



Historic & Architectural Review Board

Meeting
August 25th, 2015 4:30 P.M.

I. Call to Order

Lee Calisti: I would like to call to order the Tuesday August 25th 2015 Historic & Architectural Review Board. We have several items on the agenda this evening.

II. Roll Call

Lee Calisti: Roll call, please.

PRESENT:

BARBARA CIAMPINI
LYNN ARMBRUST
LEE CALISTI, CHAIRMAN
MARC SCURCI

ALSO PRESENT:

LOU DEROSE, SOLICITOR

ABSENT:

STEVE GIFFORD
JACKIE JOHNS
BARBARA JONES, VICE CHAIRMAN

III. Approval of July 21st, 2015, Meeting Minutes

Lee Calisti: Approval for the July 21st, 2015 meeting minutes, I trust everybody has received a copy of those and has had a chance to review them. We entertain a motion and a second to approve those.

Lynn Armbrust: I'll make the motion.

Marc Scurci: Second motion.

All approved. Motion carried.

IV. OLD BUSINESS

V. NEW BUSINESS

112 North Main St

Property Owner: Raymond Moore

Applicant: Connections Café, Sharon Detar

Project: Signage

Sharon Detar: I'm Sharon Detar. I'm going to open up a café called *Connections Café* at 112 North Main St. in Greensburg. I'm looking to put some different signage up, maybe an awning. But we have some other options for the awning as well. Questions for me or anything else I need to say?

Barbara Ciampini: Anything else that you want me to show of your documentation? Or does that depict all that you want to talk about.

Sharon Detar: Well, we had a couple different choices of the front of the top there (pointing at the screen), the one with just the stripe, the one that says *Connections Café*. And that's actually the one where we are looking for approval with the words on top and the two signs on the windows there (points at the screen).

Barbara Ciampini: Those are vinyl decals?

Sharon Detar: Yes. I have my sign guy, Jim Valley from *Acorn Signs*, designed it and has little samples the gray and white part.

Lee Calisti: Sharon, are we looking at a flat sign board? Or is that trying to indicate an awning?

Sharon Detar: No that's flat. Right now what's up there is white and looks like metal stuff up there and we are going to put a grey vinyl and three dimensional letters for the words.

Lee Calisti: Are you planning on adding an additional lighting for the sign board area?

Sharon Detar: I don't think so. There's a streetlight right there and we're not opened in the evenings so I basically think that's all of the light that we need there.

Barbara Ciampini: You're not going to use the projecting sign that was on there with the bracket or anything?

Sharon Detar: No. It'll be flat against the front there.

Lee Calisti: This represents your preferred scheme? Any other?

Sharon Detar: Ok? Yes.

Lou DeRose: You had mentioned an awning is that something in the future?

Sharon Detar: No. Actually the awning guy was pressuring me to submit that, but I prefer not to do that at this time.

Lou DeRose: No awning.

Sharon Detar: He said, "Put that in and see if they approve that on there".

Barbara Ciampini: I like your presentation.

Sharon Detar: But I think the flat will be just fine and will say what we need to say. We don't need an awning.

Lee Calisti: Are there any additional questions or comments from the board?

Marc Scurci: I have a thought, Sharon and thank you bringing your new business to town. We appreciate that. If you are appealing to the person walking down the street or across the street, that's one thing. I think that if you want to draw some attention; this is a point of view. If you want to draw attention to someone casually driving by, the stripes are great and even the font is nice. Maybe increase the font size to make it a little bit bigger to make it a little stronger without overwhelming the

Sharon Detar: Yes.

Marc Scurci: My eyes aren't great but sometimes you have to squint to see exactly what that is. So, you may draw that occasional driver that is looking for a place.

Sharon Detar: Yes, we can probably do that.

Marc Scurci: Well, you don't have to do that, I'm just suggesting for that. Anybody else?

Lee Calisti: I would agree with that. I like it as it is presented. I think it's really nice, but I would agree with Marc.

Sharon Detar: Ok. We could make the black Connections a little bit bigger.

Lee Calisti: You have the room to do that proportionally and it would just make your name more pronounced.

Sharon Detar: That's always good. Yes

Lee Calisti: The other question that I had was that do you plan on doing anything else on the door—time, signage, website, anything else that you would desire to put on there at all?

Sharon Detar: I don't think so.

Lee Calisti: Ok.

Sharon Detar: No. I think I'm going to put my hours in the window because they'll change in the spring.

Marc Scurci: What was in that space before?

Barbara Ciampini: It was the *Cellar Door Café*.

Marc Scurci: Oh ok.

Barbara Ciampini: That's why I asked about a projecting sign.

Sharon Detar: I always thought that when you came up the street on Otterman, it looked like nothing was there. It looked like a blank, so that's why I wanted to put the words up. And then you can't really have both there.

Barbara Ciampini: You could.

Lee Calisti: It would have to be one side or the other.

Barbara Ciampini: Yes, one side or the other. In the future if you wanted to look at a projecting sign because then that way you are hitting the traffic that's going north and south and even the cars that are stopped at the light on Otterman Street might even be able to get an angle of it as they are driving by.

Lee Calisti: We've always advocated projecting signs, but I think that a projecting sign without the sign letters on the sign board, as you stated, was a misstep.

Sharon Detar: I agree.

Lee Calisti: This is really nice and is a nice façade.

Sharon Detar: Did you walk by and look in my window?

Lee Calisti: I did.

Sharon Detar: Ok. (Laughter) We did a lot of work inside too to change the colors and the lighting and all that stuff. We are excited.

Barbara Ciampini: Ok, good.

Sharon Detar: I think that it's going to have a nice feel to it.

Lee Calisti: We're looking forward to it.

Sharon Detar: We're hoping to open Sept 1st. So?

Barbara Ciampini: Have you been working with Chris?

Sharon Detar: Yes, he stopped by one time, and I have to give him a call. We have one more thing to take care of and then I'll give him a call to come and look at it again. Ok?

Barbara Ciampini: With that said, I will make a recommendation that we approve the sign as presented or if you decide to make the lettering a little bit larger up top the sign board as was recommended by one of the Board members, you may do so.

Sharon Detar: Ok.

Lee Calisti: We have a motion. Could we have a second?

Barbara Ciampini: Oh, Lou wants to say something.

Lou DeRose: I just wanted to clarify the motion because I imagine that if you do change, you [Barbara Ciampini] would like a copy with the change?

Barbara Ciampini: Well, they're going to have to get a sign permit. The sign permit will have to have the exact of what you are putting up there. And that will be this gentleman's responsibility (points to Acorn Signs on presentation)

Sharon Detar: Ok.

Barbara Ciampini: (laughter) We'll pass the buck. (everyone laughs) Ok, good.

Sharon Detar: Ok.

Lee Calisti: Ok. So motion and could we have a second?

Lynn Armbrust: I'll second it.

Lee Calisti: Second. All in favor, please say aye.

All were in favor. Motion approved.

Lee Calisti: Motion carries. Your project will be recommended to Mayor and Council.

Barbara Ciampini: What happens, Sharon, is that this will go on City Council's agenda on September 14th. Any time after that, you can put your signage up as long as you secure a permit.

Sharon Detar: Ok.

Barbara Ciampini: We are just the recommending body. So Mayor and Council has to formally approve your request.

Sharon Detar: So, do you want us to before the 14th meeting?

Barbara Ciampini: Yes, get all of your stuff together.

Sharon Detar: Ok

Barbara Ciampini: Get your sign permit application in and we'll be ready to roll so that you can actually erect it on the morning of the 15th, if you'd like.

Sharon Detar: Ok, in the meantime, I can put just a temporary sign up there?

Barbara Ciampini: If you want a temporary banner or something like that? We give temporary permits for thirty days.

Sharon Detar:. So I need a permit for that?

Barbara Ciampini: Yes, you need a permit for that too.

Sharon Detar: So I just stop by?

Barbara Ciampini: Yes, come and see us. Talk to Alycia or Kelly, they will help you.

Sharon Detar: Good. Then I still need an occupancy permit? All that. I can do that?

Barbara Ciampini: Yes, you can do that with them too. You're already started on that with Chris via the health license which has to happen first and then the occupancy. Chris will be help you through all of it.

Sharon Detar: Ok. Alright.

Barbara Ciampini: You can actually open without your sign. Ok?

Sharon Detar: Alright. Excellent.

Barbara Ciampini: Alright. Good luck, Sharon.

Lee Calisti: Good luck to you.

Barbara Ciampini: Thanks.

Sharon Detar: Thank you. Come see us and have some great lunch?

Barbara Ciampini: We will.

Lee Calisti: Promote it heavily on social media.

Barbara Ciampini: Yeah, that's how it works in today's world. (Everyone laughs)

Lee Calisti: You heard that.

Sharon Detar: You're exactly right.

Lee Calisti: We will move to the next item on the Agenda: 637 West Pittsburgh Street. Someone representing that project please come to the podium, introduce yourself, spell your name please and then present your project.

637 West Pittsburgh Street

Property Owner: Makar, LLC

Applicant: Ehab Morcos

Project: Demolition and New Construction

Hannah Morcos: My name is Hannah Morcos, and I am presenting the property at 637 West Pittsburgh Street, owned by Makar, LLC and the request is for the demolition.

Barbara Ciampini: Is there anything in particular that you want me to put up? It's just a series of photos. That's really all that I really have and the application.

Matt Lamolinara: My name is Matt Lamolinara. Never had to spell that before in my life. (laughter) I'm with *A-I Services*. We are going to be assisting in the demolition and the reclamation of the property itself. Hannah had asked me to come. The pictures that are presented are a series of "as is", the condition it's in and the state it's in. I don't think we took a picture of a flat piece of property with grass on it—that would probably be the end result. I didn't know if the Board had any questions or anything. Hannah had asked me to appear so I could address those.

Lee Calisti: Do you have plans for the property?

Hannah Morcos: As of now, no. It's going to be just an empty flat lot.

Lee Calisti: Grass?

Hannah Morcos: Yes.

Matt Lamolinara: Yes. The building will be raised. It will be back-filled compacted, mulched and seeded.

Lee Calisti: Landscaping? Anything? So if I might ask, what's the interest in the property?

Hannah Morcos: Maybe afterwards, in the future, if we have the funding, we will probably build a church again. But at this point, we don't have the funding for anything—a building or anything.

Lee Calisti: Is there an urgent need to raise the property now? Has it been condemned? Is it a hazard?

Matt Lamolinara: In my opinion, it is. It was vandalized. There are water and mold issues. There are roof shingles starting to release. There have been a lot of people around the property. You see there a lot of residue and stuff like that. I think that they want to just address that now to reduce any liability exposure that they might have regarding the property and get it into a situation where it is easier for them to maintain until they might down the road choose to have option on something else.

Lee Calisti: Has the City of Greensburg issued any abandonment or any hazard report on it that it is condemned or anything like that?

Hannah Morcos: Not that I know of.

Barbara Ciampini: No, we have not. I just was going to say that normally when we have a demolition request for any property in the Gateway District or in our Historic District that normally there is a plan that follows with it, even if it is a plan that you can't afford today. If it's a plan for the future; so that you would hire a professional to show us what you'd like to see in the future and the way your church might look on that lot as part of this presentation. Because in the past, we have found that as soon as we permit demolition, we never see a project in the future. It just stays a gravel lot or a grass lot, or a used car lot in one case, which wasn't what that property owner told us the end result would be. We've had false promises before from property owners—I'm not saying that you would do that, but we've learned from our mistakes. In this particular case, I'm trying to weigh whether or not the grass lot is better than the look of that blighted church on the Gateway. Lee is looking up our guidelines and I don't know if you reviewed those or not but we do have specific guidelines for demolition of properties that fall in the Gateway District, the Historic District and the Downtown District—because we do like to know what's happening in the future. Again, it doesn't have to be a financial outlay immediately, but we want to know what your plans are in the future. You mentioned a church. I would like to see what you have in mind, what that church might look like on that lot in the future because that really is your long term goal is as per your presentation.

Hannah Morcos: Ok. But at this point it's very hard to say because even with the congregation or what we could do now is give the money for the demolition. How long is it going to take? It's going to be years before we decide on anything. If we can do anything.

Lee Calisti: I think reviewing those design guidelines for the Historic Architectural Review Board would be something that would be important to do. Our policy in the past, even as a private practitioner I have gone through the same process as an independent architect in the City. I'm not sure if you had time to review the design guidelines but they are listed on the City's website. There is a policy that was put in place there that describes the procedure that this board goes through when a property is raised in our district. It has a baseline documentation that showed what was there the records we know historical

purposes what used to be there so we know how the city has changed. Typically, applicants then present some vision of how they see the property even if that vision isn't implemented immediately. I know this because I went through it myself. I'm an architect. I have a private practice here in the city. I have gone through the practice myself, so I know what the steps are. We have had other applicants with good intentions not follow through on plans and then the properties are left and then the city is left with less desirable. I think we can all be sympathetic to your desire, the current condition of the building and I would agree with Barb that it's a good conversation to have that a well maintained empty lot might be better now than the condition that the building is in. I think that I want to hear from the rest of the Board. We would like to know where the plan has gone because other people have come with good intentions, removed buildings and then left very undesirable property to remain indefinitely. Not only does it affect them, but it has impact on their neighbors and neighbor's property values.

Barbara Ciampini: And if I might add, it was because we just let them raze the building without a plan. That is the missing link in this project. We're not saying you can't tear it down, but I think an additional thirty days for you to come back here and show us a sketch from an architect. Some idea of what could possibly be there—it could change in the future and as Lee said: the full baseline documentation of the existing building and how long it has been there. We do not have any of that information in the record that you provided. That is all online specifically stated of all the information that we need before you can demolish a building in the district.

Lou DeRose: Do you have any of the information—when was the church built? What church group was last there?

Hannah Morcos: I know it used to be called "King of Kings"—something like that. We were planning on making it an orthodox church, and it was in a good condition when we bought it. We were planning to renovate it and everything. But then, someone went in and they stole all of the copper piping and inside now—it is in a very bad condition. It is really a liability. Unfortunately, we have to do something.

Marc Scurci: Is your property insured? Is this building insured?

Hannah Morcos: It is insured as of –I think it would be the end of this month]. After that, the insurance company said that they cannot insure an empty structure.

Marc Scurci: Would they incur any liability issues if part of the building fell or roof tiles or?

Lou DeRose: They would.

Marc Scurci: A fire or?

Lou DeRose: Yes, sure. How long has it been vacant?

Hannah Morcos: Since we bought it, it has been almost probably one and a half years to two years now.

Lou DeRose: And before you bought it—it was vacant also?

Hannah Morcos: It was vacant. There were a couple of people interested to start the service, but there wasn't any solid plans. We started and someone came in and they started cleaning and everything. Then the congregation left, and the second one was the same thing. Unfortunately, before we did anything it just fell apart.

Lou DeRose: Are there active utilities on in the building?

Hannah Morcos: There is nothing. No. They had to shut the water because of the water damage after they stole the pipes. There is no water and there is no electricity.

Lee Calisti: Couple of other thoughts that come to mind. I have been on your side so I can be sympathetic and I have had clients on your side so I completely understand where you are coming from. But as this Board is looking at it and as we are guarding our downtown and our gateway districts—a concern that I would have is if this would take you several years to implement a plan or you had no definitive plan and you didn't share that plan with the city. And then over the time, as years went by and you realized that you were never going to see your plan and you decide to sell the property. What recourse does this Board have to the next property owner if they don't have any plans to stick to; they don't have any desire to do anything prosperous with that lot. I just feel accountable to the property owners around it that they are left with a missing tooth in their neighborhood fabric. We would love to see you have your church. It would be fantastic. We really can appreciate how long something like that can take. We can appreciate that the building in its current condition is not desirable, but it is just difficult for us.

Hannah Morcos: Can the Board help us to build a church?

Lee Calisti: Believe me, we all want to see these properties either rehabbed or replaced with something desirable and see these neighborhoods grow. But our policy and our plan has been that—that is what is in our documents so we are bound to follow that procedure and members of the Board, members of the city can help you know what you have to do to follow through on that procedure. It's really not that arduous.

Hannah Morcos: I mean can for now— can we put it as a flat plan? Then when we decide in the future to build a church we can come back here and present as a new project?

Barbara Ciampini: I don't think that we have enough information in front of us, quite honestly, that abides by the documentation that we need to raise the property even if we just did do that. We do need baseline documentation as depicted in the guidelines and you have not provided us with that. The history of the property, how long has it been a church, when was it built, when was it abandoned? We do not have any history of the property. I am not comfortable with it. I do not know what anybody else feels but I am just not going to say go ahead and tear it down and we don't have the baseline and we require others to provide it—we have to stay consistent.

Lynn Armbrust: That's my concern too because I don't know if you have ever witnessed or gone past any of the properties that have been leveled and then nothing comes of it. What it ends up being is a plot for garbage for people to pass by that don't respect the fact that you shouldn't litter, or it's full of over grown weeds, rodents and whatever else. That's the thing that we just don't want to see another one of those because it's a learning experience. We have had this in the past and so therefore, these are the things that are required in order to take something down now.

Matt Lamolinara: You make very valid points and this is sort of just my opinion. Every time that we are involved in a project, we raise a project. We restore it to where it is. It is a safe, usable lot whether the property owner uses it, transfers title or someone else makes use of it. It is a liability to these people. Ok? It's starting to shed shingles. There is plaster coming down inside from roof leaks. They don't have the money to apply to it. That's why they called me in to see if we would look to see maybe if we could do something with it. You may or may not be aware, but someone broke into the place and they took the copper. Of course they are just not greedy enough to take copper; they take it and tear it off with an ongoing water line in it, so the basement had filled with water. Currently now it is full of black mold. We do mold remediation and this is beyond repair. We just can't bring this one back. I would be very concerned if I lived in the neighborhood. Not only by what we see around the building—beer bottles, syringes, or various things that an empty building attracts.

Barbara Ciampini: I don't think anyone here is saying that the building can't be demolished. I would just say that we are not ready tonight to give you approval to do that.

Hannah Morcos: The only thing is the way it looks now is much worse than an empty lot. I hear you. It is an empty building, a hazardous building and we are not going to have insurance. What I am saying is—it looks bad now. The way you describe it now, if it is an empty lot where it is leveled and there's grass and it's cut, it is going to look so much better.

Barbara Ciampini: Who is going to be responsible for cutting the grass?

Hannah Morcos: I will cut the grass. And we actually got cited before because the grass was a little bit higher and we cut it. We made sure that we have someone to cut the grass on a weekly basis.

Barbara Ciampini: Again, I don't think that anyone here is against the demolition.

Lynn Armbrust: Yeah, essentially we are not. We just need to see that this is what our idea is down the road when the funds come. That's it.

Hannah Morcos: I know. Just at this point, I'm not willing to pay a lot of money to demolish it. It looks bad. It's a liability. The way it is now, someone is going to get hurt. I don't have the money to pay for any liability insurance and no insurance is going to take it.

Lynn Armbrust: Just the next first step is to see, as you said, you'd like to see a church and that's all that I think we're asking is that you can show us.

Barbara Ciampini: When we are asking for baseline documentation of the structure itself too. So there's two parts to it.

Lynn Armbrust: Ok. So that and then what the future may hold.

Barbara Ciampini: Right. If it's just a grass lot, I think that's probably better than what's there now, but we still need to have the other information in front of us before we can move this forward through the process.

Lee Calisti: I think when someone submits even a loose sketch of an idea of how they would like to see the property improved over the years, it demonstrates a different commitment to the property and to the City of Greensburg of what you would like to see there. Then to give us a hopeful promise that maybe someday something can be there. We have had similar applicants in the past give us promises that they were going to improve property with no plan in place. To this day, those properties remain as they were. The building was demolished and those properties remain in their same state. I guarantee that those property owners have no plan to do anything to those properties. As a Board we have a higher accountability and we can feel more comfortable in approving your request if we know you have a greater commitment to make improvements to the property even if they're five years down the line. To say that I promise to do something in the future, this Board has no way to hold you accountable. We have nothing to present to the next property owner if you decide to sell it before you are able to improve it. Believe me, we are sympathetic to what you are saying. We are sympathetic to what your needs are. We are not trying to dismiss those at all. We understand the safety issues. We understand that it is not desirable looking, and we have no objection to it temporarily being a grass lot.

Marc Scurci: I have a thought. As a practicing architect, to help these people, what might a range of cost be to have someone draw something that they're thinking about so that they have some idea what they have to budget or what they have to work towards financially? Because they are spending money demolishing, you have some money available to provide us with some rough sketches. They don't have to be color rendering, but they could be some idea—what might someone like that have to spend?

Lee Calisti: That's difficult to answer that question because then we are going to affix a number in their head that they are going to take to a design professional and then that may not align with that design professional.

Barbara Ciampini: That's kind of outside of our mission.

Lee Calisti: It is.

Barbara Ciampini: We want to be helpful. I know. We want to help them. And this isn't the first time she's heard this. Kelly advised her and counseled her during the application process that it just can't be a demolition request. You have to show us the future. With that said, while I feel and understand your circumstances. I still think that we can table this and handle it next month. That would be in the form of a recommendation if everybody else is ok with that? I would just like to make a motion that we table it until our September 22nd meeting and hopefully that will give you another month of time to do your due diligence to provide us with the information we need to make an educated recommendation to City Council.

Matt Lamolinara: Can I just express an opinion? I'd rather live next to a shovel ready piece of property than to something that has mold, shingles blowing off of it and attracting the wrong group of people. I guess this is the fact that they are the property owners/business owner. They don't understand that you are saying, "We want you to make up a drawing. We are not going to hold you to it. Almost like feed us a line—that's the way I would feel. We will pay for all of that, but you don't have to abide by any of that. They are coming forward. They are going to raise money to do this project so it's not like the coffers are full and it benefits them in any way. I understand what you are saying about as far as the policy goes, but if you have a building that's not safe, we tear them down the next day if somebody finds something. Now this isn't the case. Other than if somebody breaks in there and gets infected with black mold. They aren't going to have insurance on it. Are they going to come to the Board and say, "You know, these people wanted to tear it down" because—no offense, the attorney will find a way to drag it back, and I know that you can't sue a government body but it's just a really bad press

Barbara Ciampini: Let me just say this. I take offense and the City of Greensburg takes offense in the fact that you are presenting us with an emergency yet the property owner

has owned it, as she just testified, over a year and a half and hasn't done one thing to improve it. She bought it in this condition.

Matt Lamolinara: Right. And they were in the process of raising the money.

Hannah Morcos: Yes. It was safe until recently. It was fine.

Barbara Ciampini: But you purchased it in that condition.

Hannah Morcos: No. No. No. No. It's not.

Barbara Ciampini: Well, it has not had occupancy in decades.

Matt Lamolinara: It had not had occupancy, but it had not been vandalized.

Barbara Ciampini: Lack of planning on your part, does not constitute emergency on ours. We've counseled you. Hannah you came to the office. Kelly told her this is what would happen if you didn't have an end result.

Matt Lamolinara: I'm just giving you an opinion of the contractor.

Barbara Ciampini: Yeah, because you want to schedule it and get paid. I understand your motivation quite well.

Matt Lamolinara: Yes.

Barbara Ciampini: We want you to have business, too. I mean that's part of economic development.

Matt Lamolinara: And would like to get this done before the year is out.

Barbara Ciampini: So I don't appreciate the fact that the City of Greensburg is being pressured because of the situation that the property owner has herself in.

Matt Lamolinara: No, I just asked a question.

Barbara Ciampini: Your opinion was offensive.

Matt Lamolinara: Well, I'm sorry you took it that way. I think that it's just a very candid opinion.

Barbara Ciampini: Yes, a typical opinion to blame the City of Greensburg. Do we have a motion? I made a motion to table it until September 22nd.

Lou DeRose: I didn't hear a second though.

Lee Calisti: We have a motion on the table. Do we have a second?

Lynn Armbrust: I'll second.

Lee Calisti: All in favor, please say aye.

All were in favor. Motion approved.

Lee Calisti: Any opposed. Motion carries.

Matt Lamolinara: Will you assist her in any way to help accomplish this?

Barbara Ciampini: We absolutely will. We have been trying to all along.

Hannah Morcos: I'm just worried about liability. That's all what I care about.

Lee Calisti: You have been heard. This is not an opinion. This is a policy that was in place. It is available to anybody that owns property. It's not a hidden policy. It's not a secret.

Barbara Ciampini: We've done a lot. The guidelines are online.

Hannah Morcos: Then what constitutes an emergency? If something happens, then it's going to be an emergency?

Lee Calisti: No, the emergency on your part is you are in a hurry to do it because you want to do it now, but how long have you owned the property?

Hannah Morcos: No, but the vandalism happened a month ago.

Lee Calisti: I've been in the City a long time. I've seen this property has been in that condition for a long time. I drive by it several times a week.

Barbara Ciampini: We are happy you want to remediate it, but don't come here and blame the City for your situation.

Matt Lamolinara: Yes, the outside of the property remains the same other than shingles coming off.

Lee Calisti: I've seen it for years. It's maybe not as bad as it is now, but it has been in poor condition for many many years. Ok? So when you bought the property, you bought the property understanding that it was not in good condition. So how long have you owned the property?

Hannah Morcos: Almost two years.

Lee Calisti: So then all the sudden you are in a hurry to do something now, where were you twelve months ago?

Hannah Morcos: It's because the vandalism happened now. It's not safe now. It was safe before, and we were going to put like a service.

Lee Calisti: I question that. I don't know if I would agree with that. I think it's been a liability for many years. The policy that we have in place is the policy that all applicants have followed.

Matt Lamolinara: They said that they would help you work through this.

Barbara Ciampini: We will.

Lee Calisti: We as a Board and the City of Greensburg have been very, very helpful to people like you.

Barbara Ciampini: Thank you.

Lee Calisti: Next item that is on the Agenda is 121 W Pittsburgh Street. If the property owner could come and present their project, please?

121 West Pittsburgh Street

Property Owner: Steve Thomas

Applicant: Steven Hooks

Project: Signage

Barbara Ciampini: Hi Steven. Thanks for your patience.

Steven Hooks: Oh no, thanks for your help. My name is Steven Hooks doing business as *The Department of Records*. I am applying for interior signage. There will be nothing mounted exteriorly. I apologize for my poor computer art skills. (points to presentation) The red outline indicates the window where the two by two, white three millimeter non-reflective sign will be hung interiorly from airplane cables and a weight at the bottom. The yellow one as closely as possible represents the window of the door which will effectively have the same image on as a vinyl applique. I thought it was terribly clever.

Lee Calisti: Let me understand this correctly. There will be a sign that looks like this hanging from the awning?

Steven Hooks: No. It's interior.

Barbara Ciampini: He's placing it in the window.

Lee Calisti: Oh, it's in the window?

Steven Hooks: Correct.

Lee Calisti: It's hanging from aircraft cables.

Steven Hooks: Correct. Aircraft cables, mounted to islets.

Lee Calisti: Inside the window?

Steven Hooks: Correct. Eight inches off of the window.

Lee Calisti: So in the red zone—the area that's circled in the red (points to presentation)

Steven Hooks: Correct.

Lee Calisti: That area will have a sign and then back at the door entrance—

Barbara Ciampini: This yellow (points at presentation) is actually supposed to be on the door.

Steven Hooks: Yes. The yellow is actually where the door is. It's hard to see it. I apologize about that.

Lee Calisti: So you will have another sign similar to that inside that door?

Steven Hooks: Similar. Sixteen inches by sixteen inches on the door. Twenty four inches square on the front window.

Lou DeRose: Is your name a fictitious name that is registered?

Steven Hooks: It is a registered fictitious name which I was super surprised by.

Barbara Ciampini: Yes, that you go it.

Steven Hooks: Or that they would even let me because it has an overwhelmingly official sound to it. But yeah, there was no problem there.

Lee Calisti: What was the size of the sign again?

Steven Hooks: The door sign is sixteen by sixteen. The window sign is twenty four by twenty four—inches not feet. That would be monstrous.

Barbara Ciampini: It's going to be tough to see your business name.

Steven Hooks: I'm ok with that. Record stores have traditionally been a word of mouth operation. Advertising is a nominal usage. Most record stores don't even have signs that are twenty four by twenty four. It's really just because of where it is located it just gives enough of a notice for someone who is actually looking for it as opposed to tracking new traffic.

Barbara Ciampini: I guess my idea of a record store is *National Record Market*. (laughter) It had a big sign back in the day, but I hear you.

Lynn Armbrust: I just wanted to ask a question. The sign is a white background? It's not the silhouetted shape of the record—it's a white square?

Steven Hooks: That one (points to presentation) it does have a white background.

Lynn Armbrust: Ok. So it's a square shape?

Steven Hooks: Correct.

Lynn Armbrust: Ok.

Steven Hooks: Although the margins are very, very small.

Lee Calisti: So this is hanging in the window? It's not even affixed to the window.

Steven Hooks: No. I do not have an intention of putting any exterior signs on the building.

Lee Calisti: Ok.

Barbara Ciampini: And the other one is a decal, right?

Lee Calisti: Have you tested to see whether or not something hanging behind the glass is legible, clear?

Steven Hooks: Given that the construction of my space is the same as the construction of the florist that is next to me is a significantly larger sign mounted in the same fashion. I don't think that it will be an issue. Plus with the sign being made of three millimeter PVC, the weight is going to be negligible.

Lee Calisti: So you are satisfied with that?

Steven Hooks: I'm satisfied with that.

Lee Calisti: Ok. Are there any other questions or comments from the Board?

Marc Scurci: I like your sense of humor.

Steven Hooks: Thanks.

Marc Scurci: I congratulate you for opening a business in Greensburg. We wish you success.

Steven Hooks: Thank you very much.

Marc Scurci: I may have some business for you.

Steven Hooks: That wouldn't be too bad, and there is another one opening in October. We will get a nice spread there. Not mine.

Marc Scurci: So what are we doing?

Lee Calisti: We need a motion to recommend as presented.

Marc Scurci: I'll make that.

Lee Calisti: We have a motion. Do we have a second?

Barbara Ciampini: Second.

Lee Calisti: We have a motion and a second. All in favor, please say aye.

Lee Calisti: Any opposed. Motion carries.

All were in favor. Motion approved.

Steven Hooks: Thank you kindly.

Barbara Ciampini: Thank you.

Lee Calisti: Good luck to you.

Barbara Ciampini: Yeah. Good luck, Steven.

Lou DeRose: Before we adjourn, I just want to thank all of you who sent condolences to me over the last couple of weeks. I appreciate it very much. Those are always tough times. Thank you.

Lee Calisti: We have no further items on the agenda. We will make a motion to adjourn. I did. I made a motion to adjourn. Do we need to vote or anything?

Barbara Ciampini: No, we're adjourned.

Meeting adjourned 5:11 PM