PLANNING REPORT

Architectural Review Board

Wednesday, October 21, 2026

25 S. Riverview Street
26-043INF

https://dublinohiousa.gov/arb/26-043/

Case Summary

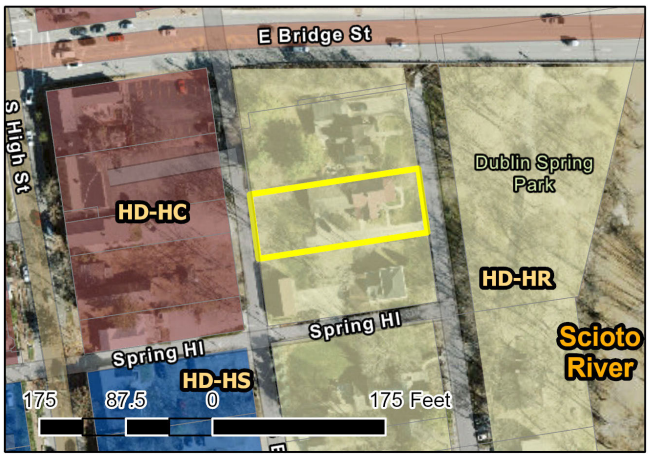
Address	25 S. Riverview Street, Dublin, Ohio, 43017
Proposal	Two-story addition to a single-family home on a 0.26-acre lot.
Request	Informal review and feedback.
Zoning	HD-HR, Historic District - Historic Residential District
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Architectural Review Board (ARB), the applicant may incorporate the feedback and submit for Minor Project Review.
Applicant	Richard Taylor, Richard Taylor Architects
Case Manager	Rati Singh, Assoc. AIA, Planner II (614) 410-4533 rsingh@dublin.oh.us

Site Location Map

26-043ARB-INF - 25 S. Riverview

Site Features

1. Landmark Structure
2. 1970 Addition





1. Request and Process

Request

The applicant is seeking feedback on:

- The removal of the existing one-story addition.
- Massing and architectural approach of a two-story addition to a Landmark Property.
- Relocation of vehicular access, and proposed site modifications.
- New patio and swimming pool



Site Plan

Process

This project comes to the Board because it will require a Minor Project Review (MPR) approval, and the applicant is seeking feedback prior to applying for an MPR.

2. Background

Site Summary

The 0.26-acre site contains a Landmark Vernacular/Bunglow-style house, built in c. 1900. The well-preserved house has a one-and-one-half-story front-gable core with a one-story side-gable ell on its south elevation. The exterior of the building is clad in stone, and the roof is sheathed in standing seam metal. A nearly flat-roof porch spans the width of the front gable. The porch is supported by stone-faced pillars. A gable roof supported by knee braces is over an entrance on the ell. There is a back porch and frame addition at the rear that includes a garage, which was added in 1970.

History

January 27, 2016, Case 15-122ARB-MPR

Board approved resurfacing of existing walkways, steps, porches, and driveway with poured concrete with condition.

3. Zoning Code and *Historic Design Guidelines*

Zoning Code

The site is zoned Historic District - Historic Residential (HD-HR), and the requirements of Code Tables 153.173A and 153.173B apply. In addition, Site Development Standards contained in §153.173(E), including standards related to the location and scale of structures, are applicable.

Based on the submitted plans, a Waiver will be required for the building footprint as it would occupy 25.3 percent of the site where 25 percent is permitted. Lot coverage and building height comply with Code requirements.

Requirement	Both S. Riverview and Blacksmith	Request
Front yard setback	20'	Meets Code
Side yard setbacks	3'/12' total	Meets Code
Rear yard setback	20% depth	Meets Code
Building Footprint	25%	25.3%
Lot coverage	45%	43.6%
Building height	24'	20.6'

Historic Design Guidelines

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

4. Project

The intent of the project is to return 25 S. Riverview Street from a rental property to the owners' primary residence while preserving the historic character of the property. The proposal includes removal of the existing one-story addition and attached garage constructed in the 1970s, prior to modern codes and guidelines. The one-story addition does not have any historical significance to the property.

Access & Site Modifications

The applicant proposes to relocate vehicular access from S. Riverview Street to Blacksmith Lane and construct a new rear-loaded garage. The existing driveway and attached garage located along the street frontage would be removed as part of the redevelopment. Staff finds that relocating vehicular access to the rear of the property generally aligns with the *Historic Design Guidelines* by reducing the visual prominence of vehicular areas along the primary street frontage and maintaining the historic residence as the focal point of the site. The proposed garage orientation further minimizes the visibility of garage doors from S. Riverview Street and reinforces the residential character of the streetscape.

To accommodate the relocated driveway, a new opening is proposed within the existing stone wall along Blacksmith Lane. The applicant proposes to continue the wall treatment by turning the wall inward on both sides of the driveway entrance. While the wall has been identified as non-historic, staff reviewed the proposed modifications for their impact on the overall site character and access arrangement. Staff finds that the relocation of access improves site circulation, better integrates vehicular functions toward the rear of the property, and is generally consistent with the *Historic Design Guidelines.*

The proposal also includes a new patio and swimming pool located within the side yard. Staff is generally supportive of these improvements, yet the pool is rather publicly located and might benefit from being tucked within the new footprint for enhanced privacy and to reduce visual impacts.

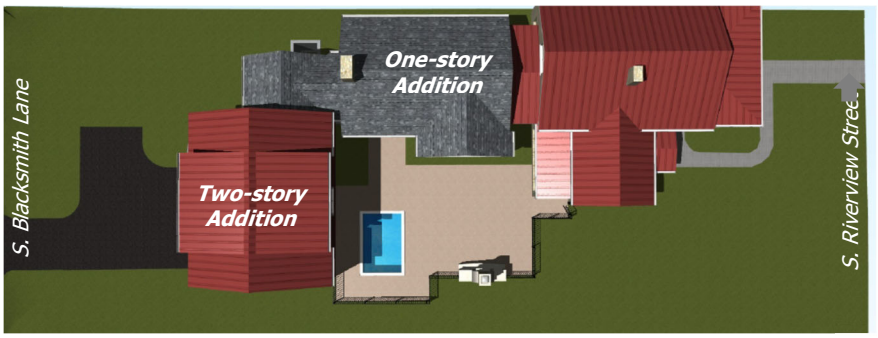
Staff has concerns that the proposed pool may be located forward of portions of the principal structure, which may be contrary to City Code Section 153.074(C)(3), requiring that a swimming pool not be located forward of any part of the house. The location of the pool will need to be further examined as the details are finalized, and a Waiver will likely be needed.

While staff is generally supportive of the additional outdoor living improvements, including patio and fireplace/chimney, the proposed fireplace/chimney is highly visible from the street and appear somewhat detached from the primary architectural form of the residence. Staff recommends that the feature be redesigned or relocated to become more architecturally integrated with the home and less visually prominent from the public realm.

Massing

The applicant is proposing a series of additions with varying volumes to the Landmark structure. A one-story addition is proposed at the rear of the main structure and meets the side setback requirements. As proposed, the one-story addition generally aligns with the previous footprint of the garage.

The proposed two-story addition fronts S. Riverview Street. While the addition is set back from the principal façade of the historic structure, its massing is highly visible from the S. Riverview right-of-way. The applicant states that the addition takes cues from the existing house through its overall form and roof design while utilizing differentiated materials and distinct transitions between the historic building and new construction.



Staff has concerns with the proposed two-story addition. Per Code Section 153.173(E), additions to primary structures shall remain subordinate and secondary to the original building. *Historic Design Guidelines* Section 4.12 identifies projecting side additions that alter the historic building's form and visual prominence as inappropriate. While the Board has previously approved additions that project beyond the historic structure where the design maintained a compatible residential scale and avoided a long, linear mass, staff finds the proposed addition is overly prominent in relation to the existing home. Due to its size, depth, and visibility from S. Riverview Street, the addition becomes a dominant visual element rather than a subordinate extension of the historic structure. Staff recommends exploring a design that reduces the extent of the addition projecting beyond the historic house and relocates larger massing elements farther behind the original structure to better maintain the historic building as the defining feature of the site.

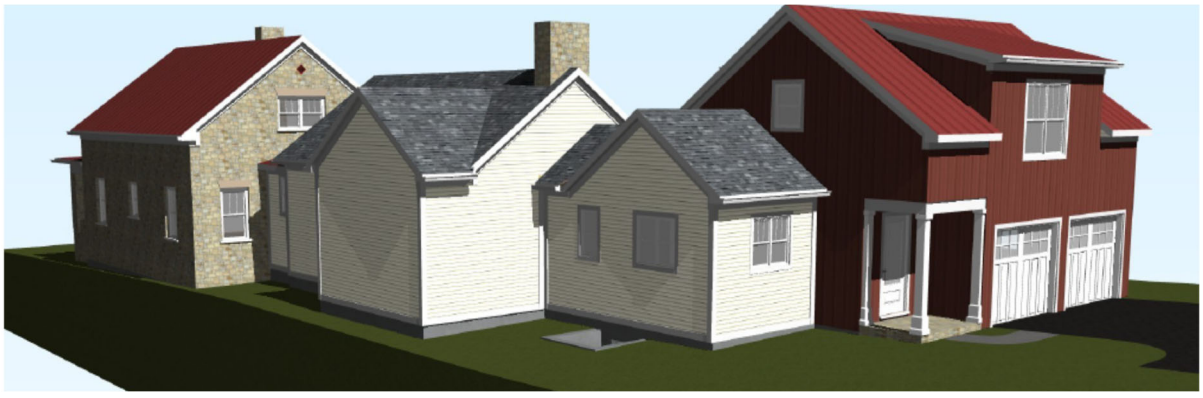
Section 4.12 also recommends that additions remain lower in height than the original building. Although the site slopes upward toward the rear, staff's concern is based on the perceived height and visual prominence of the addition relative to the historic house, rather than solely its

measured height. As shown in the southwest and south perspectives, the two-story portion of the addition appears comparable to the historic structure and competes with its visual prominence. The submitted materials do not adequately demonstrate how existing and proposed grades affect this relationship. Staff recommends providing additional grade information and cross-sections illustrating existing and proposed grades, finished floor elevations, and roof heights at MPR. Regardless of topographic conditions, the two-story portion of the addition should remain lower in height than the historic building and clearly subordinate in appearance to the original house.



View from S. Riverview

Staff also has concerns regarding the massing of the proposed additions as viewed from the rear of the property. Guidelines Section 5.3 A and 5.3 B recommends that the building should be similar in form, mass and proportion to the surrounding structure. The existing Landmark structure is characterized by a simple and cohesive form with a simple gable roof. In contrast, the proposed design introduces multiple projecting volumes, several gable roof forms, and varying ridge heights. While changes in roof form can help reduce the appearance of bulk, the cumulative effect creates a more complex building composition that differs significantly from the simple massing of the historic structure. Staff finds that the combination of multiple gables, roof intersections, and varying heights results in an overly complex massing appearance, causing the additions to read as a collection of individual volumes rather than a cohesive subordinate expansion of the original building. As proposed, the complexity of the rear massing detracts from the simplicity and prominence of the historic structure.



View from S. Blacksmith Lane

Architecture & Materials

The applicant proposes a combination of horizontal siding and board-and-batten siding to differentiate the additions from the historic structure. While the use of distinct materials is generally consistent with the Guidelines' recommendation that additions be identifiable as new construction, staff finds that the transition between the Landmark building and the additions is not clearly expressed or articulated. The hyphen connection, as shown, does not incorporate material changes, transparency, setbacks, or other architectural strategies that would establish a discernible distinction between the historic structure and the additions, as recommended by Guidelines Sections 4.12.A and 4.12.C. As proposed, the addition reads as a continuation of the building rather than a clearly subordinate addition attached to a Landmark structure.

Staff has concerns with organization, placement, and proportions of the proposed windows and doors. Guideline Section 5.6 A recommends that openings should be proportional and reflect patterns of other buildings within the District. The existing Landmark structure exhibits a simple and orderly arrangement of openings that contributes to its historic character, specifically a taller and narrower aspect ratio for the windows. In contrast, the additions incorporate window groupings of varying sizes and proportions that create a less consistent fenestration pattern. Staff finds that additional refinement to the placement and organization of windows and doors, as well as greater emphasis on material transitions between building volumes, would improve the compatibility of the additions with the historic structure while maintaining a clear distinction between historic and new construction.

Staff Recommendation

- Maintain a one-story addition for portions of the project visible from S. Riverview Street.
- Relocate the taller massing elements behind the historic structure.
- Reduce the height of the addition to better align with *Historic Design Guidelines* Section 4.12, which recommends that additions remain lower than the original building, regardless of topography.
- Simplify the rear roof forms and overall massing composition.
- Strengthen the visual distinction between the Landmark structure and the addition through a more clearly articulated hyphen and material transitions.
- Refine the organization and proportions of windows and doors to better reflect the rhythm and character of the historic structure
- Demonstrate compliance with Code Section 153.074(C)(3) by providing a zoning compliance analysis and dimensions confirming that the proposed swimming pool is not located forward of any portion of the principal structure.
- Relocate the proposed swimming pool and outdoor amenities to reduce their visibility from S. Riverview Street and better integrate them with the overall site design.

5. Questions for Discussion

1) Does the Board support the proposed relocation of vehicular access to Blacksmith Lane?
2) Does the Board support the proposed massing, including the location, height, and visibility of the additions?
3) Does the Board support the architectural details, fenestration and material palette?
4) What is the Board's opinion of the associated site modifications?
5) Other discussion by the Board.