Submittal Date:	July 13, 2026
Project:	Remodeling and Addition 25 S. Riverview Street Dublin, Ohio 43017
Owner:	Tim and Christine Castray 4859 Chatelaine Drive 10329 Sawmill Road Dublin, Ohio 43017 tcastray@gmail.com
Project Representative:	Richard Taylor, AIA Richard Taylor Architects, LLC 48 S. High St. Suite B Dublin, Ohio 43017 rich@rtastudio.com 614-766-7257

Introduction: Project Information

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.

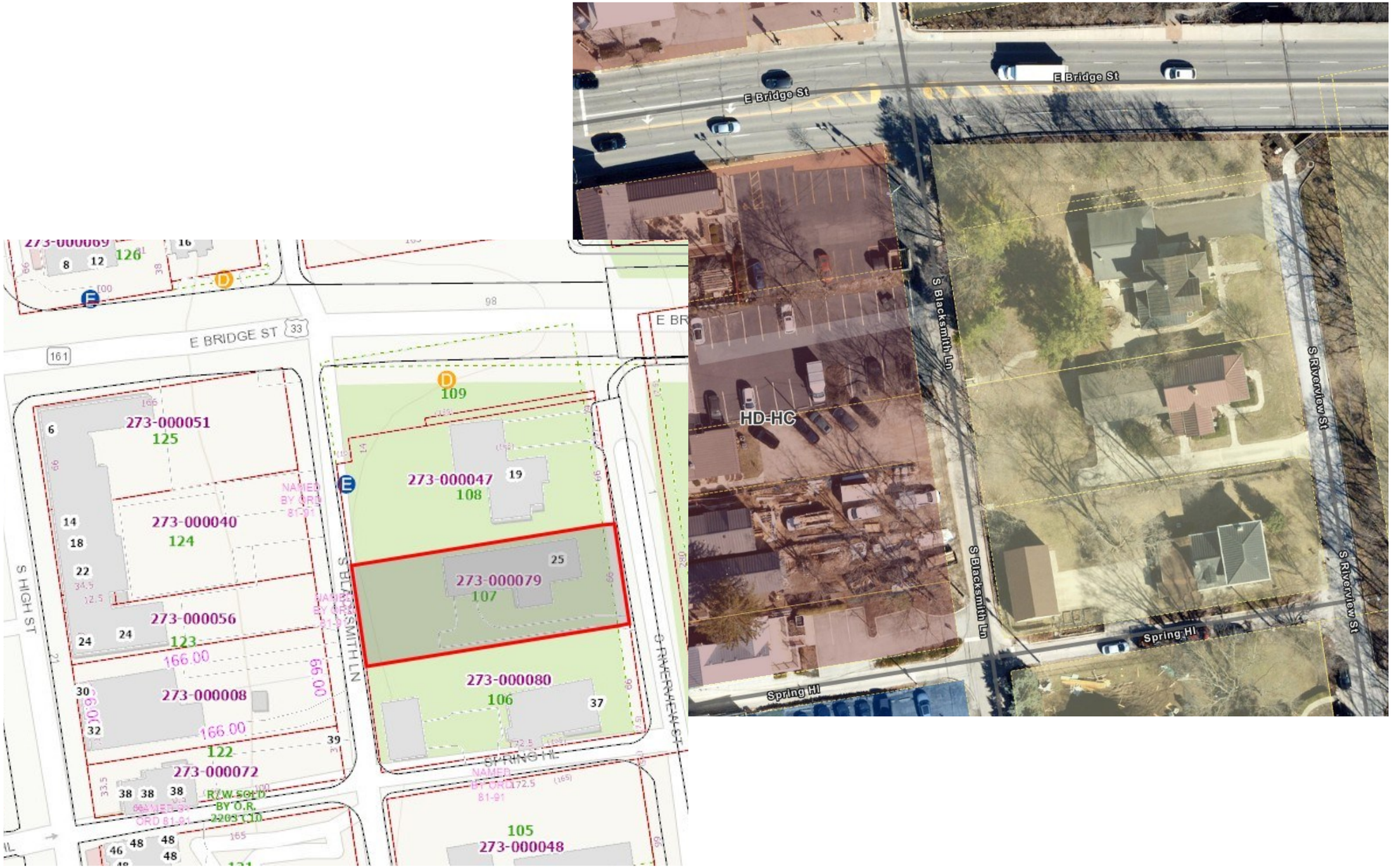
As called for in the Historic Design Guidelines, the addition will be clearly distinguishable and subordinate to the original house, and will be located behind it, so that the most significant and visible faces of the historic building are given priority. Breaks and reveals between the original and new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

Introduction: Project Narrative



Context: Existing Building Footprints, Zoning, and Thoroughfares

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Context: Existing Vicinity Photos



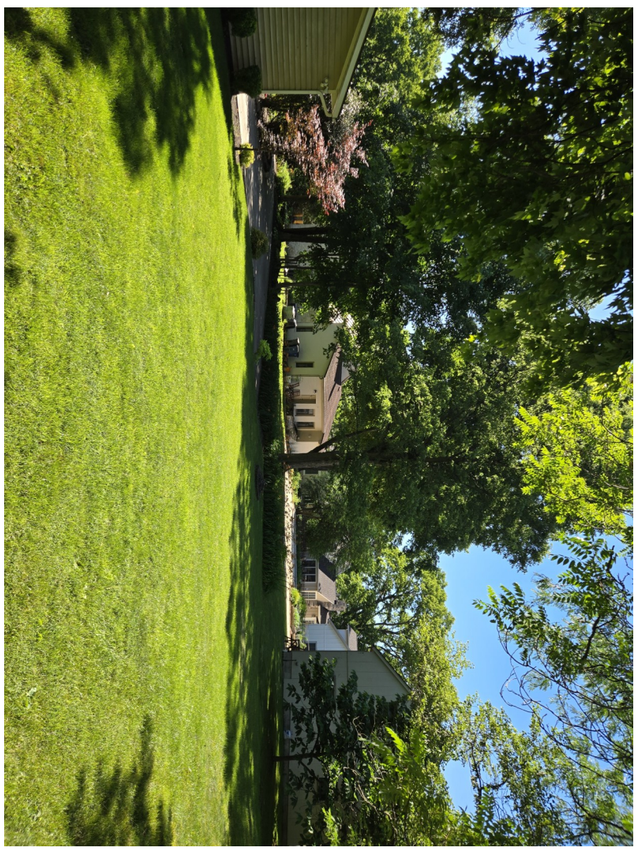






Context: Existing Vicinity Photos







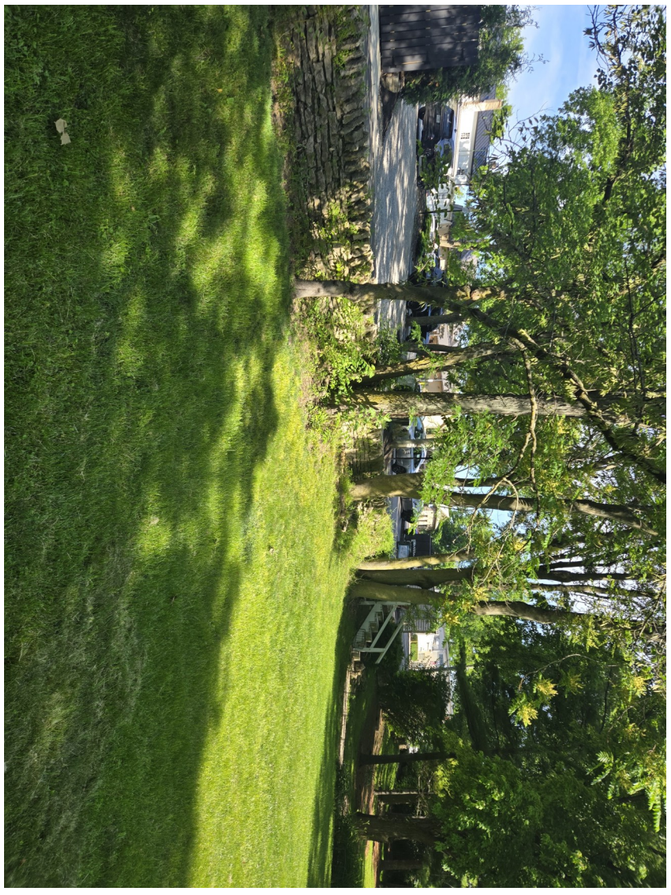


Context: Stone Wall Photos

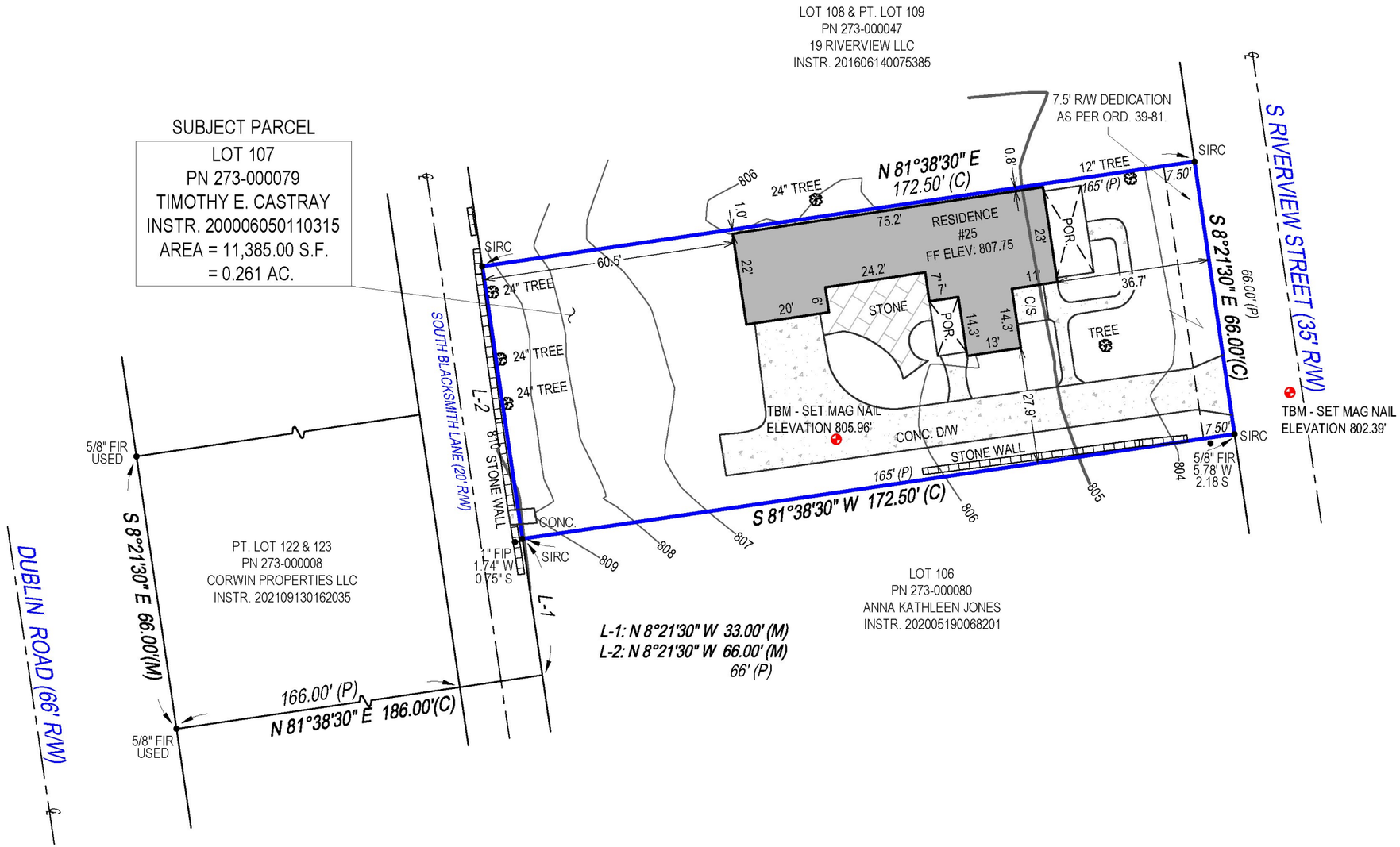












BASIS OF ELEVATION SHOWN:
DESIGNATION : FRANK 73
PID: KZ2228
ELEVATION: 802.52 NAVD88

N

30 0 15 30

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

Context: Existing Survey

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Context: Existing Conditions Photos

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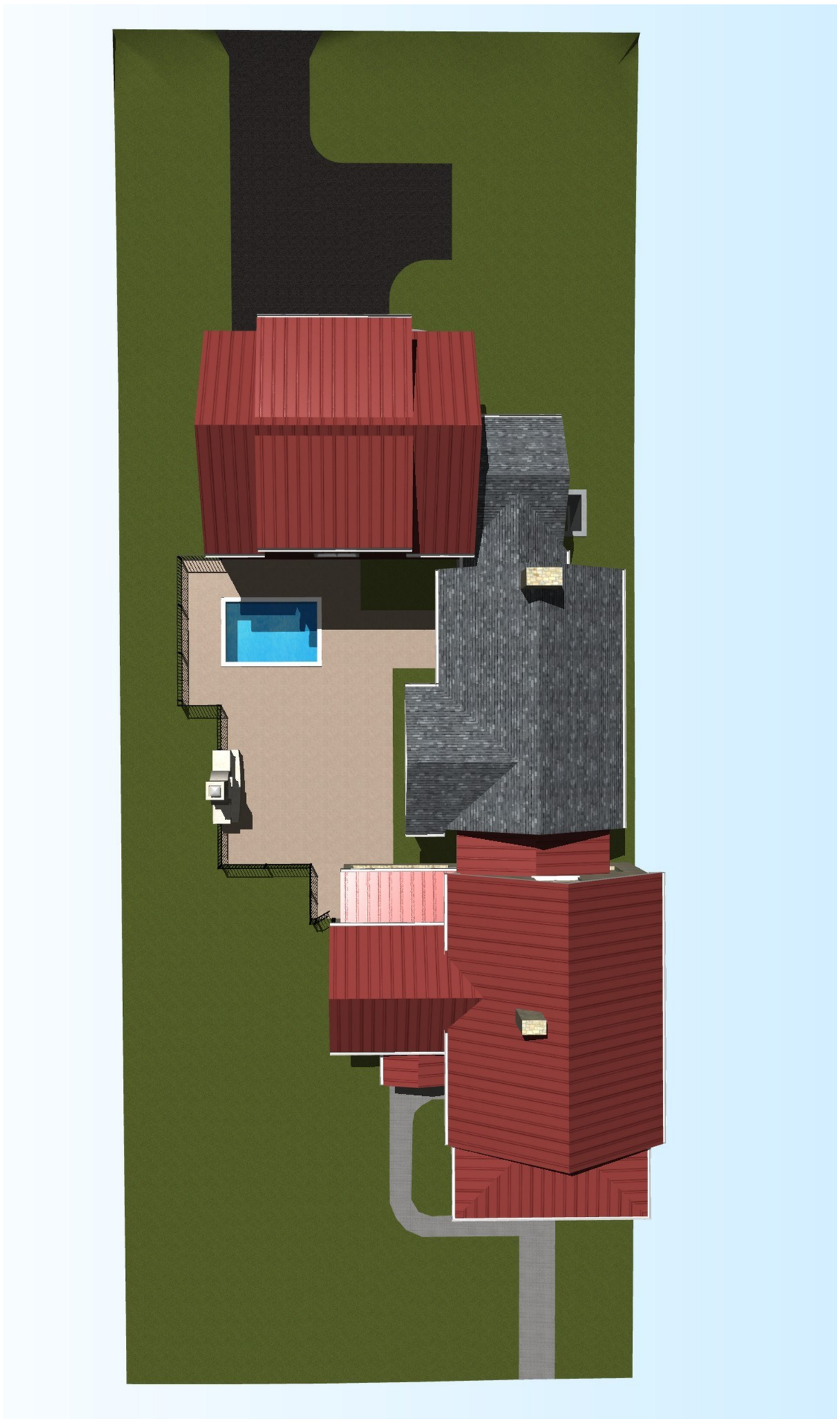
Existing Lot Area	11385
25% max footprint	2846
Proposed footprint	**2881 (25.3%)**
45% lot coverage	5123
Proposed lot coverage	**4920 (43%)**

Design: Site Plan and First Floor Plan

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Design: Exterior Model View from Above



Design: Exterior Model View East and Southeast

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Design: Exterior Model View from Southwest and South

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Design: Exterior Model View from West and Northwest

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Design: Exterior Model View from North and Northeast

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