1/2" = 1'-0"



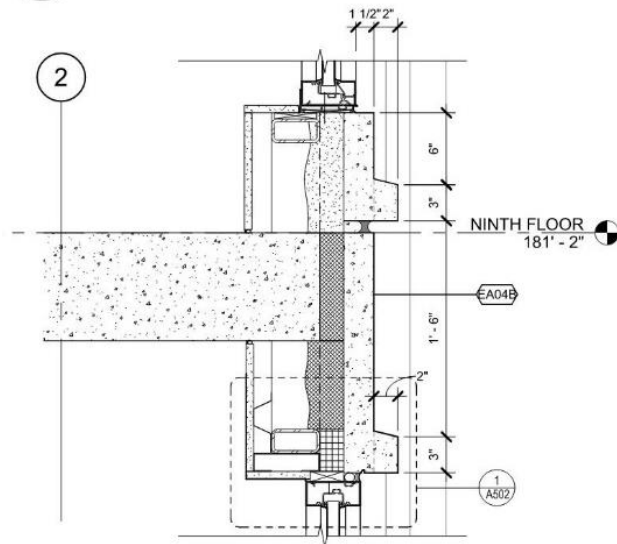
9
A504
PARAPET DETAIL @ 6TH FLOOR
1 1/2" = 1'-0"



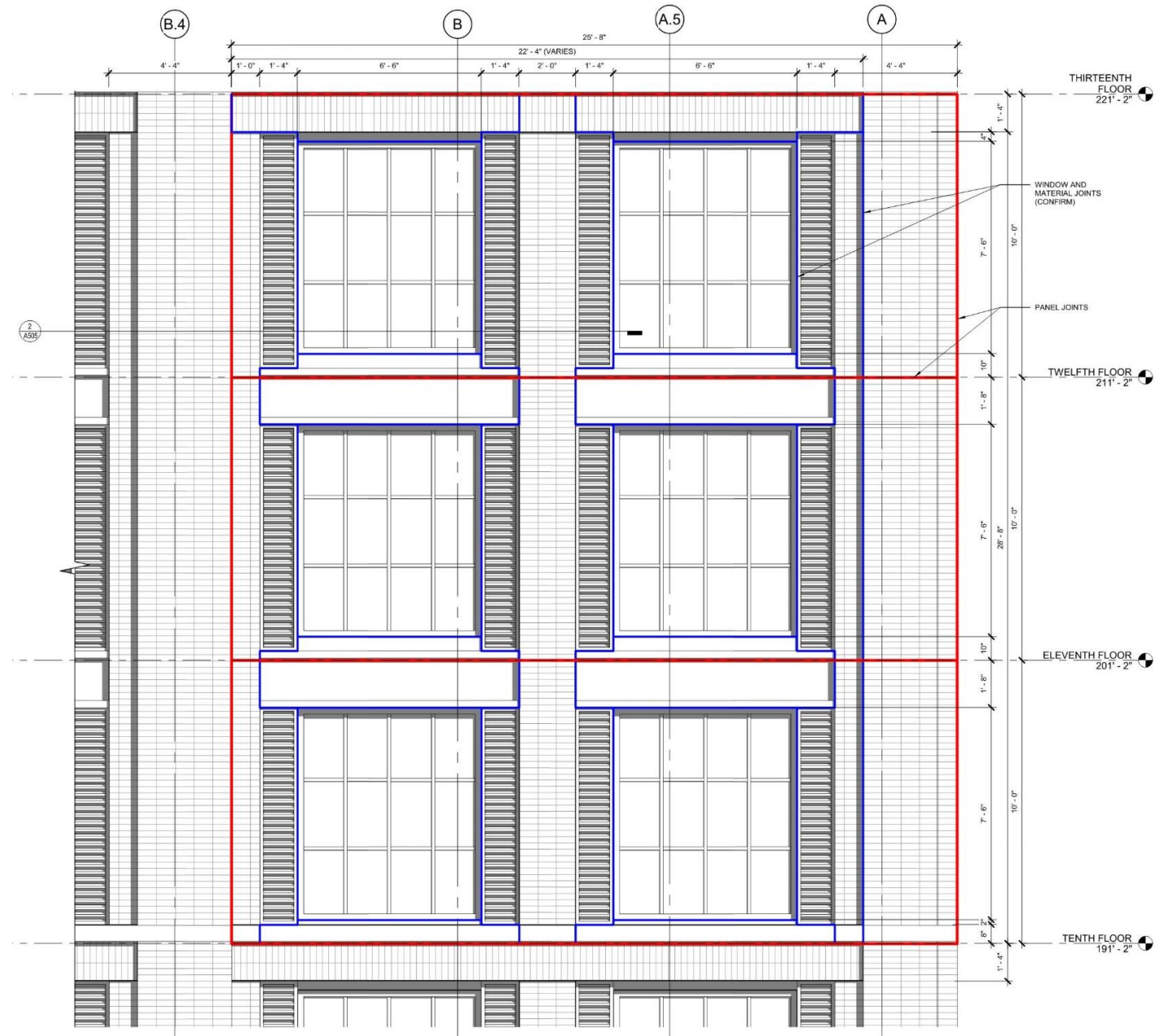
Precast Details Floors 7-15



7 SLAB EDGE @ 10TH FLOOR
A504 1 1/2" = 1'-0"



6 SLAB EDGE @ 9TH FLOOR
A504 1 1/2" = 1'-0"



Precast Details Floors 7-15

