

**Historic & Architectural Review Board**

Meeting

June 30th, 2015 4:30 P.M.

1. **Call to Order**

Barbara Jones: I would like to call to order the Tuesday June 30th 2015 Historic & Architectural Review Board.

1. **Roll Call**

Barbara Jones Roll call, please.

**PRESENT:**

BARBARA CIAMPINI

LYNN ARMBRUST

JACKIE JOHNS

LOU DEROSE, SOLICITOR

LEE CALISTI, CHAIRMAN

BARBARA JONES, VICE CHAIRMAN

MARC SCURCI

**ABSENT:**

STEVE GIFFORD

1. **Approval of May 12th, 2015, Meeting Minutes**

Barbara Jones: We all received the minutes to the May 12th meeting and are there any changes or comments? I don’t hear any, so can we have an approval of these minutes?

Lee Calisti: I make a motion to approve the meeting minutes,

Lynn Armburst: I second it.

Barbara Jones: All were in favor. Meeting minutes approved.

1. **OLD BUSINESS**

Barbara Jones: Looks like no old business so on to the new business.

1. **NEW BUSINESS**
   1. **41 West Otterman Street:**

**Owner - Westmoreland Culture Trust**

**Applicant – *Re/Max* - Project-Signage**

Barbara Jones: 41 West Otterman St. Bob ok. And you know the drill

Bob Gonze: I am with *Sign-a-Rama* Greensburg. Today I am here to present a sign package for 41 West Otterman Street. What we are presenting is the new signage package for the *Re/Max* office which will be replacing the Hookah Lounge that was there. What we are proposing to replace is the signage that is on the side of the building right now with new signage of *Re/Max.*  The *Re/Max Leading Edge* signage would be full color decal put on an aluminum material replacement coroplast signs that are there now. Over the front door there will be an awning in the color to match the stone on the stairs and then the *ReMax* logo across the front and the balloon on the side. So the signage will be on both sides of the building and the awning over the front door.

Barbara Ciampini: (pointing to the screen) Is there something in this little awning right here?

Bob Gonze: Yes that is the balloon on the side of the awning.

Barbara Ciampini: Just a balloon and a number or just a balloon.

Bob Gonze: Sorry, it’s the *Re/Max* balloon logo.

Barbara Jones: Bob, is that sort of taupe line across the top that existing or is that in the sign?

Bob Gonze: Yes that is the existing façade.

Barbara Ciampini: And are the lights new?

Bob Gonze: Oh I am sorry. Yes, the gooseneck lights will be lighting the signage on both sides.

Barbara Jones: And they are what color?

Bob Gonze: They will be black the outside of the lights will be black.

Barbara Jones: Could they be green to match the building trim? Everything on that building is green right the trim the doors.

Bob Gonze: I think it is sort of an off white.

Barbara Ciampini: No, she is talking about the framing around the windows above.

Lee Calisti: I don’t mind the black.

Bob Gonze: It matches the lamp posts.

Barbara Jones: True.

Barbara Ciampini: I think green would clash with the *Re/Max* signs and their logo theme.

Lee Calisti: Black is fine with me. Dark browns black that is fine with me.

Barbara Jones: Anything else? Approved as presented?

Barbara Ciampini: No, someone has to make a motion. I will make a motion to recommend approval of the signage and the lighting package for 41 West Otterman Street to City Council as presented.

Barbara Jones: I second

All were in favor. Motion passed.

* 1. **124 South Main Street**

**Property Owner: A.B. Mac Properties LLC**

**Applicant: A.B. Mac Properties, LLC**

**Project: Façade**

Tracey Yates Mega: I am the owner of *T Construction* and I am here today presenting on behalf of A.B Mac Properties for the mixed use property they own located at 124 South Main Street

Lou DeRose: If I may interrupt. For the record Lee Calisti has recused himself from consideration of this particular application because he is involved in the process.

Tracey Yates Mega: Lee Calisti is the lead architect. The property is located on 124 S Main, it is a half of block from the courthouse. And the existing building has been vacated for approximately 5 years. Next slide please.

Barbara Ciampini: Tracey, there was a tenant on the first floor, the former owner of *The Iron Works*.

Tracey Yates Mega: The next side is the current condition of the building. The reason for our presentation today is to acquire he approval for the the demolition of the exterior blue façade panels as well as the proposed renovation of this project, which is based on the teams’ evaluation of what the existing underlying façade condition is. We believe from our onsite evaluations that there is a structural field system that supports the blue glass panels that are currently on the building. Beneath it you can see where we believe are half window openings. If the current façade would stay intact to replace the window openings with operable windows would be obstructed by the structural system. Next slide. This shows a sign a historical sign located at the top of the building. *The LaRose Shop* was a women’s clothing store. Our intent is to clean and paint the sign to preserve the history of the building. Next slide please. From the picture that you see we believe there was a fire that occurred in the 1950’s in the building which also is the potential reason for the current exterior façade that was currently installed that it was installed to cover up the scaring of the brick material.

Lou DeRose: That was a fatal fire.

Tracey Yates Mega: That’s a shame. And you can see the window pattern in the top photo replicated in our design because that is what we believe that is the location of the future windows. Next slide please. And again this just shows the exterior structural steel system we believe that is in place that obstructs the windows the replacement windows. Next slide please. This is the first floor plan. Currently the exterior entrance has a door located in the center we are proposing to relocate the door to the right side of the building which is more at grade which would allow accessibility to the building as well as maximize the first floor tenant’s space and allow access to the upper two floors of apartments. Next slide. This elevation shows the materials that we will be utilizing on the project. To the far right side we are proposing a corrugated perforated metal screen solar screen as well as those roses that represent the LaRose sign that we are carrying it through to the exterior design. And that would be a metal panel that would be water jet cut into the metal. Next slide please. This is a rendering of the proposed design. Next slide please. This you can see the solar shade a little more. The solar shade will help break up the symmetry of what we believe is an existing brick facade and it also provides solar screen coverage for the bedrooms that will potential be located on the right side of the right window location. And this also shows the new operable windows that we are proposing to install that will allow light and air to penetrate the upper floors. Next slide please. This is a section of the building showing the upper two floors for apartments as well as the first floor for a potential retail user. It also shows the street view demonstrating the *LaRose Loft* sign to the right of the building. Next slide. This is a focus image of the first floor the new aluminum entrance door front for the project where the yoga studio sign is we believe there has been some scaring that has occurred in the building. So we are proposing a solid panel there as well as the yoga sign board is an extruded board extruded letters on it. The Board will allow for easy changing of the tenants from one user to another without causing exterior damage. As well above the entrance to the right there is aluminum sheath folded canopy with a built in gutter. And also you can see above that the sidewalk sign is fabric sign. Next slide. Just another view of the exterior façade. Next slide This slide demonstrates the color palate or color selections that the owners have chosen for the building. Next slide. The bottom side shows a superimposed well the top slide is the existing google map image of the building the bottom slide shows our proposed design superimposed on for the new façade of the building. Next slide. This shows the signage brackets that we are proposing for the project. Next slide, and the proposed light fixtures or lights for the illuminated sign for the first floor and the proposed perforated corrugated metal for the solar shades and the bottom image is looking from the inside out of the building. Next slide. This slide just demonstrates similar windows replacement windows that we are proposing for this project as well as the next slide is the specification sheet for those windows in more detail. Are there any questions? We do have some building materials and I don’t know if you want to pass this around.

Barbara Ciampini: Yes, we can pass them around.

Tracey Yates Mega: That is the corrugated metal watch the edges are sharp that we are proposing but with larger holes.

Barbara Ciampini: Ok

Barbara Jones: Is this the color or is it a gold?

Lee Calisti: Red

Barbara Ciampini: Oh okay it’s the red

Tracy Yates Mega: And then this is being passed around will show how you can see through it

Marc Scurci: Is it flat?

Lee Calisti: No it is actually corrugated. Barb, can we go way back to the contact image.

Barbara Ciampini: Yes, there you can see the color. That’s pretty

Barbara Jones: That’s nice. I have one question the color on the left is that the original color of the building. Is that painted to the left of the solar screen?

Lee Calisti: Yellow brick is our best photographic representation of the color of the brick that we believe it is. Again the purpose of the approval is to allow us to demolish the side that Tracy presented. There are still some unknowns and we are able to look at the brick from the building cavity but it is difficult to know exactly the color until the blue panels are down. But that is our best representation of what we believe it would look like.

Barbara Ciampini: Bob didn’t you put some of the blue panels up for the last property owner?

Bob Gonze: We replaced some.

Barbara Ciampini: You replaced some of them with vinyl. Don’t you remember what was under there?

Barbara Jones: That explains why the different material. We were wondering why those panels are different.

Barbara Ciampini: The former owners were here a few years about You did look behind it, Bob.

Bob Gonze: (sitting in audience no mc) it’s been so long ago

Barbara Ciampini: It wasn’t that long ago..

Lou DeRose: What is the plan for the back of the building?

Tracey Yates Mega: For the exterior on the back? There are windows on the third floor and we are planning on adding additional windows of that size to the lower first and second floors,

Barbara Ciampini: Does the back have that color of brick?

Lee Calisti: It’s red typical alley red.

Lou DeRose: It obviously doesn’t reflect the front.

Barbara Ciampini: No, that is weird, but normal.

Barbara Jones: Any other questions? Comments?

Barbara Ciampini: I think it looks fantastic! This is a well thought out plan. I love the name.

Barbara Jones: I like how they used the *LaRose* and the historic nod to the historic sign. I knew that sign was there but I forgotten that it was. So I applaud your efforts to restore that. So can we make a motion to approve.

Marc Scurci: I make a motion to recommend approval to City Council

Barbara Ciampini: Second.

All were in favor. Motion passed.

Barbara Ciampini: You will be on Council’s agenda for July 13, 2015.

* 1. **702 West Otterman St**

**Property Owner: Fred Petrella**

**Applicant: Jacob Granata**

**Project: Signage**

Lou DeRose: Let the record show that Lee Calisti has returned to active duty.

Jacob Granata: I am here to propose signage for the business *Old Skool Tattoo* Company located at 702 W Otterman Street. The sign design that you see there is the same dimensions as the last business sign simply the name change and color change only difference. The same location as far as on the building, same dimensions as I said and it’s the same material. It’s a thin gauge metal wrapped in vinyl.

Barbara Ciampini: Is there a frame around it?

Jacob Granata: It’s just part of the vinyl there is no frame around it. It’s all the same piece of metal all the same vinyl wrap. As far as a border yes there is a white boarder around the outside of it.

Barbara Ciampini: It’s just flush with the building.

Jacob Granata: Yes, there is nothing protruding from the building any further the gauge thickness of the metal.

Barbara Ciampini: Normally we recommend that it comes out from the building. That the sign is not actually flush onto the façade. We have recommended in the past applications that a frame be added. Am I correct?

Lee Calisti: That is correct. Are you proposing to put a new sigh over top of whatever material is there?

Jacob Granata: It would literally be the back of the sign of the previous owner.

Barbara Ciampini: Oh you just turned it around.

Jacob Granata: Eventually yes. It’s the same employees it’s just new ownership. We took over from the previous owner. So to make things easier and a little more acceptable we were just going to put a new sign up with a vinyl wrap

Lee Calisti: The purpose of the framing is to give it a little more dimension a little shadow.

Barbara Ciampini: Right

Jacob Granata: As of right now the only projection that would be on it is the previous lights that hang over it. They give it a little contrast, some shadow but that wouldn’t until night.

Barbara Ciampini: That is this right here?

Jacob Granata: Yes

Lee Calisti: How is currently attached to the building?

Jacob Granata: With concrete screws through the vinyl siding into the foundation or the wall I suppose. I believe that the previous owner was here for the same signage question.

Lou DeRose: Is there a second sign?

Barbara Ciampini: It’s a decal on the door.

Jacob Granata: You mean the decal that is on the side of the door that says piercings? That is preexisting from the last business. It’s a decal that can be removed.

Barbara Ciampini: This open sign can never do what it does now. It has to stay a constant open. No flashing.

Jacob Granata: Ok.

Barbara Ciampini: Its flashing. Please place it on “constant”. You saved me from sending you a letter.

Jacob Granata: Ok sure.

Lou DeRose: If you are going to change the door decal we should include that with the recommendation.

Barbara Ciampini: Correct I agree.

Barbara Jones: So are you planning on changing it or removing it completely.

Jacob Granata: Remove the decal?

Barbara Jones: Yes

Barbara Ciampini: Well it says *Old Skool Tattoo* so he is putting it in there. It’s new.

Barbara Jones: Yeah that should be a part of the sign package. That is the only signage you are doing on that building. You are not going to do anything with the billboard.

Barbara Ciampini: He can’t do anything with that former sign. It’s a nonconforming sign and should be removed by the owner.

Jacob Granata: We discussed it when I was filling out the application we were told we weren’t eligible to use it.

Barbara Ciampini: I have told Mr. Petrella to remove that billboard it’s a nonconforming sign.

Jacob Granata: We have gotten into a discussion with the landlord as far as removing the billboard but he claims that he is going to go through you guys to see what he needs to do.

Barbara Ciampini: He knows what he has to do. He has to remove it.

Marc Scurci: Do you have lights or anything?

Jacob Granata: Yes, there are preexisting lights that are above it.

Barbara Ciampini: You can’t see them but there are like dusk to dawn (point to screen) here and dusk to dawn light here.

Jacob Granata: The lights are directly above the signage that light the sign and then (out of the picture) on the corner of the billboard we have one big spot light that lights up the parking lot which also throws light on the sign on the building. And the other preexisting light will be above the door way. There is nothing in the back but there is no advertising in the back either.

Marc Scurci: What do we have for the color?

Barbara Ciampini: They are *Steeler* colors.

Jacob Granata: I believe that has the dimensions on it as well.

Barbara Ciampini: From the stand point that we always have been consistent with these types of signs even if we missed in the past this is our opportunity to correct it. I really think that there should be a frame around it and it should come out from the wall not flush mounted.

Jacob Granta: Now as far as come out from the wall eventually just place some brackets behind it so it sticks out a little further.

Barbara Ciampini: So there is a shadow.

Jacob Granta: OK

Barbara Ciampini: So it actually creates a shadow. Actually as we started to say it gives your sign a more permanent look like you’re a real business, not a temporary one.

Jacob Granata: And as far for the framing essentially a thicker boarder than what we have?

Barbara Ciampini: A thicker white or whatever you have here.

Marc Scurci: Maybe if we should clarify our recommendation on the depth of the projection do we have a suggestion on that? Like 3 inches 5 inches.

Lee Calisti: Shouldn’t it be 1 ½ to 3 inches?

Marc Scurci: Yes, and the other recommendation is that those brackets not be right on the edge if you can help it. In a little from the bottom right.

Jacob Granata: Ok that should not be a problem. Structurally as far as the metal goes it is relatively light.

Marc Scurci: What is the height at the bottom of the sign do you know approximately?

Jacob Granata: From the bottom of the sign to the ground? Roughly about 8 foot.

Marc Scurci: So no one can hit their heads?

Barbara Ciampini: No and I don’t think any of the *Cleveland Cavilers* are coming this way for a tattoo.

Barbara Jones: Are there any other questions or comment?

Barbara Ciampini : So we are ok with the frame?

Barbara Jones; I think in the vinyl

Lee Calisti: Yes we allow that especially with a projecting contemporary sign.

Barbara Jones: Once it is projecting that border will act as a frame. Do we have a motion?

Lee Calisti: I will make a motion to approve the project as we discussed it and as presented with the minor changes of the projections away from the building and vinyl frame will be adding matching decal on the door.

Lou DeRose: Have him submit a copy of the decal to the planning office.

Barbara Ciampini: You can email it.

Jason Granata: Ok that’s not a problem. Do you want it in the same format as what we have for the signs? Ok

Barbara Ciampini: I second the motion

All were in favor. Motion passed

* 1. **Address: 555 West Pittsburgh Street**

**Owner: Ty Chi/ Odyssey Real Estate ENT Inc.**

**Applicant: Amrik Singh/ Sukhleen Corp**

**Project: Façade and Signage**

Barbara Jones: Can someone please come to the microphone and state and spell your name.

Iqbal Singh: We represent the Sukhleen Corporation 555 E Pittsburgh St also known a Choice gas station. We have Center Independent Energy here, Christian Stein and he will do the presentation.. And this will definitely help the community will the nicer cleaner image.

Barbara Ciampini: Do you gentleman have cards?

Barbara Jones: And if you would please spell your names it would be helpful for the recording.

Christian Stein: I’m a partner with *Center Independent Energy* and we are the wholesaler for *Marathon* and *Shell* in this market. We are here today to talk about a proposal to convert this location from its current *Choice* image to a *Marathon* image. We would like to discuss 4 changes. One is the removal of the yellow awning which is damaged and basically we would be removing it than painting the existing roof and I can give you samples of the colors.

Barbara Ciampini: So it’s a name change so everything changes?

Christian Stein: It’s a complete reimaging. It’s from an unbranded gas station to a branded gas station. It’s from *Choice* which is an unbranded gas station to *Marathon* which is a branded gas station. So that would be our first request and the second on would be

Lou DeRose: The first request is to remove the yellow awning. What does that leave?

Christian Stein: It would leave the existing roof structure which can be painted.

Lou DeRose: Is that what I am looking at that is painted navy blue.

Christian Stein: No, because that would be removed and behind there would be an existing roof structure.

Lou DeRose: So there is no new blue awning?

Christian Stein: That is correct.

Barbara Jones: There is no blue awning even though that is what you are showing us in the photo.

Christian Stein: That is correct and it would be replaced with a navy blue mansard metal roof.

Lou DeRose: And the top of the building you do not have a picture of it for us tonight do you? What is under that awning? What does the building look like without the awning?

Christian Stein: It’s a mansard style roof metal shingle roof. It’s pretty consistent with what those buildings are and how they were originally constructed. We would be painting the mansard metal shingles.

Barbara Jones: What color would it be painted?

Christian Stein: It would be painted either and navy blue or a slate grey.

Lee Calisti: (pointing to a sample) One of these

Christian Stein: Yes

Lou DeRose: The navy is close to what the Marathon blue is right?

Christian Stein: That’s correct

Barbara Ciampini: So I’m confused we are not doing this as depicted in the photo?

Barbara Jones: No

Christian Stein: No

Barbara Ciampini: Do you have a picture of what you are proposing? A photo or anything like that?

Christian Stein: We wouldn’t be able to uncover the roof because it is covered with the awning. But it is a simply mansard style roof.

Lee Calisti: How did you determine that there was a mansard roof behind there? Is there a way?

Christian Stein: There might be a way to look up there.

Lee Calisti: I didn’t know if you were on the roof or if you had special access to see that you didn’t have the ability to present it.

Christian Stein: I can’t answer that. I just know we have done a lot of these and they have been consistent with the mansard roof. And it is consistent with what we have done.

Lee Calisti: So what would happen if you took off the *Choice* awning and it didn’t have a mansard roof or was damaged or there is something else there? Is there a brand standard for putting something there?

Christian Stein: Well, there would be 2 options at that point I suspect that there will be a metal shingled mansard roof, but we would paint it. But if we didn’t we could put an ACM band on it which would be consistent with the *Marathon* brand or we could replace it with an existing dimensional metal shingle. But I suspect we would be back to discuss that.

Lee Calisti: Ok for the board’s edification an ACM would be an aluminum composite material and much like you see on automobile dealerships. A smooth metal of whatever color of choice.

Christian Stein: Yes. I mean this is going to be consistent with all the pictures of roofs it is going to be consistent with a mansard style roof. We have converted quite a few of these so I am familiar with it. If it was damaged there is going to be something there if it’s not metal it is going to be a shingle and if it is a shingle than we would come back but in that situation would propose a dimensional shingle in slate gray which would be consistent verses an ACM band. Which would probably be a little inconsistent with the standard. So I think we would propose a quite frankly I think we would recommend a dimensional shingle. It’s clearly going to be a mansard style. This picture will give it a little more detail but that is why it’s built out they had to build it out to cover up the mansard style roof. Our intent is to paint it those 2 colors but I understand if it is not there I certainly would either we can come back and propose a shingle or a band.

Barbara Jones: So tonight you are really asking for a recommendation to take down the awning and to rebrand the gasoline pump area?

Christian Stein: Well the awning is the first part there are 4 parts but I think the first is the removal of the awning and painting the mansard metal shingle

Barbara Jones: Can he do that once he opens it up?

Barbara Ciampini: Yes if there are no major issues I could refer it back to the board and via email.

Christian Stein: I understand exactly what you are asking for I just think when you look at this picture there really is no way to identify it. I can’t tell you until we open it up.

Barbara Ciampini: So you think it’s a mansard roof.

Lee Calisti: Well we aren’t rendering an opinion for or against anything we are just looking for clarity of what you are asking us to look over.

Barbara Jones: What you are asking for?

Christian Stein: I understand completely. So that was the first step the second thing I can give you a better answer, and that would be replacing the existing back lit awning which is the canopy structure. You can see right here (pointing to the screen) it’s basically an awning. It would be removed that and replaced with a *Marathon* ACM fascia which would have the *Marathon* channel letters.

Barbara Ciampini: The actual structure is staying you are just taking all yellow down?

Christian Stein: That’s right I do believe there is a picture showing what the skin it would look like which would be consistent with our design. There you go that is very consistent with what you would see and then we would replace that with what we are proposing to do it. It is a backlit vinyl it’s very subtle and I can show you the material. This is the backlit vinyl. Very subtle, very nice There are 2 options for the canopy one is the traditional ACM and the other is the backlit vinyl with LED lighting.

Lou DeRose: Are you choosing or are we choosing?

Barbara Ciampini: I think we are.

Christian Stein: There are options and I think with the *Marathon* brand there are about 5000 locations they go into all different areas so I think there are choices. We want to accommodate

Barbara Jones: So on this material this is the one that has the channel letters? Or do both have the same letters?

Christian Stein: This would have the channel letters you are not going to be able insert channel letters on the vinyl. Your ACM would be for that.

Barbara Jones: So that is the vinyl that he showing.

Barbara Ciampini: Right! That one has red the other one only has blue.

Christian Stein: This would be the ACM without having the channel on it.

Barbara Jones: So these are sitting on top this material they are just vinyl

Barbara Ciampini: Yes, they’re flush

Christian Stein; I think our preference is going to be the ACM.

Barbara Ciampini: Those are raised? Those are the LED?

Barbara Jones: No behind

Christian Stein: No behind here is the LED and channel letters as well

Barbara Ciampini: Do we have any examples anywhere?

Barbara Jones: You see this at night

Christian Stein: Yeah only the pictures.

Barbara Ciampini: So the words don’t light up?

Christian Stein: It is going to illuminate through the vinyl.

Barbara Ciampini: Because it’s vinyl? So it’s all going to light up.

Christian Stein: That is correct.

Lee Calisti: Let me ask a question again if I might. Which of these two canopies are you asking for us to review?

Christian Stein: The ACM with the channel letters

Lee Calisti: Ok so anything else that looks like vinyl canopy we should disregard for now.

Christian Stein: Unless it’s there is preference towards that.

Lee Calisti: What is *Marathon’s* position?

Christian Stein: They don’t have one.

Lee Calisti: So they are equal in terms of representing their brand and they are equal in price?

Christian Stein: The backlit would be more expensive. The backlit vinyl with the LED

Lee Calisti: Ok so you are asking us your first choice is to put up the aluminum compost panel with raised channel letters of Marathon?

Christian Stein: That is correct.

Lee Calisti: But that image does not appear on the images submitted to the City. It only appears in your packet that you have in your hand.

Christian Stein: That would correct. And we can also put up an ACM up with just the Marathon letters on it as well. And not illuminate it.

Lee Calisti: If you selected the aluminum compost material panels with the raised channel letter how that is lit or is it not lit at all?

Christian Stein: The raised channel letter would be lit with LED’s

Lee Calisti: They are lit from behind?

Christian Stein: Yes effectively there would be 2 options the raised channel no channel with the ACM and the vinyl. So I think just to clarify the option A with the ACM without the raised panel or option B with the vinyl

Lee Calisti: Can you just give us one option don’t give us option A or B just give us what you want.

Christian Stein: Non- illuminated ACM.

Barbara Jones: So what would be illuminated at night how is the sign going to be lit?

Christian Stein: That would not be illuminated at night. It’s really you guys have a choice whether you want back lit or whether you want an ACM

Barbara Jones: I think we need to see the actual example of what you are proposing.

Christian Stein: That is your backlit ACM right there (pointing to the screen)

Barbara Jones: But there is not one of the one you prefer right?

Christian Stein: That would be to go. That is what I think we would like to propose. (pointing at the screen) That is your backlit vinyl no channel very subtle. I think that would work.

Barbara Jones: So that is all illuminated at night.

Christian Stein: That is correct with LED’s

Barbara Jones: So you are showing us what you want?

Christian Stein: That’s correct

Lou DeRose: And that is a change from what you said earlier?

Barbara Jones: Yes, that is a change? Because you said you wanted the channel letters but now I’m confused.

Christian Stein: That is the one that we did on Route 30 it’s backlit. It’s really a dealer’s preference frankly it means if it is going to be more expensive and it looks better.

Lee Calisti: Just for clarity no one here is has rendered an opinion yet. So we are really looking to you for to tell us what you want. What would you prefer, what are you proposing and then the board can render an opinion because we don’t know what you want. So you seem like you are defensive or you are hesitating in rendering what it is that you want to do. Because you are looking at us to say yes or no but no one on the board has said yes or no yet.

Christian Stein: No I understand. I hear you. I guess what I originally general what we have always given to HARB is options and what are your thoughts. I think in this situation if I were to choose I would probably go with the backlit. Because I think it would look better. I think you could go either or but I think the backlit.

Barbara Ciampini: What are the illumines like as compared to what is there now, because you are in a mixed commercial/residential area; which is a concern of mine. Are you planning on lighting it up more or less?

Christian Stein: It’s very subtle and I think, I have seen the *Choice* canopies and they are just loaded with fluorescent bulbs very bright and tacky. They are just not this is definitely a subtle because we have it out on Route 30

Lee Calisti: So we don’t have a shot of the existing condition at night to compare brightness to what you are proposing. But you are saying is that what is there now is brighter than what you are proposing?

Christian Stein: No doubt about it.

Barbara Jones: Because LED’s are traditionally brighter.

Lee Calisti: It all depends on the wattage.

Lou DeRose: What kind of lighting I need clarification on. Because there is the sign lighting and then there is the down lighting. And I would like to hear what he thinks of each separately. You said that the subtle lighting would be the back lit *Marathon* vinyl

Christian Stein: There is no down lighting with this.

Barbara Jones: Oh there isn’t? What about under the canopies?

Christian Stein: No just the canopy lighting and it’s just your LSI lighting

Lou DeRose: That’s not what I asked you. I asked about the canopy.

Christian Stein: That is not changing. We don’t have any proposal to change that.

Barbara Jones: So that is exactly the way it’s coming with Choice. What is under there now is staying.

Christian Stein: What is under there now are staying. Correct. We don’t have any proposal to change that.

Barbara Jones: So that is what it looks like and it will still look like that

Christian Stein: Correct but you would not have that awning style it would be flat backlit

Barbara Jones: So that picture that you are showing us of the *Marathon* is an existing Marathon somewhere else.

Christian Stein: It’s on Route 30

Lou DeRose: North Huntingdon.

Christian Stein: That is correct.

Barbara Ciampini: Now is this building going to be similar to the roof of the new building like once you take the awning off is that how the building is going to look on East Pittsburgh Street? Like this looks here?

Christian Stein: No, because that is an under canopy existing building. That has a flat ACM on it. The Mansard would be different.

Lou DeRose: That building has white frontage on it. I see white and *Choice* is not, it’s like a brown.

Christian Stein: And we aren’t a big fan of painting brick because it just leads to maintenance issues.

Lee Calisti: So this image only articulates to the canopy?

Christian Stein: The backlit canopy

Lee Calisti: Anything below is not relevant to what you are proposing?

Christian Stein: Correct

Lee Calisti: Ok so that is the second one

Barbara Jones: So the third thing is?

Christian Stein: The primary ID sign

Barbara Jones: Right that is what your proposal is for four parts right? So now the third part.

Christian Stein: We can go to the third part but I think it incorporates a couple of parts of the property. I would rather go to the primary ID signs

Barbara Ciampini: Which one is that? (looking for a photo from the presentation?)

Christian Stein: That’s would be replacing the existing panels with the Marathon primary ID sign.

Lee Calisti: Is there an image of that?

Christian Stein: There have 3 but I will give you my thoughts on that. They have 3 styles of Primary ID signs

Barbara Ciampini: I don’t know about anyone else but I am totally confused.

Christian Stein: I can show you the 3 and this basically what we would propose because you got the name of the business with the LED primary ID. They provide 3 grades if you would want to see the 3 grades in the primary ID sign and the also have the sign where the price sign and then there is a

Lee Calisti: Don’t even go there we will save you the time. So that would be your preference right there (pointing to screen)

Christian Stein: That is correct with the name Greensburg Express on it.

Lou DeRose: The same size?

Christian Stein: The same size.

Barbara Jones: So that is number 3

Christian Stein: If we could go back to the front of the building where you see underneath the awing you see the yellow band we would like to propose in replacing that to a blue band which is identified.

Barbara Ciampini: So there is blue here (pointing to the screen) and blue here.

Christian Stein: Or it is like slate gray. We would propose replacing that with either this or Greensburg Express.

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Barbara Ciampini: For Greensburg Express? I like that one.

Christian Stein: Just with some identification because the property is over signed I think to be able to get some lettering here (pointing to the screen) it will make it much more acceptable.

Barbara Jones: That is within the sign size. Is it existing?

Christian Stein: It is existing?

Lou DeRose: Could you put it on the record how those two differ

Christian Stein: For the record the one would be the name of the business and the second option would be the name of the business with the identification of the merchandise being sold.

Barbara Ciampini: So we could rid of all these other things?

Christian Stein: I think you could start to eliminate some of those.

Barbara Ciampini: Do you want me to go to the pumps?

Christian Stein: The pumps the curve painting and the general clean up would be the final request. Effectively it’s a pump replacement with the Marathon image and they are universal of their image. I am sorry about the confusion on the canopy. My experience has been with multiple options for HARB meetings.

Barbara Ciampini: We like options be they have to be clear and concise. It is hard we just want to be able to look at it and see it. We just want to look at it. You saw a great presentation earlier this evening. That’s our expectation. This is painful for all of us.

Christian Stein: I understand and I think that for the canopy just to clarify it would be the backlit fascia

Lou DeRose: Again let’s clarify the record for these new pumps look like every other pump

Christian Stein: That is correct consistent with the paint

Barbara Ciampini: (pointing to the screen) They look like that.

Lou DeRose: The pillars how do they differ from what are there today? Because I have seen two different pillars

Barbara Ciampini: You have? Ok that is different that is a pillar with paint on it.

Christian Stein: For this location it would be paint. To paint the columns

Barbara Ciampini: And they would look like that?

Christian Stein: No

Barbara Jones: Ok right now they are solid black or some other color.

Christian Stein: If you go to that picture they would just simply be painted.

Lou DeRose: What color they are actually smaller.

Christian Stein: White and that is correct they are smaller. The problem is there is no standardization to the way these gas stations were built in the past. So you have all these different options. These oil companies are trying to standardize the image. Some of them have internal gutter system some of them don’t and that is why you have all those different options.

Lee Calisti: It’s just not gas stations that are doing it.

Christian Stein: No car dealership are doing it, too. I think the intent with *Marathon* and as distributors with the *Shell* brand and the *Marathon* brand we are pretty cautious where we are going to invest this type of capitol in these image improvements. So we look pretty hard at these unbranded locations before we convert them because one we want to make sure that it makes business sense and two we want to make sure we are dealing with an owner who understands that we are move to a brand requirement. And when it is branded these things are now part of a monthly inspection process in the terms of cleanliness standards, sign standards, ties strap standards. There are a lot of requirements that they go through and these dealers will be debranded if they don’t maintain a certain minimum score. We have to be extremely careful where we put that investment. The dispensers are $15,000.00 apiece. We want to be cautious when we do that.

Lou DeRose: Again pumps, poles?

Christian Stein: Curbs?

Lee Calisti: curbs painted

Christian Stein: They are painted black. We seal coating the lot and line stripe the parking lot. . Power washing also happens. We are basically painting the sign poles the light poles. They all are being painted white. So you are creating the continuity of the brand in terms of the image

Lou DeRose: You didn’t show us the sides of the building. Are you doing anything to the sides of the building?

Christian Stein: No

Barbara Jones: And they are just brick now?

Christian Stein: Yes

Barbara Jones: Ok then is that everything?

Christian Stein: It is I am sorry about the options I was under the impression that you were going to provide some opinions.

Barbara Jones: We could have if you had pictures of everything to show us we could have maybe told which one we preferred, but that isn’t or wasn’t the case.

Lee Calisti: Well I think it would be easy if you say here is option A here is option B. Succinct, clear, done. So there are some other people involved who are not hear that prepared this so.

Lou DeRose: You made the decisions.

Christian Stein: That’s right I made the decision. I live in a community with a HARB board so. I wanted to put on an addition and I can tell you that it took 2 years on the process but it was a good thing. There were lots of options but I made the decisions.

Barbara Jones: I would like for someone to make a motion including the part #1 which is removing the canopy and exposing the roof and then you will send to Barb’s office the material that you decide if you have to replace that roof or if you are going to paint it. And tell us which color.

Christian Stein: that’s correct.

Barbara Jones: And then part 2 is the vinyl backlit fascia sign with Marathon and that is on the canopy, the underside of the canopy remains the same. Part 3 is the main freestanding sign which remain the same size but will change to the option that you presented with the name of Greensburg Express and one gas price and the Marathon logo. Part 4 is all the other things the pump replacement with the standard Marathon gas pump, pillars painted white, curbs painted black, light poles, sign poles all painted white. And the sides of the building will remain as is.

Christian Stein: And the building band that is existing yellow.

Barbara Jones: And the building band under the canopy will be painted blue with the name of Greensburg Express with additional vinyl letters with the example of merchandise inside.

Barbara Ciampini: This sign if you recall the signs on the Gateway has been leaning more to that of a monument type sign instead of a freestanding pole sign. This is our opportunity to correct this and to have it coincide with our design guide lines for the corridor.

Barbara Jones: Does *Marathon* have a monument sign?

Barbara Ciampini: Today what you showed has to be lower to the ground. I don’t know if location is going to be conducive for vehicular traffic I mean there is a red light and crosswalks way back here. That has to be looked into for safety reasons. This is our opportunity to bring this sign into compliance with the thought process of the Gateway District.

Christian Stein: I can tell you that effectively that is the *Marathon* monument sign on a pole. And one of the issues that when we see those reduced the ability for traffic to pull out safely. But I don’t want to confuse you but there are a lot of different design options. To just replace it with what is there that is a monument sign. What we are proposing that is a monument sign.

Barbara Ciampini: Maybe by your definition.

Christian Stein: You are thinking on the ground.

Barbara Ciampini: Right. This is not a speedway through here it’s not Route 30 By Pass. The cars travel at slower rates of speed. And you might want to look long the corridor to see some of the signs that we have been approving for the district: *Advance Auto Parts, Auto Zone, State Farm,*

Lou DeRose: *Quatrini Rafferty*

Barbara Ciampini: Yes and their sign is huge but they have a big front yard to accommodate it.

Christian Stein: My concern with that would be consistent with the *BP’s* and the *Sunoco’s* these signs are pretty consistent for what is in that area. And I also think that unlike a lot of monument signs you may have *Advance Auto* or whatever you may have their not providing them, they may be using them for advertising these are not being used for your advertising certainly the *Marathon* image but you are really providing to the motoring public the identification of the price. I think there is a difference.

Barbara Ciampini: Well, *Sheetz* did it

Christian Stein: Well you can do it, but I think it is a little but I think when you start dropping them to the ground. My experience with that has been traffic in terms of pulling out blocks it and it can impact the user in terms of clearly identifying the price. You

effectively can’t drop the sign to the ground without putting a masonry base or some type of system in place.

Barbara Jones: I think I have seen them they are freestanding and they are not necessarily low. They are taller they are not poles they are solid. Have I not seen signs like that?

Christian Stein: Yeah they would be a dual pole and they would have there are two ways that they could be done but generally they are usually a dual pole sign and they have the logo on the top and then they have the pricing component of the sign and then they have the business name and they come in six foot or eight foot sections in the terms of two poles. That is not a monument that is usually a larger sign because effectively it’s more vertical than horizontal where as that is your traditional in Fox Chapel where they put a *Shell* station in place we put that style sign up specifically *Shell* makes the same one.

Barbara Jones: I think it’s a nicer looking sign than the one that’s there now.

Barbara Ciampini: I can’t vote for something that doesn’t coincide with what we been doing. We have to give it a try. If it doesn’t work because of safety issues, then fine, but we haven’t even looked at ti.

Lou DeRose: Coming out of the Police barracks is that a no turn on red intersection?

Barbara Ciampini: I don’t know.

Lou DeRose: It is coming from the school. I don’t know if they did that because of the State Police.

Barbara Jones: I think you’re right I don’t think you can turn right on red there.

Barbara Ciampini: You can see the stop walk right here.

Lou DeRose: And the crosswalk a low sign must interfere with vision if you can turn on red but if it is a no turn on red.

Barbara Jones: I don’t think you can turn on red that’s where you can turn at State Farm and go out the alley.

Christian Stein: I would be more concerned with traffic coming in front of the station at a certain speed and the person who wants to pull out there because they are sitting there eye level with that sign and it is not sitting back from the street more than probably 12 feet. I could see there being a real problem there were they aren’t able to see the incoming traffic. Traffic which would be coming in front of the station when they pull out. I have been around a lot of gas stations and I have seen real problems with that. Generally when I see a monument sign traditional it is masonry it is often elevated off the ground it certainly going to be elevated at least two or three feet from the ground usually higher with some landscaping around it but what is consistent with that is it’s far back. Then you have set back requirements. I think the issue with that is removing the footer and a pole. I don’t know what your setbacks would be. But you are taking something down and I think there is going to be very serious risk there with that traffic coming up that street. And I also think while it is consistent with the business which are maybe advertising it’s inconsistent with gas stations. That the 2 BP’s and the Sunoco I really think there would be liability and risk there. And I think it is an entirely different it is effectively masonry structure which would be built and then you insert that sign into the masonry structure.

Barbara Ciampini: I can’t vote for it the way you have presented it.

Lee Calisti: Can you exit onto Pittsburgh Street (pointing at screen) at this curb cut and turn right?

Barbara Ciampini: There is no curb cut you can drive in all along here. There are a lot of curb cuts there.

Lee Calisti: But onto Pittsburgh Street

Barbara Ciampini: Right here (pointing at screen) onto Pittsburgh Street

Lee Calisti: So there is an exit there? So if there was something on the ground there.

Barbara Ciampini: pointing at the screen) You pull out right here and that is the end of the sign here. I am not asking for a sign that would come in any further than this pedestrian cross walk.

Christian Stein: I can’t put a sign like that unless it is built into or some type of system it has to be able to be inserted. I would be in terms of setback requirements visual requirements I don’t see that is going to work.

Barbara Ciampini: You are just surmising that. You are not a traffic engineer neither am I but I know what are goals are for that Gateway. Until we look into it I would make a recommendation that we table the full application until next month until we have a more concise presentation and that we know exact what it is that we are approving. And I will put that in a form of a motion to table it.

Lou DeRose: A motion to table it is in order

Barbara Jones: Are there any other comments?

Lou DeRose: Is there a second?

Christian Stein: The only thing I would add is just we can’t present a sign we won’t have an option to do that unless there was an entirely different structure. You removing a pole and are putting in footer details again I just don’t know

Barbara Ciampini: I don’t either but I going to bring it up with the confusion of the whole application.

Lee Calisti: Well based on the ambulated and lack of clarity for the presentation and for the sake of the board having a visual identification to things that Barbara was listing I would second Barb’s motion. If for no other reason to have a succinct presentation so that we are not wondering did we say A or B yes or no. And then the next time it is presented it’s clear A boom B boom C boom. We discuss, debate and argue the monument sign and discuss merits from a safety stand point as well as the merits of the visual stand point but it seem we are stalemating otherwise and due to the silence of the board so far I am surmising there has been uncertainty of what it is you are presenting and based on the precedent of the last half a dozen years when these type of applications come before us we have tabled them so out of respect for that process I second Barb’s motion.

Lou DeRose: It gives you an opportunity if it is tabled to come back with an alternate proposal on the major sign. It would be a lower sign if you could figure out how to do it. You could say this is what it looks like and it may not be what the board wants but it gives you the opportunity to meet that issue head on.

Barbara Ciampini: You might even be able to lower it on that pole.

Lee Calisti: Well if I might add to be able to identify to the board your concerns for traffic safety the single way to illustrate that clearly is to take a series of photographs a panorama moving about site and placing an object in photograph in that position and letting us see whether or not the traffic is obstructed or not. So you would be able to demonstrate to us and then we would be able to then choose safety over visual branding but right now we are guessing you are saying that it is going to be blocked we are saying the standard we want to follow and we are not moving anywhere. So the one way to convince a board your position is illustrate it with a photographic image and then it is indisputable

Barbara Ciampini: Then when we get someone who questions it we have an answer.

Lee Calisti: Then if we see that there is a potential for traffic or safety problem obviously we would choose safety first. Undeniable. We can’t sit here and debate it. So if you could take a series of photos 5 or 6 moving about that intersection and you could put anything in the photograph hopefully your branded image and say see it is blocking traffic. And we could clearly say on yes we see your point its clear thank you very much.

Christian Stein: I understand would it be possible to get permission for the dispensers to replace the dispensers, to paint the canopy columns, and to start that work along with removing the yellow existing yellow awning on the building. I think that accomplishes two things one it will allow us to identify want is behind that and

Barbara Jones: And then when he comes back maybe you will know the answer to that

Barbara Ciampini: Yes, if that is what you are going to do remove the dispensers.

Christian Stein: Replacing with the new dispensers.

Barbara Ciampini: With the *Marathon* on it

Christian Stein: Yes, with the *Marathon* brand on it.

Lee Calisti: When you say dispensers do you mean gas pumps?

Christian Stein: Yes I mean gas pumps

Lee Calisti: So you want to replace the gas pumps you want to take the yellow canopy off the building to investigate what is really under there

Christian Stein: That is correct

Barbara Ciampini: That is about the only thing he can do because it has to go to Mayor and Council for all the other things. We can’t be telling you can do this and that. They are going to say what are we doing here?

Lou DeRose: It is all one presentation

Lee Calisti: But I think it could be helpful to move their process along if they could see more.

Barbara Ciampini: They can take the canopy off,

Lee Calisti: What is behind the canopy then there is no guessing.

Barbara Ciampini: You can’t go into anything further until you get final approval and the next time we meet July 21st and then City Council on August 10th and then any time after that its fair game to do whatever you want to do.

Lou DeRose: Actually 30 days away

Christian Stein: I agree and I understand for the canopy option the sign I hear you. But to replace the dispensers there is only one style to do that I think it puts the business at a disadvantage not to have the modernized dispensers. There are no other options for replacing the dispenser

Lou DeRose: Have you taken over the station?

Christian Stein: We supply the gas to the station and it is Marathon gas. There is real lead time on the dispensers and it could take I am a little concerned with the timing

Barbara Ciampini: Ok let me amend my motion I’d am amending my motion to exclude all signage in relationship to the project. The awning, on the dispenser system, the canopy fascia, etc.

Lou DeRose : I know what you want to do if you want to separate the big sign and the fascia you need to do that in a way that the record show that. If you agree to that separation because it is a package deal. You could ask us to segregate out those two issues for another day. But I think it has to come from you that you are agreeing to that. Then will have done our job. You could segregate those out.

Lee Calisti: I thought there was on 2 things we were agreeing to it was to allow him to do a partial demolition of the exciting canopy on the building to investigate the existing substructure and 2 to replace the gas pumps and that’s it. I thought that was all he could do and then he could amend his presentation clearly and to come back with the rest of it. But these things allow him to be in operation and these things allow him to do demolition so he can understand what construction he is facing.

Lou DeRose: I agree with that all I want him to do say for the record is that he agrees with that separation.

Christian Stein: We would agree to table the awning, fascia and the primary ID sign and proceed with replacement of the pumps and removing the building awning

Lou DeRose: And that yellow thing below it.

Christian Stein: Yes and the yellow band below it.

Lee Calisti: So now if there was a motion and a second do we need to vote that down and start over

Lou DeRose: No

Barbara Ciampini: No we never voted on it.

Lou DeRose: This is just really a total amendment of that first motion by Barbara we need a second for the new motion amendment.

Barbara Jones: I second the amended motion

All were in favor.

Barbara Ciampini: I will put those 2 things on the City Council’s agenda for July 13th so don’t start anything until the 14th.

Christian Stein: We will apply for the next HARB meeting

* 1. **118 North Main Street**

**Property Owner: Sean Cassidy & David Pohland**

**Applicant: Sean Cassidy**

**Project: Signage & Façade**

Bob Gonze: I would like to present a very short and succinct presentation. Basically Sean Cassidy has asked us to present the painting & façade renovations and signage approval and removal for the Jamison building at 118 N Main Street. There is a package that I do believe you have that outlines the color palette that he selected for the building trim and railing also other parts of the building. There are parts of the building that are rotting and falling apart.

Barbara Ciampini: (pointing to the screen) Please tell me you are taking this monstrosity out of the staircase.

Bob Gonze: Which monstrosity?

Barbara Ciampini: (pointing to the screen) This old faded sign.

Barbara Jones: That sign.

Barbara Ciampini: That has to come out of there.

Bob Gonze: Sadly that sign will be removed permanently. There is one question I had but there are 3 signs that are staying on the building. There is one left of the door and there is one to the right of the door which is basically a directory. The directory unit will be painted but the unit will stay. And the sign to the left for the jewelry store or whatever it is will stay and the sign facing the parking lot will be updated reframed, repainted and a new face put in. The sign at the foot of the stairs will be removed permanently. There is also a window that is going to be covered with cement board and painted. The only thing that I am not sure of is the *Jamison* building letters currently they are black metal letters they have to be removed for the painting they specifically haven’t asked us to replace them but I hope they do.

Barbara Ciampini: I hope they do, too!

Lou De Rose: That’s the name of their building. They should do it.

Barbara Ciampini: Yea that is the name it’s not the Cassidy building.

Lou DeRose: The other question is you called it a directory on the one side.

Bob Gonze: Correct

Lou DeRose: It isn’t really a directory you have a sign on the other side

Bob Gonze: The directory only has one name in it. It’s a metal box with a glass door that opens its classic. It’s historic to the building.

Barbara Jones: So they want to keep that? So that is why the other sign is on the other side of the door.

Bob Gonze: Correct.

Barbara Ciampini: They don’t want to have a projecting sign or anything like that?

Bob Gonze: Not at this time.

Barbara Ciampini: I make recommendation that we approve this package as presented.

Barbara Jones: Can I have a second.

Marc Scurci: I second it.

All were in favor. Motion approved

Meeting adjourned @ 6:55 PM