

21-095ARB-INF – 179 S. RIVERVIEW STREET – EXTERIOR MODIFICATIONS

Summary

Exterior modifications to an existing single-family home on a ±0.36-acre site, located in Historic Dublin.

Site Location

The site is located on S. Riverview Street between Pinneyhill Lane and Short Street.

Zoning

HD-HR, Historic District, Historic Residential District

Property Owner

Jane Kuraly

Applicant/Representative

Taylor Pfeffenberger, His & Hers Architects

Applicable Land Use Regulations

Zoning Code Section 153.176 and Historic Design Guidelines.

Case Manager

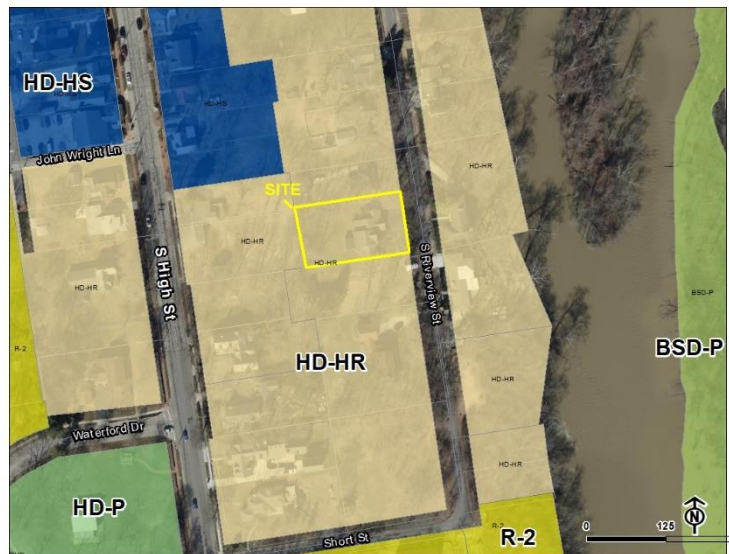
Zachary Hounshell, Planner I
(614) 410-4652
zhounshell@dublin.oh.us

Madison Richard, Planning Assistant
(614) 410-4654
mrichard@dublin.oh.us

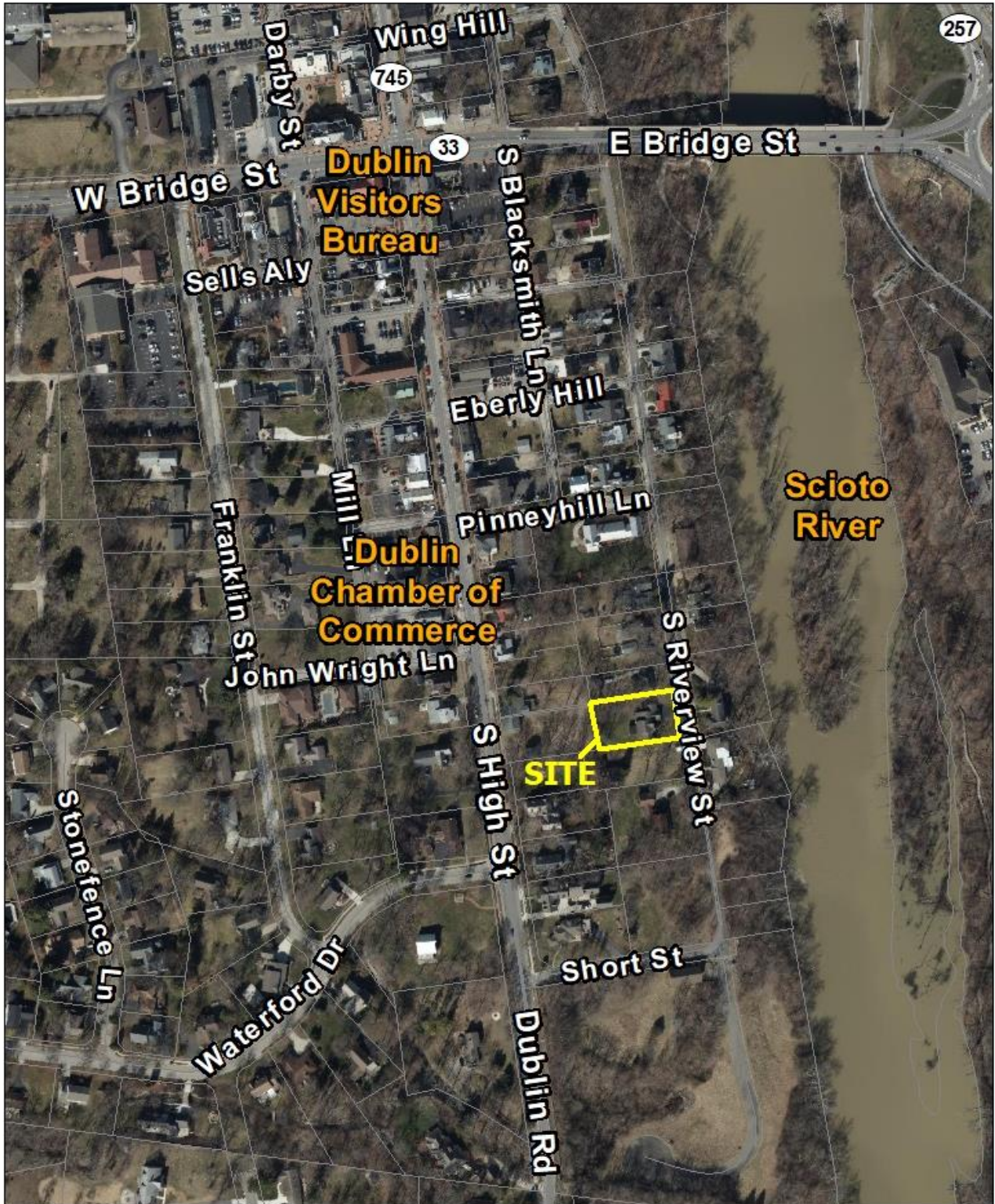
Next Steps

Upon review and feedback of the Informal Review by the Architectural Review Board (ARB), the applicant may file a formal application for review of a Minor Project by the ARB.

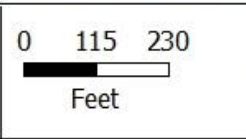
Zoning Map



1. Context Map



21-095INF
Informal Review
Kuraly Residence
179 S. Riverview Street



2. Overview

Background

The site has approximately 95 feet of frontage along S. Riverview Street, is located between Pinneyhill Lane and Short Street, and is zoned Historic District – Historic Residential. The site contains a two-story, single-family structure with a 3-car attached garage on a 0.36-acre parcel. The existing home was built in 1997, and is of a Millennium Mansion style prevalent from 1985 to the present day, which is typified by a “complex high pitched roof, with lower cross gables or hips; [and] tall entry features, one-and-one-half to two stories high” (Virginia; Savage; McAlester, 707)¹.

Site Characteristics

Natural Features

The site is fully developed, and no significant known natural features exist that would be impacted by the proposed exterior modifications. The site contains several mature trees.

Historic and Cultural Facilities

The existing home is not eligible to be designated historic nor does the architectural character contribute to the district in a unique manner.

Surrounding Land Use and Development Character

North: HD-HR, Historic District – Historic Residential (Single-family Residential)
East: HD-HR, Historic District – Historic Residential (Single-Family Residential)
South: HD-HR, Historic District – Historic Residential (Single-Family Residential)
West: HD-HR, Historic District – Historic Residential (Single-Family Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. Riverview Street. A driveway provides vehicular access to the site. There are no sidewalks along S. Riverview Street.

Proposal

The applicant is requesting informal review and feedback on a proposal for exterior modifications including a new roof material, new paint, a redesigned front entry feature, new doors, and lighting fixtures.

Roof and Paint Details

The applicant is proposing to replace the existing 3-tab roof shingles with a new dimensional asphalt shingle in a Charcoal gray color. Additionally, roof returns over the existing attached garage are proposed to be removed in favor a simpler design which matches that which is found on the majority of the home. Dimensional asphalt shingles with a 25-year or greater warranty are permitted. The applicant will be required to provide manufacturer and product specifications with a formal application.

The applicant is also proposing to repaint the entirety of the home, which is currently a beige color. The majority of the home is proposed to be painted a green color (PPG, Seaweed Wrap). Portions of the existing horizontal siding on the front of the home are proposed to be replaced with a vertical

¹ McAlester, Virginia, A. Lee McAlester, Lauren Jarrett, and Juan Rodriguez-Arnaiz. A Field Guide to American Houses. New York: Alfred A. Knopf, 1993

board and batten, which is proposed to be painted a beige color (SW – Natural Choice). All existing trim will be painted white (SW – Pearly White or similar).

West Elevation Modifications

The applicant is also proposing to make a number of changes to the front of the home. Most notably, the existing 1.5-story entry feature is proposed to be fully enclosed, requiring the construction of two small walls on the north and south sides of the existing front porch. The new walls and existing columns are proposed to be clad in a vertical board and batten, matching the vertical board and batten over the 2-car garage door.

Additionally, the existing front single-door entry will be replaced with a double-door entry. The new door is proposed to be painted or stained a black or similar dark color. New shutters are also proposed for the front elevation to match the front door entry. Existing garage doors will be replaced with new overhead garage doors. These new doors are proposed to have a similar design to the existing, but will contain glazing across the top.

In addition to the aforementioned modifications, the applicant is proposing to replace existing gutters and downspouts with new dark bronze gutters and downspouts. New lighting fixtures proposed for the front entry and garage door entries will be dark bronze as well, matching the new gutters and downspouts. The applicant will be required to provide manufacturer information and material specifications with a formal application.

3. Informal Review Considerations

1) Is the Board supportive of the proposed front entry modifications?

The *Historic Design Guidelines* outline several considerations for modifications in the district. Modifications should retain the functional, proportional, and decorative features of a primary entry, and should avoid “dressing up” a door or entry, or give it character that was never original.

2) Is the Board supportive of the installation of board and batten siding and shutters on the home?

The *Historic Design Guidelines* emphasize the importance of windows in establishing a building’s character. Shutters, if installed, must be sized to provide complete coverage to the windows when closed, must appear operable, and include functioning hardware. Shutters shall be wood or engineered wood. The *Historic Design Guidelines* recommend wood siding be used in one of the traditional forms on the building. Board and batten is not an original siding style on this home; the Board should consider whether its installation is appropriate.

3) Is the Board supportive of the proposed paint colors?

The Guidelines emphasize paint colors should be selected according to the time period of building construction.

4) Other considerations by the Board.

4. Discussion Questions

An Informal Review provides the opportunity for feedback at the formative stage of a project, allowing the Architectural Review Board to provide non-binding feedback to an applicant regarding the proposal. Planning recommends the Board consider:

- 1) Is the Board supportive of the proposed front entry modifications?
- 2) Is the Board supportive of the installation of board and batten siding and shutters on the home?
- 3) Is the Board supportive of the proposed paint colors?
- 4) Other considerations by the Board.