



## *Historic & Architectural Review Board*

Meeting

May 17, 2016 4:30 P.M.

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### **I. Call to Order**

Steve Gifford: We have a pretty full agenda tonight.

### **II. Roll Call**

Steve Gifford: We are going to start with roll call attendance, please Alycia

#### **PRESENT:**

STEVE GIFFORD, CHAIRMAN  
BARBARA JONES, VICE CHAIRMAN  
LEE CALISTI, SECRETARY  
BARBARA CIAMPINI  
MARC SCURCI  
LYNN ARMBRUST

#### **ALSO PRESENT:**

LOU DEROSE, SOLICITOR

#### **ABSENT:**

JACKIE JOHNS

### **III. Approval of April 19<sup>th</sup> 2016 Meeting Minutes**

Steve Gifford: Next item on the agenda is the approval of the April 19<sup>th</sup>, 2016 meeting minutes that we received via email. Any corrections, any comments? Can I have a motion to approve the minutes?

Barbara Jones: I'll make that motion.

Steve Gifford: Barbara. Can I have a second?

Marc Scurci: I will.

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Steve Gifford: Marc, for a second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed, abstained? Meeting minutes are approved.

#### IV. OLD BUSINESS

**631 North Main Street**

**Property Owner: Elliott Federal Credit Union**

**Applicant: Jim Benson, Elliott Company**

**Project: Signage & Façade**

Steve Gifford: Old business we have one item, which is 231 North Main Street.

Barbara Ciampini: 631.

Steve Gifford: Sorry, 631. So for everybody that's new and hasn't been here before, the process is pretty simple. Just walk up to the lectern, introduce yourself, spell your first and last name, and we'll put images of your proposal on the screen. We'll be able to listen to the improvements you want to make, we'll ask questions, and then at that point we'll take action. Alright?

Jim Benson: My name's Jim Benson, J-I-M B-E-N-S-O-N. I'm here from the *Elliott Federal Credit Union*. Today I just want to talk about the colors for the building at 631 Main Street. What we've put together is some samples, some color samples. This is what the house looks like now, well it doesn't look like that now, its looks nicer than that now.

Jim Benson: So we are doing things, just trying to tweak colors to fit in, and we have some color swatches that we had up there. We are probably leaning towards that darker; I think it's called *English Channel*. We might even think about going even darker than that with the trim in white. As it is right now it's an off white, but we wanted to try and get a color that would look –

Steve Gifford: Jim, I think you submitted –

Jim Benson: I think those are the old ones.

Steve Gifford: It says *English Channel*.

Jim Benson: Okay, that's the new one. I'm sorry.

Barbara Jones: Is that one of the colors on your house already? I mean on the building? It's not, okay.

Barbara Ciampini: Oh you mean the samples. Did you sample it?

Jim Benson: Yeah, we sampled it. There are samples that we have on there. I'm pretty sure that that's it, but it should probably have a second coat on it. And it would look a little bit darker than that. So I'm thinking we may go a little bit darker. So I may have to come to another meeting, I don't know how we'd go about getting even a darker sample possibly or I think that might—

Steve Gifford: Any questions, comments, thoughts about *English Channel* as the paint color for the building.

Barbara Jones: I agree. I think it would be better darker and maybe grayer, but you can certainly, wherever you are getting these colors from, find one on the same range. But, I'm also willing to help you with the color if you are interested.

Steve Gifford: Yeah, I would take from the last meeting that—

Jim Benson: Better than the last one. We're almost there. You're right. Until you see it and get it on there.

Barbara Ciampini: I think the last one was the color of Steve's tie.

Jim Benson: I think you may be right.

Steve Gifford: It was a bright color.

Barbara Ciampini: We liked it, maybe just not for your property.

Steve Gifford: So I guess for the sake of speeding up his approval process, is it possible that Barb you can just receive a paint color and make a decision on behalf of the board. Do you want to do that?

Barbara Ciampini: Yes, I can do that. I mean we have been doing that. Yeah that's fine.

Steve Gifford: So Jim, if you are able to get a revised paint sample to Barb, sometime before—when's council meeting? Is it the 6<sup>th</sup>?

Barbara Ciampini: No, it would be the 13<sup>th</sup>, June 13<sup>th</sup>.

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Steve Gifford: Okay, so, sometime before the week of the 13<sup>th</sup>, if you could get that to Barb and she can do a quick review and give you some feedback and get that approved. That way we won't have you come back and sit for another alternative or different shade of blue.

Barbara Ciampini: Right.

Steve Gifford: Alright?

Barbara Ciampini: Alright.

Jim Benson: And I can ask for some help?

Barbara Ciampini: Yep, you can ask Barbara for some help. I'll send you her email.

Jim Benson: Is that it?

Barbara Ciampini: Thanks Jim. Oh no, we need—I'll make a recommendation that we approve the paint change contingent upon receiving another blue that a little darker, a little grayer.

Steve Gifford: So we understand that, can I have a second on that?

Barbara Jones: I'll second it.

Steve Gifford: We have Barbara on the second. All in favor?

Everyone: Aye.

Steve Gifford: Opposed?

Barbara Ciampini: And you're going to come back for signage and things like that.

Lee Calisti: Steve, I'm going to abstain.

Steve Gifford: Sorry, I didn't ask that.

Lee Calisti: I had a meeting with you with morning about another part of the project, and I know that it would be more appropriate if I abstained.

Marc Scurci: Do you plan to paint the door and the trim and the porch and the railing an off shade or a neutral? Is that what we're looking at here?

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Jim Benson: Everything that you see—railings have been upgraded, I should have brought in another picture of it now, but it's white. So the trims are going to be in that. I'm actually working with somebody to help me with the trim that you'll see on the door, but I'm not going to do that until it's—For now I wanted to get rolling with the paint colors

Barbara Ciampini: That white.

Jim Benson: Everything will be white with a darker gray. I was thinking of possibly painting the door and the porch a different color, but that will be down the road. I'm not going to do that—

Marc Scurci: That makes good sense, and that will go a long way in helping to enhance the blue that you are selecting in the near future. It's not a matter about picking color "a"—It's not a science, it's just an aesthetic thing. So the trim colors can enhance or hurt that blue. It's important to get a good contrast and coordinating color.

Jim Benson: I'd like to talk to you also to pick out a color.

Marc Scurci: Okay. You know another quick thought; the art teacher is coming out in me, I can't help it. The original blues and some of the other alternative shades you had before you met with us, they weren't bad colors but I think when you see that color in mass, it's much stronger than a chip portrays. That is always a fear, and with clients I always paint a piece of drywall; let them see it at night and in the daytime and then let them make a decision.

Jim Benson: You're absolutely right. You don't want a lollipop type—we want it to look professional. I'm just tired of looking at an ugly building.

Barbara Ciampini: We're getting there Jim, we're getting there. We'll be in touch.

Jim Benson: Okay, thank you.

## V. NEW BUSINESS:

### **132 South Main Street**

**Property Owner: JEM Associates**

**Applicant: King & Associates**

**Project: Signage**

Bob Gonze: Bob Gonze, G-O-N-Z-E; Blue Sky Sign Company, LLC, on behalf of King & Associates Inc. located at 132 South Main Street. This is really a simple project. We're just putting cut vinyl for the lettering, white vinyl, on the window and the "K" logo that they had as part of their identity. And so, this would be the only thing showing on the outside of the building; 24 by 24", so basically four (4) square feet of vinyl on a window that's probably two and a half times that size.

Steve Gifford: Just for a frame of reference, this is a street level office on South Main Street block.

Bob Gonze: South Main. If you say so, I agree.

Barbara Ciampini: It's the Masonic building.

Steve Gifford: But it's at street level, it not an upper level window.

Barbara Ciampini: Right.

Steve Gifford: From this perspective you can't tell.

Barbara Ciampini: Okay.

Barbara Jones: And is it both windows? Will those "For Lease" signs be gone, will they stay?

Bob Gonze: The lease signs will be gone. It will only be on the right hand side of the window that's immediately adjacent to the door.

Barbara Jones: Okay.

Barbara Ciampini: No plans for a projecting sign?

Bob Gonze: No, they are pretty understated. They are taking over a large part of that building, and at this point no.

Steve Gifford: So Bob just to clarify; in the picture of your proposed signage there is that gray panel, that's just to hide the "PRC Commercial" correct?

Bob Gonze: That's correct. That's just white cut vinyl there.

Steve Gifford: Okay. Any more questions or comments?

Barbara Ciampini: Is this the same law firm that's up on North Maple in the house?

Bob Gonze: It's actually not a law firm.

Barbara Ciampini: Oh okay. It's different.

Steve Gifford: South Maple.

Barbara Ciampini: No, North Maple. It's a different company though. Okay, okay.

Steve Gifford: Different company. This one is next to the S-P—

Barbara Ciampini: That's King & Guiddy maybe that I'm thinking of. Okay.

Steve Gifford: Yes, you're thinking of the law firm.

Barbara Ciampini: Okay. Got it.. Cool.

Steve Gifford: Can I have a motion to approve proposal; to recommend approval of proposal.

Marc Scurci: I'll recommend it.

Steve Gifford: I've got Marc. Can I have a second?

Barbara Ciampini: I'll second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Opposed? We recommend proposal.

Bob Gonze: Thank you very much.

**144 South Main Street**

**Property Owner: Woodhaven Partners LLP**

**Applicant: Miller Family Enterprises, Inc.**

**Project: Signage**

Steve Gifford: So the next project is Millers. Do you want to come up and introduce yourself?

Judy Miller: I'm Judy Miller, M-I-L-L-E-R. This is Mike Miller, my husband. Okay, so what we're proposing is we're taking over the old PNC Bank for our store, Millers Prom and Formal Wear, and we would like to use the existing lighted sign box, which is a backlit box. There's one on the front side of the building that faces Main Street, and there's also one on the side of the building that faces Second; that's the lower picture. So, we would basically use the boxes there and put a new face on it, and it would be a black face with only the letters being illuminated through the plastic. It's not a lighted letter, its backlit, so that's all it would be. And then on the window, that's not really a black sign on the window, it's just the white vinyl lettering very similar to the one you saw before and what we already have that exists at 233 South Main on the building that we have.

Mike Miller: Same exact script. Everything's the same.

Steve Gifford: Any questions or comments from members of the board?

Barbara Ciampini: There's not a lot you can do with that mansard roof the way it is there.

Lee Calisti: So clarify again the signage up on the roof is lit, but just the letters are illuminated?

Judy Miller: Well it's a shadow box basically that has the fluorescent tubes on the side of it, so basically all we are doing is putting a face on the front of that box that has a clear or white letters and only the light will show through the letters because they are the light part.

Lee Calisti: Okay, got it. Thanks.

Marc Scurci: I think that's very effective. I think the scale is good. And I think that it's nice that you are doing something on Main Street, because Main Street is often less retail and more other things so it's nice to bring that back.

Barbara Ciampini: She's been on Main Street.

Judy Miller: We've been on Main Street for 11 years. We're moving one block up.



Mike Miller: It's a larger space.

Barbara Ciampini: You're getting a lot more space at this new locatin.

Mike Miller: And Barb's seen the plans to what we are doing inside.

Barbara Ciampini: Oh yeah, it looks good.

Marc Scurci: Just curious, is the vault still in there?

Mike Miller: It is.

Barbara Ciampini: Your window decorations, I mean your displays are always beautiful, so now we have more windows to see your displays. I can't wait.

Judy Miller: Thank you.

Steve Gifford: Can I have a motion to recommend approval?

Lee Calisti: I'll make a motion.

Steve Gifford: Can I have a second?

Lynn Armbrust: I'll second.

Steve Gifford: Perfect. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? So for the process and the installation of the windows after Mayor and Council sign off on it would be the 13<sup>th</sup> of June.

Judy Miller: Okay, so we just make the application for the sign permit and take it to the Council meeting then?

Barbara Ciampini: No, you don't even have to go to the Council meeting; I'll handle it from here. But we will need your application prior to the 14<sup>th</sup>, and then we'll issue the permit to you.

Judy Miller: Okay.

Barbara Ciampini: But you can have the permit for the interior stuff that we're working on hopefully tomorrow. Sorry about that glitch. Thank you.

Judy Miller: Thank you.

Barbara Ciampini: Thanks for staying in Greensburg.

**237 South Pennsylvania Avenue**  
**Property Owner: Greensburg Library Association**  
**Applicant: Raimondo Construction Co., Inc.**  
**Project: Façade**

Steve Gifford: How are you doing today?

Dave Raimondo: Good, how are you?

Steve Gifford: Very well.

Dave Raimondo: I'm Dave Raimondo, Raimondo Construction. So that's what you have now, we're going to try and replicate the outside. Of course we are getting rid of the aluminum doors and putting a wood door in, or a mahogany door actually, eight lights, panic hardware, and the inside would just be the same door with a push-pull. We are going to stain everything on the inside to match what's there.

Steve Gifford: This is the appearance of the new door right?

Dave Raimondo: Correct.

Steve Gifford: Alright, any questions or comments from the members of the board.

Barbara Jones: So it will still have that foyer that indents the same that it is?

Dave Raimondo: Oh yeah it will stay the same. We're just changing the door and getting rid of the aluminum doors--

Barbara Jones: The foyer will stay the same. Okay.

Dave Raimondo: --Store front doors and putting mahogany doors.

Barbara Jones: Right. And is that similar to what was there before they replaced them with the aluminum doors? Do we know that?

Dave Raimondo: I have no idea.

Barbara Jones: Do you know that, Barb?

Barbara Ciampini: No, but I'm curious.

Steve Gifford: Okay, any more questions or comments?

Marc Scurci: This is the wood species?

Dave Raimondo: Yes, but it's not the stain.

Marc Scurci: That's not the stain. Now what will that look like?

Dave Raimondo: What you have on that picture, just the dark stain that's in there now. I think that wood in there now is all mahogany right there.

Steve Gifford: On the inside.

Barbara Ciampini: Oh on the inside when you come in.

Marc Scurci: Okay.

Steve Gifford: So it will be that dark wood color.

Marc Scurci: It will be some contrast against the brick now.

Barbara Ciampini: Yes

Dave Raimondo: She wants red on the outside. They want to replicate that on the outside and paint the wood red.

Barbara Ciampini: Oh, so this part would be red. The frame, I got you, the framework.

Dave Raimondo: On the outside. And the door will also be painted red on the outside and stained on the inside.

Barbara Ciampini: Oh okay.

Marc Scurci: Will the door be as wide as the door inside with the light panel now?

Dave Raimondo: Yeah, it's going to be a three foot door, so it's going to look similar to what's there now as far as the side panel goes.

Barbara Ciampini: Nice.

Steve Gifford: Any questions or comments? Can I have a motion to recommend approval?

Barbara Ciampini: I will make that motion.

Steve Gifford: Can I have a second?

Marc Scurci: I'll second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed; any abstentions? Alright, we recommend approval. Same thing, work can commence after June 13<sup>th</sup>, on the 14<sup>th</sup>.

Dave Raimondo: What was that again?

Steve Gifford: Work can commence after June 13<sup>th</sup>, on the 14<sup>th</sup>.

Dave Raimondo: Okay.

Barbara Ciampini: Thanks, David. Thanks everybody.

Steve Gifford: We're done. Any questions or comments? Can I have a motion to adjourn? Lynn? Okay, meeting adjourned.

Barbara Ciampini: Who made it? I didn't even hear it.

Lynn Armbrust: I made it.

Meeting adjourned 4:50 PM