



## *Historic & Architectural Review Board*

Meeting  
October 20<sup>th</sup>, 2015 4:30 P.M.

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

Lee Calisti: I would like welcome everybody to the Historic and Architectural Review Board. Today is Tuesday October 20<sup>th</sup>, 2015. Could we have a call to order please?

### **II. Roll Call**

Steve Gifford: Roll call, please.

#### **PRESENT:**

BARBARA CIAMPINI  
LYNN ARMBRUST  
LEE CALISTI, VICE CHAIRMAN  
MARC SCURCI  
JACKIE JOHNS

#### **ALSO PRESENT:**

LOU DEROSE, SOLICITOR

#### **ABSENT:**

BARBARA JONES, SECRETARY  
STEVE GIFFORD, CHAIRMAN

### **III. Approval of September 22<sup>nd</sup>, 2015, Meeting Minutes**

Lee Calisti: The first item on the agenda is the approval for the September 22<sup>nd</sup>, 2015 meeting minutes. If everybody had a chance to see those, we will entertain a motion and a second.

Marc Scurci: I'll make the motion.

Lynn Armbrust: Second motion.

Lee Calisti: All in favor please say aye. Any opposed? Motion carried.

All approved. Motion carried.

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#### IV. NEW BUSINESS

##### **41 North Main Street**

**Property Owner: Doug Lingsch**

**Applicant: Aubrey Worek**

**Project: Signage**

Barbara Ciampini: I make a motion to table 41 North Main Street.

Lee Calisti: Do we have a second?

Lynn Armbrust: I will second.

\*Applicant Aubrey Worek came in just as the tabling process for 41 North Main Street was finishing.

Lee Calisti: We are going to untable the last motion.

Barbara Ciampini: I will make a motion to untable 41 North Main Street since Aubrey showed up.

Marc Scurci: I will second that.

Lee Calisti: We have a motion and a second. All in favor, please say aye. Any opposed? So we will go back to the second item on the agenda which is 41 North Main Street. Can we have someone representing that project come to the mic please? State your name, spell it and present your project please.

Aubrey Worek: Hello everybody. My name is Aubrey Worek. I have been at 41 North Main Street for the last three years, but I was rebranding my business. I am in a transition period. I am still renting that space, but I'd like to have some signage if it's able to be approved in the front window of the building as part of the transition period. A lot of my funds went into a new website so I'd like to get back with it over here and have a better sign (points to presentation) on the corner. Right now on the corner of the building, the landlord has a really big lease sign out so even though I had a former sign on that corner, I think people still thought that I was closed. I thought, "Maybe let's put that in the front window" and that would be better for me.

Barbara Ciampini: So you are looking for a sign somewhere in this corner window? (points to presentation)

Aubrey Worek: Yeah, the first green awning.

Barbara Ciampini: And that sign that I just had up, that would be the sign?

Aubrey Worek: Yes.

Barbara Ciampini: Just one sign?

Aubrey Worek: Just one sign for now. Then if I would need another one, I would probably have the exact same thing, but I understand the process.

Barbara Ciampini: You've been here quite a few times. You do know it.

Lee Calisti: Ok. So our understanding, Aubrey, is the sign that was on the screen is going to fill the window, the first window as we are looking on the building on the left.

Aubrey Worek: I should say as you would come into the main entrance. That's where we would put it.

Barbara Ciampini: Oh, this one?

Aubrey Worek: Yes, sorry about that.

Barbara Ciampini: Ok. There is a real estate sign on there—on this picture anyway.

Aubrey Worek: Well, on that one—I took those out. I meant on the corner. I mean with permission I did because I am leasing the space—that's kind of silly. Right on the corner where my old sign was there is a big sign unfortunately under there.

Lee Calisti: Facing East Otterman Street?

Aubrey Worek: Yeah, East Otterman street.

Barbara Ciampini: So your sign would be right here? (points to presentation)

Aubrey Worek: Yes.

Barbara Ciampini: Ok.

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Lee Calisti: You're saying your sign would be on the second window from the left facing main street?

Aubrey Worek: Yes. Correct.

Lee Calisti: Next to the main entrance?

Aubrey Worek: Yes. Better stated.

Barbara Ciampini: All of her signs are gone. All of the "Fitness with a Twist" signs are all gone. They were all in the windows. There was a banner sign here. They are all removed.

Aubrey Worek: Yes, that's correct.

Lou DeRose: So your request is just for one sign?

Aubrey Worek: One sign in the window.

Barbara Ciampini: That will be your only sign right now.

Aubrey Worek: Correct.

Barbara Ciampini: And it would be this sign. (points to presentation)

Lee Calisti: Does the board have any questions?

Marc Scurci: I have some comments but not questions. Our purpose is to solely recommend to the Council to approve of certain things, but there are times that we step back a little bit and advise people if they are willing to listen. Being an art guy, I think the colors are fine, the logo, the font—everything is fine. I don't think that there is enough contrast and I don't think that people are going to see that. Now I wear glasses sometimes but when you are driving or walking by, it's just too light of a blue against the white. There are various things that you can do. Either deepen the color, outline the lettering or there is some way to get more contrast without it being harsher or abrasive.

Aubrey Worek: Sure. Absolutely.

Marc Scurci: So you might consider that. Is that something—do we have to approve that at a second meeting or does she have to submit that if she takes that advice or how does that work?

Barbara Ciampini: I mean, she can probably do it by email, Marc.

Marc Scurci: Ok.

Aubrey Worek: Ok. Yeah.

Lee Calisti: That's been our custom.

Marc Scurci: We are here to help, too.

Aubrey Worek: Absolutely. I think that's great. This was something that I designed. I would like to obviously have something better in the future. This was just kind of where I am again.

Marc Scurci: Does the board agree that the contrast can be improved?

Lynn Armbrust: Yeah, I think. I do agree, Marc. I think that if it was just a little bit darker—you want it to pop, and I think you just want a little more contrast to make everything pop. That it's more easily read as you are in a car passing by.

Aubrey Worek: Mhmmmm. Absolutely.

Barbara Ciampini: Yeah, because you are going to be under that awning too.

Lynn Armbrust: Yeah, I think that's a good suggestion.

Barbara Ciampini: You can submit that to me in an email.

Aubrey Worek: Ok.

Marc Scurci: What size is that? I'm sorry. Do we know?

Aubrey Worek: Twenty-four inches by thirty-six inches. Yeah, it's not the biggest. So again, you got to hear me out. I know that you will see me again for something more grandiose. I'm not having a grand opening right now. I will next year. This is something that I am interested in that will kind of get me by within the next couple months because I want to continue my business, but again to be very honest, I'm kind of tapped out right now to go super big. But I understand the importance of that, please know that.

Lynn Armbrust: Ok. I might just add even with your website—your www if you have something there because it's a little bit more of the same and it is hard to read. If you are putting a lot of your monies into the website too, it would be good to read a little more easily.

Aubrey Worek: Yeah. Very good point. Ok.

Lee Calisti: Any more comments or suggestions for Aubrey? (no responses) So we need a motion to take action on this project.

Barbara Ciampini: I will make that motion to recommend the project based on the input from Marc and Lynn in regards to enhancing the color and perhaps enlarging the website name.

Aubrey Worek: Sure. Ok. I can do that.

Barbara Ciampini: Yeah and to submit it via an email.

Aubrey Worek: Ok.

Barbara Ciampini: And I would need that Aubrey, no later than the third of November.

Aubrey Worek: Ok.

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

Jackie Johns: I'll second.

Lee Calisti: We have Jackie. Ok. All in favor please say, aye. Any opposed? Motion carries. Thank you, Aubrey.

Aubrey Worek: Thank you all. I appreciate that and your email address is probably on your website?

Barbara Ciampini: Yes. I don't have one of my business cards with me, but yes, you can or call in tomorrow and we will give it to you.

Aubrey Worek: Ok. That sounds good.

Barbara Ciampini: Alright. Thanks Aubrey.

Lee Calisti: Ok. We will move onto the next item.

**101 South Maple Avenue**

**Property Owner: YMCA**

**Applicant: George O'Brien**

**Project: Signage**

Lee Calisti: There is no one here to represent the YMCA. So we need a motion and a second to table this project.

Marc Scurci: I'll motion that.

Lee Calisti: Motion, Marc.

Lynn Armbrust: I'll second.

Lee Calisti: Lynn, second. All in favor please say, aye. Any opposed? Motion carries to table the project. So, feelings to return to our first project?

Barbara Ciampini: Yes.

Lee Calisti: Are you going to represent it, Bob?

Bob Gonze: Sure.

Lee Calisti: So we go to our first agenda item 550 East Pittsburgh Street. Take it away, Bob.

**550 East Pittsburgh Street**

**Property Owner: Quatrini & Rafferty**

**Applicant: Quatrini & Rafferty**

**Project: Signage**

Bob Gonze: Great. First of all, Bob Gonze (spells name), Sign A Rama Greensburg. This application is for a couple of different signs. The first group of signs that I would like to discuss are the directional way finding signs. Basically, Quatrini & Rafferty would like to have installed on the four corners of the property, directions on getting people to the back of their property where their parking and entrance to their property is. Apparently they have had trouble with people driving along Pittsburgh Street not figuring out how to get into the property. So what we propose to do is on the four corners of the property is basically to put a low profile sign as indicated in the images. Small faces in their colors that match their monument sign. It's basically light green, reversed white—for both of the businesses that are in this building which would include the architect as well as the Quatrini & Rafferty. The arrows would just be moved around depending on which corner, but all the signs would be identical. So that is the first presentation.

Barbara Ciampini: I'm having difficulty with this one. Isn't the large monument sign right about here (points to presentation)?

Bob Gonze: It is behind it. That's correct.

Barbara Ciampini: And the old sign that they have that they never took down is right about here (points to presentation).

Bob Gonze: The old sign is being torn down.

Barbara Ciampini: It is?

Bob Gonze: They've asked for a quote on the old sign to be taken down.

Barbara Ciampini: Ok. I still don't think that this directional sign is necessary. Furthermore, I think it is in the right of way—the State right of way. They have the largest monument sign in all of the City of Greensburg. If people don't know that's where they are—so I don't see why we need to put a sign here. I do understand the one in the alley. I assume this is Tremont Street (points to presentation). I do understand that. I am not sure where this one is—it's also in the alley.

Bob Gonze: Correct. It's on both sides of the alley.

Barbara Ciampini: Ok. Again, I'm not sure I get the other one (points to presentation). That's the two alleys, aren't they? No, this is a street.

Bob Gonze: This lower left hand corner is an alley.

Barbara Ciampini: Yeah and this is an alley? (points to presentation)

Bob Gonze: Correct.

Barbara Ciampini: But this is down off of Pittsburgh Street and again, I don't understand the need for that.

Lee Calisti: Now is the lower left off of Westmoreland and the alley?

Barbara Ciampini: No. This is Westmoreland (points to presentation). This one is Westmoreland.

Lee Calisti: This is Underwood. I thought that this was Underwood.

Barbara Ciampini: Wait, this is Westmoreland and this is Underwood. (points to presentation). You're right.

Lee Calisti: This is the corner of East Pittsburgh.

Barbara Ciampini: This is Westmoreland.

Lee Calisti: Yes, and Westmoreland. This one is the alley off of Westmoreland. And this is the alley off of Underwood.

Barbara Ciampini: So there is no reason to have this (points to presentation) with the big monument sign that's already taking up the whole front yard. So we do not need this one and we do not need that one. We don't need Westmoreland or Underwood in my humble opinion.

Lee Calisti: So we would need the two that would be?

Barbara Ciampini: On the alley. One is down at Underwood to take them into the parking and one is on Westmoreland to take them into the parking.

Lee Calisti: Map wise, it seems that would be on the Southwest and Southeast corners of their property of the alley.

Barbara Ciampini: You're correct.

Lou DeRose: I didn't hear on the record the dimensions of this.

Bob Gonze: It's actually in the presentation. I believe they're eighteen inches by thirty inches. The bases are not very large.

Barbara Ciampini: They are forty two inches high.

Bob Gonze: Eighteen by thirty inches is the base. Forty inches high total height from the ground.

Barbara Ciampini: Do you have part two?

Bob Gonze: Well, part two yes. Part two was their bigger than life monument sign. What they are asking for is the same thing that they had asked for when the sign was originally presented which was to add the LED. What they want to do is they want to have a static LED that would be identical to the gas station across the street?

Lee Calisti: Static.

Lou DeRose: If it's identical to the gas station, you're only going to put prices on it. Two hundred dollars an hour?

Barbara Ciampini: That's it. That's all we have. A price sign across the street. It's not a message sign.

Bob Gonze: I don't think that is the intention. The intention is to put the messages as opposed to their portable messages that they have now. They are asking since the LED went up across the street. The size is approximately eight square feet totaling two feet high four feet wide. This sign currently is approximately the same size.

Lee Calisti: So if it is static LED versus what they currently have and it is not going to move or change, then what is the advantage to them having an LED other than that it lights up at night and they can change it from a computer inside the building.

Bob Gonze: Correct. Changing the message board the way that the sign was built is very cumbersome. We have done it for them. The cost for them for making new message boards to stay current with whatever they are currently negotiating, labor, whatever they are doing. They just feel they can't be as current as possible because taking a message board takes a week. Seven days to print the new board form and get bases and all that sort

of stuff. So they want to be more current. They want to be able to change that on a daily basis.

Barbara Ciampini: That opens up a whole can of worms that quite honestly it is taking years to eliminate this type of a message sign— other than the price sign that gas stations have. And again, as I have stated. This property is in a gateway overlay district so this board has a lot of leeway with the codes as to what they give and what they don't give. I think that we have been very generous in the size of this sign. I make a recommendation to deny this and give the two signs on the alley side for directional signs. Based on the fact that we have already denied it once before for the same reasons that we do not want LED message signs in the City.

Lee Calisti: That was going to be my question. Did we want to take action on part one and part two or do we want to take action on the entire package?

Barbara Ciampini: It's one package.

Bob Gonze: I don't know what the ramifications of the presentation of this are because I know that Dennis and Vince wanted to be here. Vince had a previous meeting, so he wasn't here. But hopefully, my presenting doesn't preclude them from coming back to. I figured at the very worst that they could come back to you with a new application for just the LED and they are out twenty five bucks. You can either review it or turn it down again or whatever.

Barbara Ciampini: I can amend my motion if you want to separate it. I don't know why we would do that—we don't do that for anybody else. They might want to file a lawsuit or something, but we don't do that for anybody else. So, I don't see why we have to change our process.

Lou DeRose: Is what you said a recommendation for motion?

Barbara Ciampini: Yes. That's a motion.

Lou DeRose: Well if there's a motion on the floor and you get a second, then you could or could not debate.

Lee Calisti: So, we have a motion on the floor to approve two of the four directional signs that would be on the southwest and southeast corners and a denial of the LED sign request. That's the motion. Correct, Barb?

Barbara Ciampini: That's correct.

Lee Calisti: So we need a second to continue. I will second that. So we have a motion and a second. All in favor please say, aye. Any opposed? Motion carries.

Bob Gonze: Ok. Thank you very much.

Lee Calisti: With no other items on the agenda, do we have a motion to adjourn?

Marc Scurci: I'll make that.

Meeting adjourned 4:53 PM