



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Lower Level Conference Room
January 5, 2016 1:30pm

6. APPLICATION: Grove City Brewery | Certificate of Appropriateness

Project Number: 201511300089

Location: 3946 Broadway, located on the east side of Broadway, 90± feet north of Columbus Street (040-000360).

Proposal: A renovation to an existing storefront and signage for a new brewery in the Town Center. Signage variances.

Applicant: David Crosby; 7441 Young Road; Grove City, Ohio 43123.

Relevant Code Section(s):

- 1135.09(b)(14) Historical Preservation Area
- 1138.04(a) Historical Preservation Area – Existing Structures and Premises
- 1138.04(c) Historical Preservation Area – Materials
- 1138.04(d) Historical Preservation Area – Color

Project Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) for exterior modifications and signage as part of their proposed renovation of the existing multi-tenant building located at 3946 Broadway in the Town Center. Currently, the multi-tenant building has three spaces, which are occupied by the Plum Run Winery, Day Starz Day Care and Hunts Photography. A new brewery, Grove City Brewery, and Plum Run Winery will eventually occupy the entire building.

The applicant is proposing to renovate the entire building, including the exterior facades. The façade along Broadway will be glass windows and brick veneer (ModenaBrick “Cassis”). Gooseneck lighting fixtures (Cordelia Collection) are proposed on the front portion of the building to provide lighting for the new patio (which will be examined during the Special Use Permit application process). A 9’x9’ glass garage door is proposed on one front façade (McKee Model 452 door by Wayne Dalton), but the framing color has not been specified. Staff recommends revised materials be submitted to indicate the color of the metal framing. Additionally, the current “H” on the front of the building will be reconstructed onto the front façade, and made of synthetic wood. Staff recommends this element be finished black in order to accent and complement the brick treatment as well as integrate with fencing and building lighting features.

Proposed signage includes a projecting sign, measuring 17.9 square feet total. The projecting sign will be constructed of metal with a maximum of six (6) inches thick. Materials indicate the colors will be consistent with those of the Town Center, but no specific colors are provided. Staff recommends details regarding the colors of the sign be submitted.

Per Section 1138.28, a maximum of 25 square feet of signage is permitted. The existing ground mounted sign (to remain) measures 14.9 square feet, leaving an availability of 10.1 square feet. As proposed the projecting wall sign (17.9 sf) would exceed code allowances by 7.8 sf. However,

it should be noted Planning Commission is authorized to approve variance within the HPA in accordance with Section 1138.05. In reviewing the sign's characteristics and site circumstances, staff is supportive of a variance to allow for an additional 8 square feet of signage as this structure has multiple tenant spaces and frontages, provided no one frontage has more than 20 square feet. Additionally, staff is supportive of granting variances to allow this projecting nameplate sign to exceed the maximum four (4) square feet in area and extend more than the maximum three (3) feet from the façade. As proposed the sign will be approximately 18 square feet and will extend out approximately 5 feet from the building (furthest element). In staff's opinion the sign furthers the character of the area and is compatible with Grove City Lanes' projection sign.

Code Analysis:

1. Section 1138.04(a) states that reconstruction or rehabilitation within the Historical Preservation Area shall conform to the distinguishing, original exterior qualities or character of the structure, its site and its environment.

Standard is Met: The proposed renovations have been designed to be compatible with existing development in the Historical Preservation Area by finishing the building with brick veneer, utilizing a large amount of glass (including a glass garage door) and applying decorative lighting fixtures. The design of the building is similar to that of neighboring buildings in the HPA.

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.

Standard is Met: The primary building material is to be a brick veneer (ModenaBrick "Cassis") and glass windows and a glass garage door will also be used on the building. In Staff's opinion, the use of metal on the windows and garage door is an industry standard and does not detract from the appropriateness of the facility. It should be noted that a list of exterior materials 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.

Standard is Met: The primary material is to be brick veneer (ModenaBrick "Cassis").

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulations:

1. Materials shall be updated to show the color of the framing on the glass garage door.
2. Details of the proposed color on the new signage shall be submitted.
3. Staff is supportive of variances to allow for an additional 8 square feet of signage provide no one frontage has more than 20 square feet of signage; allow for the nameplate sign to exceed the maximum 4 square feet and extend up to 5' feet from the building façade along Broadway.
4. The "H" element located on the Broadway (front) façade, proposed to be reconstructed, should be finished black.