

# 48 S HIGH STREET

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## Introduction

This project seeks to restore a historic location of a door and window of a building constructed in 1850, returning it to its original architectural integrity. The proposed work involves the removal of two bay windows, the restoration of the original door location and window configuration and installation of a new commercial storefront facade. The design will include key architectural elements such as a cornice, display window, bulkhead beneath the display window, and pilasters and awnings. This effort aims to enhance the historical accuracy and the aesthetic appeal of the building while ensuring its continued usability as a retail structure and relevance in Old Dublin.

## Project Description:

### Background and Historical Significance

The 1850 commercial building is located on South High Street in the Historic South section of Old Dublin. The building was one of the original retail structures in Old Dublin dating back to P.R Sands grocery store in 1872. The building, a significant example of 19th-century architecture, showcases characteristics typical of its era. Over the years, modifications such as the addition of bay windows have altered its original appearance. Our goal is to reverse these changes, honoring the building's historical value and ensuring it is preserved for future generations.

### Proposed Window Changes

- **Removal of Bay Windows:** The existing bay windows, which detract from the building's historical facade, will be dismantled. This will restore the building's original proportions and aesthetic.
- **Restoration of Original Door Location:** We will reinstate the original front door, which enhances accessibility.
- **Replacement with Original Window Configuration:** In place of the second bay window, we will install traditional display windows with a cross grid, reflecting the building's original design.

### Proposed Facade Features

- **Cornice:** A decorative cornice will be installed at the top of the storefront, echoing traditional design while providing a visually appealing transition from the building's upper facade to the commercial space below, matching the cornice on the southern portion of building.
- **Display Window:** A large, inviting display window will be added, designed to showcase merchandise while allowing natural light into the space. The window will be framed in a manner consistent with historic storefronts, ensuring that it complements the building's architectural style.

- **Bulkhead:** A bulkhead will be installed beneath the display window, enhancing the storefront's visual grounding and providing a robust base for the display. This element will be designed with materials and finishes that align with the current bulkhead's on the southern portion of the building.
- **Pilasters:** Flanking the display window, pilasters will be incorporated to provide structural support and decorative interest. These will be styled to reflect classical design principles, creating a cohesive look that honors the building's history, matching the pilasters on the southern portion of building.

**Proposed Landscape Changes:**

- The current row of Boxwoods in front of the north portion of building would be removed to accommodate an extension of the brick sidewalk to the façade of the building

**Awnings**

The façade will also include the exact same awning detail over the door and window currently attached to the cornice on the southern portion of the building. Which would be a black slightly larger awning over the door and smaller awning over the rest of the façade.

**Color Palate**

The color palette will align with the current building's color:

Body of Building	Benjamin Moore White Dove
Trim detail around doors and window on street level	Benjamin Moore Revere Pewter
Street Level Exterior Doors	Valspar Vintage Frame
Awnings	Black

**Benefits**

- **Cultural Preservation:** This restoration will contribute to the preservation of our local history and architectural heritage.
- **Community Engagement:** By restoring the building, we aim to create a welcoming space for community events and gatherings, fostering a sense of belonging and pride.
- **Increased Property Value:** The restoration is expected to enhance the building's value and appeal, benefiting the neighborhood economically.

## Conclusion

We believe that this restoration project aligns with the community's goals for historical preservation and aesthetic enhancement. By removing the modern bay windows and restoring the original door and window configurations, we will not only honor the building's rich history but also contribute positively to the overall character of the area.

We respectfully request the Design Review Board's approval to move forward with this project, ensuring that this historic gem continues to be a treasured part of Old Dublin.

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## Attachments:

1. Historical photograph of the building





2. Architectural drawings of the proposed changes front view:



Proposed changes side view:



Historic Dublin Storefronts:

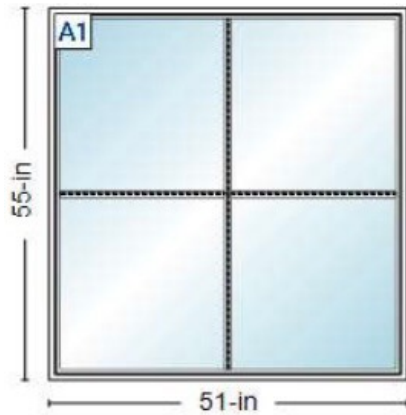








### 3. Window Detail



**Lifestyle | Direct Set | Fixed Frame | 51 X 55 |  
Without HGP | White  
Room Location: None Assigned**

A1: Non-Standard Size Non-Standard Size Fixed Frame Direct Set. Frame Size: 51 X 55. Lifestyle Series. No Program. No Package Without Hinged Glass Panel Interior Glazed None Climate Zone 5

Standard  
Clad  
Pine  
5"  
3 11/16". Standard Enduraclad  
White. Prefinished White Paint Interior. Glass:  
Insulated Dual Low-E Advanced Low-E  
Insulating Glass Argon Non High Altitude.  
Combination U-Factor 0.29  
U-Factor 0.29  
Combination SHGC 0.29  
SHGC 0.29  
VLT 0.55  
CPD PEL-N-18-04210-00001  
Satisfied Energy Star Zones None  
Yes  
Performance Class AW  
PG 45  
Calculated Positive DP Rating 45  
Calculated Negative DP Rating 45  
STC 27  
OITC 22.

Remake: No  
In-Store Pick-up  
EA  
08/30/2024  
False  
True  
877-473-5527  
. 21 Days. 943063  
WTS Pella LS Window. 33070.  
Grille: SDL w/Spacer  
No Custom Grille  
7/8"  
Traditional (2W2H)  
Wrapping Information: Foldout Fins  
Factory Applied  
Branch Supplied  
4 9/16"  
5 7/8"  
Standard Four Sided Jamb Extension  
Factory Applied  
Pella Recommended Clearance  
Perimeter Length = 212".

#### 4. Door Detail



Therma-Tru  
Fiberglass Single Door  
36-in x 80-in  
Smooth-Star®

Room Location: None Assigned

Smooth-Star®  
3/4 Lite 1 Panel Flush-Glazed  
Glass Style = Colonial 4 Lite 2Wx2H Simulated  
Divided Lites  
Caming = None  
U-Value = 0.28  
Solar Heat Gain Coefficient = 0.18  
Slabs Unfinished  
Jambs Unfinished  
Same Day Stain Kit = None  
4 9/16-in Tru-Guard® Composite - White  
Smooth Jamb  
Bronze Composite Outswing and Dark Wood  
Sill Cap  
Compression Weather Strip = Bronze  
Exterior Trim? = No  
Hardware = No Hardware  
Boring = Double Bore 5 1/2" On-Center  
Backset = 2 3/8"  
Hinge Type = Non-Removable Pin (Outswing)  
Hinge Finish = Brushed Nickel  
Jamb Prep - Deadbolt Bore = No Prep  
Dentil Shelf = None  
Clavos = None  
Strap Hinge = None