**Historic & Architectural Review Board**

 Meeting

January 20th, 2015 4:30 P.M.

Steve Gifford: Good evening, everyone. I’d like to call to order the City of Greensburg Historic and Architectural Review Board (HARB) for January 20th, 2015.

**PRESENT:**

STEVE GIFFORD, CHAIRMAN

LEE CALISTI, SECRETARY

BARBARA JONES, VICE CHAIRMAN

MARC SCURCI

BARBARA CIAMPINI

LYNN ARMBRUST

JACKIE JOHNS

LOU DEROSE, SOLICITOR

Steve Gifford: We have a full house and a full agenda with a great start to 2015 with people investing in Greensburg. A couple of things we need to do first and that is, Vicky can you give me a roll call. I’d like to take the opportunity to welcome our newest member, Jackie Johns was officially appointed by Mayor and Council to serve a three year term on this board. The next item is to approve the minutes from December so can I have a motion on that?

Barbara Jones: I’ll make the motion to approve last month’s minutes

Marc Scurci: Second.

All in favor. Meeting minutes approved.

Steve Gifford: The next item on the agenda is reorganization which is where we reestablish to reappoint our officers. We have a president, vice chairman and secretary and those individuals that hold those positons, that would be myself, president chairman of the board and Barbara Jones is Vice Chairman so whenever I am not able to do my duty then Barbara takes over and then Lee Calisti as Secretary of the board. Any questions or comments?

Barbara Ciampini: I make the motion to nominate that slate for the Historic and Architectural Review Board

Marc Scurci: I second the motion.

All were in favor.

Steve Gifford: I’d like to say that Lee has been appointed for another 3 year term by Mayor and Council as well as Marc Scurci. Thank you to both of you guys for stepping up and giving us your time and knowledge. There is no old business tonight so we will move to new business.

NEW BUSINESS

1. **206 East Pittsburgh Street:** Owner – Ashley Ralston - Applicant – Ashley Ralston – Project-Signage
2. **35 West Otterman Street:** Owner – Westmoreland Trust - Applicant – Lawyers Abstract Co. Project – Signage
3. **39 West Otterman Street:** Owner – Westmoreland Trust- Applicant – Greensburg News Stand - Project – Signage
4. **112 College Avenue:** Owner – Greensburg Property Partners LLC – Applicant – Anthony Fiume – Project – New Development Review
5. **117 North Main Street:** Owner – Scott Avolio – Applicant - Scott Avolio – Project – Signage
6. **101 S. Maple Avenue:**  Owner – YMCA – Applicant – George O’Brien – Project – Façade
7. **104 East Otterman Street:** Owner – Westmoreland Supply – Applicant – Anchor Sign Inc. for PPG – Project – Signage
8. **701 West Otterman Street:** Owner – Philp & Fred Petrella – Applicant – Fred Petrella – Project – Parking lot- New development review

**Item #1**

**206 East Pittsburgh Street**

**Property Owner – Ashley Ralston**

**Applicant – Ashley Ralston**

**Project – Signage**

Steve Gifford: I do not see the property owner for 206 East Pittsburgh Street we will hold on them until later they may be stuck in traffic.

**Item #2**

**Address – 35 West Otterman Street**

**Property Owner –Westmoreland Trust**

**Applicant – Lawyers Abstract Co.**

**Project – Signage**

Cliff Snyder: I work for *Lawyers Abstract*. What we are proposing is signage for the front of the building. The awnings where there when we leased the building originally they were placed by *Westmoreland Trust* and with time and weather has made them extremely ugly with holes in them and ice coming off the building has torn them up pretty good. What we propose to do is replace the awnings as well as the company name on the front of one of them. We’ve talked with *Waugaman Awning Co.* and they gave us an estimate which we are holding. Basically that is it.

Barbara Ciampini: Will it be the exact same awning?

Cliff Snyder: We’re going to go with a solid awning and it will be the color forest green with cream lettering on the front of one of the awnings. We just think it looks better, I always felt between you and I when we first moved in there it looked like a carnival tent and that’s how I would direct people to the office. Just look for the awnings that look like it came off a carnival. We think that with the solid color and particular with the forest green it will go with the building well. That’s about it in a nut shell.

Steve Gifford: Any comments or questions? Can I have a motion to recommend approval of their proposal?

Lee Calisti: I make that motion.

Barbara Jones: I second.

All were in favor.

**Item #3**

**Address – 39 West Otterman Street**

**Property Owner – Westmoreland Trust**

**Applicant – Greensburg News Stand**

**Project – Signage**

Allen Lydic : I am the owner of the *Greensburg Newstand*. My business is also is owned by the *Westmoreland Trust* which is right beside *Lawyers Abstract* and I direct people to *Lawyers* carnival tent. Similar to *Lawyers Abstract* we’d like to change our awning also and it will be the same frame, same supplier which they gave me a quote as well. We will replace the letters on the front of the awning but I would like to distinguish my business by being different so my awing will be blue with dark navy blue with white lettering.

Steve Gifford: Any comments or questions from the board? Can I have a motion to recommend approval?

Barbara Ciampini: I make that motion.

Lee Calisti: I second.

All were in favor.

**Item #4**

**Address – 112 College Avenue**

**Property Owner - Greensburg Property Partners LLC**

**Applicant – Anthony Fiume**

**Project – New Development Review**

Anthony Fiume: This is not going to take 2 minutes. I do have my presentation here if anyone would like a copy. I have with me Andrew George from *CM Services* who helped design the interior and also David Myron from *Seton Hill University*. Your probably wondering why David is here. They have reached an agreement with *Greensburg Property Partners LLC* to lease out the building to their students. It’s a long term lease which was just drawn up a few days ago. What we are planning on doing is to construct a 27 unit apartment building on this site and this is a google map and right in the center is five lots that we would like to combine and Steve if you can go to the next slide.

Barbara Ciampini: Let the record show that Lynn Armbrust just arrived.

Anthony Fiume: Again from a googles map there the a plot layout right there along College Avenue between West Otterman and Brown Street and the alley next to it is Holloway Way. Any questions? The next slide is the plot plan for the current five lots along with the alley we would like to abandon and combine and use as the entire site plan. The next slide is what currently is on these lots and you can see the first one is 112 through 122 and those are four buildings right there and one is a duplex and the next slide that is 121 College Avenue and by the way *Greensburg Property Partners LLC* own all of these and all of these are 3 stories already and the new building will be 3 stories as well. The next slide is 118 College Avenue and then 116 College Avenue and then the last one us next to the new *Seton Hill Dance and Visual Arts Center* at 112 College Avenue a bit smaller then some of the other units. The next slide the one house that is across the alley on Brown Street it is 210 Brown Street. The next few slides just have the rear of the properties from 112 College Avenue, 116, 118 and finally the duplex 120 and 122 College Avenue. As you can see these are not in bad shape some of them are getting in disrepair and what we would plan to do is to demo all of these units and construct a new apartment complex. The next slide is the *Seton Hill Dance and Visual* *Arts Center* as you can see this slide and the next one is a contemporary building, a lot of metal and glass and cool colors. The next slide is across the street and you can see the old train station and below it is the church that is directly across the street from both this property and the dance center. The next slide is a plot plan, now the proposed building is super imposed on the existing building so it will give you an idea of the structure and what it would encompass on that particular plot as you can see at the end there will probably be a lot more green space then actually what is there now not too much yards or grass. I won’t go into too much detail unless you want me to on the building itself. It is 3 stories and it will be mostly all brick with some Hardie siding on the back and a little on the top and we will show you some elevations rendering of that. It will be fully monitored 24/7, security sprinklers, video intercom system. All hardwood laminate no carpeting. I would say this would be more of an upper end type of apartments building. It will have energy appliances. The bottom foundation unit which will be built out will be all ADA so you will have your ADA showers and what not, kitchen cabinets and those sorts of things. All appliances and washer and dryers side by side refrigerators etc. and energy star heat pumps. It will be extremely energy building. Any questions on just the general building description? Go to the next slide this is the first rendering we have some streets scapes that will follow this but I just wanted to show you the front perspective. As you can see you have a mix of some circular windows, some larger and some smaller windows you have bump outs it’s not straight across and you have some reverse turn gables and at least the lower apartments you will have door entrances as well. By the way the last slide I do have a layout of the interior that you can take a look at. All the white trim will either be Fypon or Azek so nothing will require maintenance for painting so it will last a long time. You can see the nice reverse gables. On the second floor those our bay windows and those will go out about 18 inches and again they will be trimmed with Fypon. There is no wood on anywhere on the exterior. You can see the porch access and later on we will show you, I probably muddied the waters a little bit, some additional porch trim. Any questions on this front elevation?

Steve Gifford: Wait until we get through all of them and then we will ask questions.

Anthony Fiume: Okay. Go to the next slide, this is a view you can see the tunnel.

Steve Gifford: So this is looking from College Avenue towards the tunnel.

Anthony Fiume: That would be north. The next elevation would be from Brown Street and you can see the building is sort of shaped like a T it takes advantage of the topography with the odd shape of the lay out of the plot and you can see there is an entrance down there and there is a stairway that would go up throughout the building. The next slide is a bird’s eye perspective and you can see the roof with a 3-D 25 year guarantee architectural shingles in grey. Here is a streetscape looking from the parking lot across the street across College Avenue and there is Brown Street on the corner. You can see the Seton Hill’s *Performing Arts* building on the left and by the way this building would be slightly a few inches higher than what is currently there may be 3 feet. And you can see the perspective of the *Performing Arts* *Center* on the left and on the far right that’s the building on the corner of Brown Street and College Avenue. By the way this slide here we have two color brick you can see the orange and red brick although Seton Hill wants all one color of brick. The next slide is ground street perspective and I know it’s not much of a perspective, it’s tight there. There is only so much you can do across the street or against the building and you can see on the left across from College Avenue it’s about the best we can do with that perspective. This next slide was one of our original ideas and the reason I included it, not to muddy the waters which I know it is, but you can see some very nice porch trim on this. The difference between this and some of the earlier renderings was this porch trim. You have a nice railing the post and above it you have a nonfunctional porch roof with railing as well and it adds a little more detail and more of a classic look and the reason I included this is because Seton Hill who is leasing this long term likes that particular design. Finally the last slide is a high level outline of the inside. On the front building if you will there are five apartments, two bedrooms, two baths all of them in the back are two bedrooms and two baths as well. That is that. Questions please?

Steve Gifford: Tony do you have any samples you want to pass around?

Anthony Fiume: Yes. This is a sample of the brick.

Steve Gifford: Is this veneer brick or actual brick?

Anthony Fiume: They are actual brick and if you see from one of the elevations the building is brick and on the back building particular higher up you will see some Hardie siding which is very durable as well. One of the things of the building and also the interior we keep in mind these will be rentals and all the materials are very durable we try to make it as student proof as possible. I’ll give you an idea of the color, right now what is on the rendering is more of an autumn tan but there is this grey color here and it’s called timber bark that is chosen right now and I will pass this sample on.

Steve Gifford: Thank you Tony that was a good presentation on what you are proposing for that community, that neighborhood. I will state from the very start that the *Greensburg Community Development Corporation* worked with Tony and his team to be able to pull together this site an as purchased one of our properties so I am not going to vote on the project because we were instrumental in bringing them into the town. We feel that Tony and his team based on their experience and doing projects in other college towns will be a positive addition for our community so at this point I will just turn it over to the board and you guys can share your comments and the design and how you feel.

Anthony Fiume: Iron grey by the way is another favorite as well.

Barbara Jones: And the foundation is grey?

Anthony Fiume: The foundation around is a decorative split face block.

Marc Scurci: How many apartments in the building?

Anthony Fiume: 27.

Marc Scurci: And parking?

Anthony Fiume: We will have, we are working on the site plan right now and 8-10 spots. Parking is not required and there is the parking lot right across the street and that has monthly lease of forty or fifty dollars a month. Is it more than that?

Barbara Ciampini: It’s $65.00 a month.

Anthony Fiume: Also there is a Seton hill bus every ten minutes I believe that pass in front of the building so most of the students will probably take the bus.

Marc Scurci: Are there sidewalks there?

Anthony Fiume: Yes there will be sidewalks all the way around it. The site plan will show that and sidewalks in between on either side of those steps and it will separate the building as well. Obviously with handicapped ramps. All the current sidewalks will be replaced.

Barbara Ciampini: We don’t have an elevation of this side of the building on Brown Street showing mapping this building compared to the house that will be bedside the 210 Brown. We don’t have anything that shows that.

Anthony Fiume: No I don’t have that. The closet I have is that one Brown Street what we are trying to do is show the elevations across the street the College Avenue there. But we don’t have that perspective.

Barbara Ciampini: I am concerned what is going to happen here on Brown Street when 210 is gone. Is this going to be landscaping or parking I am not clear on what is happening there. Your building is closer to Holloway Way what I am seeing. So there is the whole front of the parcel at 210 Brown Street, what is happening there?

Anthony Fiume: Right now we don’t have the site plan; we are in the process of doing that now. There will be some parking on that side along with some green space and I really can’t say exactly how it will look but that is the plan on that side.

Steve Gifford: Any other questions?

Barbara Jones: I looked at the revised one and I had a hard time figuring out what the materials where and you have explained that now. This is just my opinion I do applaud you in bringing nice apartments to Greensburg because I know when I moved here 20 years ago there were none so this is an asset to the City and its more apartments for the students and bring the students downtown and all of that and I think that is really great. I think you’re missing a great opportunity here, you got an ultra-modern building your building next to and your putting in place of not beautiful structures but historic homes that were built for the neighborhood in Greensburg and I’m not sad to see those go but I think there is really a missed opportunity to really do something really fun with that building instead of, it’s a massive brick building and actually in the other plan you showed I actually liked the multiple colors I like the introduction of the yellow brick. I worry about how many different windows and all of the different styles and I counted just roughly there are 37 windows on the façade and I don’t know it’s just so busy and decorative. You have the train station across the way which it’s going to speak to and it’s a 1910 structure with some really great elements and then you have Otterbein across the street which is another historic structure and then you have the modern *Visual Arts and* *Dance building* and this just does not seem to fit with any of them.

Anthony Fiume: When you struggle with this you have like you mentioned in Greensburg it’s more traditional and classic which I think this particular building is but then again right next to it you have that brand new Seton Hill building that is very contemporary and you have quite a class of picks and I’m not sure if someone would like both at all and it’s really a matter of perspective as well. What is interesting we did consider some contemporary designs, the layout does not change much we just have a flat roof and different things we could have done there and we were sort of moving in that direction and that being said when the owners of Greensburg Property Owners were meeting with Seton Hill they liked the more traditional classic look here not the contemporary stuff even though it’s right next a building so we came up with this design that Seton Hill tended to prefer the brick and not the contemporary stuff. David Myron can talk to you a bit for Seton Hill.

David Myron: I am Vice President of finances CEO. I’ve been working on this project with the Greensburg Partnership with the alternatives that we were provided with the *Dance and Visual Art Center* building to stand out as unique as it is, we didn’t want to add to it or distract from it. The other dynamic for it is when you talk about the things in the neighborhood, the train station is brick the church is stone and technically it does not match with anything around it. It’s a little bit of everything.

Barbara Jones: Everything blends in in Greensburg that’s my problem. I think there could be a meeting of the minds here a little bit of contemporary with traditional and make it in my mind a more interesting building. I have trouble with this with all those windows and every one of them are different. There are some the same and some that aren’t and it’s just a real, it just is a mix of different applications. It needs something to break it up its just busy busy.

Dave Myron: The number of windows or the style of the windows?

Barbara Jones: Well there are so many styles and different styles of the same window. You’ve taken variations of the same thing and changed it. If there was some continuity or consistence I think that would help. I kind of like the veridicality of it and the reminiscence of a real house that way and all of those are pulled together. It doesn’t work for me like that in the way it is designed here. He has potential to do that.

Steve Gifford: Barbara I think this is an opportunity for Andrew, can you please introduce yourself and speak from your perspective on how that issue can be resolved.

Andrew George: I am with *CM Services*, basically we were trying to pull the elements together and keep the building in contact with the church but it’s really hard to do something in context with the *Performing Arts Center*. The church is a large masonry building and is massive it has the gables that turn in and large windows and kind of what we were going for. You have the heavier more massive on the bottom and they get more delicate as you go up, less trim.

Steve Gifford: So the number of windows is that required because of how the use is on the inside? Like bedroom and living room space?

Andrew George: No.

Barbara Jones: It does not seem to follow the floor plan with the sections to me at least.

Steve Gifford: So Andrew is there an opportunity to change the windows styles to be more consistent approach?

Andrew George: Yes we can limit the amount of variations we have there. I kind of like the fact that the center especially how it stood out with the arch windows on the second floor.

Steve Gifford: Does anybody else share that concern?

Barbara Ciampini: I do. When you compare it with the photo of the *Otterbein Church* and there are a number of windows but they are very similar there is not a lot of deviation.

Steve Gifford: I think we have that image right?

Barbara Ciampini: Right.

Anthony Fiume: It’s almost nothing is the same, one floor has skinner windows and the next floor has a little wider windows. We don’t need as many windows at all. It was the matter of design principal. Most of these especially where they are side by side easily we can put one window. Now if we make all the windows the same will it look like a barn building? I don’t know again a matter of taste but it is something that can actually be done.

Steve Gifford: Any other comments or questions from the board?

Lynn Armbrust: My thought on the windows are, as a home owner with a lot of windows I like natural light and that is one thing that will benefit people renting this space to have a lot of natural light. In addition to that the side of the building there is not a whole lot of natural light that is going to come in, so where are the options of availability for natural light for people renting these. As far as the style goes that does not bother me too much.

Anthony Fiume: On the side of the building we actually took out a couple of windows because that would have meant two windows in the bedroom which limits your furniture or whatever, so originally we had windows on either side of this as well.

Lynn Armbrust: The number of windows on the front I mean a lot of the older homes if you look they have a lot of windows.

Barbara Ciampini: I don’t think we’re saying take away the number of windows, Barbara was just saying that it’s just a lot of styles

Marc Scurci: Tony, the board offers opinions and everybody has different ideas and we’re just tossing this around as a group. We’re not asking you necessarily to change it yet but until we discuss this further. There seems to be a lot in play here, number one, I agree with Barbara there is so much very in building in that neighborhood. If you pluck something in there that is so traditional essentially it draws some attention being good or bad and that remains to be seen. This is just a pure construction criticism, sometimes it’s nice to encapsulate a little bit of the whole neighborhood so you have a very contemporary structure on one end and the masonry structure on the other end and you have this so maybe a combination of some contemporary as we mentioned earlier that this could help that I don’t know if that has to be approved by Seton Hill, but you mentioned that Seton Hill did not like the brick color? That would be one way to alter the visual of the building so if that is rejected then you have to go to another route with some kind of stone or some kind of material.

Anthony Fiume: That is why we had a couple of different colors. It’s not contemporary and maybe we can bridge that gap a little bit that is what we were shooting for, the brick and the different windows. This is difficult because you have that very contemporary building next door and everything else around there is very traditional so what do we do?

Marc Scurci: There are three projections on the front of the building that stand out or more so the elevation behind them. They sit back a little bit and I don’t know the dimensions let’s say it’s 2 or 3 feet something like that so that is an option the 4 that are back further could be a different color a different material. The first impression you have is that these are a 3 story townhouse but I realize they are not. It’s kind of nice to play on that to break up the fact that they are not just a continuous building, it is an attractive design.

Anthony Fiume: And that was exactly the idea that we had, it sort of breaks it up you have some entrances on the first floor and when you look at it you say oh maybe these are condos or whatever.

Barbara Jones: It kind of has that illusion.

Lee Calisti: This image here is much improved from what was shown to us before and I think it’s gotten better and I would advocate for a single color brick personally. I would question whether the market would be more drawn to a different style but let’s leave that out of the picture here. If there is a desire to pursue something let’s call it traditional verses contemporary then so be it. The image you showed us, this prototype or the glory shot of where it was drawn from it’s probably better not to show that because here’s the problem, we begin to compare this to that we find this is a cheap version of something that is really polished but the reason that other version works well, not only does it have really rich elements on it but the proportion and scale of those components to each other and to the entire composition are way better than this composition. There is an order that makes classical or traditional architectural work. There is a rigor and an order to it and the reason we are so drawn to it is because there is a mathematical order to it and when we get these projects they look suburban in their nature because of order and proportion are gone. So to pursue something like this actually takes more rigor in one’s argument than a modern contemporary building because the order has to be obeyed. There is a natural proportion from one piece to the next. That is why classical architecture is so compelling to us. From there I really think there is a miss opportunity for how\ this touches the ground and meets the street, so the prototype that you gave us the porches are very welcoming to us. It just begs one to approach it and be on one of those porches and that would be really exciting on a warm evening, a student studying and sitting out on one of those porches I find that really enticing. This, all of the effort that goes into that construction of that front porch is about a thirty second trip up those stairs so you lose an experience of being at this building and talking to people walking by, being communal in your behavior and seeing your friends walking up and down the street and walking back to campus. No one will sit on this porch it will merely be salt on it in the winter time and that’s it. Then we look at the scale of it and we make this massive symmetrical central entranceway and there is a puny little door in the center that says come on in and we break the entire symmetry with one door. The reason there is symmetry is because there is a mathematical purity to that kind of an order. Back to the discussion about contemporary design about having multitude of window sizes that is a language that has more flexibility and manipulating component sizes it’s more tolerant of that kind of diversity whereas in a traditional building the components and sizes of pieces want to be a certain order here and they are usually large on the bottom and as you go up they tend to get smaller, again a mathematical order to that. This does not have that so that is where it begins to break down for me. I agree with Barbara that it looks like you got every window that you could possibly find and put on this building and that may give a richness of a luxury feeling but I think what makes the traditional buildings in Greensburg really great that they have simplicity to them. There is a base and then the building that sits on top and there are very few components. So this just looks like you got excited with all these different pieces and then the proportions of the spaces between them is off, the windows in the center are too far apart, if you would compare that to the ideal image those windows are closer together so the components don’t work. If you want to do a traditional building okay. If that is what your drawn to and if that is what the market wants or your client wants or whatever the case may be or different from the *Dance and Visual Arts Center* then do a really good traditional building. This is trying to be colonial and it’s not and it’s trying to be suburban and it’s not. I think it has an identity crisis on what it really wants to be.

Steve Gifford: Thank you Lee for sharing that with us.

Anthony Fiume: Lee, you would prefer if it is a traditional building with those warm porches as you mentioned before and hopefully they won’t put old couches on them. I’m just making a joke.

Lee Calisti: It is a start and I think we need to talk more about how the building works then how it looks because if we can deal with how it works the looks will find its way to where it wants to be. This being a city and an urban context I think we have to design a building that is urban and one of the things that make those houses that are going to be removed great is that they had those great porches that are right on the street and that is what makes communities so exciting back in the days as people would sit on those porches and as people would walk by you would interact with those people, now that isn’t the same with college students but what is really compelling about this building despite its size and mass the porches begin to break down a scale and they start to talk about pedestrian level at a human scale and the rest of the building tends to fade behind it. If you want to have a building that is collegiate in its appearance that has that very stately brick collegiate feel that is fine too. We’re not here to dictate style or argue about style I think that is kind of fruitless, but then do it really well I think that is what we’re asking. Then you can choose your preferences but I think that is one component that’s really compelling about this image is that it has elements to the porch.

Steve Gifford: Any comments or questions?

Barbara Ciampini: I am going back to my original question as to why I wanted to see the original elevation on Brown Street is because those homes do have porches and I need to see how that affects their view and their visual pleasure on sitting on that porch and I can’t tell that from any of these. And also I really would like to know what is happening in these areas that there isn’t a building, whether it is grass or parking. There is one picture here that shows like 2 cars coming out parked here at the alley, I don’t understand that. If that is parking I mean, I think that has to be part of, what we see, where is the parking.

Andrew George: We are going to have vegetation in there.

Barbara Ciampini: That’s the alley I think.

Andrew George: No the alley is actually further to the left and it’s probably going to be a vegetation area there.

Steve Gifford: Are they on the planning commission for next week?

Barbara Ciampini: No.

Steve Gifford: So it won’t be reviewed until February. So the board does not need to make a decision today?

Barbara Ciampini: No we do not.

Steve Gifford: So the developer has the opportunity to take the comments and insights and share them and tweak their project and in addition to what we are looking for is adding landscape features a site plan and how the building relates to the property on Brown Street.

Barbara Ciampini: That is correct and then the recommendation from the HARB and the Planning Commission can be presented to City Council in March and then everything will be ready to roll. Were still headed for that same date anyway.

Steve Gifford: Any other comments or questions to share about this project?

Lee Calisti: Let me make a comment, when I saw the plan I don’t understand why there is only a single exit in the building, it’s not under the HARBS problem to worry about, but the reason I am bringing it up beside it just jumping out at me here when you edit that and correct it the board will be curious to see how that will alter the building. If it wasn’t going to alter the look of the building I wouldn’t have brought it up.

Steve Gifford: I think it’s important to say that that this is a private development that is focused on market rate housing, graduate, undergraduate level. It just so happened that Pete and Phil learned of your project when you were in the initial stages and approached you about leasing the spaces and this is not a Seton Hill project this is your project. Is that correct Tony?

Tony Fiume: Yes.

Barbara Ciampini: With that said I’d like to make a motion to table this request until February 17th, 2015.

Marc Scurci: I second.

All were in favor.

 **Item #5**

**Address – 117 North Main Street**

**Property Owner – Scott Avolio**

**Applicant – Scott Avolio**

**Project – Signage**

Jay Milliron: I work for Scott Avolio and we are now at 117 North Main Street. What we are proposing to do is first of all decal lettering on the front door and on the front of the bay window. On the door just the name of the firm and the names of the lawyers working at the firm and then on the window the name of the firm again with the phone number and web site. All the measurements should be on there, a picture from across the street of the door and the window.

Steve Gifford: Just to clarify whenever we see the image of the gray squares that’s just to show the size of the window opening.

Jay Milliron: Grey would be the glass.

Barbara Jones: And just to clarify this is in addition to the sign that was already approved?

Jay Milliron: Correct.

Barbara Ciampini: They were only going to get southbound clients.

Jay Milliron: Yes this is a separate application from that.

Barbara Jones: I just wanted to make sure you were not removing the other sign.

Barbara Ciampini: I questioned Mr. Mlakar last month that the sign was only going to be seen if you drive southbound.

Jay Milliron: The second part of this application is also a projecting site and will be mounted on the front of the building and the measurement is approximately 8 foot above sidewalk grade.

Barbara Ciampini: That is wonderful.

Steve Gifford: Any comments or questions from the board?

Barbara Jones: I guess I’m just questioning the sign that is on the side of the building I forget what it looks like, does it look like this, same font and everything?

Jay Milliron: Yes.

Barbara Jones: Great.

Steve Gifford: Any other comments or questions? If not can I have a motion to recommend to City Council approval of this request?

Lee Calisti: I make that motion.

Barbara Ciampini: I second.

All were in favor.

**Item # 6**

**Address – 101 South Maple Avenue**

**Property Owner – YMCA**

**Applicant – George O’Brien**

**Project – Façade**

George O’Brien: I am CEO of the YMCA and Pete Cecconi is also here with me tonight and he is one of our board of trustees and he’s also the architect who drew all these drawings. He has done a lot of work for the Y and the community. I’ll do the intro and Pete will come up and talk about the prints. We sent Barb something this afternoon that one of our community members with the Silvis group gave to us and my apologizes for not getting it over sooner. We wanted to show you what it would look like 3D with the pieces we want to add to the front porch. This project has been talked about since I’ve been with the Y since August of 2012. The front porch is deteriorating, it’s a tripping hazard and it’s been documented twice by a risk management company and it’s a slip and trip hazard. On page five it shows the original design of the building that we want to take it back to the original. The building is 101 years old and we want to take it back to its original design with the concrete balusters and the red brick that will match the main part of the building. It is a porch that is used heavily and we have people coming in and out with children, day care, members that are about three thousand plus. On a busy day we have about 400 people coming in and out of or facility. We have 24 rooms upstairs that Seton Hill occupies and there are a lot of people who sit out on the front porch in the warmer months and do homework or just relaxing and kids sitting out there eating lunch in the summertime. So we really need to do our due diligence to get that porch back to its original blueprint. This design has the original look with modern conveniences; it will have heated sidewalks like we do in the front of our building currently. That’s as far as I am comfortable presenting so I’ll call Pete up at this point. He can talk about pages 6, 7 and 8 and then I can answer any follow up questions.

Pete Cecconi: As George mentioned I’ve been close to the Y and have been a director and now a trustee and they have moved me up a bit. The objective of this whole thing is to replicate the original porch and I think we are keeping with HARBS recommendations we are doing just that. The finishes were original terra cotta as are the columns in front at the main entry. There was a mention of python earlier the freeze above the main entry was replaced and we used python and it matches very well the components are standard. The railing the balustrade itself will be concrete. George mentioned we will have heated porch as well as the sidewalk. Basically to bring this whole thing back, I still do things by hand as you can see. We will be stripping everything off of the porch, all the masonry the brick veneer and the deck topping and so on so we will start with the existing structure with the concrete and the walls.

Barbara Ciampini: Steve maybe you can show those images that George gave me. They are pretty cool.

George O’Brien: This is our old beautiful building with the electron reader board. It’s a beautiful; 101 year old building and anybody from Greensburg knows the Greensburg Y but the concrete is very cold when I got here so we wanted to add some color the past couple of years so we did some flower boxes up on the top and added some pots to the left and right of the entry way. And the facility committee and some board members and some community leaders were approving all of these designs to go to the next step. I wanted to make sure we didn’t forget about some of those green spaces some of those things that bring some color and attention to the project and the facility. Jay Bell with the Silvis Group designed some of these things. It will be self-contained, automated water and all of those sorts of things. We want to make sure that when we talk about this project and go forward with getting the rest of the funds needed, we talk about benches and we talk about trash cans and heat in the concrete and Christmas wreaths and anything so Jay drew up some of those things and wanted to incorporate that to the group so you can see what we are really truly thinking. There are people out there now waiting for the bus, Seton hill students sit there and wait for their shuttle to take them up to campus for food and for class and what have you. We will do tables and umbrellas like we do now.

Pete Cecconi: This demonstrates a lot more than the things I prepared.

Steve Gifford: Any questions or comments from the board?

Barbara Ciampini: I just want to commend you on behalf of the City of Greensburg for restoring this historic building and really caring about it

Pete Cecconi: Were in the process of fund raising right now.

Barbara Jones: I think it will be great not having all of those cords running around.

George O’Brien: It’s the right size and you’re looking at 3D on the screen that right side is swinging in and out it’s not water tight and it’s getting moisture down into the locker room down below. You’re dragging salt and all kinds of things through the facility so it has to happen and we just wanted to make sure this board will give us your blessing.

Steve Gifford: Any comments or questions? Can I have a motion to recommend to City Council approval of this project?

Marc Scurci: I make that motion.

Barbara Ciampini: I second.

All were in favor.

Barbara Ciampini: Thank you that is a very good project.

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**Item # 7**

**Address – 104 East Otterman Street**

**Property Owner – Westmoreland Supply**

**Applicant – Anchor Sign Inc. for PPG**

**Project – Signage**

Joe Weir: I am with *Anchor Sign Inc. for PPG* we are proposing to replace; there are two existing wall signs one on the front elevation and one on the side elevation. Also on the front elevation there is a projecting sign and we are leaving the cabinet there and reface that sign. PPG is going to do this as their corporate imaging to match all the other locations throughout the United States. Basically in a nut shell so they basically want to replace what’s there with new

Barbara Ciampini: You’re also doing that high up sign also.

Joe Weir: Yes, so you have the sign you’re looking at now is on the front elevation non illuminated stud mounted against the wall and that one is illuminated with channel letters.

Barbara Ciampini: It says *Westmoreland Supply* right now.

Steve Gifford: So were losing that corporate name to our skyline.

Barbara Ciampini: Were bringing in a corporate name.

Barbara Jones: Where is the lighting in this is the *PPG* lit?

Joe Weir: This elevation is all illuminated *PPG* illuminates and the paint illuminates and the underscore illuminates.

Steve Gifford: Just to clarify the light is coming through the panel not shining on the red brick, correct?

Joe Weir: Correct on this elevation its internal illumination and on the front it’s not it’s not illuminated but it has existing goose neck lighting.

Barbara Jones: And did you say you’re keeping the *Westmoreland Supply* projecting sign and you’re just going to change the letters?

Joe Weir: We’re keeping the cabinet and repainting it to make it look nice and putting in new faces in the existing cabinet.

Steve Gifford: Just to clarify again the illumination of that that is the paint and PPG logo will be illuminated correct? The projecting sign?

Joe Weir: This sign here I don’t think that one is illuminated.

Barbara Jones: It was.

Joe Weir: Our scope of the work is to reface it and if it is illuminated it will illuminate. Were just re-facing it. The sign that is in there their sliding out the face and sliding in a new face. The blue will be translucent as well.

Steve Gifford: What we have approved in the past is the Westmoreland Supply paint glass and flooring the letters were illuminated and the black background was solid and the WS might have shown red and what they are proposing is the whole field of blue will cast a blue light that we will be able to see from the street we just don’t know how bright it will be. I don’t have a problem with the panel being illuminated and I don’t think there will be much light casting out and this one is done well.

Joe Weir: The white is obviously going to be brighter. That color is not going to be quite as what you’re thinking.

Barbara Jones: I think our guidelines; don’t they recommend that the letters are only illuminated? I think that is what we’ve recommended in the past and we’ve not approved some businesses that wanted to have their entire sign illuminated.

Lee Calisti: The guidelines reads internal illumination of an entire sign panel is discouraged. If internal illumination is used, a system that backlights sign text only is preferred. That has been the model that we’ve had for many businesses.

Steve Gifford: I guess they have an option and can put a skin on the inside that limits the amount of light so the field of blue.

Marc Scurci: Did you say limits or illuminates?

Steve Gifford: I would say limits but it could illuminate the blue.

Marc Scurci: Coming through the blue? It has to either be there or not be there.

Steve Gifford: Correct. You caught that Marc.

Barbara Ciampini: It should just be your logo and the word paint and if you want to do the rainbow that would be okay too. Nothing else should light up.

Joe Weir: Okay we can’t use translucent in the blue area.

Steve Gifford: Correct, is there a street light there?

Barbara Ciampini: Yes there is it’s on that picture right there.

Steve Gifford: Any other questions or comments from members of the board? I make a motion to recommend to City Council approval of this project with the understanding that the projecting sign the field of blue be solid and not translucent. The PPG and the paint and the rainbow band will be able to cast light and will be illuminated.

Barbara Ciampini: I second the motion.

All were in favor.

**Item #8**

**Address – 701 West Otterman Street**

**Property Owner – Philp & Fred Petrella**

**Applicant – Fred Petrella**

**Project – Parking lot-new development review**

Dante Cellitti: I am with *Morris Knowles & Associates, Inc.*  We prepared the plans for Mr. Petrella. The site existing right now is a gravel parking lot and we are making a slight improvement to the parking lot with striping so that way the spots are better delineated and also some minor work with the drive entrance and that will comply with Penn Dots stipulations. It’s just some minor curb work moving the depressed section of the driveway slightly to the right that way it lines up with the proposed driveway.

Steve Gifford: Do you have any photos of the property? I got it.

Barbara Jones: How do you stripe gravel?

Dante Cellitti: I’ve seen it done before and there is more maintenance involved.

Barbara Ciampini: I think I am going to put an end to that. In order to create a parking lot there has to be some landscaping introduced off of the street and that would be a perfect area for landscaping rather than striped gravel. That is also in our guidelines if you’re going to put in a parking lot like that you have to do something. Has Penn Dot given you the curb cut or does that already exist?

Dante Cellitti: There is a permit already there but it was never permitted. We submitted our plans to Penn Dot and they did not have any design comments their only comment is the one I have here on the application.

Barbara Ciampini: Whatever recommendation we make they would have to have that HOP to go along with it along with the landscaping.

Barbara Jones: Are they paving this?

Barbara Ciampini: No.

Barbara Jones: Okay, this is parking for Ready Labor?

Steve Gifford: Right.

Dante Cellitti: Are there any recommendations or requirements for the landscaping in that area, should it be grass or.

Barbara Ciampini: You can mix grass yes we can talk but you have to put something there. The Planning Commission likes low growing perennials; knock out roses, day lilies, grasses, there is going to be salt so you have to watch what you plant. That way Fred won’t have to keep replacing them when Penn Dot throws salt.

Steve Gifford: Any other comments or questions? Are we ready to make a motion?

Barbara Ciampini: Dante can submit the landscaping plan to me and we can get the HOP before the building permit, a compliance permit to proceed.

Steve Gifford; So with that can I have a motion to approve with the understanding that we get additional information to the planning director. So Jackie you can speak up at this point.

Jackie Johns: I make that motion.

Barbara Jones: I second.

All were in favor

Barbara Ciampini: We still have Ashley and I can’t present this for her so we will have to do this next month.

Barbara Jones: I make a motion to table 206 East Pittsburgh St.

Barbara Ciampini: I second. I make a motion to adjourn

Barbara Jones: I second.

Meeting adjourned at 6:00