

## *Memorandum*

To: Planning Commission Members  
From: The Development Department  
CC: Honorable Members of City Council, Clerk of Council, City Departments  
Date: April 17, 2015  
Re: Grove City Library – Certification of Appropriateness

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### **Item #2 – Grove City Library – Certificate of Appropriateness**

**(PID# 201504160018)**

Application: Certificate of Appropriateness  
Location: 3959-3963 Broadway  
Applicant: City of Grove City  
Zoning: CBD (Central Business District)  
Use: Library

#### Relevant Code Section(s):

- 1135.09(b)(14) Historical Preservation Area
- 1138.04 Historical Preservation Area and Sign Code – Design Requirements
- 1138.05 Historical Preservation Area and Sign Code – Procedure for Review

#### Project Summary:

The applicant is requesting approval of a certificate of appropriateness for the new Grove City Library to be located at the northwest corner of Broadway and Grant Avenue. The proposed building will replace the existing facility on Park Street. Plans also show the realignment of Columbus Street west of Broadway to access the site.

Section 1138.04 outlines the design requirements for new construction in the HPA, specifically subsections (b), (c), and (d).

#### Code Analysis:

1. Section 1138.04(b) states that the design of new structures and or additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises within the Historical Preservation Area.

**Criteria Met:** In staff's opinion the proposed design takes the context of the surrounding architectural style and texture into account. The proposed facility will be the largest structure in Town Center however the proposed design, architectural style and treatments of the building's exterior facades break up the visual mass, reducing the scale of the facility to a manner that is considered by staff to be compatible with surrounding uses. Similar to other buildings in the area, the proposed facility is situated along public frontages with parking located towards the rear.

The front entry plaza helps connect the proposed facility in with the existing fabric of the area by stepping back to be compatible with the plaza area of HR Personal Expressions (located on the south side of Grant Avenue). Additionally, the undulating lines of the building's exterior walls (southeast corner) help accent the uniqueness and attractiveness of this proposed civic facility.

2. Section 1138.04(c) requires natural traditional materials such as brick, stone, masonry and wood to utilize on exterior facades. Additionally, this section prohibits the use of contemporary metals, fiberglass and plastics on exterior surfaces on architecturally significant structures.

**Criteria Met:** The primary building material is to be a red based brick with stone and metal (finished bronze) accents. In staff's opinion the use of metal on the windows is an industry standard and does not detract from the appropriateness of the facility. It should be noted that a list of exterior materials list was not submitted for review.

3. Section 1138.04(d) states that colors shall be limited to black, white and those contained in the approved color palette.

**Criteria Met:** The primary material is to be a reddish based brick.

#### Recommendation(s):

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulations.

1. An exterior materials sheet (8½x11) shall be provided detailing the material, manufacturer and color of all proposed exterior finishes.
2. A material sample board shall be provided containing the proposed exterior finishes.