



Historic & Architectural Review Board

Meeting
December 13, 2016 4:30 P.M.

I. Call to Order

Steve Gifford: Good evening everyone. I'd like to call to order the City of Greensburg Historic and Architectural Review Board for Tuesday December 13, 2016.

II. Roll Call

Steve Gifford: Can we have a roll call attendance please?

PRESENT:

STEVE GIFFORD, CHAIRMAN
BARBARA CIAMPINI, DIRECTOR
MARC SCURCI
LEE CALISTI, SECRETARY

ABSENT:

BARBARA JONES, VICE CHAIRMAN
JACKIE JOHNS
LYNN ARMBRUST
LOU DEROSE, SOLICITOR

III. Approval of November 22, 2016 Meeting Minutes

Steve Gifford: Next item is the approval of the November 22, 2016 meeting minutes, which we received via email. Any comments? Corrections? Can I have a motion to adopt the meeting minutes as they are presented?

Marc Scurci: I'll do that.

Steve Gifford: Mark. Can I have a second?

Lee Calisti: Second.

Steve Gifford: Lee. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Meeting minutes adopted.

IV. OLD BUSINESS:

239 West Otterman Street
Property Owner: Josh Dronzek
Applicant: GreySignal
Project: Façade

Steve Gifford: Josh isn't here. I'll make a motion that we table.

Barbara Ciampini: Second.

Steve Gifford: Barb with the second. All in favor?

Lee Calisti: So moved.

Steve Gifford: Can I have a second?

Barbara Ciampini: Second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Alright, tabled until next month or until further notice.

308 West Otterman Street
Property Owner: Malkin 1, LLC
Applicant: Malkin 1, LLC
Project: Demolition

Steve Gifford: You know the process. Introduce yourself and speak to the slides.

Zachary Kansler: This is Zachary Kansler. I'm an employee of Malkin 1, which is the owner at the property at 30 West Otterman Street. We presented initially an application before the HARB board during the September meeting, and we were asked—and that matter was tabled so that we could obtain a site plan, which we have obtained and submitted to the municipality. We also provided a series of, I believe, 19 colored photographs that depicted the wonderful state that the

tenants left the building in prior to being evicted; forcefully evicted actually with the threat of possession.

Steve Gifford: Can I just scroll through the photos?

Zachary Kansler: Yes, you scroll through the photos. I would assume that the testimony that I gave at the prior hearing is on record and I don't need to rehash everything. I'd just like to state that as these photographs show, you can see there's a bunch of cans and bottles. Sewage was turned off in the property for at least a month, so those bottles are filled with human matter.

Barbara Ciampini: Thanks for sharing that.

Zachary Kansler: Yes. It was a good smell too. Unfortunately because of what they had done to the property for a period of time, there's just nothing you can do with the smell except for a total gut job. The pictures show that they damaged a majority of the windows, all of which would need to be repaired. It's gotten to a point where the—I apologize—the repairs are to an extent that it's financially unreasonable for us to do so; the cost of demolition is at least five (5) to seven (7) times less. The cost of demolition is approximately \$9,000. The cost of gutting and repairing every part of the property is substantially more money; something that we can't afford and it's becoming a structural issue, and it's been broken into, which some of the doors show that some of the doors have been broken. I don't know if this has also become part of the record, but on December 2, 2016 I sent correspondence to the board in which I addressed some of the factors, or all of the factors, in 265-40.19A of the City Code. One (1) thing of note is that the initial application was in the name of TJGK, LLC. That entity underwent a name change filing an amendment with the Department of State for the articles of incorporation, and now is known as Malkin 1, LLC. So, I updated that with this correspondence. To the best of our knowledge, the building as it sits right now has no historical or architectural significance as you can see from the site plan. In the event that it might have had those in the past, the building was covered by vinyl siding and aluminum scalloped awnings. The out structures on the property have been abused by the tenant and would require to be taken down with the building, and that's part of the site plan. There also appears to be a structure that was attached at some point to the building. There's a photograph in there—that picture there. The structural—you can tell that it's slanting away from the building. That's structurally unfit as well, and that's part of our demolition application is to have that removed. Again, addressing factor for the structure is deteriorated and damaged by the tenant. We've attached the photographs and the site plan that show the extent of the damage and the need for removing the structure as it exists. Like I said, we attached the site plan. We do believe that it's in the best interest of the City Historic District to have the structure razed and to have it be a lawn with existing landscaping for the 302 West Otterman Street building, which we likewise own. There is landscaping along the building there, which we would continue to maintain as we have in the past. It's our position that not only is this demolition something that is necessary, but it's something that given the deteriorated structure it would actually improve this section of town. Thank you.

Steve Gifford: Any questions or comments?

Barbara Ciampini: Yes, so Zachary are you just planning on not turning it into a parking lot and just leaving it grass?

Zachary Kansler: Not at this point in time. The plan is—because of how expensive it would be to plan and put in an appropriately planned parking lot.

Barbara Ciampini: Mmhmm. Okay.

Zachary Kansler: The plan for now is to remove the structure including the foundation, have it backfilled, have appropriate soil be delivered, graded, leveled, and then seeded and mulched as appropriate.

Barbara Ciampini: I see there's—is that an existing tree, that bush that's there? Or is that something that's added?

Zachary Kansler: Yes, that's an existing tree that's actually on the adjoining property owner's property, but it overhangs so I had the site plan include it.

Barbara Ciampini: Can you go back to that, Steve?

Steve Gifford: The site plan or the tree?

Barbara Ciampini: The site plan.

Steve Gifford: So, Zachary, one (1) of the things that I was going to comment on was the condition of the fence. In the assessment of the fence, is it able to remain or does it need replaced as well?

Zachary Kansler: It's in stable condition. Once we remove the deteriorated structure then it will be repaired, but it doesn't appear to need to be replaced.

Steve Gifford: Okay. Any questions or comments?

Barbara Ciampini: Yes, well if you read through the design guidelines for this board to look at a demolition and something to happen afterwards, the after effect, there needs to be, in my mind anyway, at least a decorative fence or some more landscaping along the Otterman Street frontage rather than just what's there, which is really just grass.

Zachary Kansler: Yes, the plan is right now, and as indicated in the site plan, is to grade, grass and mulch where appropriate, and have it be a side yard. To be completely honest we're trying to

limit expenses, because we're going to be out at least \$9,000 not including the site plan to get this project started.

Barbara Ciampini: I understand that, and I also understand that you were right next door and didn't pay attention to your tenants. I mean seriously, they're right next door to you. So the condition of the property, yes they were doing things to it, but there's a managerial aspect of being a landlord too.

Zachary Kansler: And I'm sure that attorney DeRose can attest to how hard it is get a tenant to allow you in the property without getting a magistrate or constable involved.

Lou DeRose: It depend on if you're Italian or not.

Steve Gifford: So, Barb, I think just to clarify on what we're looking for is landscape at a minimum.

Barbara Ciampini: Yes, there has to be something.

Steve Gifford: Fencing at a maximum.

Barbara Ciampini: Right.

Steve Gifford: Right?

Barbara Ciampini: Well, yes, we're done this in the past; probably the best example is Hose Company #7. They tore down a house and they did create parking, but they also, before they put in parking, they put in the landscaping right off of Pittsburgh Street and a nice decorative fence. The parking happened in the second phase behind it.

Lou DeRose: I think there were some roses.

Barbara Ciampini: Yes, so they did a really good job. I guess that's what I'm looking for; something that's more than just a grass seeded lot, because it is in the City's Gateway just like they were. Again, we try to enforce the same requirements on everyone, rather than let someone just put in—we made them do it and they did do it in phases, but they did it correctly. It turned out really nice.

Lou DeRose: I think that bushes wouldn't set you back that much.

Barbara Ciampini: Yes.

Zachary Kansler: Okay.

Marc Scurci: Now, do we need to see that before we approve it, or—

Barbara Ciampini: I would say yes.

Lou DeRose: You could approve it contingent on getting that.

Barbara Ciampini: Well, we've managed to do that and I'm usually the one who suggests doing that, but then I have to be the one that babysits the applicant to get that information back to the board. So, I'm here by stating that I will never say that again.

Zachary Kansler: Lou can babysit me if he'd like.

Barbara Ciampini: That's what happens. We did that two (2) months ago and then I'm stuck.

Steve Gifford: Previous applicants unfortunately ruined the process for everybody.

Barbara Ciampini: They ruined the process. So, I recommend that we table it until we can all look at it again, because that email process is not working.

Lou DeRose: Okay.

Steve Gifford: And I think it's also that this isn't a time sensitive issue.

Barbara Ciampini: It's not.

Lou DeRose: You're not going to tear it down January 1st, are you?

Zachary Kansler: Our guy said that he could tear it down as soon as we get approval. That's what our plan would be.

Steve Gifford: But like I said, it's not an issue that is a burden at this point. It's safe and secure, utilities are turned off, you know—

Zachary Kansler: And if you wanted to do a contingent approval, which was mentioned and shot down by Barbara—

Barbara Ciampini: I'm the one (1) that usually brings it up. I'm just tired of it.

Zachary Kansler: We would welcome conditioned approval, and if we don't have it by the time we go to council, then obviously that approval isn't granted.

Barbara Ciampini: That's how we usually do it, Zachary, but like I said last month was torturous. All I'm trying to do is gather it up before the agenda meeting, and I don't have time for that. I just don't. If people can't be responsible I can't handle it.

Zachary Kansler: Well, in good faith I did get a site plan done.

Barbara Ciampini: You did, you did. No, I'm not saying it was you, but I'm just saying that that's how we normally handled it and it's not working out for my office.

Marc Scurci: Would that site plan, with the placement of some specific shrubs or trees and whatever, and then maybe a photograph or two (2) of what those species are sufficient for the board to approve at that point, or does he have to have a Photoshop elevation?

Barbara Ciampini: No, he can use the same site plan and show us a list of, you know, what's there, and I would suggest that you take a look at Hose Company #7.

Zachary Kansler: Hose Company #7?

Barbara Ciampini: Yes, it's—I forget who's property it was prior, but they bought it and turned it into a very nice parking lot.

Steve Gifford: I think we made that suggestion last month.

Lee Calisti: It belongs to—well, it's right next to an insurance agent.

Barbara Ciampini: Yes, it's not directly right beside Hose Company #7. It's one (1) property removed to the east.

Lee Calisti: But it's owned by them.

Barbara Ciampini: Yes, it's owned by them.

Steve Gifford: It's pretty obvious.

Lee Calisti: It's on East Pittsburgh Street.

Steve Gifford: It's pretty obvious.

Barbara Ciampini: Yes, you can't miss it. I just want us to stay consistent.

Steve Gifford: Should we start being consistent in January?

Barbara Ciampini: No, because there's two (2) other applicants sitting here. No! I can't—it just doesn't work.

Steve Gifford: Okay, so—go ahead, Marc?

Marc Scurci: I want to ask a question about the fence. You said you were going to start from the support down and secure it, anchor it—

Zachary Kansler: Yes, we wouldn't leave a fence that was dilapidated. If there are some spots where the shed structure and vegetation has moved it, we're going to obviously put the fence into a good repair. We're not going to leave it hanging over.

Marc Scurci: That's good. Can you go to the picture that shows the fence?

Steve Gifford: We see the chain link that's on the western boundary, and then there's like a wood picket—

Marc Scurci: Like a cedar.

Barbara Ciampini: Yes, two (2) different kinds of fence.

Steve Gifford: Two (2) different types of fence.

Marc Scurci: Were there any plans to stain or paint that in anyway?

Zachary Kansler: Not to my knowledge. That wasn't addressed in the site plan. We were going to retain the chain link fence that is there, because if you look it is behind that wooden fence too so it's kind of doubling up the fences. I don't know why they did that.

Barbara Ciampini: Redundant, yes. I like the idea, because your building doesn't really have any green space. It doesn't have a campus per say, so it does give that appearance to it so I like the fact that it's grass.

Zachary Kansler: Our secretaries have planned to put in a patio at some point.

Barbara Ciampini: I like that idea.

Steve Gifford: Zachary, you shouldn't say stuff like that, right?

Zachary Kansler: I'm waiting on their budget.

Steve Gifford: Let's just focus on the landscaping and the fence.

Barbara Ciampini: I mean I like it; it's an open space. It's not a large open space. The lot size is what 30 feet wide if it is that. I don't know even know.

Zachary Kansler: Yes, it's not great.

Barbara Ciampini: It's not very large.

Steve Gifford: So to move on, I'll make a motion to table it until we get a revised site plan and landscaping and other features, right?

Zachary Kansler: Okay, or if you want to conditionally approve it I can get that to you by the next meeting.

Steve Gifford: Unfortunately, no. So, I made the motion, can I have a second?

Barbara Ciampini: Second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Opposed? Okay, so I'll see you next month.

Barbara Ciampini: Thanks, Zach. Happy Holidays.

V. NEW BUSINESS:

249 West Otterman Street
Property Owner: Ray & Debbie Rua
Applicant: Ray Rua
Project: Façade/Renovation

Steve Gifford: Deb and Ray, you are next. Introduce yourselves, and let me know when you want to move forward on the slides.

Ray Rua: I'm Ray Rua, and Debbie.

Debbie Rua: My name is just on the deed.

Ray Rua: If it's wrong, it's me.

****Laughter from the board members****

Steve Gifford: No, you'll be fine.

Ray Rua: This is what we call the annex, and what we'd like to do—in fact I started—the first section of the annex is OSB, which I put up because the side was lap siding and it was deteriorating. Barb suggested that we go ahead and paint it; Debbie said, “How the hell are you going to paint holes?” Well, they both had valid points.

Barbara Ciampini: Ray, you have to use the mic. Can you stand by the mic? I know that's hard for you but—

Steve Gifford: We have to record it.

Ray Rua: Yes. Oh, okay. That's going to be tough. So, I started to fill it in. The next section is tongue and groove siding so nothing really matched, and the third section has glass, which has become a little bit of a problem with kids banging stuff against it. We use it as storage, so our thought was to just side that whole area. Then I found out that we needed to do the—I always call it Hardibacker because I do ceramic, but Hardie board siding and I didn't realize that. I was going to take the siding and match the siding going across the top of the building, which is vinyl. What I—Steve, go back to the previous—okay. If you'll see here, in compared to the drawing that he had up, it's all brick on the bottom and then you have brick that are kind of lying down. On top of it, is a two (2) by six (6) plate. I'm going to cover that with coil stock, and then paint it the green color that matches the existing front of the building. Go ahead, Steve, flip it. On the corners, I'll do verticals one (1) by six (6) and the two (2) center verticals would probably be one (1) by four (4). What I'm—I need more knowledge of this Hardibacker and how to seal it. What I'm thinking, I'm going to come all the way down on top of that two (6) by six (6) with the lap siding, and then I'll run my coil up on the OSB to create a seal. I guess lap siding, and I didn't realize, is there's a specific way to seal and the research I've done I've learned. So, it seems like vinyl seals up a whole lot better, but that's not the choice in this situation. Basically that's it. Do you have any questions?

Steve Gifford: Any questions or comments from members of the board?

Ray Rua: I guess the big thing is to eliminate the glass and create three (3) panels of Hardibacker, or Hardie lap siding.

Marc Scurci: How is that space utilized?

Ray Rua: We use it for storage.

Marc Scurci: Storage.

Ray Rua: Yes, years ago I guess *Cook Storage* used it as a display area.

Barbara Ciampini: Debbie, you can't speak from seat. You have to use the microphone. Thank you. She said she wasn't going to talk, Ray.

Debbie Rua: Yes, but you don't care about two (2) by fours (4's). The wooden siding existed when we bought the building and it has deteriorated. We just thought it would look better to have all three (3) of those areas the same.

Steve Gifford: Yes.

Debbie Rua: So, to scrape it and paint it was going to look stupid. That's why we thought that if we made all three (3) areas the same it would look more uniform.

Steve Gifford: Yes. Any questions or comments from members of the board?

Ray Rua: Then the rest of the structure, we'll paint it. It's okay. It's fine.

Lee Calisti: How'd you choose the green color?

Barbara Ciampini: It's like a turquoise really. It's not really green.

Ray Rua: That's not the right color. It will be the color that's over here.

Barbara Ciampini: He's already started painting.

Ray Rua: That's been like that forever. That beige would be the beige that's on the brick, and that's a custom.

Lee Calisti: So, the trim would match the blueish color that's in the picture, and the siding would match the siding that's above.

Barbara Ciampini: yes.

Ray Rua: Well, the brick, which is close to what's above.

Lee Calisti: The brick, right. So, it's a pretty invisible change.

Ray Rua: Yes, pretty much.

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

Marc Scurci: I'll do that.

Steve Gifford: Marc. Can I have a second?

Lee Calisti: Second.

Steve Gifford: Lee. All in favor?

Everyone: Aye.

Steve Gifford: Opposed? We recommend approval. So, the process is that the Mayor and Council have final say.

Barbara Ciampini: Right.

Steve Gifford: So, they meet on January 3rd?

Barbara Ciampini: No, they meet on January—the 9th.

Steve Gifford: The 9th.

Barbara Ciampini: Any time after the 9th then you can get started.

Ray Rua: Do I need to present?

Barbara Ciampini: No, I'll handle it from here.

Ray Rua: Is there any deadline? I mean, I'll have to put long Johns on to do this.

****Laughter from the board members****

Barbara Ciampini: Yes, well for the edification of the board, Ray and Debbie are at the magistrate level for failure to maintain the building. We are trying to keep them from getting fined, and we're moving along.

Ray Rua: June one (1) sound good?

Barbara Ciampini: We'll talk about that after we get your approval.

Ray Rua: Okay.

Steve Gifford: You can start the work any time after—

Barbara Ciampini: After January 9th, yes but he's got other issues.

Steve Gifford: Okay.

Barbara Ciampini: Alright, thank you.

14 East Otterman Street
Property Owner: Douglas Lingsch
Applicant: Richard DiMarco
Project: Signage

Steve Gifford: This is an interesting business, right?

Bob Gonze: Bob Gonze, *Blue Sky Sign Company*. I have the pleasure of presenting some window decal work for you for the *Pennsylvania Cannabis Association* that is setting up their office at 14 West Otterman Street. I'm sorry, East Otterman Street.

Barbara Ciampini: East.

Steve Gifford: East Otterman.

Bob Gonze: At this point, we are just doing decals on the window so that the business is identified. There's a window that's shown with the PCA logo and it's horizontal to East Otterman, and then the window that you can't really see goes back perpendicular to that and that would have to some decal on it also. The door would have the association's name and phone number. We are walking on a rather large projecting sign, but I'm not ready to present that yet because we haven't got the mechanics of the reefer with the smoke coming out of it. It will be two (2) sided, but at this point we're just presenting window decals.

Steve Gifford: Alright, any other comments or questions from members of the board?

Barbara Ciampini: No, I make a motion that we recommend approval.

Steve Gifford: Can I have a second on that motion?

Marc Scurci: I'll make that.

Steve Gifford: Marc. All in favor?

Everyone: Aye.

Steve Gifford: Opposed? Okay, we recommend approval.

Bob Gonze: Thank you.

Meeting adjourned at 4:55pm.