

A HOTEL for CONCLAVES

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A P P R O X I M A T E



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A HOTEL FOR CONCLAVES

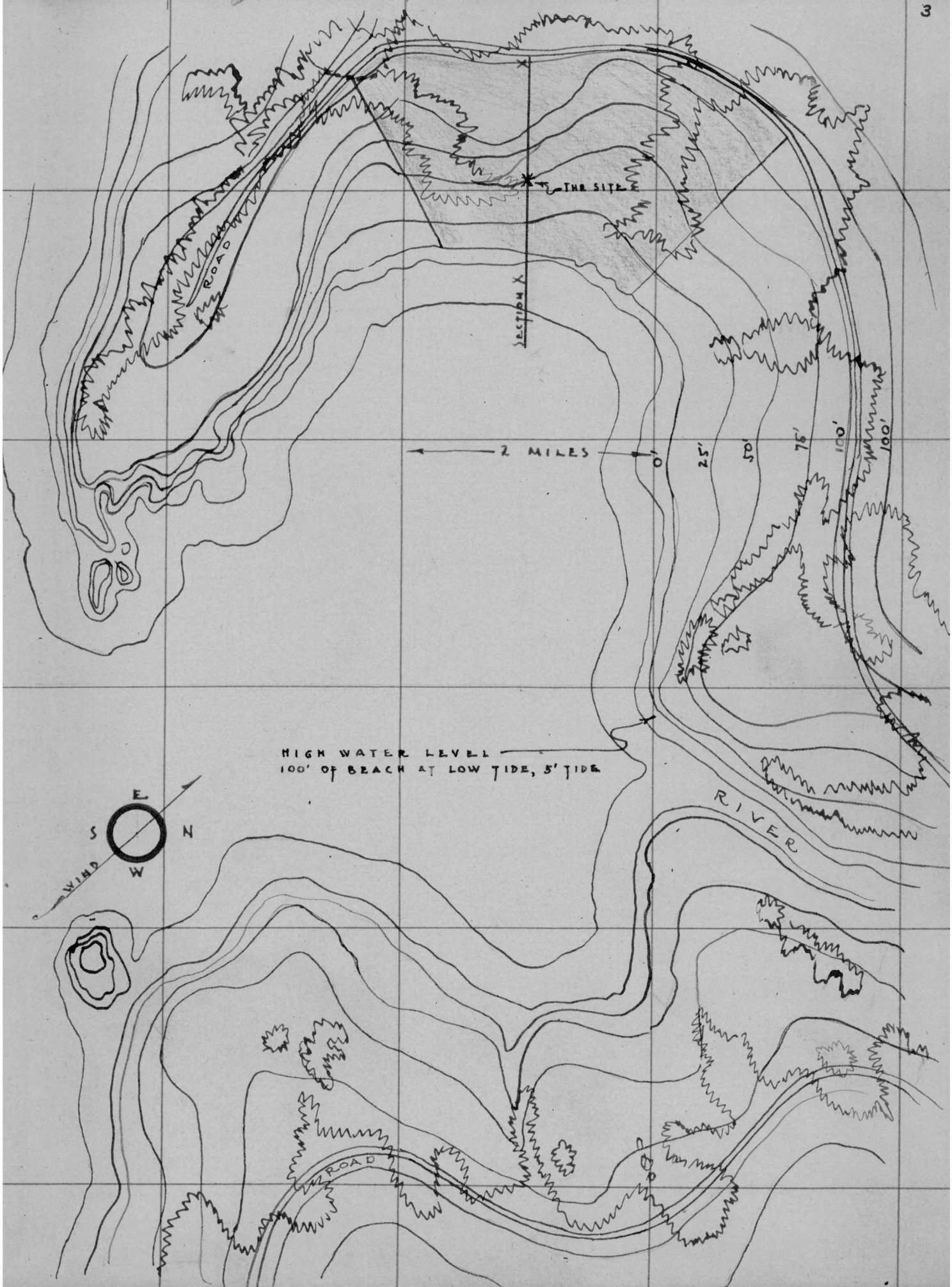
INTRODUCTION

During the last few decades the American tendency towards specialization has spread into almost every field of human endeavor, so that it is not at all surprising to discover a demand for specialized hotels with specialized functions. With the national fondness for holding conventions, the ordinary transients hotels, residential hotels, and resort hotels, with their conventional facilities have been found inadequate for the needs of large groups meeting together in national or sectional conventions. In the ordinary hotel many of the facilities desirable in entertaining large, unified groups meeting together for business and pleasure are lacking. For instance, national conventions are showing an increasing desire to be housed in hotels having adequate conventions rooms, ballroom, lecture rooms, and the like -- those features which are demanded by a group rather than an individual. Thus, it is not at all surprising that modern hotel architects should find themselves investigating the possibility of hotels designed specifically for conventions.

It is also significant, in this respect, that the trend seems not to favor the erection of the specialized hotels for conventions in the large cities, but to place them, wherever possible, in the

open country in beautiful and picturesque surroundings. The popularity of resort hotels for conventions bears out this statement. The fact that the convention group is, to some extent, removed from the distractions of a large city, the fact that the various delegates are living together as a large family group, so to speak, has the very desirable effect of creating a more unified feeling and of enabling the various members of the company family to become better acquainted. Moreover, with the most recent developments in rapid transportation the old argument of location in a large city or in a city centrally located has lost most of its effectiveness. As a result, specialized hotels of this kind are no longer bound by such limitations, and they may, in fact, be located where other conditions seem most favorable. Access to the nearby city is easy by motors when desired. In point of natural beauty, picturesqueness, recreational facilities, and transportational advantages, the United States offers no more attractive location than the Oregon coast.

The following material represents the architect-author's interpretation of a program submitted for a hotel for conclaves, located on a hypothetical bay on the coast of Oregon within a comparatively short distance of a large city.



THE PROGRAM

Upon the site indicated on page 3, it is proposed to build a hotel to accommodate conventions and conclaves of every kind -- whether international, national, sectional or academic, scientific, political or business. Though the conventions last from a few days to as many weeks and the site is but a few miles from a large coastal city, it is intended to provide facilities and accommodations of such a nature that the visitors will spend their entire time on the site.

Since gatherings of such bodies are enlivened by a variety of social functions, ample provisions must be made for them as well as for the formal meetings. Appropriate settings and ample space for all possible activities and occasions, must be provided.

While there is no wish to restrict the imagination of the designer in the kind or number of the rooms, the following plan elements are suggested for the building: Entrance lobby, "the Desk", Grand Foyer, Promenade Corridors, Grand Stairway to Mezzanine or second floor, Grand Salon for receptions and an Auditorium to seat 500, each with separate entrance foyer, dressing rooms, etc., Small salons, Dining room, small dining rooms to seat ten to thirty, Bar, kitchen and service, Lecture rooms to seat fifty to a hundred, committee rooms, and necessary toilet facilities for men and women. Provision is made for 300 guest suites, so arranged as to have conveniently served by elevators and stairs. Shops for the convenience of guests may be included.

The following elements of the "grounds" were considered in plan-

ning the hotel: the approach, forecourt, motor court and parking service area for handling of luggage and produce, the waterfront, the view lawn, promenade terraces, tea terraces, formal gardens, informal gardens, shaded lawn areas, walks, drives, and minor pleasure and amusement areas.

The out-of-doors areas should be determined by the same conditions of orientation (sun, wind, geography, and view) as the various hotel rooms, as they are but extensions of the building plan. The building plan and the gardens complement each other, and must be planned simultaneously. There should be regard for the segregation of essential elements, the grouping and arrangement of related spaces, and the circulation between these elements, which shall coordinate all into a simple unit.

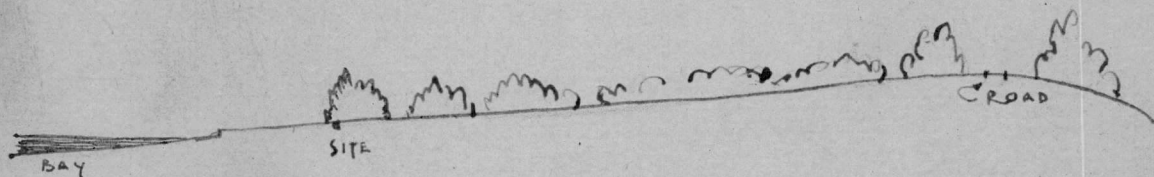
PLACEMENT OF HOTEL UPON PLOT

In designing the Hotel for Conclaves the first consideration was its placement upon the land specified. The placement of any dwelling, whether hotel, mansion, or cottage should be governed by its orientation, the consideration of surrounding buildings, local building methods, and habits, interests, tastes, and activities of the client.

Description of Plot

As the map on page 3 shows, the plot is shaped like the cloth of a fan which slopes gently down, at a two per cent grade, from the highway at the outer edge on the west, into the bay on the east. The highway is at an elevation of one hundred feet above high water level. There is a fall of five feet in tide, with an expanse of one hundred feet of beach at low tide.

Towards the north and south of the property are groves of trees, both evergreens and deciduous. Section X-X through the plot plan near the southern grove, shows the slight rise in topography. See diagram below, and plot plan, page 3.



TOPOGRAPHY OF SECTION X-X
DIAGRAM I

Orientation

Orientation is the arrangement of a building and its parts with relation to sun, wind, geography, and view. The sunlight duration in the belt in which Oregon is located is shown in Diagram 2. To place a dwelling with the principal rooms facing north and south would

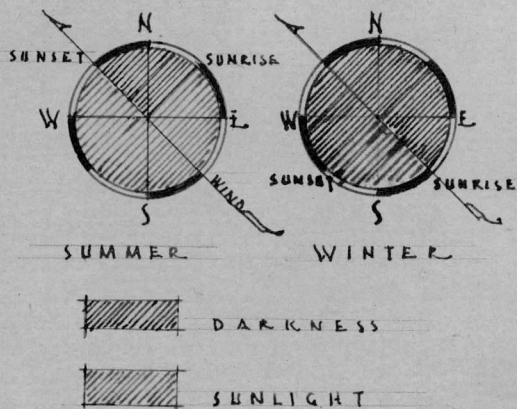


DIAGRAM 2

mean that the south rooms would have continual sunlight morning and afternoon, but those on the north would have none at all in winter when sunshine is most desired. Though many architects believe a domestic building is best at an angle with the compass, the designer in this case

felt justified in placing it with its main length north and south. Thus, the north end would have the only rooms receiving no sunshine at all. Particularly was this feeling emphasized when one of the two views coincided in axis with this layout.

The vistas are the cliffs on the opposite or east side of the bay, and the cliffs on the neighboring property, in a south-east direction.

The fact that the wind comes from the same direction as the summer sunrise and the south-east view, makes the situation difficult. To protect one's building by turning away from an excellent vista would have been foolish. After all, a breeze in-

only in the shadow that a breeze becomes penetrating and uncomfortable. Also if the building is cupped towards the wind, there is a possibility of a vacuum instead of a whirlwind. There is a greater chance of the former than the latter. Therefore, it was decided to use windbreaks in the landscaping of the estate, good-sized terraces, and large windows, so that on the milder days the people might sun themselves on the terraces, and on the more windy days enjoy the scenery from the indoors.

The geography has been made clear in a description of the plot. The landscape is naturalistic. There is no craggy cliff, no eminence. The only things which seem to make any difference in placing the structure are desirable distances to the water, to the grove, and to the road. A distance of about a block from the bay seemed not prohibitive for people to go back and forth to the beach, yet the building is not actually too much on it so that it will be tracked with sand. There is an elevation here of about thirty feet. The proximity to the southern grove allows for a change of surroundings within a few minutes' walk. The landscape will give "support" to the building mass, and will throw attractive shadows on the garden at that end, yet not upon the structure, since the latter is not cramped against the trees.

The location near the southern grove instead of the northern one was chosen because of another important factor in the selection of the site -- the relation of the hotel to surrounding buildings. A cottage group being desired in connection with the hotel, a spot near, yet secluded, was necessary. Most of the cottages could be placed on the south of the grove at a reasonable distance, and the

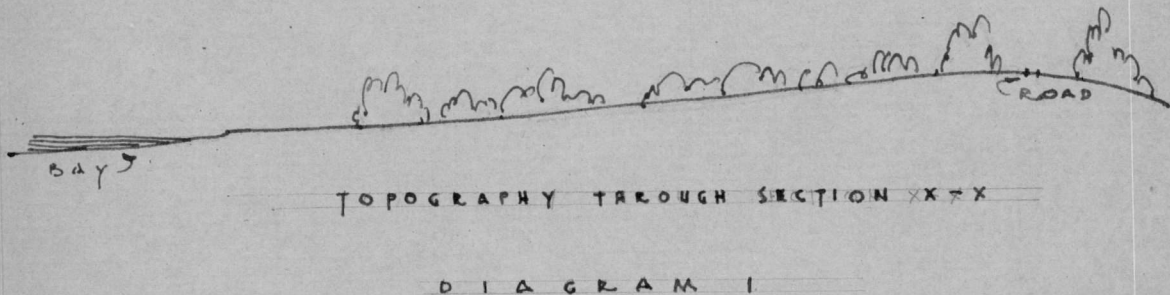
nearby trees would provide shade between them and the hotel, thereby both
separating and uniting.

recreation area placed between them and the hotel, serving both equally well.

A stable was placed near the northern grove because of the wind direction. No undesired livery odors could be carried into the hotel, nor into nor into a few de luxe cabins placed to the northeast of it. These de luxe cabins get sunshine and views,

Also, the road approaching the hotel from town swings from the highway at a short distance from the northwest corner, down through beautiful natural scenery, so that the atmosphere of the estate is fully realized before the guest arrives at his destination. The cost of such a long road being duplicated for service was prohibitive considering the returns on its infrequent use as such. This road carries the service until within a short distance of the hotel, where it branches off and goes to the service court.

Thus all factors, including limitation of building materials, the interests and activities of those who will use the building, and the orientation favor the hotel on the site indicated on the plot plan.



AN ANALYSIS OF PLAN ELEMENTS

It is difficult to say whether one studies the site in relation to the plan elements, or the plan elements in relation to the site. It seems to be a question of which is first, suggested in the chicken and the egg. There is no doubt, though, that they are inter-related. Since we studied the placement of the building first, it is now necessary to study the plan elements. Grouping them roughly into four principal plan elements, they are simplified in the mind of the author-architect.

Circulation

Circulation ties all the elements together. It is the blood stream of the hotel body. If it is poor, the entire structure suffers, activity lessens, and if the condition is acute, the body dies of that horrible disease known as "Hotel Bankruptcy." If it is good, the hotel body becomes vigorous, reaping a golden harvest from its activities. People are attracted to healthy, functioning hotels, as they are to vital individuals. And circulation is more important than the average layman realizes. Fine ballrooms, luxurious lounges, seem to be the impressive thing, but they are only the rosy cheeks and glossy hair, which may, or may not, be indicative of the health of the person. It is the ease with which one can go from here to there that is the important thing in planning. One must be able to reach the desired rooms without hunting, not be foot-

sore because of useless steps, and find everything conveniently, functionally placed.

The entrance lobby, the "desk," grand foyer, the promenade corridors, elevators, grand stairway to mezzanine, and the mezzanine itself are circulatory elements. Even the lounge is in reality a circulatory one, but, since it is also in the leisure elements, it was felt that it should be considered with them.

Active Convention Elements

All the convention's business and some of the formal entertainment, such as receptions, will take place in the active convention group. The auditorium for 800, the lecture room for 50-100 people, and the committee rooms, all go into this classification. With them are grouped the Grand Salon for 500 people and the two or three small salons. This was done in order to utilize the latter for more functions than if they were a separate unit.

Leisure Element

Leisure activities include all those functions which the guests will have when not attending a "convention doings." They might be called the personal, or spare-time element, for here are the library, the writing room, lounges, and shops. Outdoors they include the recreational facilities.

Dining Element

Napoleon said, "An army travels on its stomach." Anna Steese

Richardson states that some of the best work accomplished at conclaves is done over food, particularly a seven-thirty breakfast. Food must be good and well served in attractive surroundings.

A banquet hall for 500, a main dining room, several small dining rooms for 10 to 30 people, a bar, and kitchens and service are in this group.

Guest Accommodations

Three hundred suites are to be provided.

ANALYSIS OF EACH PART OF ELEMENTS

Though diverging in style from the rest of this paper, the following list shows the author's method of noting all the different aspects regarding each room or component part of these larger elements. After considering them all, he starts fitting them together like a jig-saw puzzle, each piece definitely controlled by the same factors which control the larger group. The analysis of each part of the elements is in regard to type of activity, orientation, relation to other rooms, and circulation.

Entrance Lobby

Face approach and forecourt, be close to motor court and parking.

The Desk

Should be close to entrance, not necessarily near elevators.

Grand Foyer

Should have central location.

Promenade Corridors

Are to connect the main elements.

Shops open onto this; no view outside necessary.

Grand Stairway to Mezzanine

May be either from foyer or from main lounge.

Auditorium

There is no interest in views to consider. North light is desirable. A separate entrance from Grand Salon is specified.

Lecture Rooms

No view to consider. North light is desirable but is not necessary.

Committee Rooms

Same conditions as lecture rooms govern the committee rooms.

Grand Salon or Ballroom

For receptions, afternoon and evening. For dancing. A terrace off this desirable.

Should have good view, either formal garden, or waterfront.

Small Salons

Conditions same as Grand Salon.

Main Lounge

Centrally located, near foyer, exterior entrances.

Might be on Mezzanine. View: Promenade terraces, informal gardens, shaded lawn areas, minor pleasure areas, or sea.

Banquet Hall

Here the activity is self-centered. Miners are occupied with eating, conversing with neighbors, and listening to speeches. They do not wish to look out the windows, or dandle over their food. Hence, a pleasant, but unimportant view is desirable, perhaps a formal garden.

Since the wind blows towards the northwest, the dining mass should be located so that the fumes are carried away from other portions of building.

It may be at distance from leisure group.

Dining Room

Eating at leisure involves food, conversation, and observation of surroundings. This last suggests a less formal room than the banquet hall, a view less, or a view of the waterfront. The dining room might be adjacent to the cocktail room, so that the same music will do for both. It is desirable to place the dining room close to the leisure group and to cottages.

Small Dining Rooms

While the small dining room perhaps will be used principally for the luncheon and dinner conferences of small groups, these sees

affected by conditions similar to those of the banquet hall.

Kitchen and Service

The main kitchens on the ground floor, with only such subordinate parts as the bakery in basement. Lifts and dumbwaiters will be used for the small serving rooms and the banquet hall; also there will be stairways to each service room. One must consider the handling of the supplies. Therefore, an access to service driveway is a requirement.

Bar

The bar might be in the convention group. The view is unimportant; it might be an interior room if necessary. It might be in the leisure group. Consider if it is desirable to grab a bite near the convention activities without going clear to the opposite end of the building. It might induce too much drinking if near or in the convention group. Seems as though it should be kept for leisure or meal time.

Tennis Courts

The tennis courts should be away from the road. They are not undesirable within view of the leisure group. It is desirable to put them in the sun. They must be north and south.

Golf Course

Golf course is to be at distance from hotel, perhaps near highway.

Stables

Stables might be in main group if carefully placed, or at a distance. Must be to northwest to avoid dining odors reaching hotel.

Bridle Paths

Bridle paths will wind all over the estate.

Boat House

Boat house is desirable close to the hotel and the cottages.

Bath House

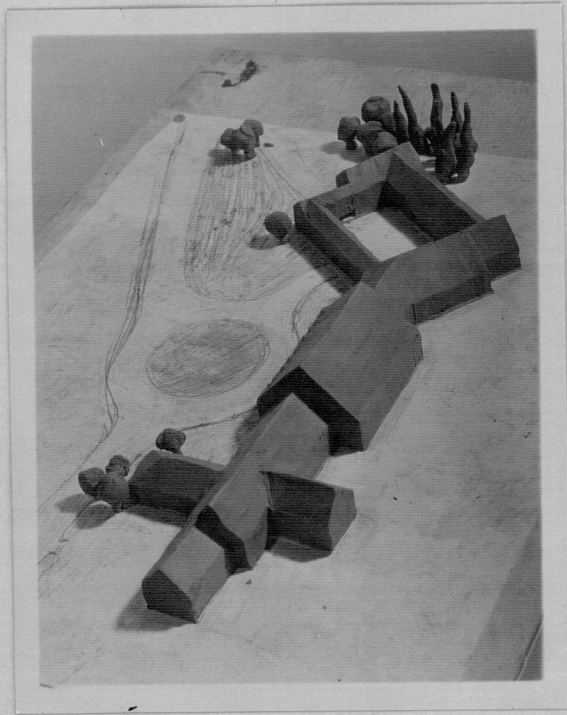
The bath house should be placed close to the hotel and the cottages. It may be combined with boat house.

Garage

The garage is a part of hotel, or near it. It is to be placed so noise will be carried away from hotel.

Employee's Dormitory

Employee's Dormitory may be either at convenient walk to hotel, or a part of it. It should be on service side.



BIRD'S EYE VIEWS OF HOTEL BEFORE AND AFTER
CHANGE IN CONVENTION WING AND DRIVE

INTERIOR OF THE HOTEL

The "Parti"

From the study of the various elements, each room within them, and their relation to each other, the "parti", or general scheme, evolved (see diagram 3). The leisure group is in the center, where the guests may watch with interest the coming and going of other people; the active convention group is in the south wing, secluded from noise of the leisure and dining rooms; and the dining group is in the northeast wing thus obtaining views, and where the wind carries its noise and fumes away from the others. This separation of the quiet lecture rooms from the noise of the kitchen and the service is important. Also, twisting the dining wing to the northeast to be on the axis of the minor view, eliminates a true north room. It also makes it possible to incorporate two of the service elements into the general scheme of the structure, and form a service court. These elements are the employees' dormitory and the garage.

Development of the "Parti"

Though there were many steps between the "parti" and the final solution of the problem, it is felt that to go through each step would only confuse the reader. The evolution of a plan is, as the evolution of man, a slow, progressive development, and it comes as a result of good sound nourishment.

Our Oregon system of studying architecture does not require a student to stay with the same "parti" if he finds he has found another factor to consider, or a better scheme. In the Beaux Arts schools the student must in nine or ten hours decide upon a general layout, and stay with it through the limited period in which he has to study it, sometimes two weeks, sometimes eight weeks. Perhaps such a system develops "quick thinking" and "snap judgment," but it fights the real purpose of education, "learning how to think, and to think clearly". In the School of Architecture and Allied Arts the students have an opportunity, not only to do creative work, but to rectify any mistakes made in the process, just as they would in a studio or office.

And while creative work is spontaneous to a certain degree, there is a great deal of reconstruction, of tearing down and rebuilding of the inferior parts, and of trial and error before the finished product is placed before the public. To show step by step the changes and the reasons for each alteration would be enlightening in showing the quantity and quality of the thought process, but it would be confusing because of its complexity and would require several volumes to hold it all. Therefore, all such stages are eliminated and will be explained at the examination.

The analysis and explanations of each room as it finally evolved give sufficient insight into the mental process and research involved in the entire procedure throughout each unit and its component parts.

THE LOBBY

The trend in modern hotels is towards smaller lobbies. This will eliminate that undesirable person, "the lobbyist," or "lounge lizard," found in all classes of hotels, who adds nothing to the standing or income of the hotel, often misuses it, and from all angles is considered better elsewhere. The Ritz Hotel in New York, by means of a tiny lobby, excludes this individual, and adds to its prestige. Only those people who are really their patrons are entertained by the Hotel Ritz. The guests pass immediately beyond the small lobby to the more spacious and elegant salons.

Because the hotels for conclaves in not in a city, and the country can better be interpreted by more spacious quarters, they are spread over a large area of ground, rather than being compressed and piling floor on floor like city hotels. This provides convenient access to the "desk", cashier, offices, shops, major rooms, halls and elevators, but not to the extent of waste space which is expensive.

The Front Office

There are three main functions in the front office: Rooming; Billing and Cashier; Information and Mail. Each of these functions requires front counter positions for the transaction of business with patrons, these counter positions being so arranged that necessary equipment is concealed from the patron behind counter screens but within sight and easy reach of the clerk. In large hotels there are subdivisions of these functions, but in a house of three hundred suites they are not necessary.

The rooming function is in the center, with billing and cashiers to one side, and information and mail at the other side, is the preferred arrangement. Each bill clerk or cashier requires a minimum of four feet two inches of counter. Since only one clerk is needed for each four hundred rooms there is only one to be provided for here. The cashier's office has a small opening usually. It is advisable to place the safe so it may be seen from the window.

The preferred arrangement for Rooming and Information and Mail, consists of an open counter of generous proportions with equipment and work space for the several stations behind counter screens. Hotels of up to three or four hundred rooms would have the room selling board (room rack) behind the counter screen adjacent to the cashier's partition. A screen of balanced proportions to the room rack screen is located at the other side of the open counter for the information and mail station and equipment. The key and letter rack for guest mail and keys faces the open counter. The telephone switchboards have been placed close to the information unit for convenience. Since the number of positions is one operator for one hundred and fifty rooms, two stations are sufficient, and are not too noisy or inconvenient to have in the front office. A stamping machine timing all messages and letters is used throughout the office, and is much appreciated by patrons.

The desk, at the left of the door as one enters, is out of the main current of circulation, eliminating jostling and disturbance. Its proximity is a convenience for leaving the key and stopping for mail and messages. It commands views of both main elevator groups, so that a guest knows where he is going as he follows the bellboy the first time he goes to his room, and can locate them easily there-

after alone. No check of elevator passengers is made by the office.

Adjacent to the desk is the Manager's office. He is ever present to see that everything runs smoothly. Some managers have their desk out in the lobby, or continually stroll about, but unless all are in close contact with the office expenses mount.

shops

Shops are included because they are a necessary convenience for the guest and because the revenue will increase the income of the hotel. "The entire procedure in the operation of a hotel is to economize as much as possible, yet satisfy the guest. For, after all, a hotel exists only through the patronage of the guest, and whatever may be necessary to attract and invite this individual is a desirable investment. Such departments as barber shop, cigar shop, flower shop, and telegraph concession can become very profitable adjuncts." In a hotel, located as this one is, these features are necessities. There is no store around the corner. The hotel must provide all requisites, be self-contained. Several operators require that the design provide sufficient store or shop area to return at a fair rate of rental at least ten per cent of cost of land, or in case of lease hold enough to carry lease, pay taxes and the like. In some instances this is impossible, wherein the operator must adjust his rates to meet the difference. Concessions such as valet, florists, barber, beauty, telephone, telegraph, porters, coat-checking depend on conditions." In any case the management must see that it controls prices, courtesy, and displays.

The Barber and Beauty Shops

Shops are a necessity in a self-contained organization. In such a place as this barber and beauty shops are indispensable. Men will patronize a barber when away from home when they would not think of it otherwise. Women find a wave or a facial fortifies their spirits to meet any crisis or eventuality. Conventions being composed of people from different places to exchange ideas or develop a common one, each delegate endeavors not only "to put his best foot forward," but to look his best.

A barber shop of two chairs could adequately care for the men, and a beauty salon with three operators could care for the women. Both of these shops have been placed away from the dining wing because the odor from them are repellant when mingled with those of food, and though the hotel is air-conditioned there is still the danger of whiffs which remind one of the "five and dime" basement where hair oils, scented powder and perfume mingle with the aroma of hot dogs and chocolate parfaits. Apart, though, neither odor of the food nor of the cosmetics repels one.

Public Stenographer and Reporting Service

Complete stenographic and reporting service is an essential for any large convention, to cover both the private committee meetings and the large mass meetings with lectures and speeches. One of the leading hotels in America, The Waldorf-Astoria, sends out a questionnaire to its prospective patrons to find out exactly the needs of that particular group. Listing such services as this which

it has to offer often results in the patrons using the hotel's secretaries instead of bringing their own.

An office next to the convention headquarters on the other side of the lobby from the hotel office is handy. Here it may also handle the personal correspondence of the hostelry's patrons.

A daily news sheet selling the hotel's services, news within it, the convention program day by day, is a desirable feature practiced by many hotels. If there are the facilities to do this, there is also the opportunity to print cards and posters for convention exhibits and programs. This service might be combined with the public stenography and reporting service, since the latter will have much news available which will be allowable to use.

The Flower and Decoration Shop

The flower shop is located across from the cocktail room so that the guests may buy a boutonniere as they come from dinner or tea, or order a corsage for the president's wife, or the bouquet for the winner of the state singing contest. The flower shop has even a more important function, that of decorating the banquets, balls, and other important affairs. This room is equipped with refrigerator show cases for the flowers, so that they will not bloom too fast. Storage space for the larger quantities may be down in the basement next to the wine cellar, which is also kept below the normal temperature of the hotel. This shop has large windows on the corridor so that one may see the flowers in the shop as one strolls by.

Gift and Smoke Shop

Magazines, smokes, candy, and gifts were combined in one concession in the north corridor. It was felt that going into the shop

to buy one thing the patron would purchase another. Such articles as may be sold outside a pharmacy, such as aspirin, may also be stocked. For real illness a hospital unit on an upper floor takes care of emergency cases, where a house physician is on call.

Telegraph Service

Though a telegraph concession is desirable, space was thought to be more valuable for other purposes. Thus all telegrams are sent through the telephone service at the front office, or by means of the pay telephones in the convention wing.

Elevators

The elevators have been placed at either side of the lobby on the promenade corridor for efficient circulation. Though there are other elevators at both ends of the building, these four will carry the main load of guests, placed as they are in a strategic position between the outdoors and the various functions. By separating the elevators into two flanks the guests have less distance to walk, and because a convention means a large number of people at once, there is little chance that one flank will not be in use to create that annoyance of a sign, "Use other elevators". The elevators have been set back a little to draw people, awaiting the lift, out of the current of circulation.

Elevators on the other floors are thus conveniently located in relation to the rooms. After all, it is on the upper floors that distances are felt, because on these floors there are no shops.

no contrast of interest, or even variation of doorways, as on the first floor. This was the deciding factor in separating the elevators -- that a saving of seventy-five feet of footsteps was preferable to a slight saving in the installation of the elevators. The guest's comfort and convenience result in financial success, while his inconvenience means "no return" (both in person and in money) to the hostelry. The economic viewpoint is important.

"The equipment must therefore be considered from two points of view -- the favorable impression to be made on guests by quick and convenient service, and from the standpoint of the management, costs of investment, operation, and maintenance. Both are affected by recent improvements that substitute mechanical and automatic operation for fallible human control, travel becoming more comfortable and capacity being increased.

The basic improvement is the automatic stopping of a car at floor levels, the action being so sensitive that there will be an immediate re-leveling of a car that sinks under the loading of great weight. The car travels at full speed until within the range of this mechanism, when de-acceleration and stoppage occur smoothly and without jerking. This effect being assured, rapid unloading becomes possible through automatic operation of the doors, which begin to move during the last stages of leveling and are fully opened as the car stops. The doors are closed and the car started by the throwing of a switch by the operator. The pressing of an outside button stops the first car to approach in the desired direction, with no cooperation from the operator and without his knowledge that the stop is to be made."

Corridors

A convention is "a coming together or meeting" (L. conventio). There will be many people moving simultaneously from one part of the building to another. In this aspect, the convention hotel differs from transient and residential hotels where people come and go as individuals or small family groups. In the latter there is no need for wide halls; the circulating stream trickles along peacefully. Perhaps in the former it becomes more rapid at theatre or train time, but there is no tidal wave of five hundred people to flood the corridors from three to five times a day. The eighteen feet wide corridors on the ground floor seem sufficient to carry the load, yet are not an excessive overhead. Hotel architects believe that "Next to guest rooms public space is most important."

Exhibition Room or Sun Lounge

At the angle in the north corridor of the first floor is an exhibition-lounge. That is, it is a lounge with large windows with southern exposure so that it may be used as a sun room. The guests can lounge in the sunshine and watch the activities in the forecourt. At the far end there is a fireplace. Exhibits may be arranged along the solid wall away from the drive, and in the center of the room. Since elasticity and convertibility are of paramount importance in a hotel a room this size, twenty-five feet by fifty feet, can be converted into many uses -- a lounge, an exhibition room, a lecture room, a reception room.

The Stairways

Twinstairs lead from the lobby to the mezzanine. They are wide, but since they lead to no large salon or ballroom, they are ample for traffic, and attractive with their railings of smoothed pine poles. Gilded staircases, and ornamental carved stone ones would seem incongruous in such an atmosphere. The simplicity of design and sheen of the waxed wood provides an appropriate background for the most sophisticated guests in Paris gowns and London dress suits. In fact, the staircase would be a background for them, and not vie with them for attention. Likewise, afternoon clothes, sports clothes of all types, would be perfectly at home, coming down the stairs from the reception room, library, writing desks or guests' suites.

Mezzanine

The mezzanine is twenty feet wide at the sides, and twelve at the front, with a smooth, round, pine railing in simple pattern. The width of the mezzanine enables writing desks and chairs to be placed at the railing and by the windows. Over the two ends of the Grand Lounge are rooms on the mezzanine. The north one is the library, the south one, the reception room. These rooms are conveniently located to stairways and elevators. They have windows out into the large room for additional light and interest. These, of course, may be opened or closed according to the need for quietness in these upper rooms.

The Great Lounge

From the lobby two main entrances at the wide landings of the

stairways (fifteen feet by twenty feet) open into the Great Lounge. It is a Brobdingnagian room, sixty feet wide, one hundred and twenty-five feet long, and thirty feet high in the center, fifteen feet high at both ends where the mezzanine rooms overhang. The treatment of the walls of these upper rooms on the mezzanine is paneled wood of rugged character, with groups of diamond-paned windows, to give additional interest and light. Below the window sills, are flagholders, so that the colors of each conclave may be flaunted. From the floor of the Great Lounge these flag appear to be bosses, and are a part of the general design.

Under these overhangs, in the end walls, are huge fireplaces in the stone walls (all three exterior walls are of the exposed structural stone), and these hearths give a comfortable, friendly atmosphere to these lower roofed portions. Two smaller entrances open into these parts close to the elevators.

The higher part of the room is spacious, more cosmopolitan in treatment. Large windows in the stone wall give light into the salon and a view of the cliffs opposite, from them. Heavy-scaled furniture becomes fitting because of the enormous size of the room.

ACTIVE CONVENTION GROUP

Since the active convention business is the drawing card for the various conclaves, care had to be taken in providing adequate space for the necessary activities without a surplus. The tendency in conventions is swerving towards the institute form, rather than the long drawn out program with so much blah. There have been too many speakers who give personal reminiscences and give detailed reports, according to Anna Steese Richardson, who through her interest in women's clubs has studied the convention situation. She feels that there have been too many insignificant ceremonies. These have caused the falling off of attendance at conventions in late years rather than the financial depression. However, those organizations which are devoting themselves to practical talks and discussion of departmental work, club institutes, with time for orderly conduct of business, inspirational and stimulating addresses are finding an increase in attendance. Miss Richardson also stressed the need for getting acquainted, and to enjoy local hospitality more.

Though the auditorium will still be important, much thought must also go into the planning and study of the lecture rooms and committee rooms (where panels will meet), as well as telephones, toilet facilities, and check rooms.

Auditorium

The seating capacity of the auditorium specified as five

hundred, was divided between the main floor and the balcony. The seats have been arranged in three flanks, to avoid a center aisle. Nothing is more disconcerting to a speaker than to face an aisle; his audience seems split, and it is with difficulty that he draws it together. A church is about the only place where a main single aisle is desirable, and that because the aisle is really part of "The Stage" -- the processions to and from the chancel are important and need a place which will show them to best advantage, which two aisles would not do. People attending weddings in a double-aisled church are always disappointed because the bride goes down one and up the other. Though actually more people may see her better, they invariably feel they have been cheated. But in regular auditoriums where most of the action is upon the stage it is better to provide for a successful program from the stage, and allow the processions to take their rightful minor significance. If a procession is desired, it may be "put on" in the Ballroom, which is equipped and suited for many other affairs than just dancing.

The acoustics of such a room are of paramount importance. Reverberation in such a place would defeat its purpose. Therefore the ceiling shall have a decorative pattern of celutex, and the aisles should be carpeted.

Air conditioning this room is another necessity. Poor, stagnant air produces poor audiences who yawn, snore, or become bored not so much because of the speaker, but because of the general atmosphere. With air conditioning the entire volume can be

cleansed and changed in three to five minutes.

The stage is 35 feet deep to allow for wings of scenery. The proscenium is the usual one-half width of the auditorium. At the sides of the opening and at corresponding locations on the rear wall, are heavy, bearing supports to carry the sliding wings back and forth, so they may be adjusted to suit the occasion. There is also a curtain for movies, and under the stage a machine for sound movies; the projection room for the cinema is located on the balcony.

Auditorium Foyer

This foyer has two outside doors and a main entrance into the transverse corridor, in which are located the stairs to the second floor and balcony, pay telephones, the self-operating elevator, and doorway to the bay terrace.

Lecture Rooms

There are three lecture rooms providing a capacity of from fifty to one hundred people. They are located on the east side of the south wing corridor. If additional lecture rooms are needed, the convertible rooms, such as the auditorium lounge on the second floor, the reception room on the mezzanine, and the exhibition-sun lounge in the north wing, may be utilized. However, for the average size convention, three seem sufficient with the use of the smaller conference and committee rooms, on the opposite side of the hall.

Conference or Committee Rooms

Like the lecture rooms these smaller rooms vary in size. Six committee rooms were arranged on the west side of the south corridor. They have west or afternoon sunlight, but are partially shaded by the auditorium wing. They will be finished with paneling at one end, which can be opened to disclose a blackboard. The rooms will also be equipped with tables, chairs, pads, pencils, telephone outlets, and a place to hang maps. These last will be stored elsewhere and provided by the hotel upon request.

Telephones

Pay telephones are provided in the transverse south corridor for local and long distance calls, and for sending telegrams. They are conveniently located for the auditorium, the lecture rooms, and the committee rooms.

Reception Room or Lounge for the Auditorium

Located on the second floor next to the stairway and the auditorium balcony, it is convenient for receptions to guest speakers, or as a smoking room for those in the balcony, if separation of non-smokers and smokers is desired.

South Elevator

The elevator in the transverse corridor is provided for the use of invalids, and those who would rather ride than walk. It is self-operating (as is the one at the opposite extremity of the building.) This eliminates the need of an operator at low-traffic

hours. Bell-boys, or housemen may take charge of it during peak loads to facilitate service, for otherwise this type of elevator is a nuisance and an annoyance.

The Ballroom or Grand Salon

The hotel ball room is used for a wide variety of purposes, from a formal dance or amateur theatrical, to a ball, reception or movie. This versatility requires many more considerations than if the room were confined to one use. Since provision had to be made for movies, the end wall has no openings in order that a screen might be hung there when desired. The floor must be excellent hardware, with strips of carpet stored in the building to be laid when desired. Over the foyer end is a motion picture and a stereopticon machine, as well as provision for radio reception, broadcasting, and sound amplification.

The Ballroom is located at the far end of the north corridor with its foyer terminating the hall. A loggia extends across the sides of this wing, tying this unit more closely to the formal garden beyond it. Large French doors open onto this terrace so that the dancers may wander back and forth at will. This room is the only one in which a departure has been made in using wood or stone as a finish.

The walls are decorated with Oriental murals which have all the color harmony that is possible in such a theme. Corals, turquoise blues, kingfisher blues, jades from white to green, and lustrous pearl white, against gold and silver, add brilliance to the

gatherings in this room. People who are gathered in a ballroom are there for pleasure and gaiety. These colors are friendly with almost all others so that the gowns of the women will not suffer, whether they are black, white, pink, red, or ecru. In the study of colors it has been found that any pastel tint goes well with any other light one, and with all dark shades. For example, light blue can be combined with dark green or dark brown successfully, but dark blue and dark brown ordinarily lack harmony. For this reason we consider a woman wearing a navy blue and dark brown shoes dowdy, or lacking in taste. The observer is jarred, usually unconsciously, by the unattractiveness of the combination of colors. One should not confuse this illustration with a navy blue suit and tan shoes, which is very smart, especially among men. Here again, it is a light color and a dark one.

To those who may question the artistic harmony between an exotic salon and the sturdier style elsewhere, it may be answered, "We are metamorphosed when dressing for a formal social affair. A woman will wear tweeds and wool sweaters all day, and become glorious in gold lace at sundown. Why not a room?" Its colors are pitched for enjoyment, gaiety. And psychology is great in color!

The suitability of an Oriental theme for a room in this hotel is Oregon's closeness to the East, and our desire to understand and make others understand our neighbors. In the Murray Warner Museum at the University of Oregon there is great opportunity to learn how the Japanese and Chinese live, and, through it,

their philosophy. If, in a hotel in Oregon, we can present a phase of the Orient to the conclaves which gather from all over the United States and farther, we will be doing not only an artistic thing, but an economic and social thing as well. A hotel can thus be an economic factor in an unexpected way, since it is an assembly gathered from far and near, which will disperse in a short while to carry ideas back to whence they came. Seeds sown thus might even blossom into free international trade, who knows?

The Ballroom Foyer

The Ballroom Foyer acts as a transition between the main corridor and the ballroom. It must give a clue as to the character of the ballroom, but not be out of harmony with that of the main corridor. Therefore, Chinese gold and silver paper was used in a simple, one might say, modern, manner, the lines of the hall being carried into this room but the materials changed.

Facing the opening into the ballroom an immense mirror is set into the wall. The mirror is cut in rectangles to match those in the French doors, and around the outer edges are repeated the designs and colors in the ballroom. This, of course, is not apparent from down the hall. Two smoking-dressing rooms are located on this side. Each has the requisites for the men or women using them.

THE DINING GROUP

"From the viewpoint of the owner, the food service should be the most important part of the hotel operation. It is the most dangerous and may be the most disastrous from the financial point of view." The company can lose or profit most by this feature of service. The buying, preparation, and serving of food all are of great importance. At one time a hotel stored vast quantities of food; today it buys from week to week, its menu reflecting the prices of the market and its efficient purchasing agent. All restaurants in hotels which have been successful have watched with eagle eyes the preparation of produce and meat into savory dishes to see that there was not much waste in the peeling of potatoes, throwing away greens usable in soups and salads, and neglecting to use a box of tomatoes until too ripe for salads. Today this vigilance is stricter than ever. There are checkers to keep portions within profitable size. Electrically timed utensils eliminate the loss of food through overcooking, and cooking too great a quantity at once. Removed as the hotel for convales is from other restaurants, the number to be fed each day can be readily reckoned, and the food service should be the most profitable angle in the hotel.

The planning of the restaurants and their kitchens may add or subtract from the hotel's profits. Efficient planning means good, quick service to the guest, and easy, untiring work for the

waiters and kitchen help. Horizontal lines of traffic are cheaper, less tiring, more convenient, and more efficient than vertical. Also they are more healthful for the employees. Basements are poor places to spend six or eight hours of one's day, even when well-illuminated and correctly ventilated.

The dining rooms and their accompanying services were studied from an economic and social standpoint. Restaurant work involves many hours of standing and walking, lifting and carrying heavy weights. This is an unavoidable feature, but it is important that it not be ignored. Medical authorities have pointed out the serious results that follow the strain of continued standing and over-work of young girls. Dr. Harris states that in occupations which require such lifting and carrying and such long hours of standing "there is a definite hazard to the child-bearing capacity of women. This is of vital consequence to society as a whole."

If the restaurant worker is to resist the strain of the work hours and conditions must be so adjusted as to prevent all over-taking of her strength and elasticity. Now, if the League which reported the above conditions feels this way about them in regard to women, who are the first to be legislated for, the condition as a whole must be poor. Labor has better working conditions in Oregon than in New York where the above report was made, but there are still means of helping the waiters and waitresses, and the others who handle our food.

The architect can not make or change a law, but he can arrange his plan to help those who must do the heavy carrying. If he can arrange the doors to the kitchen so that two steps will be cut from each trip of the waiter at the farthest station, that will mean a great deal in a day. It is estimated that a waiter stationed seventy feet from the kitchen, having fourteen seats to look after, serves about a hundred people a day and walks five miles. Thus, in specifying a rubber composition floor which is easy on the foot it will help the waiters from developing "sore feet and a mean disposition". Designing the dining rooms was not merely a question of a few pretty lines drawn on paper, but a question involving human beings.

The Main Dining Room

The main dining room is attractive to the guest because of its heavy, dark woodwork, and because of its superb sea and cliff view through the large French windows. This forty-five by ninety foot room has a sunny exposure. At one end is a fireplace, at the other the kitchen. Fireplaces have been used throughout the hotel as an advertising feature. People in the East like fires, but quickly estimate the prohibitive cost of wood as constant fuel. Large logs crackling in an open hearth create a hospitable atmosphere and a lasting memory.

The large French windows are composed of small panes with wooden muntins. These crossing members add to the view by giving

the diners a sheltered feeling and a sense of scale to the out-
doors. These doors may be opened, when desired, and tables placed
upon the sunny terrace, which is fifteen feet wide all around this
side of the building. The entrance to the room is close to the
exhibition room, shops, cocktail room, and not too far from the
lobby.

The Main Kitchen

The main kitchen located between the main dining room and the
grille serves both. Usually, with disastrous results, not enough
space is left for the kitchen service, and the necessary equipment
can not be included. On the other hand, a kitchen may be too
large and unwieldy to produce economic results. It is very true
that a small crew in an ample space is more efficient than a large
crew in a small space. The keynote of kitchen planning is central-
ization. It must produce a compactly arranged main kitchen.

Range space and refrigerator space is provided for in the
main kitchen. The latter cares for semi-prepared food, cleaned
fruits, and butter. The ample space allows for storage ahead of
meals. This reduces the staff. The "garde manger" and the chef
each has charge of his own refrigerators. Also the cook's section
has adequate space for hot and cold plates and "bain maries".

A small store room adjoins the kitchen for week-to-week
canned goods, bottled goods, and all the other staple lines of

food. It is in reality a complete grocery store under the control of the steward.

In the basement is the larger storage room for food, and another storage room for china and glass. Also the dish pantry is in the basement with a conveyor connecting it to the serving pantry. It removes the soiled dishes at once from the food section, and it eliminates the noise which is so undesirable.

Room service is also provided for in one corner of the kitchen, with its elevator. Today hotels do not believe in elaborate equipment on the upper floors for room service but serve directly from the kitchen. It takes ten to fifteen minutes for a room waiter to obtain an order and return with it to the person, if it be a table d'hote order.

The Banquet Hall

A small foyer at the end of the corridor leads on the bay side into the Grille, and towards the Garage wing into the Banquet hall. The Banquet hall is fifty by ninety feet with high windows on the northmost overlooking the formal garden. The end wall and the southeast wall are not pierced with any openings, and are reconstructed for insulation of noise from the service court and garage. The interior is yellow pine wall veneer in horizontal bands, which lightens and warms this north room. The room is

equipped for all the various functions that the ballroom is, the movie projector and stereopticon machine being located in a room above the wine service room to the northwest of the entrance. Dinner dances, movies, lectures, receptions may all be held here.

The serving room is south of the Banquet hall entrance. It is arranged for a long, low counter, one end equipped for hot plates and the other for cold service; refrigerator space with two temperatures to care for dessert and salads which must be prepared ahead of time, and for butter and chilled drinks. In connection with the hot service a hot "bain marie" for soup containers and two larger broilers provide all the necessary equipment for the banquet room.

Small Dining Room

The remainder of the space on the court side of the corridor has been utilized as private dining rooms. These have small service pantries in connection with them, one pantry for two dining rooms. Here the problem of an unattractive view was solved by planting a small garden outside the window at a raised level above the court, and then placing a wall at the back. The windows in these rooms are leaded glass in pale amber tints with silhouettes of the pilgrims from the Canterbury, symbolic of an early conclave. These characters will arrest one's attention and prevent the desire to see beyond, particularly since the rooms are air-conditioned.

The Grille

The grille is the smallest and most informal room of all the public dining rooms. It, too, is on axis with the cliffs and has a panorama of the bay and the garden which it overlooks, being situated at the end of the building. This room was added to give the two-week-guest variety of surroundings. It is treated in an Indian motif, with a bold use of oyster white-greys, red, and black. The smallness of the room and its purpose allow its decoration to be more "wild" than the larger, more formal rooms.

The Cocktail Room

"It is no news to the wide-awake hotel manager that the elimination of the saloon alone in most states will insure a tremendous increase in the business, business that has gone during the past thirteen years to speak-easies, night-clubs and other extra-legal establishments."

This room is next to the lobby, in the dining wing. It has been placed here, rather than in the convention wing, because it was felt that though the hotel might not sell so much the sales would be better controlled. This reserves the use of wines and beer for the leisure hours rather than business.

If the convention be the type where a great deal of room service in the convention wing is desired, a wagon bar may be used successfully. It is an efficient, fast-moving, little arrangement

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which carried everything one could want in the way of a drink. It is 3'-6" long, 5'-4" high, and 21" wide, so that it can be filled from the wine cellar, taken through the basement to the south service elevator.

The service for the cocktail room is placed next to the main dining room so that it may serve it too. The wine room is located in the basement, because it must be kept as dark as possible, free from vibration or unusual disturbance, so the contents of the bottles are not spoiled, and be kept uniformly cool -- usually 55 to 60 degrees F.

"There are three usual types of storage of wine: upright, flat, and bulk. Upright is shelving for whiskey, gin, rum, brandy and cordials and inexpensive table wines. Provision should be made for all these in case they are legal. Flat storage is shelving for storage of wines, with provisions for individual storage of very high grade wines, and also shelving inserts to keep bottles from rolling where rows are stored one on top of the other. Bulk is tap racks for dispensing bulk whiskey, rum, and wine from barrels.

"Upright storage of bottles is taken care of in steel shelving racks with adjustable shelves to accommodate any size bottle or containers. Flat storage of wine bottles is similarly cared for except that inserts are provided to insure that when one bottle

is removed the others are not disturbed. For small quantities of fine wines a honeycomb insert is used. For large quantities a scalloped insert is used to make the first row stable. Then others are piled on top." Bulk storage of whiskey or wine in barrels is quite a problem. Most wine stewards or "sommeliers", as they are professionally called, prefer a barrel to be placed in tapping position and kept undisturbed for several weeks before any of the contents are drawn off. Steel racks with block and tackle are used for easy and efficient handling of large, heavy 58-gallon barrels.

A work table is conveniently provided to shelving for sorting, decanting, and handling. A high desk near the entrance makes an excellent place for checking receipts and withdrawals and other records.

The arrangement of stock depends on the class of trade and volume of business. Fastest moving stock will be nearest the door. The temperature is lower in a smaller adjacent room where white wines will be kept.

GUEST ACCOMMODATIONS

At one time a guest found his room consisting of a box of a room, with a washstand, and its accompanying pitcher and bowl.

a chair, and a bed. The window gave light but often no attractive sight. Today, a guest expects accommodation his grandfather and father never knew. Some of the "accommodations" are the result of modern inventions, such as radio reception, circulating ice water, inner spring hair mattresses, certified lighting for eye comfort. Others have been created by wide-awake hotel operators whose foresight resulted in financial success, and their methods and ideas have been adapted then by their fellow business men. These include pin cushions with all the necessities for an emergency; one-day laundry service without extra charge; price of room posted in the room; a guarantee of guest satisfaction, free morning paper, and full-length mirrors. The demand for "room with bath" has brought about all first-class hotels being planned with that as a unit. Mr. A. S. Statler was one of the pioneers in hotel service. His ideas and ideals are being carried on by his corporation with success.

One might compare the old hotel room to the diamond in the rough, and the new one to a highly cut diamond, each facet being a service to add sparkle, attract attention, and give pleasure. And just as there are many ways to cut the facets on the diamond, so are there many ways in which to present the services.

Such a complexity of services shows the care with which a room had to be planned. Plenty of light had to be provided both

day and night; hence good-sized windows and central illumination were designed. The orientation of the building faced the majority of the rooms either east or west. The views from both sides of the hotel are attractive, but the sea view is the preferred one. The rooms all have sunshine in them at some time or other during the day. The window sills are 3'-6" and 3'-9" above the floor. This sill is higher than the usual hotel room window which in an effort to obtain a maximum of light endangered the occupants by lowering the sill. Parents dread low windows, fearing that the children will lean out too far, or go to the window when they are not looking. Adults who suffer from sleepwalking barricade such places before retiring -- or seek quarters elsewhere. Many people fear heights of any kind so that there is an actual need to raise the sill as the distance from the ground increases. Hotel managers today realize this danger. They protect the guest by placing a desk or table in front of it, if possible. But in the hotel for convalesces there is no such danger. Perhaps a guest or two will say that he can't sit in his room and look at the bay, but the majority of the guests are free of the "dizzy feeling" which they encounter from a window where there is no safeguard.

The construction between rooms and floors is as near sound-proof as possible. Nothing is more disconcerting than to be bothered by a neighbor's laughter or chatter when one wishes to rest.

Doors between rooms are double and felted at the edges for sound absorption. A double lock without key hole is used. "A door crack or a keyhole allows a surprising amount of sound to pass." Doors between rooms here and there allow them to be thrown together as groups, or suites. This desire for suites has increased in the last few years. At the same time, do luxe suites if unrented are a definite loss, which a hotel can not afford to carry. A minimum of suites and this convertibility of rooms enables the hotel to realize its fullest possible income.

The rooms in the hotel may be classified into several groups. All include the "stater policies"; all have private baths; all are fully carpeted to reduce reverberation. Most of the rooms have their bathrooms and closets next to the hall to reduce the noise from that direction. All have serviders; all have the locks with signals showing the hotel employees that the room is occupied and locked. The division of rooms come rather in their dimensions, and whether they have a dressing room as well as bath.

Because the bathroom is such an important feature in American hotel life it is equipped with tub and shower, medicine closet, lavatory, toilet, towel racks, excellent light for shaving, and an electric outlet for a curling iron.

Second and Third Floor Corridor

From the mezzanine level one mounts the stairs to the third floor, or descends them to the second. This slight stair is no

great inconvenience and permits an impressive height in the center portion through the use of two floors there, while three are used in the wings.

Services for Rooms

There are three types of service rendered the rooms -- food, chamber, and bath. The food we have mentioned previously. The chamber maid and bath maid have the duties which their names imply, to care for these rooms. In the West older women do the work, while in the East young foreigners do it. The housekeeper must check on their activities, and they must be able to go quickly when called. A light signal outside the linen or service closet is for this use. In the service room there are a house phone, soap, hampers, other supplies, and a toilet. This last is to keep the maid on the floor during scheduled hours.

The Employees' Dormitory

The employees' wing, forming an angle of the service court is an endeavor to house the employees healthful and happy, with thought to their economic and social good. Not only should they be housed properly from the standpoint of the ideals of our country, but a healthy, happy employee is of greater economic value to the employer and to himself. Here in the open country there is every possibility for the employees to have good living, both during working hours and "time off." Oregon's conditions of working and

housing of employees is much superior to those of New York where the foreign-born have swamped the hotel employee's market, lowering the wages of all till they are barely subsistence wages. In Oregon, the maids are efficient, middle-aged women of average low intelligence who are not broken in health by the strain of the load. Usually they are first or second generation Americans, which shows that conditions are better here. The N. R. A. is probably aiding here as elsewhere. It enforces rest periods, and because of substitutes on these days has made it possible for advancement in the different departments. Hotel men in general feel that the N. R. A. was at first a nuisance, but now a benefit to them and their employees.

With this attitude of mind the employees' quarters were worked out. On the first floor is a hall with telephones, mailboxes, office, and stairways. The entrance to this hall has been placed on the court side. This separates the employees and the guests, removes the chance hanging around the entrance, and disturbing noise. To the east of this hall is a large reading room. It is placed towards the hotel because it was desired to keep that side as quiet as possible. Down the corridor on the other side of the entrance hall are small offices, and at the end is a large living room with French doors leading onto a wide terrace and to a small attractive formal garden. Upstairs, are single rooms.

Two bathrooms, each equipped with one shower, two toilets, and a bathtub, are located on each floor. Lavatories are in all rooms.

G A R A G E

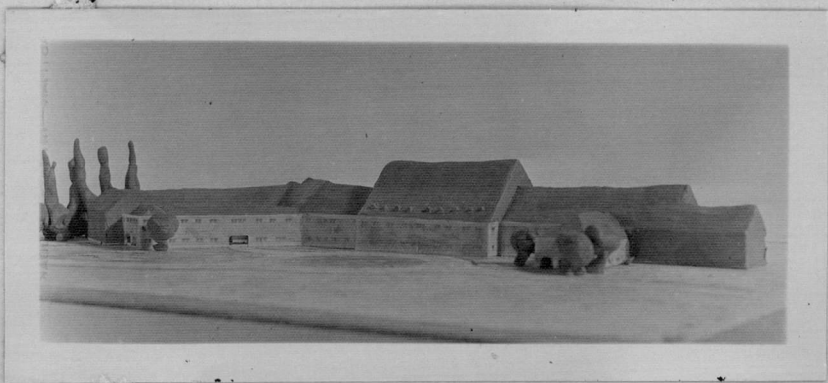
The garage structure is three stories of garage and two of bedrooms. These two uppermost floors are to house chauffeurs and other men servants of the guests, as well as male employees of the hotel.

The garage has an elevator to carry the cars from one floor to another, there not being enough space for a ramp. The combined area of the three floors, seven thousand five hundred square feet can house approximately one hundred cars.

The Service Court

The service court was developed through an effort to allow supplies to be delivered under the banquet hall, and to locate the garage conveniently close to the main entrance, yet not be unsightly. The arched openings into the court give interest to the mass of the building. The autos may be quickly parked here, or put into the garage, after the guests have been unloaded under the portico.

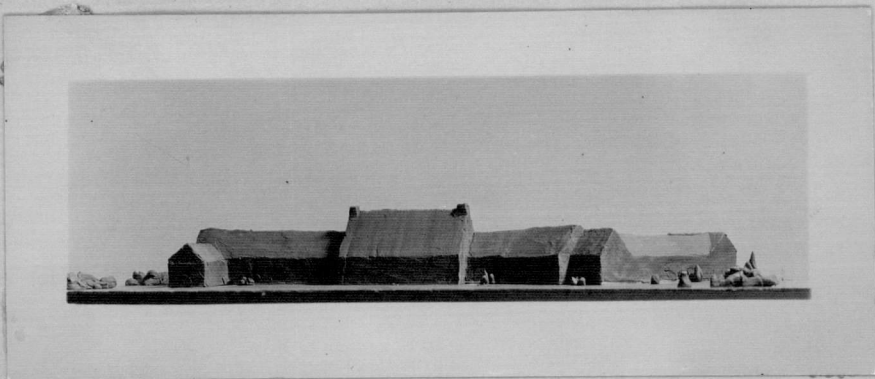
The opening between the garage and dormitory is wider and higher than the other because it will take trucks and the other only passenger autos, which are about the height of a man.



The scale is better shown here because of windows



This picture and the one above are of the west side



View from bay of east side. The two lower pictures show final stage of study

The court is paved. In the northeast corner is a freight platform and elevator, to facilitate unloading of supplies and baggage.

EXTERIOR OF THE HOTEL

The general appearance of the hotel conveys an air of hospitality, welcome, and comfort by means of its rambling, informal treatment. The design is an endeavor to express the environment, the country seashore within a few miles of a large city where people from all over the United States will gather. It must be cosmopolitan, yet suited to its surroundings.

Rough stone irregularly laid was used throughout the structure. The warm tan of the stone, deepened here and there with veins of raw and burnt sienna, sustains a cheerful appearance, on a rainy day against a gray sky and dark, wet evergreens, which a gray or blue-gray stone would not produce.

Stone is the logical material. America is as rich in fine stones. Reinforced concrete was used for the main structural elements with natural stone for the exterior walls. Though there are places where reinforced concrete are appropriate as an exterior finish, this was not felt to be one. Brick, though harmonizing would not blend so successfully with the landscape, and for a building of this size where scale is important, stone seems better.

more rugged, more virile. Wood is one of our state's leading products, but it is inflammable. Insurance would be high, and the hazard of burning great; so this material was left for the interior finish, but eliminated for actual structural consideration.

The use of stone results in deep window reveals. This depth and the many panes add scale and a feeling of shelter which a large expanse of glass with a narrow or no shadow fails to give.

The drive is somewhat enclosed by the service quadrangle on the near side, and the auditorium wing on the far side, as one approaches from the town. The size of the main portion dominates the whole scheme. The port-cochere, of rough stone columns and timber roof, further emphasizes this part of the building and the entrance. There is no doubt in an arrival's mind as to where he should go. A guest would not drive into the service court by mischance. The plan unfolds for him.

The port-cochere extends over the width of the drive, enabling the arriving motorists to leave their cars and enter the hotel without getting wet in a rainstorm. This is a consideration in Oregon where we have an abundance of this refreshing element. There is sufficient room for two cars to pass each other under the shelter, and its length allows a line of five automobiles to let out passengers simultaneously.

Two steps up from the drive is a five-foot wide platform which runs for about half the distance under the port-cochere. This ensures safety in arrival and departure, and is a transition into the hotel. The doorway is mostly glass in panes like the windows. The "openness" gives a feeling of freedom and informality. The brown stained wooden mantins carry through the character of the country and beach.

The Recreation Group

The recreation group is placed to the south of the hotel on an axis with the corridor. It is composed of a natatorium, with inside pool, lockers, a game room, and a play room for children. The grand plans include an outdoor pool, tennis courts, badminton courts, archery and horse shoe pitching courts, and a playground for the children.

On the beach is a boat house with lockers and dressing rooms for those wishing to change there for the surf. A small pier juts into the bay where boats and canoes may be moored.

The stable is placed on the other side of the hotel because of the wind.

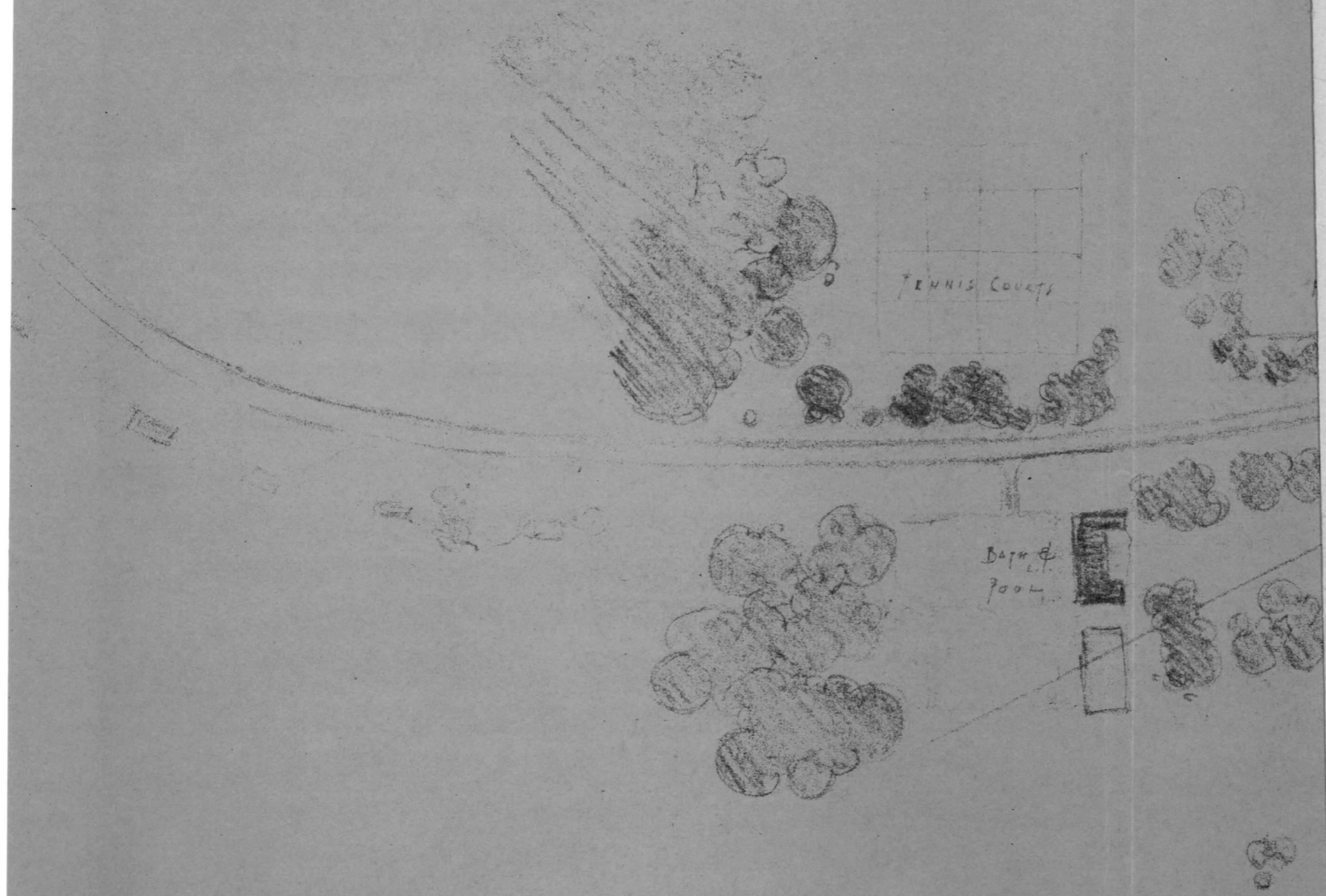
The landscaping was planned so that a golf course could be placed between the hotel and the highway.

LANDSCAPING

The landscaping of the estate was one of the most difficult problems because an informal treatment was desired. The road from town was designed without snaky curves, which would give a dizzy feeling after driving a short distance. Where possible the road was sunk below the surface of the surrounding ground so that from a little distance it would not cut the landscape in two. When the road turned it was because of a definite obstacle, such as a grove of trees, or to see a delightful view. The trees were kept far enough from the road wherever possible to avoid the constant flickering of sunlight and shadow which is fatiguing and annoying to the motorist. Because of the informality desired there was no line of trees on either side of the road. Interest was obtained by groups of trees and shrubs, balanced in mass but not symmetrical.

The road to the service wing branches from the main road just before one sights the hotel when arriving. This road meets the main one almost at a right angle to it. This sharp curve shows the motorist that the road is a minor one (its width tells it, too), and that one is not supposed to drive in there. Another reason for making an abrupt turn at this point is the hazards at intersections. Two roads forming an acute angle present the danger of an accident through the difficulty of the driver on the angled

GENERAL LAYOUT OF LANDSCAPE AROUND HOTEL FOR CONCLAVES
POLLY POVEY THOMPSON -



EL FOR CONCLAVES

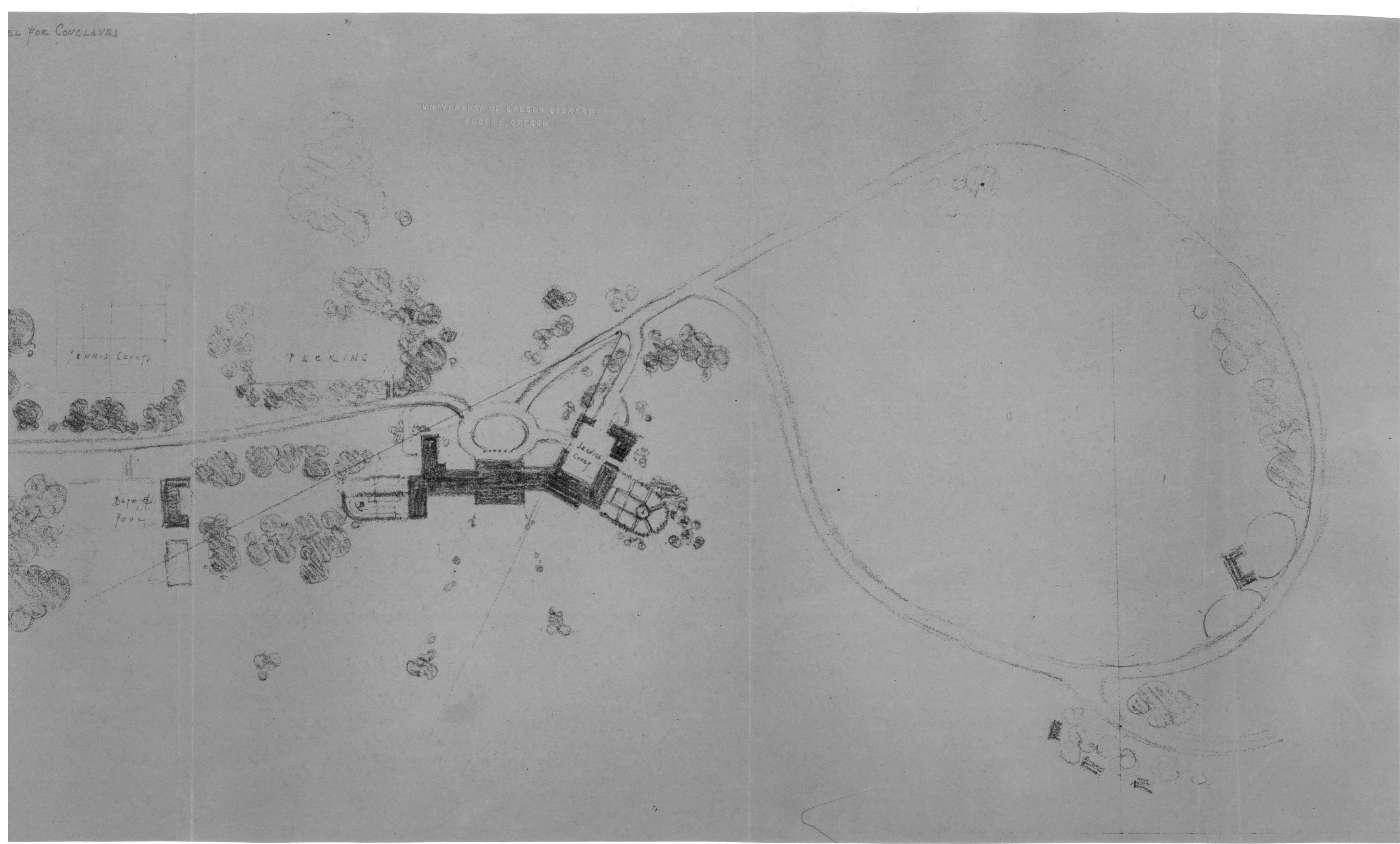
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TENNIS COURTS

PARKING

BATH &
POOL

SEWAGE
COLLECTOR



road seeing back down the other. See diagram 5 . Right angles enable one to see more freely in both directions at the intersection.

Just after the service road branches from the main road the people in the approaching car get a close-up of the hotel. Planting up to this spot in the road has allowed a glimpse here and there but no full effect of it all at a close range. Then after piquing the arrival's curiosity the hotel is given completely to him.

In the grounds, the more remote landscape is allowed to be almost rugged in its naturalistic state, but nearer it becomes more formal in nature to give a proper setting for the building. A building is man-made, therefore, the landscaping near it should show the effect of man's hand on it. This does not mean that it must be a balanced formalism such as at Versailles. It may be an "informal formalism," or a "formal informalism."

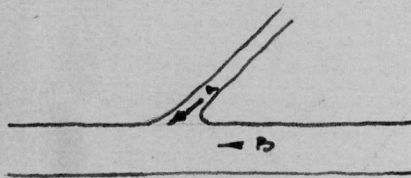
Trees and shrubs are designed to further segregate the employees' wing and garden from the forecourt without giving a confined appearance to the former.

A formal garden with a long rectangular pool, its length on an axis with the banquet room so that one may see from the windows the reflection in its foreshortened surface, adds to the interest on the north side of the hotel.

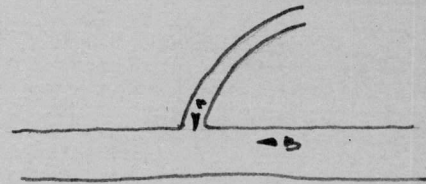
The landscaping on the bay side is left in a more naturalistic state, with only a few shrubs and trees planted on the green lawn leading down to the beach. These clumps are located to focus the views from the principle rooms.

On the south side of the hotel is a formal garden off another formal room, the ballroom. A Chinese stone lantern and several specimen trees from the Orient are featured in this garden, helping to knit the garden more closely to the ballroom. Stone walks are used instead of turf; otherwise the gardens could not be walked in throughout the year.

The landscape has been an attempt to reflect the interiors which overlook them.



A DANGEROUS INTERSECTION
"A" CANNOT SEE "B" WITHOUT
LOOKING BACKWARDS



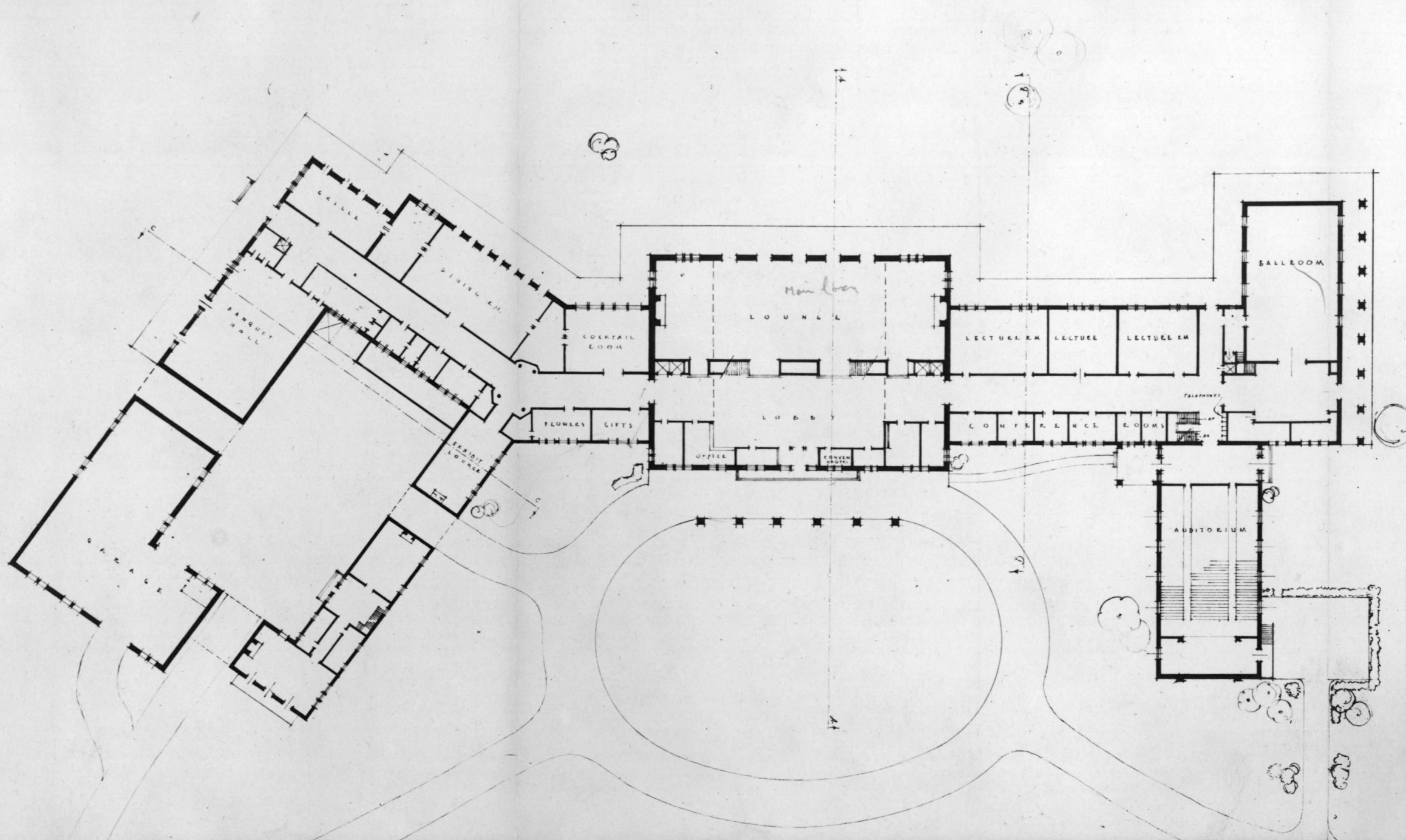
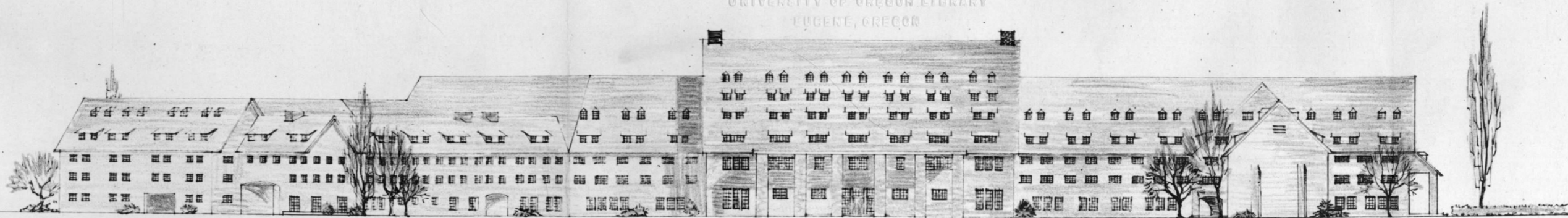
A SAFE INTERSECTION
"A" CAN EASILY SEE "B"

DIAGRAM 5

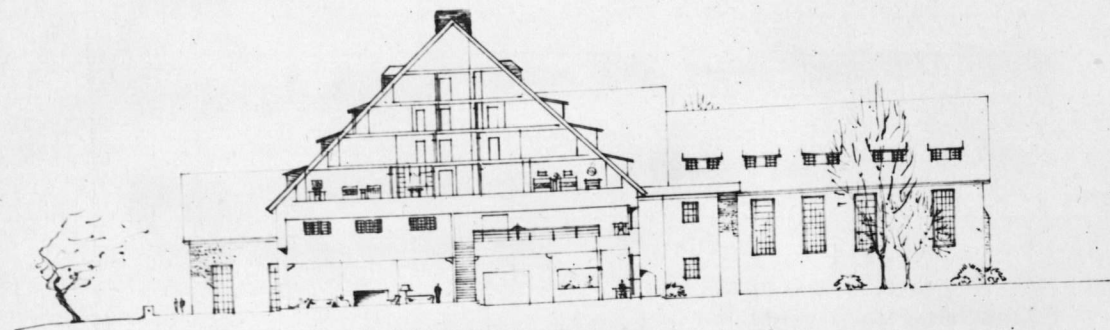
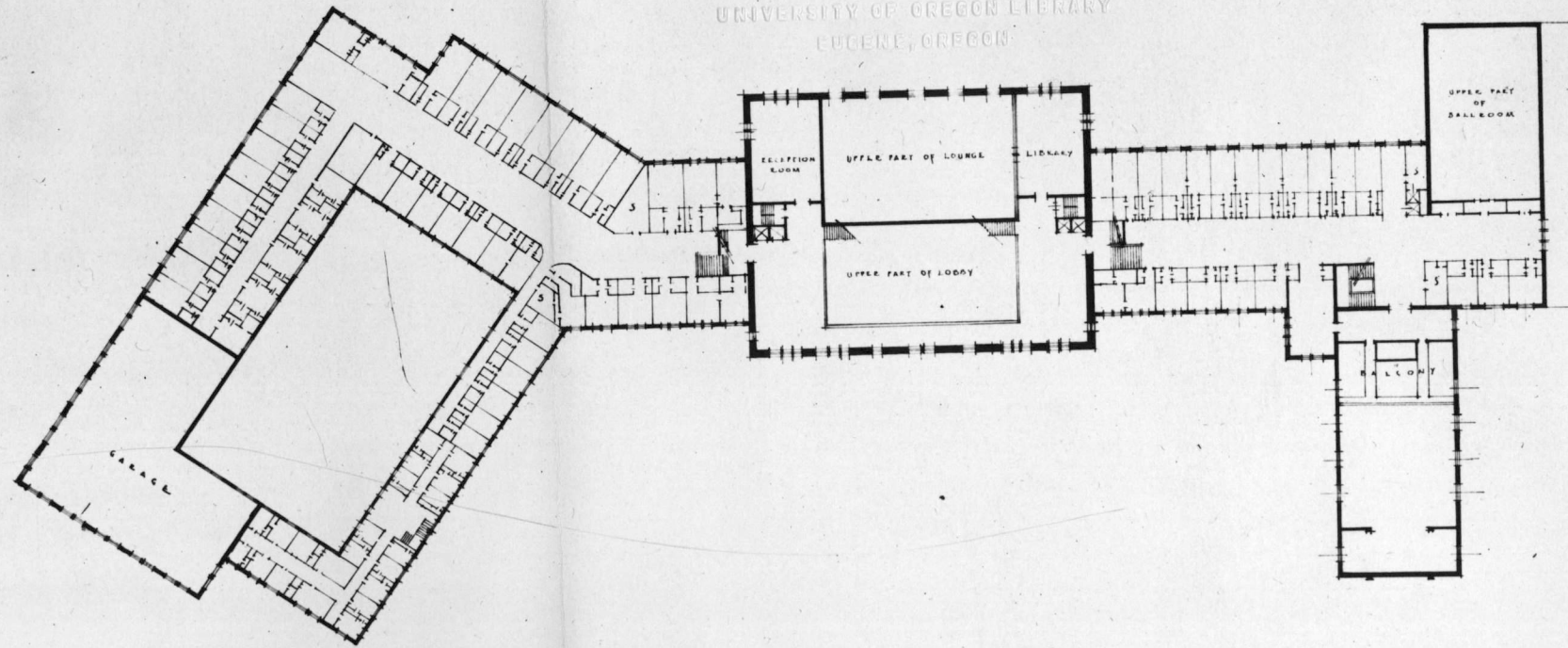
CONCLUSION

A hotel such as this designed for the specialized needs of large, simultaneous groups of guests is not only in harmony with the trend of modern civilization, but also suggests to the intelligent architect new ventures for our American architecture, presenting as it does, since America is convention-minded, a peculiarly American problem, which if solved with some portion of the native architectural ingenuity and adaptation, may give the world something really new, really different in the oldest of the arts.

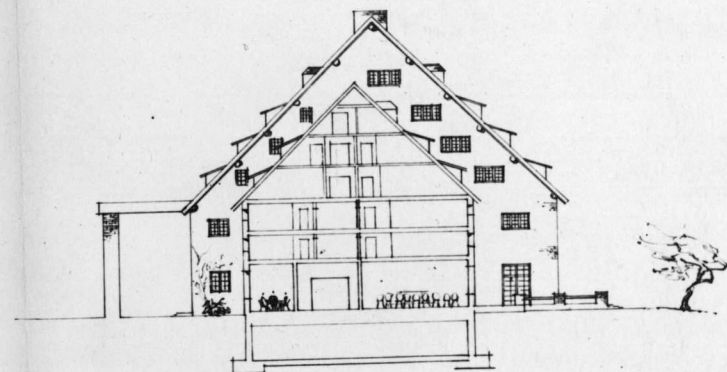
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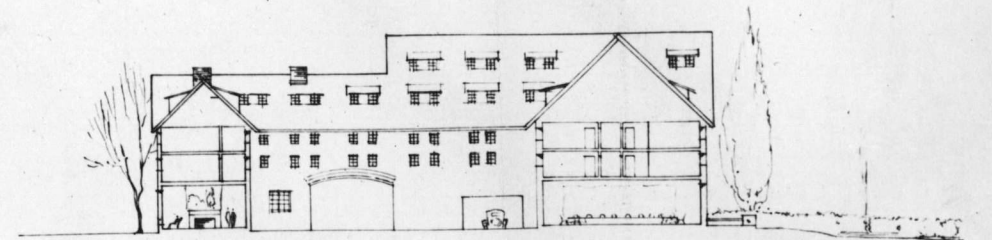
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SECTION A-A



SECTION B-B



SECTION C-C

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