



Historic & Architectural Review Board

Meeting
October 25, 2016 4:30 P.M.

I. Call to Order

Steve Gifford: Welcome everyone, this is the City of Greensburg Historic and Architectural Review Board for Tuesday October 25, 2016.

II. Roll Call

Steve Gifford: Roll call, Amy, please.

PRESENT:

STEVE GIFFORD, CHAIRMAN
BARBARA JONES, VICE CHAIRMAN
BARBARA CIAMPINI, DIRECTOR
LYNN ARMBRUST
LEE CALISTI, SECRETARY
MARC SCURCI
JACKIE JOHNS

ALSO PRESENT:

PETE CHERELLIA, ACTING SOLICITOR

ABSENT:

LOU DEROSE, SOLICITOR

III. Approval of August 23rd, 2016 Meeting Minutes

Steve Gifford: Next item on the agenda is the approval of the meeting minutes for September 20, 2016, which we received via email. Any comments? Corrections? Can I have a motion to approve the meeting minutes as they are presented?

Barbara Jones: I'll make that motion.

Steve Gifford: Can I have a second?

Jackie Johns: I'll second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Abstentions? Meeting is approved.

IV. NEW BUSINESS:

701 West Otterman Street
Property Owner: Fred Petrella
Applicant: SignStat
Project: Signage

Steve Gifford: No old business on the agenda. The first item is 701 West Otterman Street. Hey, how are you doing?

Bill Miller: I'm doing fine, and yourself?

Steve Gifford: I'm doing well. So, introduce yourself, describe your project, and let me know when you want to advance the slides.

Bill Miller: My name is Bill Miller. I'm with SignStat. I'm here on behalf of *TrueBlue*, which is the parent company of the *Labor Ready* as well as the *People Ready*, and we're here to discuss the changing of the signs from *Labor Ready* to *People Ready*. On the first slide I believe you'll find the existing store front with the sign on the front; before on the left, and after on the right. The signs are what we consider to be a pan broken aluminum sign, where an aluminum frame work is put up on the wall first, and then the sign is pan broken and then it's attached around the outside the frame. Everything else is just vinyl in the window. It's a pretty simple sign package for this.

Barbara Ciampini: Is there a frame around that sign, Bill?

Bill Miller: No, the frame is inside the sign.

Barbara Ciampini: Inside?

Bill Miller: It's also a pan broken aluminum sign as well.

Steve Gifford: So you have an illusion of it being, or at least from the building—

Barbara Ciampini: Instead of it being so flush with it.

Bill Miller: Yes, it's only one (1) inch.

Barbara Ciampini: Yes.

Bill Miller: One (1) inch deep.

Steve Gifford: I think that you had a photo here—

Bill Miller: I believe there is a photo that shows the—

Steve Gifford: Here we go.

Barbara Ciampini: Yes.

Bill Miller: From the side, yes. It's very thin.

Steve Gifford: But it was kind of out from the building a little bit, and what you're putting up is very similar to this.

Bill Miller: Exactly.

Barbara Jones: So my question is, why does it not fit into the sign panel that's in the building?

Bill Miller: Well that's what's there now. That's what we are trying to replace.

Barbara Jones: Yes, I mean I'm questioning that too. I mean we obviously approved that before. You know, I see that sign panel and it seems so obvious now; it's built into the building.

Bill Miller: I can't speak to what's there now, I'm sorry, and I know that what they are proposing to put there is exactly what's there.

Barbara Jones: Yes, you're just covering it up; replacing what's there now.

Bill Miller: That's correct.

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

Marc Scurci: I have a thought.

Steve Gifford: Yes, Marc?

Marc Scurci: If that back panel that's narrow and horizontal remains, or has to remain, maybe it could just be painted—

Barbara Ciampini: Orange, or that blue.

Marc Scurci: Or a dark shade, so that it looks like—

Barbara Ciampini: Yes, that dark blue.

Marc Scurci: Right now it just looks like it's added to an old—who do we recommend that to? Can you recommend that to the owner?

Bill Miller: I can, yes. The code could have changed too from what it was originally into what it is now.

Steve Gifford: For the sign board that Barb was referencing, what's it made out of? What kind of material that is?

Bill Miller: What's on the wall, or what we're putting up?

Steve Gifford: Yes, what's on the wall? Is it concrete? Is it fiber board?

Bill Miller: I'm sorry, I can't answer that. I don't know.

Barbara Ciampini: That's a good suggestion.

Lee Calisti: It goes back several years.

Barbara Ciampini: It would make it like a stripe behind it.

Bill Miller: What color would you like it?

Marc Scurci: I charge for that.

Barbara Ciampini: One (1) of the colors in the logo. Bill, just match it to one (1) of the colors in the logo; that navy blue or that orange.

Bill Miller: Sure.

Marc Scurci: I think the orange might conflict with the brick.

Barbara Ciampini: Be too much? The blue would be blue?

Marc Scurci: The blue would at least make the white background a larger sign. What do you think, Lee?

Lee Calisti: I agree. Nothing too funky.

Barbara Ciampini: I have to ask this question. I know they were just replacing in time, but have they ever considered a projecting sign since it's on a one (1) way street?

Bill Miller: I'm going to assume that the reason they proposed what they did is because that's what was there.

Barbara Ciampini: Right.

Bill Miller: They just want to replace with a similar kind.

Barbara Ciampini: Because I know sometimes they put out a sandwich board sign.

Bill Miller: Mmhmm. Oh, *Labor Ready* does?

Barbara Ciampini: Yes, but if they had a projecting sign—everybody is heading west. It would just make sense to me to have a projecting sign there.

Bill Miller: And it's on the corner.

Barbara Ciampini: Yes.

Bill Miller: There's really no reason they couldn't put one (1) on the side on the side street.

Barbara Ciampini: Exactly, exactly.

Steve Gifford: So, what we've done in the past is that the property owner, business or representative send the information to Barb as a follow up for the Mayor and Council meeting, which is going to be on November—

Barbara Ciampini: Yes, I'd need it no later than the morning of the 7th, November 7th. If you could do another rendering of the front with the navy, or whatever that color is, and if they agree to a projecting sign put that on your prototype too. I'll share that with the board, and pass that along to Mayor and Council. Now's the time, I mean you're here.

Steve Gifford: But if they choose not to do a projecting sign, then—

Barbara Ciampini: That's okay too.

Steve Gifford: That's okay too.

Bill Miller: Would they—if they decide to go against the projecting sign, would they possibly be able to put something on the side street so you can see it coming down West Otterman?

Barbara Ciampini: That's going to be a whole other—yes.

Steve Gifford: Well, I mean—

Barbara Ciampini: I guess you could share it with me, but—

Steve Gifford: Yes, if we're looking at projecting signs we can look at one (1) on the side as well. I don't know how that would go over.

Lee Calisti: Does that face a street, or does that face—

Barbara Ciampini: Yes, that's Hamilton.

Bill Miller: Hamilton.

Lee Calisti: It faces Hamilton?

Barbara Ciampini: Yes.

Lee Calisti: That's not another property there?

Barbara Ciampini: No.

Bill Miller: It's on the corner of Hamilton and West Otterman.

Barbara Ciampini: Yes, he's right on the corner.

Lee Calisti: Okay.

Bill Miller: There is a photo that shows, from the corner of the building, both sides; the front and the side.

Steve Gifford: That was—

Barbara Ciampini: The last one (1).

Steve Gifford: The last one (1)? Let me find it here.

Barbara Ciampini: That's it.

Lee Calisti: Right there.

Bill Miller: Even if they put something above the small window on the right hand side.

Barbara Ciampini: Yes, I'd rather see a projecting sign.

Bill Miller: Okay.

Steve Gifford: You can offer both. It will be interesting to see. Any questions Bill?

Bill Miller: Not for me.

Lee Calisti: There's the sandwich board right there.

Bill Miller: Are they not allowed to have those?

Barbara Ciampini: They can, as long as it doesn't impede pedestrian movement. It's not in the handicapped ramp so that's good.

Steve Gifford: It's probably an illegal sign if they don't have a permit for it.

Barbara Ciampini: They don't have a permit for it.

Steve Gifford: But the City is being nice and letting it slide.

Bill Miller: I know the day I went by it, it wasn't there.

Barbara Ciampini: It just depends, like I think when they have groups coming in they put it out there, because nobody can see heading west.

Bill Miller: Correct.

Barbara Ciampini: Because the sign faces, you know.

Steve Gifford: Okay, so with that any other questions or comments? Can I have a motion to approve with the understanding that the backboard gets painted blue, and then after you speak with your client to see if they want additional signage, and an image for us to review.

Bill Miller: Okay.

Marc Scurci: I'll make a motion.

Steve Gifford: Marc.

Barbara Ciampini: Second.

Steve Gifford: Barbara.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Opposed? Any abstentions? We recommend approval with the noted changes and recommendations.

Bill Miller: Okay, thank you.

Barbara Ciampini: Thank you.

Steve Gifford: And after you've presented you can leave if you want for everybody that's new that's here.

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

Steve Gifford: We have Josh. I don't believe—do you guys have a flash drive in what he gave you?

Barbara Ciampini: We should. There's no flash drive.

Steve Gifford: Josh, did you in the folder you gave last week—or last month—did you have a flash drive in there by any chance?

Josh Dronzek: I did.

Steve Gifford: You did? There's not one (1) in there? Sorry, Josh. So the—

Josh Dronzek: Do you want me to show the Google thing with you, or—

Barbara Ciampini: Yes, you can. If it's on your phone that will help.

Josh Dronzek: Can you pull up your email on that, or—

Steve Gifford: No, because Barb you don't have wi-fi here do you?

Barbara Ciampini: I do, but I don't know the password. We can pass the phone around.

Steve Gifford: So, Josh are you proposing on just painting the front, or is it the other full—

Josh Dronzek: It's the full, full thing.

Steve Gifford: Okay. Here it is up here.

Barbara Ciampini: We'll pass the color around. What's it called?

Lee Calisti: Caffeine.

Barbara Ciampini: Caffeine.

Lee Calisti: It doesn't strike me. I think the bottom should be Caffeine.

Barbara Ciampini: Is it in an email? Yes, I think this one (1) was a holdover from last month, and there wasn't a flash drive last month. We just added you to the agenda again.

Lee Calisti: Is he looking for a color version?

Barbara Ciampini: I think.

Steve Gifford: So the paint chip that was passed around—

Barbara Ciampini: Yes, the Caffeine color?

Steve Gifford: Everyone saw that color?

Barbara Ciampini: Yes.

Steve Gifford: So I guess to help Josh move forward with this one (1), do you just want to talk about the painting only that you want to do at this point so that you can get that finished before the season?

Josh Dronzek: Well, we started to prime already. Your office said I could do that.

Barbara Ciampini: Yes.

Josh Dronzek: But, I'd like to paint it. There's ten (10) different colors on the building that we scraped off. There was like five (5) layers of paint on the building we tore off. It was just cracks and holes, and we had to fill them in. We had some water coming in.

Steve Gifford: So basically you just repointed the building.

Josh Dronzek: Mmhmm.

Steve Gifford: In places that was cracking. It was mostly in the back of the building, not in the front.

Josh Dronzek: It was actually on the side you can see with the mural on it too.

Steve Gifford: Got it. The mural is being removed, and you're going to paint the whole building the Caffeine color on the paint chip that was passed around.

Josh Dronzek: Right, and actually the other side of the building was not ever painted at all, and the back. It's just bare block.

Steve Gifford: From our perspective we don't review that, you can do whatever you want over there.

Josh Dronzek: Oh, okay.

Steve Gifford: We just cover the façade that faces the street, and the mural that is visible from the street as well.

Barbara Ciampini: Right.

Josh Dronzek: Okay.

Barbara Ciampini: That's all going to be Caffeine?

Josh Dronzek: Yes.

Steve Gifford: Now, you do have aspirations for the front of the building to do additional work.

Josh Dronzek: Yes.

Steve Gifford: Unfortunately, we don't have the image that shows the Photoshop that you put together of the material you want to put on, the awning you want to put on, and also the accents. So, we really need to have that to give you an approval, but what I think we can do tonight is approve the paint color to at least get you started before the weather turns bad, and then come

back and visit the extra material that can be applied at any time, because it's just the cement board panels, the architectural awning that you want to do, and then your business sign. Is that alright?

Josh Dronzek: Yes.

Barbara Jones: What kind of business is it?

Josh Dronzek: Computers.

Barbara Jones: Oh, okay.

Steve Gifford: And GreySignal, the name of his company, is on his jacket.

Barbara Ciampini: The theme tonight is blue and gray.

Marc Scurci: Does Josh know the next meeting date?

Steve Gifford: We'll get that to him, yes.

Barbara Ciampini: November 22nd.

Barbara Jones: So, I'll make the motion—

Steve Gifford: Any questions? Do you guys understand?

Josh Dronzek: If you guys like blue, stop in. You'll see the blue.

Steve Gifford: Okay, so we have Barbara making a motion.

Barbara Jones: I'll make the motion to paint the building; approve painting the building.

Barbara Ciampini: Second.

Steve Gifford: We have Barb for the second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstentions?

Lee Calisti: Can I ask you a question though, Josh?

Josh Dronzek: Yes.

Lee Calisti: How did the color come about? Was it just personal preference? Does it relate to your company? Why is the building not gray?

Josh Dronzek: Our company is more of a gray, blue, white, and black. The outside we just thought would match the health building next to us. The front of the building, if you want to just hear about it—I want to do a nice little—look at the health building beside us, there's like a little—I don't know what you call it, it's like a little step off thing like brick with a ledge on it, and we want to do a dark type of stone on there. If you ever go through a *Dunkin Donuts* drive-thru and you see the brown clapboard that surrounds it—if you get coffee you'll see it. We want to do that, because the front of it there's really no—

Barbara Ciampini: It's just plain.

Josh Dronzek: It's just plain, it doesn't look like anything. So I thought the darker colors would kind of match the surrounding buildings.

Steve Gifford: He also intends to install an architectural feature that's stained wood?

Josh Dronzek: Mmhmm. Kind of like a mahogany type of wood, like a skeletal overhang that comes out a couple of feet to grow vines on it.

Steve Gifford: As a canopy, yes.

Josh Dronzek: Again, there's really nothing there. When we bought it there was an old, really dark maroon type of awning that was there, and I guess the guy took it down.

Lee Calisti: Maybe when we see the rest of it, it will make more sense. The idea of matching everything in the neighborhood isn't a rule.

Barbara Jones: It's a nice color.

Lee Calisti: I was just curious. I was just curious if it had a connection to your business more than—

Josh Dronzek: I can do—right. I can do bright pink if you guys want to.

Barbara Ciampini: No, I think Lee is trying to say that you could have used your theme, like your colors.

Steve Gifford: But I think with the paint color you picked, the sides of it will compliment what you're doing on the front.

Josh Dronzek: Yes.

Steve Gifford: So it kind of ties those two (2) in, we just don't have an image of what Josh's end goal is.

Barbara Ciampini: Right.

Lee Calisti: Right, okay.

Steve Gifford: Alright? Sorry about that Josh.

Josh Dronzek: Thank you.

504 West Otterman Street
Property Owner: Denny Fellers
Applicant: BZ Construction
Project: Façade

Steve Gifford: Hello, how are you?

Tim Zontek: My name is Tim Zontek. I'm with BZ Construction. I'm here in regards to 504 West Otterman Street. Right now on the board there is a picture of the existing condition, and really the scope of work involved is removing the cast iron columns and railing and installing new columns made of aluminum, and then PVC railings. The original ones are in disrepair.

Steve Gifford: This is the—

Tim Zontek: This is the proposed railing. It's just a white PVC railing. It's going to be a square spindle, and I think there's a picture further on here installed where you can see what it would look like.

Steve Gifford: Further on?

Tim Zontek: Yes. Go to the railing and column photo. Yes, so that's the square railing, or I'm sorry the square columns from Age Craft, and then the railing is very similar except it's made of the PVC. It's the square panel column.

Barbara Ciampini: Bring back the original again, please.

Barbara Jones: Do you know, is that original; that sort of scroll decorative?

Tim Zontek: I don't know if that's original or not.

Barbara Jones: What do you think, Lee? Do you think it came with that house?

Lee Calisti: It might be, but I doubt it.

Barbara Jones: Yes, it looks odd.

Lee Calisti: I doubt it.

Tim Zontek: It looks very odd on the house from the street.

Marc Scurci: What's the reason for the change? Is it structural?

Tim Zontek: Yes, no it's falling apart. It needs updated.

Barbara Ciampini: It's a pain to take care of too, isn't it?

Tim Zontek: The cast iron, oh yes.

Barbara Ciampini: You have to sandblast it to paint it.

Barbara Jones: Is that a business or a home?

Tim Zontek: It's a residence. I believe it's a rental property right now.

Lee Calisti: It is a rental property.

Barbara Jones: Oh, okay.

Steve Gifford: Any other questions or thoughts?

Lee Calisti: Okay, I'll go. I happened to speak to the owner and he's amenable to other ideas, because what's being proposed it not suitable or consistent to the rest of the building. Square aluminum columns are just not consistent with the rest of this house. Since the house has so much architectural character, I think he needs another solution that would have a little bit more profile and shape, and a little bit more consistency with that time period. A square aluminum column is just not going to cut it.

Steve Gifford: So in the catalog, is there a different profile that—

Tim Zontek: Those are the three (3) options in that series.

Barbara Ciampini: There's three (3) right there.

Steve Gifford: Oh, got it. Those are the only three (3) options available in that series.

Lee Calisti: So, I'm saying that in my opinion neither one (1) of those are appropriate, but I would recommend that you look at composite architectural columns. There are so many more options that are available and would be more sensitive to that house, and they're sold at local lumber yards. That would be my recommendation.

Steve Gifford: We don't have a full picture of the house do we?

Tim Zontek: There's another picture from the street. I mean it's a square house that's why we chose a square column.

Lee Calisti: I understand how you get there, but it's really going to detract from the character of the house. That house has a lot of character, especially when you see the roof line. Those are my thoughts.

Steve Gifford: So I guess where we are is—

Barbara Ciampini: This could be another situation where Tim presents something—I mean, we stopped the job. So, there are people traversing in and out of there not in the proper way, so maybe it's something you can present to me in an email and we can do it that way.

Lee Calisti: Yes.

Barbara Ciampini: Yes, I mean it's not like it's some huge project. It's a matter of figuring out other columns and railings to go there.

Lee Calisti: Yes, it's the same idea just choose a different—

Barbara Ciampini: Style.

Lee Calisti: Style, different material would be my recommendation. So that way they keep moving.

Barbara Ciampini: Right.

Steve Gifford: Okay.

Lee Calisti: That would be one (1) way to handle it.

Steve Gifford: Okay. Does everyone else agree with that? Good idea?

Tim Zontek: When do you need that by, Barb?

Barbara Ciampini: By November 7th. The morning of November 7th, so you have a little over a week.

Lee Calisti: Tim, look up a company called HB&G; Harry, Bob and George.

Tim Zontek: Where are they from?

Lee Calisti: They are stocked by *84 Lumber*. See if you can remember that.

Tim Zontek: Does *Age Craft* have anything you like? I like using the local companies.

Lee Calisti: That's probably the least bothersome of the proposal to me; *Age Craft*, because I know they are just down the road on Hamilton. I know the columns—we had this happened on another project—

Barbara Ciampini: Up on East Pittsburgh Street.

Lee Calisti: Yes. We recommended a different column.

Barbara Ciampini: We're just trying to stay consistent.

Lee Calisti: So I think that would probably be more sensitive.

Steve Gifford: Okay. So how do we make that as a motion? I mean, is it already gone? Is it already removed?

Barbara Ciampini: It's all gone.

Steve Gifford: So everything we see there is already scrapped?

Tim Zontek: The railing is off the stairs, yes. There's a temporary railing up.

Steve Gifford: How about with the columns?

Tim Zontek: The columns are off right now.

Steve Gifford: So they're gone too right now, okay. So we need to approve something in it's place, because what's currently there is gone.

Barbara Ciampini: Yes, that's what I'm saying. He needs to get approval by Council on the 14th, so he can continue to work. So, yes, I would make a motion to recommend that Tim provide us with a drawing, a prototype that shows a different kind of railing and column style more suitable to the architecture of the existing home by November 7th.

Steve Gifford: Okay. So we understand the—we're going to see something other than what's currently here and what's been proposed.

Barbara Ciampini: Right, in an email.

Steve Gifford: I would, Tim if you could, the sooner the better. That way we can get more feedback and not at the last minute having to make a decision, so if we can get that the week before then that gives everyone a chance to provide feedback, and then if you have to go back and get another style then at least we'll have time.

Barbara Ciampini: Hopefully that won't happen.

Steve Gifford: Yes, but you have to allow for that.

Barbara Ciampini: Okay.

Steve Gifford: Okay, so Barb made the motion. Can I have a second?

Lynn Armbrust: I'll second.

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

Everyone: Aye.

Steve Gifford: Any opposed? Alright. Thanks, Tim.

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

Steve Gifford: Introduce yourself and describe the project, since you are new to the HARB board.

Zachary Kansler: My name is Zachary Kansler. I'm an employee of the applicant. The applicant is *Malkin 1*. *Malkin 1* is an associated entity with our law firm. Our law firm is Tremba, Kinney, Greiner, and Kerr, and we actually own the building adjacent to this building on the left of this picture; the big green building on the corner of West Otterman and Westminster Alley. This building has been used primarily—our company purchased the building in 2001, and used it as a residential building; we had tenants there. The tenants that were just evicted managed to pretty much destroy the building. They left holes in the roof of the building without telling us, which deteriorated the ceiling in the attic of the building. They didn't have utilities for a matter of months, so you can imagine what they did with their bodily functions during the period of a few

months; I didn't want to provide pictures of that, which are necessarily hard to remediate bugs. We determined that it was just cost prohibited to try to repair the building and use it in a similar fashion. I contacted the Planning office, because it is in the district here—the Gateway District. I was advised that it would be most likely that we would be given permission to demolish the building if we provided some kind of site plan for the future use—for the future use of the building. That was initially our plan to do so, however after my initial communications with the Planning Department the building had been broken into numerous times necessitating us to move quickly to demolish the building, because it can't be re-let. So it's going to be vacant for a period of time before it's going to be demolished. We're concerned with, especially with winter coming, people breaking in and trying to stay in that residence while it's unoccupied, so we submitted an application strictly just for the demolish of the building currently, and once we've had an opportunity to assess the site after demolition and see how it settles then we would submit a separate application in the future for the future use of the property. Like I said, the current application calls for it to be demolished. I have our contractor here if anyone would like to ask him questions. It would be graded and seeded so it would be a grass lawn for the immediate future, and then following demolition we would make a new application. The goal would really be one (1) of two (2) things; to use that site as an accessory use to our current law building. We're currently pretty near to capacity. We have well over 20 employees in that building, and if that's not the way to go we might consider using that for parking, because we currently have issues with parking and we know a lot of our other businesses in the area are having issues with parking. So the goal of our application really is to demolish a structure that is unsafe, and then in the future have a property use that meets with the needs of the community in congruence with the other buildings in the nearby vicinity. I also wanted to note that one (1) of our neighbors on the street, probably about five (5) blocks from here, had their property demolished and is a grass lot currently. I have pictures if you guys would like to see how that lot currently is. So, that's our application at this point in time.

Steve Gifford: So the feedback that I would provide is, typically we do take into consideration a demolition project whenever we see what the end use is going to be, whether it's going to be an infill building or at the very, very least what it's going to look like as a parking structure, a parking lot; how are people going to access it, landscape features, whatever else it may be. So, we're trying to get away from just tearing down buildings without having documentation. I understand the need that you guys was to move quickly, but you can also be at the same time working to provide those documents, securing the property, and then we can make a decision next month. I'm not speaking for everybody on the board. You guys can provide your feedback. That's how we've handled it in the past, and that's how I see the project moving forward.

Zachary Kansler: Okay, yes we just wanted to move as quickly as possible with regard to demolition given the unsafe condition of the structure.

Barbara Ciampini: Let me just speak for the City of Greensburg in regards to the two (2) properties that you're referring to; 24 Westminster, that took us a decade to tear that house down through the court system, and 333 West Otterman was torn down because it was half destroyed,

more than half destroyed by fire. We already have a development for 333 West Otterman that's ready to rule that's already been vetted through this board. 24 Westminster, we're trying to get someone to buy that and build another house there. I gave you that advice for a reason, because that's what we do; we want to see the after project. There have been plenty of other projects that have come before that have had to follow this guideline, and that's why I gave you that advice.

Zachary Kansler: Right.

Barbara Ciampini: I'm with Steve.

Zachary Kansler: Right and I wasn't purposefully going and disregarding your advice. It's just after that we had numerous break-ins.

Barbara Ciampini: Right, I understand.

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

Barbara Jones: Is the building really unsafe, or is it just been treated very badly and can't—

Zachary Kansler: There's literally a hole in the roof that's apparently been there for years and they never told us. When we went into the property it was covered by duct tape.

Barbara Jones: So as owners you never inspected your tenants?

Zachary Kansler: We did, but that was in the attic. The inspection was right prior to us doing the eviction. We had no reason to go into the structure because they were paying their rent, but when we did evict them we did a site visit.

Barbara Jones: But you can repair a roof.

Zachary Kansler: I know.

Barbara Jones: I'm just opposed to tearing down a house just because it's been badly treated.

Zachary Kansler: It's in addition to numerous other—the plaster walls have been smashed in in numerous locations, all the tile has been cracked by the previous tenants, the smell frankly is something that I wish I could forget.

Steve Gifford: We understand that. We're just trying to help you understand that right now our path that we follow is we have to see what's going to be and relatively quick, because if we do approve to tear it down it is going to be a landscaped lawn. There is going to be a time frame in which that needs to occur. If it's going to be a parking lot, there's a time frame in which that needs to occur. If it's going to be an addition on your building, then we ask that you have that

done in a respectable amount of time as well. We've had other people that have come in and made proposals and said, "We're going to do something," we approved tearing it down, and it's a gravel lot that sits there and weeds are growing.

Zachary Kansler: I can ask the contractor—how quickly would it be torn down and grass planted and graded?

Barbara Ciampini: You're missing the point.

Steve Gifford: The document needs to be provided by a landscape architect or a civil engineer, or whatever else it might be so that we can physically see from the street here's the house, here's the house gone, and here's the landscaping.

Barbara Ciampini: We have design guidelines. I believe I spoke to you about that too. Especially if you are looking at tearing it down for a parking lot, I mean there are specific guidelines.

Zachary Kansler: Right, I understand. We're just trying to take this one (1) step at a time.

Barbara Ciampini: Well we appreciate the fact that you might even be adding on to the building, but we need to see it. We need to see something.

Zachary Kansler: Okay.

Steve Gifford: So at this point, we are going to table it. We're tabling the project until you come back with a—

Zachary Kansler: If that is what you deem appropriate.

Barbara Ciampini: Yes.

Steve Gifford: Yes, so we're not necessarily going to take action on it since we don't know what the end use is going to be.

Barbara Ciampini: No.

Steve Gifford: Obviously they're talking about doing something, right?

Barbara Ciampini: Yes.

Steve Gifford: So then I'll make a motion that we table the application until you, at a future meeting, provide a document that shows what the use will be immediately, and then if you can share insights on what long terms goals would be that would be fine as well.

Barbara Ciampini: We'll just leave it an open ended table, so it's up to you when you want to come back.

Zachary Kansler: Okay.

Steve Gifford: I mean obviously it's a problem.

Barbara Ciampini: Yes.

Steve Gifford: People breaking in, or whatever. They should work as quickly as possible.

Barbara Ciampini: Mmhmm.

Steve Gifford: So I make a motion. Can I have a second?

Barbara Ciampini: I'll second.

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

Everyone: Aye.

Zachary Kansler: Thank you.

135 West Pittsburgh Street
Property Owner: Scott Avolio
Applicant: BlueOtter, Inc.
Project: Signage

Steve Gifford: Okay, 135 West Pittsburgh Street. Hello, how are you?

Randy Roadman: Fine, how are you?

Steve Gifford: I'm doing very well.

Randy Roadman: Hi, my name is Randy Roadman. I'm the CO of *BlueOtter*, and we are desiring to just replace the sign at Scott Avolio's building with our sign; keeping exactly the same design, just changing the colors of it.

Barbara Ciampini: Back to blue again.

Randy Roadman: Yes, also matching our name. The *BlueOtter* actually originated where the arts facility is at for Seton Hill; there used to be a blue building there.

Barbara Jones: Oh, right.

Randy Roadman: It was a student of Seton Hill, and he created a software package that we are trying to make it a Greensburg project with Seton Hill by working with Seton Hill students.

Lee Calisti: So, you're proposing that the existing sign is removed, and that sign is put in it's place?

Randy Roadman: It's actually just taken off the posts. It's exactly the same size, same place. No changes.

Lee Calisti: Same size, same shape, same everything?

Randy Roadman: Yes.

Barbara Jones: Different colors, okay.

Lee Calisti: Are the posts white?

Barbara Ciampini: No, they're green.

Randy Roadman: The posts will be white.

Barbara Ciampini: In the future.

Lee Calisti: The posts will be white, and it will look just like that?

Randy Roadman: Yes. The original building—the original sign I think was green.

Barbara Ciampini: Right.

Randy Roadman: And then Mr. Avolio changed it to black.

Steve Gifford: To the black.

Randy Roadman: And it's going to the white now.

Barbara Ciampini: Now we're going to be all white.

Steve Gifford: All white, okay.

Barbara Ciampini: Well that will pop.

Barbara Jones: Are those letters gray under *BlueOtter*?

Randy Roadman: They are, yes. The samples were all in the packet too.

Lee Calisti: So *BlueOtter* is the name of one (1) of the tenants—one (1) of the occupants.

Randy Roadman: Yes.

Lee Calisti: And then there's a place for another sign in the future.

Randy Roadman: Right. Expansion of that—we may put our name and number on it, or something like that on it, but yes we do have that in case there is another one (1). There is—we're looking at a person coming out of New York that will bring a handful of employees back to Greensburg, that the owner of *BlueOtter* actually worked for. Hopefully we'll create employment for four (4) or five (5) employees in Greensburg.

Barbara Ciampini: That's wonderful.

Steve Gifford: Any thoughts or comments?

Randy Roadman: That's a comment we get with the logo. The logo is just something he came up with. We do have that trademark.

Barbara Jones: Just a question, what is the otter holding?

Barbara Ciampini: A blueprint.

Barbara Jones: Oh, that's a blueprint?

Barbara Ciampini: Yes. He even has a construction hat on.

Barbara Jones: I see the hat.

Lee Calisti: Now, if there's a subsequent tenant in the future, you know that they have to come back again.

Randy Roadman: Okay. It's going to be exactly the same colors and that kind of stuff.

Barbara Ciampini: Okay.

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

Lee Calisti: I'll make a motion.

Steve Gifford: Can I have a second?

Barbara Jones: I'll second it.

Steve Gifford: Abstentions? All in favor?

Everyone: Aye.

Randy Roadman: Thank you.

206 North Main Street
Property Owner: Westmoreland Museum of Art
Applicant: Deb Henry
Project: Signage

Bob Gonze: Bob Gonze, Blue Sky Sign Company.

Barbara Ciampini: Blue again.

Bob Gonze: Blue again. Blue shirt too. 247 South Main Street, Deb Henry, is proposing to move her existing, gorgeous, fabulous, carved sign that you've already approved from her current location to her new location across from the museum.

Barbara Ciampini: She's not putting an awning on her old location anymore.

Bob Gonze: Correct. It would be moved, yes. So really it's just proposing to move—

Barbara Ciampini: Can you blow that other one (1) up.

Bob Gonze: —the existing sign to a new location.

Barbara Ciampini: Not that one (1), the other one (1).

Barbara Jones: It's the same sign.

Barbara Ciampini: Yes, it's the same sign. I just wanted to see it on—is it going to have that scroll thing at the top? I can't see.

Bob Gonze: Scroll thing? It's an existing bracket.

Barbara Ciampini: Oh, it's an existing bracket.

Lee Calisti: It's already there.

Barbara Ciampini: I liked your scroll sign top.

Bob Gonze: Currently the bracket is holding a “For Rent” sign.

Lee Calisti: That’s what you get.

Barbara Jones: So, is it just the light in this image that you can’t see her name? I can’t see her name.

Bob Gonze: It’s fairly small. It’s not a great image.

Steve Gifford: No, in person it’s also hard to read unless you’re standing there, because it’s gold re-leafed over silver, gray.

Bob Gonze: It’s very classic.

Barbara Jones: Well if you can’t see it though.

Barbara Ciampini: I make a motion to recommend approval.

Bob Gonze: Thank you.

Steve Gifford: Can I have a second?

Lynn Armbrust: I’ll second.

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

Everyone: Aye.

Steve Gifford: Any opposed? Any abstentions? We recommend approval.

Bob Gonze: Thank you.

Barbara Ciampini: Thank you, Blue Sky.

615 South Main Street
Property Owner: Gregory Henderson
Applicant: Gregory Henderson
Project: Façade/Renovation

Steve Gifford: How are you, Greg?

Gregory Henderson: Alright. I'm here for the building at 615 South Main, the barbershop. I'm here to re-side the and repair the front porch. The biggest thing on it is the removal of the piece above the porch.

Steve Gifford: Let me pull that up for you here. There you go.

Gregory Henderson: We'll replace it with a flat awning that is more contemporary.

Steve Gifford: I do have that one as well, yes.

Gregory Henderson: Of that style.

Steve Gifford: It's going to be of that style?

Gregory Henderson: Yes.

Barbara Ciampini: Is it going to be longer? I saw that one (1) rendering where you had that pencil sketch.

Gregory Henderson: Yes, it's going to cover both windows.

Barbara Ciampini: Okay. It's going to come the whole way across

Gregory Henderson: Yes, and right now you can kind of see the condition of the porch is kind of definitely needs to be done. That's the main thing, because this is supporting that piece and that's putting pressure on it.

Steve Gifford: The concrete is crumbling.

Barbara Ciampini: And then what are those other things that are drawn on there? Is that siding?

Gregory Henderson: That's—

Steve Gifford: So we'll start at the base.

Gregory Henderson: Yes, that's the base. I think it will give it a little flare to the building.

Steve Gifford: The foundation.

Gregory Henderson: The foundation.

Steve Gifford: If you can see on the sketch, you're going to have three (3)—are you going to go up that high or just have three (3) courses?

Gregory Henderson: I don't have the exact—it's three (3) or five (5) feet.

Barbara Jones: So it will—will it align right under the window as you show it on sketch?

Gregory Henderson: Yes.

Steve Gifford: What's the dimension on that panel, Greg?

Gregory Henderson: The dimensions on what?

Steve Gifford: On the sample we're showing here. What's the dimensions on that?

Gregory Henderson: I don't think he wrote it down as far as the size on that.

Steve Gifford: Okay.

Gregory Henderson: Three (3) feet. Three (3) feet high.

Steve Gifford: Three (3) feet high.

Barbara Ciampini: And you're not planning on making that stoop or porch any longer?

Gregory Henderson: Yes, I'm widening the porch. I actually have a picture with my foot on the step. The steps are very small.

Steve Gifford: There it is right there.

Gregory Henderson: I wear a size 12, and they're very small.

Barbara Ciampini: Your steps aren't working for you.

Lee Calisti: Greg, are you going to rebuild those stairs?

Gregory Henderson: Yes, they're going to be concrete, but just bigger.

Barbara Ciampini: I'm going to speak for myself, but I think we need some sort of a drawing that shows exactly what you're going to do on that building so that we can actually see it. I love the project; I think it's great. I need to see something that shows how long the porch is going to be, where the stone is, where the awning is going to be in conjunction with everything else.

Pete Cherellia: On both sides too.

Barbara Ciampini: Yes.

Pete Cherellia: The stone of both sides of the building. Is the stone all around the building?

Gregory Henderson: Three (3) sides, not the back.

Steve Gifford: You should be able to find someone that can do Photoshop of your project, and get an image of the base stone you want to do. You also want to do different siding, is that correct Greg?

Gregory Henderson: Vertical instead of the horizontal.

Barbara Ciampini: Oh, neat. That's cool.

Steve Gifford: It will a blue color, right?

Gregory Henderson: The blue will be matching the sign; the darker blue on the sign.

Barbara Ciampini: The darker blue. Yes, we need to see that.

Lee Calisti: Let me give you a couple thoughts, Greg. It's not this board that's going to matter, but if you're going to change those stairs you're going to have to have a code review through the City of Greensburg, because they're going to have some code requirements that you're going to have to demonstrate. Just an FYI, but it doesn't go through this board and it doesn't go through these board boards Just to give you an FYI so that you're not surprised. The contemporary look I would support and I would think that the awning and the siding would support that notion. I'm not sure about the stone. When we've had buildings in the City Downtown we've not permitted that kind of stone, because it's inconsistent with the Downtown. In this context it may be a little different, because this is an isolated building and it's far away and a building like this could have had a stone foundation. I don't know if that type of stone is going to be contemporary enough for you, but it's hard to see without having a picture of it all together.

Steve Gifford: What do you mean by that, that it being contemporary enough?

Lee Calisti: It's a very rustic looking stone and if you want a contemporary look I don't know if that's the answer, because you have metal siding and a nice clean horizontal awning and I like that. I think it's great; the siding and all those kinds of things, and then you throw in the stone. I'm not sure that look is going to be consistent. The second thing is, I'll give you a heads up, is that a synthetic simulated stone that gets adhered to the building?

Gregory Henderson: Yes.

Lee Calisti: You may want to consider that from a maintenance standpoint, that in a couple of years with snow and salt I think it's going to be falling off. I don't know if you know that about it, or the people were recommending it to you guided it to you, but essentially it's like little

sponges that you're going to be gluing to your building. It's going to be a maintenance nightmare for you, so just for your own investment—

Steve Gifford: It should be more of a concrete with a dye impregnated in it.

Lee Calisti: Something.

Steve Gifford: Imbedded in it.

Lee Calisti: That's going to hold up to snow and salt, or you're going to be doing this again in two (2) years and you're going to be upset. So I'm not exactly sure what you may want to do, but I'm just giving you an FYI, but I like the proposal.

Steve Gifford: And I have someone that can help you with the Photoshop as well to put that image together.

Barbara Ciampini: Yes, and you can do the same thing as we offered the others. As long as we have it by November 7th, the morning of, I can pass it around. We know what's there. We know what you're trying to achieve, but we need to see it and I think you need to see it for the very reason that Lee just mentioned.

Marc Scurci: Lee?

Lee Calisti: Yes, Marc?

Marc Scurci: Sorry, Barb. I didn't mean to interrupt.

Barbara Ciampini: Go ahead, I'm done.

Marc Scurci: Could you bring that picture back up of the new awning? The one (1) that is shown on another building.

Steve Gifford: The proposed, yes.

Marc Scurci: Greg, how—are the only supports of that the rods coming out of the top in your new awning? Is it supported vertically anywhere, or just those cables that come off the building?

Steve Gifford: You don't have any columns holding it up?

Gregory Henderson: No.

Lee Calisti: Just the cables. Just the rods.

Marc Scurci: Okay, my question is sort of a technical one (1). Will it be flat, or will it be sloped?

Gregory Henderson: Flat as far as I know. I don't know if it's slightly sloped or not.

Barbara Ciampini: You might want to slope it.

Marc Scurci: What happens with rain and heavy snow?

Steve Gifford: The weight load.

Marc Scurci: That's the first concern. The second concern is, if you find you have to tack on downspouts then we'd want to know what that's going to look like.

Steve Gifford: Yes.

Marc Scurci: Typically if there are columns holding up a roof then they are incorporated in them.

Gregory Henderson: Obviously I've stolen the idea after seeing them on different buildings. I've never really seen them with downspouts.

Barbara Ciampini: No.

Lee Calisti: Well, it might have a built in gutter. It might have a built in gutter that slopes to one (1) side or the other, but I'd think you'd want to know that. You want to know what you're buying.

Barbara Ciampini: There is something on the side, see? There is something on the side.

Lee Calisti: You just want to make sure you know what you're buying, because you're going to have customers walk underneath there.

Marc Scurci: It's liability.

Lee Calisti: Yes, you just want to make sure you know what you're doing.

Barbara Ciampini: You don't want to get hit by—

Steve Gifford: So then—

Barbara Ciampini: Yes, again, by November 7th if you can get us something.

Gregory Henderson: Okay.

Lee Calisti: I like the idea, Greg.

Barbara Ciampini: I do too.

Lee Calisti: I think it's cool.

Marc Scurci: Our thoughts are more constructive criticism, but they're to help you succeed. Make sure you take that in the right way.

Lee Calisti: Well, you're putting in a big investment. We don't want to see you do this over and over again. We're glad you're putting the investment into your building in the City.

Steve Gifford: I agree as well. Okay, so we have Barb making a motion. Lee, were you the second on that?

Lee Calisti: Sure.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstentions? Great. Can I have a motion for adjournment?

Barbara Ciampini: I'll make that motion.

Meeting adjourned at 5:23pm.