



## *Historic & Architectural Review Board*

Meeting  
August 23, 2016 4:30 P.M.

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### **I. Call to Order**

Steve Gifford: Good evening everyone. I hope everyone has a great day today. I'd like to call to order the City of Greensburg Historic and Architectural Review Board meeting for Tuesday, August 23, 2016.

### **II. Roll Call**

Steve Gifford: If we could start, Amy, with a roll call please?

#### **PRESENT:**

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

#### **ALSO PRESENT:**

PETE CHERELLIA, ESQ, ACTING SOLICITOR

#### **ABSENT:**

LOU DEROSE, SOLICITOR

### **III. Approval of July 19th, 2016 Meeting Minutes**

Steve Gifford: Next item on the agenda is the approval of the July 19<sup>th</sup> meeting minutes, which you received via email. Any comments? Corrections?

Barbara Jones: No comments.

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Steve Gifford: Can we have a motion to approve the minutes? For the approval of the minutes, we have Marc making the approval as presented. Can I have a second?

Barbara Jones: I'll second it.

Steve Gifford: Barbara is on the second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Meeting minutes adopted.

#### IV. OLD BUSINESS:

**239-241 West Pittsburgh Street**  
**Property Owner: Heather Schultheis**  
**Applicant: Heather Schultheis**  
**Project: Façade**

Steve Gifford: We have a full agenda this evening. We have our first is old business, so Heather if you want to come up and describe your project. You want to speak into the microphone; introduce yourself first and last name.

Vince Siciliano: My name is Vince Siciliano, VJS Consulting. I do construction, and manage a lot of properties, and redevelopment, and everything else as well. I assisted Heather in putting some of this together. As you can see with what's up there now, we made a proposal, prior of which was kind of a little bit of a bland look that we proposed as far as being a hardy plank, submitted the window types, and everything else. In the interim, although the printer doesn't do justice, I'd like to also pass this around as far as the concept we are looking at here to make it a little bit more pleasant in the area, and the color I couldn't get through on there. We're proposing the sage with the trim being white, and we are looking at possibly the black shutters on there as well to dress it up. I only did the left hand side of the building so that we can see a little bit of the contrast as what it could be as to what we first proposed.

Steve Gifford: For everybody, the handout is the true depiction of what the façade will look like, and then the color palate is being passed around. It's the mountain sage if you didn't hear him.

Barbara Ciampini: You're the color man, it's on there. The color man.

Steve Gifford: Vince, what's going to be white?

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Vince Siciliano: The trim; the trim around the windows. I reflect it on the left side; you can see where the shutters are, around the door and around the windows on the left half of the building, or the left two-thirds of the building, as opposed to the way we initially had it—

Barbara Ciampini: Yes, that pops it a lot better.

Vince Siciliano: It looks nice.

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

Lee Calisti: I think it's a big improvement. The handout is a big improvement.

Barbara Ciampini: Oh yeah.

Lee Calisti: The simplicity is what makes it good.

Vince Siciliano: It's a beautiful thing, simplicity.

Barbara Jones: So just to clarify, the hardy board is the beige, and the mountain sage is the shutters, right?

Vince Siciliano: No.

Barbara Jones: No?

Vince Siciliano: All of the siding, which if you look at the—I get rid of the panel and just have the siding on there now on the left side of the drawing that went around, to make it more homey as opposed to commercial.

Barbara Jones: Right.

Vince Siciliano: So all of the siding will be the sage color, and then the trim, which I incorporated around the left side there, will be the white, artice white, around the trim around the windows and the door.

Barbara Jones: Right, and the shutters?

Vince Siciliano: The shutters are black; black or a charcoal gray, whichever comes back. It looks good in black. We have a couple buildings in Oakmont that they did on the river here that they just recently did similar townhouses. It looks really sharp.

Barbara Ciampini: You're going to match this side to this side?

Vince Siciliano: Yes.

Barbara Ciampini: Okay. Yeah, that's great.

Lee Calisti: The other thing I should say is, I don't know what it took to get here, but this is a great example of a presentation that is clear. We get a variety of presentations and I really appreciate the effort it took to give us this kind of overlay. It's really helpful to a board to see something this clear.

Vince Siciliano: I've been doing this all my life.

Lee Calisti: It's good. We can debate the details, but at least you are clear on what you're proposing.

Vince Siciliano: Right.

Lee Calisti: That's what I'm trying to make the point of; it's clear what you're proposing.

Barbara Ciampini: It's a major improvement.

Barbara Jones: Oh yeah, most definitely.

Barbara Ciampini: Can you put that back up of what it looks like today?

Vince Siciliano: Yeah, the only concern minor is where the electric meters are on the right. I don't know if the shutters are going to work on the lower window or anything like that, so it's what it is and where they are, and they are going to stay there.

Barbara Ciampini: They're not going to move.

Lee Calisti: I think it works even without the shutters.

Vince Siciliano: I think it does too.

Lee Calisti: With the trim around the windows, I think it will be just fine.

Vince Siciliano: Right.

Steve Gifford: Can we have a motion to approve as presented?

Barbara Ciampini: I'll make that motion.

Steve Gifford: Can I have a second?

Lee Calisti: I'll—Go ahead, Barb.

Barbara Jones: I'll second.

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

Everyone: Aye.

Steve Gifford: Any opposed? Approved. We actually recommend approval to Mayor and Council.

Barbara Ciampini: Yes, it will now move forward.

Steve Gifford: And this is for everybody in the room.

Barbara Ciampini: Yes, for the edification of the audience this is a recommending body, so every item on our agenda has to go onto Council's agenda. We are working on Council's agenda for September 12<sup>th</sup>. You can start, in your case, Heather, on the 13<sup>th</sup>. You don't need a permit for the work you are doing.

Vince Siciliano: Great, thank you very much.

Barbara Ciampini: Thanks. Thanks, Heather.

Steve Gifford: Thanks, Heather, very good job. Lee you're up.

## **V. NEW BUSINESS:**

**411 South Main Street**

**Property Owner: Young Men's Christian Association of Greensburg**

**Applicant: Beeghly and Company Jewelers**

**Project: New Construction**

Steve Gifford: Do you want the presentation?

Lee Calisti: Yes, the client is going to say something first.

Steve Gifford: So let the record show that Lee Calisti is not on the platform as a member of the HARB, he's now a consultant, a speaker. Hey Allison, can you introduce yourself?

Allison Beeghley: Yes, I'm Allison Beeghley. I'm the sales manager across the street at Beeghley and Company Jewelers. Brian and Amy Beeghley are also here representing our store

today; they are the owners. We are here because we are proposing a demolition of a building that we are interested in purchasing that we do not own, but we are in the process of negotiating the purchase of it with the current owners. I just want to preface this by saying we do believe strongly in being part of the downtown Greensburg community. That is why we looked at purchasing the building adjacent to us in our plans for expansion of our current business. We are really excited about the opportunity. We understand that keeping the integrity of wonderful, existing buildings that have historic value is important to the community; however the building at 411 South Main Street has a number of existing conditions that limit our ability to use it in its current form. Two (2) of those conditions are insurability and the current conditions of it. In the proposal packet that you all should have received the building inspection report that we had done that part of the real estate process, and that clearly states the existing condition of that building. In short, we cannot insure that building for occupancy in its current state and secondly in studying options for this building and expansion, repurposing it for our current needs and to meet current building standards is not a sound business choice for us, which is why we are proposing demolition of it and building a new facility on the site. To that end we engaged Lee Calisti, Architecture and Design, to help us with the conceptual design, and I'm going to turn things over to Lee to do the presentation.

Lee Calisti: Okay board, I'm Lee Calisti. I am here as an independent architect for Lee Calisti, Architecture and Design, and I'm not here as a board member at this point. Steve, if you could get our presentation packet up please. While he's doing that, Allison is correct. Brian, Amy and Allison engaged me to develop a conceptual design for a proposal to replace the buildings that Allison just described. They have been studying this property, they've done their due diligence, and as she stated it's not feasible to renovate them as well as it's not insurable. So the idea was to develop a proposal that would allow their business to expand to give their building more presence along South Main Street, give a signature look to their building to enhance their own business, as well as to enhance that portion of South Main Street. So we went through a process of developing a narrative for their business and their site and the building is actually a response of that narrative, and the visual qualities of the buildings are a response of the conversations we had as a project team to accomplish the goals that they had. So the image on the screen is a view of the property as it looks right now. Their building is to the far left and you can see that it's overshadowed by these apartment buildings, and to the far right you can just begin to see another apartment building with a private driveway between. So Steve if you go to the first—This is an aerial view of the site as it stands, and although it is somewhat faded it has text on it that explains the primary elements. There is the existing building circled in red, or the buildings that we are proposing to demolish. You can see that there are three (3) parking areas that are designated, and the parking area behind the proposed demolition would then be used for their business. So these are the key elements that are in place right now. Steve, you can go to the next one (1) please. These are views of the property again; one (1) from the west coming off of Fourth Street. You can see on the far left their current business and you can see how the apartment buildings extend out to the face of the street, and then a duplication of the image that we just saw on the right, so next. This is a site diagram that merely shows in graphic form all of the conversations that we had as a project team. There were a lot of dynamics and movement on the site that we needed to

address and come up with a way to allow their customers to have the best experience from onto the site, park, and then move to an entrance through their building and move through the sales area and other parts of the building, to support it the way they would like their customers to enter and move throughout the building. So there's a couple of elements here, there are the existing elements to the north. The only modification that we are proposing at this time of this site plan is the opening up of the existing glass entryway that everybody knows is a diamond shape right now. That would allow their customers to move from the north parking area under a canopy protected, down the sidewalk southward, and then enter into this, again, a narrative of this new building. And then we've also began to address how other people will approach the site from the sidewalk, from the south, how one (1) might come from the back parking area to this entrance, but after looking at several diagrams and several methods of placing this building and where the entrance would want to be; how an entrance would support the internal functions of the building as we envision them, it was concluded that a new entrance on the southwest corner was the strongest solution for them and as we envisioned the development of this project is one (1) would move to the entrance and then go through a series of spaces that they would guide them through to have a unique and exceptional experience of purchasing jewelry and the other elements they sell. So we see here that although we're removing a building that extends to the sidewalk, but this begins to do is align with the existing jewelry store to the north and fortunately it aligns with the apartment building to the south, so we still maintain a hard urban street edge as a positive feature in a city, but then we begin to allow that alignment to happen to have a uniform and a consistent, crisp look to that façade through those three (3) buildings. We've also inserted an element that is in favor and supports the use of the jewelry store, but what we feel is a great civic opportunity as a park in the front landscaped area with an open mesh canopy that would reach out over to it. I'll describe a little bit more about that in a second, but here we begin to see their new building with a foreground of a landscaped area. Steve you can go to the next. So here's a massing diagram that shows the building from the building from the southwest, and here you can see the insertion of a new building in the center and how the general facades align with both existing buildings to the north and the south. You can begin to see how the movement of the building begins to appear with sidewalks and ramps and stairs, and begin to see how a building like this might manifest itself. An entry on the corner away from the existing building in that will exemplify how one (1) might move through in a very positive experience walking up to the building. Next image; this is a two (2) dimensional façade drawing looking to what would be the west façade. You can begin to see the massing between the existing building on the left, the proposed building in the center, and just a little bit of the building to the south on the far right. What's somewhat subtle in here is a pattern of 20 to 25 foot spacing that is common in urban areas, and so even though we have one (1) single building that we are proposing here, the façade is broken up into three (3) compartments. On the far left is a primarily solid building that makes a transition from their existing building with an element that leads one (1) through; a narrow slot window. In the center is this unique element with a canopy, a lot of glass, curtain wall, store front, and then the third element is an entrance and a banner for signage and a small gathering area outside and a stair that leads down to the sidewalk. This also reveals some of the site challenges that we're facing, is the dropping grade from the north to the south that we've estimated at approximately five (5) feet. To maintain floor level of both buildings just for ease of

function, we had to maneuver quite a distance vertically, so we're beginning to show ramps that are accessible and stairs, but the goal is everybody would move through the same path; that there would be an egalitarian type of approach that all customers, no matter who they are, would be able to move through this journey, walk through this garden landscaped area under this canopy, and then ultimately be lead to the entrance. Steve you can go to the next one (1); again, an aerial view of the solution from the north northwest. Here you can see again the roof massings of the existing building and how one (1) might move around the site and then onto the new building site in the center, and then an approximate massing of the apartment building to the south, and you can see in the background just the underlay of the City of Greensburg below. Go ahead Steve. Here is a rendered image of how it might appear standing actually in front of this building, so if one (1) would walk out the front door of City Hall this is how it would appear. What we are proposing to do is keep a minimalistic approach, a simple elegance to it. Elements of jewelry and watch design and metals and gems are not overtly in the architecture, but elements of them are being addressed. One (1) of them is in the simplicity. Another one (1) is in the idea of how metallic surfaces begin to glisten, so what we begin to introduce our slight color pattern to a metal siding that's shown here, and I have three (3)—four (4) samples here. Three (3) would be what might be three (3) colors that we'd consider and you can see they're similar in sheen, but they could give a little bit of a sparkle, and then the dark color would be the color of the storefront. This is something that we would consider a study, and then the bulk of the building behind it would be much simpler; less windows or no windows to downplay those elements so that the façade itself would stand out. You can begin to see here there could be a landscaped area, there's a canopy element that changes the density of the beam elements as you move from the left to the right, from the north to the south, the density changes and the shadows would change as they fall onto the building and create a special shadow pattern. Here you can see how we've dealt with the entrance and the change in elevation, and then you go to one (1) last image and we'll probably come back to this one (1). Two (2) more images; you can go back to that one (1), Steve. We're not necessarily trying to mimic this, but here are some inspiration pieces where people are using metal siding and aluminum storefront and beginning to change the patterning of them to create a unique and a desired effect without complex or expensive construction methods. And then the last image, Steve, this is somewhat of a proposed image of how it might appear walking up the sidewalk from the south, so if someone was entering from the south they can begin to see how the entrance appears from the sidewalk, and the vibrancy that could happen from the stair. We haven't shown it particularly in this image, but in this corner area there could be plantings and perhaps a monumental sign, something that would give them presence, and the sidewalk that would head to the back parking lot. So, Steve, I would say to go back two (2) images, and I will answer your questions.

Steve Gifford: Thanks, Lee.

Lee Calisti: And then if Allison can come in case she has to answer questions too.

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



Barbara Ciampini: I just wanted to ask about the former building. This structure which used to be two single family dwellings has morphed into a medical office and then student housing. It's not the downtown historic district. I think that element that has the siding in the middle was the connection. I know there are two (2) different roof elevations too, so they molded them together and it's even more noticeable in the rear; all the different additions that were attached to this building over the years. I know, Brian, when I initially spoke to you on the phone, I was concerned that we would lose the urban streetscape, but this afternoon when I actually had a moment to look at your proposal and I looked out the window, I was like how cool was that these two (2) buildings sat further up front than the building at 415 South Main Street, so you would be able to go back and line that up. That was really cool to me, because I've worked across the street from your building for 32 years, this week I might add. I didn't realize that until today. So that concern that I had all along when I spoke to you months ago was that you were going to change the urban streetscape, but you're not. I think that's really cool. I didn't realize that that building sat that much further ahead than 415. I think it's a great project and a great addition to our Gateway and Main Street.

Barbara Jones: I agree with Barb that it is a great addition, and I love the greenspace. We were just talking about that at the museum before I left; more greenspace everybody is saying. So what happens to your original entrance? Does that just close off, or is that just display now, or—

Steve Gifford: Do you have an image of that Lee?

Barbara Jones: Which is the northwest corner, right?

Lee Calisti: It's suggested in the image. The storefront would essentially be removed.

Barbara Jones: Oh, okay.

Lee Calisti: So that one (1) could walk under that canopy and still be outside.

Barbara Jones: Oh, okay.

Lee Calisti: For the ease of their customers.

Barbara Jones: Oh, okay.

Lee Calisti: But they would change the internal workings of their facility if this goes forward. The inside was change so that from the new entrance through, the spaces would be sequenced in a manner to support their business the way they envision going in the future.

Barbara Ciampini: And that's where you do the grade for the handicapped accessibility too, coming in from that direction.

Lee Calisti: That's correct.

Barbara Jones: Right. Okay, thanks.

Allison Beeghley: Yes, and the whole landscape space in the corner by our current entrance, we would redo in conjunction with the theme for the new greenspace.

Barbara Jones: Oh, good. It's nice to have some green there.

Lee Calisti: I should add Allison has a degree and experience in landscape architecture, so she's a great person to work with.

Barbara Ciampini: Oh, that's helpful. Aren't your parents lucky?

Lee Calisti: I can assure you there will be careful thought to those elements.

Barbara Ciampini: That's great. And then that right away, Lee that belongs to 415 South Main Street, correct, that driveway?

Lee Calisti: It does, I'm glad you brought that up. According to a tax map, there's no paper alley there, that that what looks like an alley is more of a private driveway on private property. It is not a public alley that we can use.

Pete Cherellia: How would you access parking? Are you going to leave it the way it was before for your customers?

Allison Beeghley: So the parking in the back of the 411 South Main Street would not be customer parking on an average day to day basis. Maybe for events and that sort of thing it would be overflow parking, so we don't anticipate customers going back and forth along that sidewalk to park in the existing parking that we have along Main Street and what's that Second?

Steve Gifford: But the parking off of Main Street remains as you proposed. Any other questions or comments from members of the board?

Barbara Ciampini: There's no rose gold in here. Or gold gold.

Steve Gifford: So, Barb, just as a point of clarification, do we need to do a recommendation for the approval of the removal of the houses, and then a recommendation on the façade?

Barbara Ciampini: Yes, that would probably be best that we make a recommendation to remove the house, well it's one (1) structure now, the structure at 411, and then a recommendation for the new development.

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Steve Gifford: Okay. So with that, I'll make the recommendation that we approve the removal of the structures at 411 South Main Street. Can I have a second on that?

Marc Scurci: I'll do that.

Steve Gifford: Mark on the second. All in favor for the removal?

Everyone: Aye.

Steve Gifford: Any opposed? Any abstained or abstaining from it?

Barbara Ciampini: Well Lee is.

Lee Calisti: I abstain.

Steve Gifford: And then looking at the façade I think we're clear—

Barbara Ciampini: It's an infill. It's a complete infill. The new project? Yeah, it's a new project.

Steve Gifford: Yeah the infill and the façade, but also the existing building they're changing that too.

Barbara Ciampini: That's true.

Steve Gifford: So looking at the infill and the façade for the entire building, can we have a motion to approve the project as presented.

Barbara Jones: I'll make that motion to approve as presented.

Barbara Ciampini: And I'll second.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? And let the record show Lee abstained.

Lee Calisti: I abstain.

Steve Gifford: Alright.

Barbara Ciampini: In the case of your project since it is new development it still has to go through the Planning Commission, so we'll kind of hold on to your HARB recommendation until

we get through the Planning Commission and then we'll send both to City Council. Okay? Alright, thank you.

**9-13 East Pittsburgh Street****Property Owner: A R Montana Real Estate Investment Co****Applicant: Skip Majiros****Project: Façade**

Skip Majiros: Hello everybody, my name is Skip Majiros. I'm the owner of 9-13 East Pittsburgh Street. I'm here today to ask for your consideration to improve the façade of the building. Jason here today has the presentation, and I guess he will go.

Jason Kloock: So just the *Badge's Bar and Grille* building; there's also a sub shop in the lower portion of the building. It's the former Baggy Knee restaurant. Yeah, there you go. The lower tenant space on the right is the sub shop, and then there's currently an empty space in between there on the first level. So it's basically a façade improvement; doing some painting going back to the original Baggy Knee colors, which is like a burgundy color and getting rid of some of the black that's on there now, and then we're going to be using a beige color to accent that. You can see the windows right now; a lot of the paint is peeling off. I'm going to be meeting with the painting contractor this week to go over exactly the details, but the burgundy is going to be our main color with the beige being the accent color. So we'll be filling it in. And then we're proposing putting new lighting in at the top of the building; there's existing lighting there now. We'll be going with the goose neck fixtures, which are pictured there, very similar to the fixtures that are already on the building above the tenant spaces on the sign. The bottom right pictures, right there Steve, we're getting rid of the fluorescent lighting that's above the existing sign, and then we're going to retrofit those recessed lights that are there with some new LED fixtures. The awning is essentially going to be the same, there's a sample of the awning in the packet. It's just going to be a black awning using the existing frame. That's a picture of the old Baggy Knee. The signage is going to be—we're putting new signs for all three (3) facades you can see there, Badges Bar and Grille, the empty space in the middle, and the sub shop. The signage is going to mimic the Baggy Knee Café signage in type face and style; Signs by Tomorrow is doing the signage, but that's all the information they've given us.

Steve Gifford: That's it?

Jason Kloock: Yeah, that's pretty much it. The rest of the pictures are all different viewpoints that you asked for.

Steve Gifford: Hey Barb, do you have in the application the paint chip color?

Barbara Ciampini: Yeah. We have it all.

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Jason Kloock: It's all in there.

Steve Gifford: Just so we have a clear understanding of the paint chip colors.

Barbara Jones: Yeah, that's just what I was asking. So the Believable Buff, the beige, will be the window trim, and above the lower stores.

Jason Kloock: Right, if you go back to the window you can kind of see that there's an infill that's peeling right now. The infill is going to be the burgundy color with the beige accents around the exterior of that infill area.

Barbara Jones: And then everything on the first and second floor in that—go down Steve—that's all going to be the burgundy color?

Jason Kloock: Right.

Barbara Jones: Yeah, okay.

Jason Kloock: It's kind of hard to see from the picture because some of that's window it looks black—

Barbara Jones: Oh.

Jason Kloock: If you look at the Baggy Knee picture—

Barbara Ciampini: It's not that much black. That Baggy Knee picture shows it better.

Jason Kloock: Right. The Baggy Knee picture shows it better. I think it was down; right there it is.

Barbara Jones: Oh, I see, so that will mimic that is basically what you're saying.

Jason Kloock: Right.

Barbara Jones: And those letters for the signage are those just individual letters tacked up there?

Jason Kloock: Yes.

Barbara Jones: Okay.

Jason Kloock: Yeah, they will be doing new signs the whole way across all three (3) tenant spaces. The space in the middle will be a soup and salad express; it's coming.

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Barbara Ciampini: Very good. Skip I don't know if you know this or not, but your building is a contributing building to the City's Historic District.

Skip Majiros: Yes, I know that.

Barbara Ciampini: Did you know that? Okay.

Skip Majiros: I'm very passionate about that.

Barbara Ciampini: Yes, it's great.

Steve Gifford: Okay, any questions or comments about the proposal?

Marc Scurci: I have a question.

Steve Gifford: Yes, Marc?

Marc Scurci: Do we actually need to see the signage before we approve it?

Barbara Ciampini: Yes, do you have kind of renderings of the three (3) signs other than I know you said you were going to use that type face and font for Badges, but do you have anything for the others?

Skip Majiros: He said that he would have to order it special, but it would be exactly like those letters. I can get it for you this week.

Barbara Ciampini: If you can get it, yeah, if he can get me a rendering and send it to me in an email so we can see it that would be great.

Skip Majiros: Absolutely.

Barbara Ciampini: That would be really—that would be positive, because we're going to need that. So whatever we do, our recommendation will be contingent upon me getting that information from you before September 6<sup>th</sup>.

Skip Majiros: Alright.

Barbara Ciampini: Okay, very good.

Steve Gifford: That would be the signage for—

Barbara Ciampini: That would be the signage for all three (3). That's the part that we're—

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Steve Gifford: Aright, any other comments or questions. Can we have a recommendation to approve?

Marc Scurci: Okay, I will.

Steve Gifford: Marc. I've got a second from—

Lynn Armbrust: I'll second.

Steve Gifford: Lynn. All in favor?

Everyone: Aye.

Steve Gifford: Opposed? We recommend approval.

**107 South Washington Ave**  
**Property Owner: Westmoreland Hospital**  
**Applicant: Westmorland Hospital**  
**Project: Demolition**

Steve Gifford: Hello.

Micki Smith: Hi.

Steve Gifford: And just as an FYI to everybody in the room, if your project has been reviewed, you don't have to stay unless you want to stay. You're more than welcome to stay, but you don't have to. Introduce yourself.

Micki Smith: Hi my name is Micki Smith. I'm here with my colleague Sarah Kovac. We are here representing Westmoreland Hospital, Excelsa Health, and we purchased this house at 107 South Washington Avenue last month. A couple views of the house; one (1) to the left. Next slide; one (1) from the front, and then one (1) from the side. Then there is an aerial picture next; there it is. You can see the house sits alone inside of a parking lot. We bought the lots to the left, to the right, and behind the house, demolished those houses and paved it, and left this one (1) house standing. The house went up for sale this year and we purchased it. Our plan is to abate the

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asbestos that we found in the house, we had an environmental study done, and then demolish the house, plant grass to make it look nice until we have a chance next year to do the paving work.

Barbara Ciampini: So it will ultimately be part of the parking lot.

Micki Smith: Ultimately the plan is for parking, yes. It will be a great space in the winter. Any questions?

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

Barbara Ciampini: No, that was the hold out. Every project has a hold out, and that was that project's hold out.

Steve Gifford: Do we have a motion to approve the removal of the house?

Barbara Ciampini: We might want to do that separately too; the removal of the house, and then the development of the parking lot. They have to come to the Planning Commission, so—

Steve Gifford: We don't have any images of what they're proposing other than it's just going to be grass.

Barbara Ciampini: It's just going to be a parking—

Steve Gifford: Just grass.

Barbara Ciampini: Yeah, for now.

Micki Smith: Just grass.

Barbara Ciampini: Okay, I guess not.

Steve Gifford: Probably just approve—

Barbara Ciampini: Yes, we can just approve the demolition.

Steve Gifford: The Planning Commission will look at it in the future.

Barbara Ciampini: The Planning Commission, so you're going to have to do a whole new configuration.

Micki Smith: Right.

Barbara Ciampini: You're right.



Steve Gifford: They might ask what kind of grass and what kind of shrubs.

Barbara Ciampini: No they won't. It won't work the way it's designed with that house of there, so you're going to have to reconfigure the parking lot.

Steve Gifford: Right, but that's their responsibility.

Barbara Ciampini: Right, I'm with you. With that, I'll make a recommendation for the demolition.

Steve Gifford: Okay, can we have a second?

Jackie Johns: I'll second.

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

Everyone: Aye.

Steve Gifford: Any opposed? Recommend approval to remove the house.

Micki Smith: Thank you.

Barbara Ciampini: Thanks Micki.

Steve Gifford: Thanks guys.

**309 South Maple Avenue**  
**Property Owner: JDAX 2 Properties**  
**Applicant: Jenifer Amundson**  
**Project: Signage**

Lisa Frederick: Do you just want us to go ahead and start Steve?

Steve Gifford: Yeah, go ahead whenever you're ready. Introduce yourself.

Lisa Frederick: Okay. Hi, Lisa Frederick from Unity Printing. We are doing a signage project for Jen and her husband Jon for Spa 309. As you can see by the picture, they would like to add a couple of signs to the front of their building to mark it so that everybody can find them on South Maple Avenue. So you can see, there's a sign on the front door, there's one (1) on the left side of the building, and then ones that will have a bracket that will be the exact same size as the Noble

Vision that you folks approved several months back. That sign would be the one (1) on the left side of the building to denote that there is parking in the back of the building that is owned by the Amundsons; that is their lot. And that would be for the front door and the hanging sign, so again folks can find their location.

Barbara Ciampini: Where exactly is the projecting sign?

Lisa Frederick: There's a little black line that goes straight up and down.

Barbara Ciampini: Oh, I see it.

Lisa Frederick: Yeah, it was hard to show in the—

Barbara Ciampini: Oh, okay, so right here.

Lisa Frederick: That's where the bracket would be, and again the same exact—

Barbara Ciampini: I was going to ask for it to be up higher since you're on a one (1) way street, and you need people to see it.

Lisa Frederick: Correct.

Jon Amundson: Yes,, it needs to be up higher or the cars won't see it.

Barbara Ciampini: Yes, the cars could block it. Okay.

Steve Gifford: Any questions or comments from members of the board? Can we have a motion to approve?

Barbara Jones: I'll make that motion.

Barbara Ciampini: And I'll second it.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Opposed? Okay.

Barbara Ciampini: Okay, thank you.

Steve Gifford: Thanks guys, have a good night.

**247 South Main Street****Property Owner: Earle Guffey****Applicant: Debra Henry****Project: Awning/Signage**

Debra Henry: This is for an awning above my window at 247 South Main Street. It's going to be a forest green with gold letters. I'd like to have my name on the top across the top where the 9.4 is in gold letters and my phone number, if it would fit, on the right hand side as you're coming up the street, coming up Main Street going towards the Courthouse. The problem is I have signage on my window, but they have large "For Rent" signs in the shop that's not rented and people have asked are you moving, so I think if I even though I have a sign hanging down if I had an awning I think that would help them see me.

Barbara Ciampini: And the awning would be above your gold lettering?

Debra Henry: Yeah.

Barbara Ciampini: Okay.

Debra Henry: He's going to try to put the awning above the concrete work there to try to keep that free, because it is pretty and we still want to be able to see outside.

Barbara Ciampini: I agree.

Steve Gifford: I'm sorry Deb, but will the awning be above the concrete or below the concrete?

Debra Henry: The awning will be above the concrete, because he had originally proposed the awning below the concrete but then we were concerned that we really wouldn't be able to see out anything except awning, so we asked if he could move it up so that we would have the signage, but we would still be able to see out of the front window.

Barbara Jones: So will you keep the signage on the window that you have currently?

Debra Henry: I think so, yes.

Barbara Jones: Because you probably won't see that now with the shadow from the awning.

Debra Henry: Maybe not.

Barbara Jones: Yeah, walkers and pedestrians potentially.

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Debra Henry: Right, yeah I think if you are walking past on the street you do see the window, but if you're driving by it's very difficult to see unless you are stopped at the light.

Barbara Jones: So your signage would just be on the front portion of the awning not on the slanted portion?

Debra Henry: I think his plan, as I understand it, was to actually put it on the slanted portion as opposed to on the little bottom there. I don't know how well you would be able to see that. It might make more sense to put it along that little rim across the bottom, but I think his plan was to put it in the area that says the 9.4.

Barbara Jones: That would be nice to see that, because I can't really picture that right now.

Barbara Ciampini: Yes, that's what I was about to say. Deb, we're going to need some type of a photo to have the awning superimposed on the building.

Debra Henry: Okay.

Barbara Ciampini: With the lettering on it, so if you can get that to me prior to September 6<sup>th</sup>, I'll send it around to the board. We can make that a condition, because I can't picture it, I don't know if anybody else can.

Debra Henry: Would I come to a second meeting then, or would I just email you what I have?

Barbara Ciampini: No, you can just email it. Email it. I'll get it to the board, and we'll just make your recommendation contingent upon us getting that.

Debra Henry: Perfect.

Barbara Ciampini: And everybody being okay with that.

Debra Henry: And you have portions of the awning I think he sent.

Barbara Ciampini: Yeah, yeah, we have samples.

Debra Henry: You need to see the lettering.

Barbara Ciampini: We need to see the lettering, and we need to see it on your building; where it's going to be, like is it above the beautiful concrete design, where it's going to be on there.

Debra Henry: Okay.

Barbara Ciampini: Okay?

Debra Henry: Okay, thank you very much.

Barbara Ciampini: Thanks, Deb.

Lee Calisti: We didn't take action, we're not done yet.

Barbara Ciampini: We didn't take action.

Lee Calisti: I have a question too. Deb, I had a question. The green color you submitted is that a specific color that you wanted or is that what's one (1) available? How did that decision get made?

Debra Henry: Our business cards have the green color on them, so we just kind of used what's on our business cards. I'm not wedded to the green that's just what we thought would be a good extension. If there's another color that would be something the committee would approve or prefer, I don't really have a problem with that.

Lee Calisti: Well, I understand the green is on the business card.

Debra Henry: Yes.

Lee Calisti: But that's not on the street. You have some nice colors in the sign, there's nice colors that go with the brick. It just seems that a Kelly green or a forest green awning seems, in my opinion, foreign to the building regardless of what colors you have on the business card. If those letters on the building or something else on the building were that green then it might make some sense, but it seems like it's going to be besides it not looking right it seems it would look less professional in my opinion.

Debra Henry: What color would you suggest?

Lee Calisti: Well I start seeing colors in your very nice hanging sign there, I see some browns, bronzes; those kinds of things go well with red brick. You know more of the same might be a better color. It just seems that the color that you submitted is something more indicative than something other than a professional attorney's office.

Debra Henry: Maybe more of that maroon or the dark color in the sign?

Lee Calisti: Something like that I think would be fine.

Debra Henry: Okay.

Lee Calisti: I mean we don't want to necessarily pick it for you, but it just seems contradictory.

Debra Henry: Well I'm new at this so I appreciate any help. I mean that does make sense, so that would be fine. I think that we trying to take something dark so that the gold color would—but I think that burgundy would be fine or that ox blood color, so I'll suggest that in the rendering that he does.

Lee Calisti: Do we have to see that though?

Barbara Ciampini: Yeah, well she's going to give that to me anyway.

Debra Henry: I thought that he had so I apologize.

Barbara Ciampini: No, he just gave—what we have is what we have.

Debra Henry: Okay.

Barbara Ciampini: We just need something with the awning on the building, and then like I said with your lettering and maybe a different color. I think we're good.

Lee Calisti: And the sign is going to stay there, the hanging sign is going to stay there.

Barbara Ciampini: Oh yeah.

Debra Henry: Yeah, I don't know, he thought he would have to move it out to the right or left for the awning, he wasn't quite sure, depending on how high it would be, but we definitely want to keep that sign.

Lee Calisti: Oh absolutely.

Debra Henry: That is a nice sign.

Lee Calisti: Absolutely.

Barbara Ciampini: Yeah, well that's one (1) of the reasons why we want to see where it will end up in the end, so that sign and the awning.

Debra Henry: Yeah, okay.

Barbara Ciampini: Anything else? With that I'll make the recommendation with those contingencies that we approve the proposal as long as I receive it in my office by September 6<sup>th</sup>.

Lee Calisti: I'll second.

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Debra Henry: Thank you very much.

Barbara Ciampini: Thank you, Deb.

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Opposed?

Barbara Ciampini: You're good now.

**100 North Maple Ave**  
**Property Owner: John Kuzmkowski**  
**Applicant: John Kuzmkowski**  
**Project: Façade**

John Kuzmkowski: Good afternoon, I'm John Kuzmkowski. This is my brother Marty Kuzmkowski. We recently purchased this property at 100 North Maple.

Marc Scurci: I'm going to interrupt you for a minute, are the mics on?

Barbara Ciampini: Can't you hear?

Marc Scurci: I can't hear.

John Kuzmkowski: I can speak louder you know.

Barbara Ciampini: Yes, these two gentlemen can be very loud.

Marc Scurci: They need to be louder.

Steve Gifford: There's one (1) picture up here. I'm trying to find the other one (1).

John Kuzmkowski: That's a start. I gave everybody a copy. Everybody should have one (1) of these copies at least showing the rendering of what we have, which is the white which is the existing property as it sits right now. What we would like to do is to clean the property up by taking down those old, large white signs that used to—I don't know if everybody's familiar, but this used to be at one (1) time the AAA building and the large white signs on the Pittsburgh Street and on the Maple Street used to have AAA painted on those.

Barbara Ciampini: Otterman. Otterman. Otterman.

John Kuzmkowski: Otterman, I'm sorry. What we would like to do is just completely remove those ugly white signs that are on there and pressure wash the building, so that the brick becomes much more palatable to at least what we would say of what we own. We would also like to paint the garage doors that are existing right now and go to gray, and then on the façade that goes around the office area that Palace Printer was in, you can see from the top picture was white also, and what we would like to do is put a gray standing seam 24 gauge metal on it very similar to what they have at the museum on the new addition over there. Ours will be straight up and down, however theirs was on a 45 or a 60 degree angle. Ours will be straight up and down to at least clean up the building, and we're going to paint the—If you look at the signage they have, on the existing they have all of things that they sold there at the Palace Printer. We're going to get rid of that, and that's all going to be gray also. That's basically what we'd like to do to the property as it stands right now.

Marty Kuzmkowski: We'd also like to pressure wash the brick and clean the exterior, because as it stands we don't really have a plan for a tenant for the property, so that would be up to them to make any changes at that point.

John Kuzmkowski: But we couldn't do anything with the property right now as it sits, because it's just hideous as far as we're concerned. So we'd like to clean the property up.

Steve Gifford: Very good.

Barbara Ciampini: You're putting a new roof on it too, aren't you?

John Kuzmkowski: Oh absolutely. It definitely needs a new roof.

Marty Kuzmkowski: You can't do this before you do that.

Barbara Ciampini: Right.

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

Marc Scurci: I have a question. Will the parking area in the front remain parking for the new tenant potentially?

John Kuzmkowski: It will remain the same as it is right now.

Marc Scurci: How many spaces are there?

John Kuzmkowski: There's six (6) spaces the way we would figure it, however if in the future somebody wants to enlarge the building and make offices within the garage area, we will have to



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come back before you. That would be the only change we could see happening in the future. If we do find a tenant, they will have to come back before you to come up with signs too.

Barbara Ciampini: Right. Yeah, because you could find another tenant that even wants more garage space, you don't know.

John Kuzmkowski: We have no idea what we're going to do with the property as it stands.

Marty Kuzmkowski: What happens with the property is contingent upon what happens with the tenant issue.

Marc Scurci: Is there any consideration for some landscaping to soften that?

John Kuzmkowski: The landscaping—we haven't planned anything on the existing for the parking section, but there is landscaping to the right of the building. There's trees and shrubs all across there as it is.

Marty Kuzmkowski: If you go right from south to north on Maple.

Steve Gifford: Okay, any other questions or comments?

Barbara Ciampini: No, thanks for buying the building.

Barbara Jones: Yes, it's a good opportunity to clean it up.

John Kuzmkowski: I'll question that in the future. I'll talk to you about that in the future, if it was a smart move or a dumb move.

Barbara Ciampini: I think it's a good opportunity.

Steve Gifford: Can I get a motion to approve?

Marc Scurci: I will.

Steve Gifford: And a second?

Barbara Ciampini: I'll second.

Steve Gifford: Barb. All in favor?

Everyone: Aye.

Steve Gifford: Opposed?

Barbara Ciampini: Good job guys.

John Kuzmkowski: Thank you very much.

**701 East Pittsburgh Street**

**Property Owner: S & T Bank**

**Applicant: Sekula Sign Corp**

**Project: Signage**

Steve Gifford: How are you doing?

Paul Sekula: My name is Paul Sekula, Sekula Sign Corporation representing S & T Bank at their location on East Pittsburgh Street. S & T Bank is undergoing an upgrade in their look and their corporate identity, which includes their exterior signs, and we have completed a prototype sign in Indiana and also have started undertaking right now five (5) locations. This would be the sixth location they would undertake. The new signs are less square footage than the existing signs nominally. The existing signs are 41 square feet and the new pylon sign would be 37 square feet. We would be replacing the existing sign, sign for sign, and the directional signs would also be replaced. I think that the drawings that you are seeing, or the photographs that you are seeing now, are the existing signs on the property, and you can see we are eliminating a couple of the existing signs. The next slide should be the main pylon sign, the new pylon sign.

Steve Gifford: So just to clarify, Paul, this sign that we see here is the—

Paul Sekula: Yeah, those signs would be removed. Both the large pylon sign, and the sign on the building.

Steve Gifford: These are all existing. Correct?

Paul Sekula: Right.

Barbara Ciampini: You have to go with like the white background and blue letters, Steve.

Paul Sekula: Well, it is a silver background with blue letters.

Barbara Ciampini: Yes. Is that what it is—silver?

Paul Sekula: Yes. And that's an elevation drawing of the new sign. I think that you also have a drawing showing the sign placed on the property. But, is it pretty much the sign as it appears. A different shape to the sign. The background is silver. The letters are blue. It eliminated the teal word "bank", so all of the letters are blue. It is an aluminum face with routed out copy. The blue letters are cut out of half inch thick acrylic and pushed through the sign face. The auxiliary signs

are routed out aluminum also and backed up with acrylic. (points to presentation) There you can see the sign placed on the property. All of the signs that are illuminated are internally illuminated with LED lighting. The only thing that illuminates of course is the letters because the backgrounds are all aluminum. The directional signs are not illuminated. I think you have—that is a building mounted sign, similar in size—well no, I'm sorry—yes, that is a non-illuminated sign similar in size to the existing non-illuminated sign, and you can see it is the new logo style. It's non-illuminated. We call it an aluminum pan about an inch and a half thick. The directional signs are various sizes. Sizes similar to the existing directional signs. They are non-illuminated. The copy is reflective, and they would replace the existing signs.

Steve Gifford: I think that we have another directional sign.

Paul Sekula: Yes.

Barbara Ciampini: Those are all in the same location.

Paul Sekula: I think that you have a site plan, and the signs are numbered. The signs that are being eliminated are indicated also. Questions?

Barbara Ciampini: Did you say, Paul? Hi Paul. Is there any reason that why that front pylon sign cannot be more of a monument sign and not as high?

Paul Sekula: You can see that there are other offices located in this building. They are—I do not have that.

Barbara Ciampini: You mean their commercial banking, their insurance and their wealth management?

Paul Sekula: Yes. Commercial banking, insurance and wealth management. It just would not lend itself to have those items on a monument style sign.

Barbara Ciampini: No, I just mean take what you have there and make it shorter. Get rid of that. It could be the exact same size just bring it down.

Steve Gifford: Instead of fifteen foot tall.

Barbara Ciampini: Right. We are trying on that Pittsburgh Street gateway to make most of the businesses there to bring their signs into the monument type design. Just because of the—they are not speeding through there, it is a slow moving traffic. It is very clear to see their signs right there at the driver's view.

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Paul Sekula: Well, of course the shape and configuration of the pylon and the pylon cover are all part of the new look, that would be compromised and would have to be unique to that particular location.

Barbara Ciampini: We would like that to be having a unique sign.

Paul Sekula: I think that there would be some visibility concerns off hand as you are entering and exiting the driveway. I do not believe that there are any restrictions regarding the overall height where below the existing sign overall height would be fifteen feet to the top of the new sign.

Barbara Ciampini: I am not disagreeing that.

Barbara Jones: What was the height of the other sign?

Paul Sekula: It was/is sixteen feet—nominally shorter.

Lee Calisti: So that you are saying that if the sign came down lower, that it would block the visibility for traffic?

Paul Sekula: Traffic exiting the property. If it were a monument style sign, if we lowered it a couple of feet, I think that it would—I would be subjective of course, but I believe that it would make the sign look squat and detract from the pylon cover. But that is a subjective opinion.

Lee Calisti: Well, but with a wide base to the sign that is there now, that mask that is there now would not change.

Barbara Ciampini: Right.

Lee Calisti: So, if it is already blocking the view, then we are not blocking it any more than it is already doing. It is not like it—in other words, it is not like it is on a single thin little pole that one can look around as opposed to a wide solid mask. We are not going from a single thin little pole to a wide sign. There is nothing else on that street that sign that is that tall. At that speed, you are only going fifteen mile or twenty miles an hour and you are often stopped at the light to be honest with you.

Barbara Ciampini: Yes. There is a light.

Lee Calisti: This is not Route 30 or any kind of major highway that needs that kind of signage.

Barbara Jones: So that is an average height? Five foot ten?

Paul Sekula: You can see our scaled person beside it. It is probably easier to understand that or imagine that, and it is really not that very tall to the bottom of the lower auxiliary sign. And to

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lower that would of course subject it to vandalism, more vandalism. I think that it is pretty high, or reasonably high where it's located.

Barbara Ciampini: No, I—

Marc Scurci: Is there a history of vandalism on this sign?

Barbara Ciampini: No, no, no.

Lee Calisti: Well, there are several other businesses that are your neighbors that have monument signs; there's two (2) auto part stores, there's a—

Barbara Ciampini: A beer distributor.

Lee Calisti: Across the street.

Barbara Ciampini: Attorney's office.

Marc Scurci: Law firm.

Lee Calisti: Law firm. So they all have similar monument signs, and they're all visible.

Steve Gifford: So, Paul, I guess—Sorry, Lee, I didn't mean to interrupt you.

Lee Calisti: It's ok, I was done.

Steve Gifford: So this is a photo of the existing S & T sign, so you're using one (1) of those poles for the internal structure?

Paul Sekora: We will be removing both of those poles, and putting a new foundation and a new pole in.

Steve Gifford: Okay, so then—

Paul Sekora: Just about between the two (2) poles.

Steve Gifford: Okay, so it's not like you're using an existing infrastructure to build this.

Barbara Ciampini: No, it all goes.

Steve Gifford: Okay.

Paul Sekora: No.

Steve Gifford: So, Paul, I would tend to agree with what we've had over the past couple of years was that we have asked people with signs that were very very tall to have those dropped down to a more pedestrian level, and we've been very successful in having that done, so I would hope that S & T would consider maybe removing the four (4) feet in the middle of it to bring it down so instead of it being 15 feet tall it's only 11 feet tall. It still maintains the integrity of the sign, it's just the elevation of it drops significantly.

Paul Sekora: I'll pass that recommendation onto S & T, and it would be of course their decision if they want to pursue that.

Steve Gifford: Their decision if they want to move forward correct.

Marc Scurci: If they agree or disagree with it suggestion, would that come back to the board at a later meeting?

Barbara Ciampini: Well, if Paul can produce another prototype that's a monument sign that I'm sure S & T Bank uses in other municipalities. Not everyone is going to allow a pylon sign like that. If there is an existing prototype like that, you can email it to my office and we can do the same thing that we've done with the others and keep you on the same time frame so you'd be on Council's agenda for September the 12<sup>th</sup>, but I'd need the new prototype emailed to me prior to September 6<sup>th</sup>.

Steve Gifford: Sorry, Barb, to interrupt, but just to clarify.

Barbara Ciampini: That's okay.

Steve Gifford: So you're looking at a total redesign of this not just removing—

Barbara Ciampini: Well it doesn't have to be, it doesn't have to be, but he has to show me something other than this.

Steve Gifford: Okay.

Barbara Ciampini: And a lot of times when you are dealing with a complete rebranding of a bank or a gas station they have prototypes, not just the pylon.

Steve Gifford: Yes, we've learned that over the years.

Barbara Ciampini: Yes we have.

Steve Gifford: I just wanted to make sure we're using language is consistent with the sign company.

Barbara Ciampini: Yes, well as long as he understands—Paul, like I said, we’re trying to look for more of a monument sign. If there is an existing prototype that they have as a monument sign show us that, if not show us what Steve just suggested bringing it down.

Paul Sekora: Well we can certainly lower the sign, but the configuration of the S & T portion would remain with that.

Barbara Ciampini: That’s fine. I don’t think anybody has a problem with the top part.

Paul Sekora: And this particular location has the two (2) auxiliary signs, which are totally separate in the information they are providing.

Barbara Ciampini: Mmhmm.

Paul Sekora: So really the option we would have is to make the sign shorter.

Barbara Ciampini: Right.

Paul Sekora: From 15 feet, as I understand it, to 11 feet, which would really remove the center section of what’s on your drawings; the three (3) foot nine (9) section of the pylon cover.

Barbara Ciampini: Exactly.

Paul Sekora: Which I would suggest to S & T if they were amenable to that to change the size of the base section too to maybe try to be a little more in proportion, but if S & T says no this is what we want to do what is our next step?

Pete Cherellia: Come back next meeting.

Barbara Ciampini: Yeah, you can come back next month and try again. I’m trying to keep you on this path.

Paul Sekora: Okay.

Barbara Ciampini: If they want to try again then they have to try again, and we can decide to reject it or not.

Marc Scurci: One (1) point of interest would be when speaking with the bank people, if anything the two (2) lower signs the font is smaller. By lowering them I think people would actually be able to see that better than look up and see it.

Lee Calisti: Absolutely.

Marc Scurci: So it could be an advantage to the bank to produce an equation where the sign is lower and more people can see it whether they are walking or driving. We're not trying to be disagreeable; we are just trying to give you the bigger picture.

Paul Sekora: I appreciate that, and you can appreciate my position.

Barbara Ciampini: Mmhmm.

Paul Sekora: I'll need to translate that information to the bank, which is essentially they want it lower or they'll not recommend it.

Barbara Ciampini: That's right.

Marc Scurci: Well that's essentially—you might suggest that.

Paul Sekora: That's exactly what I'll pass on, and we'll go from there.

Barbara Ciampini: That's what we are saying, Paul.

Pete Cherellia: And the other signs—

Barbara Ciampini: Well the other signs are fine. I don't think there's a problem with that. We've been changing the face of our Gateways, and this is one (1) of the streets that we have been focusing on since 2007; for the last decade.

Steve Gifford: So then even if you take into consideration North Main Street *Rite Aid* has a sign that's been altered, *Onyx Wellness and Spa* has a sign that's been altered, so over the years as projects come up we've been lowering those.

Paul Sekora: Sure.

Barbara Jones: And Rite Aid did that same thing. They had a rebranding and they wanted a pylon sign as I recall, and then also the bank that's on North Main. They came down on the size of their sign; it's a different sign.

Lee Calisti: I think overall Marc's point is dead on, is when you're in a vehicle driving down that road you'll be looking straight across at it, so it is to the bank's advantage to bring that down.

Pete Cherellia: It will be on the same eye level as everybody else on that street.

Barbara Ciampini: Yes, exactly.



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Steve Gifford: So then we can go forward for the sign to be lowered, and if the client does not wish to do that then they can come back.

Paul Sekora: Okay, very good. I appreciate that.

Barbara Ciampini: Do you want that in the form of a motion?

Steve Gifford: Yes please.

Barbara Ciampini: I'll make that motion.

Steve Gifford: So Barb has the motion.

Barbara Jones: Are we approving the other signs still on the property?

Barbara Ciampini: Yes, we are approving the other ones. That's part of my motion; approving all of the other ones, but recommending that either we reduce the size of this one (1) by four (4) feet, or produce a different monument prototype.

Steve Gifford: A different prototype, okay.

Barbara Ciampini: That's a monument sign.

Steve Gifford: Yes, absolutely. And a second on that? Do we understand Barb's motion? I think we all do.

Marc Scurci: I'll second.

Steve Gifford: Marc got a second. All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Abstentions?

Barbara Ciampini: Thank you, Paul.

**320 South Maple Avenue****Property Owner: South Maple Partners****Applicant: South Maple Partners****Project: Signage**

Bob Gonze: Bob Gonze, G-O-N-Z-E, representing the Law Office of Brian Aston and James Fox. So we have a couple of different signs on the building, four (4) actually; a post and a panel sign out front, it's going to have metal posts and a PVC face double-sided with the dimensions as shown, 48 inches wide 42 inches tall. It will be perpendicular to South Maple, so that's sign number (1). Signs numbered two (2) and (3) are up on the brick columns on either side of the porch, and will have just the "Law Offices" and their address, and then sign number (4) will be around the back of the building. It will be a hanging sign from the porch, because most of their customers are apparently going to park in the back lot, and this will direct them into their waiting room which is in the back entrance of the building. That will be—

Barbara Ciampini: They don't want that hanging sign that's in the back to be on the front since they're on a one-way street.

Bob Gonze: Actually it's not one-way. South Maple isn't one-way.

Barbara Ciampini: Oh I guess he's not in that part, it's two-way.

Lee Calisti: It's two-way until you get to Third.

Bob Gonze: And that sign on their porch is really just to get people into their waiting room.

Barbara Ciampini: Okay.

Bob Gonze: And we looked to do something in the parking lot, but there just isn't anything that won't get run over.

Barbara Ciampini: I like it; the back one (1) is the one (1) that I like the most.

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

Barbara Ciampini: Yes, I do want to make a comment, because I know Brian—

Steve Gifford: It's not LED and we're very disappointed?

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Barbara Ciampini: No, I just want to say for the record, I want to thank Brian Aston and Jim Fox for purchasing this building, because if you all remember this was the building that we rejected the church's plan to raze it for a parking lot.

Steve Gifford: We didn't refuse; we just encouraged them to sell it.

Barbara Ciampini: No, we rejected it, because it was part of the urban streetscape on South Maple Avenue and they have done a phenomenal job of remodeling it. It really is amazing.

Bob Gonze: Brian's done most of the work himself.

Barbara Ciampini: Yes, he's out there constantly. It truly is an amazing project, so thank you to the HARB board we saved the building and they saved it even further.

Steve Gifford: Yes indeed.

Barbara Ciampini: It's a great investment.

Lee Calisti: I agree. Great projects, great signs; it's a win-win.

Marc Scurci: Mr. Gonze, is the Courthouse dome depiction that accurate, or have you taken some license to adjust the architectural elements there?

Bob Gonze: No, actually I just like that motif a lot, but it's in Brian's head and as you know he's an ex-marine and you don't stop them.

Steve Gifford: So, we have a motion, do we have understanding for the recommendation?

Barbara Jones: I'll make that motion.

Steve Gifford: Oh, we have a motion we need a second.

Barbara Jones: Oh, we have that? I'll second it.

Barbara Ciampini: Who made it?

Steve Gifford: You made the motion.

Barbara Ciampini: Oh, did I?

Steve Gifford: All in favor?

Everyone: Aye.

Steve Gifford: Any opposed? Abstentions?

Lee Calisti: So if they move their offices, Bob, they have to move to a city that has a courthouse or a dome. Somerset, Butler, no they couldn't go to Butler; Somerset, Indiana.

Marc Scurci: Or he could adjust that and it would have a curly top like DQ.

**\*\*Laughter among board members\*\***

Barbara Ciampini: Thanks, Bob.

**1 North Maple Avenue**  
**Property Owner: Anna Maria Skop**  
**Applicant: Anna Maria Skop**  
**Project: Signage**

Bob Gonze: Also, Anna-Maria Skop.

Barbara Ciampini: Oh, you are here for her too?

Steve Gifford: So, this is 1 North Maple?

Bob Gonze: Yes, 1 North Maple. Alright, Bonjour mes amis.

Barbara Ciampini: That's really cute.

Bob Gonze: It is cute. So we are going to have a projecting sign over the front entrance of the *Petit Paris* bi-lingual preschool. It will be a double sided sign. The size of the sign is 34 inches by 36 inches; 36 inches is the height. It's again going to be PVC with full color printed vinyl on both sides. The bottom of the sign will be eight (8) feet above the sidewalk. It will be between—it will be mounted between the light posts. I'm not sure we showed that very well, but in the before and after on the top you can see sort of the light blue color showing where the sign is, so we have to be a little higher than the two (2) light to get our eight (8) feet, but we'll get it. That would be the only signage on the building.

Steve Gifford: Is the storage company still there?

Barbara Ciampini: I don't know.

Steve Gifford: CF Storage, or GF Storage?

Lee Calisti: This is on—is this actually on—

Barbara Ciampini: It's on East Pittsburgh Street

Bob Gonze: Right across from the YMCA basically.

Lee Calisti: Okay. But, but the address is Maple.

Barbara Ciampini: Right.

Bob Gonze: I guess.

Steve Gifford: Any questions?

Marc Scurci: I have a question. I know you're going to smile at me but laugh at me, but Petit, is that a French spelling?

Bob Gonze: Oui, monsieur.

Marc Scurci: No, but isn't there an "E" at the end of that?

Bob Gonze: If it was feminine it would.

Marc Scurci: Ahhhhhhh.

Barbara Ciampini: Ahh, see!

Marc Scurci: If you would have given your presentation in French we would have understood that.

Bob Gonze: Je sais so. Excuse moi.

Steve Gifford: Alright, so we have a standard proposal. Can I have a motion to approve?

Lee Calisti: I'll make a motion.

Marc Scurci: I'll second it.

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

Everyone: Aye.

Steve Gifford: Opposed?

Barbara Ciampini: Thanks Bob.

**113 South Pennsylvania Avenue**  
**Property Owner: Richard Kurtz**  
**Applicant: Richard Kurtz**  
**Project: Signage**

Richard Kurtz: I have an application for a sign for my building. It's similar in size to my last sign with a name change for the new business.

Steve Gifford: Alright, pretty straight forward.

Richard Kurtz: I think it's pretty straight forward.

Steve Gifford: Any questions or comments?

Barbara Jones: Good work.

Barbara Ciampini: Looks good.

Steve Gifford: Can I have a motion to approve?

Barbara Jones: I'll make that motion.

Steve Gifford: Can I have a second?

Barbara Ciampini: I'll second it.

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

Everyone: Aye.

Steve Gifford: Any opposed?

Barbara Ciampini: Thank you.

Steve Gifford: Alright, Richard.

Lee Calisti: World's fastest approval.

Barbara Ciampini: I make a motion that we adjourn.

Meeting adjourned at 5:48pm