



## *Historic & Architectural Review Board*

Meeting  
February 20, 2018 4:30 P.M.

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### **I. Call to Order by Barbara Jones, Chairwoman**

### **II. Roll Call by Amy Calisti, Administrative Assistant**

#### **PRESENT:**

BARBARA JONES, CHAIRWOMAN  
MARC SCURCI, SECRETARY  
LEE CALISTI, VICE-CHAIRMAN  
LYNN ARMBRUST  
FAYE ROSATTI  
AARON KULIK – Arrived at 4:36pm  
BARBARA CIAMPINI, DIRECTOR  
LOU DEROSE, SOLICITOR

#### **ABSENT:**

### **III. Approval of January 23, 2018 Meeting Minutes**

Secretary Marc Scurci **motioned to approve** the January 23, 2018 meeting minutes. Board member Lynn Armbrust **seconded** the motion. No further discussion. **All voted unanimously to approve the minutes.**

### **IV. OLD BUSINESS:**

*35-37 North Main Street*  
**Property Owner: Duane Ponko**  
**Applicant: Duane Ponko**  
**Project: Façade/Windows**

Architect and project manager, Scott Maritzer, for this location was present to fill in the gaps from last month's meeting. The property has been undergoing phases of work since 2015 when the relocation of *Sun Dawg* on the first floor, the second phase is in construction now that

includes apartments and new windows on the second and third floors. The existing second floor windows are vinyl and only go partial height. The proposed new windows would be full height glass and closer to the historical history of the structure. The amount of decay in the wood around the windows and in the brickwork is significant and has lost a lot of its structural value. Most of the work that will be done is to brace the building and to safely secure the structure. The second floor windows are necessary for means of egress and fresh air for the proposed apartments. The windows on the third floor of the structure currently have the original wood work around them on the inside and outside, so the property owner and Mr. Maritzer are familiar with what the building's features consisted of during its earlier years. The first floor ground façade will not be changed at this time, but a color scheme has been presented to incorporate close historical colors on the second and third floor window frames and windows, which includes a gray color titled "Downing Slate". The second floor windows will be aluminum clad and custom painted to match the presented color. The overall project will take the windows out and go brick to brick to repair and replace what has been damaged and replace with a new window. Mr. Maritzer stated that they will salvage as much of the current materials as possible before replacement.

Vice-chairman Lee Calisti mentioned that these proposed changes do fit within the HARB guidelines. Scott Maritzer pointed out that they still have to speak with the Pennsylvania Historical & Museum Commission, as they still have tax credits to help with repairs. Mr. Maritzer stated that the PHMC has stricter guidelines than HARB and may need a written notice of approval from the City level.

No further discussion was needed. Vice-chairman Lee Calisti **motioned** to recommend approval of the project as presented. Board member and Planning Director Barbara Ciampini **seconded** the motion. **All others voted unanimously to approve the signage.** The repairs and window installation can begin after the City Council meeting on March 12, 2018.

## V. NEW BUSINESS:

*780 East Pittsburgh Street*

**Property Owner: M&J Partners**

**Applicant: Michael Schell – Shamrock Signs**

**Project: Signage and Awnings**

Property owner Jim Davis was in attendance to present the proposed signage changes. Mr. Davis is proposing that the current awnings will be removed and new signage that contains panels and reader boards underneath all in an ivory color to blend together. The panel sheets will be v-groove routed in the back and bent to add strength and stability. Each sheet is 4' by 8', but the signs will not actually show this dimension due to the v-groove. The *Westmoreland*

*Casemanagement and Supports, Inc.* and *Craftique* signs will consist of three (3) 4' by 8' panels, and the *Seabase* sign will have five (5) panels due to the two (2) different roof heights. An LED light board will be placed behind the reader boards to help illuminate the signage. All awnings/signage for the structure except for the *Driver's License Center/Westmoreland Casemanagement and Supports, Inc.* awning will be replaced. The mentioned awning is approximately two (2) years old and has not been agreed upon design wise by the businesses and the property owner and therefore will not be changed. The property owners are willing to have this sign changed in the future, but as of right now the timing and communication between involved parties was not working. Each sign will have various colors of Gerber high-performance vinyl lettering and design based on each business' logo. The changeable static reader boards can be manually changed by each business based on events, seminars, etc. Each business wanted some sort of way to advertise events and business information, so the changeable letter boards were decided upon.

Board members questioned the materials being used and asked Mr. Davis to explain more in depth of what will be used. The panels will be aluminum composite in a solid ivory color that will contain stuck on the panel in a Gerber high-performance vinyl material. The reader boards will be the same ivory color as the panels with black letters to help blend the signage. Board member asked if the red façade would be changing and Mr. Davis informed him and the other board members that the red color will be staying.

Planning Director and board member Barbara Ciampini made mention that the board members are struggling with the design and decision because the property is almost uniform. She asked if Mr. Davis if he needed more time to turn in plans for the last sign. Vice-chairman Lee Calisti asked why it would be so difficult to get the fourth sign complete and if the design is a limitation of the material or if the design itself has caused the hardship. Mr. Davis explained that this sign was for the entrance of both the *Driver's License Center* and *Westmoreland Casemanagement and Supports, Inc.*, so it would be difficult to put both business names and logos on the panels. He doesn't believe that the issue is due to a limitation of the material and that it would be too many lines to keep straight on the panels. Mr. Calisti noted that if it is a limitation of the material then that would need to be obeyed, and if the problem was getting the design onto the panels and making them uniform then the hardship would be with the design. Mr. Davis explained that the problem would splitting the letters of the business names. Mr. Calisti didn't see a problem with the splitting of letters, and Ms. Ciampini noted that one of the issues that could arise is that if one of the businesses would move out of this space or any other space, the entire sign would need to be changed each time. This sign would need to include two (2) business names instead of one (1) name. Ms. Ciampini asked if Mr. Davis would be able to submit a new design for the fourth awning to create uniformity among the shopping center on or before the City Council agenda meeting on March 5<sup>th</sup>. Mr. Davis said that he would work on getting a new design submitted by this deadline.

No further discussion was needed. Board member and Planning Director Barbara Ciampini **motioned** to recommend the project to Mayor and City Council **contingent upon** Mr. Davis

turned in a new signage design for the Driver's License and WCSI awning/sign on or before March 5<sup>th</sup>. Board member Marc Scurci **seconded** the motion. **All others voted unanimously to approve the signage contingent upon a new design.**

### *2 North Main Street*

**Property Owner: Westmoreland County**

**Applicant: Westmoreland Museum of American Art**

**Project: "Art Happens"**

Carin Mincemoyer of the *Westmoreland Museum of American Art* presented a proposed one (1) day installation on April 14, 2018 from 11am to 5pm of an "Art Happens" rendition on the Westmoreland County Courthouse lawn. The painting that will be featured is titled, *Shepherdess with Sheep and Child* by Alfred Bryan Wall. The sheep and shepherdess will be movable vinyl on metal lawn stakes temporarily placed on the lawn during the Arts Walk with supervision. After the event, the museum will use the pieces on their property during events. The Arts Walk will consist of the *Westmoreland Museum of American Art* and *Seton Hill University* to have different dance performance, the art gallery will be open, free admission to the museum, and six (6) different performances at four (4) of the "Art Happens" locations amongst many other activities.

No further discussion or questions from board or audience members. Vice-chairman Lee Calisti **motioned** to recommend the project as presented. Board member and Planning Director Barbara Ciampini **seconded** the motion. Chairwoman Barbara Jones **abstained** from the vote as she works for the Westmoreland Museum of American Art. **All others voted unanimously to approve the project as presented.**

### *303 East Pittsburgh Street*

**Property Owner: Keystone Integrated Care, LLC**

**Applicant Name: Jason Dillaman – AE-Works**

**Project: New Development**

Jason Dillaman of *AE- Works* was present to propose a new development of a medical marijuana dispensary at the corner of East Pittsburgh Street and North Urania Avenue, which is located in the Gateway Overlay District. The building will be situated right against the sidewalk on the East Pittsburgh Street side, the driveway will be located off of North Urania Avenue and there is a section in the rear of the structure for the delivery vehicle to turn around. The property is sloped and will be graded per a grading plan that will be reviewed by Planning Commission and the City of Greensburg's third party Building Code Official, Code.sys. The roofs will be standing seam metal panel surrounded by a slightly lower roof area that will be an EPDM membrane with a parapet around it. The building is masonry and will clad with a nominal four (4) inch brick veneer. The developers plan to use a Monarch brick that is four (4) inches high and 16 inches wide, along with a 1/3 running bond. The base will consist of knee walls and a standard size

eight (8) by 16 ground face block. The main entrance of the area is four feet higher than the rest of the building to enforce that it is the main entrance. The use of green screens will be used to allow natural vegetation to grow against the building. Mr. Dillaman stated that a tan brick with some gray colorings in it will be used, and various windows will be placed along the building and East Pittsburgh Street. Multiple views of the area and proposed building were shown to board and audience members to show what the property will look like and how it will fit in with the natural slope of the land and with other residential and commercial structures nearby. A retaining wall will be used on the site for the eastern side of the property, which would either be a gabion wall filled with nice river walk and a heavier gauge wire mesh to control the rock or a standard segmental wall using Versa-Lok or a similar product. Pervious concrete will be used on the site as well. Chairwoman Barbara Jones asked if this is a revised presentation from the last time the dispensary was presented. For the record, this is a whole new plan than the last presentation.

Signage will consist of a 42 inch by 42 inch wall sign on the East Pittsburgh Street side of the building, as well as two (2) other signs around the entrance of the building. The property owner will submit a separate HARB application for signage in the near future. Board Member and Planning Director Barbara Ciampini stated that a potential sign could consist of a projecting sign to catch the eyes of pedestrians and motorists.

No further discussion or questions from board or audience members. Vice-Chairman Lee Calisti **motioned** to recommend the project as presented. Secretary Marc Scurci **seconded** the motion. Board member Aaron Kulik abstained from the vote. **All others voted unanimously to approve the signage as presented.**

### ***212 East Pittsburgh Street***

**Property Owner: John Harris**

**Applicant: *Wellness on the Point***

**Project: Signage for *Wellness on the Project***

Bob Gonze of *Blue Sky Sign Company* was in attendance to present proposed signage for three (3) locations on the building for the business, *Wellness on the Point*. Mr. Gonze presented signage for this location and business in the past; however, the owner is unable to financially go through with that approved signage, so Bob is here to present a new design. Cut vinyl lettering with zero dimension will be placed in the sign area of the building, cut vinyl letters with zero dimension will contain the name of the business. The sign is proposed to have a white background with black lettering lit with LED lights above the sign. On the windows, colored translucent vinyl are being proposed to give the space some color and appeal. These areas will be below the sign and to the left and the right. The business owner would like to put the insurance companies that the business accepts and possibly the owner's name in colored cut vinyl. The last sign that is being proposed is an internally lit double sided projecting sign on two (2) aluminum

bars with the business' logo on it only. The pylon sign in the parking lot has already been approved, as well as the vinyl cut letters on the front door with the business name and hours.

Board members discussed the coloring of the colored translucent vinyl on the windows. The colors will only really show in the evening when the building is internally lit. Also, the insurance carriers cannot be advertised on the windows, per City Code, as they don't occupy the space. Secretary Marc Scurci asked Mr. Gonze if there was a way to incorporate some color into the wall sign area. Bob said that they had thought about it, but they had thought it might be too much and the sign would get lost in the midst of the building. Ms. Ciampini asked if at least one of the colors from the windows could be incorporated, such as a red line under the lettering, etc., to make the sign pop out. Chairwoman Barbara Jones said maybe to put the gray color from the window renderings as the background of the wall sign with black lettering. Mr. Gonze stated that he would turn in some different designs to Ms. Ciampini on or before March 5<sup>th</sup> to distribute to board members for possible approval.

No further discussion or questions from board or audience members. Board member and Planning Director Barbara Ciampini **motioned** to recommend approval of the project contingent upon Bob Gonze submitting some alternate designs prior to March 5<sup>th</sup> with the coloring in the wall sign and removal of the insurance provider names. Board member Lynn Armbrust **seconded** the motion. Vice-chairman Lee Calisti abstained from the vote as he is the architect for the property owner, John Harris. **All others voted unanimously to recommend approval the signage based on the contingency stated above.**

**Board member and Planning Director Barbara Ciampini moved to adjourn the meeting.**

\*Meeting adjourned at 5:52pm.\*