

# 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. The trim details are a direct reflection of some of the original façade trim details. 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 similar to the original detail 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.
- **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 and the trim will include pilasters and headers similar to what was originally on the building.

- **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 buildings of this era.
- **Door:** The door will have a cross grid creating a cohesive look that honors the building's history along with pilasters and headers similar to the original details of the 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.

**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



PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'- 0"

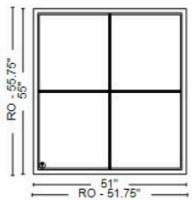
Facade Improvements  
48 S. High Street  
Dublin, Ohio 43107

RTA Project Number 031925  
MP0125

**RICHARD TAYLOR**  
ARCHITECTS



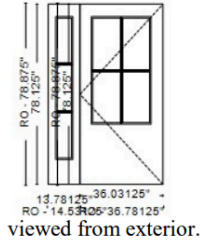
### 3. Window Detail



Pinnacle Clad Bronze Direct Glaze Rectangle Complete Unit LoE2 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(FBC: 11570)(Glass Stop Profile: Traditional)(FD: 51 x 55) (Pine Species)(White Paint)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(5/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W2H)(Energy Star: No Zones Met)(CW-PG65-FW) Performance Data:(U-Value: 0.36)(SHGC: 0.32)(VT: 0.54)(CR: 48)

\* Units viewed from exterior.

#### 4. Door Detail



(A1) DSO 1268 - (A2) DSO 30 Custom - Common Mull

(A1)-Pinnacle Clad Bronze Outswing Sidelite 1268 Complete Unit S LoE2 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(FBC: 11517)(Glass Stop Profile: Ogee)(French Panel) (Full Lite Panel)(10 Inch Rail)(Pine Species)(White Paint)(Bronze Sill)(Handicap Sill)(Grey Spacer)(Tempered Glass)(Preserve)(No Brickmould)(Rigid Nail Fin)(5/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 1W3H)(Energy Star: No Zones Met)(R-PG20-SHD) Performance Data:(U-Value: 0.31)(SHGC: 0.21)(VT: 0.34)(CR: 61)

(A2)-Pinnacle Clad Bronze Outswing Single Panel XXXX Complete Unit XL LoE2 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(FBC: 11517)(Glass Stop Profile: Ogee) (FD: 36.03125 x 78.125)(French Panel)(3/4 Recessed Panel Lite)(8 Inch Rail)(Pine Species) (White Paint)(Bronze Sill)(Handicap Sill)(Grey Spacer)(Tempered Glass)(Preserve)( Double Bore)(No Brickmould)(Rigid Nail Fin)(Oil Rubbed Bronze Standard Adjustable Hinges)(5/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W2H)(Energy Star: No Zones Met)(R-PG20-SHD) Performance Data:(U-Value: 0.35)(SHGC: 0.13)(VT: 0.21)