

August 13, 2025

Project narrative for the Laird residence
Parcel # 273-013558-00
190 S. Riverview

Project Representative: Taylor Sommer, His & Hers Architects
Ph: 9372607927
Email: hisandhersarchitects@gmail.com

Owner: James Laird
Owner Ph: 614 354 1746
Email: jlairdjr@gmail.com

Proposed are updates to the previously approved 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.

Previous design description does not change:

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 lot next door to the previously owned lot recently came for sale and was then acquired by Mr. Laird. While we are not interested in completely starting the design from scratch, the additional space does allow us to make some improvements to the property that the board previously requested but that we were not able to make since we were limited on space.

Updates made include:

1. Relocating the home on the new larger lot
2. Moving the garage door to the side, consequentially making the driveway larger and replacing the old garage door with windows on the front of the house.
3. Extruding the smaller mass to be in a different plain from the larger mass on the south side, consequentially changing the material from stone to shake w/ a stone water table.
4. Enlarging the front entry porch.

The only wavier requested is to use composite decking material for a rear walkway to a currently flat area of the site. This material was approved for the rear deck, we just intend to expand the scope of that material use.

Taylor Sommer
Registered Architect
His & Hers Architects