



Dayton Hotel

Land Use Application - Historical Resources

11 April 2022

McGRATH
Property Group

Historical Resources

- The Reynolds House (616 E Mifflin) will be retained, renovated and incorporated into the hotel.
- We evaluated retaining and incorporating the Dayton St warehouse into the facade as well as relocating it on-site.
- Retaining the facade in its current location was not feasible due to its location on the property and how that impacted the overall project design. A summary of the design impacts are outlined in the following pages.
- Relocating the facade on-site was found to not be feasible due to the construction methods used to originally construct the wall/facade and the difficulty of disassembling it. Details on the wall construction are outlined in the following pages.
- Limestone pieces and salvaged brick from Dayton St. facade will be incorporated into the common area / cafe interior design

Relocating Existing Warehouse Facade

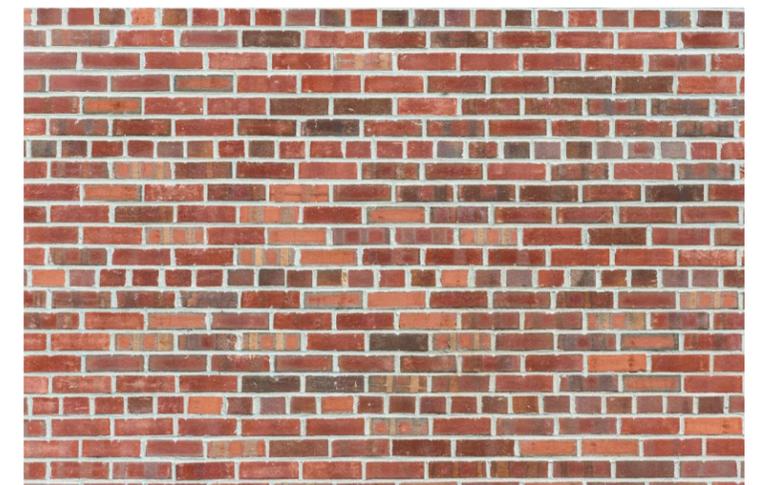
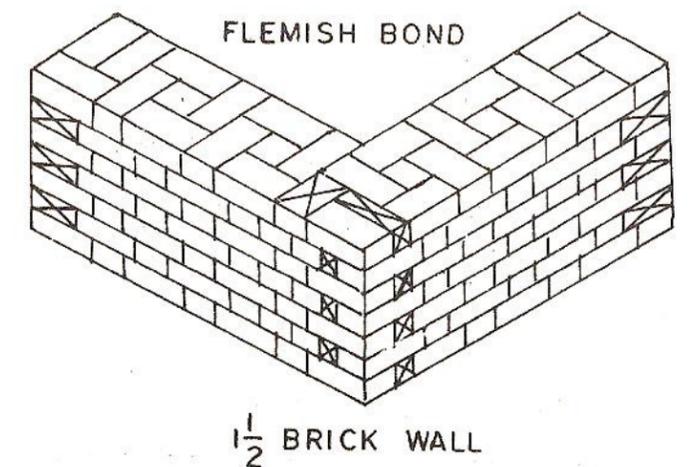
Analysis provided by Rural Masonry Company, Inc.

“In regards to the facade at the front of 615 E Dayton St with head course construction which was typical construction for the time, this will be a very hard demolition and the amount that can be salvaged will not amount to much.”

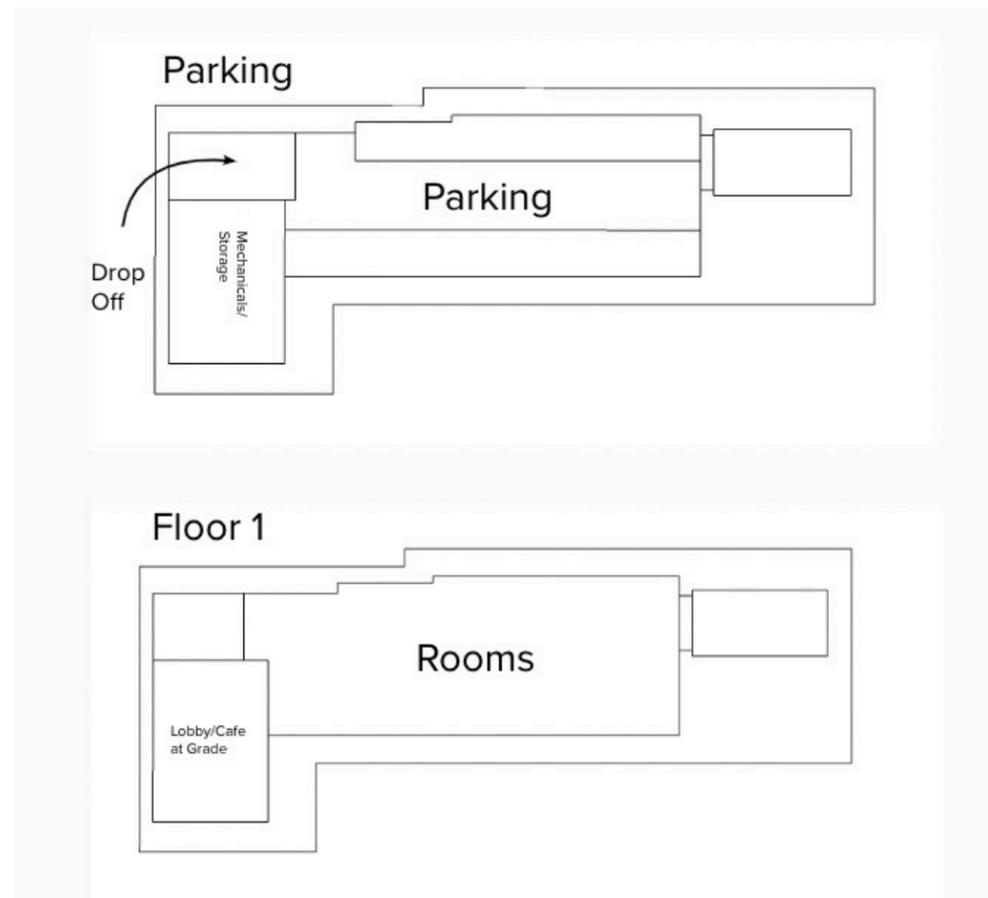
Brian Elliott

Rural Masonry Company, Inc.

- 16” Flemish bond wall every 6th header coarse is tied back. Makes deconstruction of the brick extremely difficult.
- Bricks of this era/vintage are brittle and loss due to damage during deconstruction would be high.
- Salvaging limestone pieces is feasible and loss to damage would be minimal.
- Relocating the facade is not feasible.



Proposed Design



Positives

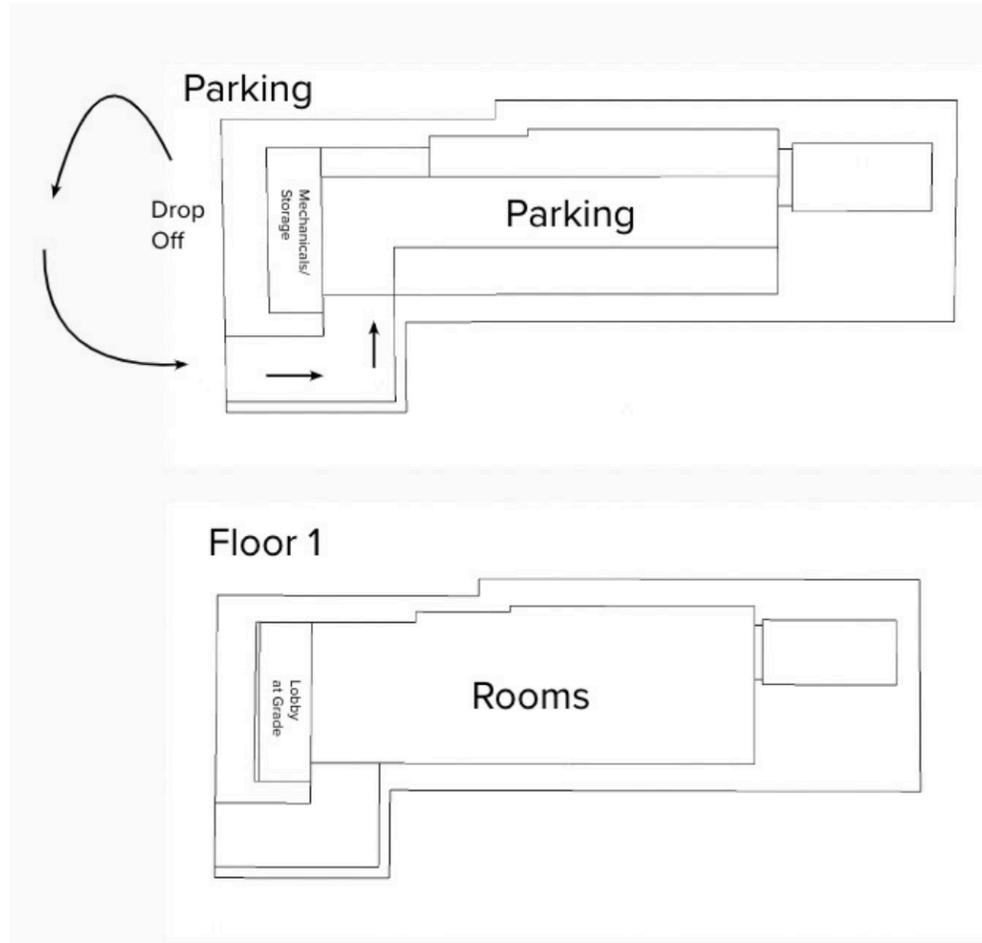
- Natural flow for building entry and access to parking garage
- Green space/BCycle station on E. Mifflin St.
- Cafe/Lobby (~2,300 sf) on E. Dayton St.
- 2nd floor rooms on Dayton St. have windows
- Outdoor space behind cafe remains
- Retains Reynolds House (616 E. Mifflin)
- Reduces traffic on E. Mifflin St.
- Raised entry door elevation mitigates flood risk to property

Negatives

- Loss of existing Dayton St. facade

Leave Existing Facade in Place

Parking Entrance From Dayton St.



Positives

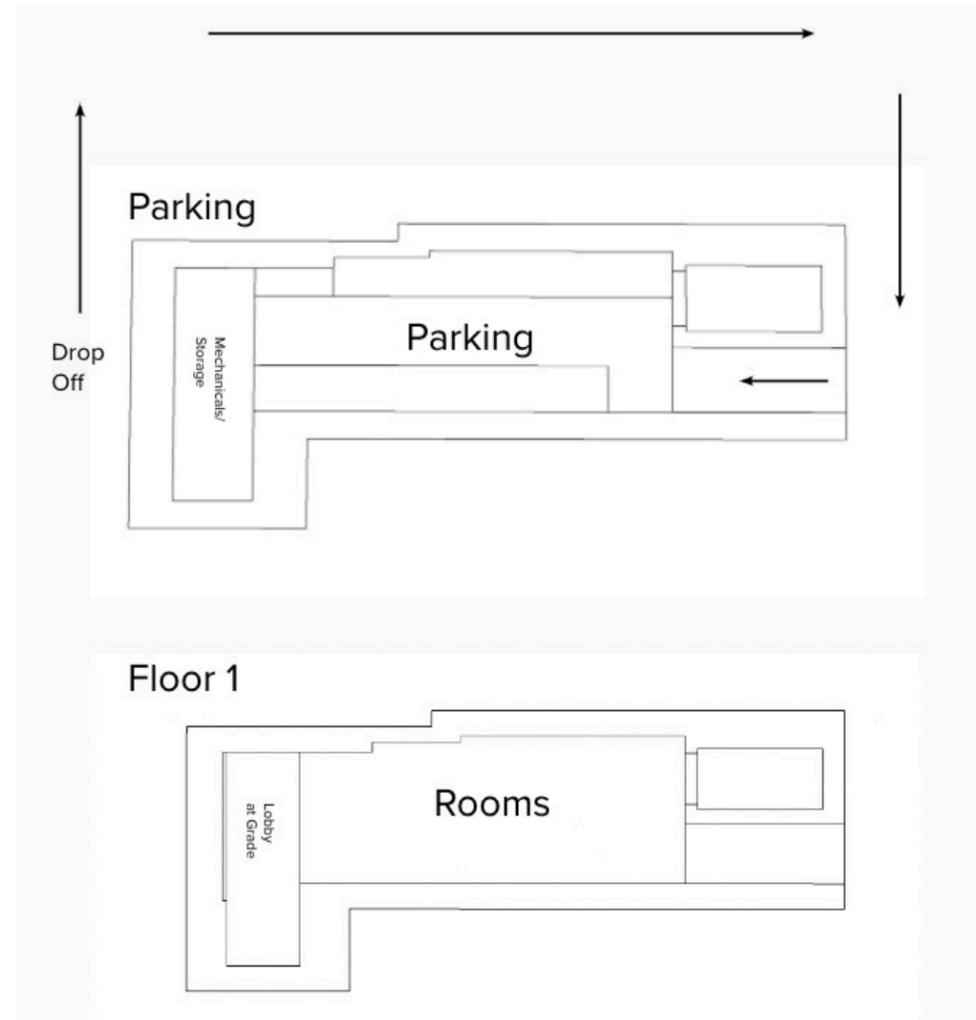
- Saves the existing Dayton St. facade
- Maintains greens space/BCycle station on E. Mifflin St.
- Reduces traffic on E. Mifflin St.
- Retains Reynolds House (616 E. Mifflin)

Negatives

- Entry flow reversed likely leading to “U” turns and increased traffic on Dayton St.
- Depth of Lobby reduced to ~18 feet
- Lobby area reduced to ~1,100 sf - no space for cafe
- Loss of outdoor space in rear yard setback
- Cost to stabilize/underpin wall during construction
- Occupiable building square footage reduced by 15%
- 2nd floor of hotel rooms on Dayton St. blocked by facade
- Flooding concerns due to low entry door elevation

Leave Existing Facade in Place

Parking Entrance from Mifflin St.



Positives

- Saves the existing facade
- Lobby/Cafe space is adequate (~2, 550 sf)
- Retains Reynolds House (616 E. Mifflin)

Negatives

- Parking access entry from Mifflin St.
- Confusion finding underground parking with main entry on Dayton St.
- Cost to stabilize/underpin wall during construction
- Occupiable building square footage reduced by 9.5%
- 2nd floor of hotel rooms on Dayton St blocked by facade
- Eliminates green space/BCycle station on Mifflin St.
- Flooding concerns due to low entry door elevation