



Historic & Architectural Review Board

Meeting
March 19, 2019 4:30 P.M.

I. Call to Order by Chairwoman Barbara Jones

II. Roll Call by Amy Calisti, Administrative Assistant

PRESENT:

BARBARA JONES, CHAIRWOMAN
LEE CALISTI, VICE-CHAIRMAN
MARC SCURCI, SECRETARY
AARON KULIK
ASHLEY KERTES
LYNN ARMBRUST
DONNIE ZAPPONE

ALSO PRESENT:

LOU DEROSE, SOLICITOR

III. Approval of January 22, 2019 Meeting Minutes

Vice Chairman Lee Calisti **moved to approve** the January 22, 2019 meeting minutes. Board member Ashley Kertes **seconded** the motion. No further discussion. **All voted unanimously to approve the minutes.**

IV. OLD BUSINESS:

212 East Pittsburgh Street

Property Owner: Gateway Property Development – John Harris

Applicant: Wellness on the Point

Project: Signage for “Wellness on the Point”

Bob Gonze of *Blue Sky Sign Company* presented a proposed wall sign for *Wellness on the Point*. Bob mentioned they came previously before the board for this signage on September 14, 2017 and again on February 20, 2018. At the time, the board reviewed the signage and the issue was the area above the windows that the landlord had provided for the signage. Patrick Kelly had dimensional letters on raised bar & that was something Wellness on the Point would move forward with but for budgetary reasons they did not. They wanted to put decals in that area and the board reviewed that and the colored vinyl that is on the windows. Both the vinyl on the windows & the circular light box sign were approved by this board but the vinyl on the area above the windows was not approved. The owner of the business at the time wanted dark letters that would match the bronze siding of the building and this board asked them to reconsider something more colorful to match the colors on the windows. The owner was not at the meeting and was not happy about what the board recommended at the time about the colors on the sign so nothing happened on the signage. Seton Hill students painted the windows since that meeting but that is being removed so the windows will be clear. Patrick is moving forward with the circular light box which is finalized and was already approved by HARB. The lettering for Wellness on the Point is now coming before the board and the request is for the bronze color cut vinyl, non-dimensional that would be adhered directly onto the aluminum, silver plates above the windows and not in color as this board suggested previously. Patrick is currently requesting the reconsideration of the cut vinyl letters above the windows.

No further discussion or questions from board or audience members. Councilman/Board member Donnie Zappone **moved** to recommend approval of the project as presented. Board Member Ashley Kertes **seconded** the motion. Vice Chairman Lee Calisti abstained from the vote. **All others voted unanimously to recommend approval.**

V. NEW BUSINESS:

136 South Pennsylvania Ave

Property Owner: City Cribs, LLC

Applicant: City Cribs, LLC

Project: Façade

Suzanne Ward, one of the members of *City Cribs, LLC*, introduced herself along with her fellow members of the LLC. She stated they all have buildings within the City of Greensburg and all are familiar with the building codes and processes within the city. They picked this location because it is a beautiful location and they are looking forward to revamping this building which has sat vacant for at least 5 years. They are looking to recreate what was once there. They have picked up and hired the architect who was on the project so things are moving very fast. The design team is Pieper O'Brien Herr Architects, LTD, and the architect is Scott Maritzer.

Scott Maritzer reported about how the project has a lot of history and time. He looked at it with the previous owner, Calvin, which did not move forward with the project. This building is a three (3) story building on South Pennsylvania Ave and has four (4) stories in the back with roughly 4,000 square feet on each floor plate. This is probably one of the biggest eyesores that you see in Greensburg today. Due to the time the building has been vacant and neglected, certain architectural and structural features have begun to deteriorate and will need to be repaired and/or replaced. This building has been through HARB before with previous owners, but this is the newest design. The current owners would like to preserve the original architecture. They also already have a potential tenant for the first floor. Scott was then talking about the architectural traits of the building and how he is coming up with ways to restore the same type of look. The horizontal members on the building are steel C channels which gives it the industrial feel and that is what they want to tie back into the building. They liked the previous design to play off of the existing architecture to give it the modern feel using a more neutral color palette. We chose the dark gray for the horizontal members, the lighter gray for the natural stone and white look of the building. As of right now, the intent is to keep the existing store front but that may change once City Cribs, LLC finds out if the retail component is going to happen or not. There is a proposed awning there to help cover that front area and give it more of a visual interest. The side windows are being replaced. The building dates back to 1910. City Cribs, LLC is planning to put apartments on the second and third floors for a total of 10 apartments.

Board member Aaron Kulik asked if the existing features are going to remain on the building.

Scott Maritzer replied yes, the architectural embellishments are going to stay and get restored.

Board member Aaron Kulik asked if there was going to need to be any masonry infill on sections of the building.

Scott Maritzer said that there would have to be some, yes. He also mentioned about the owners wanting to possibly do a roof deck/garden for the future tenants.

No further discussion or questions from board or audience members. Board member Aaron Kulik **moved** to recommend approval of the project as presented to City Council. Secretary Marc Scurci **seconded** the motion. Vice Chairman Lee Calisti abstained from the vote. **All others voted unanimously to recommend approval.**

1 North Main Street

Property Owner: A. Pure LLC – Ramesh Ammana

Applicant: Squeegee Squad – Joe Montore

Project: Façade

Joe Montore with Squeegee Squad presented for Ramesh Ammana to clean the façade. They will be using a process called “soft washing,” which is applying chemical cleaner and apply it, let it dwell under the surfaces and then rinse it off. They are currently proposing a soft wash, however some of the stains may require more aggressive approaches. They will be doing the front, side and the stone part on the other side. They will be testing areas to make sure the chemicals do not change the stone. Soft washing has less pressure than a garden hose. The existing staining could be from pollution or magnesium coming out of the block that may require other chemicals to get it cleaner. A lot can be done from the ground, so the sidewalks will have to be blocked off.

No further discussion or questions from board or audience members. Board member Lynn Armbrust **moved** to recommend approval of the project as presented. Board member Aaron Kulik **seconded** the motion. Vice Chairman Lee Calisti abstained from the vote. **All others voted unanimously to recommend approval.**

112 North Main Street

Property Owner: Raymond Moore

Applicant: Martin S. Urch

Project: Signage for “Urch Training Services”

Bob Gonze of *Blue Sky Sign Company* presented a proposed wall sign and window/door decals for *Urch Training Services*. This sign will match the other two tenants beside this business. The background of the sign will be the same colors as Pottery Playhouse and the Pharmacy. The sign will be flush mounted to the building. This sign will be made of cut vinyl on an aluminum board attached to the space above the door. The lettering of the windows and doors is cut vinyl that was applied to the areas.

No further discussion or questions from board or audience members. Vice-chairman Lee Calisti **moved** to recommend approval of the project as presented. Board member Lynn Armbrust **seconded** the motion. **All voted unanimously to recommend approval.**

212 East Pittsburgh Street

Property Owner: Gateway Property Development – John Harris

Applicant: Peter Oien

Project: Signage for “North American Karate and Fitness”

Peter Oien presented a wall sign for his business for *North American Karate and Fitness*. The sign is an aluminum, cut vinyl material.

Chairwoman Barbara Jones asked if it just sits in that sign board channel.

Peter Oien said yes, its 18 ft by 30 in.

Secretary Marc Scurci asked if the karate font was the same on his letterhead.

Peter Oien said it is. The sign will be lit from lights above the sign attached to the façade. There is no signage on the windows or doors.

No further discussion or questions from board or audience members. Board member Ashley Kertes **moved** to recommend approval of the project as presented. Councilman/Board member Donnie Zappone **seconded** the motion. Vice Chairman Lee Calisti abstained from the vote. **All others voted unanimously to recommend approval.**

Vice Chairman Lee Calisti moved to adjourn the meeting.

Meeting adjourned at 5:02 pm.