



Historic & Architectural Review Board

Meeting
July 24, 2018 4:30 P.M.

I. Call to Order by Chairwoman Barbara Jones

II. Roll Call by Miranda Crosby, Administrative Assistant

PRESENT:

BARBARA JONES, CHAIRWOMAN
LEE CALISTI, VICE-CHAIRMAN
AARON KULIK
MARC SCURCI, SECRETARY
LYNN ARMBRUST
ASHLEY KERTES
BARBARA CIAMPINI, DIRECTOR
LOU DEROSE, SOLICITOR

III. Approval of June 19, 2018 Meeting Minutes

Secretary Marc Scurci **motioned to approve** the June 19, 2018 meeting minutes. Board member Lynn Armbrust **seconded** the motion. No further discussion. **All voted unanimously to approve the minutes.**

IV. OLD BUSINESS:

434 North Main Street

Property Owner: Tay R. Waltenbaugh

Applicant: Tay R. Waltenbaugh

Project: Façade

Property owner Tay R. (TR) Waltenbaugh was present to go over the façade changes at this location. Mr. Waltenbaugh was at last month's meeting to discuss some of the changes that had already been completed without HARB approval, including the change in paint color from green to a blueish gray color, window trim in black on some windows and the removal a smaller

window to a larger window on the front of the house. TR plans to continue to improve that façade of this structure with the approval of the HARB, and such changes that were presented during this meeting included removing the current gable, replacing the other window on the Main Street side of the property to match the window that has already been replaced, and adding placing a door in the middle of the enclosed portion of the house along Main Street. The base of the dwelling is currently cement block, which TR would like to cover with manufactured veneer stone.

Board member and Planning Director Barbara Ciampini questioned TR about the gable. At last month's meeting, the plan for the gable was to move it to the center of the enclosed portion along Main Street, but currently Mr. Waltenbaugh stated that it will be removed from the structure. TR stated that they do plan on placing the gable back on the roof in the middle, but a newer walk out porch is planned to extend from the property where the new door is being placed. Vice-chairman Lee Calisti asked if the gable wasn't going to be put back on due to the bay window on the upper left second floor or if there was another reason that it wasn't intended to be put back. TR reinforced that the gable will be placed back on the roof.

Board members agreed that they need to see an overall single image rendering of everything that TR intends to do with the façade of this property to avoid speculation, including the relocated gable, matching double hung windows, the entrance door, stone on the base of the house, and for zoning purposes a rendering of the porch that will be proposed off of the Main Street side of the property. Ms. Ciampini made the recommendation that TR obtain a survey of the property to see if the porch is feasible and place those changes on a rendering for board members to view. TR will also need a permit and plans for the porch prior to construction. If the porch isn't able to be built due to possible zoning issues, then the approval may have to change.

Lee Calisti commented on the manufactured stone that Mr. Waltenbaugh would like to use for the base of the property. Normally, that type of material would not be permitted in the downtown, urban setting, but since this property is located in a residential setting the board didn't have an objection with the use of the manufactured stone.

No further discussion from members of the board and audience. Board member and Planning Director Barbara Ciampini **motioned** to approve the proposal contingent upon TR Waltenbaugh turning in a single complete rendering of all proposed changes to the façade prior to or on August 6th to Ms. Ciampini for board members to approve and recommend to City Council. Chairwoman Barbara Jones **seconded** the motion. **All voted unanimously to approve the façade based on the contingency.**

639 North Main Street**Property Owner: Lumos Network****Applicant: Lumos Network****Project: New Development**

Allison Lindenau of *Lumos Network* and Jamie White of *LLI Engineering* were present at the meeting to present changes to the proposed structure that was initially shown to board members at the June 19th meeting. Ms. Lindenau passed around samples of materials that are planned to be used. Renderings of the building were shown to board members as well.

Vice-chairman Lee Calisti commented that the renderings and changes made to the building including a shingled roof, vinyl white fence and added landscaping is what the board asked for at the June meeting.

Secretary Marc Scurci asked what types of landscaping will be used and if the trees and/or bushes will grow straight up or out to block more of the building. Board members reviewed the landscaping plans that were supplied; however, Barbara Ciampini stated that the landscaping plan can be further discussed in front of the Planning Commission.

Lee Calisti mentioned that residents in the neighborhood of this location view this location as a thoroughway for leisure activities, i.e. walking dogs. Mr. Calisti was concerned that HARB members are to discuss and recommend approval from the Main Street view of the structure, which such view was not shown at the meeting. Only views from North Maple Avenue and lower in the field were shown. Transmission buildings are generally hidden and not visible, and since this structure is in a residential district, some members are still not comfortable with the design without seeing it from Main Street and having a few architectural changes.

Jamie White informed the board members that *Verizon* is their largest vendor and since the building will be unmanned there's no better use for neighbors to continue using the field as a shortcut. A facility is needed in this area to serve the local customers and help to satisfy the demand. Mr. Calisti rebutted Mr. White's statement by saying that the issue isn't with an unmanned building, it's the fact that there is a plain box building planned for a residential area. Lee gave the suggestion to possible have an architect to do some sort of design with the building. Barbara Ciampini interjected and stated that in the past, several ideas were entertained for this location including an apartment building for student housing and a place for the medical marijuana building. Those ideas have since dissipated.

Marc Scurci commented that the problem isn't from Main Street since people will be driving past and not able to really see the structure, however, the problem and question is regarding the look of the building to the residents on the upper side of the structure. Mr. Scurci said that

additional landscaping would be fine if it hides the block of the building, but an architectural element would most likely be a better solution.

After a brief discussion between Jamie White and Allison Lindenau, Mr. White stated that the design of the building could include a raised peak of the roof and a portico off the front that will look like a porch and act as a covered parking area. This will allow for a more residential look to the building. A porch could also be added to the front and the color of the brick could be changed to make the building as well. An additional rendering would be needed to show all of the changes turned in by August 6th to Ms. Ciampini for additional approval. Lee Calisti doesn't know if changes to the building to make it look more residential are the solution, but will wait to see how the renderings look when turned into Ms. Ciampini.

Board members were asked if the landscaping that was presented is enough. Since all of the presented landscaping is located on the North Maple Avenue side of the building, a green screen would be needed on the North Main Street side of the structure or possibly a few added landscaping options as well.

No further discussion from members of the board and audience. Chairwoman Barbara Jones **motioned** to approve the proposal contingent upon Allison Lindenau turning in a complete rendering of all proposed changes to the new construction prior to or on August 6th to Ms. Ciampini for board members to approve and recommend to City Council with considered architectural elements. Board member and Planning Director Barbara Ciampini **seconded** the motion. **All voted unanimously to approve the façade based on the contingency.**

V. NEW BUSINESS:

2 North Main Street; 532 West Pittsburgh Street; 113 North Maple Avenue

Property Owner: Westmoreland County; Excelsa Health; City of Greensburg

Applicant: Blackburn Center/Westmoreland County HT Task Force

Project: Red Sand Project

Abigail Scanga, a representative of the *Blackburn Center* and the *Westmoreland County Human Trafficking Task Force* to expand the Red Sand Project that was presented and carried out in 2017. This year, the projected dates for the project are September 10th and 11th with rain dates of September 17th and 18th. The Red Sand Project is an art installation created by artist Molly Gochman that has grains of red sand represent the millions of victims of human trafficking that fall through the cracks each year. Ms. Scanga stated that the project is done because human trafficking is the modern day slavery with an estimated 27 million slaves in the world today. There are victims in Westmoreland County, which are often overlooked, and this allows for residents in the county to get more training and information about what human trafficking is and

how they can help. The project is open to anyone that would like to volunteer. On September 10th, the project would take place at Saint Clair Park in the front entrance area and the main sidewalk through the park to the monument area at 1pm and then around 5pm on the sidewalks around Westmoreland Hospital on Washington Avenue and Pittsburgh Street. The project will continue on September 11th at Seton Hill University at 1pm and then on the sidewalks located about the Westmoreland County Courthouse at 5pm on Main Street, Otterman Street, and Pennsylvania Avenue. Abigail asked board members for approval to not clean up the red sand and let it naturally dissipate over time. Signage will also be placed at each location with information about the project and human trafficking, and will remain in place for roughly a month after the project is over. At that time, the signs will be removed. Board members were completely fine with not cleaning up the sand and agree that the project is worthwhile and sends a positive message to those in the community.

No further questions or discussion from members of the board or audience. Vice-chairman Lee Calisti **motioned** to recommend approval of the Red Sand Project as presented. Chairwoman Barbara Jones **seconded** the motion. **All voted unanimously to recommend the project to City Council.**

419 West Otterman Street

Property Owner: Michael & Melissa Yaremko

Applicant: Blue Paint Training YSPT-Michael Yaremko

Project: Signage for *Blue Paint Training*

Bob Gonze of *Blue Sky Sign Company* representing *Blue Paint Training YSPT* was present to introduce three proposed projecting signs. The entrances to the building are located on the opposite side of the structure, so the project signs would help with exposure for the businesses that will be in this location. All three signs will be 36 inches wide by 24 inches tall, double sided, made of ¼ inch thick PVC, and held on by black bracket arms with the various logos. The signs will all be at the same height, at least eight feet off the ground, and not illuminated. The property owners are aware that the signage may be difficult to read; however, the hope is to have pedestrians and drivers slow down and see what the businesses are in the building.

No further questions or discussion from members of the board or audience. Board member and Planning Director Barbara Ciampini **motioned** to recommend approval of the signage as presented. Secretary Marc Scurci **seconded** the motion. **All voted unanimously to recommend the project to City Council.**

409 West Pittsburgh Street

Property Owner: Natale N. Pantalone

Applicant: Pantalone Funeral Home

Project: Signage for *Clement L. Pantalone Funeral Home Inc.*

Bob Gonze of *Blue Sky Sign Company* representing the *Pantalone Funeral Home* was present to introduce signage changes to the funeral home's main entrance signage. The existing signage will be replaced with a double sided, one inch thick Komacel material, six foot by four foot sign using the existing posts. In the past, the signage was painted when needed for maintenance issues; however, the new materials for the signage will be easier to care for and prevent the need for repainting.

No further discussion or questions from board or audience members. Board member and Lynn Armbrust **motioned** to approve the proposed signage. Board member Aaron Kulik **seconded** the motion. **All voted unanimously to recommend approval of the signage as presented.**

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

Meeting adjourned at 5:17pm.