

Submittal Date: July 13, 2026

Project: Remodeling and Addition
25 S. Riverview Street
Dublin, Ohio 43017

Owner: Tim and Christine Castray
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Dublin, Ohio 43017
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Project
Representative: Richard Taylor, AIA
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The redevelopment of 25 S. Riverview Street will return this home from a rental property to the owner’s primary residence. The existing historic stone main house will be kept intact, and an incompatible 1970’s-era addition will be replaced.

The existing main house is a stone, 1.5 story Arts and Crafts cottage, built ca 1900, with a one-story addition constructed in the 1970s. The stone structure is in excellent condition inside and out. The addition contains a bedroom and an attached garage. The garage is accessed via a long concrete driveway entering from S. Riverview St.

The property is approximately 11,385 sf with overall dimensions of about 172’ X 65’. The long dimension runs roughly west-east with the lot facing east on Riverview Street. The rear of the property is bordered by Blacksmith Lane and a stone wall (the wall has been determined to be non-historic).

The land slopes about 7’ down from the west to the east, but is relatively flat in the area of the house. There are several mature trees on the site which will not be affected by this work.

Zoning of this property is Historic Residential as are all properties to the east, south, and north. Properties across Blacksmith Lane to the west are zoned Historic Core.

The proposed redevelopment of this home involves the removal of the existing one-story frame addition; the construction of a new addition in several blocks to keep the addition in scale with the main house; the relocation of the driveway from the front to the back of lot; and a new patio and swimming pool.

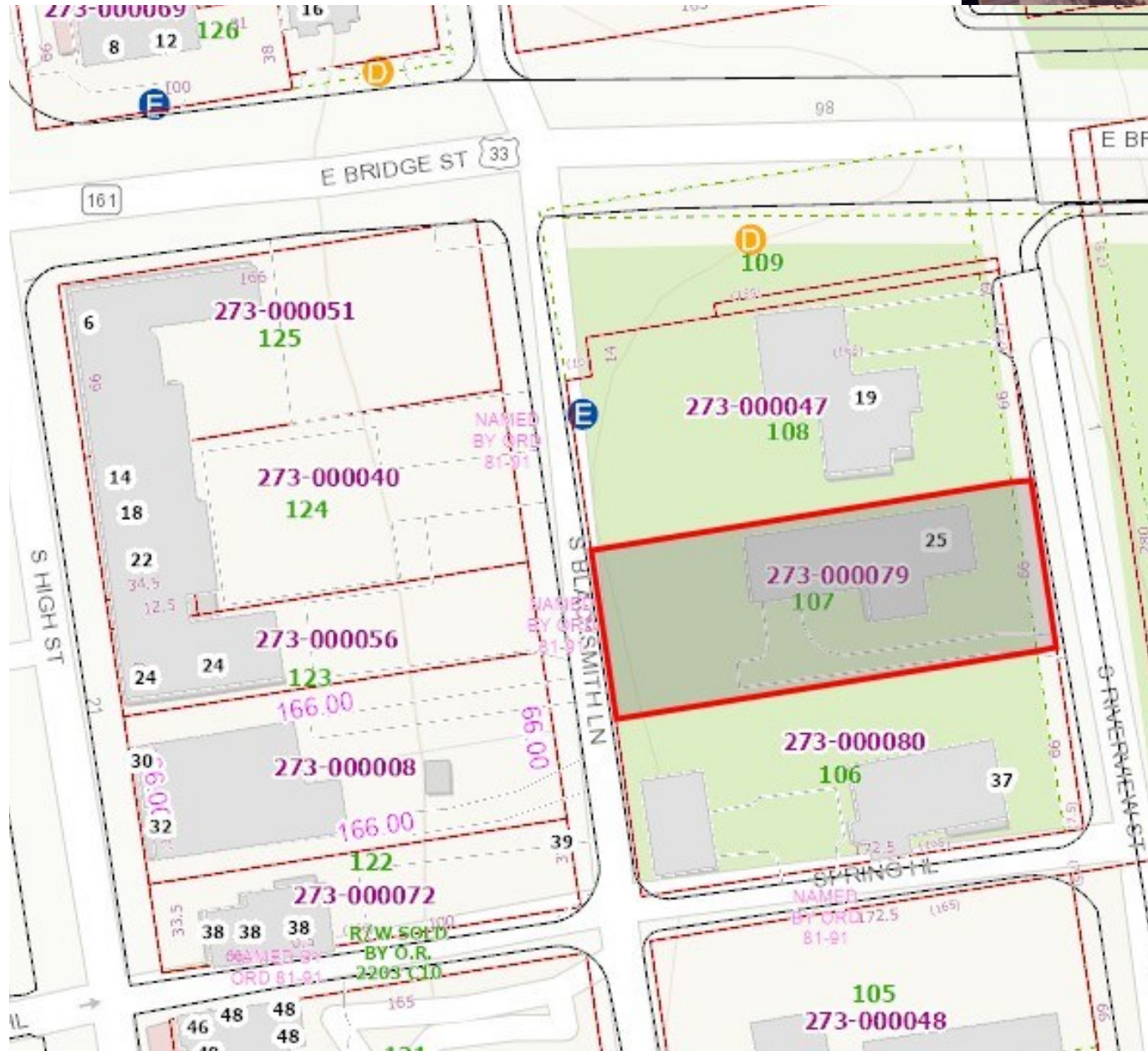
Massing of the new addition will take cues from the main house, but materials will differentiate it.

As called for in the Historic Design Guidelines, the addition will be clearly distinguishable and subordinate to the original house, and will be located behind it, so that the most significant and visible faces of the historic building are given priority. Breaks and reveals between the original and new addition make the difference very apparent.

We’re also moving the garage to the rear of the lot, and facing the garage doors towards Blacksmith Lane, also called for in the Historic Design Guidelines. The new driveway will pass through the stone wall, and the stone wall will be turned in on both sides of the new driveway.

Lot Coverage: 45% allowed (5,123 sf); **43% proposed (4,920 sf)**
Footprint Coverage: 25% allowed (2,846 sf); **25.3% proposed (2,881 sf)**

The following documents show the proposed project in context with the immediate area of the Historic District.



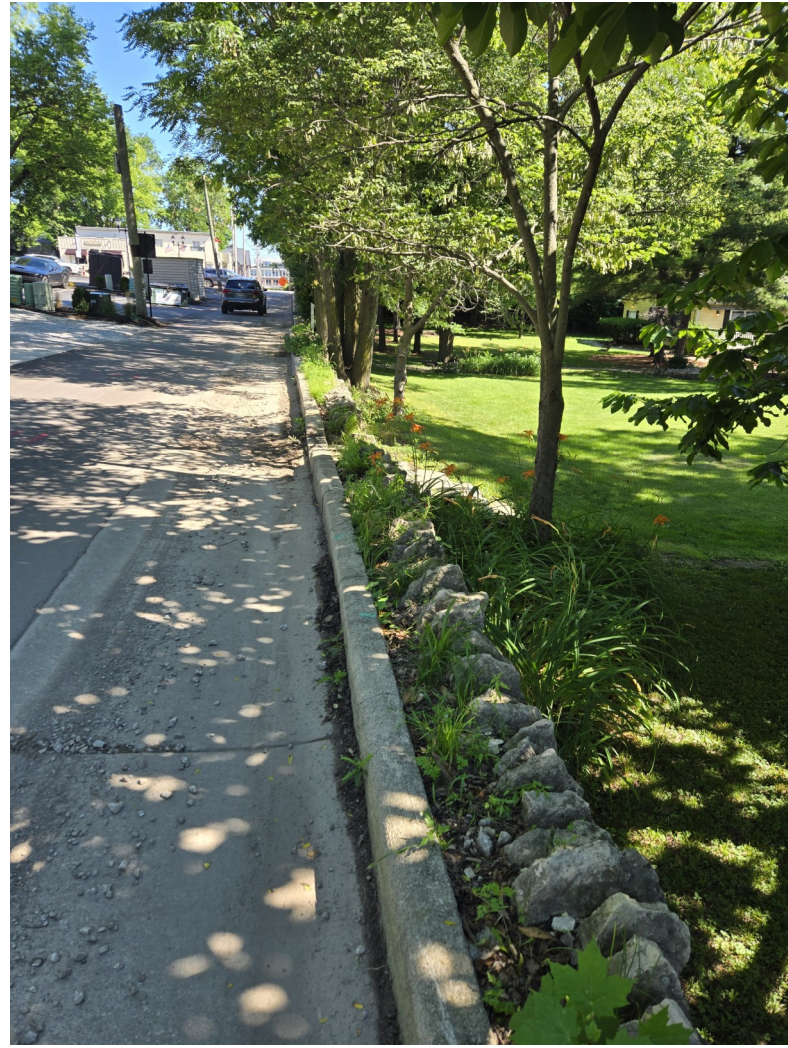
Context: Existing Building Footprints, Zoning, and Thoroughfares



Context: Existing Vicinity Photos



Context: Existing Vicinity Photos



Context: Stone Wall Photos

SUBJECT PARCEL

LOT 107
PN 273-000079
TIMOTHY E. CASTRAY
INSTR. 200006050110315
AREA = 11,385.00 S.F.
= 0.261 AC.

PT. LOT 122 & 123
PN 273-000008
CORWIN PROPERTIES LLC
INSTR. 202109130162035

LOT 106
PN 273-000080
ANNA KATHLEEN JONES
INSTR. 202005190068201

BOUNDARY LINES:
L-1: N 8°21'30" W 33.00' (M)
L-2: N 8°21'30" W 66.00' (M)
66' (P)

RESIDENCE #25
FF ELEV: 807.75
STONE WALL
TBM - SET MAG NAIL
ELEVATION 805.96'

ADJACENT FEATURES:
SOUTH BLACKSMITH LANE (20' RW)
DUBLIN ROAD (66' RW)
S RIVERVIEW STREET (35' RW)
7.5' RW DEDICATION AS PER ORD. 39-81.
12" TREE
24" TREE
5/8" FIR USED
SIRC
CONC. D/W
STONE WALL
165' (P)
172.50' (C)
66.00' (C)
186.00' (C)
166.00' (P)
N 81°38'30" E 172.50' (C)
S 81°38'30" W 172.50' (C)
S 8°21'30" E 66.00' (C)
S 8°21'30" E 66.00' (M)
N 81°38'30" E 186.00' (C)
N 8°21'30" W 33.00' (M)
N 8°21'30" W 66.00' (M)
66' (P)

GRAPHIC SCALE (In Feet)
30 0 15 30

RICHARD TAYLOR
A R C H I T E C T S



Context: Existing Conditions Photos

BLACKSMITH LANE

N 08°21'30" W 66.000'

N 81°38'30" E 172.503'

S 08°21'20" E 66.000'

S 81°38'30" W 172.500'



SITE PLAN / FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Existing Lot Area 11385

25% max footprint 2846

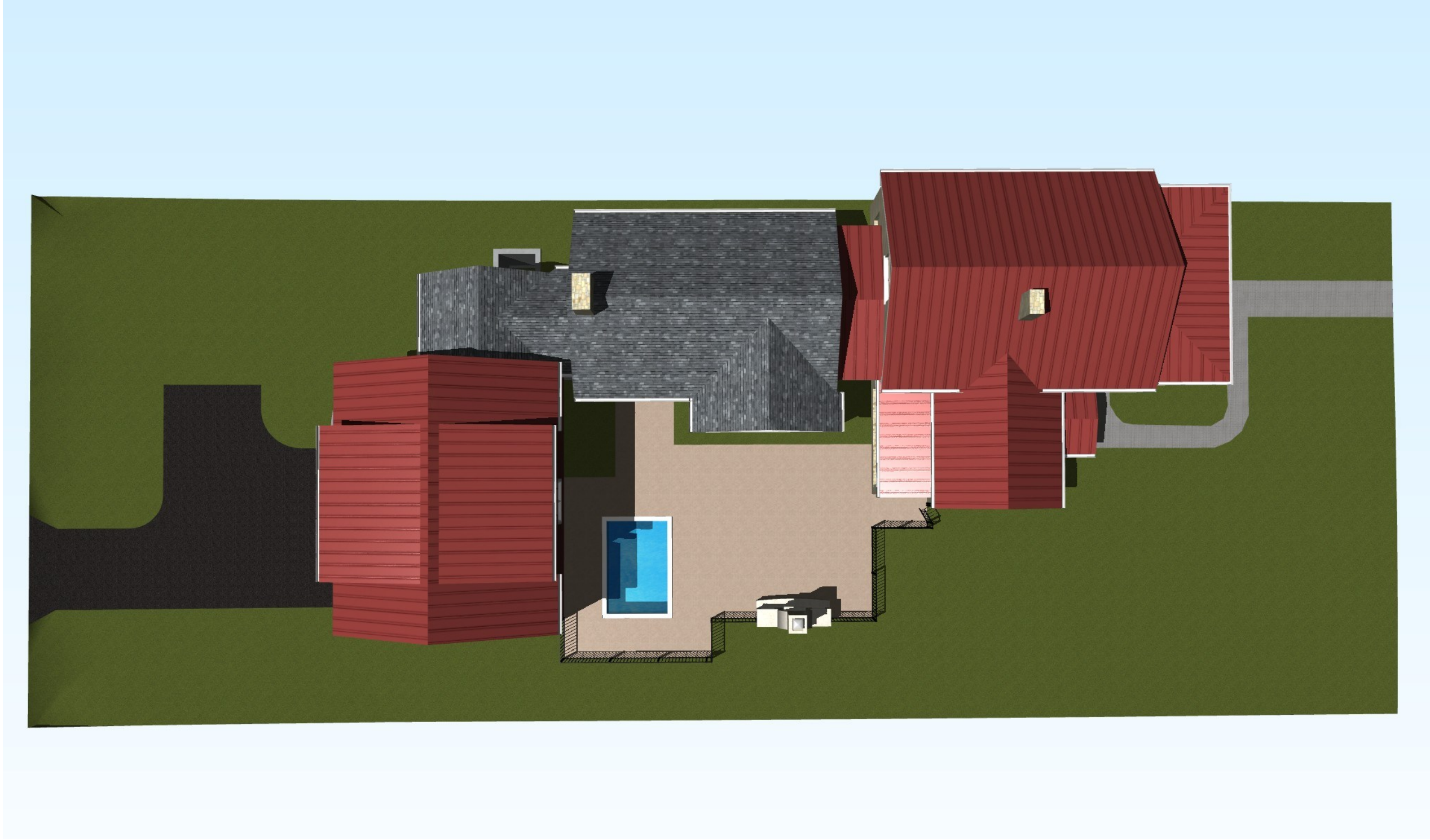
Proposed footprint 2881 (25.3%)

45% lot coverage 5123

Proposed lot coverage 4920 (43%)

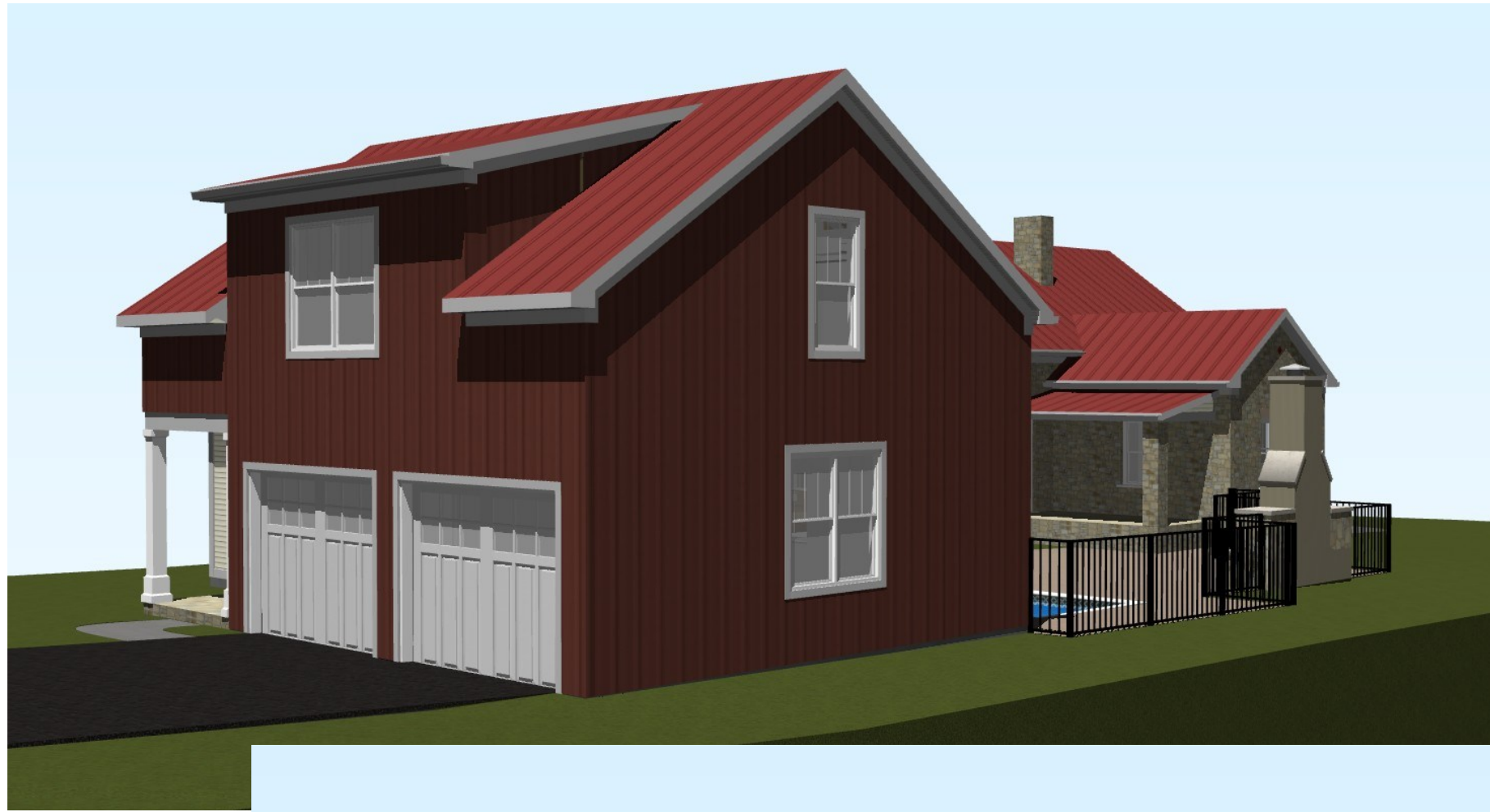
Design: Site Plan and First Floor Plan

Design: Exterior Model View from Above

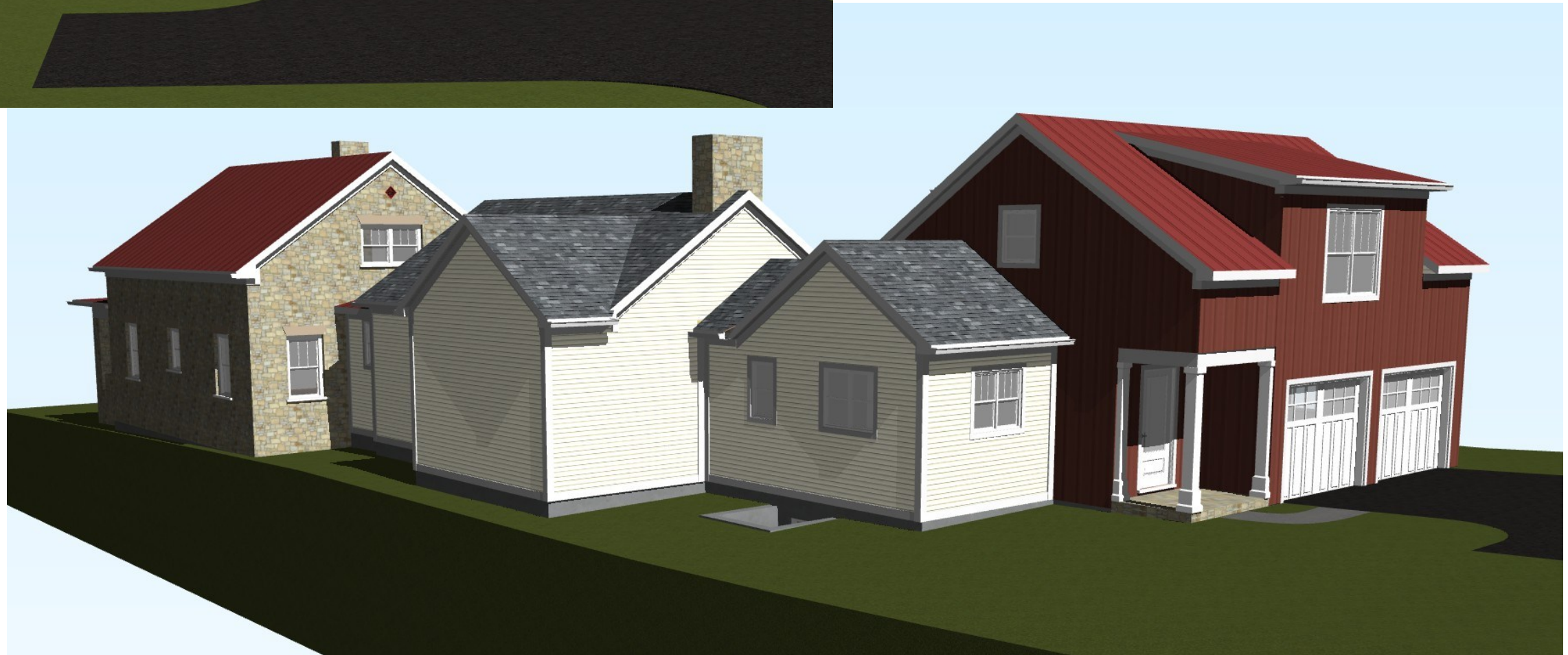




Design: Exterior Model View East and Southeast



Design: Exterior Model View from Southwest and South



Design: Exterior Model View from West and Northwest



Design: Exterior Model View from North and Northeast