

PLANNING REPORT

Architectural Review Board

Wednesday, August 26, 2026

143 S. Riverview Street 26-042ARB-INF

<https://dublinohiousa.gov/arb/26-042/>

Case Summary

Address	143 S. Riverview Street, Dublin, Ohio 43017
Proposal	House addition and exterior renovation on a .21-acre lot in the Historic District.
Request	Informal review and feedback.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Architectural Review Board (ARB), the applicant may incorporate the feedback and submit for Minor Project Review.
Applicant	Andrew and Abby Crum, Owners AJ Lall, Benco Custom Builders
Case Manager	Tori Brubaker, Planner I (614) 410-4632 tbrubaker@dublin.oh.us



Community Planning and Development



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Dublin, Ohio 43017



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Site Location Map

26-042ARB-INF - 143 S. Riverview St -
Crum Residence



Site Features

- 1 Existing House
- 2 Detached Garage, ca. 1970

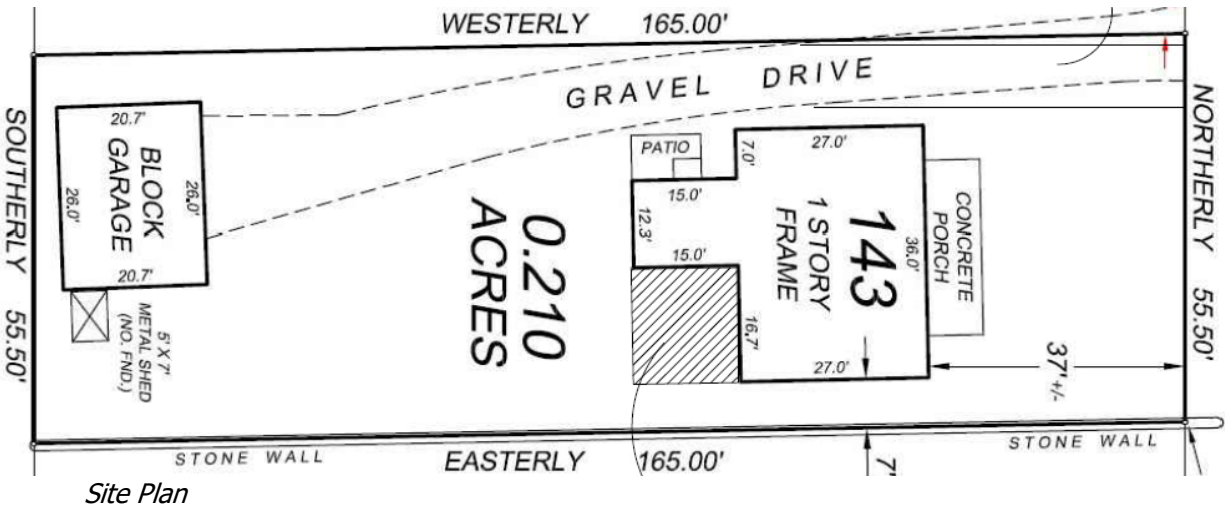


1. Request and Process

Request

The applicant is seeking feedback on:

- A one-story addition to the rear of the home
- Updates to the exterior of the home



Process

This project comes to the Commission because it will require a Minor Project Review (MPR) approval, and the applicant is seeking feedback prior to that submittal.

2. Background

Site Summary

The site is located on the west side of S. Riverview Street approximately 360 feet south of Pinneyhill Lane. The site, zoned Historic District – Historic Residential (HD-HR), contains an existing home and detached garage on a 0.21-acre parcel. The existing one-story Minimal Traditional-style building of approximately 1,300 square feet was built in 1949 and is classified as Background.

The home has a generally rectilinear footprint with an ell on the rear façade. The hipped-gable roof is sheathed in asphalt shingles and the exterior in aluminum siding. The front door is slightly offset on the left side of the front façade, and the chimney is offset on the right side. The home also has double-hung sash replacement windows with fixed shutters.

A Minimal Traditional-style home is a type of modern architecture that emerged post-World War II as a vernacular form that was usually one or one-and-a-half stories in height. The style typically has low- to medium-pitched hip or gable roofs with a simplified design. Many had a dominant front-gable roof, a massive masonry chimney, little if any ornamentation, and a small, covered front porch. Garages were sometimes separate and set back from the main house; this garage appears to have been constructed later, ca. 1970.

Site Characteristics

A mature tree is located in front of the home, where the driveway meets the street, although not shown on any current plans. Upon investigation by the City's Zoning Inspector, it was determined to be a 28-inch caliper walnut, landmark tree tag number 970. The owners state that no mature trees will be affected by the proposed construction.

A historic stone wall exists on the south side of the property, and the Dublin Historical Society has noted that this may be one of the oldest walls in town, associated with a former school site. The owners state this wall will remain intact. Any changes to this wall, including maintenance, will require a separate MPR per Code § 153.176(I)(2)(h), based on the importance of these resources.

History

November 2024, Case 24-012ADMC

As part of *Historic Design Guidelines* and Code updates, this resource was reclassified as Background. Nomenclature changed from Contributing/Non-contributing to Landmark/Background District-wide.

April 2022, Case 22-035DEM, Request for demolition of existing single-story home

- Request tabled; Board not supportive of demolition (classified Contributing/Landmark at time) and leaned toward disapproval

November 2021, Case 21-157INF, Request for informal review for demolition of an existing single-family home and the construction of a new, one-and-a-half story, single-family home

- Board not supportive of demolition (Contributing/Landmark) of structure
- Board urged owner to explore addition to rear of structure
- Board clarified that subordinate does not always mean smaller

3. Zoning Code and *Historic Design Guidelines*

Zoning Code

The site is zoned HD-HR, and the requirements of Code Tables 153.173A and 153.173B apply.

Requirement	S. Riverview	Request
Min. Front yard setback	20'	Unchanged/legal
Min. Side yard setbacks	3'/12' total	>3'/>12'
Min. Rear yard setback	20% depth	<20% depth*
Max. Structure coverage	25%	21.4%
Max. Lot coverage	45%	41%
Max. Building height	24'	15'

*The existing garage does not meet the required rear yard setback and is legal, non-conforming with no further action required by the Board, based on Code § 153.172(B)(4)(a). The home meets all required setbacks, and all other requirements are met.

Historic Design Guidelines

Chapter 4, primarily Section 4.12, along with Chapter 5 will apply at MPR.

4. Project

Summary

The applicant shows updates to the exterior of the home and garage, a rear addition to the home, an expansion of the front patio, and an added patio on the northern side of the home.

The narrative describes the proposed home as an eclectic colonial farmhouse. Staff has worked with the applicant extensively to bring this proposal into better conformance with the Code and Guidelines. Staff notes this proposal has made a lot of progress and is moving in the right direction. The home is a Background building, and all setbacks, massing, and height requirements have all been met, as noted in Guidelines Section 3.3, last paragraph, by keeping the existing location and forms.



Front façade

The proposal shows stone on the front (east) and north side of the home where it is most visible. The existing rear ell will be covered with board and batten siding, and the proposed addition will be covered in horizontal lap siding. Both the ell and addition will have a stone watertable to help transition the stone material. The main roof is to be renovated to a dark grey standing seam and will match the existing 4/12 roof pitch. The detached existing garage will be renovated to match the existing home, and the above improvements will be mirrored along with a new stained wood type solid garage door.

The applicant proposes modifications to the front façade including adding a gabled roof with projecting eaves with an appearance similar to that of an open pediment. The fenestration is also proposed to be rearranged with new windows. Staff has concerns with this organization as proposed, specifically, the placement and proportions of the fenestration and the design of the open pediment. Guidelines Section 5.6A recommends that openings should be proportional and reflect patterns of other buildings within the District. The proposal as shown incorporates window groupings of varying sizes and proportions that create a less consistent fenestration pattern. A typical open pediment relies on symmetrically-placed fenestration, so the asymmetrical placement of fenestration in the proposal may create visual confusion. Since this Background building is adjacent to significant Landmark resources it should use those



North and rear (west) façades

fenestration details as guides for this project, as noted in Guidelines Section 3.4, last paragraph. This design is on the right track; however, staff recommends some refinements for consideration:

- Bring the overhang above the pediment forward so there is more of a shadow line
- Make the top window smaller as to not interrupt the base of the pediment
- Create symmetry on the left side of the front façade by either adding another window or relocating the door to create a three-part arrangement
- Shift the door to center it below the eave

The proposed south/rear addition is set back from the historic house, creating a complicated roof shape that may not best relate to the original structure. The applicant intended to use this roof form to help create an addition that was subordinate to the original structure, though staff finds it would be less of a visual impact to have the roof pitch tie in directly with the main structure, as recommended by Guidelines Section 4.12G. Staff also found that given the existing building layout and that the addition would not be visible from the right-of-way and neighboring properties, an addition here may not necessarily need to be subordinate, and it may make sense for the addition to tie in directly to the existing building. The use of distinct materials is generally consistent with the Guidelines' recommendation that additions be identifiable as new construction, as recommended by Guidelines section 4.12A. Since the existing rear ell is part of the original house, it could be clad the same as desired for the bulk of the house, leaving the addition only as a different material.



South and rear (west) façades

Materials

The proposed materials are seen elsewhere in the district, and meet Guidelines Sections 4.3 and 5.8, though Staff believes that the number of materials used at the rear could be reduced as previously noted. The Board is asked to comment.

5. Questions for Discussion

- 1) Does the Board support the architectural details and fenestration?
- 2) Does the Board support the integration of the rear addition?
- 3) Does the Board support the design of the front-facing open pediment?
- 4) Does the Board agree with the materials as shown?
- 5) Other discussion by the Board.