

## renovation of the bimco building

design review package for the historic preservation area certificate of appropriateness application

### Project Narrative: Bimco Building Renovation

As the City of Grove City takes the appropriate steps toward the enhancement of the Town Center, it has entered into an agreement with Sound Communications, Inc to acquire the company's current facility at 3440 Park Street in exchange for the Bimco Building and its site at 3474-3476 Park Street. This exchange will allow the City to expand public parking to better serve existing and future retail establishments near Broadway, while keeping a successful, mid-sized business at home in the town center.

The Bimco Building exists on three parcels:

- Parcel 040-000498:

An original 4,608 sf quonset hut building (circa 1924) constructed of a bowstring-truss-supported roof with concrete masonry exterior walls. The primary façade fronting Park Street is constructed of rusticated concrete masonry, popular during its era. Large, steel-frame windows still exist, but have been blocked out in recent years. Exterior walls have been painted a cream color and the paint is peeling in many locations. The roof has recently been replaced with a black membrane product.

- Parcel 040-000786:

An additional 9,231 sf was later constructed (circa 1950) with a low-slope steel bar truss / wood frame roof and plain concrete masonry exterior. Windows on the front south and east elevations have been replaced approximately ten years ago with bronze anodized aluminum units. Six original, steel-frame windows still exist on the rear-east elevation and are in poor condition. An additional two units have been replaced in recent years with glass block. Exterior walls have been painted a cream color and the paint is peeling in many locations. The roof has recently been replaced with a black membrane product.

- Parcel 040-00751:

Paved parking area on the west side of the property. This parcel currently belongs to CSX Railroad but has been maintained and used by the Bimco Building Owners. The City of Grove City is currently negotiating with CSX to formally acquire this parcel and include it as part of the property exchange.

Over the years, the Bimco Building and its property has been used for various functions including industrial / manufacturing, shooting range, storage, and offices. The existing zoning for this building is IND-1, Light Industrial and thus its recent uses would be considered non-conforming.

## Project Narrative (continued): Bimco Building Renovation

### Proposed Renovation:

### New Use:

Sound Communications, Inc. is a supplier of digital recording solutions for video, voice, and data geared toward business surveillance and quality control monitoring. Sound Communications employs approximately 25 full-time staff and operates out of one location here in Grove City. The proposed renovation would convert the building to support the company's (Business occupancy) needs for administrative and sales offices, technical support and computer service stations, meeting rooms, and training. Staff size will remain as it is today.

### Exterior modifications:

Parking will remain similar to its current condition except to re-stripe for proper vehicle spacing and accessible stalls. Walkways providing access to the south / main entry will be realigned and graded to allow accessible entry. The recessed loading dock on the north side of the building is no longer needed and will be filled.

The proposed renovation will capitalize on the Bimco Building's original light-industrial character while adding new windows, entry door, signage, and canopies to provide sun shading and to help clarify the location of main public entry.

The rusticated block - a major contributor to the character of the original south facing building facade - will be cleaned, repaired, and repainted. New, steel framed, insulating glass windows will be installed in the original building window locations that had subsequently been blocked-in in recent years. In order to make the most of what the existing interior space offers, it will be necessary to locate the main entry east of the original building centerline. Steel-framed canopies will provide shading for south-facing windows, while a longer, similarly constructed canopy will provide a clear indication for public entry, sun and rain protection, and a location for raised lettering spelling out the company name.

The east and west facades will be treated in a somewhat similar fashion. Existing concrete masonry walls will be cleaned and re-painted. Select areas where windows had previously existed on the west elevation will be fit with steel framed insulating windows. The east facade contains some recently installed aluminum window units that are function well and will remain in place. Older steel windows along the same elevation are in poor condition and will be replaced with new steel-framed, insulating windows.



existing building - southwest corner



existing building - west facade, north portion



existing building - north facade



existing building - east facade



existing building - southeast corner



existing building - south facade, east portion

existing building

existing entryway filled with plywood  
t-111 siding and metal door  
aluminum coping  
signage band plain concrete masonry

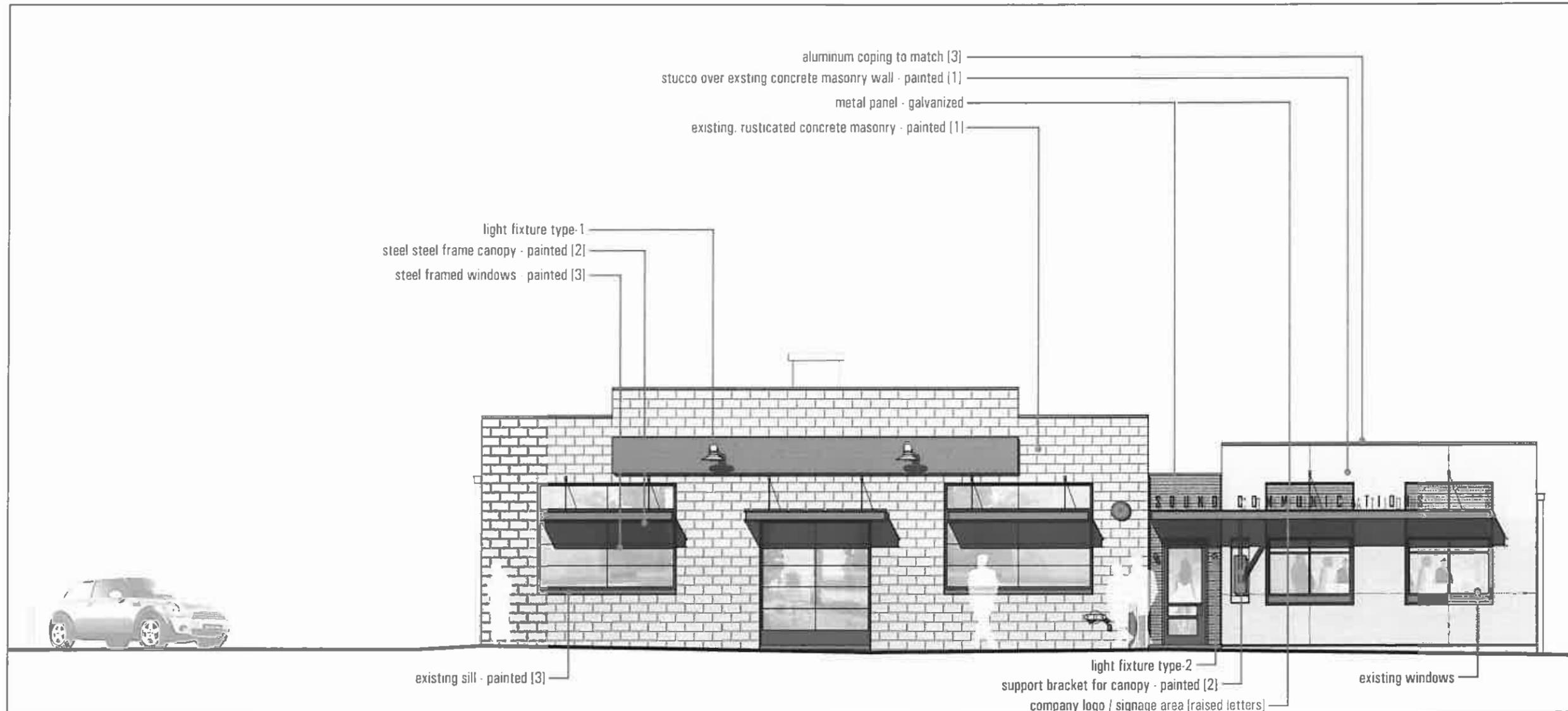
terra cotta coping - partially missing  
metal door  
original rusticated concrete masonry  
(painted / peeling)

existing window openings filled with plain  
concrete masonry

plain concrete masonry (painted / peeling)

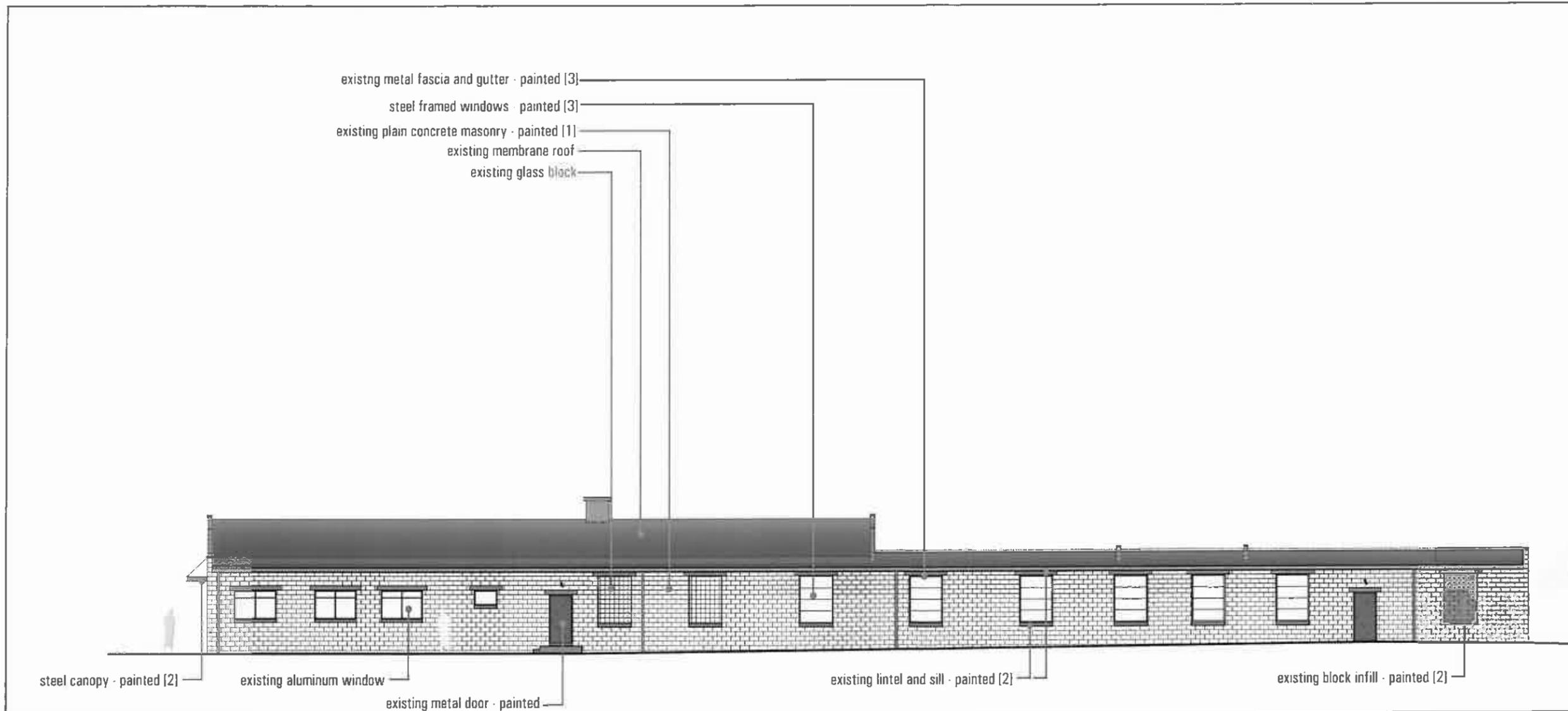
existing aluminum framed  
windows

existing south elevation - facing park street (SCALE: 1/8" = 1'-0")

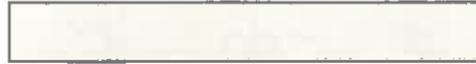


south elevation - facing park street | SCALE: 1/8" = 1'-0"





east elevation (1/16" = 1'-0")



paint color [1]: [typ - painted concrete masonry and stucco] valspar #5008-1c - lyndhurst castle sand [nthp color]



paint color [2]: [typ - canopies and lintels] valspar #4003-2a - cathedral stone



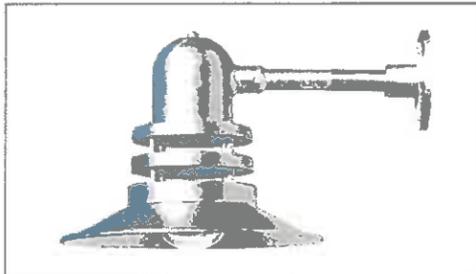
paint color [3]: [typ - frames and doors] valspar #4003-2b - rugged suede



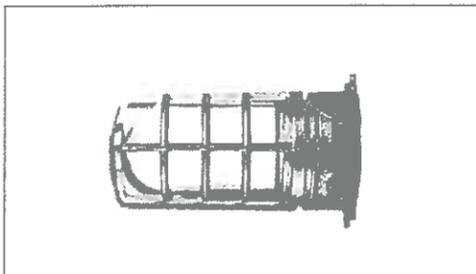
steel frames and main entry door: hope's 5000 series



metal panel: atas belvedere corrugated panel bwc374 - galvalume finish



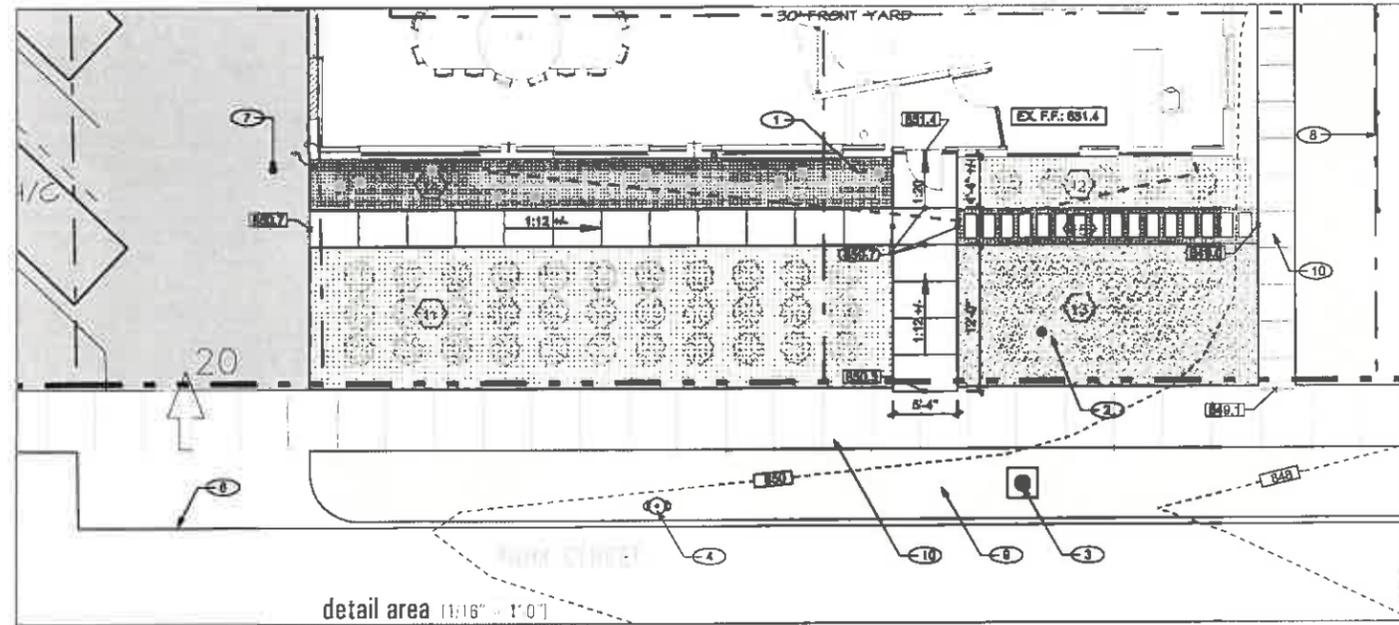
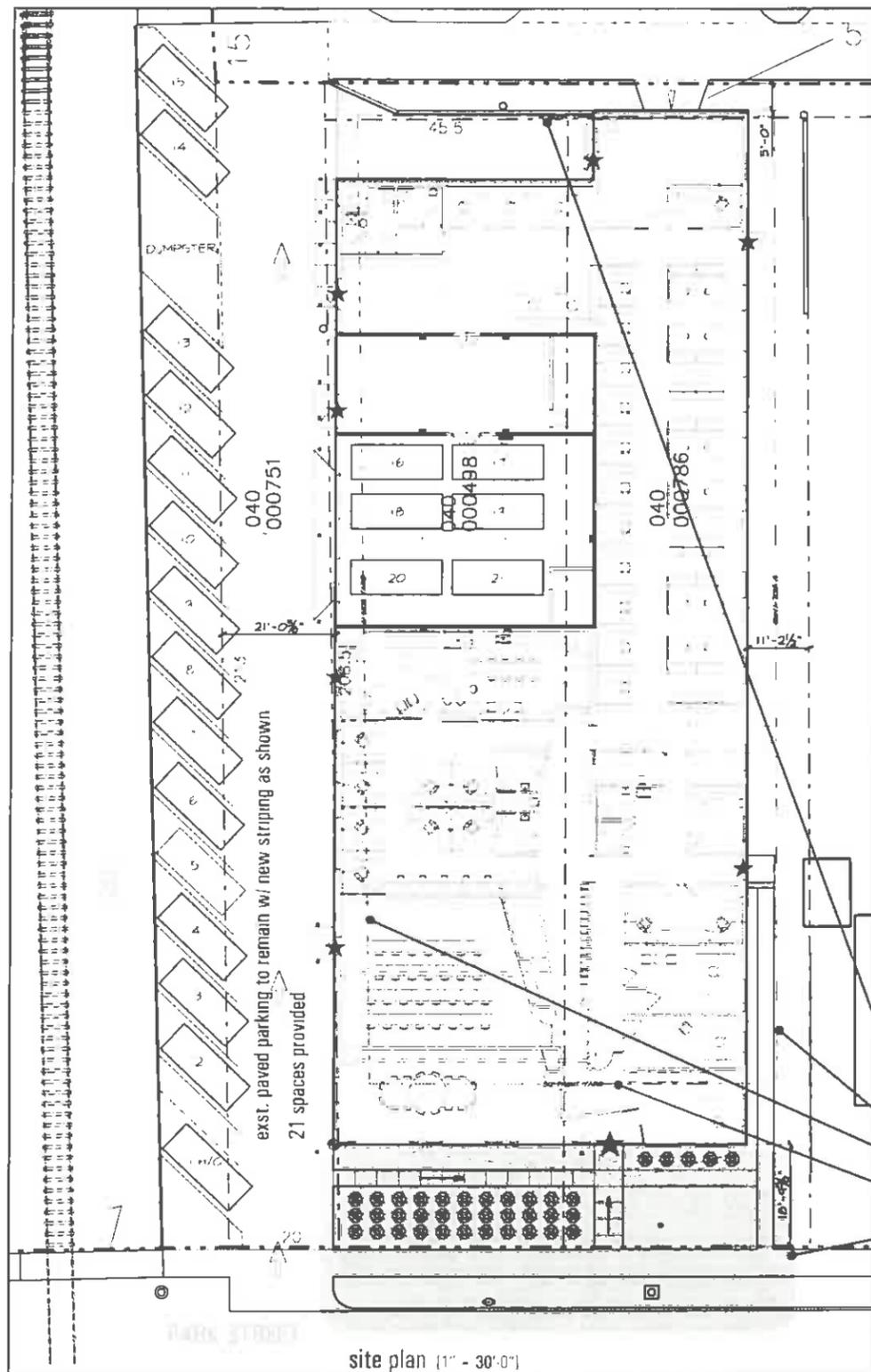
type-1 exterior light: american nail plate co. - orbitor q-orb12e20 - galvanized finish



type-2 exterior light: r.a.b. lighting co. - rab-vx-100dg - galvanized finish

### materials and colors



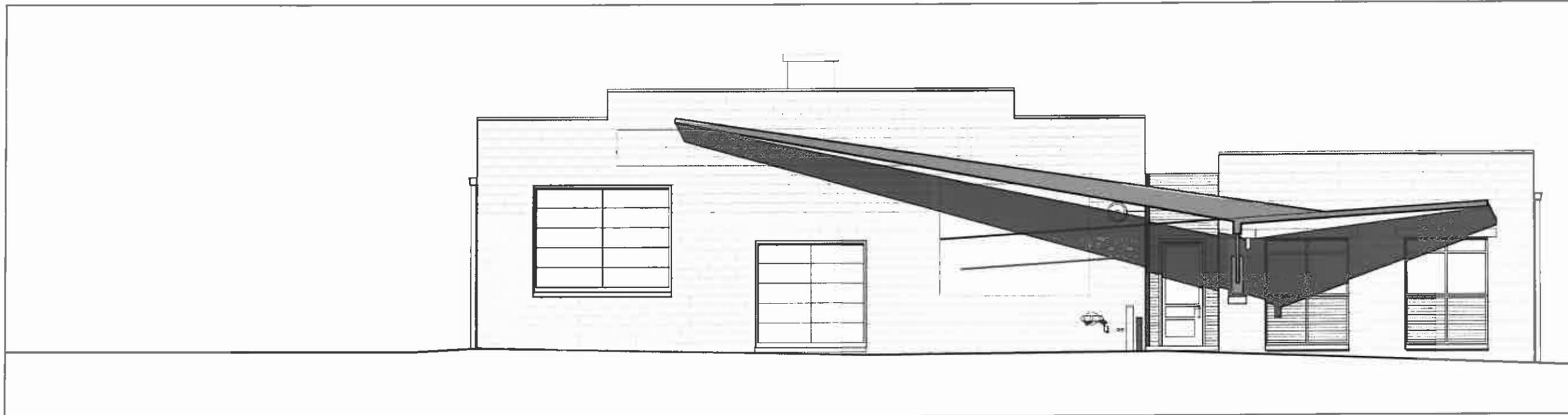


6' rear yard setback  
 6' side yard setback  
 30' front yard setback  
 see detail area



- ⚡ 850.3 existing spot elevation (verify in field)
- ⚡ 850.3 proposed spot elevation
- ⋯ 850.3 existing contours
- ① exst. p.i.v. - to be removed
- ② exst. flag pole
- ③ exst. street light
- ④ exst. hydrant
- ⑥ exst. curb cut / apron
- ⑦ exst. bollards - where shown
- ⑧ exst. chain link fence
- ⑩ exst. walkway
- ⑪ silver feather grass (*miscanthus sinensis*) in natural mulch bed.
- ⑫ feather reed grass (*calamagrostis acutiflora stricta*) in natural mulch bed.
- ⑬ seeded lawn
- ⑭ stabilized crushed meremac aggregate
- ⑮ 12" x 14" concrete pavers over ⑭
- ★ building entry point

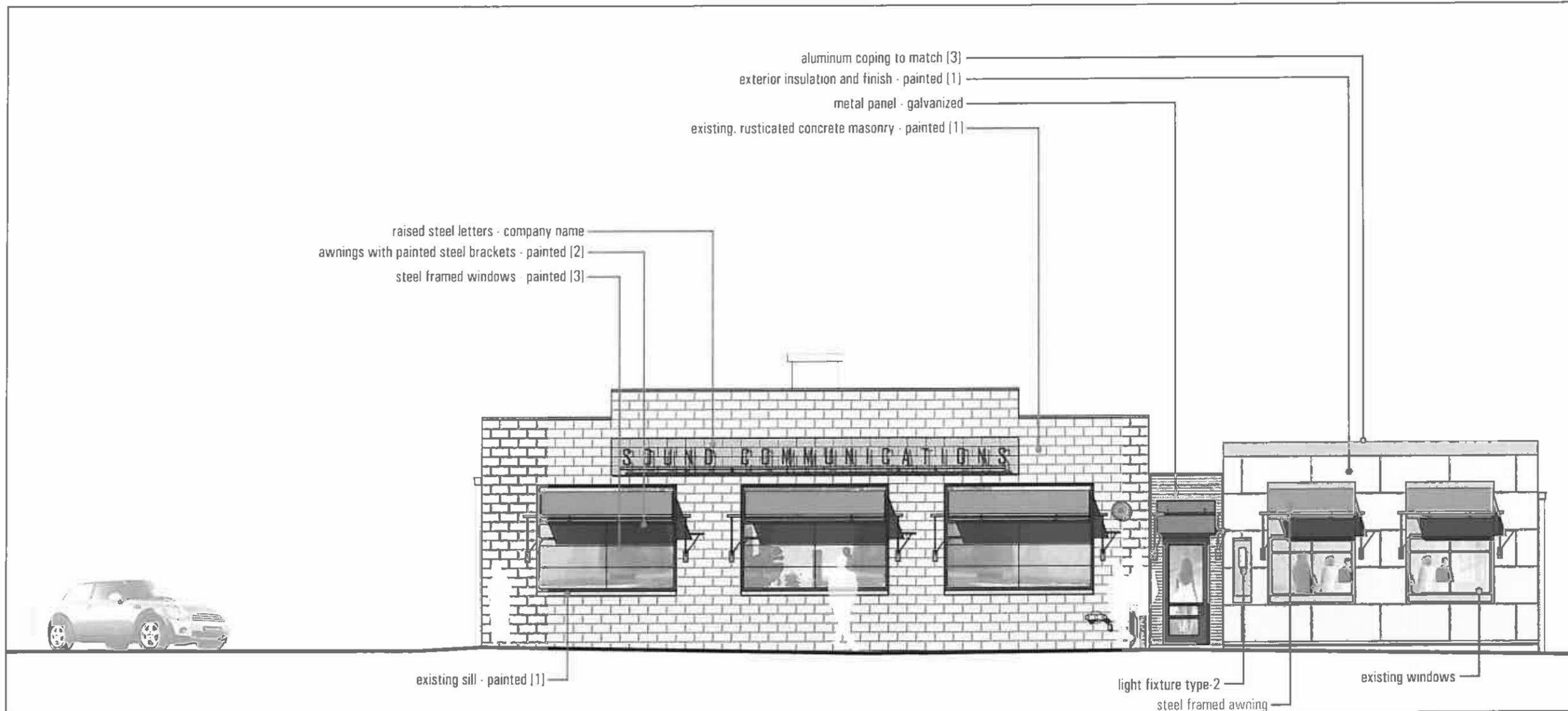
site improvements



south elevation - alternative 1a - similar to below, with windows remaining in their existing location



south elevation - alternative 1 - facing park street (SCALE: 1/8" = 1'-0")



south elevation - alternative 2 - facing park street (SCALE: 1/8" = 1'-0")