



HILL TOP HOUSE HOTEL
HARPERS FERRY, WV

Refined 2018 Concept Plan

APR 28 2021

Gensler



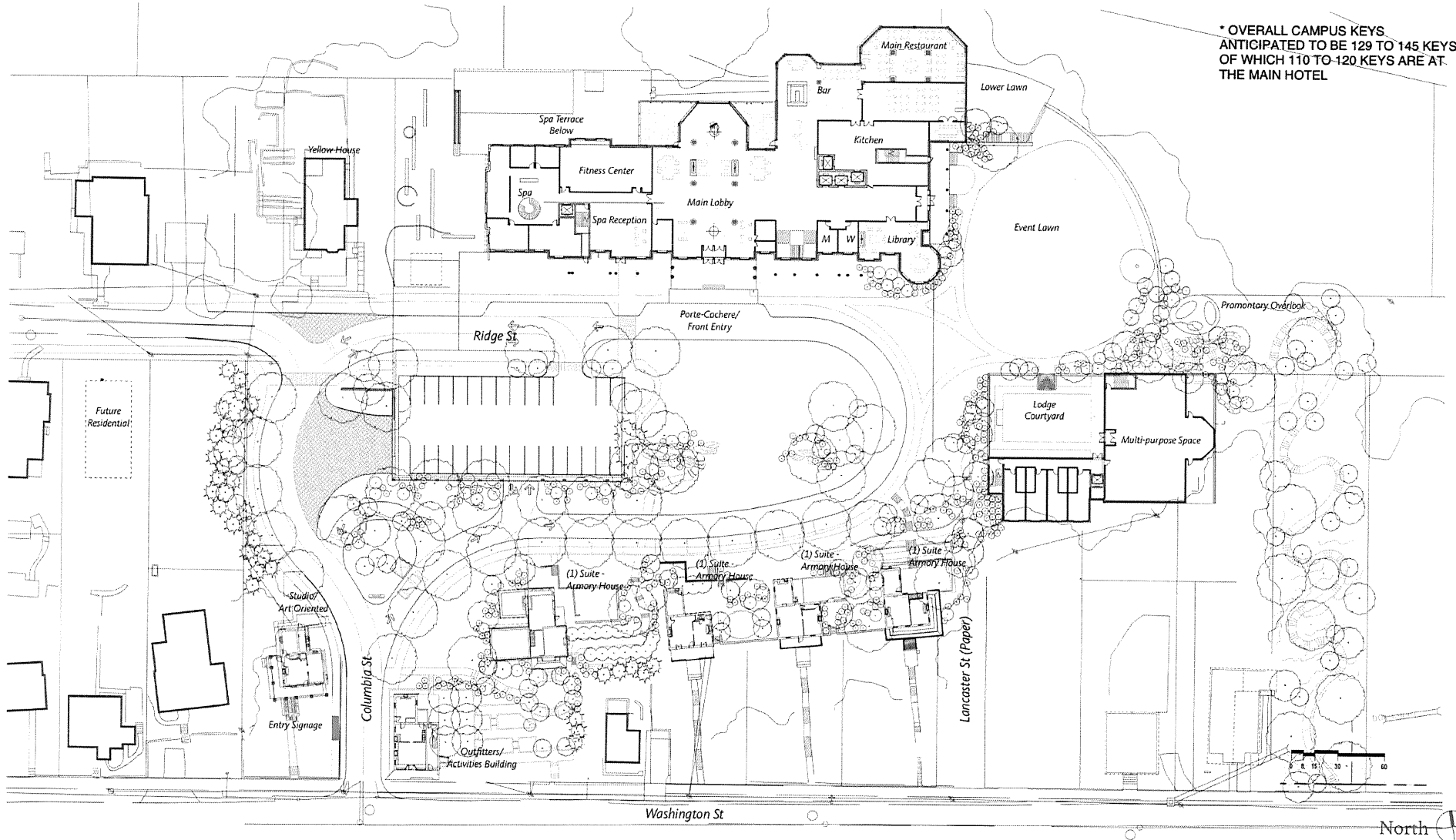
HILL TOP HOUSE HOTEL
HARPER'S FERRY, WV

REFINED 2018 CONCEPT PLAN

Due to an additional three years of delay and increased building material costs, the 2018 Concept Plan requires refinements to meet project viability:

- Under the event lawn the underground crescent walkway with meeting rooms, arcade, and housekeeping functions will be eliminated from the 2018 Refined Concept Plan.
- The new construction of the outfitters building will be “on hold” for now. It may be built once hotel is operating in the future. All outfitting activities will be moved to the old barbershop.
- The lodge/annex square footage will be increased to compensate for loss of meeting rooms in crescent walkway and all restaurant dining will move to the hotel’s main dining room, where it has historically been.
- The refined main hotel structure will look the same as the 2018 Concept Plan, but with an overall decrease in square footage.
- The former owner’s yellow house west of the spa area at 500 E Ridge Street will be within hotel operations.
- A section of the rooftop terrace will be enclosed with glass for year-round event space.
- Some additional surface parking will be present where the new outfitters building was proposed. The parking will be screened.
- There is a new outdoor terrace skirting the northwest corner of the event lawn. This allows outdoor function for events taking place in the lower level banquet rooms. This design element is historically similar to the existing layout.
- The refinements above create a 29% decrease in gross square footage from the 2018 Concept Plan.
- An additional benefit to the above refinements is 3% increase in open space.

Hill Top House Hotel - Site/Ground Level Plan



* OVERALL CAMPUS KEYS ANTICIPATED TO BE 129 TO 145 KEYS OF WHICH 110 TO 120 KEYS ARE AT THE MAIN HOTEL.

Perspective View from East Ridge & Lancaster St



Proposed Aerial View

