

**HARB BOARD MEETING
DECEMBER 9TH, 2008 4:30 PM**

PRESENT:

STEVE GIFFORD, CHAIRMAN
LEE CALISTI
NANCY STEWART
BARBARA CIAMPINI

ABSENT:

BARBARA JONES
TERI LUTZ
PETE CICCAGLIONE

Steve Gifford: Did everyone get a chance to review the minutes from November? If so can I have a motion to approve the minutes?

Nancy Stewart: I make a motion to approve the minutes.

Lee Calisti: I second the motion.

All were in favor.

NEW BUSINESS:

ITEM #1 17-19 West 2nd Street-Owner-Mary Levy & First Commonwealth Bank-
Applicant-Don Tarosky-Joe Bleehash, AIA proposed student housing project.

ITEM #2 212 East Pittsburgh Street-Owner- David Flam-Applicant-Dave King, Woods
& Water-Project-new awning

ITEM #1 17-19 West 2nd Street-Owner-Mary Levy & First Commonwealth Bank-Applicant-Don Tarosky-Joe Bleehash, AIA proposed student housing project.

Joe Bleehash: I am with Foothills Architects. We took a look at this project last month as a preliminary and this is kind of a second round of preliminary discussions on this building. The owners due diligence period is expiring on December 20th, 2008. We still in the process of getting some budgetary construction numbers together and this is the getting to be the more final renovations that we are looking too. Last month we talked about the addition of some punched openings here in the center (he's pointing to screen) on both the second and the third floor. We are proposing two more punched openings on chamfered ends. On the first floor we would be talking about a hard canopy over top of the main center door and canvas awnings over top of the first story windows. This is all infill area and this is just a single glazed glass (he is pointing to screen) store front right now. This will all be punched opened to replicate the openings directly above them. If you notice we took a lot of the ornamentation off the building and there will be a new pre-finish metal coping at the top and that band will be a little heavier. This band that is here (he is pointing to screen) actually aligns with the existing structure band that is there now so the top and the bottom of that band is the same dimensions as the band that currently exists on the building. This would be either some kind of composite molding here or a brick metal covered accent band, but other than that we may use some sort of glazed tile accent color in the center there (he is pointing to screen) with black and the building will almost be like a cream color. This base here we kind of talked ourselves out of doing any kind of covering over top of that. We are probably just looking at painting it, (he is pointing to screen) and bring it into the whole color scheme. Colors are yet to be determined. We are looking at a neutral palette being bronze and those awnings and tiles really don't have to be black either and that is something that we will get into once we start the design developments. This is kind of where it is now based on what we talked about last time, keeping the solid course headers over the windows.

Steve Gifford: This is the image of the building as it's placed now. Can you indicate where the windows will go again?

Joe Bleehash: There will be a new punched opening here, the second and first floors also on these chamfered ends and then this dimension here is the same dimension that we showed on the sketch. We are keeping the top and the bottom of that band. The new infill would occur here and here removing this glass door front and the infill.

Barbara Ciampini: This is the area you said you're going to leave alone? (she is pointing at screen).

Joe Bleehash: Yes. Right now it's just parged and painted. We looked at a couple different options and it's still kind of fluctuated. Right now we are just looking at painting it.

Nancy Stewart: Is it presently a single door?

Joe Bleehash: Yes, it's a single door with a side light on the left.

Nancy Stewart: So that will remain exactly like it is?

Joe Bleehash: Yes. Actually the door is in pretty good shape, it's a bronze color and Don and I talked this morning and decided to keep that bronze color and I just put that green band there because that is the color that is there now. But we are talking more of a neutral palette.

Barbara Ciampini: What about the material in the infill area?

Joe Bleehash: Well that is probably going to be brick, a thin brick, a veneer. That would be painted to match. It will be matched with everything else that's on the building. At some point this building was redone, the whole front was taken off and new brick was put on. We will be looking at painting the existing brick up above and try to match that as best that we could on the bottom.

Steve Gifford: Any comments or questions from the board?

Joe Bleehash: We will submit a formal application to the board once we get the due diligence over with.

Lee Calisti: My first question is to the owner, what is your opinion of it now?

Don Tarosky: We're getting there, I just saw this a few minutes ago before we got here. I like the simplicity of it compared to where we were before and economically its certainly budgetary-wise and it's also better than where we were. I am not crazy about the colors so we need to work on that a little bit. I like the hard canopy over top of the entrance type of thing. So, yes I think we are getting closer to what I envisioned as a final submission.

Lee Calisti: I will say Joe, that this is a tremendous improvement over the last informal submission. It's simple and clean and it is not trying to masquerade or dress up something then what it is. I like the purity of it. I agree with you, Mr. Tarosky about the colors. I would research period colors, in addition to your own preferences, but I would research period colors, which is very easy to do. It's a simple building and it is what it is and I think it's well done.

Nancy Stewart: I think the best thing that is left from the original building is that band and it just pops right out. These windows are tremendous.

Barbara Ciampini: Exactly.

Lee Calisti: It is somewhat of a background building; it's not a flashy building. I think you are being true to it and I think it will come off really well with picking the correct

colors and this simplification certainly is better economically and puts your money somewhere else, either somewhere else in the building or in your pocket.

Barbara Ciampini: I concur with my fellow board members, I think it is great!

Lee Calisti: The colors are really going to make or break it. Being really careful with colors and not picking the three stocked colors that are available. Finding really good colors is the key.

Barbara Ciampini: Are you going to name your building Don?

Don Tarosky: We are looking at naming it the Loft on Second Street.

Barbara Ciampini: No “Lilly” in it anywhere?

Don Tarosky: No.

Barbara Ciampini: It will always be the Lilly building that is why I said that.-The Lilly Lofts?

Lee Calisti: The other off unimportant comment Joe is that the kind of quick and dirty sketch. I think it is more effective than your computer rendering. I think people relate to it because it’s soft and fuzzy. I was suggesting a means of something quick instead of engaging a lot of your time. I really like these kinds of renderings: I think they are really effective for these kinds of hearings. It’s a nice sketch. Good Job.

Joe Bleehash: Thank you very much.

Barbara Ciampini: We will see you again.

ITEM #2 212 East Pittsburgh Street-Owner-David Flamm-Applicant-Dave King-project new awning

Dave King: *David Flamm Company* right now is located at 114 W. Otterman Street. The lease has been terminated and we need to move all of the equipment and all of the materials over to 212 E. Pittsburgh Street so we can continue business over there. The lease owner at 114 W. Otterman Street has asked that we don't take the name with us so we are proposing to change the name of the business to *Woods & Water*. We need to change the awning in the front of the building and that is basically the only thing I need to do to my knowledge unless you guys tell me I need something else. I have attached pictures of the building and its right next to *Minute Man Press* as you're going out of town. What we are looking at with the awning is taking the present awning that is there down and leaving the frame. There is fluorescent lighting behind it and that is going to stay. We are just going to change the color of the awning to green. The signage is going to be in the same block lettering and same style that is there in white because it will show up with that fluorescent lighting on it in the evenings.

Barbara Ciampini: Is it the same font?

Dave King: Yes and the same block style letters.

Barbara Ciampini: There will be fewer words then?

Dave King: It's going to say *Woods & Water* and I think you have a drawing from Waugaman's and it will say underneath it unpainted Furniture-Swimming pools.

Barbara Ciampini: Okay.

Dave King: I just want to thank you all for getting me on tonight, that was very kind of all of you.

Lee Calisti: Do you have any future plans to do anything to the building?

Dave King: Right at the moment, no, this came up really quick and so I didn't really have a whole lot of ideas and no future plans at the moment. I know there is a parking area on the left hand side of the building and there needs to be some work done in there. It's presently asphalt. It has numerous cracks in it and things growing up with it. We may do some repaving of that lot. That is one of the first things that needs to be done. On the one side of the building there are downspouts that need to be realigned. We are going to try to do that right away. Other than that the roof on the building is fine, we're not having any problems with that.

Steve Gifford: Any comments or questions? No problems with it being vinyl instead of canvas?

Barbara Ciampini: It would be if we were paying half of it. But it's not in the grant area. Normally what we do Dave if you're in our Downtown District you could have received grant funding and we would have required that the material be canvas for your awning verses the vinyl.

Dave King: If that would have been the case and I would have been told that then I would have put both of them on there and go with which one you would have wanted. It would not have mattered.

Steve Gifford: Can I have a motion.

Barbara Ciampini: I will make the motion to approve the project.

Nancy Stewart: I second that motion.

All were in favor.

Barbara Ciampini: I make a motion to adjourn.

Lee Calisti: I second that motion.

Meeting adjourned at 5:00 PM