



Historic & Architectural Review Board

Meeting
June 19, 2018 4:30 P.M.

I. Call to Order by Chairwoman Barbara Jones

II. Roll Call by Amy Calisti, Administrative Assistant

PRESENT:

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

ABSENT:

FAYE ROSATTI

III. Approval of May 15, 2018 Meeting Minutes

Secretary Marc Scurci **motioned to approve** the May 15, 2018 meeting minutes. Board member Aaron Kulik **seconded** the motion. No further discussion. **All voted unanimously to approve the minutes.**

IV. OLD BUSINESS:

There is no old business to address.

V. NEW BUSINESS:

100-108 South Pennsylvania Avenue

Property Owner: Greg Moore & Larry Becker

Applicant: Greg Moore & Larry Becker

Project: Façade

Property owner Greg Moore introduced Lee Calisti who presented the project to renovate the façade of 100-108 South Pennsylvania Avenue to the board. Architect Lee Calisti explained the why behind the design that was presented by showing board members photographs of the structure as it looks today. Images looking from West Pittsburgh Street and South Pennsylvania Avenue were shown to discuss the primary two (2) corners that are key to the design. The property is a long strip of storefronts with a parking garage located directly underneath. A variety of designs had been looked at during the design phase between the property owners and Mr. Calisti. Lee made mention that some designs didn't work properly due to the fact that they didn't allow for tenant signs and individuality to be seen, and since the building is so long it was difficult to break the scale down and find a rhythm that one would typically find on a street or in a city to give some breakdown into smaller pieces. The two (2) corners of the structure on the North and the Southeast corners needed to be addressed to ensure that the tenants were given adequate space to be seen, but to also include general signage. A series of maintenance issues needed to be addressed in the design as well. At this time, construction is set to begin this summer.

Two (2) dimensional images were used to address the new design and issues that were going to be abated. The entire sidewalk would be replaced with minor adjustments to each of the storefronts to allow for handicapped accessible entrances to be installed, and the glass and storefront doors will all be replaced during the renovation. The masonry pointing and repairs will also be addressed and improve the look of the building.

The primary detail of the design is the canopy and sign board area, and although buildings like this don't typically have sign boards, the current sign board area that is red in color will be replaced and signage for the various tenants will be added. The canopy on the structure as it sits today is a sloping canopy with a gutter on the end. This can become problematic with the discharge of water and ice onto the sidewalk. A new canopy will be rebuilt, squared off and any water that falls off of that area will fall backwards onto the existing roof so water will no longer fall onto the sidewalk. The same amount of shading and protection from the weather will remain as there is now.

The two (2) corners on the North and South will be pronounced with larger, perforated metal elements that are intended to be lighter but at the same time give preeminence to the corners and give areas for signage to name the building. The signage isn't confirmed at this point and will be submitted at a later time. The need to give identity to each of the shop owners so that people can

see their signs will be address, and as pedestrians walk down the sidewalk they will see a series of projecting signs that will be similar to what's there now, but they will be integrated into the canopy. There will be vertical aluminum channels that create a series of rhythm down the canopy and then every so often one (1) of those will extend down further and back into the building, which will offer a natural place for signage that is visible from the sidewalk. A few other vertical aluminum channels will be placed throughout to give rhythm so that the bulk of the building is one (1) long canopy broken down into a series of buildings and not just one (1) long single story building. A gray panel will be located on the West Pittsburgh Street side of the building that will replicate the signage that is currently there now to allow for directly signage that will be designed in the near future. As drivers are driving East on West Pittsburgh Street, the signage will be seen on the side of the building to engage customers and help the businesses be seen.

Lee Calisti passed around samples of the elements to board members to show colors and materials that will be used in the façade renovation. A vertical corrugated panel in a dark blueish gray color is intended for the upper canopy, a smooth metal with be used as the proposed sign board area in a silver color that is suggested for the perforated metal and vertical channels that run down the building, and lastly a dark bronze color would be the color for the aluminum storefront and doors. Perforated elements that are made up of corrugated panels will appear on the corners to give definition and character.

Board member and Planning Director, Barbara Ciampini, asked Mr. Calisti what elements of the project would be an olive green color according to the images he showed in his presentation. Mr. Calisti mentioned that that color would be a sign with the name of the building that would be designed. This signage would appear twice on South Pennsylvania Avenue, twice on West Pittsburgh Street and once facing the parking lot next to the structure.

Chairwoman Barbara Jones asked if the vertical elements are just a continuation of the perforated metal, to which Lee informed board members that they are very similar to the structure that will hold up the perforated metal. They are back to back aluminum channels in a "C" shape that run vertically. When looking up at them, pedestrians won't see a tube but instead a letter "C". These elements allow for a natural flat space for signs to be attached and allows for a projecting sign to be a part of the architecture instead of a typical projecting sign.

Barbara Ciampini mentioned that the West Pittsburgh Street side of the structure needed an additional projecting sign. Ms. Ciampini and Lee discussed possibly turning a flat portion of the signage that jets out from the building into a projecting sign to allow for more visibility. Mr. Calisti agreed that he would discuss the possible change with the property owners and decide if the signage would be feasible.

Secretary Marc Scurci asked Mr. Calisti what the anticipated name of the building would be, to which Lee informed Mr. Scurci and other board members that the name would be up to the property owners. Lee noted that the name would need to be something "city like" and urbanized.

Board member Lynn Armbrust questioned the possible lighting for the signage and building. Lee noted that recessed lights would be placed in the soffit of the canopy to shine down on the sidewalk and sign boards. To illuminate the corners and the building name a linear projecting light would shine back onto the building.

No further discussion from board or audience members. Secretary Marc Scurci **motioned** to approve the project as presented. Board member and Planning Director Barbara Ciampini **seconded** the motion. Vice-chairman Lee Calisti abstained from the vote as he is the Architect for the project. **All voted unanimously to recommend the project as presented to City Council for the July 9, 2018 meeting.**

660 East Pittsburgh Street

Property Owner: M & J Partners LP

Applicant: Angela Kupas

Project: Signage for *My Choice Medical Clinic*

Angela Kupas, Executive Director for *Life Choices*, opened the signage presentation by mentioning that there are currently three (3) medical clinics and the fourth will be located at 660 East Pittsburgh Street. Ms. Kupas introduced Dante Mincin of *Fast Signs of Monroeville*, who detailed the proposed signage for this location. Mr. Mincin stated that the three (3) foot high by eight (8) foot wide six (6) millimeter aluminum dibond metal would be placed on the front of the façade with the business' name. The signage will not be illuminated, and would be framed with an 1 ¾ inch deep aluminum frame to allow for the sign to easily slide into the frame instead of being directly screwed into the façade.

Board member and Planning Director Barbara Ciampini commented that the wall signage did not fit with the other signage for the other businesses within the shopping center that all have channel letters and are illuminated. Ms. Kupas informed Ms. Ciampini that this sign was the same as all of their other locations; however, Ms. Ciampini was having a difficult time voting on the proposed signage design. Mr. Mincin and Ms. Kupas let board members know that the signage would be temporary and eventually channel letters would be done. Barbara made the point that the reason that HARB is to enforce and cannot pick and choose businesses and projects to not conform to the guidelines. Ms. Ciampini agreed that to keep the business on schedule for opening, Angela would be able to email a new design that fits in with the rest of the shopping center by June 26th, prior to the City Council agenda meeting on July 2nd.

A second sign located on the plaza directory would be an insertable Lexan 68 inches wide by 15 inches high that is translucent and shows the business name.

No further questions or discussion from members of the board or audience. Board member and Planning Director Barbara Ciampini **motioned** to approve the design **contingent** upon a new

design submitted via email that shows the entire building with the proposed signage by June 26th to Barbara Ciampini that fits in the entire building and the other signs within the shopping plaza. Vice-chairman Lee Calisti **seconded** the motion. **All voted unanimously to recommend the project contingent upon the new design.**

****An update to the project was sent to Board Member and Planning Director Barbara Ciampini for dispersement to the HARB members for review. The new wall signage “MY CHOICE” channel letters will be 19” high with a 4” return on a raceway. The total length of the channel letters will be 12’-7”. The face of the channel letters will be illuminated. The “MEDICAL CLINIC” will be on a 4” deep “pill box” – they will not be dimensional, but rather will be a translucent graphic on a flat plate of Lexan/polycarbonate. The size of the pill box will be 12.75” high and 12’-7” long. The pill box part of the sign will also be illuminated. There will be a gap of approximately 4.5” between the bottom of the channel letters and the top of the pill box.****

639 North Main Street

Property Owner: Lumos Network

Applicant: Lumos Network

Project: New Development

Angela Laurine, Project Manager for *LLI Engineering*, and Allison Lindenau of *Lumos Network* started their presentation with a series of photographs showing the surrounding area of where the proposed unmanned telecom facility used for storage of supplied will be located starting at North Main Street, up Cabin Hill Drive and looking down from the intersection of Tribune Review Drive and North Maple Avenue Extension. *Lumos Network* owns a portion of land behind the *Elliott Federal Credit Union* that reaches up to the site of the *Tribune Review* with a small strip that is off of North Main Street. The facility would be located on the lower side of the property closer to the *Elliott Federal Credit Union* closer to North Main Street past a large tree that is currently on the property. Power for the building would be pulled from a telephone pole located on North Main Street. A small driveway of North Maple Avenue Extension would be used for the property owners to access the structure. There would be no customers going to and from the building, only workers who would test generators once a month. Board members reviewed site plans that were supplied as Ms. Laurine discussed the proposed structure. Renderings of the building were not supplied; however, board members were able to look at elevations of the proposal. Board members decided that renderings would be needed for a decision to be made.

Ms. Laurine discussed the planned building materials by mentioning that an 8 inch by 8 inch by 16 inch CMU Split Face Block with EPDM roofing, which is very similar to the façade of the *Tribune Review*. The split face was proposed since it’s a little more decorative than flat block and it comes in different colors, which were shown in the Powerpoint presentation supplied for board members.

The back of the structure will have five (5) ton Bard air conditioner units, hollow painted metal doors will be used, a 100 kilowatt generator that will be fenced in with a chain link fence, but if board members prefer vinyl fencing then the property owners are open to using that style as well. The fence will be visible from North Main Street. Secretary Marc Scurci asked how much noise the fenced in generator will produce since it will be located against a hill and in a residential neighborhood, to which Ms. Lindenau stated that the generator is only ran 15 minutes a month for testing and if there would be a power outage. The building will be using electricity. Ms. Lindenau stated that another municipality requested a taller vinyl fence be used when the structure was built and *Lumos Network* complied. Lighting for the structure will consist of wall mounted LED lighting that will turn on at dusk and turn off at daybreak located above the doors and for the HVAC units if they need to be serviced.

Barbara Ciampini asked about landscaping plans for the new development. Landscaping plans were not submitted for this meeting. The property owners are willing to enhance the structure with landscaping.

Vice-chairman Lee Calisti asked Angela and Allison what they found to be appealing about this piece of property to build the proposed structure. Allison informed the board members that they chose this property due to where their fiber is located and that they have buildings surrounding the area that they would like to have their supplies consolidated into a single structure. Ms. Lindenau also stated that *Lumos Network* is supplying fiber to the Greensburg area so the move to house the supplies will lower the overall cost for the company. Mr. Calisti explained that the presentation, photographs and materials given and proposed structure doesn't allow HARB members much to work with without an overall final rendering of the building with a landscape plan. Lee would like to see three (3) dimensional composition photos showing the finished building from North Main Street and Maple Avenue Extension to show context and exactly how the building might look. Members in general were not in favor of voting on the proposed structure at the time of this meeting without additional documentation and a way to see how the building will fit in with the surrounding businesses and residences. Allison commented that her and Angela were interested in what would be needed for the new development and were gathering information from HARB members and for their future Planning Commission submittal. They are aware that changes may need to be made and different municipalities have guidelines for what each would be looking for when developing. Ms. Ciampini believes that the proposed structure can be adapted to fit within City guidelines and that a new presentation should be submitted for the July meeting to ensure that all aspects, i.e. landscaping plans, renderings, etc., could be seen. Board member Aaron Kulik made mention that maybe with some striping in the colors of the blocks, landscaping to cover and screen the air conditioner units, or simple gestures to the façade without adding gingerbread features to the building. Mr. Scurci agreed that landscaping and aesthetic changes would help to visually make the building more appealing.

No further discussion or questions from board or audience members. Board member and Planning Director Barbara Ciampini **motioned** to table the proposal until the July 24, 2018

HARB meeting to allow for the property owners submit more information with a completed three (3) dimensional composition photo rendering of the structure and landscaping plans that fit within HARB guidelines. Board member Lynn Armbrust **seconded** the motion. **All voted unanimously to table the proposal.**

20 North Pennsylvania Avenue

Property Owner: Eric Bononi

Applicant: Signstat – Ken Vaughan

Project: Signage for *Bononi & Company PC*

Ken Vaughan of *Signstat* presented a sign change to 20 North Pennsylvania Avenue, which includes removing the routed aluminum face of the *Sleep Center* tenant sign, and replace it with a 3 foot by 8 foot by 6 inch routed aluminum face sign for *Bononi & Company PC*. The sign would be fluorescent illuminated extruded sign cabinet.

No further discussion or questions from board or audience members. Board member and Planning Director Barbara Ciampini **motioned** to approve the proposed signage. Chairwoman Barbara Jones **seconded** the motion. **All voted unanimously to approve the signage as presented.**

202 South Pennsylvania Avenue

Property Owner: DeFrancisis Holdings, LLC

Applicant: From the Heart Laurel Highlands – Janis Durick

Project: Signage for *From the Heart Laurel Highlands*

Jesse Gasior, Administrative Director of *From the Heart*, presented a window cling sticker that the business would like to place on the window of their new location at 202 South Pennsylvania Avenue. The window cling sticker would be 3 ½ feet long by 4 ½ feet wide with the *From the Heart Laurel Highlands* logo with pink and white letters placed on the clear glass. The business is in home health care.

No further discussion or questions from board or audience members. Vice-chairman Lee Calisti **motioned** to approve the signage as presented. Secretary Marc Scurci **seconded** the motion. **All voted unanimously to approve the signage as presented.**

*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. Some of the changes have 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 remove the other smaller windows on the front of the house to match the window that has already been replaced and will finish trimming the windows in black. Mr. Waltenbaugh will also be placing a door onto the front of the façade and will eventually be adding a small six (6) foot by six (6) porch onto the front will be presented to HARB in the future. Finally, TR plans on moving the gable that is off center on the front of the building to the center to make the property more aesthetically pleasing.

No further discussion from members of the board and audience. Board member and Planning Director Barbara Ciampini **motioned** to approve the proposal as presented. Secretary Marc Scurci **seconded** the motion. **All voted unanimously to approve the façade as presented.**

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

Meeting adjourned at 5:43pm.