RESOLUTION NO. CR-40-26

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE PAINTING OF THE BUILDING LOCATED AT 4026 – 4030 BROADWAY LOCATED IN THE HISTORICAL PRESERVATION AREA

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, Section 1138.05(c) states, in part, that the Chief Building and Zoning Official shall determine whether the proposed changes are "significant" based upon the impact the changes will have on the property and its surrounding area and the standards set forth in this chapter. If the Chief Building and Zoning Official determines that the proposed changes are not "significant," he may issue a Certificate of Appropriateness. Nor shall anything in this chapter be construed to prevent any change, including the construction, reconstruction, alteration or demolition of any feature which in the view of the Building Inspector is required for the public safety because of an unsafe, insecure or dangerous condition; and

WHEREAS, the Chief Building and Zoning Official has determined that the proposed changes are "significant" and require approval through Council; and

WHEREAS, on September 21, 2026, Council approved Ordinance C-42-26 to grant an exceptional circumstance for 4026-4030 Broadway to increase the maximum award under the Town Center Commercial Revitalization Grant Program, which indicated that the property owner is proposing to paint all exterior facades; and

WHEREAS, the property owner has completed several projects in preparation for the exterior painting, including the removal of abandoned telecommunication wires, tuck-pointing and repairs, as well as the replacement of some windows and doors to create an attractive and cohesive appearance that will also help mask the existing utilities on the sides of the buildings.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby waives Section 1138.05(a) and approves the Certificate of Appropriateness for the painting of the exterior facades of 4026 – 4030 Broadway as shown in the attached Exhibit "A".

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 10-05-2026
Effective: 10-05-2026 Attest:

Tami K. Kelly, MMC, Clerk of Council

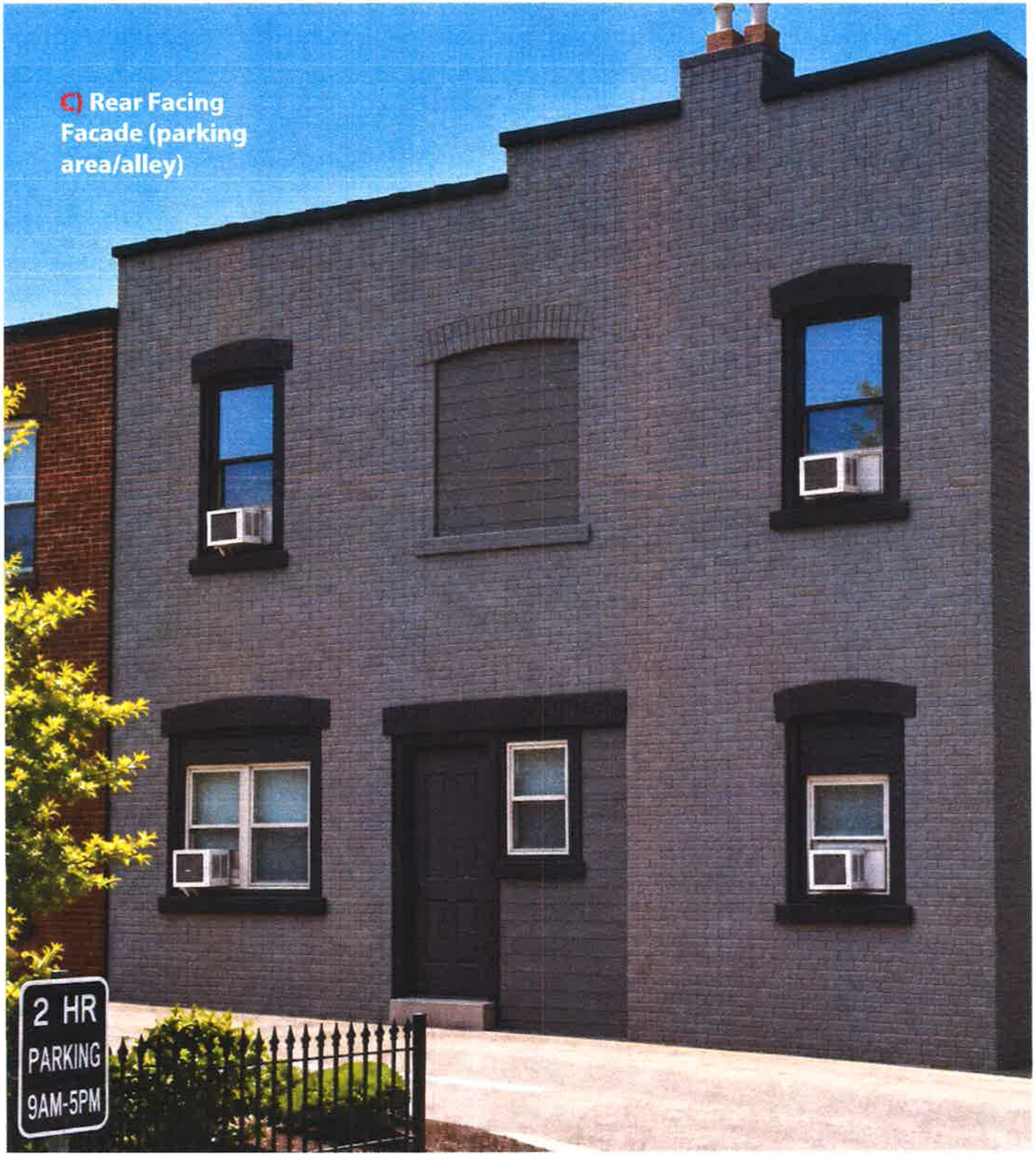
I Certify that this resolution is correct as to form.

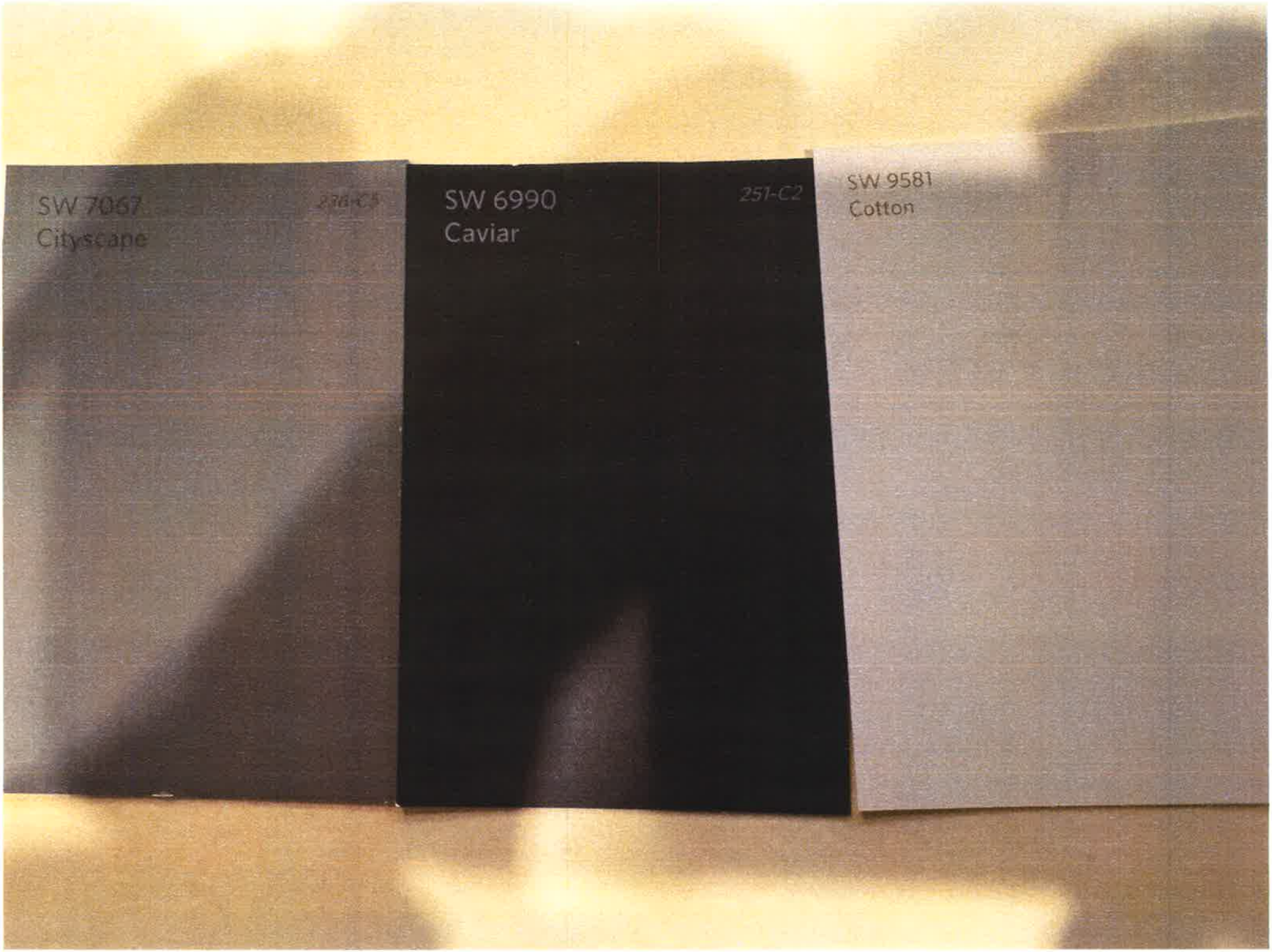
Stephen J. Smith, Director of Law

CR-40-26
EXHIBIT A




B) Park Street Facade
Building 2
Building 1
2 HR


C) Rear Facing Facade (parking area/alley)
2 HR
PARKING
9AM-5PM


SW 7067
Cityscape
SW 6990
Caviar
251-C2
SW 9581
Cotton

CR 40-26

4026-4030 Broadway (Narrative Text Only)

Project Scope: Painting of all exterior facades facing Broadway, Park Street and rear parking area.

Contractor/Project Quotes: WfBolin Company, Industrial & Commercial Painting Contractors

Color Specifications, Sherwin Williams Paints:

- Grey SW 7067 "CityScape" 236-C5
- Black SW 6990 "Caviar" 251-C2
- White SW 9581 "Cotton"

Exhibits A-C:

(A) Broadway Facing Facade:

- White brick with black window trim and door frames (existing awnings to remain)
- Crown Molding at top of building to be all black
- Concrete between sidewalk and brick painted black

(B) Park Street Facade will be split into two sections where the two buildings meet:

- Continuation of white brick from Broadway facade to match, black window trim and door frames (stopping at building one). Continue concrete section between sidewalk and stone at base of building, painted black
- Grey facade (beginning at building 2) which extends onto the rear facade facing the parking area/alley way.
- Grey window trim to match brick on half round windows
- White and black trim work on doors and windows on first level

(C) Rear of building facing parking area/alley:

- Brick painted grey with black window and door trim
- Center "faux" window all grey to blend into brick