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Subject: Informal Review for hotel on North Riverview Street; letter for ARB

I am out of town for this ARB meeting. Rick Gerber ask if I would provide comments for this review.

The hotel is a large building that will overwhelm adjacent buildings. It will forever change the tree-lined riverbank gateway we have enjoyed for decades approaching the former downtown Dublin coming across the Scioto River bridge. Once the trees are gone and the hotel towers above the new road and cantilevered loop, one more characteristic of the “jewel” that some city leaders describe as the Historic District will be irreversibly changed; but not necessarily improved. But, this seems to have been a strong consideration for many years.

I believe I have been on record several times in recent years that I prefer rehabilitation of the houses on North Riverview. But, I realize the property owners have not had any intention to do this. Thus, I see no point in objecting to an informal review particularly since this is the second hotel project I am aware of and perhaps there has been another. It seems North Riverview is targeted for this type of development.

I was one of several people Mr. Gerber invited to review and comment on the drawings. He and the architect were interested in our feedback. Speaking only for myself, the following are points I mentioned in the meeting which I hope will make the project better if the application goes forward:

- The drawings of the east elevation appear to have a long, straight roofline. I would like to see variation in the roofline, but this would require one or more of the “blocks” (indicated by materials) to be reduced in height. I understand the applicant is not inclined to do that because doing so would require reducing the number of rooms.
- The south elevation I believe is a three-story wall facing Bridge Street. If I remember correctly, the wall did not have windows or other features to break up the façade. I would like to see the wall made to be or appear less massive. Perhaps a step- down from three to two levels

and other features—even false windows—would help with the wall. I am proving again I am no architect.

- The drawings show a drop-off point very close to Bridge Street on Blacksmith Lane for passengers, packages or other. I expressed concern that there could be occasions where three or more vehicles could be waiting for this drop point and possibly create a back-up onto Bridge Street, stopping traffic on the right (west-bound) lane. Perhaps this drop-off point) can be relocated. Mr. Gerber did point out this is not the primary guest entrance. But it is worth discussion.
- If my recollection is correct, there is a three-story, north-facing wall close to the north end of the building. It is a “blank” wall. In our meeting, one of the persons in our group suggested a large graphic. I mentioned to Mr. Gerber there is precedent for a building in that area with a large sign. It was the Wing Livery, shown below. The livery was on this site or on the lot north of what is now Wing Hill. On the side of the building facing the Scioto River was a sign for a “New York City Store” in Columbus. I don’t know if a “super graphic” (if that is what this might be called) on the wall mentioned would be counter to the sign code.



For your consideration.

Tom Holton  
President, Dublin Historical Society

CC Rick Gerber

