



Historic & Architectural Review Board

Meeting
October 24, 2017 4:30 P.M.

I. Call to Order by Barbara Jones, Chairwoman

II. Roll Call by Amy Calisti, Administrative Assistant

PRESENT:

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

ABSENT:

AARON KULIK

III. Approval of September 19, 2017 Meeting Minutes

Secretary Marc Scurci **motioned to approve** the September 19, 2017 meeting minutes. Vice-chairman Lee Calisti **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:

309 South Maple Avenue

Property Owner: JDA X2 Properties

Applicant: *Roxberry Boutique* (Marci Yuhas)

Project: Signage

Marci Yuhas, owner of *Roxberry Boutique*, presented the proposed metal 16” by 12” sign to be placed on the right side of the building. The proposed sign would not be projecting, but instead flush with the building and matches the signage for *Spa 309*, which is also at this location. No further discussion from board or audience members. Board member and Planning Director Barbara Ciampini **motioned** to approve the project as presented. Chairwoman Barbara Jones **seconded** the motion. **All voted unanimously to recommend the project as presented.**

Pittsburgh Street at Railroad Underpass

Property Owner: Westmoreland County Industrial Development Corp.

Applicant: Rotary Club

Project: LED signage for *Rotary Club of Greensburg*

Bernie Matthews, esq. representing the *Greensburg Rotary Club*, opened with background of the organization and location of the current LED sign that was originally installed in 2005 and needs repaired. Mr. Matthews made mention of §265-113A that states a permit is required to repair or replace a sign. It was noted that the *Rotary Club* will comply with sign specifications, and that the sign is used for city events, *SummerSounds*, fire department activities and more. Mr. Matthews believed that the sign should be considered exempt because of these uses, and mentioned §265-111C by stating that the section says that all other signs, such as outdoor advertising signs, are deemed exempt due to the signs being used for public advertising. The *Rotary Club* asked the board to consider these sections among others regarding the repair of the current LED sign that is located on industrial zoned land and not attached to a business or building. Bob Gonze of *Blue Sky Sign Company* was contracted by the *Rotary Club* to submit plans to repair the current sign to comply with the current 10 millimeter requirement for Electronic Message Centers (EMCs) in the City. The *Rotary* sign above the electronic portion of the sign would stay the same, and the electronic portion would follow the guidelines for brightness and dimming requirements. Operating of the sign would be done solely by the organization. Chairwoman Barbara Jones states that the current sign was placed at the location before the HARB was created and was wondering what the frequency of the lights and messages changing and/or flashing. Mr. Gonze reassured the board and Ms. Jones that the sign would be operated within the requirements of the City and is the exact same message rotation style as the sign at *Quatrini Rafferty*. Vice-chairman Lee Calisti brought up the notion that if another business has placed a sign similar in nature and the board did not have any issues with it, then

this sign should be allowed as long as it stays within the requirements of the sign ordinance. No further questions or discussion from members of the board or audience. Board member and Planning Director Barbara Ciampini **motioned** to approve the project as presented. Board member Lynn Armbrust **seconded** the motion. **All voted unanimously to recommend the project as presented.**

221 North Main Street

Property Owner: Westmoreland Museum of American Art

Applicant: Westmoreland Museum of American Art

Project: Banners

Claire Ertl from the *Westmoreland Museum of American Art* presented two (2) vinyl banners utilizing *First Energy* poles that are on the Museum's property along Main Street. The Museum is proposing two (2) 26.5" wide banners by 90" tall to be placed on these poles. The locations for the banners are currently slated to be used for banners related to the Cultural District banners that are available for sponsorship through GCDC. The Museum has paid the sponsorship fees and has approval from *West Penn Power* for the use of their utility poles. Ms. Ertl made mention that the proposed banners will further help to identify the location of the Museum for visitors to the area. No further discussion or questions from board or audience members. Secretary Marc Scuri **motioned** to recommend approval of the project as presented. Board member Lynn Armbrust **seconded** the motion. Chairwoman Barbara Jones abstained from the vote. **All others voted unanimously to approve the proposed banners.**

139 North Main Street; 101 South Maple Avenue; 45 East Pittsburgh Street; 237 South Pennsylvania Avenue

Property Owner: Trinity United Church of Christ; Greensburg YMCA; Paul

Nickoloff; Greensburg Hempfield Area Library

Applicant: Westmoreland Museum of American Art

Project: "Art Happens"

Carin Mincemoyer, the Project Coordinator for "Art Happens" presented four (4) proposed additions to the ongoing project. The Greensburg Hempfield Library will have an excerpt from a painting called "Peggy reading to Elizabeth" by Frederick Andrew Bosely located in the library's 'fairy garden'. The second piece of artwork will be placed on the Maple Avenue side of the Greensburg YMCA. The proposed piece is entitled "The Swimming Pool" by Dorothy Lauer David. The third installation, titled "Two Children" by Mary Jane Peale, will be placed on the small basement windows along Main Street of the Trinity United Church. Finally, the location of *Fotorecord* will host the fourth piece of artwork on the Tunnel Way portion of the building. This

piece is titled “Portrait of Mike Kessel” by Francis L. Komperda. All four (4) pieces will be made of vinyl and either lightly mounted to the windows, or bolted or mounted onto the mortar of the buildings. No further discussion or questions from board or audience members. Board member Faye Rosatti **motioned** to approve the proposed signage. Board member and Planning Director Barbara Ciampini **seconded** the motion. Chairwoman Barbara Jones abstained from the vote. **All others voted unanimously to approve the signage as presented.**

Cultural and Shopping District Banners

Property Owner: City of Greensburg

Applicant: Seton Hill/GCDC

Project: Signage for Cultural & Shopping Districts “100th Anniversary Celebration”

Kristie Troha, a representative from Seton Hill, presented ‘100th Anniversary Celebration’ of the campus banners that have already been pre-approved through GCDC. There will be a total of 90 banners within the Cultural and Shopping Districts in the City and will allow room for sponsorship of the banners. The design of the banners will include a graphic design created by a student of Seton Hill, and will also have the university’s colors, crimson and gold. Vice-chairman Lee Calisti wondered how the board would react and/or approve future sponsorships of banners by other businesses. Board member and GCDC Interim Director, Faye Rosatti, stated that requests will be reviewed by the GCDC board on a case by case basis, and will be limited to non-profits for individual banners, i.e. *The Westmoreland Museum of American Art* banners that were presented earlier in the meeting, not sponsorship banners. No further discussion or questions from board or audience members. Vice-chairman Lee Calisti **motioned** to approve the project as presented. Secretary Marc Scurci **seconded** the motion. Board member Faye Rosatti abstained from the vote. **All others voted unanimously to approve the banners as presented.**

21 West Otterman Street

Property Owner: Westmoreland Cultural Trust

Applicant: Westmoreland Cultural Trust

Project: Façade for the *Palace Theater*

Jim McMullan of *JMAC Architects* presented a façade change for the *Palace Theater*. Mr. McMullan proposed a new storefront area to the North Pennsylvania Avenue side of the building where the new elevator and lobby will be located for the residents in the apartments that will be in the upstairs portion of the building. The change will reopen an opening that used to be at the location but has since been closed and covered by stucco. The color will match the window frames on the structure, and the awning will remain for now until more work has been completed on the building. No further discussion from members of the board and audience. Board member Lynn Armbrust **motioned** to approve the proposal as presented. Board member and Planning

Director Barbara Ciampini **seconded** the motion. **All voted unanimously to approve the façade as presented.**

161 East Otterman Street

Property Owner: Mento Holding LLC

Applicant: Mento Holding LLC

Project: Signage & Façade

Tim Mento presented the façade and signage changes. The façade includes new wooden boards to replace rotten and/or damaged wood and will be painted Oxford Brown to match the existing color of the structure. Roofs, trim lines and window trim will be painted Eiffel Tower Gray. All lighting at the property will be replaced with more efficient LED lighting. Bob Gonze of *Blue Sky Sign Company* will be placing new internally lit light boxes for signage that will be mounted on the face of the building and not on the eaves, which will help with lighting in the area. Mr. Gonze mentioned that Mr. Mento is asking the business owners at this location to make their logos to be more consistent, and only the company names will be lit on the signage. Finally, a new tree will be planted on the East Otterman Street and Arch Avenue portion of the property to remove a large piece of metal left behind from a previous business and to add vegetation to the property. The tree will be back far enough from the roadway so that it will not block visual clearance at the intersection. No further discussion from members of the board and audience. Board member Faye Rosatti **motioned** to approve the proposal as presented. Chairwoman Barbara Jones **seconded** the motion. Vice-chairman Lee Calisti abstained from the vote. **All others voted unanimously to approve the façade and signage as presented.**

206 East Pittsburgh Street

Property Owner: Ashley Nicklaus

Applicant: Ashley Nicklaus

Project: Signage for *Brian Nicklaus Jewelry*

Bob Gonze of *Blue Sky Sign Company* presented a new sign for a jewelry business located inside the current *Pawn and Jewelry Exchange* property. The owners and Mr. Gonze are proposing to put a sign on the side of building facing the parking lot on the property along East Pittsburgh Street for best visibility of the sign, which will be on di-bond aluminum full color printed vinyl and attached to the building, stood off from the building. The sign would be four (4) feet tall by 12 feet wide. Board members were concerned with the area of the sign for appearance purposes due to the colors of the building and trim and asked if Mr. Gonze could speak with the property owners to either move the sign farther up on the side of the building, or possibly paint the trim on the building in the area that the sign will be placed in order to alleviate a visual oddity and unbalanced look to the structure. Vice-chairman Lee Calisti mentioned that the sign would look better if it was centered between the windows. Mr. Gonze assured the board that he would speak with the property owners and propose that the green trim be painted in the area of the sign. Mr.

Calisti stated that the proposed signage would be approved if the owners would paint the trim beige around the sign to blend in with the rest of the building. No further discussion from members of the board and audience. Vice-chairman Lee Calisti **motioned** to approve the proposal as presented with the additional suggested that the trim will be added to balance the composition or be painted beige and that Mr. Gonze will submit a revised rendition of the signage for approval. Board member and Planning Director Barbara Ciampini **seconded** the motion. **All voted unanimously to approve the signage as presented.**

121 West Otterman Street, Suite 3

Property Owner: Steve T. Thomas

Applicant: Sean Slane

Project: Signage for VIS Vapes

Bob Gonze of *Blue Sky Sign Company* presented a revision for one (1) sign and addition of a second sign. The existing sign face will be replaced with a block font sign back in the existing sign frame that is visible from the West. The second proposal is to add a double sided projecting sign that would be attached to the side of the building and extend approximately two (2) feet beyond the edge of the building with the word 'Vapes' and an arrow, and would be visible from the East and the West. The projecting sign would be made of aluminum material with full color printed decals. 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 signage as presented.**

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

Meeting adjourned at 5:25pm.