



Historic & Architectural Review Board

Meeting
September 19, 2017 4:30 P.M.

I. Call to Order by Solicitor Lou DeRose

II. Roll Call by Alycia Ferrett, Administrative Assistant

PRESENT:

AARON KULIK
MARC SCURCI, SECRETARY
FAYE ROSATTI
LYNN ARMBRUST
BARBARA CIAMPINI, DIRECTOR
LOU DEROSE, SOLICITOR

ABSENT:

BARBARA JONES, CHAIRWOMAN
LEE CALISTI, VICE-CHAIRMAN

III. Reorganization of the Board

Solicitor Lou DeRose called for a reorganization of the board with former Chairman Steve Gifford resigning at last month's meeting. Board member Barbara Ciampini **motioned to nominate** Barbara Jones as Chairwoman of the board. Board member Marc Scurci **seconded** the nomination. Ms. Ciampini **motioned to nominate** board member Lee Calisti as Vice-chairman of the board. Mr. Scurci **seconded** the nomination. Board member Lynn Armbrust **motioned to nominate** board member Marc Scurci for Secretary. Ms. Ciampini **seconded** the nomination. No further discussion. **All voted unanimously for the reorganization of the board.**

IV. Approval of August 22, 2017 Meeting Minutes

Board member Lynn Armbrust **motioned to approve** the August 22, 2017 meeting minutes. Board member Aaron Kulik **seconded** the motion. No further discussion. **All voted unanimously to approve the minutes.**

V. OLD BUSINESS:

There is no old business to address.

VI. NEW BUSINESS:

100 North Maple Avenue

Property Owner: John Kuzmkowski

Applicant: John Kuzmkowski

Project: Façade

Solicitor Lou DeRose introduced John Kuzmkowski for the presentation at this location. Mr. Kuzmkowski is proposing to extend the grey mansard across the front end of the building, but not on the Otterman Street side of the building for fear of vandalism. The initial grey mansard on the front was approved at a HARB meeting in 2016. Mr. Kuzmkowski informed the board that this building originally allowed for five (5) garage door openings, but there are currently two (2) garage doors. He would like to open up two (2) more doors to have a total of four (4) doors. Glass enclosures are proposed to be placed on the front of the garage doors, and they would open if the next tenant would want them to open. The property has 2,000 square feet in the garage area and the main office area has a little over 4,000 square feet. No further discussion from board or audience members. Board member Aaron Kulik **motioned** to approve the project as presented. Board member and Planning Director Barbara Ciampini **seconded** the motion. **All voted unanimously to recommend the project as presented.**

418 East Pittsburgh Street

Property Owner: Union Real Estate

Applicant: Allegheny Sign Company

Project: Signage for "Asian Massage"

David Liu from *ABC Global*, a business consultant on behalf of *Allegheny Sign Company*, presented the proposed signage for this location. The sign will consist of channel letters that fall within the shopping center's signage requirements and the landlord's approved sign package. An architect and an engineer have also approved the signage. Board members are familiar with the sign requirements from previous meetings for other businesses within this shopping center. No further questions or discussion from members of the board or audience. Board member Faye Rosatti **motioned** to approve the project as presented. Secretary Marc Scurci **seconded** the motion. **All voted unanimously to recommend the project as presented.**

*125 South Pennsylvania Avenue***Property Owner: SESS Estate****Applicant: Schultheis Brothers****Project: Signage for “Schultheis Brothers”**

Katie Rullo of *Schultheis Brothers* is proposing signage for their showroom that will be located at 125 South Pennsylvania Avenue. The main sign will be cover the existing sign that was left by the previous tenant, and there will be vinyl signs on the front windows. The showroom location will display furnaces, air conditions, etc. based on the season, and will be appointment only for information and orders. Solicitor DeRose commented that the signage looks busy. Ms. Rullo responded and made mention that the vinyl signage on the windows cover 30% of the area, which is what the City Code deems appropriate. The vinyl letters are nine (9) inches in height and will specify business information, i.e. phone number, website and license numbers, and services that are offered, including heating, cooling, roofing, and plumbing. Secretary Scurci began discussion among board members regarding the size and color by stating that the windows are all covered and signage should be less busy. Solicitor DeRose and board members offered suggestions of taking some of the repetitive information off the windows and possibly slide the signage down to allow more open window space for displays. Board member and Planning Director Barbara Ciampini clarified that the City Code states that you can have a window sign less than 30% of the glass, but it's one (1) sign; the choice is between a wall sign and a window sign or other types of signs as defined in the Code. The Code doesn't say one of each, it says one per location, but due to HARB's design guidelines more signs can be added if they are aesthetically placed on the premise. Ms. Ciampini stated that the proposed signage is more than what the City Code allows, but the board is willing to work with the business to figure out a solution. To summarize the request, Solicitor DeRose stated that the proposal would include the large wall sign above the entrance to the business location, four (4) red banners on the windows, two (2) top banners on the side windows, information on the door, but nothing on the middle of the windows. Ms. Rullo is to bring an updated proof of the signage to the Planning and Development Department prior to the City Council agenda meeting on October 2nd. Audience member and business owner Lisa Hegedus offered advice to Ms. Rullo stating that in her opinion writing on windows is not beneficial to customer and business relationships. No further discussion or questions from board or audience members. Board member Aaron Kulik **motioned** to recommend approval of the modified proposal. Ms. Ciampini **seconded** the motion. **All voted unanimously to approve the modified signage proposal.**

*212 East Pittsburgh Street***Property Owner: John Harris****Applicant: Blue Sky Sign Company****Project: Signage for “Wellness on the Point”**

Bob Gonze of *Blue Sky Sign Company* is proposing signage for *Wellness on the Point* chiropractic office that is moving from East Otterman Street to 212 East Pittsburgh Street. HARB has previously approved the pylon signs at this location, which will allow for a panel to be placed on the main property business signage without further approval. Mr. Gonze is presenting dimensional letters on an existing sign face on the building. The sign face that is currently on the building is aluminum bolted to the structure with six (6) large bolts. The dimensional letters would be 12 inches in height sitting on aluminum tracks below the letters. The anodized bronze letters would stick up above and shadow over the aluminum background. Cut white vinyl would be added to the front window to describe the services offered by the chiropractic office. On the front door would be vinyl letters with business hours and name. The business owner will consider a projecting sign in the future, but not at this time. Secretary Scurci questioned if there is lighting on the sign to which Mr. Gonze informed the board that there are two (2) LED bars of light above the sign, however the letters will not be internally lit. Board members and Mr. Gonze discussed the look and design of the sign. No further discussion or questions from board or audience members. Secretary Scurci **motioned** to approve the proposed signage. Board member Lynn Armbrust **seconded** the motion. **All voted unanimously to approve the signage as presented.**

*7 West Otterman Street***Property Owner: Westmoreland Cultural Trust****Applicant: Caffè Barista/Edgewood Winery****Project: Signage/Awning for “Edgewood Winery”**

Caffè Barista owner Lisa Hegedus presented to the board that *Edgewood Winery* would be opening a new location at 7 West Otterman Street. Ms. Hegedus is proposing new chic and sophisticated black awning with white lettering for both *Edgewood Winery*. A new banner for the winery is being proposed to be placed on the poles on the front of the building that once held a banner for *Caffè Barista*’s sidebar. The long metal framework of the awning would be changed to ensure safety for pedestrians and to ensure a nicer, cleaner look to the building. The awnings would act as a projecting sign for the businesses as they are located on a one way street. No further discussion or questions from board or audience members. Board member Faye Rosatti **motioned** to approve the signage/awning as presented. Board member Lynn Armbrust **seconded** the motion. **All voted unanimously to approve the signage as presented.** Barb Ciampini, Planning Director thanked Lisa for continuing to maintain her business in the downtown and for always looking for ways to change it to suit her customers.

*200 South Pennsylvania Avenue***Property Owner: DeFrancisis Holdings****Applicant: John Mickinak****Project: Signage/Awning for Mickinak**

Applicant John Mickinak is proposing to replace the awning that was located at 200 South Pennsylvania Avenue for a previous business. Mr. Mickinak would use the existing framework and have a black awning with white letters that would say ‘Antiques, Art and Appraisers.’ The size of the letters on the awning will depend on the type face that is chosen, and will be artistically appropriate to the space. Mr. Mickinak will also consider painting the building and trim in the near future. Board member Lynn Armbrust suggested that the words on the awning read, ‘Antiques •Art •Appraisers’ using bullets. No further discussion from members of the board and audience. Board member and Planning Director Barbara Ciampini **motioned** to approve the proposal as presented. Board member Lynn Armbrust **seconded** the motion. **All voted unanimously to approve the awning as presented.**

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

Meeting adjourned at 5:05pm.