



Historic & Architectural Review Board

Meeting
July 21st, 2015 4:30 P.M.

I. Call to Order

Steve Gifford: I would like to call to order the Tuesday July 21st 2015 Historic & Architectural Review Board. We have several items on the agenda this evening.

II. Roll Call

Steve Gifford: Roll call, please.

PRESENT:

STEVE GIFFORD
BARBARA CIAMPINI
LYNN ARMBRUST
JACKIE JOHNS
LOU DEROSE, SOLICITOR
LEE CALISTI, CHAIRMAN
BARBARA JONES, VICE CHAIRMAN

ABSENT:

MARC SCURCI

III. Approval of June 30th, 2015, Meeting Minutes

IV. OLD BUSINESS

Steve Gifford: The first item on the agenda is old business. Do we have a representative from 555 East Pittsburgh Street here today?

Doug Friend: We are involved with the project to rebrand the facility from *Choice* image which it is currently to a *Marathon* branding station. There is the existing location plot plan as it appears with the Choice branding image. Next slide please. I am sorry that I

wasn't able to attend last month's meeting. I normally I always do this for our company I am with *Center Independent Energy* we are a small gasoline distributorship in Western Pennsylvania we sell both *Shell* and *Marathon* branded gasoline. My role as one of owners of the company is to go to these small locations and to really help them clean up the image get branded and fit in better with the community as far as an image. It is good for their business and it is good for your City. So at the last meeting these were the items that were approved: the removal of the existing *Choice* awning on the building and replacement of the dispensers with the *Marathon* branding. The only thing I would like to point out on the proposal at the last time is the name that Greensburg Express is going to be used and the owner is going through the fictitious name process and would like the option to use the words *Choice Express* instead for the name of their business on both the building façade and the ID sign. Next slide please. Ok the existing canopy is a back lit transparent awning style. We had an engineer do calculations on the square footage of the existing *Choice* signs and also the lumens are two rows of florescent light fixtures across three sides on that canopy now. The front of the canopy and both back sides which are the right picture you see is not a back lit canopy fascia. What we are proposing is a back lit *Marathon* canopy as it exists now the same three sides that are illuminated now will be illuminated with the *Marathon* image. The material is also a transparent red white and blue material. One of the large differences is between the existing canopy and what we are proposing is that only the front fascia is transparent. There is no light that comes down and there is no light that goes up. It is literally only the front fascia of the canopy image. This is an artist rendering with the placement of the *Marathon* word mark on the canopy on both sides of the canopy the *Marathon* word mark would be close to the road there is no word mark on the front as it exists now with *Choice*. Next slide. The following is a calculation done by our engineers comparing lumens I guess you requested a lumens study. This is comparing the lumens of the existing florescent lighting compared to the LED lighting that is going to be there so there is a reduction in the overall lumens of the florescent lighting verses what is proposed with the LED's. This is the company that supplies the canopy system to us. The left side end show the 4 sides of the canopy 3 which are back lit to scale. The right image is actually the aluminum frame work that supports the system. It is very similar to the tubular framework that holds up the existing awning style fascia system. Again the *Marathon* system unlike the *Choice* system it is closed on the bottom closed on the top to limit bugs, cobwebs, birds nests etc, so realistically there is no way these things can get in. Bugs will find their way in there but it is a completely sealed system. Next slide. Here is where we got into a lot of discussion and Barbara came out and we worked on site really looking at this. I had been out a couple days before the location there unfortunately for safety reasons I could not find a place to safely place a ground mounted monument sign. What I did you will see it in a picture coming up is I made a simulated monument sign that was down on the ground and it really cuts back the visibility of traffic and in my opinion more importantly pedestrian & bicycle traffic on the sidewalk. When you move it anywhere else on the property it is either completely not visible or it impedes the traffic flow in and out and creates the same issue. The current sign is about 11 feet 7 inches to the base that is what your pole height is

it is 8' by 6' realistically that is a monument sign mounted up on a pole. My understanding to why that sign is the way it is the prior code required any pole mounted sign either be that height or 8' off the ground for safety reasons. Next slide. This is a picture of a driver's point of view looking west coming down the side street. So if we were to put a monument sign there you can see that it basically obstructs any view of the traffic and I think more importantly if there was a bicyclist or a pedestrian jogging that way real they would not be able to see them. Next slide. What this picture shows that same sign that we saw in the last picture is still there in the same place but with a monument sign any vehicle other than a very low car that monument sign would be completely obstructed from view for anybody to see. Normally it is not that big of a deal but in the gas station business if you don't have the price posted out there for people to see it really does hurt your business pretty bad. Next slide. Our engineer Kathy Novak prepared this as a line of sight of what would be an issue with where that sign currently is if it were to be placed on the ground. Next please. What this picture depicts is the placement of the monument sign on the other end of the property very close to the center you can barely see the *Marathon* logo pointing that moving the sign to that side of the property really cannot be seen at all because of hillside. Next side. What we are proposing for safety reasons obviously we think the sign needs to be 8' high above grade. The visibility of a monument is really not good when it is down on the ground. *Marathon's* image requirement obviously we need to meet those to make it a *Marathon* station. The best final determination on this sign was to repave the existing location of the pole, reface the existing cabinet, but lower the pole from its current height down to an 8' height which I believe that the C-1 the underlying zoning district, that is the minimum height for a pole sign. In keeping that minimum height gives us all a little more reassurance that we are doing something that is safe and it is what the underling code was. That would make the overall height of this sign 14'. Next slide. This would be our proposed sign. It is the *Marathon* logo and it is an illuminated price pod so no one is going up or using a changing pole to change the price. And then the Greensburg Express again we would like the option to use Choice Express in the same font the same size as what is there now. Again an 8' pole same location on the property and a 6x8 sign system. Next slide. Again we aren't *Marathon* we are *Center Independent Energy* we are a distributor for *Marathon*. Are there any questions?

Steve Gifford: Thank you Doug that was very thorough. Any questions or comments from the board?

Barbara Jones: What was the height of the sign prior? The pole and the *Choice* sign.

David Friend: It is 18' in overall total height

Barbara Jones: So it is coming down 4'.

David Friend: And again when we were on site we talked a little bit about adjusting it and even making it a little bit lower and really the thought there is the safest to go with what the underlying zoning allows for a pole sign. I have done a lot of these and normally there is either an 8 or 10' air gap for this type of a sign system when it is located at a busy intersection.

Barbara Ciampini: We did meet at the site as Doug mentioned and went over all the possible options and for safety purposes this one is ultimate option for this small site.

Steve Gifford: It is kind of a challenge because you have the corner property that has a commercial building right out to the edge and that blocks the sight lines.

Doug Friend: And we kept in mind as well that moving the ID sign back next to the house had its challenges, too. If that was my house I don't think that I would necessarily like a sign there either.

Barbara Ciampini: You mean moving it more to the west along the bank there?

Doug Friend: Yes

Barbara Ciampini: The presentation today addresses more specifically that there is a hardship at the site related to a monument sign. Safety comes first.

Steve Gifford: Any questions or comments?

Lee Calisti: I was glad to see this presentation was simple and clear today and the images are very communitive about what the point was. So it was much better.

Doug Friend: I am sorry I missed the last meeting.

Barbara Ciampini: I will make the motion to recommend approval of the project as presented.

Barbara Jones: second

All were in favor. Motion approved

V. NEW BUSINESS

113 North Main St

Property Owner: Leroy Kunselman

Applicant: Rabbit Hole Records

Project: Signage

Bob Gonze: I am presenting on behalf of *Rabbit Hole Records*. Basically the location is in the basement of 113 N Main Street. It will be turned into a record shop and there are 2 signs that are proposed at this time. One is a projecting sign that would be on a bracket with a double sided vinyl face and their colors which are muted black and white. And there is some additional lettering that would identify the companies name right by the stairway as you go down. At this time there is a temporary banner just on the railing that would be removed and the railing would most likely be painted red. But the signage is being done in an attempt not to take away too much from the White Rabbit Café but to give some identity to the new store, the record store in the basement.

Barbara Ciampini: Is the light that is shining down is that a new light or is it existing?

Bob Gonze: It is an existing light

Barbara Ciampini: That's cool I like the light and I like the projecting sign.

Lee Calisti: It's a good logo

Barbara Ciampini: It is a very good logo

Barbara Jones: Are these related businesses?

Bob Gonze: They do have some similar ownership.

Barbara Jones: Oh ok

Bob Gonze: There is an additional partner involved it's Tommy and another partner

Barbara Jones: So the sign really looks like vinyl correct? With a rabbit on it.

Bob Gonze: It is vinyl.

Barbara Jones: I mean a vinyl record.

Bob Gonze: It is a combination of carved HDU and vinyl to get the color on the faces and the letters below that are just the dimensional letters

Barbara Ciampini: She meant vinyl like a record, Bob!

Lee Calisti: you know like a 45, 33

Barbara Ciampini: She got you, Bob!

Bob Gonze: We went from *Marathon* minutes to vinyl records

Barbara Ciampini: That is really cool though. Art work is great!

Steve Gifford: Any questions or comments

Barbara Jones: I make a motion to recommend this project as it has been presented.

Lynn Armburst: I second

All were in favor. Motion approved

105 South Pennsylvania Ave

Barbara Ciampini: According to a discussion that Kelly had Sharon Detar has decided on a different location. She hasn't prepared anything there is no here for this. First we have to just remove this one off the agenda. Right Lou

Lou DeRose: There is no one here.

Steve Gifford: To fill in the gaps she is moving from one location to a new location so this sign proposal doesn't work for her new location. So she is going to pull this and resubmit to the new location

Barbara Ciampini: No we never heard back from her. We will just remove it from the agenda.

106 West Pittsburgh St
Property Owner: Dan Victor
Applicant: Dan Victor
Project: Signage & Façade

Bob Gonze: *Sign-a-Rama* working with Dan Victor owner of 106 West Pittsburgh Street. There are actually two parts to this one. First is the façade being proposed. It is basically going to be a vertical aluminum ribbed siding. Very similar to what is on the Seton Hill building, and what's on the.....

Steve Gifford: *Headkeeper*?

Bob Gonze: *Headkeeper* yes, sort of the "in" look around town. So that would be the siding and that would be on the face and it would also be the trim on left side of the building. So it would be on the upper part above the brick. It is hiding the wood basically. Cleaning up the façade on the side of the building then there will also be a projecting sign with gooseneck lighting double sided. And this will be an oval PVC and full color printed vinyl applied to both sides of the bases hanging over the front of the building. The bottom of the sign would be 8' up and the sign is 2'x3' so the top of the sign would be about 10' high.

Steve Gifford: Just to clarify a point so when you were speaking to the client was there any thought of a sign mounted to the building face instead of a projecting only sign?

Bob Gonze: There was we just thought that the visibility just wasn't going to be there. He was considering both signs but knowing Barb's love for projecting signs he decided to go with the projecting sign instead.

Steve Gifford: In looking at the view of the building for Pennsylvania Ave. or Oliver's there is a lot of exposure to the top corner is there any conversation in putting a sign in that location too?

Bob Gonze: Not at this point because the traffic flow just wasn't there.

Steve Gifford: So I will start the conversation. So the projecting sign I think is a great addition and a good design. I guess from my perspective looking at the façade of the building looking at this perspective (pointing at the screen) you got two little lights and then the sign. I know it doesn't really gain a lot of exposure from the traffic coming up the hill. I really think that it does add to the building and as for providing some kind of point of interest instead of just having the profile of the building. I would like him to consider that if possible. The corrugated steel while very industrial has been used in

several applications in the City. It would be nice if he was here to speak about the interior of the building and also how he feels that it represents the concept for his business. Because it is a lot of sheet steel sort of like a chicken coup or a shed and a barn that would be in a country side. I just have a little bit of an issue with that but he is not here to address it. There any questions or comments from the board?

Barbara Jones: Well I was curious about that as well because when you see the side view its white brick or something with a painted brick so the façade under that is brick under the wood that was there previously. Right are they removing the wood to put the metal on? Or are they just covering up the wood?

Bob Gonze: I believe they are just covering up the wood

Barbara Jones: So there is a wood façade under there

Steve Gifford: That is an interesting perspective it would be interesting to find that out. Any questions or comments

Barbara Ciampini: Yes, usually when we look at a façade improvement we see the existing versus the proposed. So I am a little lost without seeing what is existing. I think I know what it looks like but it would be nice to see what it looks like today as to what is proposed. And I also agree with you, the sheet metal is too vanilla on the front for this historical street. I can't risk losing an existing façade whatever it is to this proposal.

Lee Calisti: I like the sign. I like the logo. I like the sign.

Barbara Ciampini: I like the door.

Lee Calisti: The door is fine. I just don't think this has been considered enough to present a good solid presentation. I don't think it represents the business well. I don't think he is doing himself any favors. It looks like a kind of cheap fix. I don't think it is going to be a good business image for his restaurant or his bar. It is not so much the material even though it is the material right now. The profile of the metal is reminisced to agrarian farm buildings or industrial warehouse buildings. It is not the profile that you see on contemporary buildings were they are using corrugated metal. So say to say it is the same metal that they are using on other buildings around town is a bit of a stretch and the second thing I have a problem with is the fact that the details the wood trim is poking through it makes it a very confusing image. Is it an old building with clothing on it? It is a new building? It really isn't a good mix of the old and the new. There were comments on maybe the old brick could possibly be exposed with the introduction with new metal on it? I think is a good idea but I think he has to commit to a contemporary building or a restored building with a contemporary flare to it. Right now I think it is confused. It doesn't know what it wants to be. So the proportions are really odd and then in this

image (pointing to the screen) the great sign is overwhelmed. It's lost in its vastness of white. He is not doing himself any favors. I think the details have to be considered: how that metal turns the corner; whether he reconsiders the trim around the door and that comes together and how the metal hits the sidewalk; and what happens along the street there. It just sort of the whole composition needs to be considered. There is so much he could do to make it interesting. He is just missing out on it.

Bob Gonze: I think that one of the things that probably has prompted this presentation is he has been a manager of another business for 13 years and this is his own first venture as an entrepreneur and so his budget is fairly limited. His feeling was that it was a vast improvement over what was currently there. It probably isn't but he would like to see his namesake to be there forever. He was doing the best he could with the resources that he had.

Lee Calisti: Well, I think we have been taking those things into consideration in the past it is not so much the materials he is using expensive or inexpensive material. It has a lot to do with composition. I think it has a lot to do with detail and I think he can make improvements to the design without necessarily adding a lot of money to the project.

Barbara Jones: Maybe a temporary fix could be while he was trying to grow the business to paint what is there instead of covering it up.

Lee Calisti: I don't even know what is there

Barbara Jones: It is wood clad something.

Lee Calisti: Just wood siding?

Barbara Jones: But he could do something interesting with that for temporary measures put the sign up and wait to grow the business a little bit. Rather than do this and then later wanting to pull it down to do something else.

Bob Gonze: Would you consider his sign so he could at least open up his business and then do a façade review possibly at the next meeting? He could come back with something because certainly that kind of signage is easy enough to remove and then reinstall should he do a different proposal

Barbara Ciampini: Could you us a favor and show us how the sign would look on the existing façade.

Bob Gonze: Sure

Barbara Ciampini: Because I can't see that from what has been presented. With that said I would gladly make that recommendation

Steve Gifford: Before we go for a second on that motion. So I think what Lee said was clear and succinct compared to what I said. So it is very important that the public understands though that we are not against someone's design proposal we just want to make sure that it is the best that it possibly could be. Bob, I think what you said is very true being a new entrepreneur in his own business we want him to be successful he wants to be successful and we are looking for it to be great representation visually from the street as what it is going to be on the inside and I think the sign that you guys have created with his input is a great start. He needs to address the façade. He needs to be give it a little more thought and maybe have a professional come in and help him in that area. So at this point Barb made a motion to...

Barbara Ciampini: To recommend approval the projecting sign on this application.

Steve Gifford: I would like to add to that and also he would consider looking at also doing a surface mounted sign to provide some kind of visual aspects so it is just not that projecting sign on that mass surface. I think that you could give Barb an example of his plan.

Barbara Ciampini: Yeah if you could send me images of the building as it exists with both the projecting sign and surface mounted sign I can forward this on.

Bob Gonze: I can do that

Lou DeRose: The motion is not to reject the façade but to approve the sign so he wouldn't have anything to do in terms of refile. He would just have to give new information and I think that should be part of what Barb is doing on the record.

Steve Gifford: Now Barb does that also include the gooseneck lights

Barbara Ciampini: Well I can't say about the lights because I need to see that on the building in relationship with the façade and surface mounted sign.

Steve Gifford: So just the signage then with that understanding can I have a second.

Lee Calisti: I will second

All were in favor. Motion approved.

143 South Main Street**Property Owner: First Commonwealth Bank**

Applicant: First Commonwealth Bank

Project: Façade

Jesse Brocious: I am Jesse Brocious with *First Commonwealth Bank*. I am here with our architect Mike Gwin, AIA from *Rothschild Doyne* out of Pittsburgh they are going to run through our project. I am here to answer any question about the big picture with Seton Hill and all the moves we are making.

Mike Gwin: We have been working with *First Commonwealth Bank* on both of their buildings: the downtown Greensburg bank space and the Bair Building, which are both on the same block downtown. What we are doing on a broader picture is we are consolidating some of their spaces from occupying the entire building to occupying the 1st floor and the mezzanine level of the bank space, the old lobby space. Then we will be relocating the majority of occupants upstairs into the Bair Building which is an open 2nd floor. That space will house a number of their staff in that building. (Pointing to map on screen) To simply provide orientation where that is with the red dot is located here on Main Street. At the end of it is the tall building. So the 2 buildings in play are the Bair building to the right, the 2nd level of that; which has been blocked in over the years. Currently it has small little observation windows out of it. It's not a great space for an occupancy. What we are here today for is to propose opening that up and focus improvement on the Bair Building. We will add windows to open up the second floor since it has been blocked in over the years. Better visibility on the street scape and better daily lighting for the condition for the interior. (Pointing to the screen) This gives you a better overview of what is happening. From the upper floor of the tower building which is shown as the white level of the building that space then is moving most of those occupants to the second floor of the blue building on the right, the Bair Building and then they will continue to maintain the lower levels. The upper levels are open for different opportunities. They would not be staged by the bank in the future. This shows the planning conditions of the Bair Building on the corner of Main Street and it shows that there is a great connection to the surroundings. We will be opening up both elevations both the one on Main Street and the side street. We will have continuous windows for those office spaces. A nice corner to be on actually. But in the lower left you can see where the building is closed in primarily and we hope to open that up. To show you the existing conditions of the building right now. There have been many renovations over the years we hope this is the first step in improving the exterior of the building. It is limited to the façade area of the second floor. You can see down in the lower right you can see what it is like standing inside the space now very dark interior space. It was primarily storage space. Moving around the building there will be openings on the alley side of the building as well. We are pretty much working with the existing openings there that were

blocked in over the years. We will be opening those back up again it will be a straight forward approach to the alley side of the building. Down in the lower left corner of the page is the service elevator of the area. We are putting in new doors there and a new entrance for employees there, right where the door shown in blue will actually be a store front door. To give it a better sense of entry there. But that is meant to maintain service entry of the building. (pointing to screen) Showing the context around the area looking at some of the other buildings that maybe have maintain a little more historical character over the years starting to draw inspiration from that for the large bay window openings for the new renovation. To the area just to make it clear the area we are looking at for the windows taking it out to the existing structure. we did find out that we may have to do some significant structural work the bays have been filled in practically because they were starting to deteriorate the lentils aren't as sound as they were so we will probably have to on some work to do that but it is an important part of the interior space to have those windows the so the bank would like to stay the course on doing that for both facades. Then to show how that would start to pattern out it is interesting we have the first floor renovations it really isn't historical quality but we have to respond to that and also try to set it up for the future in a way so look for creating a larger bay window in the middle that knowledge's the spacing in the windows below but then sets up another rhythm smaller scale windows like some of the older buildings would have had kind of an in between ground for that on the design as well as putting in some operable windows that get natural ventilation in there as well. Next slide) Looking at it straight on before and after condition of the window area. There are no signage improvements this just purely a façade renovation so that is not part of this proposal at this time. So that is essentially the extent of the project.

Steve Gifford: Any questions or comments from the board?

Barbara Ciampini: I heard that you mention that the bank may in future look restoring the historic façade that is very interesting.

Mike Gwin: I will let Jesse speak to any future additional renovations that they would like to do. We have been asked to focus on the interior project taken it to the exterior a little bit.

Barbara Ciampini: Well you have studied it. I think that is really cool that the possibility exists.

Jesse Brocious: We started to evaluate to doing it now but ran up against budget constraints. Just to give you some perspective about what we are doing between the 2 buildings we are going to be investing up to 2 ½ million dollars between the bank space and the Bair Building so there is going to be significant improvement. the other thing is this is the operation center for us are whole underwriting department as well as operations and call center will be in this building additional jobs to the City. So there is some room for

expansion and from a signage perspective we really don't want clients coming there so we'll kind of down play it for the most part. There might be some opportunity to pressure wash and clean it up a little bit once we get the windows done.

Barbara Ciampini: Great thank you.

Steve Gifford: Any questions or comments from the board?

Barbara Jones: Was that a new building? Do you guys know when it was built

Barbara Ciampini: No

Lou DeRose: No it used to be GC Murphy's it is 2 building originally and one was the Mitinger store for many years the great grandfather of Joe who was the solicitor here for years.

Mike Gwin: I have a question for you actually. Are there historical photos for the downtown Main Street district area?

Lou DeRose: Oh yea

Mike Gwin: Are those available to the public? I would love to see them

Barbara Ciampini: I will give you Lou's phone number. He has actually published a book.

Lou DeRose: I have a couple photos in the book but I more and I am sure that the Historical Society has a few more than I do.

Mike Gwin: I will have to get your information.

Barbara Ciampini: Was Mitinger what other building

Lou DeRose: The façade that you see happened when the bank essentially took the building over renamed it the Bair Building it's named after Joe Bair. Before that it was the Murphy's 5&10 was almost a typical old building not much class just a nice sign a red and gold sign but the upstairs even when it was Murphy's it was storage.

Barbara Ciampini: What was the other building you said it was Mitinger and what?

Lou DeRose: I don't remember what it was I think it changed a number of times over the years.

Barbara Ciampini: Is that wide open staircase still there?

Lou DeRose: Down to the basement.

Jesse Brocious: It's closed

Barbara Ciampini: There was a wide open staircase there .

Jesse Brocious: Can't hear him he is in the back with no mic.

Barbara Ciampini: It was cool it had brass stair railings that went down.

Steve Gifford: So Mike there is one thing that you can help us with is the windows that are being inserted. The frame color and the profile can you tell us about that?

Mike Gwin: They are aluminum windows so we are looking at an anodize color now

Steve Gifford: You don't have any examples here now do you?

Mike Gwin: I don't have examples of the exact material. But an anodize color like the natural anodize would be like a raw aluminum looking color. They have other options like tinted to make it a little warmer so we are looking at a champagne anodized finish on the windows so it is just a little bit darker than the natural raw looking window.

Steve Gifford: So it would be similar to like maybe the entrance door on the first level?

Mike Gwin: Similar to that I believe those are anodized windows as well.

Steve Gifford: So it will be complementing color to those.

Mike Gwin: Right

Steve Gifford: And as far as the profile?

Mike Gwin: The profile they are not historical profile they will be about 2 ½ inch profile all the way around and the divide will be the same.

Steve Gifford: Any other questions or comments?

Barbara Jones: I was going to ask that question because I have a hard time actually visualizing what these will look like from the sketch. I get the color that they will match the 1st floor essentially it will be mostly glass upstairs.

Mike Gwin: Exactly minimal window frame

Barbara Jones: It will match the first floor so

Steve Gifford: So it could be very similar to the ones in the Troutman's Building on the upper floors. Real simple profile

Lee Calisti: Typically in the past Mike we have looked at those profiles depending on the context because there have been lets say insensitive replacements and I'm sure you're familiar with those as well where there have been square panning buildings with a lot of historical character and in those cases we have a good example where we worked with an applicant and they used profiles that were extrusions but they were reminiscent of historic profiles so you just didn't get a square panning around the perimeter. In this context since the armature around the windows is a 1980's 1990's

Mike Gwin: Exactly

Lee Calisti: I could sort of let go the insertion of a scrolly profile but that is something we have and we continue to look at for every project individually. So if this was putting windows in the Troutman building or something like that I think we would look a little bit harder at the profile so we were just left with square panels.

Mike Gwin: I understand

Steve Gifford: Any other questions or comments. Do we have a motion

Barbara Jones: I will make a motion to approve as presented

Steve Gifford: We have Barbara for the motion can I have a second

Jackie Johns: I seconded

All favor. Motion approved.

250 West Otterman Street

Property Owner: North Huntingdon Square LP

Applicant: Alexis Bevan

Project: Façade

Shawn Ulery: I am Shawn Ulery, Ulery architecture

Alexis Bevan: Alexis Bevan and hopefully we are opening Bean and Baguette

Steve Gifford: Basically for everyone to understand the block of Seton Hill performing Arts center on West Otterman Street is where the building is located

Lou DeRose: It is the old flower shop.

Steve Gifford: The old Twiggs flower shop correct.

Shawn Ulery: The idea is sort of a coffee shop to gain that crowd of college kids.

Steve Gifford: The exterior of the plan.

Shawn Ulery: This is the existing building the flower shop the second floor at one time was an apartment. The intent limit the renovation to really the interior renovation to installing kitchen equipment and the existing floor plan layout lends itself to dining. We need to address the front entrance. The front entrance is recessed if you would look at the photograph in the lower right. The recessed entrance door a staircase beyond the entry door is more of a residential building that creates sort of a tight corner when we enter the building to get around the staircase and how we interact with the transaction area queuing and checking out those sorts of things. If we pull the entry forward we would recreate the exact entry as it is in that state. We would remove the side wing walls and reconstruct the entry door, transom same materials door would obviously have to meet ADA compliance. The door hardware that is currently on is not correct. But essentially we are pulling the façade. We would keep the current white trim so that you frame the entry, keep the porch roof gable. So we are simply imagine just pulling the front façade flush with the façade and keeping the white trim with the 250 address on it. So really from a passerby the building essentially doesn't change. If we can do that and keep the existing sidewalk ramp and railings as far as ADA compliance push pull swing. The intent they are new business owners who are trying to be cost sensitive here were we are not

renovating the entire building so we are trying to approach the project as a change of use from a floral shop to something else. Really spend the money on kitchen equipment to get the business operational. The interior renovations are really limited to that. The existing restrooms are ADA compliant so we believe that we can keep the restrooms as is. The existing flooring and walls are basically ready to go missus the kitchen equipment needed the coffee shop. So that is sort of the intent we are trying to be as cost sensitive as we can and hope this new business can get up and running, should they get up and running and they want to do something exterior years down the line then it would be something that they would approach at that time. One thing that we haven't addressed in the application is we are discussing sort of asking ourselves what if the existing railing is really pressure treated lumber and currently we could do some minor modifications to make it ADA compliant. If they choose to paint it white is that something that we have to address today? If they modify it they would probably treat it either stain it or treat it with a weather treatment system but eventually down the road they may like to match the railing that is on the rear porch it is white and sort of pulls in better with the buildings. Sort of matches what is going on with the white trim that is photograph 1 top left corner. Again it isn't something we want to propose to replace all the railings with a vinyl railing system which can be expensive. Should they want to paint or do that budget permitting is that something we should address this evening?

Barbara Ciampini: Yes do you have a photo depicting moving that façade to the front?

Shawn Ulery: I don't

Barbara Ciampini: And there won't have to be any changes to the ramping that already exists there?

Shawn Ulery: No we are doing an in swing door given that we have two exits out of this space. So an in swinging door gives us enough clearness to side approach in swing. We tend to try to keep this existing condition as intact as we can.

Barbara Ciampini: I think we need to see all that. Do you have signage?

Shawn Ulery: Sign will happen down the line. There is an existing sign frame there doubtful that it meets the current requirements so we wanted to get this process behind us before we spend a lot of our time and effort doing construction drawings. If the entrance has to stay in the same location we got to reconfigure it.

Barbara Ciampini: I don't see a reason why it can't move.

Lee Calisti: No I don't see a reason why it can't move either I just with all these images we just needed the one image that we don't have. I mean you showed a lot of images

except the one we need and that's nearly cutting that wall out and bringing it forward to be flush with the front wall.

Shawn Ulery: That's my fault I felt that since it was recreating the identical image

Lee Calisti: Well then there is no dispute to what you are proposing it's that. Right now we are using our imagination to invasion moving that wall. It's not a complicated thing to imagine but it is a really simple thing to illustrate.

Steve Gifford: So to help the process along so Lee using your professional opinion. So if you move that front forward so it is flush looking at the image that is in the center right now the right side view from the street. He's got a solid wall of windows, doors and siding does it need to have some kind of definition that is the entrance. We are looking at that right now it being recessed you kind of know that is the entrance there is a shadow a kind of relief. So should there be something included in that besides bringing it forward?

Lee Calisti: I think the fact that it is a red door and there is a small gable above it and reflected behind it in the second floor is a gable element that tends to point to that area as being something special and the fact that the ramp leads to it. I think it is obvious in of itself that is an entrance. I think it is rather innocuous change to the building.

Barbara Ciampini: Are you keeping the red door?

Lou DeRose: Just for housekeeping for the record North Huntingdon Square, LP building owner and Alexis you are a tenant?

Alexis Bevan: Yes

Lou DeRose: And you are doing this renovation not North Huntingdon Square and they own the back property and the house behind it they rent the parking lot out to the public is that going to change

Barbara Jones: Is parking going to change

Alexis Bevan: Not much they have about 10 people that rent from the Department Health front parking lot

Steve Gifford: So basically all we are doing is at this point is providing insight into moving the door forward and we seem to be agreeable with that

Barbara Ciampini: I'll make the recommendation that we approve the project as presented as long as you provide us with some sort of an image that actually shows what is going to happen. You can email that to me Shawn then I will share it with the board.

Lou DeRose: Does your motion cover his talk about the ramp

Barbara Ciampini: Yes it covers the talk about the ramp if you want to paint it white please include it.

Steve Gifford: So that would be the approval of the white color

Barbara Ciampini: Well for whatever color he puts on the image I guess but he is asking for white. He can show the white railing on the image of the main entrance.

Lee Calisti: Based on what is there now white is the logical choice. I don't think that is going to negatively impact the building.

Steve Gifford: The only reason that I bring it up is that at one point there was a conversation about Unique Tattoo on the other side of the block with a white railing in the front and people have made a comment that the railing being white distracts from the character of the building. So I didn't want to go the same path of painting it white and people realizing that it is too prominent should be more of a subtle color

Barbara Jones: No I think that railing at the tattoo parlor is a different building. it goes with this building

Barbara Ciampini: It residential architecture looking

Barbara Jones: It goes with this building and the white trim

Lee Calisti: I appreciate the effort to be consistent because that is important but I think in this context white is appropriate if it was going to be a different color and they were change the railing to a different type of railing then I would say let's look at it.

Steve Gifford: I just wanted to make sure we weren't down path that we were going to regret in thirty days. Ok so Barb made a motion can I have a second

Barbara Jones: Second

All were in favor. Motion passed

Meeting adjourned 5:10 PM

