

May 2nd, 2025

Project narrative for the Laird residence

Parcel # 273-013558-00

No current address

190 S. Riverview

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Proposed is the design for a new home located in Dublin's Historic Residential District, on a currently vacant lot on the East side of S. Riverview St, just north of Short street, backing up to the Scioto river.

The style of this home is "No Academic Style" consistent with many homes in Historic Dublin. The massing of this structure is a Gabled Ell type house including 2 intersecting 1 ½ story gables, with a consistent 10:12 roof pitch, and a 1 story front facing front porch. Secondary roofs are shown at 3:12. While S. Riverview St. contains 1 story and 2 story homes, it consists largely of 1 ½ homes. The proposed design is similar to the other homes on this street in this regard as well as in height, and overall building footprint. Per my estimations, the 11 other houses on S. Riverview between Pinney Hill and Short St range from 1650sf in building footprint to 5606 sf, with the average of the 11 homes being 2768 sf. Our design is right in line with a proposed 2908 sf building footprint. There is an uncovered deck proposed off the rear of the home whose foundation remains outside of the 100 year flood plain per a professionally done survey of the site. Because of the nature of the site and its dramatic slope down to the river, there is also a deck off of the Lower level that we feel helps break up the inevitable height of the structure on the rear façade. The size and spacing of the columns on this lower level deck are proportionate with the Iconic order.

The owner of this property intends to age in this home and has therefore requested the bulk of the program to be located on the first floor. The lot is narrow in nature and the 100 year flood plain keeps the buildable area of the site fairly restricted. All of these items were heavily considered and balanced with character of the district when designing the shape and size of the program.

One waiver is requested for the 3:12 roof pitch. Per the Design standards: 153.174(B)(4)(c)3 "unless determined to be architecturally appropriate to the architectural style of the building, a pitch greater than 3:12 is required." Per our informal review: myself, the ARB, & the staff all agreed that a slope of 3:12 would be an appropriate solution to keep the height down on the sunroom in the rear. In order to be consistent, all standing seam roofs are shown at 3:12.

The second wavier requested is to use composite decking material for the rear decking. This material will wear and tear significantly less overtime than wood.

Third wavier requested is the height of the structure. The structure fits the height requirement from grade at the front of the house, but because of the slope of the lot, the height is much taller in the rear and inevitably requires a variance .

We are excited to propose this structure and believe it would be a respectable addition to the neighborhood.

Taylor Sommer
Registered Architect
His & Hers Architects



Hardie options



**Straight Edge
Panel**



**Staggered Edge
Panel**





Straight
Shake found in
historic Dublin
staggered



As you can see,
there is a good mix
of staggered edge
and straight edge,
and even heavier
on straight edge
currently in
Historic Dublin.
Including Hardie
products. I believe
Straight is the
correct choice and
is still an accurate
representation of
traditional wood
shake





Straight edge throughout
Columbus historic homes





Staggered edge throughout
Columbus historic homes

