



Historic & Architectural Review Board

Meeting
August 22, 2017 4:30 P.M.

I. Call to Order

Barbara Jones: Hello everyone. I'd like to call to order the Historic and Architectural Review Board meeting for Tuesday August 22, 2017.

II. Roll Call

Barbara Jones: Roll call please, Amy.

PRESENT:

STEVE GIFFORD, CHAIRMAN **Arrived at the meeting at 4:37pm.**
BARBARA JONES, VICE CHAIRMAN
BARBARA CIAMPINI, DIRECTOR
LEE CALISTI, SECRETARY
LOU DEROSE, SOLICITOR
LYNN ARMBRUST

ABSENT:

AARON KULIK
MARC SCURCI

III. Approval of July 25, 2017 Meeting Minutes

Barbara Jones: Everyone received the July 25th meeting minutes in their email. Can we have a motion to approve those minutes?

Lynn Armbrust: I'll make a motion.

Lee Calisti: Second.

Barbara Jones: All in favor?

Everyone: Aye.

Barbara Jones: Okay, meeting minutes are approved.

IV. OLD BUSINESS:

Barbara Jones: There's no old business, so let's just move to new business.

V. NEW BUSINESS:

207 Hudson Avenue

Property Owner: Union Real Estate

Applicant: Skuta Signs

Project: Signage

Barbara Jones: We have 207 Hudson Avenue; *Union Real Estate* and *Skuta Signs*. Come to the podium and state your name, spell it please.

Susan Williams: Susan Williams, W-I-L-L-I-A-M-S, and I'm with *Skuta Signs*.

Barbara Jones: And you may describe your project.

Susan Williams: This is going to be *Calvary Chapel*, and I actually have Pastor Clarke Lauffer with me from *Calvary Chapel*. This is the location that it's in in Greensburg Shopping Center. As you can see, I don't know if a lot of you are familiar, but this little archway kind of gives it away. Our sign is going to go right on that archway that is shown on that photo. These are all of the other photos of the area around it in different views. This one shows where there's a banner at in number four, and that's where the sign will go. That's how it will be attached to the wall hanging. That is our sketch. They're going to be channel letters if anybody is familiar with that, and they are lit up with LEDs in the center. During the day they are going to be black and burgundy, and then at night they will light up white. We've stayed right within the landlord's and allowable area and the existing design in the plaza

Barbara Ciampini: This is one of those shopping centers where they have stipulations that they all have similar signs.

Susan Williams: The sign band frontage is 28 feet 4 inches. All of the measurements are on there.

Barbara Ciampini: I make a motion to recommend approval of this sign to City Council.

Lou DeRose: As presented.

Barbara Ciampini: As presented.

Lee Calisti: I'll second.

Barbara Jones: All in favor?

Everyone: Aye.

Barbara Jones: Any opposed? No abstentions? Okay, approved and then City Council—

Barbara Ciampini: Yes, City Council will actually take action at September 11th at 7pm, but you don't have to come to that meeting. We'll issue the permit and let you know right after.

Susan Williams: Okay.

Barbara Ciampini: Nice seeing you again, Pastor. Bye.

Barbara Jones: Thank you.

135 South Pennsylvania Avenue

Property Owner: Mary Joyce Morreo

Applicant: Westmoreland Museum of American Art

Project: "Art Happens"

Barbara Jones: Alright, we have 135 South Pennsylvania Avenue. It is the parklet wall on the side of Mrs. Morreo's building. It's the "Art Happens" for *Westmoreland Museum of American Art*. Catena knows the drill.

Catena Bergevin: Catena Bergevin. B-E-R-G-E-V-I-N. Hello, again, and thank you so much for supporting this project. We have one more to show you. It is this parklet at 135 South Pennsylvania Avenue. This is what it looks like now.

Barbara Ciampini: Ready?

Catena Bergevin: Yes, I'm ready. Drum roll. Here's our proposal and then here's the original artwork.

Barbara Ciampini: I don't think I have that on here.

Catena Bergevin: Is that on there?

Barbara Jones: Oh, okay. There's more to it than that.

Catena Bergevin: It's called 'Sun Bath Tat is Hot' from 1965.

Barbara Ciampini: I just took it from your email.

Catena Bergevin: We have approval from the building owner to use that wall.

Barbara Jones: We did, yes, from Morreo, Mary Joyce Morreo. Okay any comments or questions?

Lou DeRose: You should state that you are just leading this discussion.

Barbara Jones: I will. I am just leading this discussion and I will abstain from voting, because I work for the *Westmoreland Museum of American Art*. So any comments or questions? Someone needs to make a motion please.

Lynn Armbrust: I'll make a motion to approve this project as presented and recommend it.

Barbara Jones: Thank you, Lynn.

Lee Calisti: I'll second.

Barbara Jones: Thank you, Lee. All in favor?

Everyone: Aye.

Barbara Jones: Any abstentions? That would be me. All opposed? None of those, alright, you are approved. Thank you.

Catena Bergevin: Thank you.

303 East Pittsburgh Street

Property Owner: Westmoreland County Land Bank

Applicant: Molly Blasier

Project: New Development

Barbara Jones: Alright, we have 303 East Pittsburgh Street, Westmoreland County Land Bank. If you would, state your name and spell it please.

Molly Blasier: Hi, my name is Molly Blasier, B-L-A-S-I-E-R.

Ryan Croyle: My name is Ryan Croyle, C-R-O-Y-L-E.

Barbara Jones: Okay, and you can explain your project. Barb has them up, all the images for you.

Barbara Ciampini: Yes, you just tell me when to click.

Molly Blasier: Okay, I am the developer of the project and Ryan is with *Desmone Architects* and designing the building, and I might just send this over to Ryan.

Ryan Croyle: Thank you. We can move to the next slide. The site is located on the corner of East Pittsburgh Street and North Urania Avenue. It's right across from the *Rite Aid* and the *Christian Layman Thrift Store*. It's kind of marked by the rise out of the Gateway District in elevation towards the train tracks. You can see here just kind of looking at where the site falls within the context of the neighboring buildings. One of the other things to note is it's sort of inverse relationship between Jacks Run Creek and then this sort of extruding relationship between the railroad tracks, so we're really mitigating an up and down sequence in topography at this site. Go to the next slide please.

Barbara Ciampini: One second, Ryan. Just for the record, Steve Gifford entered the room.

Steve Gifford: Just showed up. Sorry everybody for being late.

Ryan Croyle: There's just a closer look at the site. The site is predominately made up of 303 East Pittsburgh Street owned by the Land Bank, but there are also two single family residential properties on the site currently. I believe the plan is to purchase these properties and demolish those homes to make room for our development. This is an overall site plan. You can see East Pittsburgh Street running parallel to the screen at the bottom, North Urania at the left. Our building takes a primary location right along the urban ledge condition. One of things that we wanted to do was really hold true to the sort of the progression of urban development along East Pittsburgh Street and make sure that this is a very activated development that's going to carry the Gateway Overlay District through. Parking is to the rear of the building. We anticipate that being accessed off of North Urania Avenue. We have 15 parking spots including two accessible units. Loading is also accomplished in the rear of the building. The footprint of the building is just under 4,000 square feet at 3,800, I believe. Just to talk a little bit more about this site and how we will anticipate accessing the site, as I mentioned before we're really negotiating about a 10 foot grade change from North Urania from the top of the property line. Along with that, it also involves some retaining walls along George Street to mitigate that grade change. The parking will be a low slope all established within grade as we'll see in the Planning Commission document, but just to give you an idea entry is off of North Urania Avenue; visible from East Pittsburgh Street. Again, parking coming off of North Urania and loading happening at the rear of the parking lot. This is a rough layout of the floor plan. Again you can see that we enter into a vestibule. One of the key components to this building is that it needs to be a secure site, so really there is one primary entrance and exit to the building. Patients, or clients, would come into the building, present their paperwork to a clerk—step in if I'm missing any aspects here, but once they are cleared they would be logged in, at which point they would either if they are a first time customer perhaps go and wait for a consultation with a doctor, or proceed, if they are a repeat, proceed directly to the dispensary area, purchase the product and exit the building back to the parking lot or to the street. Along with that we have—I'm showing a secondary means of egress that would be probably tied to the fire alarm. That would only open in case of an emergency, but otherwise that door would always be secure. One of the other aspects to this is that the loading dock needs to be a secure area, so the van pulls in, the door closes, the product unloaded, and we move on

for the rest of the day. Just a couple of quick overview shots; East Pittsburgh is here and is the predominant street. We're looking at the corner; it's kind of an overlapping cube condition. We have some large windows along that to kind of activate that edge. This kind of shows the back parking lot condition. You can see the entry off of North Urania for both the parking lot and the pedestrian access. You can also see the loading area in the top corner, as well as where the single family homes are located in relationship to where the building is located. Again, this is just another view looking in the other direction, and just to bring us full circle around this is looking at the intersection between North Urania and East Pittsburgh. A little bit of contextual and site analysis conditions, in the bottom left hand corner there are two homes on the left. Those are the homes that are set to be removed for our development. The bottom right hand corner you can get a better overall view of the site taken from the corner of Urania and East Pittsburgh. A little bit of the context we have the dance academy next door, *Christian Layman*, and then another view of our site. And then looking a little broader, we see the *Rite Aid* across the street and then looking up, and from the railroad tracks looking down towards the site. We'll go through a couple of before and after views, so this is the site how it stands today and then this is our proposed development showing the sort of overlapping cube with the storefront window system. If you'll notice in the far back right there's a little bit of—a little splash of color happening. Because we have a loading dock and a vault basically happening, we're proposing perhaps working with *Westmoreland Art Museum* to incorporate some type of public art display to kind of activate that otherwise kind of neutral façade. Here we would be standing at the top of the *Rite Aid* parking lot looking down, and here you can get a better view of and this is sort of my imagination as a placeholder. We'll see what someone else—a real artist comes up with. So, you can see that as the topography is going down our building is sort of rising up at the same time, and I think that's a nice transition from the more residential scale to the west, I guess, moving down towards the downtown area. Finally, this is just a back view of the parking lot showing how purchasers would come up, enter the parking lot off Urania and make their way just around the corner there to enter the building. Materials that we are looking at is primary a metal clad panel. We're looking at flush panel and ribbed panel to give us subtle reveals and also the ribbed panel to give us a little bit more play in shadow and light and kind of activate that façade, because we are a long building. We have kind of a hierarchical strategy. Primarily we're looking at a champagne colored panel that's going to be indicated in blue in the little key panel on the bottom right. That's kind of our primary material. Where the building steps back, that's a secondary material. That's going to be the ribbed paneling, and that's kind of highlighted moments especially meeting that cube in the

entry. We're going to look at doing sandstone or a lighter colored panel to kind of set off that and kind of make it a monolithic mass that draws your attention to it, really celebrates that urban edge and activates that whole development. These are just some samples of the materials. The bottom panel, that's not really the color that we're looking at, but it's sort of the product; it's a 12 inch reveal. Above that we have some corrugated, and then to the right is a sample of some sandstone panel product. There's just some impressive images that we've looked at; we like the sort of monolithic feel of the image on the left, and then also the sort of panel contrasting with the natural stone contrasting with that storefront on the right. This is just a real quick go through of the elevation studies. You can probably pick most of those up from the renderings, but just for a closer look you can start to see the champagne panel contrasting with the darker ribbed panel contrasting with the lighter colored cube and the storefront glazing. This is just the back and side of the building. Finally taking a look at some of the site signage, we are proposing a canopy that wraps the corner of Urania and East Pittsburgh. This is probably going to be a clear anodized aluminum canopy with some tiebacks going into the structure. We envision having the building address located on that edge as well, and then looking at integrating some identification for the building also onto that edge. Finally, just to sort of cue people in, when you make the left turn onto Urania or a right turn off of East Pittsburgh to know that here's where you get into the building; sort of a monolithic signage at that parking lot entrance. To keep people coming either direction, that would probably be a smaller demographic, but nevertheless to make sure that people aren't missing the turn off to the building.

Steve Gifford: That was a very detailed presentation of the project. Any questions or comments from members of the board?

Lee Calisti: Could you go back a couple of renderings, Steve, from the corner of the 3-D renderings?

Steve Gifford: Is that the vision?

Lee Calisti: Yes.

Steve Gifford: Any questions or comments?

Barbara Jones: I just have a question about the height. Looking at it here, I know you said it progresses up as it goes down Pittsburgh Street, but in relation to the *Rite Aid* across the street is it sort of comparable?

Ryan Croyle: Yes, I think on the second to last slide I have a dimension up there. I believe it's 23 feet.

Steve Gifford: You said second to the last?

Ryan Croyle: I think so. Back more.

Steve Gifford: The canopy is at 17 feet.

Ryan Croyle: The canopy is at 17, and then if I look at my elevations—

Lee Calisti: I thought the rendering looking west, Steve, looking west on Pittsburgh Street shows it, so go back a couple.

Ryan Croyle: Here we go, go back one. 22 feet is from the ground level to the top of the parapet at the top level.

Lee Calisti: I think the number is hard—is less significant—like I think that image there explains—

Barbara Jones: But I'm not seeing the *Rite Aid*, I'm only seeing the sign. That's why I'm wondering if it's really going to dwarf it, but—

Lee Calisti: No, I like it. I think it gives a strong, taller anchor to the corner, and not let the *Rite Aid* dictate what's next.

Barbara Jones: I like that it grows.

Barbara Ciampini: Yes, you fit it well on the topography there. I like how it happens.

Ryan Croyle: Thank you.

Steve Gifford: So a couple thoughts and comments. The most important aspect is that since this photo has been taken, the house that's on North Urania adjacent to it has been re-sided and actually looks very nice, so it's going to complement this development and neighborhood. I think the development team needs to be complimented here, because they address several issues that are important to why we exist as an organization. First and foremost, the property is positioned close to the street. As you mentioned, it keeps the profile as you're coming down the street; the properties are close, not set back. It's not a big massive wall, so it's broken up into—even though it's a solid building, it's broken up into small sections as you're coming down; distinct, distinct, distinct. It gives it some unique characteristics. So, from my perspective, this is a very exciting project for me to be a part of, because when we started this process in 2006 and then have the HARB do our first official vote—was that in 2007?

Barbara Ciampini: Yes, January of 2007. That was 10 years ago.

Steve Gifford: To be able to be at a point today as an organization as a community to be able to sit down and evaluate projects that actually complement and add to our community, and if not enhance it, is very exciting to me. I'm happy I was able to make it, but I think you have done well. It hits key points that we're looking to address. Any other thoughts or comments before we go for a vote?

Barbara Jones: I like the art on the blank wall.

Lee Calisti: It looks good.

Ryan Croyle: Thanks to Barb Ciampini, that was her idea.

Steve Gifford: I will say that since our office was a part of this development occurring, I'm not going to vote on it. So, if anybody wants to make a motion—

Barbara Jones: I'll make a motion to accept the project as presented.

Steve Gifford: Can I have a second?

Lynn Armbrust: Lynn for the second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstentions? You got my abstention, not because I object to it. It's just because I shouldn't be the one who votes on it. Very well. Thank you.

Ryan Croyle: Thank you.

Barbara Ciampini: Thank you.

Steve Gifford: I should add to it that the Governor should be very pleased that—and the Legislature, that one of the properties that's moving forward, removes blight, creates jobs, and adds values to communities is this project, because in some other communities the dispensaries that are being proposed I don't think reach the quality or have the impact that this project does. So, we as Greensburgers should be happy that this will be part of our community.

Barbara Ciampini: I concur. It's the only dispensary in Westmoreland County, so we're quite proud of it.

10 Union Avenue

Property Owner: Robert and Sharon Seiler

Applicant: Westmoreland County Transit Authority

Project: New Development

Steve Gifford: Alright, so new business, the last item.

John O'Connell: I'm John O'Connell here on behalf of the *Westmoreland County Transit Authority*. We're proposing to buy the property of Robert and Sharon Seiler. It's the old Icehouse in the alley, and the purpose of buying that is to create a parking for employees only.

Barbara Ciampini: There's a photo there, Steve.

Steve Gifford: Yes, are you ready for me to move to the next slide?

John O'Connell: Yes, that's fine. There's a drawing of the property.

Barbara Ciampini: I think there's a photo of the Icehouse.

Steve Gifford: Of the actual building? Right, there it is.

John O'Connell: Sharon Seiler has been operating an ice cream and sandwich shop. She has recently closed that, and we propose to demolish that building and put in parking for the employees of the Authority. The project that is going on now, I don't know if any of you have driven by the parking lot where they are doing the renovations today, when that is finished it will take out five or six parking spaces that are currently there. The idea is to have more public parking spaces in that area and have the employees park on the property that was once the Icehouse. It's a pretty simple demolition and paving project. I'll be happy to answer any questions.

Barbara Ciampini: I think it's a great project. It removes that business that wasn't as successful as some others because it sat back in the alley and didn't have street frontage. She tried for years to make it successful, but this seems like a higher and better use for this location; nestled in parking behind our buildings rather than in the front. With that said, I make a recommendation to approve the project as approved.

Steve Gifford: Any other questions or comments? So, we have a first. Can we have a second?

Lou DeRose: I have a question for the record. What about access to the people parking? Would that be alley only?

Barbara Ciampini: Yes, it would just be the alley only, right? You would still have to come in and out through the alley.

John O'Connell: Yes.

Barbara Ciampini: Yes, because you see there's that buffer there.

Lou DeRose: And that's going to stay?

Barbara Ciampini: Yes. The Transit Authority's project is a big project that went through the Planning Commission and is currently underway.

Steve Gifford: So, we have a motion. Second?

Lee Calisti: I'll second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstained? Recommend approval to Mayor and Council.

John O'Connell: Thank you.

Steve Gifford: So, some last minute business. This is my last official meeting as a member of the HARB. My resignation from GCDC will take effect at the end of August, so this is the last time that I'll be able to participate on this side of the divide. It's been a pleasure working with all of you, and I remember for this side of the table whenever we started this project back in 2006 with creating the design guidelines and doing research in other communities, and putting together an idea of where we wanted Greensburg to be and to be able to convince Mayor and Council that it would be a good idea to put the HARB into place. I'm happy that we put in the effort and that they saw our vision and adopted it, because I think that you and I and even some people on the floor can recognize some properties that our influence has had an impact on the appearance of downtown. We have been very patient and helpful with moving people forward. Some people brought forward a project and it was an easy slam dunk, so it's been very enjoyable and I'm happy to be a part of the team. I'm going to miss seeing you all on Tuesdays. With that, thank you. I appreciate your time.

Lee Calisti: Thanks, Steve.

Barbara Ciampini: Thank you for your years of service.

Steve Gifford: Meeting is adjourned. Thank you everyone.

Meeting adjourned at 5:50pm.