PLANNING REPORT

Architectural Review Board

Wednesday, November 18, 2026

143 S. Riverview Street
26-063ARB-MPR

https://dublinohiousa.gov/arb/26-063/

Case Summary

Address	143 S. Riverview Street
Proposal	House addition and exterior renovation on a .21-acre lot in the Historic District.
Request	Review and approval of Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176 and the Historic Design Guidelines.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	Approval of 4 Waivers Approval of MPR with Conditions
Next Steps	Upon approval of the MPR and Waivers, the applicant may apply for building permits through Building Standards.
Applicant	Andrew and Abby Crum, Owners AJ Lall, Benco Custom Builders
Case Manager	Tori Brubaker, Planner I (614) 410-4632 tbrubaker@dublin.oh.us

Site Location Map

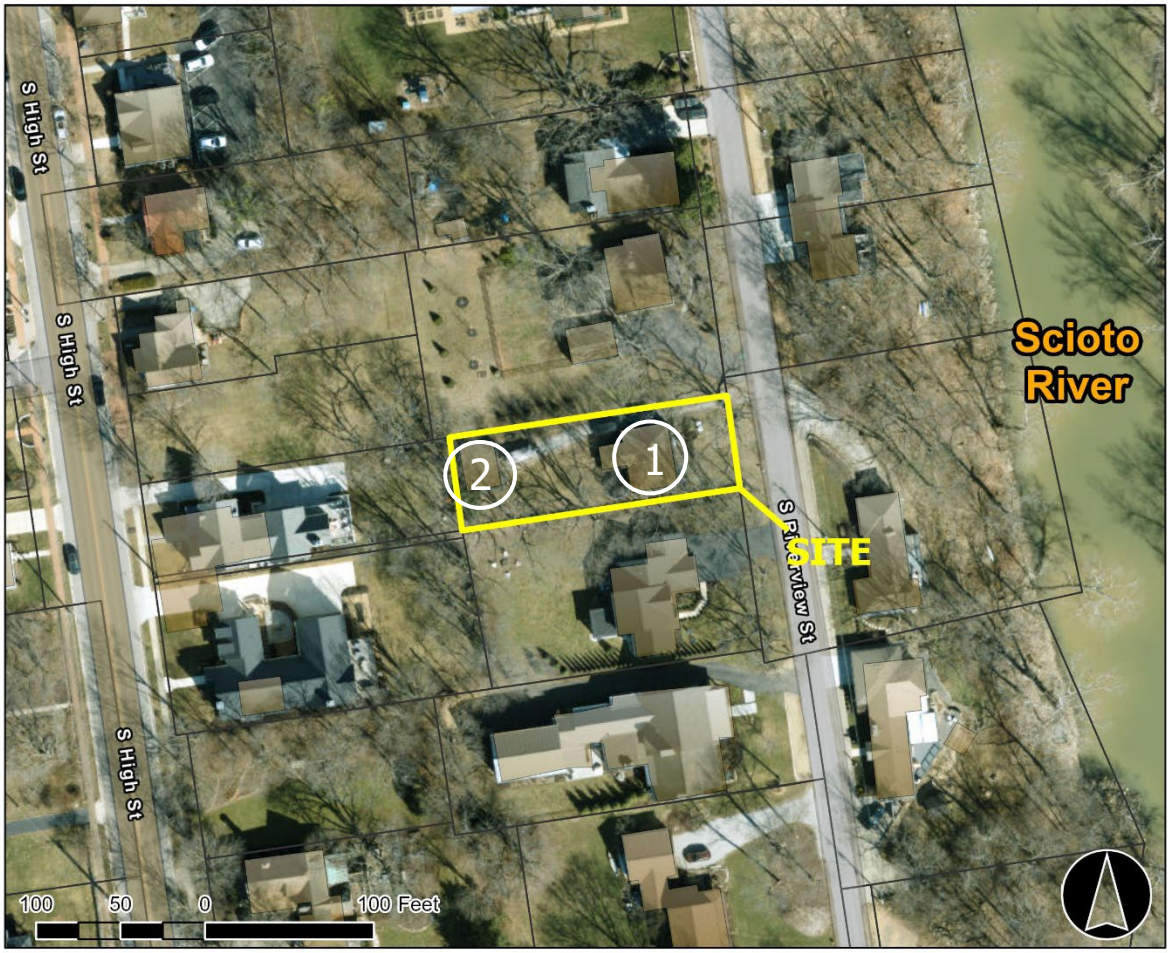
26-063ARB-MPR - 143 S. Riverview St

City of Dublin
OHIO, USA

Site Features

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



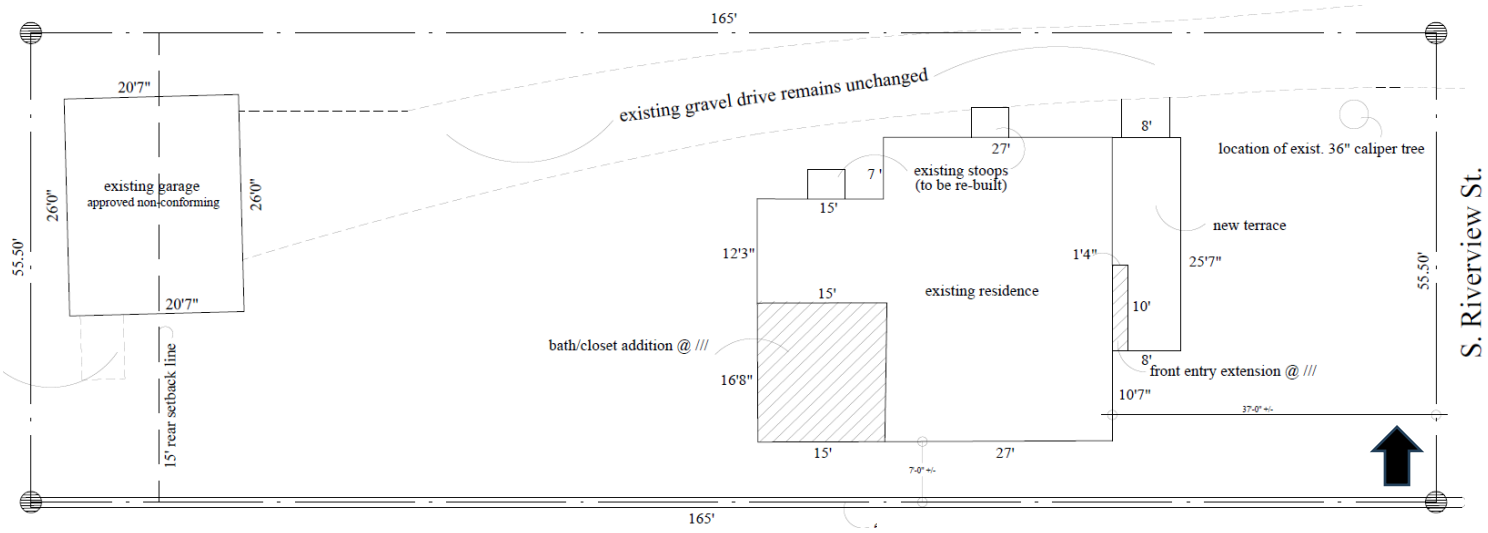


1. Request and Process

Request

The applicant is seeking approval of a MPR for a Background building for:

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



Site Plan

Process

This project comes to the Board because additions and alterations to single-family dwellings require approval of a Minor Project Review (MPR). The Community Plan, the Historic District Code, and *Historic Design Guidelines* apply.

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. Upon investigation by the City's Zoning Inspector, it was determined to be a 28-inch caliper walnut (shown as 36-inch caliper on plans), 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.

Case History

August 2026, Case 26-042ARB-INF

- Board informally reviewed building addition and exterior alteration with Waivers
- Board generally supported design
- Board supported roof pitch Waiver
- Board agreed the open pediment should be adjusted so it's centered over the door
- Board encouraged further study of front fenestration arrangement to achieve more balanced and symmetrical composition

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 debated subordinate nature of addition

3. Zoning Code and Guidelines

Historic District – Historic Residential District (HD-HR)

The intent of the Historic Residential District per Code is to "encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District".

Historic Design Guidelines

The intent of the Guidelines is preservation and rehabilitation, and they offer guidance to ensure building additions are compatible and use appropriate design elements. According to Section 3.4 of the Guidelines, Background resources, when adjacent to Landmark resources, should focus on maintaining the foundational elements of height, massing, setbacks, form or

fenestration. Additionally, Background resources should emphasize design elements that are stylistically compatible and contextually supporting Landmark resources. Chapter 4, primarily Section 4.12, along with Chapter 5 will apply.

4. Project

Site Layout

The existing house sits behind the setback line, and an existing detached garage sits at the rear of the property, behind the detached accessory structure setback line. The garage is a legal, nonconforming structure, and no further action is required by the Board. A shed sits to the south (left) of the detached garage and is to be removed.

The applicant proposes an addition to the rear of the home at the southwest corner, in-line with an existing rear ell. Existing stoops at the northern (right) end of the home are to be re-built, and a front patio is to be replaced and expanded. An existing gravel driveway is shown at the northern end of the site, and the applicant has indicated that they intend to replace it, though no proposal has been included with this application. Gravel is not a permitted material, and the applicant would be required to bring the driveway into conformance with the Code. The existing location presents significant challenges, as the driveway sits over the property line and a landmark tree sits adjacent to the driveway. Any pavement would need to be placed a significant distance from the tree to not impact the drip line. Given these factors, it is unlikely that the driveway would be able to meet the minimum side yard setback requirement of 3 feet per Code § 153.210(B)(2). A Waiver is being requested to allow for this encroachment, and if the applicant chooses to proceed with this modification in the future, the request may be handled Administratively, per a recommended condition of approval.

Setbacks and Lot Coverage

Code Table 153.173A governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, up to 45% lot coverage is permitted, the total building footprint may be up to 25% of the lot size, and the rear setbacks is 20% of lot depth, not to exceed 50 feet. Detached accessory structures are allowed rear yard setbacks of 15 feet. 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.

Requirement	S. Riverview	Request
Min. Front yard setback	20′	Unchanged
Min. Side yard setbacks	3′/12′ total	>3′/>12′
Min. Rear yard setback	20% depth	Unchanged/legal
Min. Detached Accessory Structure setback	15′	<15′ *
Max. Structure coverage	25%	24.0%
Max. Lot coverage	45%	38%
Max. Building height	24′	15′-2″

Building Massing and Scale

The massing and scale is much as presented at Informal. Differences will be noted with discussion of each elevation. The foundational elements of Guidelines Section 3.4, previously noted, will not be changed with this application.

Architecture

East Elevation/S. Riverview Street

The applicant has worked closely with staff on making improvements to the front façade, as recommended by the ARB at Informal. The changes include the following:

- The front gable roof has been revised per the ARB's recommendations
    - Shows intersecting front-facing gables, including a projecting gable above the entrance and another over the left-side window
- The entrance is more defined with the gabled roof feature and the door centered below it



Front façade

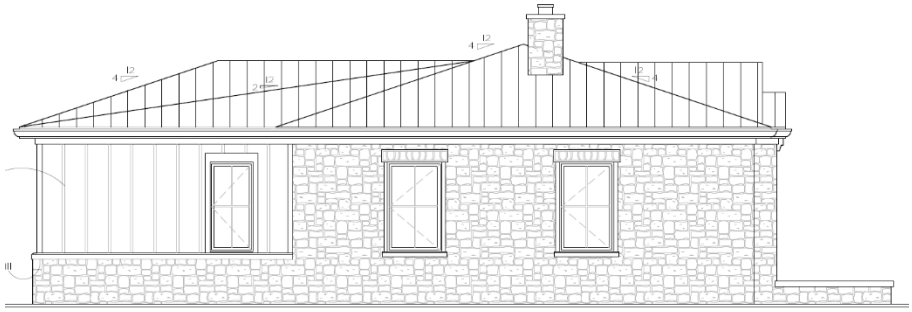
- The small window inside the broken pediment has been removed, and the window arrangement has been revised.
- The darker stone has been replaced with a lighter beige/tan stone veneer (revised on all elevations)
- The windows have been revised to have stone sills/lintels (revision has been made on all elevations where stone is the primary material underneath).

Staff finds this latest design has more appropriate details and a lighter, less contrasting exterior appearance. No changes besides material have been made to the front façade of the garage since Informal. Staff is satisfied with this approach.

South/Left Elevation

This elevation shows the rear addition that is to be differentiated with a change in material. The roof pitch of the addition is a 2:12, as discussed at Informal. A Waiver is required for this pitch, herein, and staff is supportive. Changes to this façade include the following:

- Modifications to the window openings have been made to



South (left) elevation

create a more consistent fenestration pattern to meet the intent of Guidelines Sections 3.4 and 5.6A and B: drawing on nearby Landmark buildings for architectural and fenestration details.

- The stone watertable has been brought up the bottom of windows (was shown lower in previous iterations), also to meet intent of Guidelines 3.4

North/Right Elevation

This elevation shows the existing rear ell. At Informal, the applicant showed the ell in Board & Batten siding to differentiate it. The ARB recommended that the ell match the stone siding used on the rest of the building, as the ell is original to the home. The applicant made this modification. No other changes that have not been previously stated have been made.



North (right) elevation

West/Rear Elevation

This elevation shows the rear addition that was extensively discussed at Informal. The applicant has implemented all recommendations from the ARB including the following:



Rear elevation

- Lap siding was initially shown on the addition, and board and batten siding was shown on the existing ell. In response to modifying the ell to have the same material as the rest of the home, the addition material was changed from lap siding to board and batten
- Other modifications include adjustments to window arrangements and the stone watertable, again in response to the Guidelines.
- Wood product trim is used where board and batten is the siding

Materials and Colors

Roof

- CMG standing seam metal, Dark Bronze

Siding and Trim

- Hardie smooth cement board and batten siding & trim
    - Conflicting information: SW 2840 vs SW 7046: see recommended condition

- Casa DI Sassi Country Rubble Madera stone
    - Mortar – Tennessee Buff

Windows and Doors

- Sierra Pacific aluminum-clad wood casements in black, 7/8" wide traditional style SDL grids with spacers
- Therma Tru Classic Craft Mahogany doors in Espresso Finish
    - Waiver requested for material
    - Simulated divided lites provided, no spacers: since this is a Background building, staff finds this acceptable
- Clopay Canyon Ridge Carriage House 4-Layer garage door with an espresso base and overlay
    - Waiver requested for material

Other Materials

- New patio material: Blue stone subway style laid tile
- French Market "Yorkshire" gas lanterns
- Limestone front door surround (5" x 2" side pieces, 7" x 2" header)
    - Need spec and color information to evaluate compatibility: see recommended condition
- Gutters/downspouts: Dark Bronze, ogee shape gutters

5. Plan Review

Waiver Review: Roof Pitch
Code Section 153.174(B)(4)(c)(1) requires that roof pitches are not sloped less than a 6:12.
Request: to allow a 2:12 roof pitch for a rear addition.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	**Criterion Met:** The existing roof pitch is a 4:12 and does not meet Code requirements. The applicant must use a lower-sloped pitch to avoid the addition's ridge intersecting the main roof ridge. The existing condition is necessitating the request.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	**Criterion Met:** The request would only impact the roof slope at the rear of the home where it is not visible from the ROW. Therefore, it would not impact the historic context of the surrounding character.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines,* other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.	**Criterion Met:** The Waiver request meets the spirit and intent of the Code and Guidelines, while allowing for a reasonable addition with minimal massing impacts.

4. The Waiver is not being required solely to reduce cost or as a matter of general convenience.	**Criterion Met:** Cost and convenience are not factors in this request.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.	**Criterion Met:** The proposal allows a reasonable addition while keeping the historic structure, thus preserving quality features and character within the District.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	**Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	**Criterion Met:** The property will remain single-family residential.
8. The request is the minimum relief necessary to resolve a practical difficulty.	**Criterion Met:** The request is the minimum relief based on the existing roof slope of the structure.
9. In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.	**Not Applicable:** The request does not involve a determination of the building's status.

Waiver Review: Exterior Doors
Code Section 153.1734(J) requires doors to be wood, metal-clad wood, or vinyl-clad wood.
Request: to allow for a fiberglass material for the exterior doors.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	**Criterion Not Met:** This is a personal selection of the applicant to reduce maintenance and increase longevity.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	**Criterion Met:** The Board has previously approved fiberglass doors to avoid deferred maintenance and increase longevity. The material looks and feels like real wood. It will not impact the historic context.

3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines,* other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.	**Criterion Met:** The proposed doors minimize maintenance issue, therefore ensuing a long-lasting design, which is a City goal.
4. The Waiver is not being required solely to reduce cost or as a matter of general convenience.	**Criterion Not Met:** The request is being made for convenience; however, staff supports materials that maintain a high-quality appearance.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.	**Criterion Met:** The product is high-quality, will avoid deferred maintenance, and increase longevity.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	**Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	**Criterion Met:** The property will remain single-family residential.
8. The request is the minimum relief necessary to resolve a practical difficulty.	**Not Applicable:** This criterion generally applies to Waivers from numeric or dimensional standards.
9. In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.	**Not Applicable:** The request does not involve a determination of the building's status.

Waiver Review: Garage Door
Code Section 153.1734(J) requires doors to be wood, metal-clad wood, or vinyl-clad wood.
Request: to allow for a steel/composite material for the garage door.

Criteria	Review

1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	**Criterion Not Met:** This is a personal selection of the applicant to reduce maintenance and increase longevity.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	**Criterion Met:** The Board has previously approved composite doors to avoid deferred maintenance and increase longevity. The material looks and feels like real wood. It will not impact the historic context.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines,* other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.	**Criterion Met:** The proposed doors minimize maintenance issue, therefore ensuring a long-lasting design, which is a City goal.
4. The Waiver is not being required solely to reduce cost or as a matter of general convenience.	**Criterion Not Met:** The request is being made for convenience; however, staff supports materials that maintain a high-quality appearance.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.	**Criterion Met:** The product is high-quality, will avoid deferred maintenance, and increase longevity.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	**Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	**Criterion Met:** The property will remain single-family residential.
8. The request is the minimum relief necessary to resolve a practical difficulty.	**Not Applicable:** This criterion generally applies to Waivers from numeric or dimensional standards.

9. In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.	**Not Applicable:** The request does not involve a determination of the building's status.

Waiver Review: Driveway Setback
Code Section 153.210(B)(2) requires that driveways are setback at least 3 feet from a side lot line
Request: to allow a driveway to be less than 3 feet from the side lot line

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	**Criterion Met:** The existing driveway crosses over the property line, and a mature landmark tree sits at the front of the property, near the existing driveway, presenting significant site challenges.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	**Criterion Met:** The existing driveway is out of conformance with the Code, and granting this Waiver would allow the property to come into further conformance, therefore, not impacting the surrounding historic context.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines,* other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.	**Criterion Met:** The Waiver request is to allow the site to be brought into further conformance with the Code.
4. The Waiver is not being required solely to reduce cost or as a matter of general convenience.	**Criterion Met:** Cost and convenience are not factors in this request.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.	**Criterion Met:** The Waiver request would allow for a driveway of a better quality than what is existing.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	**Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	**Criterion Met:** The property will remain single-family residential.
8. The request is the minimum relief necessary to resolve a practical difficulty.	**Criterion Met:** The request is the minimum relief based on the existing conditions of the site.
9. In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.	**Not Applicable:** The request does not involve a determination of the building's status.

Minor Project Review

Criteria	Review
1. The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, *Historic Design Guidelines,* and adopted plans, policies, and regulations.	**Criterion Met with Waivers and Conditions:** The application is consistent with the Code and Guidelines when combined with the Waivers and recommended conditions.
2. In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	**Not Applicable:** There are no associated PDPs or FDPs.
3. The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	**Criterion Met with Waivers and Conditions:** The application is consistent with the record established when combined with the Waivers and recommended conditions.
4. The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.	**Criterion Met:** The land use will remain single-family residential.
5. The proposed development is consistent with the *Historic Design Guidelines.*	**Criterion Met with Waivers and Conditions:** The application has made a lot of progress, and when combined with the Waivers and recommended conditions, is consistent with the Guidelines.
6. The proposed MPR is consistent with surrounding historic context, character, and scale of the	**Criterion Met with Waivers and Conditions:** The application, when combined with the Waivers and recommended conditions, is consistent with

immediately surrounding area and the district as a whole.	the context and character of the surrounding area. The applicant is commended for developing a design that does not change the massing, height, or setbacks of the existing structures.
7. The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.	**Criterion Met:** The building siting is appropriate and is in line with the Guideline's recommendations for additions.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meeting all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.	**Not Applicable:** Residential projects do not require landscape review; screening, signs, and buffering do not apply. The driveway Waiver allows preservation of a tagged Landmark tree.

Recommendations

Planning Recommendation: Approval of Waivers for:

- Roof pitch
- Fiberglass exterior doors
- Composite garage door
- Driveway setback

Planning Recommendation: Approval of MPR with conditions:

1. Prior to submitting any building permits, the applicant shall provide to staff paint chips for all materials for comparison with the Pre-Approved Paint Colors, compatibility with the stone, and approval.
2. Prior to submitting any building permits, the applicant shall provide specification sheets and color information for the limestone surrounding the front entry door.
3. The applicant shall submit an Administrative Approval application for driveway improvements within two years of the MPR approval. The application shall bring the driveway into further conformance with the Code and allow preservation of the tagged Landmark tree.