



DIGITAL RECORDING SOLUTIONS FOR VOICE, VIDEO & DATA

The Jackson Building
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December 17, 2009

Kyle Roush
The City of Grove City
Development Department
4035 Broadway
Grove City, OH 43123

Reference: 3474 Park Street
Grove City, OH 43123

Dear Kyle:

As per our telephone conversation of yesterday, we would like to make some revisions for the façade of our building. We originally were awarded with a Certificate of Appropriateness a few months ago but in the interim, we have discovered the following:

- The old block on the Quonset hut side of the building (west side) is in need of repair. We found that to replace the broken and/or non-repairable existing beveled-edge block, special molds would have to be made and new block produced by hand. This is very costly. As an alternative, we would like to apply EIFS to the entire front of the building. By doing so, it would be significantly less costly and also have a better R rating. Additionally, we feel it would be more attractive to have both sides of the front of the building be of the same material instead of one side beveled block and the other side EIFS.

In addition to this change, we would like to request that the color of the EIFS be a gray and the remainder of the building to be painted a like color. A sample of the EIFS (with the color we would like) has been provided. To coordinate, we would also like to have the awnings be black.

Enclosed are 18 copies of the plan, our application and a check in the amount of \$50. Please let me know if you need anything else prior to our meeting.

Thank you for your assistance in our project.

Sincerely,

Toni VanHorn-Stephenson

RECEIVED

DEC 22 2009

GC PLANNING COMMISSION

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



Project Narrative: Bincoo Building Renovation

As the City of Grove City takes the appropriate steps toward the redevelopment of the front portion of the Bincoo Communications, Inc. to acquire the company's current facility at 1544 Park Street in exchange for the Bincoo Building and its site at 5475-5476 Park Street. The exchange will allow the City to expand public parking to better serve existing and future retail establishments near Broadway, while keeping a successful and successful business of home in the town center.

The Bincoo Building exists on three parcels:

- Parcel 040-000493
An original 4,000-sq-foot masonry structure with construction of a basement was supported roof with concrete masonry exterior walls. The primary layout featuring Park Street is constructed of masonry concrete masonry, piped during its era. Large steel frame windows still exist but have been replaced and in recent years. The original walls have been replaced with a brick masonry product in many locations. The roof has recently been replaced with a black membrane product.
- Parcel 040-000735
An addition to 7,211 sq. ft. was first constructed circa 1980 with a non-slope steel bay frame, wood frame roof and plain concrete masonry exterior. Windows on the front south and east elevations have been replaced approximately ten years ago with more modern aluminum units. Six original steel frame windows still exist on the rear-elevation and are in poor condition. An additional two units have been replaced in recent years with plastic back. Exterior walls have been painted a cream color and the ground is mostly in many locations. The roof has recently been replaced with a black membrane product.

Parcel 040-000761:

Recent parking area on the west side of the property. The parcel currently belongs to CSX Railroad but has been maintained and used by the Bincoo 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 Bincoo Building and its property had been used for various functions including industrial manufacturing, shipping cargo, storage, and offices. The existing zoning for this building is M1 (Light Industrial) and thus its recent uses would be considered non-conforming.

Project Narrative (continued): Binco Building Renovation

Progressed Renovation:

New Use:

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

Exterior Modifications:

9. Parking will remain similar to an current condition except for the stripe for proper vehicle spacing and a visible stallo. Walkways providing access to the south main entry will be realigned and graded to above or grade level only. The restaurant loading dock on the north side of the building is no longer needed and will be filled.

The proposed renovation will capitalize on the Binco 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 existing buildings will be covered with exterior insulation and brick - painted to provide a uniform facade and cover defects in the original concrete block facade. In order to make the most of what the existing interior space offers, a wall be necessary to locate the main entry east of the original building connection. Steel frame canopies will provide shading for south facing windows, and a clear indication for public entry, and and rain protection. A long, slender constructed signage piece will provide space 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 repaired. Areas where windows had previously existed, currently filled with concrete block, will be painted a contrasting color. The east facade contains some recently installed aluminum window units that function well and will remain in place. Older steel windows along the same elevation are in poor condition and will be replaced with new insulating aluminum windows.





existing building - southwest corner



existing building - west facade - north portion



existing building - north facade



existing building - east facade

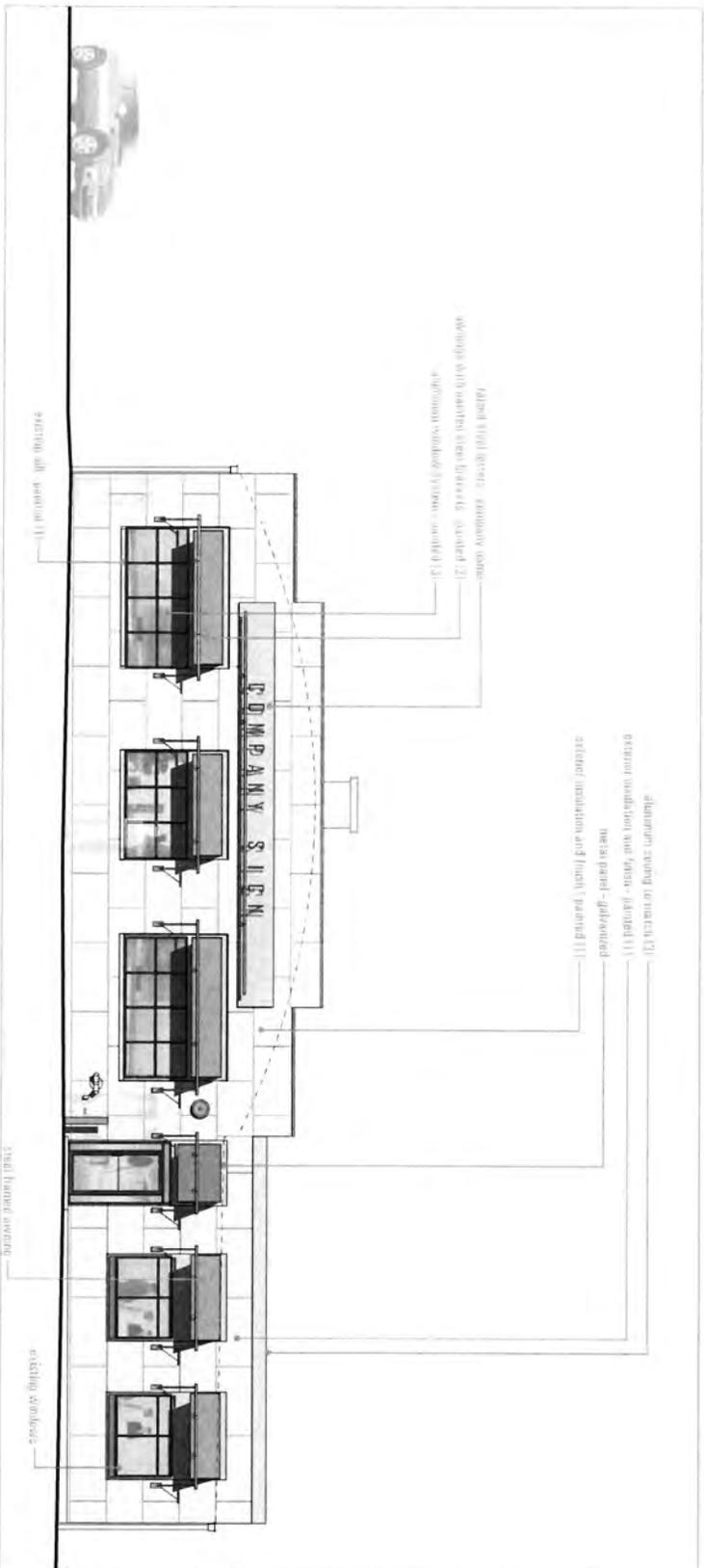


existing building - southeast corner



existing building - south facade - east portion

existing building



south elevation - facing park street scale 1/8" = 1'-0"





paint color 11: type 1 - painted concrete masonry and stucco | valquist F5528-1c - lyndhurst castle sand (trip color)



paint color 12: type 1 - concrete and masonry | valquist F4303-7a - cathedral stone



paint color 13: type 1 - frames and doors | valquist F4003-2b - rugged suede



steel frames and main entry door: hope s 5000 series



metal panel: albacore/clear corrugated panel bcw374 - galvalume finish



type 1 exterior light: american rail plate co. - albuq p1012220 - galvanized finish



type 2 exterior light: r.a.s. lighting co. - rak-vv-100dq - galvanized finish

materials and colors



