



The City of Grove City, Ohio
4035 Broadway, Grove City, Ohio 43123
614-277-3000

CERTIFICATE OF APPROPRIATENESS

December 3, 2020

Troy Strohm
260 Frankfurt Sq
Columbus OH 43206

Re: 3271 Park St. – Exterior Alterations

Dear Mr. Strohm,

This letter shall serve as a Certificate of Appropriateness per the requirements of Grove City Code of Ordinances 1138 – Historic Preservation Area exterior alteration approval.

Approval is granted for the following items submitted on Nov. 18.

1. Re-roof per material submitted. (Timberline HDZ shingle in Pewter Gray.)
2. Re-siding of the existing home with Parkview siding in Color: Greystone – Style: Dutch 4 with white vinyl trim around windows, soffits, etc.
3. Removal of door with glass panes off the front porch.
4. Removal of the aluminum awning over the rear door.
5. Removal of the brick chimney on the front elevation
6. Removal of the brick flower bed and replace it with 5 evergreen type shrubs (min. 24” tall) per the Urban Forester.
7. Painting of the foundation masonry to match siding.
8. Replacement of the front door with a new door, white with oval glass as shown.

Disapproved:

1. The elimination of shutters on the home. Note: the replacement of shutters on the home is required to complete the exterior renovation. You have the right to appeal this determination to City Council.

Pending Approval; information needed.

1. Replacement windows. (Manufacturer specs. Identify each window being replaced and its dimensions.)
2. Porch redesign. (Detailed drawing with dimensions of each element including posts, guard, stair railing, steps.)

3. Removal of rear deck and the construction of an “extension.” (May be included with submittal of proposed new rear building addition.)

This is your zoning approval only. **Obtain all required permits and inspections for this work.**

If you have any further questions, please do not hesitate to contact me at 614-277-3086.

Sincerely,

Laura Scott
Planning and Zoning Coordinator

cc: Justin Taylor, Inspector
Jodee Lowe, Urban Forester

Received By:
Grove City Development
Date: 12/18/2020

3721 Park Street Narrative

This application is for a Certificate of Appropriateness to add a two-story addition to the rear of the existing home. The addition will measure 12 feet by 20 feet 5 ½ inches. The extension will also include a basement. Other improvements are also being made to the property but have already been approved by the building division.

The addition is designed using an identical architectural style to the existing home and will be finished identical to the existing building. As part of the other improvements that will be made to the property, the house will be completely resided. The type of siding and color have been approved by the building division, so the siding on the addition will match the approved materials. The roofing has also been approved by building division and will be asphalt shingles. New windows will be white vinyl windows, finished with metal coping around the edges.

Since the new addition will be located on the rear of the house and will match the existing home in terms of architecture and materials, it will not detract from the overall character of the area and will be appropriate for the Historical Preservation area. The addition, along with the other investments in the property will add to the character of the area.

3721 Park Street Proposed Materials

Siding: Parkview Vinyl Siding in Color: Greystone (shown below)
Style: Dutch 4 with white vinyl trim around windows, soffits, etc

Windows: White vinyl 5-star energy efficient windows throughout the entire house. Windows will be capped with metal like shown in picture below



Roofing: Timberline HDZ shingle in Pewter Gray



EXHIBIT "A"

Legal Description

Situated in the State of Ohio, County of Franklin, and
in the City of Grove City:

Being Lot Number Nineteen (19), in said Village of
Grove City, as the same is numbered and delineated upon
the recorded plat thereof, of record in Plat Book 1,
Page 341, Recorder's Office, Franklin County, Ohio.

All of
(048)
000161

Property Address: 3271 Park Street, Grove City, OH 43123

Parcel No: 040-000161-00

Prior Deed Reference: Vol 22899, page H08

