



## *Historic & Architectural Review Board*

Meeting  
January 24, 2017 4:30 P.M.

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

Steve Gifford: Good evening everyone. I'd like to call to order the City of Greensburg Historic and Architectural Review Board meeting for Tuesday January 24, 2017.

### **II. Roll Call**

Steve Gifford: Roll call, Amy, please.

#### **PRESENT:**

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

#### **ABSENT:**

MARC SCURCI

### **III. Approval of December 13, 2016 Meeting Minutes**

Steve Gifford: We received the December 13, 2016 via email. Any comments or corrections? Then can I have a motion to approve?

Lee Calisti: So moved.

Steve Gifford: Lee. Can I have a second?

Barbara Jones: I'll second.

Steve Gifford: Barbara with the second. All in favor of approval?

Everyone: Aye.

Steve Gifford: Any opposed? Meeting minutes adopted.

#### IV. OLD BUSINESS:

**239 West Otterman Street**  
**Property Owner: Josh Dronzek**  
**Applicant: GreySignal**  
**Project: Façade**

No Action

**308 West Otterman Street**  
**Property Owner: Malkin 1, LLC**  
**Applicant: Malkin 1, LLC**  
**Project: Demolition**

No Action

#### V. NEW BUSINESS:

**639 West Otterman Street**  
**Property Owner: Rich Haenel**  
**Applicant: BZ Construction**  
**Project: Façade/Porch Renovation**

Steve Gifford: Hey Tim.

Tim Zontek: Hello.

Steve Gifford: So you know the process. Introduce yourself and describe the project. Let me know when you want to advance the slides.

Tim Zontek: My name's Tim Zontek. I'm with *BZ Construction*. I'm here with Rich Haenel, and we are here talking about the project—the façade improvements at 639 West Otterman Street. That's the top of the survey. Would you go to the existing photos? Alright, so that's the project. That's 639, and what our plan is, is to temporarily support the existing porch roof and we're going to rip off the columns to the existing porch, reframe, install new handrails, new stairs, new columns, and new porch skirting. If you go to the previous picture, that's the plan and it shows in detail what we're doing and what our plans to do are.

Barbara Ciampini: Are you enclosing the front porch?

Tim Zontek: We are not enclosing it, no. We're actually opening it up. Right now there is actually a siding where the hand rail would be, so—

Barbara Ciampini: Okay.

Tim Zontek: So that will be opened up. Can you go to the next picture please? That's up the street from the property and that's down the street. That's the railing. We're using an *Age Craft*—we're proposing an *Age Craft* railing. And you see the different styles of pickets. We'd like to use the square pickets. That is the smart side. It's like a T-111. That's going to be used at the bottom of the porch to enclose the bottom as a porch skirting. That is what the project will look like when we're done. The decking boards are made of a composite *ChoiceDeking*; it's composite. The color is beach house gray, and I have samples of that here if you guys would like to see them. It will tie nicely in with the siding. All of the railings will be white, the columns will be white, and then we'll do the white composite trim around the skirting that will be painted the same color as the shutters.

Tim Zontek: Yes, and there will be—it wasn't drawn on this, but there will be handrails coming down the concrete stairs also.

Barbara Ciampini: Okay good. I was going to ask about that.

Steve Gifford: Do you have a note on the decking material? Actually, the decking we don't need to see so we don't even need to read that. Just the color then, okay. Any questions or comments from members of the board? Then can I have a motion to recommend approval?

Barbara Jones: I'll make that motion. It looks better.

Steve Gifford: Can I have a second?

Barbara Ciampini: I'll second it.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Abstentions? So for everybody in the room, how it works is we are a recommending body to Mayor and Council. They have final say on approvals. Work can start on February 14<sup>th</sup>?

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Barbara Ciampini: After Council approval on the 13<sup>th</sup>. Thanks for improving your property. It looks great.

Tim Zontek: Thank you.

**432 East Pittsburgh Street**  
**Property Owner: Union Real Estate Company**  
**Applicant: O'Reilly's Auto Parts**  
**Project: Signage**

Steve Gifford: How are you doing today?

Billy Kiskadden: Good. How are you?

Steve Gifford: Good. You want to introduce yourself, spell your first and last name, and speak into the microphone.

Billy Kiskadden: Okay. I'm Billy Kiskadden, and we're working on signage for the store that used to be *Auto Supermarket*.

Steve Gifford: Let me know when you want to advance the slides.

Billy Kiskadden: Go ahead. Right now, we already have the *Auto Supermarket* sign down. I think we're going to try and stay with the original coloring there; the lighter tan.

Steve Gifford: Yes.

Billy Kiskadden: Go ahead. That is what we're proposing to put up there. Pretty simple. It's white and goes with the tan pretty well. And then I think the next one will be the—no, that's the—go ahead. That one should be the street sign that will replace the *Auto Supermarket*—

Barbara Ciampini: Oh, it goes in there. Okay. In the sign? That sign?

Billy Kiskadden: Yes, just like that. Nothing crazy and nothing outstanding; it's simple. White, green and red.

Steve Gifford: Yes. Any questions from members of the board?

Barbara Ciampini: No. It matches with all of the other signs in the shopping center.

Barbara Jones: Yes.

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

Lee Calisti: I'll make a motion.

Steve Gifford: Second?

Barbara Ciampini: I'll second it.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstentions? We recommend approval.

Barbara Ciampini: Alright, thanks. Thanks for coming to the City of Greensburg.

Billy Kiskadden: You're welcome. We're glad to be here.

Steve Gifford: You're actually up and running at that location, correct?

Billy Kiskadden: Yes.

**637 West Pittsburgh Street**  
**Property Owner: Mark Morcos**  
**Applicant: Mark Morcos**  
**Project: New Construction**

Steve Gifford: Introduce yourself and describe the project. Let me know when you want me to advance.

John Kudravy: Sure. My name is John Kudravy. I am president of Kudravy Architects, LLC. Michael Bliss, our vice president, will be speaking also, and our client Dr. Mark Morcos is on route. He was tied up in surgery, we just received the call, but he is coming. If you would allow us to continue with the presentation prior to him coming we would appreciate it.

Barbara Ciampini: Yes, okay.

John Kudravy: What we are proposing is a 2,955 square feet single story brick professional office building. It's going to include six (6) parking stalls, one (1) of which is A.D.A., and the building coverage is 45% of the allotted area plus or minus. Actually, 40%. Being a Historic District in the Gateway/Healthcare District, we're proposing red brick, stone lintels and a metal seam roof. The building will be setup, if you proceed to the site plan. Two (2) tenants are under

consideration right now. One (1) is a single user, and in the event that that does not materialize, we would propose two (2) doctors' offices; left and right. We having planting out front. We have chosen to favor Jefferson Street, because it's the long portion of the site and the parking—if you'll go to the site plan—the site plan is in the upper left. The parking is to the right; one (1) A.D.A. and as I stated—off the alley, yes. And we—do you have photographs of the adjacent buildings also?

Barbara Ciampini: If you gave them to us, yes.

John Kudravy: Okay, you can see the neighborhood is comprised of primarily sided buildings, but the immediately adjacent building is red brick and it has rather large, tall windows. If you'll go to our rendering, we're trying to create a quiet building within a Historic area.

Barbara Ciampini: Did you do a rendering showing, like a streetscape, showing those buildings with this new building superimposed on the street?

Michael Bliss: No, we didn't go to that length at this point.

Barbara Ciampini: Okay.

John Kudravy: The materials are consistent on all four (4) sides; red brick, stone lintels and a metal roof.

Steve Gifford: Anything else, John?

John Kudravy: Mike, is there anything else that you'd like to add?

Michael Bliss: No, it's just the one request from Dr. Morcos was to have a masonry building. We had to decide whether to assimilate to the neighborhood, or do something contemporary contrast. Thinking about the tenants that he was proposing, which will probably be professional healthcare or doctors or a rehab place, we thought that a more traditional style of architecture would be the way to go. It's just, you know, red brick, veneer, stone lintels, and metal roof.

Steve Gifford: So I have a couple of comments. One of the challenges that we have, is that you're trying to put a single level building in a neighborhood that consists of primarily two (2) and three (3) story structures. So it kind of does not fit in very well. It would have been nice to see a plan that would have it at a higher elevation—you know, even though it would be a single level building, add an extra half story to give it the height so it would kind of fit in on the block.

Michael Bliss: That was part of doing the hipped roof. We actually did a study for a two (2) story building, and once we did an estimate on the cost that obviously made adding a spare tower or elevator made it prohibitive, so we decided to go with a one (1) story building. So, I mean, the hipped roof or maybe we can raise the side wall about 12 feet and try to gain some height back.

John Kudravy: Something I'd like to add, our office is in the Historic District area of West Homestead. When West Homestead had a *Walgreens* building, they asked for the parapet to go up and simulate a second story. It's kind of a dishonest thing to do. If the floor plate were bigger, we could justify an elevator and two (2) stairwells, but the doctor, our client, did not want to take that level of gamble. Again, the roof pitch and I think we have nine (9) foot ceilings, you can see the significant height—

Michael Bliss: We have about ten (10) foot ceilings.

John Kudravy: We have significant height above the stone lintels just to give it a little more presence.

Steve Gifford: Oh, I just don't know about the massing aspect.

Michael Bliss: I see what you're saying when you look down Jefferson, but it's mostly residential. The house next to it is a two (2) story building, which is more of what we are trying to tie it to is the look of that one house.

Steve Gifford: Yes.

Michael Bliss: We could raise it up a little bit more.

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

Barbara Ciampini: Yes, in order for me to be able to comment further I would have to see that rendering showing the streetscape, showing this building super imposed on that location with the existing buildings on the street.

John Kudravy: Go back, if you would, to the adjacent buildings.

Barbara Ciampini: Yes, I just don't see it fitting in by looking at it from those photos.

Lee Calisti: Is this the lot?

Barbara Ciampini: Yes, that's the lot. That's where the church was. The church was there.

Lee Calisti: That's where the church was.

John Kudravy: The top of the roof on our rendering would come probably to the midpoint of the windows on the second floor. How can you not see that?

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Barbara Ciampini: I want you to show it to us in your presentation. I want to see it on a rendering like that. I want to see it there.

Steve Gifford: Yes, I agree.

John Kudravy: We could replicate that, but in any case the owner is not willing to take a gamble on square footage.

Barbara Ciampini: Have you thought about a mixed use with apartments above?

Michael Bliss: We thought about that, but again we're restricted parking wise. We don't have much space to add. We've got six (6) spaces there. Once you put the second floor on your asking for more even though in the zoning ordinance it doesn't really describe commercial parking requirements as it does for the residential.

Barbara Ciampini: Well, you're in an overlay district, so really everything is wide open.

Michael Bliss: Okay.

Barbara Ciampini: I think you and I talked about that. There is no height restriction, there is no real setback other than on the gateway we want you to build the building close to the street to fit in with the streetscape so that you know that you're not blocking a front porch view. You both know what I mean; to line it up, but you don't have porch or anything that looks like a porch like the rest of the buildings on the street have. I guess that's my biggest concern. It doesn't look like it fits in there at all from a massing standpoint.

John Kudravy: We could take West Street and show that elevation. What it would show is the ridge point of the standing seam of the metal roof will come close to the midpoint of the double hung windows on the second floor.

Michael Bliss: One (1) thing to say about the lower height is that it's respectful to the house beside it that it's not blocking its view. The windows on that side behind the house—

Barbara Ciampini: Well, there was a church there before, with a greater height; that managed to suit the streetscape.

Michael Bliss: There was a church there before.

John Kudravy: And I would add, if this were between two properties your concern would be more warranted, but being on the corner it's kind of refreshing to have a lower building as you turn the corner.

Barbara Ciampini: Maybe, but I think it's more important because you are on a corner.

Steve Gifford: Which is an accurate statement, but I think the challenge is that they had a church there and we asked them to keep the church and to donate it and have someone else repurpose it into something functional use and they submitted a request to tear it down and we honored their request. Now, we're asking for some consideration that the structure have some height to it so that it does fit into the neighborhood, and so the burden is placed on Dr. Morcos to provide that level of consideration.

John Kudravy: We could probably have that prepared for you today if you would like to table your decision and reconvene. We'd like to not lose a month or more.

Steve Gifford: Yes, unfortunately other people have asked that request and we've honored it and it's become into a problem for us, so we're not doing that anymore. It will have to be tabled until next month.

John Kudravy: Okay.

Barbara Ciampini: And just for your edification, we are looking at West Pittsburgh Street across the street from where the church is to do a potential residential development across the street. So, there may be some demolition happening there in the future. It's kind of diagonal, I guess, from where you are; 642, so the area may be about to make some positive changes.

John Kudravy: Are you comfortable with the materials at this point?

Barbara Ciampini: Oh the materials, yes, I'm fine with that. I have a problem with the fact that the actual building looks so different from what's going on in that streetscape from a massing viewpoint.

Steve Gifford: So, John, that's a good question. Feedback from other members of the board; the brick, the window spacing. Is it appropriate from your perspectives?

Barbara Jones: I don't have a problem with the materials. I was questioning whether there was going to be any landscaping in the front. It seems like it's just there with nothing around it.

Barbara Ciampini: It shows it on the site plan.

Barbara Jones: Oh, it does? In the front?

Michael Bliss: Yes, we have landscaping in the front—

Barbara Ciampini: Yes, it's all planted up. I'm also on the front. Is the opening of this building on Jefferson, not Pittsburgh Street?

Michael Bliss: It faces Jefferson.

Barbara Ciampini: So what does Pittsburgh Street even look like then? Let's focus on that aspect.

Michael Bliss: One (1) of the smaller—

Barbara Ciampini: One (1) of the smaller elevations.

Barbara Jones: One (1) of the smaller sides.

Barbara Ciampini: Yes, I need more information.

John Kudravy: It's identical to the—

Barbara Ciampini: I see. So that's what faces W Pittsburgh Street the Gateway Overlay Street?

Steve Gifford: So it would be, John, it would be this projection be the correct one?

Michael Bliss: Yes. We can play around with the window matter. We've done some studies with some larger store front type windows. He's trying to think in the future, if it's not just a rehab place, but a permanent office then he might want to space out the windows so that you can have separate offices.

Lee Calisti: Let me throw this out, so if they don't raise it considerably it's not—I mean, if he raises it 12—he could raise it two (2) feet, and it's not going to make a difference. So the issue here isn't the design of the building per say; it's two (2) stories, three (3) stories versus one (1) story. Really, the comments aren't a critique or whatever on the design that you're presenting, it's should it be a two (2) story building. If the client isn't going to do that, that's the issue here.

John Kudravy: And hopefully our client—if you have something follow us will be here. He's on route. He can address that directly.

Lee Calisti: I just don't like it, I agree the massing is off.

John Kudravy: He took considerable time with it. We did studies for a two (2) story building and a one (1) story building. We just didn't feel that the foot print would justify the elevator and the second stairwell.

Lee Calisti: The reason I'm throwing it out there, is because I don't want these architects to keep polishing what they've already done.

Barbara Ciampini: I understand what you're saying.

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John Kudravy: Twelve (12) inches isn't going to help.

Lee Calisti: No, no.

Barbara Ciampini: No. I'm just not comfortable with one (1) story structure on that streetscape. It's as if this building was designed for a suburban setting not an urban one.

Lee Calisti: So there's no point in having something that's futile. We're not here to design, we're not here to do that other than look at guidelines, so there's nothing here that's inappropriate or doesn't fit within guidelines. The question is if it's not a one (1) story building and has to be a two (2) story building, then what do we tell this applicant.

John Kudravy: When Dr. Morcos comes he can address that, but if I had to give an assessment after working with him to date, he's not comfortable building a two (2) story building incurring the costs of the elevator and the lot would not be developed at all.

Michael Bliss: He's also worried about perspective tenants; because he knows for sure that he can pretty much build one (1) floor.

Steve Gifford: Yes, we understand that, but that's really not our concern. Our concern is how the building fits into the look of the neighborhood.

Barbara Ciampini: Excactly right, Steve.

Lee Calisti: So, it's not so much the style of the building that we're talking about here, it's the massing of the building.

Barbara Ciampini: Yes, it's the massing, and I don't understand where it sits on that lot in conjunction with everyone's porch to the west.

Lee Calisti: Okay.

Barbara Ciampini: From Vince Fontana's office, for example? The presentation should tell me what that view would be. It doesn't.

Steve Gifford: Well, it doesn't have a street presence. It faces Jefferson.

Barbara Ciampini: I know, so in my critique it doesn't fit. That doesn't fit that streetscape.

Lee Calisti: It favors Jefferson, because of the entrance.

Barbara Ciampini: I undertand that but there wasn't any though put into the West Pittsburgh Street frontage. This front entrance is on Jefferson, the residential side of the lot. No additional

thought was given to enhancement of the West Pittsburgh Street side and as far as I'm concerned the massing of the building is off.

John Kudravy: But, when your short side of the site is on that façade it's hard to make that the dominant entry if you have two (2) tenants.

Michael Bliss: He didn't want the parking on West Pittsburgh Street, so we have it coming off the alley.

Barbara Ciampini: I'm not saying it has to be the entrance, but the design can be something different on that façade. It's just plain and it reminds me that no thought was put into the Gateway Street massing.

John Kudravy: If you go to the elevations I can add a couple of things.

Barbara Ciampini: I'm sorry, but we can look at this all you want us to, but the information I am seeking isn't contained in your presentation.

John Kudravy: In between the windows we have a series of wall sconces that will give a soft lighting. They're not shown on this rendering, but they are progress drawings at this point so you would have two (2) areas of light lighting the façade on that elevation and you would have six (6) on the Jefferson Street area.

Michael Bliss: Yes, we can do something to make it a little more attractive along Pittsburgh Street.

John Kudravy: Would it be out of character to ask for a vote on a single story building in the event that Dr. Morcos does not want to do a two (2) story building?

Steve Gifford: Sure.

John Kudravy: Well, I'd like to ask for that.

Steve Gifford: So, all in favor—

Barbara Ciampini: Wait, why are we letting him try to control this board? Since when do we take a vote when we don't have the pertinent information before us? This is not how we treat other applicants. We need to stay consistent.

Steve Gifford: We're going to—

Barbara Ciampini: I'm not comfortable with that.

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Steve Gifford: It's not going to happen. I don't think one member would vote this project through.

Barbara Ciampini: Well since we know that then we should table it. That is our normal mode of operation.

John Kudravy: Well it appears that there is only one (1) person out there that feels that strongly. I'd like to advise our client on how the board feels.

Lee Calisti: Well, I think what we have to do is discern the difference between—

Barbara Ciampini: First of all, Lee, before we would move forward on any recommendation, I don't feel like there is enough information on what they are presenting.

Lee Calisti: Okay. I agree.

Barbara Ciampini: Again, let's go back to 112 College Avenue. We made that developer do the whole streetscape from Otterman Street the whole way up.

Lee Calisti: Right.

Barbara Ciampini: So we could see if the massing of the project fit in with the porches they proposed on the street.

Lee Calisti: Right, so—

Barbara Ciampini: This presentation falls short of that.

Lee Calisti: So, this is out of context.

Barbara Ciampini: Yes.

Lee Calisti: And, we're probably not getting the real impression of the scale of it.

Barbara Ciampini: Exactly right..

Lee Calisti: So I think, John, in all fairness to previous applicants at least a traditional orthogonal streetscape that you could create with photographs so that we would be able to see the massing as you went to the left and to the right both ways, in all fairness. There's probably other architectural gestures you could do to embellish the façade to make it feel—to make it address the street more; whatever that might be, whether it's lights or whatever other gesture, but right now it does feel like a side rather than a façade.

John Kudravy: Well, we can let you take the next case and when Dr. Morcos arrives he can add his comments, and if not—

Barbara Ciampini: Again, Mr. Kudravy, that's not how we operate. You don't tell this board how to operate. It doesn't work that way.

Steve Gifford: Where we are, I believe, from hearing comments from everybody is that in our mind's eye we're not going to visualize Dr. Morcos agreeing to different components, because we're not going to see how it really fits into the neighborhood with this presentation. So, we really do need to see finished drawings that are more detailed on the street presence, the massing of it, and to have him come here (when he isn't here already) and provide additional comment really isn't going to be helpful.

John Kudravy: Okay, then we will get on the agenda for next month and do whatever—

Barbara Ciampini: I make a motion that we table this application.

Steve Gifford: So, we have a motion to table it. Can I have a second?

Barbara Jones: I'll second.

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

Everyone: Aye.

Steve Gifford: Project tabled, and if he wants to read the meeting minutes they're available online—

Barbara Ciampini: They're not available online until after next month when we approve them at the February meeting.

Steve Gifford: So I guess the burden falls on your shoulders to communicate to him what we've talked about.

Michael Bliss: Okay.

Steve Gifford: And feel free to reach out to Barb or myself as the chair of the committee to review what we're talking about. If you want to put some simple sketches together, and that way we can help move it forward.

John Kudravy: I will send you something in advance prior to the next meeting.

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Barbara Ciampini: Yes, and I apologize I just got your voice message a half an hour before I walked in.

Michael Bliss: That's okay.

Barbara Ciampini: Thank you.

**39 North Main Street**  
**Property Owner: Lingsch Properties LLC**  
**Applicant: dO Boys LLC**  
**Project: Signage/Façade**

Steve Gifford: Hello, how are you?

Dave Caruso: Good. How are you?

Steve Gifford: Good. Introduce yourself and describe your project.

Dave Caruso: I'm Dave Caruso, and I'm doing the façade and the sign for the restaurant.

Steve Gifford: Yes.

Barbara Ciampini: Let the record show that Lee is leaving the dais and is abstaining from any votes for the next application.

Steve Gifford: So, let me know when you want to move forward on the slides.

Dave Caruso: I'm going to have Lee take over.

Lee Calisti: Okay, I've left one post to do another. Good evening. It's always a delight to stand here. That means something else positive is happening, and I can't speak highly enough about this restaurant and this group of entrepreneurs that want to come to Greensburg, renovate one of our dear buildings on Main Street and put their business here with an excellent, excellent product. It's a delight to represent them. We are nearing the point where we will be submitting for a building permit application as well, but we moved ahead with the application for this board regardless. So, we are located here at 39 North Main Street. Yes, go ahead Steve. Most people are familiar with this building, *Merchants Farmers Bank Building*, and this is pretty much what it looks like today. What we're proposing to do is largely keep the façade intact how it is, but the first floor store front from the existing blue signage that you see there between the stone columns on the left and the right that store front area would be replaced with something new. You can advance to the next please. This is a simple drawing that overlays what we are proposing a larger sign board area with the signage and logo as provided by the owner would be above the doors in

the traditional sign board flanked on the left and the right with a projecting sign, and then on the street level would be symmetrical pairing of doors with a center area of glass storefront. The doors would be aluminum store front. They would be tall eight (8) foot tall doors for scale. They are symmetrical. There are a lot of doors that are derivative of code issues and accessibility issues, were driven by how the pattern of the doors came out. It will yield an asset to the restaurant to have that many doors, but the left most door would be a handicapped accessible door; slight tweaking and redoing of the sidewalk to allow that left door to be handicapped accessible. In between the doors on the left and the right would be a dark bronze metal panel, and the doors would be a dark bronze. These are materials that you've seen before from other projects of ours in the City. Above on the sign board area you seen a multi-colored wood material that is a material that *dO Wood Fired Pizza* has adopted as a material that becomes a signature to them. Their current restaurant in Irwin has that material on the inside and the out. It's actually recycled pallets, wood pallets, that would be painted and sealed as a material that represents their brand, and the signage as you see would have channel cut letters—raised channel letters in the center and two (2) raised sign boards with vinyl cut letters on them with the two (2) logos, and then the two (2) logos would be on the projecting signs. Go one more, please, Steve. This image is just a line drawing, but it has a narrative of all the materials. Cleaning up the façade, painting windows, and you can you see the logos of the materials there. The last image is really—okay, this one here is looking up and down Main Street. If you zoom in a little bit, Steve, these are images of the projecting signs. So, the *dO Pizza* would be on the outside so as you walk up the street—I don't have a perspective view, but you walk up the street you see *dO Wood Fired* on the outermost side and then you would see the other sign on the inside of the projecting sign. So if you're walking up Main Street you would see both logos represented. This shows the scale and the height and dimensions of the projecting signs, and then we would light the signage in the center with a modernized version of a goose neck light. Images of the two (2) lights we are considering are up above. It's just a very contemporary, clean goose neck lighting that would fit the contemporary lines of the façade, but use a fixture style that's in keeping with the style of the façade. If you go to the last image, it's a cleaner superimposition. You can see the new sidewalk, and you can see it in the context of what we're proposing.

Steve Gifford: Alright, very well. Any questions or comments from members of the board?

Barbara Jones: Just one Lee. It looks great, I like that. It's such an improvement, but the *dO* and the *Wood Fired* with the light behind it is that illuminated or is that just graphics?

Lee Calisti: Just graphics. We went through those conversations, but we try to build a sign box so that the sign has depth to it, three (3) or four (4) inches, and the traditional channel letters that we're used to seeing that would be lit. Those letters would be lit, but the signs would not be illuminated; internally illuminated. They would be lit by the goose neck lights.

Barbara Jones: Okay.

Barbara Ciampini: What is—that one is like a fire logo, but what's the other one

Lee Calisti: The left side is the *dO Wood Fired*, that's their logo, but they have a partnership with *Big Springs* out of Bellefonte. They are partnering to use their beverages—beer or liquor—their liquor and to sell their products in their—The restaurant would have seating and a bar and the classic wood fired oven as a central figure in the back of the restaurant, so when you walk in there's an accentuated central perspective that makes you look back at the wood fired oven, which is where all of the cooking takes place and which is the signature of their brand. There would be a bar on your left and the banquet seating on your right. So it works very functionally, but it also causes a perspective to have you focused on the ovens.

Barbara Ciampini: Is Doug planning to do anything with the windows on the second and third floors, or are they in good shape?

Lee Calisti: They're in pretty good shape, but we were planning on painting—

Barbara Ciampini: I know it's a lot of masonry. There's not a lot of trim, which is helpful.

Lee Calisti: Yes.

Barbara Ciampini: That makes it nice.

Lynn Armbrust: I'd like to add that I'm glad to see that the bay window will be gone.

Barbara Ciampini: That did not fit the architecture of the building at all.

Lynn Armbrust: The bay window has bothered me for years, and I'm thankful that you'll be putting in something that is much more eye pleasing to this street.

Barbara Ciampini: I don't know. Lou just asked if this is the former what, *Modern Tearoom*?

Lou DeRose: *Modern Tearoom*.

Lee Calisti: Yes, and in the initial stages we were using the basement for some functional and for some exiting issues right now; some support for the restaurant. Hopefully in the future we'll do something with the downstairs.

Lou DeRose: Did it still look like the old *Modern Tearoom*?

Lee Calisti: No. There's been some demolition—we've applied for a demolition permit to get the project going and to allow us to investigate the more technical parts of the building. There is some lovely wallpaper on the first floor.

Barbara Ciampini: What about the alley? Is there alley access to come into this business?

Lee Calisti: We—yes, there will be.

Barbara Ciampini: Okay.

Lee Calisti: We are doing a lot to improve the back door off the alley mostly as a second means of egress, but the owners would like to use that as an access from the parking lot in the back.

Barbara Ciampini: Right.

Lou DeRose: Don't let the name *Modern Tearoom* throw you. It wasn't just a gathering place for women back in the 40s and 50s. It was a pretty with it place.

Barbara Ciampini: I love the fact that there's not one but two projecting signs on the street so that the people—the vehicle traffic that's headed eastbound on Pittsburgh Street can look up there and the Otterman Street that's headed west can look south. That's a nice touch, and again this is a contributing building to the City's Downtown Historic District, so it's nice to see that after so many years of being vacant it's nice to have a tenant. Thank you.

Steve Gifford: Any other questions or comments? Can I have a recommendation?

Barbara Jones: I'll make that motion. I recommend approval of the façade improvements and the proposed signage.

Steve Gifford: Barbara. Can I have a second?

Barbara Ciampini: I'll second.

Steve Gifford: Barb for the second. All in favor?

Everyone: Aye.

Steve Gifford: Opposed? Okay, recommend approval. Looks good.

Barbara Ciampini: Very good project.

Lou DeRose: May I take you back to old business?

Barbara Ciampini: Yes.

Lou DeRose: What do you want to do? How do you want to leave those?

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Barbara Ciampini: Well, there's no time frame by law for an automatic approval unlike in the Planning Commission where we have a deadline, there's no deadline. They can stay there.

Lou DeRose: Yes, there's no deadline, but do they ask?

Barbara Ciampini: No, no one has communicated. 308 West Otterman, as I mentioned to you briefly before the meeting started, if you recall at last month's meeting they said they didn't need babysat; they told me that they would get me all additional information. Well, guess what? I don't have anything.

Barbara Jones: Did they come to the last meeting?

Barbara Ciampini: We didn't have a meeting—yes, they were here in December. Yes, they were here. We asked for them to take a look at Hose Company No. 7's parking lot on West Pittsburgh Street. Remember that project? They came before us and asked us to tear down a building and do the parking lot. They built the parking lot and added the wrought iron fence and the landscaping.

Barbara Jones: Oh, right.

Barbara Ciampini: This doesn't show any of that. The only landscaping that they showed on this site plan was a tree in the rear yard.

Barbara Jones: But they described more, because I remember reading it and thinking that sounds much better.

Barbara Ciampini: Yes, but it wasn't on there.

Steve Gifford: And then 239 West Otterman Street—

Barbara Ciampini: I don't know where he's been.

Steve Gifford: He is working on getting better images, because he is applying for façade grant funds.

Barbara Ciampini: Oh, okay. You're working with him on that?

Steve Gifford: Correct.

Barbara Ciampini: Okay.

Lou DeRose: Okay.

Steve Gifford: Any other questions or comments?

Barbara Ciampini: No.

Steve Gifford: Then can I have a motion to adjourn?

Barbara Ciampini: So moved.

\*Meeting adjourned at 5:14pm.\*