



Historic & Architectural Review Board

Meeting
March 22nd, 2016 4:30 P.M.

I. Call to Order

Steve Gifford: Good evening, everyone. I would like to call to order the City of Greensburg Historical and Architectural Review Board public meeting for Tuesday March 22nd 2016 in the council chambers. We have three items on the agenda today.

II. Roll Call

Steve Gifford: Let's start with roll call attendance, Alycia?

PRESENT:

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

ALSO PRESENT:

LOU DEROSE, SOLICITOR

ABSENT:

BARBARA CIAMPINI

III. Approval of February 23rd 2016 Meeting Minutes

Steve Gifford: The next item on the agenda is the approval of the February 23rd 2016 meeting minutes that we received via email. Any questions, comments, corrections? Can I have a motion to approve?

Marc Scurci: Motion to approve.

Steve Gifford: Marc. Can I have a second?

Barbara Jones: I'll second.

Steve Gifford: Barbara with a second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? (no one opposed) Meeting minutes approved. With no old business on the agenda, we do have three items of new business. One twenty four South Pennsylvania Avenue. The process is to introduce yourself, spell your first and last name and describe the project that you are proposing.

IV. NEW BUSINESS

124 South Pennsylvania Avenue

Property Owner: MBM Partnership

Applicant: Noble Vision Center, LLC

Project: Signage

Eric Harris: Hello everyone. Eric Harris with Noble Vision Center. I'm back again from last month. I apologize for my appearance. We are moving today into our new space. We have got another sign where we are looking at doing. It is a pre-existing sign on the side of the building here when you are going down the side of South Pennsylvania Avenue. We are looking at refiguring the center of the sign. We are just trying to reuse pre-existing materials. We took some of Marc's advice from last month and thickened our font on the Noble Vision Center on the lettering. I have brought Lisa Frederick from Unity Printing who is doing the sign here to see if she can add any sort of additional insight. The outline on this sign here—this print, it is not quite accurate. It is the same outline as the previous picture, the black border around the edge. It keeps the same—that thicker edge. The whole sign is offset from the wall using pieces of conduit using a lag bolt. I am not sure of the exact depth, but.

Steve Gifford: And then one addition?

Eric Harris: We have one additional sign. I will have to ask Lisa to talk about that one. I do not have as much information on that one. Sorry that we kind of had a late addition on this. It is right to the left of our door. It is kind of an offset sign. Lisa Frederick, everyone.

Lisa Frederick: Thank you. Good afternoon. It would be an aluminum sign with vinyl on top, filled in with a laminate to protect it, and it would be adhered onto the brick. Eighteen inch by eighteen inch and we did show the location—the approximate location by the door.

Steve Gifford: And so this is just an addition onto their application.

Lisa Frederick: Correct. Since their grand opening is next week, we obviously would like to get everything up in preparation for this momentous occasion.

Steve Gifford: So Marc and Lynn, while you were reviewing it, are there any other questions or comments?

Barbara Jones: So the eyeglasses on that sign that you are showing up there, is different than the eye on this other sign. Is there a reason for that?

Lisa Frederick: Correct. Yes. The eye is Doctor Noble's logo, but on this sign here, she thought that the glasses would really draw attention because that is a very prominent location and when people are driving down the road, they would relate that it is a vision center, an eye doctor that they could purchase glasses and get their vision checked.

Barbara Jones: Okay.

Eric Harris: It is a more picture oriented sign as you are driving down the street. Oh, glasses!

Lisa Frederick: Yes.

Eric Harris: Instead of the eyeball.

Barbara Jones: Right—which is a nice logo.

Eric Harris: It is a little more abstract.

Barbara Jones: Yes, it is. And then last month, did you talk about a projecting sign? Wasn't there a projecting sign?

Eric Harris: That was the one that we were moving from the old site to the new site. That was the subject of the last month's meeting.

Barbara Jones: Yes, and you did that?

Eric Harris: Yes.

Barbara Jones: Great.

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

Lee Calisti: I just had a question. I do not have an objection to what you are asking for here, but—

Steve Gifford: Which image do you want here?

Lee Calisti: The one that you have right there, Steve. So I am understanding that you do not want to replace the sign back material. For the sake of cost or for the sake of whatever, you just want to go right over top of it? Is that correct?

Eric Harris: We are resurfacing the center. That red banner (points to presentation) is kind of thicker for whenever she moved, and the very center is the eye logo. Doctor Noble is very recycled, environmentally friendly person. I kid you not, she did not want to waste the sign. We just re-did the sign. We are planning to redo the sign.

Steve Gifford: There will just be a new skin on it.

Lisa Frederick: Correct. We figured since that it was already approved (previously through HARB with another business using the sign)—the shape, the size, everything—that obviously it was approved once, that we are just repurposing.

Lee Calisti: It is just a distinctive shape that fit someone else's logo whereas this sign on your door seems to be more consistent with your logo—

Eric Harris: It is more square. Is that what you are talking about? The sign on the door is more square.

Lee Calisti: Right. This has a strong shape to it that is inconsistent with this (proposed sign), it (the shape) becomes a part of your identity or your sign or your logo or your shape—just like any other logo has, any other brand or whatever. I was just curious.

Steve Gifford: But for purposes of tonight, there is no reason to not approve what they are proposing then?

Lee Calisti: Yes. I have no objections.

Steve Gifford: They are just comments?

Lee Calisti: It is just a comment, an observation. I have no objections.

Steve Gifford: Okay. So do we have a motion to approve?

Lee Calisti: I will make a motion.

Steve Gifford: Can I have a second?

Jackie Johns: I will second.

Steve Gifford: Jackie, second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? (no one opposed) Any abstentions? (no one abstained)

All approved. Motion carries.

Steve Gifford: So how this works is—

Lisa Frederick: For the both of them?

Steve Gifford: Yes. We are a recommending body so Mayor and Council will meet on April 11th and at that point, you can hang the signs on the twelfth.

Eric Harris: Okay. We will bring down the new address for Alycia—where the sign permit goes.

Steve Gifford: Yes. Okay. Thank you. Have a good night. The next item on the agenda is twenty nine North Main Street.

29 North Main Street
Property Owner: Donald Waxter
Applicant: Dent-Al Smiles Ltd.
Project: Façade & Signage

Jessica Bontke: Hello.

Steve Gifford: Hi. How are you doing?

Jessica Bontke: Good. How are you?

Steve Gifford: I am doing well.

Jessica Bontke: Good.

Steve Gifford: Introduce yourself and describe your project.

Jessica Bontke: My name is Jessica Bontke. I am the office manager of Dent-Al Smiles. We are proposing a new sign and an updated façade. The reason is because we are under new ownership. We are actually going to officially be Perfect Smile Dental as of April first, so we do need to update our signage and logo. What we are proposing is to remove the old wooden sign that is on the side of the building and put out new Perfect Smile Dental sign on the upper part of the awning there. That awning looks a little deceiving in that picture. It is not a slanted awning. It is more straight up and down as is the siding. So to mount the sign on there, it would be very easy to do, very safe to do and that way people from the street could also see it a lot better. As of right now, we have many, many people that when they call to schedule an appointment and we tell them where we are located, they have no idea that there is a dental office there because they cannot see the sign on the side of the building. So that is why we are proposing to put it on the awning. As well, our new logo is obviously new colors. Our new name and our new logo is blue and green, so in order to kind of match with that, we would like to paint that front façade—not the awning, just the façade—a nice shade of blue to match the sign. I did bring some shades of blue samples. I also think that I submitted some with our application as well.

Steve Gifford: So which one are you proposing?

Jessica Bontke: Well, there should be ones that we submitted. I was asked to bring additional ones.

Steve Gifford: Just as a backup.

Jessica Bontke: Because on the upper part of the building—

Steve Gifford: So these are the colors?

Jessica Bontke: Yes. There is like a mint green—I wouldn't even say a mint green, it's almost like a sage green—in order to not contrast too much with the green.

Steve Gifford: So there are two colors?

Jessica Bontke: Yes. We have not decided exactly which one of those two, but we would like to pick one of those two.

Steve Gifford: Got it.

Jessica Bontke: The sign has already been made. Obviously, it is not mounted or anything, but it basically was just based upon our new logo. Nothing too fancy.

Steve Gifford: And just to verify, that is just the wood siding at street level, not the shingled awning that you are painting blue? Right?

Jessica Bontke: Right.

Steve Gifford: Okay. The next part (looking through powerpoint presentation).

Marc Scurci: I have a quick question. I cannot remember if on your block, there are mostly brick facades?

Jessica Bontke: Yeah. There is a mixture. There are some brick, some of the facades (wood) like we have. It is a pretty good mixture.

Marc Scurci: Are any of them a bright, strong color?

Jessica Bontke: Umm. Honestly, I do not know for sure. I do not know.

Marc Scurci: Our job is to advise and be creative and helpful and would you say a body that can recommend or not recommend to Council. In a constructive criticism point of view, I am not sure about the location of the sign which is a whole other argument, on the mansard slant, but my first reaction to that blue was that it is really strong and it would make that storefront jump out. Now granted you would like that to happen but does that meet the criteria of our by-laws and is it in keeping with the historical value of the street. Am I right, Lee, so far?

Lee Calisti: Mhmm.

Marc Scurci: So there are ways to create interesting signs that people will notice without hitting them with color—strong color. Sometimes it is just the clarity and the definition of the font. The contrast of the font with the background. I just personally am not sure if I like that blue. Again, that is a personal opinion on that. I think that there could be improvements on that.

Jessica Bontke: Do you mean for the sign itself?

Marc Scurci: No. First of all, painting the lower half.

Steve Gifford: Just the paint itself, correct?

Marc Scurci: Yes.

Jessica Bontke: Okay. Well, since the upper part of the building is that green which you can see right there (points to presentation). We do have green on our new logo. I did bring some greens just in case that would be a better suggestion, but I have not run this past the owner yet. So—

Steve Gifford: Alright.

Jessica Bontke: This would be something that I would have to discuss with him as well.

Marc Scurci: This green that you are passing around—does that match the trim that is on the windows upstairs?

Barbara Jones: No.

Steve Gifford: No.

Jessica Bontke: No. Honestly that trim is so outdated. It is fading. It is hard to match exactly.

Steve Gifford: Like a mint chocolate chip color.

Barbara Jones: More of a grey.

Jessica Bontke: Yes, it is very chipped.

Steve Gifford: Grey/green. Yes.

Barbara Jones: Yes. I was going to suggest that—that you take that sort of shade of green which is more of a grey/green, more subtle, more subdued and it would go well with your sign even though they are two different shades of green. The turquoise blue would work well with it and then it would tie the top of the building to the bottom of the building which for many years and right now has not been connected. That would be my feeling about the color because I agree that it is way too strong for the street and if you look at the other buildings on the street, you are not going to see that. I think that is what we are trying to kind of get away from because there were a lot of those facades that were added onto in a certain number of years and this was one of them.

Steve Gifford: Yes. Just to give you some information. The façade that you guys now occupy—that change was made prior to the establishment of our Board and while it was maybe at the time someone thought that it was acceptable improvement to remove the storefront windows and really change the appearance of the block and really is not the look and feel that we are trying to put into Greensburg. So, unfortunately, whenever someone comes along like yourself that works for a new business owner who is trying to make changes, they run into—why wasn't the previous person asked to repaint their front or change their front or whatever that might be. So just the fact that over the past ten years, we have been able to subtly change the appearance of signage and storefronts and lighting and it is slowly moving to a point where we think that we are having an impact and people want to be in town and invest in town or whatever it might be. So with that frame of thought, that is really the reason that we are looking at the paint colors. If you do not do anything and you just keep the beige color that is there, then that is what we have until someone wants to come along and change it whether that is the building owner or the business owner. Or you can try to change it based upon our suggestions and it is not like we are saying this is what you have to do, it is just that there is a lot of talent on this Board—everyone, from working as a museum curator, an architect, an interior designer and someone who is an artist and Jackie representing Greensburg. So that is where we are coming from as far as trying to help make the building become as great as it can be but also help the business that is there as well. The blue that you brought to us is a very, very vibrant blue and would change the look of the block—that does not necessarily mean that blue is a bad idea but maybe something a little more subtle. Same thing with the green color or leaving it the way it is.

Jessica Bontke: We would prefer to not leave it the way it is. We are open to suggestions—that was just the initial thought of the new owner.

Steve Gifford: So what we have is an opportunity today is to look at the sign and at least get that up and changed in the building and then you can come back at a later time and propose a paint color.

Jessica Bontke: Okay.

Steve Gifford: To paint it and that might be something that you are able to actually do that with just a conversation with the Planning Director. Since she is not here tonight, she can make that decision. She might still want to have it come in front of us just for the sake of it being consistent.

Jessica Bontke: Okay.

Steve Gifford: But I think that the paint colors that you have today really are not—and I'm not speaking for the other members of the Board—but I do not think that they would be approved right? Yes.

Barbara Jones: Well, not recommended.

Steve Gifford: So you do not have the votes for recommending colors. I just think that is something that we should look at next time or in the future.

Jessica Bontke: Okay.

Steve Gifford: And just focus on your business sign.

Jessica Bontke: Okay.

Steve Gifford: Okay.

Marc Scurci: You know, many times people with projects that come before the Board over the past X (amount) years, very enthusiastic and wanting to open new businesses or continue businesses and they come in with a color that is so strong or just so different then what we would recommend and they are kind of surprised at that. But, we are trying to be helpful and recommending things. They have come back then at a subsequent meeting with improved colors and it is a huge improvement. We have had people come in and wanted to paint a building downtown—was it purple? Do you remember that? (addresses the Board) and bright orange. In concept it is fine but not for a building like that so that is kind of where we are headed with this. There are just more subtle tones of that that can work then those bright colors.

Jessica Bontke: Okay.

Lee Calisti: Can I add a couple comments?

Steve Gifford: Yes. Go ahead, Lee.

Lee Calisti: Just a couple thoughts. For the sake of objectivity, if I review our design guidelines which is what we are interpreters of so that you understand that we are not merely reacting with opinion of I like it, I do not like it, but if I read our design guidelines and I try to call through them in response to this project, I would say that the sign and the colors which we look at the overall composition of the building and if we are trying to emphasize or de-emphasize façade design elements and look at guidelines for how signs ought to be in character with the building, how the colors should be in character with the building, those types of things, then I think that what the other Board members said are pretty accurate. It is not merely opinion of color. So when you have a building that has this type of character, our guidelines are looking to respect that and protect that character. Beyond that, I would say, although you would like certain colors or have chosen them to be colors in your logo or your font, when an excessive amount of color of that strong nature is on a façade like that not only is it very overpowering to look at, I find it difficult

to be viewed as professional. So to be a medical personnel, a dental office in the City of Greensburg and be respected and looked at professionally, the colors say a lot about who you want to be and usually those colors are associated with retail or other types of establishments not a medical professional is how I would view them.

Jessica Bontke: Well, we did want to choose the blue because blue is very—it is a medical color. Most offices, when you look at the interior of them, they are blue. They have the blue walls, and they have the blue carpet so that is why—I mean the colors that he picked for the logo—we are a multi-location practice so it is not just us. That is the logo. Those are the colors. That is what we are being credentialed with everything. That is what it is.

Steve Gifford: And for the business sign and your logo, that is a different story.

Jessica Bontke: Yes.

Steve Gifford: It is just for painting the building.

Lee Calisti: Yes. I agree.

Jessica Bontke: Yes, and I understand with painting the building. Like I said, we are open to suggestions. That was just our initial thought.

Lee Calisti: The other thing—I have been a fan of bright colors for facades in the City, but it has to come down to the quantity of it when it becomes so overpowering—too much of a good thing so to speak and building owners would be surprised or disappointed if they would have put that much color on. My suggestion—to make a presentation clear to this Board—would be to have the colors you want on the image so that we can see a photo composition or superimposed of the color on there.

Jessica Bontke: Okay.

Lee Calisti: Then everybody can see exactly what it will look like and you can judge more clearly whether or not the color is appropriate or not and not just with limited façade like that but with the entire building itself—if not a greater context of some of your neighbors there, then it is easy for this Board to judge whether we feel it is appropriate and consistent with our guidelines.

Jessica Bontke: Okay.

Lee Calisti: Like Steve said, this façade had been changed over the years in a fashion that is unsympathetic with the floors above but now that you inherit it unless you are going to modify and change it—if you are going to keep it as it is—then there can be respectful things done to it. I would not advocate the sign being up on the roof myself. I do not think that is appropriate for the character of the building or the details. I know that your desire for it to be seen, but I do not see how that is going to make it more seen or less seen. I think that it belongs down lower.

Barbara Jones: It could, and I was thinking about this and I agree with Lee. I think that the placement of that—what you are doing is opening up a must have sign there if anybody or the next tenant or whomever is to take that down, then it leaves a space where you have to have a sign. Now it is a clean, mansard roof awning. It is just a clean space. So my suggestion—if you do not like where the other sign is on the building itself, you could hang a sign under the mansard—off of the mansard under the edge and it would hang. It would be like it was on the front.

Jessica Bontke: People would hit their head. It is actually not that very high of an awning and that sign right there is a three by five so that would obstruct people coming in the building.

Barbara Jones: Oh, so then yes.

Steve Gifford: There would not be enough clearance. There has to be a minimum of eight feet from the bottom of the sign to the sidewalk.

Barbara Jones: And there is not.

Steve Gifford: No. So the only place that they would be able to put—

Barbara Jones: Put it on the building.

Steve Gifford: The place that they would be able to put the projecting sign would be if you—it would be to the left of the mansard roof. Do you see that little bit of brick? (points to presentation)

Barbara Jones: Oh. There. So up there?

Steve Gifford: Yes.

Barbara Jones: Okay, I did not know if that belonged to them or not.

Steve Gifford: Yes, that was where the bracket and the projecting sign would be located.

Barbara Jones: I mean that would be very visible—a projecting sign in that location and you get people going both ways especially with that logo in the colors and the symbol of the tooth—that is pretty vivid.

Steve Gifford: Oh, yes. The symbol of the tooth, right. Go ahead Marc.

Marc Scurci: I want to add to what everyone is saying because I agree with what you are saying. If we understand correctly, the whole point is to draw attention to your business and if the negativity of putting the sign on the mansard awning roof slant that the Board seems to be talking about is part of this and the negativity about these bright colors—one consideration is to wherever you are going to place it (the sign) if it is going to be on the lower portion is then that becomes the very dark surface option. Maybe a taupe, grey something so that the sign is on a white field or a lighter field and it jumps out in an appropriate way and then you are achieving all of your goals, but you are still within our range in trying to keep the color subtle.

Lee Calisti: That's good.

Jessica Bontke: So you are suggesting to put it where the old sign currently is? Correct?

Steve Gifford: Yes.

Marc Scurci: Yes.

Steve Gifford: Jessica, just before you make a statement. So this has been already made?

Jessica Bontke: Yes.

Steve Gifford: This is the sign that you want to install like you would install tomorrow if you could?

Jessica Bontke: Right.

Steve Gifford: Right.

Jessica Bontke: Well, our new name takes place April first, so we are going to be taking down that Dent-Al Smiles at the end of the month because we are no longer Dent-Al Smiles at the end of the month. Our beginning is April first.

Steve Gifford: So, yes.

Jessica Bontke: We have to have a new sign. We have to have a sign for us.

Steve Gifford: Yes, so the sign that is up on the mansard roof with the rounded corners that was proposed by your sign company, but he actually put it on a flat panel with the square corners in as well.

Jessica Bontke: Yes that is the actual sign that he made. Yes.

Steve Gifford: Okay.

Lee Calisti: I do not mind the sign. I like the colors. I think that the sign is fine as a sign.

Jessica Bontke: Okay.

Barbara Jones: And then if you were to ever put a second one on, you could put the tooth hanging from that projecting sign. I mean that would be really visible.

Lee Calisti: I think Marc's suggestion is really good.

Barbara Jones: Yes, and it would just be an addition.

Lee Calisti: It would accomplish.

Steve Gifford: So have the wood siding painted a darker color is what you are saying, Marc?

Marc Scurci: Yes.

Jessica Bontke: So if we were to do a grey because we just re-did the inside—we painted the walls a grey and I have that specific color as well. If we would do that for the façade, that would be better?

Marc Scurci: Well, it depends on what shade of grey.

Jessica Bontke: It is a light grey. It is not dark.

Steve Gifford: Yes. If you have a paint chip, bring it in that would be—

Jessica Bontke: It is more like the color of your chairs.

Barbara Jones: Oh. If it was darker and in a grey. A grey is much subtler.

Jessica Bontke: I mean we could always go darker but that is the color family that we basically chose for the inside.

Marc Scurci: I think that the value of the grey of the chairs against the mansard roof is just not enough contrast.

Lee Calisti: No.

Barbara Jones: Right.

Marc Scurci: You need to strengthen that. I think that a darker grey or a taupe—that kind of family—

Steve Gifford: Like the nametag?

Marc Scurci: Not charcoal, necessarily.

Jessica Bontke: Right.

Marc Scurci: Could really enhance what we are dealing with here and help in the cause.

Steve Gifford: Marc, like the color of our nametags?

Barbara Jones: No, lighter than that.

Lee Calisti: Well, to be more specific I think that a warm grey because of the building above.

Barbara Jones: Yes. Like a taupe.

Marc Scurci: I could see a warm grey. It doesn't have to be—that is what I meant by taupe or a burnished brown-grey.

Lee Calisti: Maybe not as dark as the doors, but if you look at the building as a whole not just your sign. The beauty is that all of the major paint manufacturers, they have historic colors and recommendations and things like that that are appropriate to that wide time period and tend to work really well. I think that it would do a lot for the façade as a building itself, and I think it would do a lot to bring contrast to your sign so that people can see it.

Lou DeRose: Did you want her to paint both the whole up and down and the mansard?

Lee Calisti: I would. I would paint the whole thing if it was me.

Marc Scurci: Because that may be too dark. If you could bring with you—you are going to bring alternative colors then the next? A lot of the manufacturers like they said, will have a strip of colors—

Jessica Bontke: Yes. We have been working with Sherwin Williams, so I am sure that they can help.

Marc Scurci: From light to dark and just grab as many greys in that family—warmer greys not the blue greys and I am sure within that range we could find something that is better.

Lee Calisti: Sure. If you are working with Sherwin Williams, they have an interior and an exterior preservation pallet. They are just colors that someone has chosen. If you limit yourself just to those, there are a lot of appropriate colors. You do not have to, but it is a quick way to find colors that are appropriate to the building.

Jessica Bontke: Okay.

Marc Scurci: Is that mansard angle—is that a painted surface right now, that roof?

Jessica Bontke: I honestly could not tell you. I do not know.

Lee Calisti: Does your company own the building?

Jessica Bontke: Not yet.

Steve Gifford: No, they are leasing it.

Lee Calisti: You are leasing it.

Jessica Bontke: We are leasing. Don Waxter is the building owner right now, but we are looking to purchase the building.

Lee Calisti: Okay.

Marc Scurci: Great.

Barbara Jones: Well, that would really make your sign pop if you would put something dark it is like a shadow behind it and then visibility would not be a problem.

Jessica Bontke: Well, it is very hard to see from the street with that being on the side of the building. I mean honestly I have been in this area for twenty plus years. I could not tell you that there was a dental office there until I started working there.

Barbara Jones: Well, it is kind of hard—

Jessica Bontke: It is next to impossible to see that sign going down a busy main street especially with the courthouse there. A lot of the other buildings do have their sign above their doors.

Barbara Jones: Yes. They are a little different roof line because they have a signage board.

Steve Gifford: I was going to say that is kind of the difference. A traditional storefront is a glass retail entrance way and above it would be like a sign board where the sign is supposed to be placed and then the rest of the building above it. Whenever they changed this building back in the eighties, they put that mansard roof on so that would eliminate the sign board. That is really where you are is that you really do not have any place to put it other than on the front—that is where the projecting sign really would be a great addition. It would get people's attention. I would say that—as everyone has said here—the sign that you guys have proposed is a great design. It is just the location is an issue and the paint color. Other than that, I think that you would get a vote or approval of the sign as you propose on the location where the existing sign is at and then just revisit the projecting sign and paint colors at a later time. More importantly, because you guys are changing your business April first, you can actually get a temporary banner as approval from the Planning Director which is thirty days so instead of waiting until Mayor and Council approve it on the eleventh (April). If you want to get a banner up right away announcing your business, you can fill out that paperwork in a couple days and have that for next week.

Jessica Bontke: Okay.

Steve Gifford: Just as an FYI.

Jessica Bontke: Okay. Where can we put the banner?

Steve Gifford: Oh. You can put it on the front of the building.

Jessica Bontke: Okay.

Lee Calisti: Not on the roof.

Steve Gifford: Not on the roof. Sorry. Where the Dent-Al Smiles is since you are taking that down at the beginning of the month so that people know that is a new business. You can say coming soon or you can do a carbon copy of Perfect Smile Dental. So we discussed this a lot tonight. Is there anything else that you want to add before we make a decision?

Jessica Bontke: Just to clarify—so the grey for the façade painting, a projected sign at a later date.

Steve Gifford: We are not saying that you have to do it because that would be very visible.

Jessica Bontke: Yes. I would have to say at a later date because we already spent the money to make this one and then no to hanging it on the awning. We would have to put it up where the original sign is and then we can do a banner until we can put it up on the twelfth, correct?

Steve Gifford: Yes.

Jessica Bontke: Okay.

Marc Scurci: Are there any restrictions on the banner size? I mean it cannot be eight by fourteen.

Barbara Jones: It could be that size (points to proposed sign).

Lee Calisti: That is what most people do. They just have a matching size.

Barbara Jones: Just make it the same size.

Jessica Bontke: Yes. We would not do anything bigger than the sign.

Steve Gifford: Do you have a business card with you by any chance?

Jessica Bontke: I do not.

Steve Gifford: Okay. So—

Jessica Bontke: We actually just ordered new business cards.

Steve Gifford: Okay, so we will talk later but any other questions or comments? So then can I have a motion to approve the design of the sign and the location at the Dent-Al Smiles placement on the façade?

Marc Scurci: I will do that.

Steve Gifford: I made the motion. Marc got a second on it. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? (no one opposed)

All Approved. Motion Carries.

Steve Gifford: Okay. Speak with Alycia tomorrow and she will get you—is there an official permit for banners?

Alycia Ferrett: There is. It is on our sign permit.

Steve Gifford: Okay. Yes, so there is a permit. Complete it and send it in and have your banner up before April first.

Jessica Bontke: Okay. Great. Thank you.

Steve Gifford: Yes and if you want to buy the building that would be great so that we can help you with façade grant funding to make improvements.

Jessica Bontke: Okay.

Lee Calisti: That would be wonderful.

Steve Gifford: As a building owner.

Jessica Bontke: Okay. I will let them know that.

Steve Gifford: Have a good night.

Jessica Bontke: Thank you.

Barbara Jones: Thank you.

Steve Gifford: Alright, so the next one is 316 South Maple. Hi. How are you doing?

Jim Valley: I am fine. How about you?

Steve Gifford: I'm doing very well. Good to see you.

316 South Maple Avenue

Property Owner: TDTM Properties, LP

Applicant: Rennie & Associates CPA

Project: Signage

Jim Valley: My name is Jim Valley. I am with Acorn Sign Works. I am here representing TDTM Properties. What we are proposing is a twenty square foot directory sign. Freestanding, single faced. Rennie and Associates is the main tenant in the building, so they are going to have the top large section of the sign and a small section down below for TDTM. They have another office in that building that they may later on change the bottom section, but the top will always stay the same. But we wanted to keep it as two separate panels if we could possibly do that.

Steve Gifford: You can pass that chip around.

Jim Valley: Those are the actual colors not the actual material

Barbara Jones: Is that a green?

Jim Valley: Yes. It is a green.

Steve Gifford: It is dark green.

Barbara Jones: Oh yes, now I can see it.

Jim Valley: The actual material is going to be a plywood. The pole covers are aluminum too.

Barbara Jones: Is there a sign there now?

Jim Valley: If you go to the other file Steve there is one that shows the whole building front.

Steve Gifford: Let me pull it up here. Is it the HARB App.

Jim Valley: There should be another. I think it is called building.

Steve Gifford: There we go.

Jim Valley: It is also twenty square feet, but it is in a bad location. It is turned the other way with Rennie's logo that we wanted to do something that was more landscape than portrait.

Steve Gifford: Okay.

Jim Valley: And we did this sign for them three years ago, so he wants to keep some consistency.

Steve Gifford: Alright. Any questions or comments from members of the Board?

Marc Scurci: I have one. This question is to the Board. You said that you said that next you were going to have an additional added smaller sign beneath the Rennie?

Jim Valley: I am sorry. I probably confused you. In the future, if they had another tenant, they were just going to combine them both in that lower green section.

Marc Scurci: The lower green meaning below this. (points to presentation) Is that what you are talking about?

Barbara Jones: This one up here, Marc.

Jim Valley: Yes. That is the sign in Ligonier that you are looking at. I am sorry.

Marc Scurci: Oh. There you go. So it would just be within the green?

Jim Valley: Right.

Marc Scurci: It would have a less footprint than your Rennie sign—smaller.

Steve Gifford: Yes. It would fill that space.

Jim Valley: Yes. It would fill that space.

Marc Scurci: Would that be something that came before the Board to approve or are they permitted to just add something new?

Steve Gifford: That is a great question. I do not know if it is considered like a tenant directory sign but we will not approve every tenant that moves into an office building so that would probably be Barb's call whenever they apply for their occupancy permit.

Marc Scurci: I am sure that you won't, but somebody, having this approved, could come along and do a pink or some odd color that again was just so garish that it would not work with the rest of the base. I just wanted to make sure that we had some knowledge of that.

Steve Gifford: Whenever we make our motion for approval, we would state that any future tenants in the building would have their name in that area with white font on a green background and is consistent with the—is fine. That would be official record and if they violated, I think that they would send a notice because there are people who we have approved for tenant directory signs and the blue panels are consistent or the gold panels are consistent. Okay?

Lee Calisti: That way they don't have to keep coming back to the Board.

Steve Gifford: Right. Every time they change a tenant, they just change the panel, but they do not come back for approval on ABC Marketing or whatever it might be.

Marc Scurci: All of those choses are rich. They are very nice.

Jim Valley: Well, thank you.

Lee Calisti: Is the other sign coming down?

Jim Valley: Yes.

Lee Calisti: Okay. Is this the project that we looked at before or is it a neighbor of it?

Steve Gifford: It is right next to it.

Lee Calisti: It is right next to it, but this is not the building that we looked at several months ago?

Steve Gifford: No. That building will probably get—because it was bought by two attorneys—they probably will come do a sign application.

Lee Calisti: But, this is not it?

Steve Gifford: No. This is not it. Any other questions or comments? Can we have a motion to approve?

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

Steve Gifford: Barbara. Can I have a second?

Lynn Armbrust: I will second.

Steve Gifford: Lynn second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? (no one opposed) Any abstentions? (no abstentions)

All approved. Motion Carries.

Steve Gifford: Okay. So you can tell your client that on the twelfth of April is whenever the sign will go up.

Jim Valley: Okay.

Steve Gifford: If you have not completed a sign permit, that is a separate application, Alycia's office can help you with that.

Jim Valley: Okay. That is great.

Steve Gifford: Good seeing you. Any other questions or comments for discussion tonight? Then can I have a motion to adjourn the meeting?

Lee Calisti: I will make a motion.

Steve Gifford: Alright. Meeting is adjourned.

Meeting adjourned 5:15 PM