



Historic & Architectural Review Board

Meeting
May 15, 2018 4:30 P.M.

I. Call to Order by Barbara Jones, Chairwoman

II. Roll Call by Alycia Ferrett, Administrative Assistant

PRESENT:

BARBARA JONES, CHAIRWOMAN
LEE CALISTI, VICE-CHAIRMAN
LYNN ARMBRUST
AARON KULIK – Arrived at 4:33pm
LOU DEROSE, SOLICITOR
BARBARA CIAMPINI, DIRECTOR

ABSENT:

FAYE ROSATTI
MARC SCURCI, SECRETARY

III. Approval of April 24, 2018 Meeting Minutes

Vice-chairman Lee Calisti **motioned to approve** the April 24, 2018 meeting minutes. Board member Lynn Armbrust **seconded** the motion. No further discussion. **All voted unanimously to approve the minutes.**

IV. OLD BUSINESS:

There was no old business to address.

V. NEW BUSINESS:

*660 East Pittsburgh Street***Property Owner: M & J Partners****Applicant: Angela Kupas****Project: Signage for My Choice Medical Clinic**

Neither the property owner nor applicant was present for the meeting.

Board member Barbara Ciampini **motioned** to table the project until next month's meeting. Board member Aaron Kulik **seconded** the motion. **All others voted unanimously to table the project.**

*33 East Pittsburgh Street***Property Owner: Pate Investments****Applicant Name: Al Pate****Project: Façade**

Al Pate who owns the property at 33 East Pittsburgh Street introduced Lee Calisti, the Architect for the project. Mr. Calisti gave some background details of the property before going into the explanation of the proposed project. Mr. Pate started a renovation to the structure several months ago and realized that a more attractive look will bring in clients. The second floor is somewhat historical, but the structure has been changed numerous times over the years to add details, i.e. a mansard roof, to the front that does not fit into the historical features of the area. The brick on the first floor has been painted. The yellow color on the brick was found to be paint and not the color of the brick and isn't removable. Lee searched for a concept to base this project on, and he noted that the building is scared and needs to be covered in some way but doesn't need to be covered completely to delude the character of the original façade completely. An entry that is clear and obvious is needed for pedestrians or motor traffic to see where to enter the structure, and the boldness will help to give the property character. Rain cover over the windows is needed for retail traffic so awnings will be purchased and added. A controlled way for tenants to place sign will also be a part of the new design. Mr. Calisti showed a series of photographs of the building as it sits currently, as well as two-dimensional and three dimensional drawings of the current look as well as the proposed elements. These updates will include a series of awnings, signage and entry canopy components in three different colors, and the storefront opening will be enlarged to what is believed to be the original entry sized based on examination of the masonry. The aluminum storefront on both sides of the entrance as well as the entry door and storefront to the left of it will be changed. The aluminum storefront door, as well as the second floor windows are fairly new, but the trim in between will be painted. A projecting awning will rise up and not only act as a canopy for the front of the building, but will lead to an address marking. Awnings are proposed for each section of the storefront to the left and right of the entrance. Colors will consist of an aluminum storefront, a dark color for the brick, a green color for the entryway and a dark eggplant color for the awnings. The entry is proposed to have a powder coated automotive type of paint for the entry and the awning so there will be a metallic sheen. Lee showed board members samples of

paint colors and materials that will be used. Two cornice members at the top of the structure will be a silver color and made of an expanded metal product. These members will be layered and transparent to express 21st century cornice elements. The lines of the windows on the second floor are extended through the storefront windows on the first floor. The building is from the pre-World War II era, but not older than World War I.

Board member and Planning Director Barbara Ciampini asked Mr. Calisti if the east wall of the building along the alley will be painted, but Lee stated that the property owner plans on keeping the brick the way it is since it's in fairly good condition. He also commented that they may have to paint the brick as work goes on and if it's found to be necessary. A portion of the white stucco will be painted.

Chairwoman Barbara Jones asked about the address marking over the entrance and if it's printed on the canopy. Lee explained that the "33" address marking is planned to be water jet cut out of the metal with a light located behind, and is therefore a void. This three-dimensional fashion helps to create a bold look to allow tenants and the general public to know where the building is located.

No further discussion or questions from board or audience members. Board Member Barbara Ciampini **motioned** to approve the project as presented. Chairwoman Barbara Jones **seconded** the motion. Vice-chairman Lee Calisti **abstained** from the vote as he is the architect for the project. **All others voted unanimously to approve and recommend the project to City Council.**

419 West Otterman Street

Property Owner: Mike Yaremko

Applicant Name: Aaron Kulik

Project: Façade

Aaron Kulik of *Desmone Architects* presented the proposed façade changes for the existing structure at this location. The building is located in a residential area of the City. Mr. Kulik showed board members photographs of the structure in its current condition and explained that a door for egress purposes needs to be added, signage and landscape areas will be supplementary feature for the business and surrounding area. A Dogwood tree is proposed for the right side of the property and Rhododendrons to the left to add screening elements and height to the façade and an existing electrical meter. ADA access must be added to the building to bring the commercial structure up to the code. A wooden ramp with wood railings will lead from an ADA parking space off of Foundry Avenue to a new egress door. Aaron showed photographs of the proposed landscaping and ADA ramp to the board members.

Barbara Ciampini added some background of the structure for board members' knowledge. The structure was built prior to the Historical and Architectural Review Board being established and was used as a storage location. The property is zoned Industrial, and since the current owner would like to use the structure as a training facility/fitness (a commercial use) for hockey players location

and is located in the Gateway District, façade changes and landscaping were the negotiation to have a commercial use in an industrial zone per City Code.. The façade on West Otteman is lacking so the landscape addition adds a positive attribute to the Streetscape. A zoning change is not needed since the building is located in the Gateway District; however, the project needed to be present to HARB for review prior to changes being made.

Barbara Jones mentioned that the building would be a great location for a mural or another “Art Happens” project, and the property owner is on board with working with the Westmoreland Museum of American Art for a future project.

No further discussion or questions from board or audience members. Board Member Barbara Ciampini **motioned** to approve the project as presented. Vice-chairman Lee Calisti **seconded** the motion. Board member Aaron Kulik **abstained** from the vote as he is the designer for the project. **All others voted unanimously to approve and recommend the project to City Council.**

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

Meeting adjourned at 5:01pm.