

48 S HIGH STREET

Robert Deuberry
Providential Properties LLC
3136 Kingsdale Center
#121
Upper Arlington, OH 43221

Providentialproperties1@gmail.com
614-203-6831



Introduction

This project seeks to complete the restoration a historic building constructed in 1850, returning it to its original architectural integrity. The proposed work involves replacing some of the rotting trim, painting and replacing the aftermarket 15 light doors with the plastic window mullions with matching historic doors from the 48 S High renovation. 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 Door Changes

- **Removal Existing Doors:** The existing retail doors were off the rack big box doors, which detract from the building's historical facade, The new doors will match the approved doors from the 48 S High Renovation.
- **Restoration of any rotting trim:** We will replace any current trim that is rotting with the same profiles.
- **Paint:** The building will be painted the same colors as it is now.
- **Have Awnings Professionally cleaned** – the awning are in good shape but need to have mold removed and cleaned

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

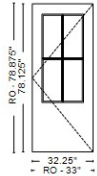
Attachments:

1. Current building doors



2. Proposed new doors

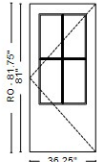
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
300	48 S HIGH - LAW OFF	33" X 78 7/8"	32.25" X 78.125"	\$2,718.24	1	\$2,718.24



* Units viewed from exterior.

Pinnacle Clad Bronze Outswing Single Panel 2868 Complete Unit XL LoE 366 IG 4-9/16 Jamb Ext (Room ID: 48 S HIGH - LAW OFF)(2604 Powder)(Setup (Standard))(FBC: 11517) (Glass Stop Profile: Ogee)(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: 0.34)(SHGC: 0.09)(VT: 0.19)

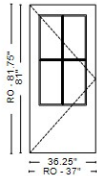
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
400	50 S HIGH - BARBER	37" X 81 3/4"	36.25" X 81"	\$2,791.32	1	\$2,791.32



* Units viewed from exterior.

Pinnacle Clad Bronze Outswing Single Panel 30610 Complete Unit XL LoE 366 IG 4-9/16 Jamb Ext (Room ID: 50 S HIGH - BARBER)(2604 Powder)(Setup (Standard))(FBC: 11517) (Glass Stop Profile: Ogee)(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: 0.34)(SHGC: 0.09)(VT: 0.19)

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
500	52 S HIGH -PET STORE	37" X 81 3/4"	36.25" X 81"	\$2,791.32	1	\$2,791.32



* Units viewed from exterior.

Pinnacle Clad Bronze Outswing Single Panel 30610 Complete Unit XR LoE 366 IG 4-9/16 Jamb Ext (Room ID: 52 S HIGH -PET STORE)(2604 Powder)(Setup (Standard))(FBC: 11517)(Glass Stop Profile: Ogee)(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: 0.34) (SHGC: 0.09)(VT: 0.19)