

Project Narrative – S Riverview St Addition

Project narrative for an addition at 134 S. Riverview

Parcel # 273-012745-00

134 S. Riverview

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Project Overview

The existing residence, constructed in 1978, is a single-family home consisting of three bedrooms and two full bathrooms. Located in Historic Old Dublin, the homeowners have made significant efforts over time to enhance and modernize the property, creating a comfortable and cohesive living environment. Previous improvements include an earlier addition as well as the construction of a covered outdoor deck space.

Project Purpose

Despite prior updates, the existing kitchen remains undersized and no longer meets the functional needs of the homeowners. This limitation has been the primary driver behind the current proposal. The homeowners have engaged Kitchen Kraft to design and construct a modest rear addition that will expand the kitchen footprint and improve usability.

Proposed Addition

The project consists of a 140 square foot addition located at the rear of the home. While the addition occurs at the first-floor level, the natural slope of the site results in an exposed foundation at the rear elevation.

The proposed structural system includes a wood deck-style foundation supported by two wood columns on concrete footers. The columns will be treated wood posts designed to match the existing columns at the rear of the home. The underside of the addition will be enclosed with treated plywood, to be painted by the homeowner following construction.

Roof Design

Due to limitations created by the existing second-floor structure, the roof will have a shallow pitch of 1:12. This condition prevents integration into the existing roofline at a steeper angle. In compliance with code requirements, a rubber membrane roofing system will be used, as architectural shingles are not permitted at this pitch.

Exterior Materials and Design Intent

The addition extends approximately 11 feet from the rear of the home, allowing for a 12-inch offset from the previous addition. This intentional separation provides an opportunity to introduce a distinct yet complementary exterior cladding.

Because the original vinyl siding is no longer available, a contrasting yet contextually appropriate material has been selected. The addition will be clad in James Hardie Board and Batten siding from the Smooth Grain Statement Collection in Arctic White. This material was chosen both for durability and for its compatibility with surrounding homes in the historic district, many of which feature similar siding.

The battens will measure 2 1/2 inches in width and 3/4 inch in thickness, installed at 16 inches on center. All trim components will match the siding in material, finish, and color.

No exterior lighting is proposed as part of this project. Gutters and downspouts will match the existing system in both profile (Ogee style) and color.

Window Design

The addition includes one new window measuring approximately 66 inches wide by 46 inches tall. It will align vertically with the existing adjacent window and will be located approximately 18 inches to the right of that opening.

To maintain architectural consistency, the new window will match the existing unit in style and finish. The proposed window is an Andersen 100 Series casement window in white, with factory-mulled configuration, dual-pane Low-E glass with argon fill, and a full fiberglass screen.

Zoning and Variance Requests

A variance is required for the south side yard setback. The existing structure is part of a duplex and is attached to the neighboring residence along the south property line. The adjacent property owner has been informed of the project and is supportive of the proposed addition.

Additional variances are requested for the use of synthetic materials, including the rubber membrane roofing system and fiber cement siding, as these require approval within the historic district.

All construction will comply with applicable building codes, including required fire ratings due to proximity to the property line.

Conclusion

The intent of this project is to create an addition that integrates thoughtfully with the existing home while improving functionality for the homeowners. The design balances respect for the historic context with practical considerations related to existing conditions and modern performance requirements.

We welcome feedback from the Architectural Review Board and are open to adjustments regarding materials or design elements to ensure alignment with community standards and expectations.

Photos of Existing Condition

