

**HARB BOARD MEETING
MAY 12TH, 2009 4:30 PM**

PRESENT:

STEVE GIFFORD, CHAIRMAN
LEE CALISTI
BARBARA CIAMPINI
TERI LUTZ
PETE CICCAGLIONE

ABSENT:

NANCY STEWART
BARBARA JONES

Steve Gifford: We have one item on the agenda tonight. Are there any questions or comments regarding the April 21st, 2009 minutes? If not can I have a motion to approve the minutes?

Lee Calisti: I make a motion to approve the minutes

Pete Ciccaglione: I second the motion.

All were in favor.

OLD BUSINESS:

Item #1 - 307 S. Pennsylvania Avenue-Owner- J. Hilary Kelly, Catherine H. Kelly and Michelle M. Kelly-Applicant-First Presbyterian Church-Project-Demolition.

Item #1 - 307 S. Pennsylvania Avenue-Owner- J. Hilary Kelly, Catherine H. Kelly and Michelle M. Kelly-Applicant-First Presbyterian Church-Project-Demolition.

Lisa Galloway Monzo: Thank you for the opportunity for speaking this evening. Helen Mabry the Architect for our project is here tonight. She is with MacLachlan Cornelius and Filoni Architects (MCF). She and I will be presenting a Power Point presentation this evening. I'd like to introduce the representatives of the *First Presbyterian Church* who have accompanied me this evening: Pastor Martin Ankrum, Sheila Carmella who is President of the Cooperation and Chairperson of the board of Property and Finance, Dave Snyder who is the Treasurer for the *First Presbyterian Church*, Steve Ross also a board member of the Trustees, Betsy Hoeldtke, the Vice President of the board, Geoff Atkinson, the Secretary of Property and Finance, and also I've invited Barry Gaetano who is the Chair of our Mission Committee and is able to answer any questions that the board might have about charitable work. I've also invited Mr. and Mrs. J. Hilary Kelly who are the current owners of the property. Mr. Kelly is present and he is accompanied by Mr. Patrick Costello, the attorney for the Kelly's. I also invited Don Laudadio the owner of Laudadio Excavating Demolition who is also available to answer any questions that you might have. I also invited the adjoining property owners, A.J. DeMartino and Carol Weimer who own 305 S. Pennsylvania Ave. I'd like to start by telling you a little bit about our church. The *First Presbyterian Church* which is located at 300 S. Main Street has been in existence since 1788. Originally it was located at St. Clair Park but it's been in its current location since 1848 and the existing structure was built in 1916, the beautiful building you see right there (she is pointing to the screen). It was designed by the famed Boston ecclesiastical architect, Ralph Adams Cram of the firm Cram & Ferguson and photographs and descriptions of our building have appeared in many places in print, most recently in Douglas Shand-Tucci's massive biography of Cram, Ralph Adams Cram: *An Architect's Four Quests*. In addition some of the magnificent stained glass windows were designed and installed by Charles J. Connick who is another prominent artist. We have over 900 members with an average weekly attendance on Sunday of over 300 members. While many members over the years walked to church; the Reverend Martin Ankrum now tells me that he only knows of two (2) members that walk to church. This is a bit of a problem; with over 900 members currently we only have thirty-four (34) parking spaces. The *First Presbyterian Church* supports the local community through the mission committee. Last year we shared over \$16,000 of our mission's fund locally and generously supported such local organizations as *Central Westmoreland Habitat for Humanity*, the *Christian Layman Corps*, the *Blackburn Center*, the *Union Mission Center* and the *Westmoreland County Food Bank* just to name a few. We have a mission statement, consistent with the mission statement to serve God's children and creation by being a caring community. We provide many outreach ministries in the Greensburg community. One of our most significant ministries is the

First Presbyterian Church & "Second Sunday" supper. Last year we served over 1,500 people at our "Second Sunday" supper and Christmas Day Dinner offering meals at *First Presbyterian Church* at no cost to needy families in our area. Listed on the slide is a brief outline of the programs and meetings the church offers to its members on a daily basis in a given month. In addition, the church is used on a daily basis by its members for worship for meetings, programs, bible studies, sewing circle, afterschool programs, rehearsals for groups. On a daily basis there are at least sixteen (16) staff members there. Further, if the church were to be newly constructed under the current requirements we would be required to provide 150 parking spaces. This is the subject property that we are attempting to purchase (she is pointing to the screen). It was purchased in 1982 by the Kelly family and is currently owned by Mr. and Mrs. J. Hilary Kelly and Michelle M. Kelly. It was used for a residence briefly by Michelle Kelly but most of the time it was used as an office for Mr. Kelly's business. Since his retirement it has been unoccupied since 2008; and its current assessed value is \$12,530.00. I believed I attached that to the application as Appendix B. I will tell you that was the intention of both the Kelly family and the *First Presbyterian Church* to raze this existing structure at the time the agreement of sale was entered into. We discussed this at the January HARB meeting and it was researched by Mr. Costello through the Historical Society of Westmoreland County and Mr. Lou DeRose who is the author of Greensburg, Pa (*Images of America*) and according to both of those sources the property has no historic significance. Just briefly here are some interior photos. At the January HARB meeting the board asked that there be some interior photos supplied and here are some photos (she is pointing to screen). This one is the foray from both angels, this is a living room on the first floor and also a room in the rear of the house. This photo shows a bedroom on the second floor and that dark picture is the entrance above the front door on the second floor. Finally the picture on the right is a picture of the bathroom on the second floor and the picture on the left is a room in the rear of the home on the second floor. At the January HARB meeting we were concerned whether or not 305 and 307 S. Pennsylvania Ave. shared a common wall. An inspection was conducted at the Kelly residence and you can see there (she is pointing to the screen) on the right side what we did. We moved a section of the wall on the second floor bedroom and there appears to be exterior siding. If you look at the beige section in the middle of that picture it does not appear that these properties share neither a wall or a common foundation and Mr. Laudadio who actually did that is present and available to answer any questions.

Barbara Ciampini: Can I interrupt you for a second? Can you use the pointer that is sitting there and point to what area you are talking about?

Lisa Galloway Monzo: Right there, (she is pointing to the screen) that's what appears to be the exterior siding from 305 S. Pennsylvania Ave. When we put a tape measure down through that hole there was nothing connected.

Steve Gifford: It's wood siding?

Lisa Galloway Monzo: Yes. There were also some questions on what we are going to do with the remaining wall if 307 S. Pennsylvania Ave. was removed. A meeting was

held between representatives from the *First Presbyterian Church* and the owners of 305 S. Pennsylvania Ave. and the Kelly's to discuss the issues of the remaining wall. There has been a tentative understanding to the nature of the work that would be required. The issue of who bears the expense has not been fully resolved but we expect it to be resolved soon. This is a garage in the rear of the property (she is pointing to the screen) and the reason I took that picture is because it gives you perspective of where this property sits in relationship to our two parking lots. I took a picture of the back of the garage and if you look to the left, that's parcel 44 which is the 22-space parking lot. If you look to the right at the other edge, that is the 12-space parking lot that sits to the right of the garage. I would submit to you that the purchase of this property is a very unique opportunity for the *First Presbyterian Church* because of its current condition and more importantly because of its location. It is respectfully submitted that it would require substantial amounts of money to bring the structure into compliance with current UCC regulations. And being that we only offer 34 parking spaces for over 900 members we hope to expand parking and we feel fortunate to be part of the Greensburg community and we want to protect the historic character of the downtown district because we are a historic building ourselves. At the same time we want to expand the possibility for more and more members of the community to use our remarkable facilities. This slide is just a view of the back of the property standing at the garage at the back of the lot. This slide is a view from the S. Pennsylvania Ave. parking lot. This slide is a view from the Third Street parking lot. As you can see the 305 and the 307 S. Pennsylvania Ave. are right on top of each other. We actually counted how many people come in and out of the church and essentially we have over 2,700 people coming to worship in church-related activities while only providing 34 parking spaces. One of the reasons it's so important to gain that additional parking, obviously we have the need for it and in addition on Sundays there are actually five other churches within a two-block area, and two of these churches, the *First Evangelical Lutheran* and *First Reformed Church of Christ* also have substantial membership with 1,500 members respectfully. In the next slides we are going to be talking about what we hope to achieve in terms of a master plan and for that reason I am going to turn it over to Helen Mabry. In the slides that follow we hope that it's apparent from the master plan that we developed that the people at the First Presbyterian Church wish to maintain the historic district of downtown while providing the opportunity for the church to grow in a conscientious and cooperative manner. Thank You.

Helen Mabry: In looking at the overall existing site plan; this is the existing church, adjacent properties and as you can see up here on Main St. (she is pointing to the screen), there is significant green that surrounds the church on that border and it's really lovely because it's set back. This is Third St. and currently the church owns this parcel and this parcel, and as we round Pennsylvania Ave. we begin with the street trees and existing structures, their current parking which is 22 parking spaces and then the existing structure that is adjacent to that. This is the yard space that is used for their pre-school/daycare and then the corner property. So this slide is to bring everyone up to speed to show the site plan as it looks today. One of the things that I was struck by looking at this is that when you increase parking, and we all have an issue with parking is what do the boundaries look like in addition to the requirements for zoning, what does it look like to the neighborhood? You want to make sure that you preserve a sense of community.

The beauty about this site right here is that being internal it sort of captures that additional parking within the interior of the block. I know there is existing parking on Third St. but it continues to maintain this sense of place. We were looking at how can we develop this property and how do we move forward in the future; that was a real critical key in addition to expanding spaces. This gives the church an opportunity to also preserve some green space internally. Here, Phase 1, we would propose removing all the structures on the existing Kelly property which would be the garage, the house, the sidewalk, and the concrete pad and slope the property to the sidewalk. We would install a temporary fence, one that matches the one in the front of the children's play area right now. This is like the interim of Phase I. We would maintain three (3) of the existing larger trees sort of in the central, see these three (3) trees clustered here, what we are proposing in Phase I is to remove the garage, the house, the sidewalk, and the parking pad back here and maintain these three (3) trees and slope the lot to the street so that it maintains a similar topography to the adjacent parking and grass area. This slide is showing what we call our signature tree and it's called our Sargent's Crabapple tree and it's really a dwarf. This tree is very interesting because these trees and the existing planters frame this existing parking lot; we are proposing in Phase 1 we would like to leave those. We'd like to raze the structure and place grass on that adjacent plot for now and then that affords two things, it affords interim time when the church can raise money to show you what we are going to show you in Phase II and III, but it also allows the church to address another issue that is sort of related but not related to this purchase property. Two parcels down, (if you can go back to the previous slide) right here, the children's play area; there has been some expressed concern about what that looks like, (next slide please) what we're talking about if we want to do anything moving forward to this space (if you can go back again). When we develop this Phase I it affords us two things; again stage the funding for parking but it allows us to temporarily relocate and when I say temporarily, the children's play area to this area so then we can address the problems that have occurred on this site. That is we would be able to address the grass. The whole thing needs to be sodded but it needs to be done over a season, a season and a half really and in order to do that and afford a place for the children to play we thought this might be a creative way to do that. It would mean then taking this play area off line for a long enough time to reseed it and were talking about them, (we will talk about it in a future slide) and to address something else that was brought to our attention and I think it was also a concern to the church, what happens when the children come on to this play area? It's a little muddy, it's kind of shady, and nothing grows. So it would also afford the church the opportunity to update this particular parcel and make it a little more attractive, not just to the neighborhood but also to have the children use the space. So Phase I brings on line a grassy area, new plantings to the front that would be placed in such a way that it would maintain that location. We're not putting in and taking out, we would temporarily introduce a fence along this edge and also back here and how we handle the barrier between parking and the space that we need to address with the people who run that particular space. What kind of fence do they need? There are some issues here designwise that we still need to work out but in terms of concept that this interim space affords everyone a very good thing, plus for a period of time until the funds are raised we are able to keep the shade trees in this area (she is pointing to the screen). So for Phase II we would then go into this, the former Kelly property; remove the grass and

place temporary fencing and trees; re-grade the site to accommodate the new work which would be the parking but also the interior landscaping. The zoning regulations require that not only do we provide perimeter landscaping which would be shrubs and trees but also interior landscaping so that in addition to the perimeter landscaping that we have a way to address storm water management, and also to beautify and to introduce into what is a real urban fabric on some beautiful landscaping, trees, shrubs etc. So that would be highlighted. Then for the street frontage we would again like to keep the existing planters and trees there and looking to the slide to the left which would be the Kelly property we would introduce, which we will show on a slide in a minute, the addition of new landscaping. During Phase II we would maintain the Third Street parking lots the way they are today so that funding can be put into place to expand this parking, so this is Phase II. So again, we have begun to address the needs over here (the last slide will really show this in detail), but here what we've done is that we maintained the existing parking configuration with some changes. What we are proposing is that, you would still enter the lot through the alley and then the new segment of parking you will enter from the alley you come down so that there would be angled parking. So we would maintain this whole concept of parking with one way in and one way out. With this particular design our interior landscaping here would be so that the barrier between the two but also it provides visual relief from the alley from Third Street and also from S. Pennsylvania Ave. We would maintain the streetscape here (she is pointing to the screen) with the landscaping, trees and shrubs, so rather than introduce another hard landscaping item which would be a planter, we would go all the way down to grade with this landscaping section, I would like to talk about how we do that in just a minute; but here we are going to have to do some repaving, restriping so that we provide two handicapped spaces with the proper access way and it also allows us at that point to expand this area to shift a little bit which is now the existing 22 parking spaces. Now this configuration of Phase II gives us 40 spaces and that is counting the two existing parcels. One of the things that we'd like to look at while addressing the landscaping for this expansion is we'd like to employ some of the suggestions from the Conservation District about how we could creatively do storm water management because not only are we taking away the lawn area here but we're introducing again hard surface. There are many things to determine. We've looked at pavers but that is kind of a hard surface for a very elderly population to walk on, quite frankly. It's difficult, but what we thought about we could do sort of storm water management is it's planted in such a way that it becomes a more absorbed water channel for the landscaping and we could sort of maximize the destiny storm water retention so that the infrastructure for those landscaped areas are designed they might not physically look any different but the landscape would be different on how it captures and retains water. The planting that we would suggest to put here on this island and also at the front really would be, with your recommendations and also what the Conservation District recommends for those kinds of storm water basins designs. So that is really a move towards innovation in what they are calling now sort of a leed or a "green-friendly" approach to storm water management. It would be a really wonderful thing for us to consider to do. It's a very compressed space but it would also be an educational opportunity for the neighborhood to sort of look at what are the new ways to approach this that are user friendly and environmentally friendly. So for Phase II we'd like to bring this on line. Phase III, the implication of this is when the church recovers from

the first phases in raising money would then raise funds to put in the final master plan and we've tried to phase this so that it's realistic and that our goals are such that each phase really builds upon the last phase. Here we would modify the topography on the Third Street parking lot areas. This is the main lot and below here is what is existing gravel lot, so we would connect these two and then provide in the front along the street face low planters but these planters rather than being brick would be stone face so that along Third Street they address beauty and integration of what's happening at the church. All of a sudden the church sort of has this extended visual gateway and identity down the street. The low planters would do two things, they provide visual relief and these planters would also have, we call the signature trees of the church and it would be mulched and then the other thing that we would propose at this stage, we would go back to the existing brick planters that are on S. Pennsylvania Ave. and also at the alley and face those with stone so that we've been able to extend the identity to these planters. This is what we're calling the (she is pointing to the screen) Phase III of the Master Planning of the church and again as you see here Phase II maintains its configuration and then Phase III brings on these two lots, again, entry, exit and this little satellite area is just really a small area would be entry and then exit through the main lot and this would really be for the staff. Of course on Sundays it would be open to whoever is there. We would have perimeter landscaping and also the trees and shrubs that are not only required for this kind of application but also we would bring into these areas, again this whole concept of storm water management so that we could maximize water retention in this area. So that is addressing the parking and the landscaping and again for the interior lot, one way in and one way out stays and this will be brought on line and for the play area as you can see we've taken the shed and relocated it behind the play area which is really perfect because there is a concrete pad there anyway. There used to be a garage there and then we would move the play shed back and this area here we would introduce bio-retention pavers so when the children come in they have a hard surface although not really it would allow water to drain down through the ground but they would have an area to gather and have snacks and then this would be given new grass and some shrubs here and we would introduce some new bushes and shrubs at the Pennsylvania edge and maintain that fence. This way the site would take full advantage of these perimeter trees and shade the area but it would also allow a new and a little more durable grass to be there so that it could support better the foot traffic and the play that it gets on a continual basis. This is sort of how we envision it. Thank you. Again in terms of addressing this Lisa and I went over and met with Jim Pillsbury over at the Conservation District and spent time with him and not only looking at their site but brainstorming how we can do this effectively in a very compressed space. I think we came away with amorous ideas and a new eye on how to look at how this site can work and how to be respectful not only with requirements but also how the church wants to be a good neighbor to the community and make sure they move forward and they also continue to support what is a very important historic precedence on this street.

Lisa Galloway Monzo: Just for a point of reference, the way a church operates and the church's objectives operates is very different than a business operation. We're a non-profit and basically the elder trustees are the Property and Finance (P&F) committee and they do sort of an initial recommendation regarding any major financial purchases but

ultimately it goes to the session, which is a 25-member governing body of the church. Then it goes to the Presbyterian and also the congregation. So nothing in this process moves quickly. We have the P&F meetings scheduled but we're at the point now of where P&F is certainly aware of where we're looking to go with this and we would obviously have to raise the funds to be able to do it but it's something that we're hoping we're able to do. So in conclusion we've come away from this process looking at it a little differently. It's been a long process but we are hoping that we create a distinctive campus for our church and that we can beautify our existing parking lot with green space and planting as well and still expanding the possibility for more members of the community to make use of our facility through increased parking. Thank you very much. I would be happy to entertain any questions.

Steve Gifford: I'd like to thank you for your presentation and it was very informative. Just for those people in the audience who have never attended one of our meetings before you might not understand fully what role the HARB plays within the City of Greensburg as a municipality. We have spent since 2006 looking at downtown Greensburg and it's Gateways which are Pittsburgh Street, Otterman Street, Main Street and West Newton Street and looking at that in an entirety as to what changes should occur, how we could influence to improve our community and maintain our character and try to minimize the negative impacts that occur. We understand the individuals have the right to own property, it's one of our fundamentals of our society which is important to us and also being a good neighbor as you said before is so important as well. Looking at this and we look at the Downtown District which the church lies, and this property lies, and we try to look at it as maintaining the character or improving what is currently there. What you are proposing is two things; one is changing the character of the block and I am just speaking for myself but you also have a plan in place that is going to be improving the block as you believe it can. It's not necessarily a bad thing, anytime we can move forward is a good thing. I guess laying the foundation then I have a couple of questions. Does anybody else on the board have any questions before I start? The first thing is your church as you looked at this and I am sure they have some financial costs in mind. Do they have a timetable when they can implement Phases II and III?

Lisa Galloway Monzo: Not at this point. We started to speak about what the fundraising objections would be and how much money we would need to raise to be able effectively to do what we would like to do on the master plan. To that end we started to talk to people who we think could help us meet that objective and look at different grants and things of that nature. For me to give you a concrete timetable at this time I think is a little premature.

Steve Gifford: The second question specific is, if we would approve demolition of the building and the church and the owner of the adjacent property which is 305 S. Pennsylvania Ave. and don't come to terms on how it's going to be repaired then where does that leave the project?

Lisa Galloway Monzo: Well, we've met with them and our machinations are a little bit more slowly from other businesses. We have reached a proposal of consent within the

body of Property and Finance, consensus on what we are proposing to do and I think they can speak to their position to what we are proposing at this point. I am hoping that it will be resolved like within a week or two, obviously before we file for a demolition permit. We have to close first. We have not done that yet.

Steve Gifford: I guess the property owners are in the room tonight? Can you come to the microphone; I have a question for you.

AJ DeMartino: I am here with my partner Carol Weimer and we own those three buildings in a row.

Steve Gifford: My question to you is, if we approve demolition of the house, the house comes down and the wall is exposed and the wood siding is in good condition are you willing to share the cost of painting that wall or any other repairs that need to be made?

AJ DeMartino: Actually what we are looking at is for the church to approve making that wall consistent with the rest of that house. It's painted blue, it's actually aluminum siding and I am shocked to hear that's wood siding over there. We'd like to see exactly what is on the rest of the house and then we will paint it that same color.

Steve Gifford: You'll paint it?

AJ DeMartino: We will have it painted that same color.

Steve Gifford: At the church's expense? Or at your expense?

AJ DeMartino: That is unclear right now. First they have to pass this at their session.

Barbara Ciampini: I really don't see that as something we have to deal with, that is something they have to work out privately. I would like to see whatever is determined between the parties so we are made aware of what happens there on that wall. That is a concern of ours, what happens on that wall. What if Mr. Laudadio opens that up and what if that wood siding is only part of the way and it's exposed the rest of the way that seems to be unclear? If we give approval to raze the building it might be similar to what we had to do with the *First Evangelical Lutheran Church* and have to come back and explain what they are going to do. For us to sit here and worry about who's paying for what; I don't see that as our role.

Steve Gifford: I guess I was just trying to get on the record the thoughts of the property owner so if it runs into a problem it's not an issue.

Barbara Ciampini: Well that's between them. I don't see the City of Greensburg involved in that. The only part that we are involved in as our duty is to know the fabric of what that wall is going to be. I would be inclined to agree that it should look like the rest of the house.

Pete Ciccaglione: Are the rest of your walls aluminum siding?

AJ DeMartino: Yes they are.

Pete Ciccaglione: You can't get aluminum siding anymore. If that is wood siding you will have to use vinyl.

AJ DeMartino: There are places where you can get that like Construction Junction, they take down from old buildings and these people sell that particular siding.

Barbara Ciampini: So Mr. Laudadio might be able to come up with that for you?

AJ DeMartino: I think we are all just hoping that this building was built first and I think it really was because it has huge timbers and supports and if that was built first and if it was a wall that could get weather then they would have done siding all the way around.

Barbara Ciampini: You're saying that you think yours was built first?

AJ DeMartino: Yes.

Barbara Ciampini: Well, that makes sense.

Steve Gifford: Does anybody else have any questions? The fence that you are proposing to install as part of Phase I is the same fence that is on 315 currently which is a wood picket fence?

Lisa Galloway Monzo: That is correct. I am not sure if it's vinyl or wood. If you would refer to Exhibit C on your application, our building was built in 1865 so I am not sure whose building was built first.

Steve Gifford: Okay. So the fencing that you are proposing will be a white picket fence?

Lisa Galloway Monzo: Consistent with what is at the play yard.

Steve Gifford: Those are the only two questions that I had. Are there any other questions or comments?

Barbara Ciampini: My concern is the wall that is left. I want to commend the church from the last time that you were here that you do have a master plan for the Church campus. I think you realize that you are a campus and that you can do something beneficial and I think that is great.

Steve Gifford: So there are no other questions from the members of the board we have representatives here that live in that neighborhood and they would like to share some comments.

Skip Bush: This is my wife Chris and my children Gavin and Nikki. We'd like to thank the board for giving us a couple of minutes to put forth a different opinion of progress when it comes to the 300 block of S. Pennsylvania Ave. Ten years ago in July my wife and I bought the house at 313 S. Pennsylvania Ave. We chose to buy that house because we knew that it could be beautiful again. When we bought it, it looked pretty scary actually a lot scarier than the building we are talking about now when it was a diamond in the ruff. Now we are in kind of an awkward position. We love living in town and having the church as our neighbor but we have to oppose tearing down another building for another gravel lot. Both of my kids have gone to pre-school there and we've enjoyed their spaghetti dinners and we appreciate all the good things that go on at the church but taking down another building on my block would have a big impact on our properties. I know you've talked about the missing tooth and if you allow this building to come down it will be a big blue tooth with a lot of gums around it. This is where I wanted to insert a West Virginia joke but my wife talked me out of it. If you let this building come down the street will look a lot like the victory of the West Virginia possum cook off. When we purchased our home a Realtor told us that the church was interested in buying it also. Once again their interest was not in the building, not to restore it but to turn it into a parking lot. Mrs. Angeline decided to sell it to us because she knew we would take good care of the home. She was born there and grew up in this home. We are not sure if her parents had the house built or bought it from the original owner. We do know that we are only the second or third family to take ownership of it. I think we kind of goofed up the church's plan of paving which is now my family's home. We chose to raise our family here in town when a lot of young couples decide to live in the suburbs. We love that we can walk to St. Clair Park for the concerts in the park. We shop at the *Used Furniture Outlet*. Mr. Blasiolo has helped me pick out birthday gifts. I can't tell you how many times I walked to *Bortz Hardware* to pick up a few nails or wire or some paint or an urgent plumbing piece I need to keep my home maintained. John Ponterio has cut my hair. Gavin loves to use his library card and Nikki is excited to get her own card this fall when she starts kindergarten. On a rare evening when we get a sitter we love to walk to the *Rialto* and have an adult beverage or two. It's great that we can walk back home in case we have a third. When I drive home on Otterman St. I drive past Main St. and turn down Pennsylvania Ave. because it's the prettiest street in town. It's going to be shorter for me to drive down Main St. that doesn't have that home town feel that we love. We are very proud of the street we live on. We want to stay here; this is the only home my kids have known. When Gavin was little he used to call it the "big blue house". When he would get tired when we are away from home he would say mommy I want to go to my big blue house. It's getting harder and harder to stay here though. We are watching buildings being torn down all the time with the exception of the new Seton Hill Center nothing seems to be going up to replace them. Pretty soon we will have plenty of parking but no reason for anyone to come to town. We pay 65% more in local income tax than most of my friends who live in the cookie cutter communities outside of town. Part of that reason is because 40% of the properties do not pay property taxes. If this building comes down it will be one less property owner paying taxes for the services that we all enjoy. Early today the church's attorney said that the building had no historic significance although George Washington did not sleep here it has been part of the fabric

work of our community for the last 145 years. We pull a thread from a piece of cloth it weakens the fabric and when you remove too many threads the whole thing falls apart. I don't want my town ending up looking like Brownsville or McKeesport. The term Green space has become quite the buzz word recently, right now the property has beautiful flowering trees and grapevines that will have to come down if the parking lot will fit any cars in it. The play lot on the other side of the house was once also someone's home, it used to have 3 or 4 big evergreen shrubs that shielded my view from my back porch at *Citizens Bank* and 4th Street. A year or two ago they took them down and never replaced it with anything. I don't think we can call that play lot a green space. Runoff water as washed away any top soil that would support the growing of any grass. Shortly after we bought the house the building and storefront next to their smaller lot on Third St. was torn down and graveled and nothing else has been done with it other than putting up a sign saying parkers will be towed at the owner's expense. That gravel lot is nearly as wide as the lot we are talking about now. It can surely hold has many spaces that we've been discussing. I don't recall ever seeing more than two cars ever parking there. The green space for their members in the community is important and they already have one they just need to give it some tender loving landscaping to it. Although they have stated they have no plans to expand they have demonstrated every opportunity, they do want to level any and every available property on my block. It would be great for them to have a huge parking lot but at what cost to us and our community. I think S. Pennsylvania Ave. is one of the most historic streets in town and maybe the whole region. I hope the board will use its authority to preserve what we have. Once it's gone it's gone. Nothing historic or architectural will be there to replace it. When my wife and kids were walking up the stairs there are all kinds of pictures on the wall and I hope that's not all that is going to be left in town to remember it by. I passed out some other pictures and they are actually very similar to the pictures that have already been shown. If you look at the graph on the second brown spot in there I am going to be the lone blue tooth in there. That's all I have and I really hope we can keep what's there, renovate it use it for college apartments or whatever else. There is a better way to go. Thank you.

Steve Gifford: Before Skip sits down does anybody have any questions for Skip? Thanks for speaking up and it's good to have residents that value and appreciate Downtown Greensburg and want to be part of the City of Greensburg. I think the board shares many of your thoughts and one of the things that we try to do as an organization, and I think that is why Mayor and Council put us in place to challenge property owners to do the best they can and while the discussion might not be what you're looking for we are going to try to do what is right for the neighborhood.

Skip Bush: I just don't know how long. There are no answers to how long the Phases are going to be. That could be a long time for a gravel lot and I think it's been 8 years for the last gravel lot and it's still a gravel lot.

Steve Gifford: That's a good point.

Lisa Galloway Monzo: I'd like to respond to the comments. First of all we are going to have a timetable. It is a church and we have to go through the proper channels and

create that timetable once we get the final approval. The other thing is Phase II is not going to be a gravel lot. Phase II is going to be a grassy area and it's going to allow us to repair some of the concerns that Mr. Bush had expressed regarding the play area. Part of the problem with the play yard as you can see on the graph (she is pointing to the screen) there are a number of very large evergreens that are on the property that's known as the Pollins property and it provides so much shade that grass can't grow there and one of the reasons that I personally went to the Conservation District was to find out what our options could be in addressing some of those needs in the playground and so without cutting down any more trees, we would need to relocate the children over to the other side and we thought this was sort of an excellent alternative to address both situations and create more grass. I do appreciate the concerns. I own a house in the City of Greensburg myself for the past 8 years. I took a lot of pride in the care that I gave my own home and it's obvious that Mr. Bush takes a lot of pride in his home but, this isn't a situation where there was one owner. We traced the deed and there are probably 15 owners of this property. Just because it's an old building and that does not necessarily mean that it is a historical treasure and I would ask the board to consider that when making a final decision. Thank you.

Helen Mabry: I want to thank Mr. Bush for the comments because I am a city home owner also but not in the City of Greensburg. I can feel and experience the same type of frustration thinking that your environment is not respected or cared for because you've seen other things happen and then you're living with the traces of what has happened. I think maybe to step around on how you looked at it and maybe look at it from a different paradigm and think that, truth really does want to be a good neighbor and doesn't want not to address the area that is adjacent to your house and they want to use this opportunity to fix the playground. Preschools as per State requirements must have that outdoor space and they can't not have it and they can't take it off line so at looking at what the State requires for that particular program we looked really hard and long to make that happen and to make both things work well time wise. It just happens that we can make this work so that we can beautify that playground. I think it's really hard to see a fabric of a neighborhood change and I appreciate that as well but perhaps not all change is bad. Change does allow additional green to creep in the middle of that street and eventually go around onto Third St. and maybe that is a good thing and maybe it will allow other people to like look at their facades and fix them. I think we all appreciate and respect your concern but in moving forward we are looking at this as a good opportunity to allow the people who use that church to have a safe place and to encourage responsible parking lot. Thank you.

Steve Gifford: Okay. Barb I have a question for you and that is what sequence of approval do we need to do? Is it approval of demolition with understandings? Is it approval of Phases?

Barbara Ciampini: I think our first step would be the demolition if they can prove that there is not a historic significance. The first approval would be to go ahead and give them the approval to take it down and I think the next final step is that we need to know what they're going to do on that specific wall after demolition. I do have concerns Mr.

Bush raised, about the time frame. There has to be some sort of time element whether they come back and explain that after they go through the process that we propose. They are going to go through. It can't be open-ended like that, were going to do this and it might take two years and it takes three growing seasons. There has to be a time frame. Mr. Bush and the balance of his neighborhood need to know. The reason we asked the church to do this is because they recognized that there needed some things to be taken care of in that area. A couple more steps in the process.

Steve Gifford: Okay.

Teri Lutz: I have a couple of questions I'd like to ask the church before we go on. What I am wondering is what other alternatives has the church considered for their parking problem in the bigger picture because it's obvious that it's not going to get you where you want to go long term anyways? What is the broader picture plan for actually getting you the parking that you need for the church and its activities and secondly for the space that you're looking at acquiring have you looked at any alternatives for the demolition of the building? Has there been any consideration for retaining the building for church purposes and using the space behind the church for parking?

Lisa Galloway Monzo: Well I am going to start with the last question first because it's the easiest to answer. Pennsylvania is a little different than most states in that in order for the church to have property that is tax exempt it must be used for worship purposes. I would submit to you that building is not appropriate for children or teens to use that space and it would frankly cost a lot of money to get it to the point that it would be appropriate for a worship use. If you look at the size of our church I don't know what worship purposes we would have because we have so much internal space within the church that we already have available. The second question is, would it benefit us in any way to obtain that property as a building? The answer to that is no because we wouldn't be able to retain it and have it tax exempt status unless we used it for worship purposes. As to the first question, yes, I spent probably 60 hours thinking about the church's parking issues and again the problem is that when it was constructed in 1916 everybody lived in town and everyone walked to church. Now the problem that we have is the *Lutheran Church* right across the street has 1,000 members, the *First Reformed Church of Christ* is across the parking lot on the other side and they have 500 members. We have 900 members and there are four other churches within that same block that hold services on Sundays so this isn't necessarily First Presbyterian's parking problem. It's sort of the whole area's parking problem. We really looked at again this particular piece of property as it sits between our existing two lots and it makes sense to connect them and to do it in a more beautiful way then it's been done in the past to help create an identity and more of a campus.

Pastor Martin Ankrum: We did take one serious look at non-adjacent parking about two years ago. The property that now houses the WHO came up and we were one of the folks that were approached purchasing or obtaining that property. It was one time a car dealership and we thought we would be able to turn that into a structure and it just didn't pan out. We are very thankful for what the organization has done with that. That was

really the only other attempt. Although there have been opportunities. Everything else is locked up. The Library is on one side, the public parking is across Main St. and the bank is on the other side. This is the best plan we can come up with.

Teri Lutz: You said there are an existing 38 parking spaces?

Lisa Galloway Monzo: There are 34 parking spaces.

Teri Lutz: How many are you gaining from this?

Lisa Galloway Monzo: We are gaining 10 spaces.

Teri Lutz: I am just thinking back to the number you said there are like 2,700 in and out?

Lisa Galloway Monzo: During the course of a month. That is community and membership based.

Teri Lutz: I see that there is some advantage but it doesn't seem to be a very significant addition to parking that would address your bigger problem. I have some sympathy for the residents in the area and the way they see their community and I am trying to balance that against the benefit of the project and I understand there are other benefits and ultimately the goal was to have additional parking. I am not seeing the value although I empathize with the problem with parking. I guess compared to the other issue that has been raised I guess I'm not convinced I see the value there yet.

Lisa Galloway Monzo: I guess the value is that the current condition of the Kelly property would require a substantial amount of money to bring it up to par, to actually be able to live there. The main advantage to us again is because this is a very unique property; it sits right in the middle of our two parking lots. We have an opportunity to create that identity to use the existing space, to beautify the existing space and to do it in a way that we can still maintain an interior parking lot. We are not right up against the street stone.

Barbara Ciampini: I don't mean to testify on behalf of the church. I know how it works at the Lutheran Church, they have a parking garage that they don't fully lease. There are some churches in town that lease space. When they have their daytime activities at the church those 10 spaces can mean a lot. The other people in town that come here daily as our population doubles. Parking is at a premium during the day. When the church might be holding some service a funeral, etc., that our community so desires and needs, those 10 spaces are very valuable on Monday through Friday 8:00 AM to 5:00 PM. every week.

Lisa Galloway Monzo: Actually I've been to meetings on Saturdays and our parking lots have been full and I've parked in the bank mistakenly thinking that Saturdays don't count and have come out and received a \$35.00 ticket. Really every space does count

particularly when you are talking about the type of programs and the contributions we make to the community.

Barbara Ciampini: I might add that the church and the City have been I would say for the past decade trying to enhance the downtown to get more residents like the Bush family to live here and anything that we can do to improve that and create that residential component we are trying to do. Of course it breaks down the need for that parking. Again the downtown residents can walk and do their thing. I think you have some people who want to speak, Steve.

Steve Gifford: If it's new information we would appreciate it.

Chris Bush: I live at 313 South Pennsylvania Ave. I totally understand where the church is coming from but I have to say, she said it's an unique opportunity for the church to connect their parking. When is it going to be a unique opportunity for them to make that whole entire block nothing but parking? I am going to be in a sea of parking lot and no one is going to buy my house. What do I do then? So I have to think about my family and where I am sitting and it upsets me. Ten years ago I bought this house and what am I going to do now when I am living among parking lots? What am I going to do? That's really all I have to say. I think this can be taken care of in another manner. There are plenty of churchs downtown and trust me I live among them. They've been parking all along Main Street for the last ten years that I've lived there and nobody minds on Sundays, everyone understands. There is plenty of parking in downtown Greensburg on a Sunday. Nobody drives the streets, I live there I know there is plenty of parking. It doesn't have to be my whole entire block. That's all I have to say, thank you.

Steve Gifford: Thanks for the comments. Any other questions from the board?

Lee Calisti: I have a comment Steve. I think Teri is onto asking the right question. What is really the net gain of this, the church is going to spend considerable amount of money to implement a master plan.

Barbara Ciampini: It costs \$17,000 per space for one surface parking space.

Lee Calisti: Okay, so they are going to spend \$17,000 per space times whatever and they are going to net 10 spaces. Maybe the 10 spaces make all the difference in the world to the church. I guess with 2,700 users in the course of a month. I guess I question what 10 spaces are going to make but that's already been answered. It's hard for me to understand it but it seems that even with the best landscaped plan and the one that is on the table is quite nice and I could imagine that it would be quite beautiful. It seems that the primary benefit is still only to the church, and that there is little given back to anybody else on the block; when so many are affected. It raises a lot of questions. I think the other side of that coin is if you do nothing it's kind of too far gone as it is. So short of building new houses there or something like that I guess I question why would you give up this opportunity to have a reasonably landscaped area that's going to be kept and cared for by the church in exchange for a vacant house that could sit there forever

and continue to deteriorate.? I guess if there was going to be a couple of properties coming down other than just one. I think it's a tough dilemma. I guess I just question what is the net gain out of the end of this, the whole exercise of what it has done. Certainly a benefit to the church and certainly a great concern to the Bush's who own their property. The value of their house after this is all done is at really no value to too many people other than the church. I think Teri basically explained it very well.

Skip Bush: What if there was someone else interested in purchasing the property and fixing it? Make it into something other than flat? Would that be something that we could have a little bit of time to research? I don't think I can stress enough to you how much time and effort we have tied up into our house and our neighborhood and we're just watching it go away. You mentioned that lets just go ahead and take it down and then we will worry about who's going to fix the building. Once it's gone it's gone.

Barbara Ciampini: That's not what I said.

Skip Bush: That's what I heard.

Barbara Ciampini: I guess my comment is that to what Lee just said if the house just continues to sit there that is not doing anything for the market value of the homes on that street either. I see the church as looking at doing major investment for that entire block. As it exists right now those properties are not adding to anyone's market value.

Skip Bush: The Kelly property?

Barbara Ciampini: And the play area and the gravel lot on Third Street.

Skip Bush: I don't have that much problem with the play area. That is not my concern to me. When that gets paved then it will become a huge concern.

Barbara Ciampini: I guess I just spend a lot of time as the Planning Director for the City of Greensburg looking at buildings that no one cares about and some of those buildings are not far from your property. Look at the Advance Furniture building. It's taken the City 20 years well 20 years to do the Troutman project. So when there is an interested person or group that wants to spend money and do some improvements that's when I get motivated to see change for the positive. There isn't someone standing there saying I want to buy the Kelly property. This property has been on the market and the church is the only buyer that I've heard about. So that's a concern. We can spend time 20 years putting a Troutman Department store together but it still isn't complete. We have 6,000 square feet out of 40,000 on that same street that's empty. When there is a group that wants to put forth investment I see that as positive.

Steve Gifford: I think we pretty much covered all thoughts and emotions and plans on this one. I think we go ahead and make a motion and I will go ahead and make that. I make a motion that we approve the demolition of the residential structure with the

understanding that the church and the adjacent property owner will keep us informed of their plans.

Barbara Ciampini: They need to come back here with a specific time table of their master plan which I think is a doable task.

Steve Gifford: I think I was just looking at the exposed wall.

Barbara Ciampini: It can be part of that one motion. That it's all there. The demolition the exposed wall and the specific time table to complete this master plan. We need to work toward the goal of completing the master plan that they put together in a timely fashion. They need to come back here with what that time is.

Steve Gifford: I don't know how to state that motion. I am concerned about setting the time table. I would rather work with the church.

Barbara Ciampini: It's an open end issue just like we went through with the *Lutheran Church* we're not done with them; they have to come back again.

Steve Gifford: Maybe we just want to do the motion to approve the demolition?

Barbara Ciampini: I guess we can do it in that fashion.

Steve Gifford: Demolition in Phase 1.

Barbara Ciampini: Just so the church understands that there is a time table that we need to know about. We just can't sit on this indefinitely.

Steve Gifford: That might be a better option.

Lee Calisti: If we approve the demolition of Phase 1, how can we just approve the demolition in Phase 1?

Barbara Ciampini: They still have the wall issue and they will have to come back here and discuss what the exposed wall is.

Lisa Galloway Monzo: I actually gave the adjoining property owners a letter tonight with a tentative recommendation as to what P&F decided and how the wall would be resolved in terms of what type of work would be done. Part of the reason that it took so long because I had to get demolition bids and also construction companies to give me bids as to what that cost is going to be and then I could present it to P&F to make an initial determination. We hope to complete the financial arrangements regarding that and that needs to be presented to session on the 18th for ultimate approval. As to the time table I would respectfully ask HARB to give us what you would like to see in terms of a legitimate time table then I can take it back to the Governing body of the church and ask them to approve it.

Barbara Ciampini: The testimony that I've heard all of you present from the church. I think this can all be done in a maximum time frame of 2 years to 3 years. I don't see extending beyond that. You talked about the growing season to get that grass back in order, one growing season two growing seasons. I don't see this has a long term master plan. We're talking about a neighborhood, two years is plenty of time. That's it. We're talking about landscaping and growing grass.

Steve Gifford: Three years that will give them enough time to raise the funds grow the grass. The motion that I am making is that the board approve the demolition of the structure, the repair of the south wall facing the structure and then a 3-year time frame to complete all three Phases of the master plan. Did I clearly state that right?

Barbara Ciampini: Yes. I second the motion.

Steve Gifford: Any question's on the motion?

Lee Calisti: Say that again Steve, all three Phases in three years? So it's all or nothing? Is that basically what you're making the motion?

Steve Gifford: I guess so. So if the church comes back and says they can't complete it in three years then I guess our approval is no longer good.

Lee Calisti: What is the fall back if start Phase I and can't finish Phase II and III; if they can't accomplish it in the time frame?

Barbara Ciampini: They would have to come back and discuss that. There are avenues for enforcement that the City has, too. All these parking areas still have to go before the Planning Commission. There is still public discussion for this whole process. We're making a motion and that can be followed up with.

Steve Gifford: Do you want to amend the motion Lee?

Lee Calisti: I am not sure how to amend the motion. It just seems that, and I'm not sure how much of this parking area is specifically in our jurisdiction verses the Planning Commission. It just seems that we're just making a motion on something that seems a little nebulous to me right now. I don't want to see vacant property neither but I just feel empathy towards the Bush's.

Teri Lutz: I guess I would add it's not just the empathy towards the Bush's. I think it's a community question and I think the community and the board would support wanting people to live in town and that's ultimately what makes the City better and come alive. It won't be dead at 5:00PM Monday through Friday and on the weekends. It's not just the Bush's; it's really what does that represent to us?

Barbara Ciampini: We may have to rely on the church, they've been here for over 200 years and they have an obligation.

Steve Gifford: That is what I was going to say is that several members of the congregation and that are in the leadership position have had a chance to hear the concerns of the board and the residents and we will take those into serious consideration for this plan. I guess it comes down to confidence in their ability to follow through on what they are proposing.

Pete Ciccaglione: I think based on their preparation I would expect them to follow through. They have quite a bit of time and money invested already. I feel pretty comfortable with them following through.

Steve Gifford: Okay, we have a motion and a second. Can I have a vote to approve? All in favor, any oppose?

Lee Calisti: No.

Barbara Ciampini: Vicky, you should call roll.

VOTE:

Lee Calisti	No
Barbara Ciampini	Yes
Teri Lutz	No
Pete Ciccaglione	Yes
Steve Gifford	Yes

Steve Gifford: The vote passes, three to two. The proposal is approved as presented. Just so that we have it on the record, the next step in this process would be for what, Barb?

Barbara Ciampini: They can move forward with their closing and then their demolition permit for the Kelly property.

Steve Gifford: Okay. Is there any other opportunity for review of public comment? Only when a parking lot is constructed? Then it's the Planning Commission?

Barbara Ciampini: Right.

Steve Gifford: It was a healthy discussion of this application of this project. There are no other items on the agenda. Can I have a motion to adjourn?

Barbara Ciampini: Before we adjourn I just want to let the HARB board know that you are invited to the Smart Growth Partnership dinner which is next Wednesday, May the 20th and I'll send you out some information in regards to that.

Steve Gifford: Can I have a motion to adjourn?

Pete Ciccaglione: I make a motion to adjourn.

Teri Lutz: I second the motion.

All were in favor.

Meeting adjourned at 6:00 PM