

**Historic & Architectural Review Board**

Meeting

March 24th, 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 March 24th, 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 several items on the agenda tonight. Vicky, may I please have a roll call. The next item on the agenda is the approval of the February 17th, 2015 minutes.

Lee Calisti: I’ll make the motion to approve last month’s minutes

Marc Scurci: Second.

All in favor. Meeting minutes approved.

Steve Gifford: We have no old business; we have five new items on the agenda tonight. The first one is for 990 North Main Street.

NEW BUSINESS

1. **990 North Main Street:** Owner – 990 North Main Street Limited Partnership - Applicant – Larry Wolfe R-K Neon – Project-Signage
2. **114 West Pittsburgh Street:** Owner – Rick Mori – Applicant – John Ghrist – Project – Signage/Façade
3. **643 North Main Street:** Owner – Columbus Home Club – Applicant – Moses Jevicky – Project – Façade
4. **637 East Pittsburgh Street:** Owner – Hose Co. #7 Beneficial Association – Applicant – Greensburg Hose Co. #7/Vince Fontana –Project – New Development
5. **103 Westminster Avenue:** Owner – Greater Parkview Church – Applicant – Bishop Carl Jones Jr. - Project – Signage

**Item #1**

**990 North Main Street**

**Property Owner – 990 North Main Street Limited Partnership**

**Applicant – Larry Wolfe R-K Neon**

**Project – Signage**

Larry Wolfe: R-K Neon Sign Company. I am proposing new signage for *Sleep Source* at 990 North Main Street.

Steve Gifford: Can you describe where it is being placed on the building and how it is being constructed?

Larry Wolfe: It’s all aluminum and is mounted on an aluminum race way. The words sleep, source and headboard lights up and the white behind sleep does not light up, it’s supposed to be like a mattress, the word source is black vinyl with a white boarder around I, so just the white boarder lights up and the word sleep and the o in source and the headboard will light up blue. It will be installed with 3/8 lag screws and it is lit up with LED modular.

Marc Scurci: Will it be on 24/7?

Larry Wolfe: Probably not. When it starts to get dark.

Barbara Ciampini: They are on a timer.

Larry Wolfe: Correct.

Steve Gifford: Does anybody have any comments or questions? Can I have a motion?

Barbara Jones: I’ll make that motion

Barbara Ciampini: I second.

All were in favor.

**Item #2**

**Address – 114 West Pittsburgh Street**

**Property Owner – Rick Mori**

**Applicant – John E. Ghrist**

**Project – Signage/Facade**

John Ghrist: We are going to start an electronic cigarette business and name it *High Tech* *Vapors* and we would like to present a couple of signs one on front of the building and one on the side of the building. We really wanted a projecting sign but the way of the construction of the building we can’t do that so we had to place it right on the building and we are also doing a little sign in the front inside the widow and we want to make it green and white. I have the colors here.

Steve Gifford: This is the color sample of the sign?

John Ghrist: Yes.

Barbara Jones: Those goose neck lights are they the same color as the sign?

John Ghrist: Yes.

Barbara Jones: You said you wanted it to come out from the building.

John Ghrist: Yes initially we wanted to do that but it’s too low and people will hit their heads so we had to place it against the building, flat against the building.

Barbara Jones: So it couldn’t hang from the eave like that?

John Ghrist: Correct.

Steve Gifford: This is the sign they are proposing to catch on Pittsburgh St.

John Ghrist: Yes that will be on the side of the building.

Barbara Ciampini: Flush mounted?

John Ghrist: Yes and as you can see it will just be placed on the side of the building.

Steve Gifford: So John you’re going to put goose neck lighting on the side of the building as you indicated?

John Ghrist: Yes, there will be four on the side and two in the front. That street is very dark in the evening and were just trying to brighten the building up. Otterman Street is lit up beautiful and on our side there is nothing. That will help for safety as well.

Barbara Ciampini: I like how you carried the green onto the shutters and the side also.

Steve Gifford: So John the color that you passed around your also doing the shutters that color?

John Ghrist: Yes.

Steve Gifford: On the store front the door trim and the window trim will be that color as well.

John Ghrist: Yes. If I might add on the side of the building.

Steve Gifford: Is that enough Mark? Any other comments for questions before we change the over view.

Marc Scurci: You might consider that sign either over the door or over the window because it seems off set to me somehow.

John Ghrist: You’re correct and it should be over the window, more centered with the window.

Steve Gifford: So Mark we are talking about centering the sign at the store front window. In the past and because this is a flat surface and we have a sample of the material, the metal, is that in the packet?

Vicky Williams: Yes it is.

Steve Gifford: We have asked them not to mount it to the surface but project it out maybe two inches so you can just put spacers behind it.

John Ghrist: Right now there is one inch spacers there now and there are two rods coming down and it looks like it’s slid into and that is what there is now.

Steve Gifford: Is an inch enough because I know in the past we’ve talked about the inch not being enough.

Barbara Jones: The last one we approved for there was okay.

Steve Gifford: Yes, but I thought we made a comment that we couldn’t approve it because it did not create enough of a shadow being out an inch.

Lee Calisti: I think a little more than an inch would help and I don’t know how you would do that. It makes the sign look more permeant and get a little shadow line it’s a contemporary expression but it will look more like a permeant sign instead of a temporary banner.

John Ghrist: Okay.

Steve Gifford: When you go to install it I would just use good judgement and inch and a half, two inches and make sure that sign is centered with the window.

John Ghrist: Okay.

Steve Gifford: Any more comments about that sign before we move to the next one?

Barbara Jones: If you have that big sign over the window do you really need to repeat it on the window? It seems to me that maybe you might want to put the sign on the door.

Steve Gifford: For the sign you have on the window move it to the door.

Barbara Jones: You’re repeating it exactly.

Lee Calisti: What others have done in the past they’ve placed the sign, the sign board which is nice but then they put other information on the door like hours or website or products or something that you would read at a pedestrian level or pedestrian pace not at a driving by pace, that’s what others have done.

Steve Gifford: The electronic cigarettes are there a name for them?

John Ghrist: There are just so many different styles and brands.

Steve Gifford: You can list those on your store front window, instead of what Barbara is saying restating your phone number and your business name again. Use that storefront window as a way of saying the vapors that you sell, the brands that you sell, accessories or whatever it may be. Then you are able to communicate to the public this is what we have in addition to our name on that space. Does that make sense?

John Ghrist: Yes.

Barbara Ciampini: We want to give you good advice and make your business successful.

Lee Calisti: And it introduces your business to people and they know more of what you do and what you offer and it entices them to come in and buy.

Steve Gifford: When the county employees start going to work and walking past it in the morning they will be able to see what you sale.

John Ghrist: Do you have a percentage of the window I can use? I also want to put an open sign in there also

Barbara Ciampini: The sign can’t flash.

John Ghrist: Okay.

Barbara Ciampini: What you’re going to have to do since we are making a recommendation for moving the sign over you’re going to have to resubmit so when you resubmit your graphics you can show what you want to put in that window and then I’ll just send it out in an e-mail

Steve Gifford: You’re not being delayed your just going to give us an updated image with an e-mail and you still can do your install on April `4th, 2015.

John Ghrist: So there is nothing that is going to hold me up?

Barbara Ciampini: No. Lee also read the guideline and it’s 30% of the window space.

Lee Calisti: It read that the sign should not cover more than 30% of the total window area.

Marc Scurci: Your lights that are green will they be moved to balance across the new sign?

John Ghrist: We’re trying to keep it on both sides of the signs and on a slight angle so you get a little pitch on both sides.

Marc Scurci: Are they the green color as well?

John Ghrist: Yes.

Marc Scurci: The focus is on the sign and the name and phone number and you might not want to draw attention to the light being green also, maybe you can have those black or gray.

John Ghrist: Would we have to resubmit that?

Barbara Ciampini: In your resubmission just change the color.

John Ghrist: Your suggestion was black?

Marc Scurci: The light fixture is not important it’s the light fixture lighting that is important the least amount attention you draw to that. It can be charcoal or black.

John Ghrist: Okay.

Steve Gifford: Anything else on the front. Marc, is two lights above the sign okay or should he balance it with three across the front?

Marc Scurci: If he has a light hitting the window at night it might reflect off the window and that could be a problem. I think you’re just trying to light the sign not the building?

John Ghrist: Yes.

Barbara Ciampini: It’s just about the sign.

Lee Calisti: If you’re darkening the fixtures like your saying they will be less noticeable so if it’s not symmetrical it can’t be an important issue it’s just that they read so strongly in this color and if you make them this color that we are suggesting you won’t notice them.

John Ghrist: That’s fine.

Steve Gifford: On this side if will be the same thing with this sign that your mounting, again move it out two inches so it will cast a shadow, the shutters you’re painting them the dark color like the light fixture color in the front so that it would be the same on the side. Now you want to talk about an idea that you have.

John Ghrist: The building is all dirty and we want to power wash it and repaint it all white and we were wondering if we can put a green stripe across the building so we can draw attention that we are there? It will be the same color as the sign

Marc Scurci: Where would you locate that?

John Ghrist: The stripe would be above the shutters, in between the shutters and the light the whole ways back to the building, just one stripe.

Marc Scurci: I think that neon green is probably not a good color.

Barbara Jones: It’s really not that color, it’s more like this color.

Barbara Ciampini: It’s not neon.

John Ghrist: We’re just trying to draw attention. The building is just so bland.

Barbara Jones: I don’t know if that would add anything to the side of the building I think the shutters do. You can paint a line from the gas that is a line already

John Ghrist: Well you see that gas that is actually the gas pipe I believe.

Marc Scurci: This is a very small façade already with bright green then you have a sign that is green and in my opinion I don’t think you need additional green. Maybe it could be something down the road.

Barbara Ciampini: Since he is resubmitting and if he wants to place the stripe on that he can do that in his e-mail.

Lee Calisti: Are those shutters there already?

John Ghrist: Yes they are blue right now.

Lee Calisti: Okay, another idea that you can consider but I would have to see it, and that is to me the shutters and the stripe are two different languages, the stripe is more contemporary and the shutters are more traditional and by putting them both on the building it seems to be mixing a message of what kind of a building it is. So I can admire or support the desire from an owner to want to put something on their building that matches their flavor and taste style but when you start to mix the message it starts to bug me. So I can support the stripe if you get rid of the shutters and if the stripe wasn’t painted and a change of plan like a piece of metal or something attached to the building so it didn’t look like a painted stripe. To me the painted stripe looks cheap but I think the stripe coming around the building could be interesting if it would wrap and turn the corner but I would not support the stripe and the shutters. Then I would say it’s up to you because it’s your business and it’s your image that your trying to portray in the City and I think that can be interesting as a very modern expression but not with the shutters.

Marc Scurci: The sign can be placed on the stripe.

Barbara Ciampini: Yes.

Marc Scurci: But not the green.

Lee Calisti: You have to let him have his own personality. His building is green.

Steve Gifford: So John do you hear what we are saying?

John Ghrist: We got our idea from the *A Plus* sign. So instead of the red stripe it would be the green stripe.

Lee Calisti: Okay but there is a problem with the *A Plus* stripe and it really bothers me because number one the bottom paint color it follows the slope of the ground and that really drives me crazy. It looks really cheap and when it starts to get nicked and chipped it’s going to look worse. Number two, when they did the stripe it does not wrap around the building so one stripe is up at this level and the other stripe is down at this level and they meet at the corner and it looks like something wasn’t thinking. They were looking at a two dimensional flat elevation and they came over here and no one thought about how someone would see that building in a fashion on a corner, so one guy did this side and one guy did this side and they did not talk to each other. So the idea of wrapping the stripe at your discretion or your interest I think it is interesting that you like that idea. I just think it needs to wrap around the building and be three dimensional and maybe it becomes the sign. If you like the shutters and want to go that route that’s fine too.

Steve Gifford: To add to what Lee just said I think the stripe is pretty cool but I don’t think stripes and shutters work.

John Ghrist: I think personally I would get rid of the shutters. I would like paint instead of the metal because it just faster and because it’s a concrete building.

Steve Gifford: Okay we’re talking about painting it. So what we are talking about as far as painting it they would go from the wood trim at the top to the top of the window which is three courses of cinder block, is that too much, or not enough?

Lee Calisti: I would do it the width of the sign.

Barbara Ciampini: Go back to the front.

Lee Calisti: We’re not trying to make this painful John we’re just trying to help you.

John Ghrist: I know. I appreciate it. See all the brown trim that is going around the top we want to paint all of that green also.

Lee Calisti: Now that is too much paint

Barbara Jones: If you take instead of our recommendation of the black or gray goosenecks and place them with brown that will go with the accents. That could be a nice palate.

Lee Calisti: It makes the stripe more important and the green more important and you would see that green stripe and people would say wow what is that place. It will catch your eye. If it was too much green it would be over powering and it would lose the importance of the powering.

Barbara Jones: When the green stripe comes around is it going to hit this sign?

John Ghrist: It would be above it.

Steve Gifford: So it seems the window on the parking lot side at the top of the window is the same elevation as the store front window so the band would be the same width on both the northern façade and the western façade wrapping the corner of that green?

Barbara Jones: Yes. Well to keep it constant with the sign that would be nice.

Steve Gifford: Wouldn’t it be too thin then?

Barbara Jones: How high is that sign?

John Ghrist: I think around 8 inches.

Barbara Ciampini: It’s the same width as the sign.

John Ghrist: In the front there it would have to run into the sign there and continue onto the other side. I am very limited on space.

Jackie Johns: My question was more about the green trim and the bottom of the sign you’re having the greens stripe extend on either side of the sign and I don’t know if that will run into the trim?

Steve Gifford: If the sign was 12 inches tall you’re thinking the stripe should be 14 to get an extra inch on each side?

Jackie Johns: No.

Barbara Ciampini: She does not want it to run into the trim on the window or the door.

Steve Gifford: I see what you mean.

Barbara Jones: Move it to the left so it won’t ever touch that.

Barbara Ciampini: Do you understand all of that John?

John Ghrist: I’m trying.

Barbara Ciampini: You will have to take some of this into consideration and make those changes on the graph paper

Steve Gifford: I think it will be very cool. I think were in agreement and what we need to do within the next couple of days.

Barbara Ciampini: I am going to have you send it to Vicky.

Steve Gifford: Okay . The board is agreeable to the stripe across the front, across the side, get rid of the shutters.

Barbara Ciampini: We need that in a form of a motion is that what you’re doing?

Steve Gifford: I will do that. The goosenecks with be gray, the signs will be two inches out and the color you submitted will be painted on the trim and the door.

Barbara Ciampini: We decided brown not gray for the goosenecks.

Steve Gifford: Okay. I made the motion to recommend the project with the suggested changes.

Barbara Ciampini: I second the motion.

All were in favor.

**Item # 3**

**643 North Main Street**

**Property Owner – Columbus Home Club**

**Applicant – Moses Jevicky**

**Project – Façade**

Moses Jevicky: We are asking to change those doors on the side there. Right now it’s pretty open and we’re moving some nonbearing walls around and we would like access to the outside into the parking lot. Those two doors are 10X10 and I could not get a sample of the door. The garage door windows are three across and they go the whole ways up. They will be manual.

Steve Gifford: Any comments from members of the board?

Moses Jevicky: I’m going to paint the outside some of the paint is peeling. It will be white. Date of construction, we’re still waiting for a time when it’s warmer

Barbara Ciampini: With that I make a motion to recommend this project to City Council.

Jackie Johns: I second the motion.

All were in favor.

Moses Jevicky: I have one more thing where this window is here on the front of the building right next to that door under the awning it’s just covered in like stucco, there are just windows underneath there I don’t know why that is there but I was wondering if I can just take that off. Do I need to resubmit for HARB?

Barbara Ciampini: No just send me an e-mail.

Moses Jevicky: Okay

Marc Scurci: Moses, do you currently have a sign up there?

Moses Jevicky: Yes, we have a sign and it’s been approved by this board.

Barbara Ciampini: Moses got approval for his signage about a year ago.

**Item # 4**

**637 East Pittsburgh Street**

**Property Owner – Hose Co # 7 Beneficial Association**

**Applicant – Greensburg Hose Co # 7/Vince Fontana**

**Project – New Development**

Rege Sofranko: I am with *Tri-County Engineering* and I am here with Vince Fontan. The project at hand is located at 637 East Pittsburgh Street. It is two lots from the Fire Station and previously there was a house on the site and that has been razed. That picture that you’re looking at was taken last week so you can see that it is a grass lot. The proposed project in itself is to create a small parking lot that would house 16 parking spaces and the associated drive out with it and then the area up against the E. Pittsburgh sidewalk there would be a 10 foot buffer there that would be landscaped.

Steve Gifford: I’m not finding that one which number is it?

Rege Sofranko: C-1.

Steve Gifford: I have it now, sorry about that.

Rege Sofranko: So if you look at the far left of the drawing of East Pittsburgh St. the orange lines just to the right of that that is the distance from the sidewalk and then you can see there is roughly a ten foot buffer landscape area between the back of the sidewalk and this parking lot. That landscaping area will have some stone piers in it architectural fencing and the rest of it will be landscaping with perennials on the back side of the landscaping and some of the parking lot side will be annual bed.

Steve Gifford: Any comments or questions from the board?

Marc Scurci: Do you plan on any lighting?

Rege Sofranko: No lighting.

Barbara Ciampini: I just want to remind the board we gave approval for the demo of the blighted property that was there.

Barbara Jones: Who is using this parking lot? Is it going to be State Farm people?

Vince Fontana: It’s for everybody.

Steve Gifford: Any other comments or questions? Can I have a motion then?

Barbara Jones: I make that motion.

Lee Calisti: I second the motion.

All were in favor.

**Item # 5**

**103 Westminster Avenue**

**Property Owner – Greater Parkview Church**

**Applicant – Bishop Carl Jones Jr.**

**Project – Signage**

Bishop Carl Jones Jr. I am with the Greater Parkview Church. We have a daycare at our center and were not getting the traffic that we want. We’d like to have a separate sign for the daycare. It will be constructed of aluminum, metal and it will be a 3 X 3 and the colors are red, blue and black and we do want to put a trim around it to highlight it. It will be located right on the garden at the property right by the flagpole and we feel it would draw traffic from people coming from Westminster St. and Pittsburgh St.

Steve Gifford: Any questions from members of the board?

Marc Scurci: I guess you’re trying to attract a person driving a car? You need to be able to see the numbers to make the phone call other than that they would have to slow down and write it down.

Bishop Carl Jones Jr. Actually we had the numbers made bigger and this picture does not do it justice. Those numbers are about 4 to 5 inches.

Marc Scurci: It’s not so much the height. If your trying to appeal to the driver that is the way to do it.

Barbara Jones: You can make the numbers bold.

Lee Calisti: Maybe spread them out.

Steve Gifford: Who designed the sign for you?

Bishop Carl Jones Jr: *Budget Master Printing*.

Steve Gifford: It looks more like an ad then a business sign and I think what we are trying to accomplish is that there is a lot of contents on there and it’s not going to be visible that it almost needs to be, certain things can be removed and really highlight on the daycare preschool phone number either some content that is in there that is taking up space that can be lost by the public. I’m just offering a suggestion I’m not saying that you need to change it. I was looking at this as a sign, it’s not a sign it’s more like an ad or a banner.

Bishop Carl Jones Jr.: When we were looking at the sign we were looking at the whom, when and what and why and we answered all of those questions for the person driving by or walking by. The who Each one Teach one, where, right inside the church and the why by saying, this is who we are entrance to preschool and here’s the phone number to call. And then is has my logo that is basically all you see on the sign.

Barbara Jones: You can see on the sign in the garden that it is bigger.

Bishop Carl Jones Jr.: And honestly that was kind of put there just for pictures and I do not know how to do rendering. I’ll be honest I’m not the best with computers I can’t do a rendering on the computer so we just put it there and it actually be about 2 feet forward then how you see it right now. It will be in the middle of the garden so people will be able to see it coming both ways.

Barbara Jones: I was just going to ask that because I was wondering if it might be more affective in the garden.

Bishop Carl Jones Jr.: It will be.

Lynn Armbrust: The address is on that building so why would you have that on the sign. You’re posting it right at the location it may be an unnecessary line of text. If you were posting it out on Route 30 well then you would want the address. But it’s right there so that might give you some room. You’re already there. The other sign on the building does that have the address? I would say take out the address your already there

Bishop Carl Jones Jr.: That’s why when you looked at the sign we really wanted to highlight *Each One Teach One Day Care* and then of course the phone number. That five seconds that people are driving and Marc I take your suggestion to heart we really just want them to see the name of the business so they know where we are and then also the phone number.

Lee Calisti: I like the logo too because it gives identity. I know when I read things there is too much text and you can’t read the whole thing were lazy. I agree with Lynn’s comment, I like the logo I think that could be bigger and the numbers should be clear so when people come by they will say I know exactly what you are and where you are and I’ve seen that logo before.

Lynn Armbrust: Even the like us on Facebook you can probably just have the facebook without even putting text there.

Barbara Ciampini: If you are announcing what you are, you’re always enrolling.

Barbara Jones: And it is a little repetitive to since you say Infant to Pre K and then you say now enrolling.

Steve Gifford: If someone would call and ask a follow up question then you can say we provide that or we don’t provide that.

Bishop Carl Jones Jr.: Here is the marketing process and we are behind in enrolling, because we do a lot of summer camp programs we want to be able to when we go into the magazines and into the circulars we want to be able to say oh that is now were we are enrolling that’s why we have the now enrolling for the summer camp program.

Barbara Ciampini: What is holding the sign up?

Bishop Carl Jones Jr.: Those are wood posts and they will be in cement and it will be on a ¾ inch plywood base and then 4 X 4 posts that are probably 4 foot high.

Steve Gifford: Do you want to see them painted?

Barbara Ciampini: Yes or something. Especially if you’re coming further out in the garden that is going to give a visual when you’re coming down Westminster.

Steve Gifford: Paint the posts black or brown?

Barbara Ciampini: Something to blend in and enhance your landscaping a little bit.

Bishop Carl Jones Jr.: As you know when our landscaping is done in the spring time it’s gorgeous.

Steve Gifford: I want to make a comment on the framing, right now it’s just a black band we actually want to see a piece of wood framing it like the one that is on the building.

Bishop Carl Jones Jr.: Okay it will get done.

Barbara Ciampini: You will also have to resubmit the changes that we are suggesting.

Bishop Carl Jones Jr.: Okay

Steve Gifford: So we are recommending to remove the address, like us on facebook just use the facebook symbol, putting a frame around it, painting the posts and do something with phone numbers, better spacing, paint back of board as well black.

Bishop Carl Jones Jr.: Did you say black?

Steve Gifford: Whatever color, something dark. What is the color of the trim around the sign that is on the church?

Bishop Carl Jones Jr.: It’s a burgundy.

Steve Gifford: Then it should be a complimentary color or a different color?

Barbara Ciampini: To go around the sign then it should match.

Steve Gifford: So use the same color the burgundy. I think we all understand so with that said I make a motion to recommend to City Council approval of this project.

Barbra Ciampini: I second the motion.

All were in favor.

Steve Gifford: I do want to talk about a legal issue, so I’m asking for an executive session.

Executive Session

Steve Gifford: I make a motion to adjourn the meeting.

Barbara Ciampini: I second the motion.

All were in favor

Meeting adjourned at 6:00pm