

# 21-109ARB-MPR – 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.

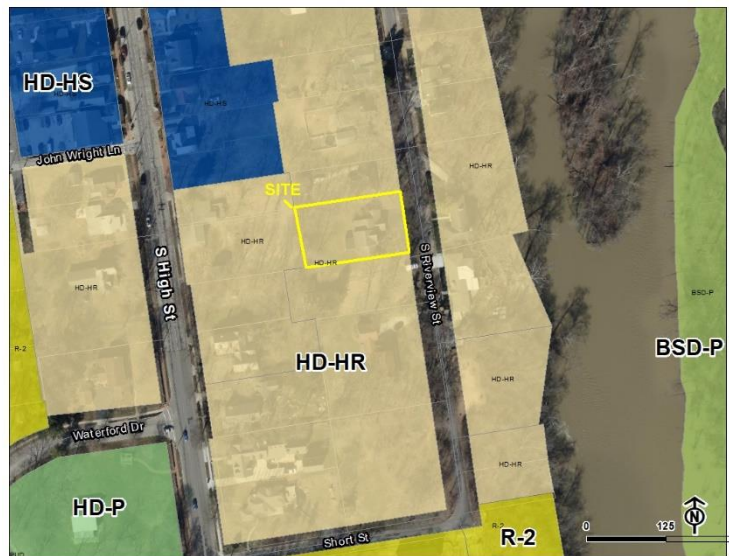
## Case Manager

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

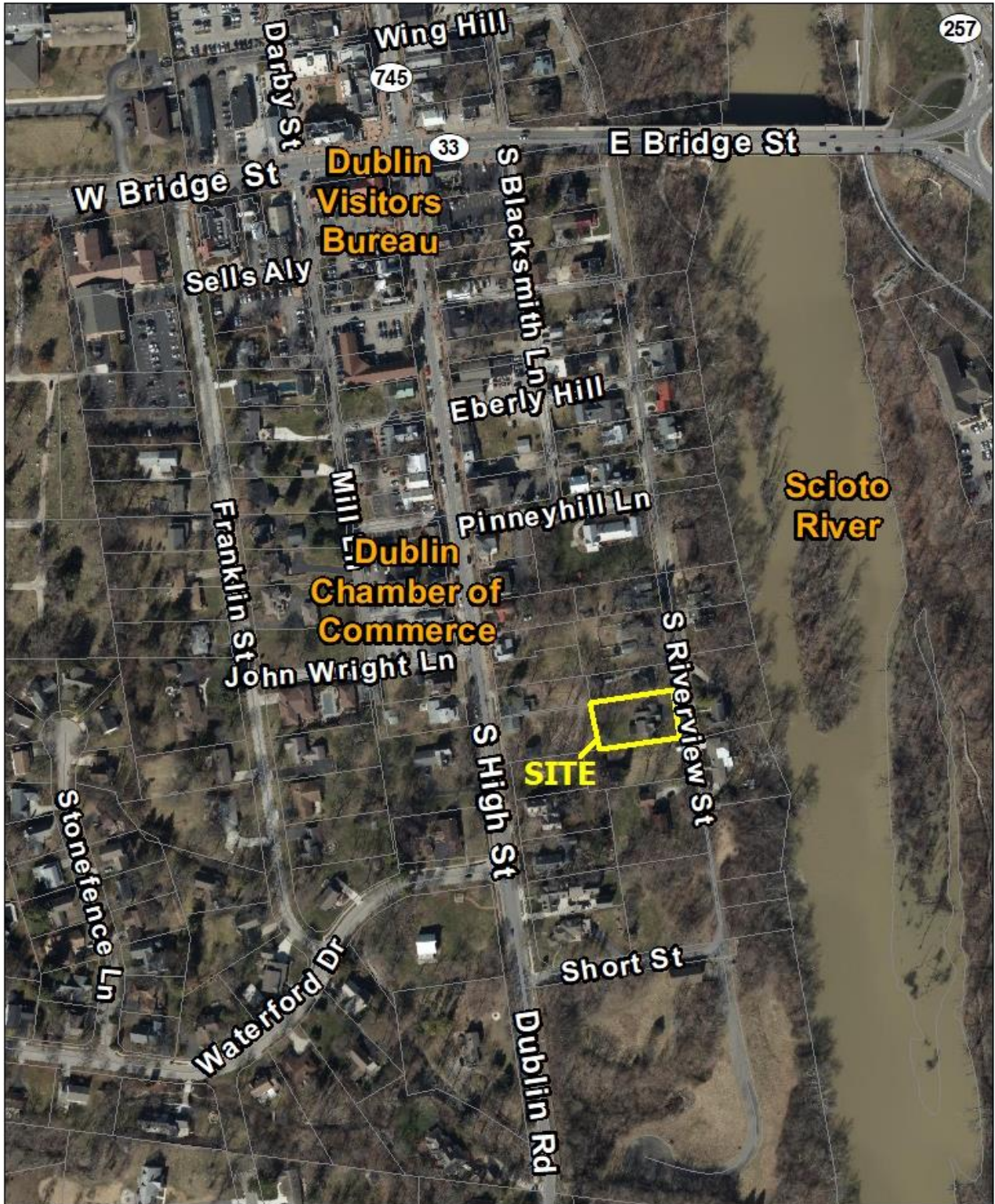
## Next Steps

Upon review and feedback of the Minor Project Review by the Architectural Review Board (ARB), the applicant may file for a building permit through Building Standards.

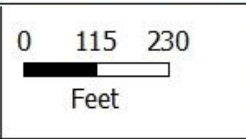
## Zoning Map



# 1. Context Map



21-109MPR  
Minor Project 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)<sup>1</sup>.

### Case History

In July 2021, the Architectural Review Board gave non-binding feedback for an Informal Review of exterior modifications to the existing home. Board members expressed support for the proposed paint colors, as well as for the proposed board and batten. Board members were split on the appropriateness of shutters. Members were generally supportive of the proposed modifications to the front entry, although some members expressed that it may be more appropriate to relocate the front door to be in line with the front of the porch.

### 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 review and approval of a Minor Project Review for the proposed exterior modifications to an existing single-family home, which includes new roof material, new paint, a redesigned front entry feature, new doors, and additional exterior modifications. The scope of the project remains the same as what was proposed with the Informal Review in July 2021.

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

### *West Elevation Modifications*

The applicant is 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 enclosed front porch will require the removal of three existing corner columns. The new walls are proposed to be clad in a cedar, approximately 12-inch O.C., vertical board and batten, which will also be used to replace existing horizontal siding within the front gable above the two-car garage.

The applicant will be removing the existing front door and sidelights to propose a new Trustile double French door entry. The new doors are proposed to be stained a dark brown (SW 3524 - Chestnut) and will provide eight panes of glazing on each door. The door location is proposed to remain in its current location set back from the opening of the front porch, as the intent is to keep the improvement cosmetic and not structural. The two existing garage doors will be replaced with new Amarr Heritage Traditional overhead garage doors. These new doors are proposed to be finished in a beige color (SW7011 – Natural Choice) and have a similar design to the existing, but will contain glazing across the top. Additionally, the roof returns over the existing two-car garage are proposed to be removed in favor of a simpler design, which matches the majority of the home.

In addition to the aforementioned modifications, the applicant is proposing to replace existing gutters and downspouts with new dark bronze aluminum gutters and downspouts, and will add six new bronze Bevolo Governor sconce fixtures between the new garage doors and the new front porch improvements. New cedar shutters are proposed to frame the two double-hung windows located in the center of the elevation. The proposed shutters will be finished to match the front doors. Staff is recommending that the applicant install functional shutter hardware with the installation of the shutters.

### *Roof and Paint Details*

The applicant is proposing to replace the existing 3-tab roof shingles with a new Owens Corning Tru Definition Duration dimensional asphalt shingle in an Onyx Black color. The proposed dimensional asphalt shingles have a lifetime warranty.

The applicant is also proposing to repaint the entirety of the home, which is currently a beige color. The existing horizontal siding on the home is proposed to be painted a green color (SW 2851 – Sage Green Light). The proposed vertical board and batten on the front entry and above the front gable garage are proposed to be painted a beige color (SW7011 – Natural Choice). All existing trim will be painted white (SW7009 – Pearly White).

## **3. Criteria Analysis**

### *Minor Project Review Analysis [§153.176(I)]*

- 1) *The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies and regulations.*  
Criteria Met with Condition. The proposal is consistent with the Community Plan, and all Historic Dublin adopted plans, policies, and regulations. To assure that the proposed shutters appear operable, the applicant should install functional shutter hardware with the installation of the shutters.
  
- 2) *The Minor Project is consistent with the approved Final Development Plan.*  
Not Applicable. This site is not part of a previously approved Final Development Plan.

- 3) *The Minor Project is consistent with the record established by the Architectural Review Board, the associated Staff Report, and the Director's recommendation.*  
Criteria Met.
- 4) *The Minor Project meets all applicable use standards.*  
Criteria Met.
- 5) *The proposed improvements respond to the standards of the Historic Design Guidelines.*  
Criteria Met. The proposal is for modifications and additions to a home that is not eligible for a historic designation because of the age of the home. The improvements provide additional investment in the neighborhood.
- 6) *The Minor Project is consistent with the surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.*  
Criteria Met. The proposal does not conflict with the surrounding historic context and character. The changes are proposed for a non-contributing structure and do not detract from the character of the neighborhood.
- 7) *The proposed building is appropriately sited and conforms to the requirements of 153.173 Site Development Standards and the Historic Design Guidelines.*  
Not Applicable. The footprint of the building will not be expanded.
- 8) *The proposed site improvements, landscaping, screening, signs and buffering shall meet the applicable requirements of the Code and respond to the standards of the Historic Design Guidelines.*  
Not Applicable. The proposal is for façade improvements and does not modify the existing site.

## 4. Recommendations

Planning recommends **approval** of the proposed Minor Project with conditions:

- 1) The applicant install functional shutter hardware with the construction of the shutters, subject to Staff approval.