



Historic & Architectural Review Board

Meeting
November 20, 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
MARC SCURCI, SECRETARY – Arrived at 4:40pm
AARON KULIK
ASHLEY KERTES
LYNN ARMBRUST
BARBARA CIAMPINI, DIRECTOR

ABSENT:

LOU DEROSE, SOLICITOR

III. Approval of October 23, 2018 Meeting Minutes

Vice-chairman Lee Calisti **motioned to approve** the September 18, 2018 meeting minutes. Secretary Marc Scurci **seconded** the motion. No further discussion. **All voted unanimously to approve the minutes.**

IV. OLD BUSINESS:

There was no old business to discuss.

V. NEW BUSINESS:

641 East Pittsburgh Street

Property Owner: Tom Gretok

Applicant: Brad Hornick

Project: Signage for "Fox's Pizza"

Brad Hornick, owner of *Fox's Pizza* at 641 East Pittsburgh Street came to the meeting seeking approval to hang the sign used at his former location in Hempfield Township at this location. The sign is a channel letter configuration, translucent lettering with LED lights behind it. The business also has a free standing pole at the location currently. Chairwoman Barbara Jones asked if only the letters are lit, and Brad stated that yes, the letters will only be lit as they are individual. The background will not be lit in any way. The signage is consistent with the other signs within the corridor.

Secretary Marc Scurci commented that the sign looks good in the photographs and think that it will be a nice addition to the building.

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

645 East Pittsburgh Street

Property Owner: Tom Gretok

Applicant: Don Rose

Project: Signage for "Allstate Insurance"

Don Rose was present to describe proposed signage that he would like located at his new location at 645 East Pittsburgh Street. Mr. Rose is moving his business from Hempfield Township to the City of Greensburg, and the proposed signage must also fall within corporate guidelines. The main signage above the entrance on the building will not be illuminated, but instead would be a metal sign attached by four (4) rivets. There would also be a decal on the front window, business information on the entrance door, two (2) slide inserts for the road sign, and a small wall sign near the entrance that must be placed at the business due to the business being a security license. There is a federal regulation for that signage as well. Only the letters on the road sign will be lit.

Chairwoman Barbara Jones asked if the main sign is similar to the neighboring businesses, and Mr. Rose stated that essentially it would be attached the same way but the other businesses have raised lettering. The proposed signage would not project out from the building, but within HARB

guidelines that signs should project in some way the sign should have some dimension by using a frame or some other way. Don said that he would be okay with adding dimension and would actually like the look better. He will have his sign company add a frame or dimension. Lee Calisti added that in the past signs have even been pulled away from the building a few inches to add dimension and shadow, which may cut down on cost if a frame of some sort isn't wanted.

No further discussion or questions from board or audience members. Vice-chairman Lee Calisti **motioned** to recommend approval of the project as presented to City Council. Board members Lynn Armbrust **seconded** the motion. **All voted unanimously to recommend approval.**

101 Ehalt Street

Property Owner: StoneKim Properties LLC

Applicant: Kirk & Kay Kim

Project: Façade – New Entrance Doors

Kay Kim, owner and general manager of StoneKim Properties, the station at Greensburg, was at the meeting to discuss new entrance doors into the restaurant area of the Train Station that have already been purchased and installed without HARB approval. The building is a contributing structure to the Historic District. Ms. Kim expressed sincere apologies for not going through the proper protocol before installation. The previous doors were unsafe and falling off. The new doors have an anodized bronze frame with the same glass as the doors that were designed for the basement. The replacement parts for the old doors were no longer available, the doors were being held up with duct tape by the former tenant, and the locks no longer worked. When the property owner began to receive bids for the doors, they were advised that the doors were dangerous and hazardous. Long term, Ms. Kim stated that the doors and side lights that lead into the actual Train Station and tunnel will suffer the same demise. The property owners plans to be back to HARB in the spring to present new replacements for the rest of the glass and doors on the other side to match the new entrance doors that have been installed. Some photographs were shown of the doors to board members to give an overview of the project.

Vice-chairman Lee Calisti stated that he went by the property and noticed that the design decision does not violate the HARB guidelines. Lee also mentioned that he probably wouldn't have done anything differently as an architect, since there are a variety of ways that the project could have been approached, i.e. choosing a product closely related to the time of the Train Station, but the guideline for the Secretary of the Interior cautions boards not to do that with historic properties. Later interventions are clearly demarcated as being later interventions so that one can distinguish what was done in the early 1900s versus what was done in 2018. Mr. Calisti didn't find anything with the project to be objectionable. There have been other properties in the City that have had framework from a different time period with newer aspects inserted that blend well. Historically, the area with the doors would have been open air, however, if you would find metal door framing

from the time period it would be either real bronze or very ornate cast iron, and it would be clearly known that it was of the same vintage.

Grant monies have been used in the past for the restoration of the Train Station structure since it is one of the contributing buildings to the Historic District. The renovations would have been approved in relation to the Secretary of the Interior standards. Board members can only speculate why the choices were made based on those approvals in the past.

No further discussion or questions from board or audience members. Vice-chairman Lee Calisti **motioned** to recommend approval of the project as presented. Board member Aaron Kulik **seconded** the motion. **All voted unanimously to recommend approval.**

305 East Pittsburgh Street

Property Owner: Keystone Integrated Care

Applicant: Todd Demangone

Project: Signage for “Solevo Wellness”

Todd Demangone, a representative from the sign architects, and John Stevens, a representative of Keystone Integrated Care, were at the HARB meeting to present signage that would be located on the new medical marijuana building at 305 East Pittsburgh Street. The business is aimed to open on December 17, 2018. Three (3) signs are proposed, one (1) facing East Pittsburgh Street, the second facing North Urania Avenue, both stating “Solevo Wellness”, and the third would be located on a small brick wall that states, “Operated by Keystone Integrated Care”. The sign facing North Urania Avenue would be about ten (10) feet wide and three (3) wide, and the sign facing East Pittsburgh Street would be slightly smaller. All signs would be a flat aluminum with the graphics and words painted onto the aluminum. The colors would be turquoise green lettering on a silver background. The signs are proposed to be attached with masonry fasteners, but would have dimension so that they wouldn’t sit directly on the structure.

Planning Director and board member Barbara Ciampini asked if the address number would still be placed on the corner due to past presentations of the new structure showing the number highlighted because of the location in addition to the numbering being needed for the law. Mr. Demangone stated that they didn’t have that shown in the photographs, but there would be an address sign. Board members agreed that the numbers should pop and could be done possibly through a projecting number sign. Ms. Ciampini stated that the numbers could be below the other signs, but a new design could be sent via email for approval by November 30th to continue the approval process.

Chairwoman Barbara Jones asked if the signs would be lighted. Todd stated that the signs would be externally lit and a more modern light is proposed, i.e. a straight lighting bar, instead of the

traditional goose neck type. Board members liked the idea of the more modern light bars. The “Keystone Integrated Care” will not be lit.

No further discussion or questions from board or audience members. Secretary Marc Scurci **motioned** to recommend approval of the project as presented, contingent upon Mr. Demangone provided an image of the address on the structure and/or as a projecting sign via email to Ms. Ciampini by November 30, 2018 for board approval. Planning Director and board member Barbara Ciampini **seconded** the motion. **All voted unanimously to recommend approval, contingent upon Mr. Demangone provided an image of the address on the structure and/or as a projecting sign via email to Ms. Ciampini by November 30, 2018 for board approval.**

Chairwoman Barbara Jones moved to adjourn the meeting.

Meeting adjourned at 5:00pm.