



## ***Historic & Architectural Review Board***

Meeting

December 15<sup>th</sup>, 2015 4:30 P.M.

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### **I. Call to Order**

Steve Gifford: Good evening, everyone. I would like to call to order the City of Greensburg Historic and Architectural Review Board meeting for Tuesday December 15<sup>th</sup>, 2015.

### **II. Roll Call**

Steve Gifford: Alycia, we can do roll call and attendance please?

#### **PRESENT:**

STEVE GIFFORD, CHAIRMAN  
LEE CALISTI, SECRETARY  
BARBARA JONES, VICE CHAIRMAN  
BARBARA CIAMPINI  
MARC SCURCI  
JACKIE JOHNS

#### **ALSO PRESENT:**

LOU DEROSE, SOLICITOR

#### **ABSENT:**

LYNN ARMBRUST

### **III. Approval of November 17<sup>th</sup> 2015 Meeting Minutes**

Steve Gifford: Next item on the agenda is the approval of the November 17<sup>th</sup>, 2015 meeting minutes which we received via email. Any questions, comment, corrections? May I have a motion to approve the minutes?

Marc Scurci: I will.

Steve Gifford: Can I have a second?

Barbara Jones: I'll second it.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? (No responses) Meeting minutes approved.

All approved. Motion carried.

Steve Gifford: No old business. We have two items for new business. First item on the agenda is 43—

Barbara Ciampini: There are three. I think you have an old agenda.

Steve Gifford: Ok. Yes.

Barbara Ciampini: Do you need a new one?

Steve Gifford: No. I have one here. I was just—I didn't realize that there was two there at the very end. So, three items on the agenda, right? The first one is 434 East Pittsburgh Street. Can someone come up to the podium? The process is relatively simple. Speak into the microphone, introduce yourself, spell your first and last name and describe the project.

#### IV. NEW BUSINESS

**434 East Pittsburgh St**

**Property Owner: Union Real Estate**

**Applicant: William Stockdill**

**Project: Signage**

William Stockdill: Bill Stockdill. Sign, Service and Crane. Last name is spelled S-t-o-c-k-d as in David i-l-l.

Steve Gifford: Just go ahead and describe the change in the sign.

William Stockdill: Oh okay. Yeah. It's basically replacing the *Medicine Shoppe* sign. I guess that he is moving to a new entity. We are just going to take down the *Medicine Shoppe* letters and reinstall the new letters—LED illuminated. Aluminum cans, acrylic faces with an orange trim cap. Twelve volt power supplies.

Steve Gifford: Alright. Any questions or comments from members of the Board?

Lee Calisti: Are these the same type of sign lights as what was there before?

William Stockdill: No. He had neon there before. We are removing the neon and taking the high voltage factor out of it. We are putting twelve volt LED blubs in. Much more energy efficient and way safer.

Barbara Jones: And is that a pill next to the P there?

William Stockdill: Yeah.

Barbara Jones: And is that red check in it or is it—?

William Stockdill: No.

Barbara Ciampini: Is there a picture of the existing sign?

Steve Gifford: I didn't see one in the packet.

Barbara Ciampini: Oh ok. Well, if you recall this building actually doesn't face the street, it faces the parking lot.

Lee Calisti: Are these similar letters to what is in the plaza though?

William Stockdill: Yeah. Basically it's the same design, the same style of letter and everything. It's just the—

Barbara Ciampini: Color.

William Stockdill: The illumination is different.

Barbara Ciampini: Color and the font.

William Stockdill: And the font.

Barbara Ciampini: Yeah, *UPS* is the other place that is in there. They have that—*UPS* store.

Steve Gifford: Uh, no. It's different.

Barbara Ciampini: Oh, my. I'm sorry. You're at the shopping center.

Barbara Jones: Yeah, but it still faces the parking lot.

Barbara Ciampini: Yes. It still faces the parking lot. I'm just at the wrong location.

Marc Scurci: Did I miss this? Are the letters only lit at night or the backdrop lit?

William Stockdill: The letters are lit.

Barbara Ciampini: It fits in with the shopping center. I'm sorry. I was on the wrong location.

Lee Calisti: So this is consistent with what we approved on other properties?

Barbara Ciampini: Yes.

Steve Gifford: Any questions or comments? May I have a motion to approve the sign as presented?

Barbara Ciampini: I make the recommendation that we approve the sign.

Steve Gifford: Can I have a second?

Barbara Jones: I'll second it.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstentions? Recommend approval of the sign. So Bill, January twelfth, it will be after Mayor and Council. I guess—

Barbara Ciampini: Formally approve it.

Steve Gifford: Formally approve it, yes.

Barbara Ciampini: Then we will issue a permit and everything on the twelfth.

William Stockdill: So you are telling me that I cannot install it until the twelfth (January 2016).

Barbara Ciampini: That's correct.

Steve Gifford: Yes. We just make recommendations.

William Stockdill: That's fine. Is that it?

Barbara Ciampini: That's it. Thank you!

William Stockdill: You all have a Merry Christmas. Thank you.

Marc Scurci: Thank you. Same to you.

Barbara Ciampini: You too.

Steve Gifford: Next item is 626 North Main Street.

Barbara Ciampini: Did you two decide who is going to come up?

Steve Gifford: Bob? Diane?

Barbara Ciampini: Bob or Diane?

### **626 North Main St**

**Property Owner: Premier Property Holdings**

**Applicant: Onyx Wellness, Diane Repasky**

**Project: Signage**

Bob Gonze: My name is Bob Gonze. G-o-n-z-e. Sign-A-Rama. Representing *Onyx Wellness* and they are here today if you have other questions. Basically, this was approved at a meeting during the summer or there were some submissions made in the meeting over the summer, but since then, the logo has changed and the ownership has changed. There have been a lot of changes, so we are back in front of you. Basically what we are proposing to do is to take the monument sign out front that is currently Scott Chiropractic. And we will completely remove that sign. In place that sign, we are going to put a post and panel sign that will be elevated so that there will be space underneath the main part of the sign. Basically, you can see what's behind what's existing now in the lower picture and then what we are replacing in the upper picture (points to presentation). So basically we have two—four by four posts. We have a four and a half foot by eight foot base of the sign that will be put between the two posts. Then what we are going to do is we are going to superimpose so that it is dimensional—the two black ovals on either side. All the faces will have printed and laminated vinyl. It is a two sided sign facing North and South perpendicular to sixty six (route) going up town. That's the sign proposal. Basically we are using PVC and vinyl. We are replacing the aluminum box that's there. It is a ground lit sign. It is not internally lit. It is a ground lit sign with spotlights. The other thing that we are proposing to do is to have an awning put on the

three sides. Very similar to what *Excela* had but not quite as ugly. This would be on the porch that goes into the entryway. It is an attractive black awning with lettering as you can see there for the dressing of the entrance.

Barbara Ciampini: Do you have *Onyx Wellness* on the North side too?

Bob Gonze: Yes.

Steve Gifford: Any questions or comments?

Barbara Jones: I like the monument sign.

Barbara Ciampini: Yes, me too! It's going to be a great addition to the Gateway District.

Lee Calisti: Yeah. Me too.

Barbara Jones: I think it's very unique.

Steve Gifford: So, Barbara was that a motion to approve both the sign and the awning.

Barbara Jones: Yes, that is a motion to approve both the sign and the awning.

Steve Gifford: Can I have a second?

Lee Calisti: I'll second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstentions? Thanks, Bob. Thanks, Diane.

Bob Gonze: Thank you very much.

Barbara Ciampini: Very nice sign. Congratulations.

Diane Repasky: Oh, thank you very much.

Steve Gifford: 631 North Main Street?

**631 North Main St**

**Property Owner: Elliot Federal Credit Union**

**Applicant: James Benson**

**Project: Façade & Signage**

Jim Benson: Good evening. My name is Jim Benson. B-e-n-s-o-n for the Elliot Federal Credit Union. I have a lot of pictures if you don't mind.

Barbara Ciampini: Yeah.

Jim Benson: But I'm sure that you have seen this, and we can talk about this. It's been about five years. What we plan on doing here is basically we want to paint, fix the porch, fix the roof and that's basically what we are going to do. The colors that we chose were a dark blue and what you see as white is going to be white trim, but it's not going to look this bad. If you see the front porch, these railings—we have tried to get something similar to the railings. Going forward (in the presentation of pictures) you will see some of that.

Steve Gifford: Do you have a detail of that, Jim?

Barbara Ciampini: He did include it.

Jim Benson: Of the railings?

Steve Gifford: Is that in the—?

Jim Benson: This is the type of spindles that we are going to use along with the railing. Seeing that to replace the wood and then also—

Barbara Ciampini: Oh, there it is.

Jim Benson: It's actually a colonial in Williamsburg. I've looked in the neighborhood, and I think that there might be one or two others but this is the best that we can come up with. It will make it look nice. It will pretty much be the composite. We are going to also use a composite flooring. Decking material. It's grey. We have a copy of that. It's Nantucket grey. That will be for the front porch. Now obviously the wood on that front porch is pretty shot, so basically we are just going to repair it. To replace it with the original stuff, you just cannot do it. A lot of this composite is recycled so we are looking at doing that. The colors—I don't know if the colors didn't come out good but you have the color samples.

Barbara Ciampini: Admiral Blue?

Jim Benson: Yes, and then with the white trim. Really the only change would be on the back because they want to have the entrance in the back, and we want to have it be handicap accessible. All I did—Basically it's a ten foot by five foot by ten inch ramp going into the back. If you could get to the back of the building (points to presentation), that's probably some changes that we are going to have. Nothing is going to change except that we are going to repair it. If we repair the front porch—if you could scroll down just a little bit (points to presentation).

Barbara Ciampini: Will you still have the staircase going up the front porch but your main entrance is in the back?

Jim Benson: The front porch is not going to be accessible. All that is going to be is an emergency exit. I think that we have presented that before. We are just going to have the sketch going off to the side.

Barbara Ciampini: Right. Ok.

Jim Benson: In the rear as you can see right here (points to presentation), the double doors. Right in front where it says ramp—that's going to be the ramp that you just looked at. It's just going to be a handicap accessible ramp for code. That's one of the big changes we have to put in. Then if you look at the proposed rear door, that's actually as close as we can get to what the real door will be. If you look at that, there is actually a picture of the rear of the building. It's almost as if they took that right out of there. Back of house three (points to presentation) Thank you. You can see off to your right, that back doorway is going to go right there with the ramp right in front of it. There is no signage at this time, but I know that we will come to you when we are at that point.

Barbara Ciampini: Right.

Jim Benson: What we would like to do is that we want to get the roof. Once we get the roof, we can start on the inside. Painting may have to wait until the weather breaks, but it might be seventy degrees next week.

Barbara Ciampini: It hasn't broke yet. The weather hasn't broken. (laughs) We're still there. I love this weather. I hope it never breaks

Jim Benson: I'm thinking with what we plan on doing that it will certainly be a nice addition in the area, and I apologize for not getting it done a little earlier a few years ago but there were circumstances that were beyond our control.



Barbara Ciampini: Yes, isn't it always all about money.

Jim Benson: And the government taking it.  
(laughter)

Barbara Ciampini: Well now.....

Steve Gifford: So Jim, the garage is going to remain?

Jim Benson: Garage will remain. Garage door.

Steve Gifford: It gets painted as well?

Jim Benson: Yes, it gets painted. The roof—

Barbara Ciampini: You mentioned that you are not changing the driveway. Everything is the same?

Jim Benson: I'm not changing anything.

Steve Gifford: Ok.

Barbara Ciampini: It's a good project.

Lou DeRose: Barbara?

Barbara Ciampini: Yes?

Lou DeRose: What did we do on this project the last time they were here?

Barbara Ciampini: Well, it involved a circular driveway. We were coming in the front and driving out.

Lou DeRose: And did we approve that?

Barbara Ciampini: It never got through the Planning Commission, so no nothing moved past this board.

Barbara Jones: It was tabled.

Barbara Ciampini: Yeah. We went so far and then they quit. It was too cost prohibitive.

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Lou DeRose: There is no other alternative plan that we or anybody else—zoning, planning approved?

Barbara Ciampini: No.

Lou DeRose: Ok.

Barbara Ciampini: We recommended it here but it never went any farther.

Lou DeRose: It never got formalized. What we are doing today is perhaps obliterating whatever we had asked to do before. We are simply putting this over that (the old plan) and this is the new plan. There will be no remnants of several years ago.

Barbara Ciampini: Right. Well, I mean it would never even have been approved because he had to go from this process to the plan review before the planning commission and then to Council City. So it just died.

Lou DeRose: Yeah. I didn't think I heard it there.

Barbara Ciampini: So there is no—we are just a recommending body. It never went anywhere.

Jim Benson: It became cost prohibitive to pursue.

Barbara Ciampini: Right.

Marc Scurci: What is the vehicle access to your building? From the back?

Jim Benson: It's off to the left. You can see it's on the left of the garage. It is on a street access that's already there. The Trib used it as office space so—

Marc Scurci: The street access is from North Maple or from the Tribune—?

Jim Benson: No. It's right off of—

Barbara Ciampini: Oh no. It's all from Main.

Marc Scurci: Ok.

Barbara Ciampini: And there's a parking lot there too. A small parking lot. It's kind of like an L. A short L.

Jim Benson: Yes. It is an L shaped.

Barbara Ciampini: Yes and in fact, the back of the building really doesn't—that's really not something we review, but Jim was kind enough to show us what's going on back there but—

Jim Benson: And there's mostly parking.

Barbara Ciampini: We are mostly concerned with street frontage.

Jim Benson: The front—it will just look nice. You just won't be able to access unless you have an emergency.

Barbara Ciampini: Ok.

Jim Benson: Which is our goal.

Lee Calisti: I still have a couple questions. Is all the siding being painted?

Jim Benson: Yes.

Lee Calisti: And is it being painted that blue?

Jim Benson: The color that we indicated there. (Points to presentation) It may go a shade lighter. I have a sample.

Lee Calisti: Have you looked at that in a photograph? Like a composite? Because it's a very saturated color.

Jim Benson: My neighbor has his house painted with a blue like that. I just have to match it up with which one and with white trim. It looks really good.

Lee Calisti: Your neighbor or the neighbor to this house?

Jim Benson: My neighbor at my house which I like the color and it's blue. I should have gotten you a picture of that type of blue, but it's not a dark blue. It's not going to look like a haunted house. It's going to—

Marc Scurci: I'm trying to think of other homes at that end of North Main Street and these buildings are either brick or white or ivory or crème. It isn't a criticism. It's just a suggestion to consider alternative colors possibly or something neutral. You want it to stand out?

Jim Benson: That's our colors.

Barbara Ciampini: I was going to say. They're blue.

Jim Benson: The blue and white.

Barbara Ciampini: They're Elliot Credit Union.

Marc Scurci: Oh, that is your corporate—?

Jim Benson: It's not—it's going to be a lighter (color). It's not going to be that light. It's going to be a little darker. I wish that I could have taken a picture of my neighbor's house and once you have seen it. We want to retain it to look like a house, and I think I have seen lots of houses that have that lighter blue—not that light blue but darker blue with the white trim.

Lee Calisti: Well, there's another one in the neighborhood because I live in this neighborhood—There is another one in the neighborhood on the corner of Delmont and North Maple. It's all grey and white. Bill Hughes lives there. There are a lot of those in the neighborhood so it is a classic way to doing it. I am not opposed to blue. It just seems a little saturated like it needs a little more grey in it but maybe I am not seeing it the way that you are seeing it.

Jim Benson: I think once that the roof is done, you have the greys in the roof and you have the greys on the porch with the decking. There is going to be a tad of grey in there but there is also going to be the white trim—not a crème trim, a white trim. I think that it's going to look along with the lattice work that's going to be white.

Lee Calisti: The other question that I have is—Is this going to be a house or is this going to be a commercial structure?

Jim Benson: We are going to use it as a credit union on the first floor.

Lee Calisti: Ok. Are you submitting this for code review with a design professional?

Jim Benson: I'm looking at getting your approval to go ahead and do the roof, the siding, painting and proceed with the next step.

Barbara Ciampini: Yes. He has to do that. That's the next step.

Lee Calisti: Ok. Because it's not part of this Board, but there was something about the ramp that caught my eye as being non-compliant. It's not my job here.

Jim Benson: Oh. The railing?

Lee Calisti: The ramp and the railing. There is—it's not my job. It's just—check with your design professional.

Jim Benson: And yes, that's what we are going to do.

Barbara Ciampini: Yeah. That's the next step. If we wouldn't have gotten it in now and in order for them to proceed, we can proceed in early January. If not, we were pushing them clear into February, so we were trying to get this part completed so they can get to work on part of their project.

Lee Calisti: Yes, I don't want to hold them up.

Barbara Ciampini: Of course, I like blue and white just because I'm a Penn State fan but I don't—know which shade is better than the next, Jim. Marc & Lee are trying to help you determine a “great” shade of blue

Jim Benson: We don't want to go too dark.

Barbara Ciampini: Yeah. It's the greyness according to what I am hearing.

Lee Calisti: It's not about dark. It's about saturation of color. It means how much hue, how much color is in it versus how much grey is in it so it gets to the point of being like cartoony or like candy as opposed to a more natural or an earth tone type of thing.

Marc Scurci: Well, there are a couple other factors that go along with what you are saying. First, the windows. There are windows, but they are not large and there is a lot more siding facing. Is there a view of the south looking view from the north end on that?

Steve Gifford: Yeah.

Barbara Ciampini: Yes.

Marc Scurci: Ok. I live in the neighborhood too, and it is not criticism. This becomes subjective with color so we are just here to advise and recommend.

Barbara Ciampini: Yeah. That's all it is.

Marc Scurci: That's a lot of blue. There are not any shrubberies. There is nothing to detract from that. Yes, there will be a grey roof and some white trim. You might want to think about that. I know it's corporate color and you could maybe introduce that somehow in it but I am just cautioning you about the overall effect of the blue shade you present.

Jim Benson: I never thought about that, but the basement there, that can be where the grey can go and the steps that are coming there.

Marc Scurci: Yeah. But driving in from down from North Main (Street) and suddenly it's sitting in a lot with nothing around it and suddenly this big blue—

Steve Gifford: That's the North facing side. (points to presentation)

Jim Benson: We could certainly put and we will come and approach you again or if you have suggestions. Right now, I could try to give you plans for landscaping but that would never happen. What I would like to do is—we can proceed with this, come back and approach this. I would like to get signage approval and then come back and also do the landscaping. We want it to look nice. We don't want to move in there because we want to attract people because we want to drum up some business.

Barbara Ciampini: They are just trying to give you color advice.

Jim Benson: No. No and I'm going to take it. I am happy to hear this.

Barbara Ciampini: You can go with the color you want. They are just experts in color.

Jim Benson: I'm not sure what else (to do). I mean that is the color—I don't know what other color.

Marc Scurci: What is the color? The blue color?

Jim Benson: The blue. I don't know what else.

Lee Calisti: It wouldn't be going from blue to red or green or anything like that. It's the degree of the saturation of the color that you submitted is all that I am recommending that you reconsider.

Marc Scurci: The value.

Barbara Ciampini: It can still be blue.

Lee Calisti: There's a lot of blues in a fan deck.

Marc Scurci: There are a lot of blues and grey and even some browns that you might consider. It's one thing to see it on a chip like this. It's another thing to see it on that kind of square footage covered in it. You may even say wow, that's a lot of blue going on there. I don't know. I mean it's just my professional opinion.

Jim Benson: This is what it is like now. (points to presentation)

Lee Calisti: That's a light blue.

Marc Scurci: No. I'm not talking about that. I'm talking about your blues.

Lee Calisti: We are talking about your blues.

Marc Scurci: The bold, deeper blue.

Lee Calisti: Listen, even when I'm doing my own projects, it's sometimes hard to understand what the impact of a color is, so we as design professionals transpose that on a photograph or on a drawing and then I stand back and go, "wow, that's really bright".

Jim Benson: Right.

Lee Calisti: Now I need to pick another color. We spend far, far too long picking colors, but it's for that reason.

Jim Benson: I'd like to proceed but maybe at the recommendation that we have a sidebar that you could help me—"hey, this color might look better, this would..."

Lee Calisti: It's not the kind of thing that I would reject or wouldn't recommend. It would just be one of those things like "ok, if that's the color you want".

Jim Benson: Well, we want it to look nice and certainly I'm not—

Barbara Ciampini: They will help you. Jim, I'm going to—

Marc Scurci: It's not a right or wrong.

Lee Calisti: No. It's not a right or wrong.

Marc Scurci: It's an aesthetic point of view.

Lee Calisti: It's not a rejection either.

Barbara Ciampini: They just want to help you. It's free professional advice.

Marc Scurci: The more neutral the blue probably will be the better. As opposed to his term (Lee Calisti's word choice)—again, not the negative, it's just a rephrase—not saturation, it was the cartoonish, was that the term you used?

Lee Calisti: Yes.

Marc Scurci: It's a stronger value that could be toned down. It doesn't mean that you have to make it powder blue—

Lee Calisti: No no no. Darker is better.

Marc Scurci: The depth of that color is fine. The value is—it's just a shading issue.

Barbara Ciampini: I can tell by the look on your face that we are confusing you.

Jim Benson: If I could—however, if I could call you. You (points to Marc) live around here right?

Barbara Ciampini: He will help you.

Marc Scurci: Yeah. I could actually bring some chips to the next meeting and we could talk. I would be happy to help you with that.

Barbara Ciampini: Well, we want to get him through to January.

Steve Gifford: Do you have a business card with you?

Jim Benson: Yeah.

Steve Gifford: Just give Marc a card and he can mail it to you.

Barbara Ciampini: Yeah. Well, I'm going to make a—

Jim Benson: What I want is approval to go forward for this to be finalized—

Barbara Ciampini: Yeah. No one is holding you up.

Jim Benson: And I want to get the roof and once we get the roof then we can go on to the next step. We want to get the inside. Thank you. I appreciate it.

Steve Gifford: Just one additional question.

Barbara Ciampini: Oh yes, go ahead.

Steve Gifford: So Jim, one additional question, the windows that are in the building are going to remain?



Jim Benson: They are going to stay.

Steve Gifford: Ok.

Jim Benson: Would it help at all if we could computerize cover this picture?

Barbara Ciampini: No. They are just trying to explain to you that you can still do the blue; it just might be a different color of that same dark blue.

Jim Benson: Ok. We are not going to be painting until spring. From now until then if I could—

Barbara Ciampini: They'll help you. He's not asking you to change the dark blue; it's just a different shade of dark blue. That's all that it is. That's in my "I don't have any idea about color & hues" terms.

Jim Benson: I could definitely use your expertise.

Steve Gifford: And then Jim, the front door is going to stay the same?

Jim Benson: The front door is going to stay the same. We are going to paint it. We are just painting it because it is just an emergency door.

Steve Gifford: Good. Ok.

Barbara Ciampini: Now where those slats are across, that's all going to be railing, right?

Jim Benson: Yeah. That's all going to be the railing. And it's going to look a lot nicer.

Barbara Jones: So, if it's an emergency exit, how will people get off the porch?

Jim Benson: There is going to be steps off to the side. Off to the right.

Barbara Jones: Oh, ok. Right. Good.

Steve Gifford: Ok. That's good. Any more questions or comments? Can I have a motion to recommend approval?

Barbara Jones: So moved.

Steve Gifford: Can I have a second? Jackie, do you want to jump in on that one?

Jackie Johns: Ok. I will second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: We recommend approval.

Barbara Ciampini: Thanks. You'll move on to Council's level and in the meantime, we will have a conversation with Marc. He will help you. It will still be that blue. It will just be a different shade.

Jim Benson: Ok. And then after in the spring, we come to you for the signage?

Barbara Ciampini: Right. Yes. You can come to us whenever for that. You can put it an application whenever you want.

Jim Benson: Thank you. Thank you very much.

Barbara Ciampini: Alright. We'll stay in touch. Thank you!

Steve Gifford: Ok, Jim. Anything else that we can talk about tonight?

Barbara Ciampini: No. I'll make a motion to adjourn.

Steve Gifford: Can I have a second?

Barbara Jones: I'll second it.

Steve Gifford: All in favor? Meeting adjourned.

Meeting adjourned 4:56 PM