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Architectural Design, Land Planning
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Project Narrative

For
112 S. Riverview St.

Razor residence
Corinthian Builders

Item 1;

Project is located in the "Historic South" (2.3) section within the Dublin Historic District and combines elements of a street character, scale height compatible 1 ½ story Cape Cod design (2.15) with Ohio vernacular elements including "engaged" (with the front wall) triple dormers arranged symmetrically (examples can be found within existing historic Dublin structures) with a central front door recessed creating a front stoop that blends a historical 6" lap siding exposure siding, 2 over 2 grid style front casement & double hung windows sitting on a stone plinth/base. The house has classical elements of a main body, a "hyphen" connecting to a "dependency" (garage)

Item #2;

The project relates to the Dublin Community plan by reflecting a footprint in scale with adjacent structures, corresponding setbacks to the street including lot coverage. The height is compatible with surrounding structures materials and relationship with the street /sidewalk especially the surrounding homes that back up to that side of the street and the Scioto River.

Item #3;

Waiver from the Historic District code as related to the front garage setback minimum is requested to 16' from 20' due to the severe slope in the back and wanting the garage forward as much as possible.

Response to staff/board comments during the submittal process;

The staff will notice the evolution of the project per two rounds of informal reviews that changed the "look"/style from a "Victorian" feel larger, taller façade to one that fits better within the "Historic South" district lower rooflines, scale and less detailing that took away from the general Dublin Historic districts simplicity. The rear elevation design has evolved to better respond to the severe sloping lot stepping down with tiered decks and cleaned up extended roof that promotes a more 2 ½ story feel from the back including a simplified stone "plinth" that anchors the house to the site.