



Historic & Architectural Review Board

Meeting
July 25, 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 July 25, 2017.

II. Roll Call

Barbara Jones: Roll call please, Amy.

PRESENT:

BARBARA JONES, VICE CHAIRMAN

BARBARA CIAMPINI, DIRECTOR

LEE CALISTI, SECRETARY

AARON KULICK

MARC SCURCI

LOU DEROSE, SOLICITOR

LYNN ARMBRUST **Arrived at the meeting at 5:00pm.**

ABSENT:

STEVE GIFFORD, CHAIRMAN

III. Approval of June 20, 2017 Meeting Minutes

Barbara Jones: Everyone got the June 20th meeting minutes. Can I have an approval of those or any commentary?

Marc Scurci: I'll approve.

Barbara Jones: Okay, Mark. Second?

Lee Calisti: Second.

Barbara Jones: Okay, Lee. Thanks so much.

IV. OLD BUSINESS:

Barbara Jones: We have no old business, so we'll go right to new business.

V. NEW BUSINESS:

245 S Main St

Property Owner: Earle Guffy

Applicant: Serenity Bead Shop

Project: Signage/Awning

Barbara Jones: We made a change to the agenda, so we're moving 245 South Main Street, the Serenity Bead Shop to the first spot. If you would come to the podium, say your name, spell them for the recording please, and then describe your project.

Laura Knopf: Hi, I'm Laura Knopf. L-A-U-R-A K-N-O-P-F. This is Cathy Voss. C-A-T-H-Y V-O-S-S. We're opening a bead store on South Main Street, and we'd like to get approval for an awning and signs. As you can see right now it's pretty depressing looking.

Barbara Ciampini: So that's your temporary sign?

Laura Knopf: That's what our temporary banner would be, and the next photo shows the finished product at the very bottom. We want the number on the door—there's no number anywhere on that building. No one knows where the building is located. The awning with the logo across the top, and on each window a frosted glass looking sign with cut out lettering, saying some of the things that we have within the store.

Barbara Ciampini: Pretty simple.

Barbara Jones: Yes, it is. When do you plan to open?

Laura Knopf: Hopefully the end of August, but it's looking a little bit like the first week of September.

Barbara Jones: Okay. It's great to see some businesses going in down there.

Barbara Ciampini: Yes, that's what I said earlier.

Laura Knopf: We're pretty excited about it.

Barbara Ciampini: Yes, we were talking and that building has been empty for a number of years. There's not much more you can do with it.

Laura Knopf: Yes, you can't make it prettier.

Barbara Ciampini: Here's the color. It's more of a purple.

Laura Knopf: I've got a larger sample too.

Barbara Jones: It's nice.

Lee Calisti: That's nice.

Laura Knopf: It's dark and not too bold. It will be very similar to the *Miller's* sign that is right next door. They moved out, but they're awning is still there.

Barbara Ciampini: They moved out. Right.

Barbara Jones: Okay, any other comments or questions? Can I have a motion to approve?

Barbara Ciampini: I'll make a motion to recommend approval to Council.

Barbara Jones: Second? I'll second that. Can I second that? I can second that. All in favor?

Everyone: Aye.

Barbara Jones: Any nays? Any abstentions? Okay. Thank you very much.

Barbara Ciampini: Good job. Thanks, and then your project will appear on Council's agenda on August 14th. We can issue the temporary banner ahead of time if you want to do that, but the awning can't go up until after the 14th of August.

Laura Knopf: Okay, thank you.

Barbara Ciampini: Okay. Nice to meet you both.

21 W Otterman St

Property Owner: Westmoreland Cultural Trust

Applicant: Westmoreland Cultural Trust

Project: Façade/Windows

Barbara Ciampini: Now we're going to go to letter C.

Barbara Jones: C, okay, Westmoreland Cultural Trust. Mike.

Mike Langer: Hi, Mike Langer. L-A-N-G-E-R. I'm the President of the Westmoreland Cultural Trust. The project that we are talking about here is the apartments above the Palace Theater renovation. Our architects are JMAC Architects. They have been working on this for a while. I will turn it over to them to talk about the window application.

Jim McMullan: Hi, my name is Jim McMullan, Principal at JMAC Architects, and we're presenting a solution to replace the windows. They are existing one over one, double hung, wood frame—painted wood frame windows that are beyond repair. So, we are going to replace them in kind with a wood frame, metal clad with a profile to match as close as we can to the existing color, as well as profile. We did bring a sample of the window. It's not the color, but it's actually the window assembly and we do have a color chip. You have one as well, great. That is the color that currently matches the window as well as some other glazing work that has been done on the newer portion of the building. It's a high performance window; aluminum clad. The idea is to make it last as long as possible. With that I'll take any questions.

Lee Calisti: Could you hold up the window please?

Jim McMullan: Yes, sure.

Barbara Ciampini: How many windows are there?

Jim McMullan: Do you have a guess, Francesco?

Francesco Aloe: Probably 40.

Mike Langer: 43.

Barbara Ciampini: Wow, 43.

Lee Calisti: Could you show where the jam trim goes in relation to the window please?

Jim McMullan: This will cover — Francesco, do you want to help me here? I believe it covers the seal or the top?

Francesco Aloe: It covers all around the sides.

Jim McMullan: All around the sides of it, so you'll get this profile around. The idea is, we're going to — the existing wood sashes are in the wall pretty substantially. To pull the whole thing out would probably cause more harm to the wall than what we'd care to deal with, so we'll take the sashes out, take the stops out and then go in. Here's a detail of how that works with the covers that go in place.

Francesco Aloe: So that's where the new ones come in. That's what the existing is. Here's a more technical drawing.

Jim McMullan: That's actually the technical drawing from —

Francesco Aloe: How it sits over the existing wall frame.

Lee Calisti: This is the same at the jam and the head?

Jim McMullan: Yes, and then wrap it in a straight sill.

Lee Calisti: Are all components the same color?

Jim McMullan: All components will be the same color. They will be that red.

Barbara Ciampini: It's kind of what it is right now. It's a similar color.

Jim McMullan: This one has the divided light, but ours are single one over one and that's what's there.

Aaron Kulik: Is that a hollow trim piece then?

Jim McMullan: Yes, it's a six inch trusion, it's not a *incomprehensible*.

Aaron Kulik: Or PVC?

Jim McMullan: No, it's metal, right?

Francesco Aloe: It should be.

Lee Calisti: According to this it is.

Barbara Ciampini: Alright, thanks.

Barbara Jones: Any other comments or questions?

Jim McMullan: Did you want to hold onto this?

Lee Calisti: No, no it's clear. We've just seen a lot of applications for window replacement and our guidelines are pretty clear in terms of profiles and details and this seems to meet them appropriately. That's why I wanted to be clear.

Jim McMullan: Okay.

Barbara Jones: Anyone want to make a motion to recommend?

Lee Calisti: I'll make that motion to recommend as presented.

Marc Scurci: Second.

Barbara Jones: Okay, and Marc seconds. All in favor?

Everyone: Aye.

Barbara Jones: Any opposed? Any abstentions? Okay, motion is recommended so it will go to Council on August 14th.

Art in the Alley

Property Owner: Westmoreland Cultural Trust

Applicant: Westmoreland Cultural Trust

Project: Art in the Alley

Barbara Jones: Okay, now we are back to, *Art in the Alley*, Westmoreland Cultural Trust.

Mike Langer: Thank you, it's still spelled L-A-N-G-E-R. Today we're talking about a growing concept from our original *Incubator for the Arts*, which I hope you are aware of it. This is the next phase of it. Kelli Brisbane, my executive assistant, both of these were her ideas. This is a natural growth from the first project, and if it's okay I'd like to introduce her to talk to you about it.

Kelli Brisbane: Kelli with an I, and Brisbane like Brisbane, Australia. B-R-I-S-B-A-N-E. For those of you that don't know, just briefly I'd like to tell you in a nut shell version, that the *Incubator for the Arts* was created in 2016 and we had done so we had a lot of local and student artists come to us looking for a home, and so we created our spaces in the Union Trust Building. It's subsidized rent for the local and student artists. It includes wi-fi, utilities, 24 hour building access, and a lot of these students were needing a place to create and store their artwork because they have dorm rooms and weren't able to create and store their artwork. They were making their roommates pretty unhappy, so we have had 14 artists to date, which is pretty exciting, and the goal of this program is to kind of get them out into the community, bring different events that feature their artwork and help them to realize whether or not this is a career that they can in fact they can continue and pursue within the community. Doing so, our hope is once they've been in our space and we've given them that platform that they can actually grow and actually take over some of the larger spaces in Downtown Greensburg that are currently vacant. So, art improving community, the goal is to create an additional destination spot in Greensburg by making art more visible to the community, simulating additional interest in visual arts, which is really exciting that we are embracing a lot within the Downtown Greensburg area. Doing so will also give exposure to our local and student artists and add color to the local landscape in the growing Downtown Cultural District, which appears is happening quite a lot which is awesome. Our hope with that is, you know every artist needs a canvas, so our hope is to

make this alley some sort of a destination spot where students and these local artists can bring people and congregate, you know not to the extreme of Randyland in Pittsburgh, but there's the Cell Phone Disco in Pittsburgh, there's Strawberry Way. There's definitely destination places where people go to look at artwork and we want this alley to be that. You'll see here that it's nestled between the Union Trust Building and the Palace Theater and it's quaint, it's cute. We can make it prettier. It's viewed by many as you may know the Helman-Ghrist parking lot is up in the upper area and many people walk through the alley to go to the shows at the Palace Theater and to go to the Courthouse. We don't have the definite foot traffic in the alley per say, but we know that there's 100,000 people on Otterman Street. We don't know the specific number, but there is definitely high traffic in our alleyway. The vision is a multi-faced project to include prints and paintings on the Union Trust Building to add the color and life to the alley. Temporary artwork could also be installed on the black gate that you see, which is on the S & T Courtyard to the Palace where we've kind of been brainstorming and using on different popup events to include artwork from maybe the local universities. We have an Achievement in the Arts celebration every year; we're in our 20th year, so we have the 18 Westmoreland County high school seniors that we could feature their artwork there as well along with the Greensburg Garden Civic Center. So phase one was to actually mount—this is a metal print is what it's called, and to wrap these prints on the metal and install them temporarily with our incubator artists. They submitted a proposal and we chose five. We've only actually installed three, because we realized that there was a lot more that we could do and it wasn't giving enough of the punch that we kind of wanted for this alley. With that being said, we started this project in January and we've gotten a lot of the community members and of course our artists excited about the project, so we're actually ready. We have the funding necessary to make it happen; to make it pop. With that, we are proposing the sign that you see in image A. It doesn't have to be that specifically. We are flexible with how it is installed, but the idea would be to have something that reads "Art in the Alley, an art initiative of WCT's Incubator for the Arts", and the thought process would be to maybe install it in the second image high enough so that the trucks that come down the alley don't knock it over. And then, if you see on our loading dock on the Palace Theater on that wall there as well. So, it's really just to be at the top of the alley and at the end of the alley just to make it a cozy feel so people understand the project is from one end to the other. The initial concept is removable art banners so that we would have the artists submit these—actually I'm going to grab an image here. One of our incubator artists, Sean Blair, is a photographer and he did a shoot with the Westmoreland Symphony's Daniel, the conductor, so this would be proposed for image A and it would be a quite large

banner on vinyl but removable as well so once we wanted to change it or do something different we could do that. Image B you'll see shortly if we could go to the next slide. That's a little bit more about A, yes, and this would be letter B. This is Moira Richardson. She is an artist. She is mixed media and she is proposing, nothing has been decided yet, but she is proposing using sheet music to tie in the conducting and the music and the dance. Most of the artists in discussing the project have discussed and aligned with the trust mission so we're kind of keeping it culturally based. Nick Silvis, who was a student at three C's and is now a student at Seton Hill, has proposed turning our very drab looking staircase into a very cute little piano staircase and using the banister to have different notes to make it look like sheet music. There's a blank wall behind where we would either do a banner or eventually, if we are okay to move forward, to paint the music notes on the back wall. We would do something like that, and again these are all just ideas at this point.

Barbara Ciampini: What's the last one, Kelli?

Kelli Brisbane: That is—that is a music note wall, so—

Barbara Ciampini: You don't know where you're putting that one?

Kelli Brisbane: Well, on the loading dock right behind where his staircase is there is a blank wall.

Barbara Ciampini: Oh.

Kelli Brisbane: So the thought would be to just move the music theme over to that whole area. One of the biggest reasons for doing this would be, I would say, is getting the community to engage with our local artists to get them that exposure. The first image with the hearts here, I used to live in Manhattan and this artist is fabulous. He does these cool little things all over the city. They last for a couple of months and then he moves to a different location, and so he always has his hashtag to his Instagram page and then anyone who does a selfie takes it with his image and using the hashtag. So, if you go to his site you can see all of these cool pictures of people engaging with his artwork all over town, which is super fun. The second image is just a way to bring music and pops of color to the alley and just to get the kids to interact with the music and the art. This is very popular all over in larger cities right now. This one, I believe, is in California. There are different selfie stations where artists will create images so that

people can take a selfie, and then the whole biz is that they again use that hashtag, they can go to the artist's Instagram page and read a little bit more bio on the artist and get some more information on the thought process behind that piece of artwork. The estimated project cost includes our artist stipends that we would like to pay each of the artists to participate, the supplies and materials, and the installation. The total estimated cost was about \$12,980.59 to be exact, but after crunching a couple other numbers we are thinking that it's probably going to be around \$15-16,000.00. This is our support to date and we are extremely excited with how things kind of happened in the universe. It started with the Greensburg Rotary jumping on board, which was for those five images which we only have the three up at this point. The Madeline Nichols Memorial Fund, Westmoreland City Local Arts Grant Program, Parks and Recreation we announced in our May newsletter at the Trust, and we have the Melinda Sherid here today, which we're really excited about. She is on board with the Second Chance Walk, the fund, and just for instance explaining the process with the alley and she just happened to be walking down the alley. That's how it came together, so we're grateful to have her here and have her support. These are just examples of what other cities are doing and ways that we can really make our alley more beautiful. People come to the Palace Theater; it's a cultural destination in and of itself, and the alley can be a bonus area where people can come and enjoy. The one on the left is Strawberry Way in Pittsburgh. Of course we wouldn't be installing those images in the alley, but I thought it was a cool image to show you what some other cities are doing. And then again, back to the popup idea, with the courtyard right there we could have some popup events. We have our annual fashion show and we could incorporate some things into the alley itself with the artists. Here's another cool spot despite the fact that they don't have any cars going down their alley. So, possibilities are only limited by our imagination. This is not a new concept, this is something that has been going on for quite a while in the larger cities and I think that this is something that the people around here are hungry for. Thank you.

Barbara Jones: Thank you, questions from the board?

Barbara Ciampini: You're only putting—so far you're only proposing the art that's going on the building that the Trust owns?

Kelli Brisbane: Correct.

Barbara Ciampini: That makes it easy.

Barbara Jones: Remind me, is there lighting in that alley?

Kelli Brisbane: There's not a ton of lighting. If you go back to the first image, Barb if it's easy to do, we are—we did get a light to install, because it's fitting with the actual artwork; right there. We will have a light there, and then with the artists we've been discussing a couple of ideas to use glow in the dark paints and some paints that actually reveal messages when it rains, which it rains all the time here so we better make sure it's a good message.

Laughter from the board and audience members.

Barbara Ciampini: That's a good idea.

Kelli Brisbane: And then there are some additional lighting ideas that are made from reusables. We were having a conversation with some of the local universities as well about ways that they might be able to get involved.

Barbara Jones: Do you have any idea on how often these will change?

Kelli Brisbane: We're hoping every year because our tenants change every three to six months, so we would like to give them the opportunity to put their mark so to speak.

Barbara Jones: Oh, nice. Last question, the image of Daniel Meyer, is that the full—where that B—

Kelli Brisbane: That would yes. That is the fly space of the Palace—

Barbara Jones: I mean A. I guess he's A.

Kelli Brisbane: Mmhmm. That's the fly space of the Palace Theater, so the original concept when we were discussing it with Sean was to have him from behind so that it was like he was looking down on his orchestra, but Daniel is so recognizable that we thought it would be nice to give him some—

Barbara Ciampini: Space.

Kelli Brisbane: Yes.

Barbara Ciampini: So are you asking if it's just the white, Barbara?

Kelli Brisbane: Oh, no, it's the whole thing.

Barbara Jones: The whole blue area.

Kelli Brisbane: Yes.

Barbara Jones: And then the B area, is it the entire wall?

Kelli Brisbane: The entire blue, correct.

Barbara Jones: Okay, so it is a portion of that wall.

Kelli Brisbane: Yes.

Barbara Jones: Okay, I get you.

Barbara Ciampini: It's going to be a great asset.

Kelli Brisbane: Thank you.

Barbara Jones: Yes it is. Are there any questions or comments?

Lee Calisti: Do we take action?

Barbara Jones: I think we do.

Lee Calisti: I make a motion, yes, most certainly yes.

Marc Scurci: I'll second that.

Barbara Jones: Alright, Marc with the second. All in favor?

Everyone: Aye.

Mike Langer: I do have a question for you though. Initially, as Kelli said, it's just going to be Trust buildings, but there are two buildings with different owners. At some point

we intend to ask them to participate, we'll take care of it and everything, but I assume that at that point we just come back to you for those two buildings?

Barbara Ciampini: Yes, come on back.

Mike Langer: Okay, thanks.

642 W Otterman St

Property Owner: Jeremy Biller

Applicant: BZ Construction

Project: Façade/Porch

Barbara Jones: Okay, we are at 642 West Otterman Street, Jeremy Biller property owner, *BZ Construction*.

Lee Calisti: Mr. Zontek.

Barbara Jones: Okay, same drill.

Tim Zontek: Hi, I'm Tim Zontek. I'm here on behalf of Jeremy Biller. I'm with *BZ Construction*, and the project is at 642 West Otterman Street in Greensburg. Basically what we have here is a roof with an old box gutter that has failed and has caused damage beyond repair. So, we're going to be ripping off or proposing to rip off that roof in its entirety, install a new hip roof to match the same basic architecture that's there, and in doing so we're going to install new columns, railing and skirting system for the existing deck. So, there's a couple before and then there's houses to the left of the house—that's the house in question. That's the existing conditions of the porch. We're going to be also replacing sidewalk. There's some damaged sidewalk there, so that's going to be part of the work.

Barbara Ciampini: It's going to look awesome.

Tim Zontek: These are just some drawings on how it will be constructed, and then the before and after of what we're doing on the porch.

Barbara Ciampini: He's taking on Otterman Street all by himself.

Lee Calisti: Just keep going.

Tim Zontek: One property at a time.

Barbara Ciampini: That's amazing.

Marc Scurci: I wish we had more presentations that show right on the screen the before and after.

Barbara Ciampini: Yes, that's good.

Barbara Jones: So I just have one question. Those columns that are existing, are they salvageable at all or not?

Tim Zontek: The bottom has significant rot on them.

Barbara Jones: Oh, it does? Okay, because they actually look nice, the columns, but the after is much improved.

Tim Zontek: The windows—there's wood framing on there that will remain. We are going to scrape and paint those. Everything up front with the white trim will be addressed and will pop again.

Barbara Ciampini: Is this the third or fourth house that you've replaced porches?

Tim Zontek: This is—on Otterman, I believe, this is the third one.

Barbara Jones: Alright, can I have a recommendation to approve if there's no other comments or questions.

Barbara Ciampini: I'll make that recommendation.

Barbara Jones: Barb. I'll second it. All in favor?

Everyone: Aye.

Tim Zontek: Thank you.

Barbara Jones: Thank you.

Barbara Ciampini: Thanks, Tim.

113 N Maple Ave

Property Owner: City of Greensburg

Applicant: Westmoreland Museum of American Art

Project: Art Happens

Barbara Jones: Alright, we have new business. This is Catena Bergevin from the Westmoreland Museum of American Art. Catena is you would just say your name and spell it.

Catena Bergevin: Catena Bergevin. C-A-T-E-N-A B-E-R-G-E-V-I-N. I'm the Director of Advancement at the Westmoreland Museum of American Art. I wanted to thank you for approving our project *Art Happens* here at the last meeting. We also received a unanimous approval from City Council, so we're very happy about that. Our George Washington is out on our loading dock, which you can see now, but we have another one. We're back again. We'd like to show you, of course this is our project *Art Happens*, and we wanted to go through just a few that you had seen the last time. There's just a few. Of course this one, we're still working with the business owner on this. We'd love to see this happen very soon. This is the one from City Hall. We had a change in the image here. We gave them a few samples for them to choose from and this is the one they chose. Bob is working on this one and it should be up soon. This is George Washington on our loading dock, and then this is the location that we've been looking at for this evening. This is obviously Saint Clair Park, and this is the image that we are proposing. It's very appropriate for a park.

Laughter from board and audience members.

Barbara Ciampini: Isn't it cute?

Catena Bergevin: This is our *Dog on a Victorian Sofa*, even though the sofa is not he is just standing on the grass. Here is the actual artwork. It's a very popular piece at the museum, and our proposal is to have that one installed at Saint Clair Park.

Lou DeRose: Barbara, would you just state for the record that you are not participating in discussion involving this one.

Barbara Jones: I will state that I am not participating.

Lou DeRose: Thank you, and administratively I'll ask for any comments or questions from the board.

Barbara Jones: Alright, you may do that.

Lou DeRose: If hearing none, a motion would be in order to recommend approval.

Aaron Kulik: I motion that for approval.

Lou DeRose: Second?

Barbara Ciampini and Marc Scurci both seconded the motion at the same time.

Lou DeRose: Two seconds, maybe a third. All in favor?

Everyone: Aye.

Lou DeRose: Any opposed? The ayes have it.

Barbara Jones: And one abstention.

Barbara Ciampini: There we go.

Lou DeRose: You're supposed to speak up.

Barbara Jones: I did.

Catena Bergevin: Thank you so much. It's so nice to see so much of this outside art being supported here with our colleagues from the Trust. We're just thrilled. Thank you.

Barbara Ciampini: Yes, yay for the City. Thank you.

Barbara Jones: Thank you.

631 N Main St

Property Owner: Elliott Federal Credit Union

Applicant: Elliott Federal Credit Union

Project: Signage

Barbara Jones: Alright, 631 North Main Street, please. *Elliott Federal Credit Union* and that would be Bob.

Bob Gonze: Hi, Bob Gonze, G-O-N-Z-E, with *Blue Sky Sign Company*. So, this had actually been presented I think when the building's exterior was being painted, although I don't know if they had a final sign.

Lou DeRose: They did not.

Barbara Ciampini: No, they did not.

Bob Gonze: They approached us and we did a couple different designs. Basically, it's a post and panel, double sided sign that we're proposing. The materials would be PVC and vinyl, and it would be positioned out in front of the building much as you see it by their entry driveway. Dimensions are basically four by six, and we'll set it back far enough so that it doesn't block any visibility for people pulling out. There's lots of lawn space available. Any questions or comments?

Barbara Ciampini: Is this the same blue as the house?

Bob Gonze: Yes it is.

Barbara Jones: It looks like it.

Barbara Ciampini: It looks good.

Barbara Jones: Yes, that property is really coming through.

Barbara Ciampini: Are they planning on opening anytime soon?

Lee Calisti: Construction should start soon.

Barbara Ciampini: Oh, okay.

Barbara Jones: Alright, anymore comments? Questions? May I have a recommendation?

Barbara Ciampini: I make a recommendation to approve.

Barbara Jones: Barb. Second?

Aaron Kulik: I second that.

Barbara Jones: Aaron. All in favor?

Everyone: Aye.

Barbara Jones: Any nays? Any abstentions?

Lee Calisti: I abstain as architect for the project.

Barbara Jones: Alright, thank you.

Barbara Ciampini: Thanks, Bob.

Bob Gonze: Thank you.

Barbara Jones: Are we adjourned?

Barbara Ciampini: With you saying that we can be adjourned.

Barbara Jones: Alright, we are adjourned.

Meeting adjourned at 4:55pm.