

**HARB BOARD MEETING
AUGUST 25TH, 2009 4:30 PM**

PRESENT:

STEVE GIFFORD, CHAIRMAN
LEE CALISTI
BARBARA CIAMPINI
PETE CICCAGLIONE
NANCY STEWART
BARBARA JONES

ABSENT:

TERI LUTZ

Steve Gifford: We have a full agenda tonight. I need an approval for the June 2009 minutes. Any comments or questions on 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 – 660 E. Pittsburgh Street-Owner- Bob Davis-Applicant-East Pittsburgh Street Beverage-Project-Sign.

Item #2 - 159 E. Otterman Street-Owner-John Harris-Applicant-Shalimar Bazaar-Project-Sign

Item #3 – 125 South Main Street-Owner-PNC Bank-Applicant-PNC Bank-Project-Sign

Item #4 – 307 South Main Street-Owner-First Presbyterian Church-Applicant-First Presbyterian Church –Project- They are requesting more time for their project on Pennsylvania Avenue

Item #1 – 660 E. Pittsburgh Street-Owner-Bob Davis-Applicant-East Pittsburgh Street Beverage-Project-Sign

Steve Gifford: Neither the owner nor the applicant are here tonight. I will give a quick update. They presented their project a few months ago and we provided feedback on what they should do and can do and what they can't do. After several conversations with the sign company and the property owner and also the business owner this is what they are proposing for their signage along E. Pittsburgh Street. It will be a monument sign with a revised logo based on our comments. There is also space on the sign for businesses that are located in the plaza.

Barbara Ciampini: There is space there but none of the tenants want on it?

Steve Gifford: That is correct. The space is there if any of the tenants want it but none of them have accepted that offer. As you can see those are the dimensions and the placement. The monument sign is closer to the intersection where the traffic light is located; this is looking into town the placement of the sign. (he is pointing to the screen). I think they made a mistake there; it's 35 to 43 feet from the curb to the base of the sign. It's probably more along the lines of 15 to 20 feet in distance from the intersection. After we suggested, instead of facing the sign towards *Sherman Williams* building they are now placing it on the back side of the building into the parking lot close to *Ollie's* and *Vercelli's Pizza* so that is the revised logo and the placement of it. As they originally proposed they want to place a small awning at the entrance way door and they will have *East Pittsburgh Street Beverage* placed on the awning. And that is it.

Nancy Stewart: I have a question of the placement of the monument sign? Is there a regulation that has to have certain clearance from the ground? I thought that was an issue across the street when you did signage on the other side?

Barbara Ciampini: The current guidelines and current codes do have requirements but this project is in the gateway; we are trying to get a new look for the gateway and recommended that type of sign there. The reason I asked for all of the dimensions is because I am concerned about pulling out of here. There is a light there and my concern was making the left hand turn and a visibility issue.

Nancy Stewart: I was just concerned about whether there is an ordinance situation there. I think it really looks great.

Barbara Ciampini: There may be, but we are looking for a different kind of signage along the gateway. If you recall at the July meeting we did not have a quorum so I spent a good amount of time working with this business owner and I just wanted this to go through our recommendation process.

Steve Gifford: Any other thoughts or comments? Can I have a motion to recommend to the Planning Director approval of the signage? Bob Davis the property owner has also signed off on this as well.

Nancy Stewart: I make a motion to recommend to the Planning Director approval of the signage.

Pete Ciccaglione: I second the motion.

All were in favor.

Item #2 159 E. Otterman Street- Owner-John Harris-Applicant- Shalimar Bazaar-Project-Sign

Steve Gifford: (he is pointing to the screen). This is the old freestanding sign and there has been some improvements made to the concrete base and also the metal poles supporting the freestanding sign.

Barbara Ciampini: One is a window sign. When I met with Karen Barnes down at her shop this area right here, (she is pointing to the screen) we tried to duplicate that pillar on the poles. It turned out nice.

Steve Gifford: This is a special circumstance. Karen was scheduling her Grand Opening for the end of July and because we did not have a quorum in July to meet and approve it and with her comments and Barb working with them they were able to go ahead and do the install of the sign and also the window signs as well. Any thoughts or comments on that? Can I have a motion to recommend to the Planning Director approval of this signage?

Lee Calisti: I make a motion to recommend approval of the signage.

Nancy Stewart: I second the motion.

All were in favor.

Item #3 125 South Main Street-Owner-PNC Bank-Applicant-PNC Bank-Project-Sign

Art Passante: I represent Bunting Graphics. We will be doing the fabrication and installation of the signage for this location.

Scott McLaughlin: I am with *PNC Realty* and have been with the company for 27 years.

Art Passante: The current signage which indicates *National City* will be replaced with a similar sign and I have some drawings that I can pass out which will show the design that Barb and I came up with. She is in favor of this design. We had a bit of a stand still on replacing this particular sign (he is pointing to the screen) right here. She indicated that she wants to see something that was either a flag mount or a ceiling mount and we came up with some proposals for that which she wanted the board to review. I will pass these drawings around now.

Barbara Ciampini: We already have those, Thanks.

Art Passante: We came up with additional drawings too, Barb, the first option on there is what we looked at the last time we got together.

Barbara Ciampini: I realize there is a problem because when you showed the façade of the building it does do an arc out onto the street. Steve, can you go back to the picture that shows the whole façade?

Art Passante: One of the problems with the placement of this particular sign is this building. This supporting structure right here slopes inward towards the door on about a 45 degree angle from the edge of the curb to where the entry door is. It kind of recesses that side panel. One of the areas that Barb and I looked at was placing it on the leading edge support wall which you will see in Options 1 and 2. Barb had some concerns about the elevation height of Option 1. We used the same location but reduced the height for Option 2 and Option 3 is we actually moved the sign over to about the top of the door way. The concern with that location would be that it might be too close to grade and it doesn't prevent people from actually jumping up and hitting the sign.

Scott McLaughlin: Option three would be my least favorite just for the fact that someone might steal the sign. My preference would be Option 1 and from the picture of Option 1 it does look very high but if you would walk up the street and stand back, the bottom of Option 1 is basically almost a grade with the white siding above the canopy. Option 2 gets down behind the canopies and some of the other issues also are, there is a tree there and the branches hang out and I think that will also block Option 2 and we want our customers to be able to see it down the street. I think the visibility of higher is better. We went and basically changed. A lot of companies won't change their branding and we jumped in there pretty quick to try to appease you. We want a sign that looks more aesthetically pleasing with what we are trying to do. We jumped in there with new sidewalks and always tried to do what is best for Greensburg. My recommendation also is the higher position, it does look high from Option 1 but I assure you if you walk down

the street from either direction you will see that it really doesn't look as high like it does on this picture. It's the angle basically that the camera took. I just looked up and down the street and the *FTD Florist* sign which is on two corners and a block down is way higher than our sign and it's a sign on two corners facing the side and the front street. We went across the street to the business directly across from ours; *St. Paul's* and there is a sign on the front of their building and I really don't think that is any higher. This picture really doesn't do it any justice. As the grade slopes up the street towards the Courthouse looking back and the grade is going up the hill the sign appears to be even lower to the ground.

Steve Gifford: Can you describe the construction of the sign? Is it black and gold as depicted?

Art Passante: Yes. If you can imagine a brass or bronze plaque, it has that kind of an image to it. It has a gold tone closer to a brass tone with a darker subdued background which attracts your attention right to the letterings. Barb's idea was to stay with the old world appear of signage and that's why this option was chosen.

Scott McLaughlin: It also mimics the brass railing of the spiral staircase. We tried to mimic it.

Art Passante: The support structure itself is going to be designed to mimic the railing with inside the building.

Steve Gifford: This is my opinion, but that style of sign that you are proposing looks very distinctive on that building and represents *PNC Bank* and also blends in well in that block so I don't have an issue with that. Does anybody else have an issue with the style of the sign or the construction of the sign?

Pete Ciccaglione: I like it and the height of the sign, 14 feet is fine. The brass is it going to be clear coated so it stays nice.?

Art Passante: Yes, and this will be a fully functional exterior sign.

Scott McLaughlin: I worked also for *Integra Bank* before *National City*, I've been there that long and I don't know if you remember but we had brass letters and brass signage very close to this sign at one time. That was past way back when and it is almost mimicking this sign.

Steve Gifford: I understand Barb's concern about the projecting signs but I can also see what Pete is saying. Given the height of the building and the placement it is sort of positioned in the middle of the height of the building between the sidewalk and the very top. It is not necessarily placed in an odd location and it is very visible from several blocks away.

Scott McLaughlin: We are trying to get up above the awnings. Option 2, the awning kind of hides it a little bit. Like I said if you step back about a block you will see what I mean and also the tree, the tree is there and the branches are blocking the view of that sign and we don't want to trim the tree.

Art Passante: The placement on the building for that support structure in the corner of the wall there was basically designed so that from both corners if you go either direction their about center of the block on that building and both corners you will have visual access to that sign. The colors chosen because of all the other environmental colors around it will pop out around everything else. That is why I felt that location works the best. The monument sign itself (he is pointing to the screen) also we are going to add a brick structure to the base and will mimic what is currently on the sidewalk. We are going to try to tie those two in as well.

Steve Gifford: Do you mean the red brick band?

Art Passante: Yes, sir.

Barbara Jones: Would you consider using the sign, the projecting sign from Option 3 that hangs down the way it does for option 1? I like the design of that sign better.

Art Passante: We can certainly use that support structure and make the sign larger so it hangs from the top, is that what we are saying?

Barbara Jones: That is what I am saying; I don't know what anybody else is saying.

Lee Calisti: I like that better. The first one seems like; it's really not a design structure it just seems like pieces, means to an end. The last one as some thought to it. I agree with your comments.

Steve Gifford: Barbara, what you are saying is that the bracket is what you prefer but then the overall dimension of option 1 where it's 2 ½ inches by 3 feet would be an appropriate size?

Barbara Jones: I think you can increase the size of option 3 to be in that position of option 1 and I think it would be more cohesive sign to the building and it would look like it belongs there.

Scott McLaughlin: This support structure does have a lot more appeal.

Barbara Jones: It looks nice and it looks nice with *PNC* all in one line.

Scott McLaughlin: Well just as long as it is secure. I don't want any sign coming down. If it's not safe I don't want to hang that sign. The other one is mounted in two positions and that is a lot more solid mount then this one. We will let them figure that out.

Art Passante: I will let you know in advance, that support arm and mounting base will have to be increased in diameter and size to accommodate that mounting for a larger sign. It might not look so dainty as on Option 3.

Scott McLaughlin: There will probably be more tubing like you see on Option 1 and 2. The bracket will be a lot bigger and a lot beefier.

Art Passante: Are you set on staying with single line of copy instead of stacking the copy?

Barbara Jones: I think it looks nice in one line.

Art Passante: So we can take the basic design we used and just change out the mounting? A portion of it?

Barbara Jones: Yes you could.

Steve Gifford: I probably would recommend securing the bottom so the sign doesn't swing in a wind storm.

Scott McLaughlin: This mounting is actually a fixed mount; it's made not to swing. It appears like it does but it doesn't. I think the way we would design the structure internally the panel itself it would be one fix unit.

Steve Gifford: Any other thoughts or comments about this project? Can I have a motion to recommend approval to the Planning Director for this sign?

Barbara Jones: I make a motion to recommend approval of this sign.

Pete Ciccaglione: I second the motion.

All were in favor.

Item # 4 First Presbyterian Church

Barbara Ciampini: If you recall the *First Presbyterian Church* was before us in May of 2009 and as you recall they presented us with a very nice master plan and we gave them three years to complete the master plan. They have since come back to talk to me via Lisa Monzo their Attorney. She has asked for additional time. Apparently the cost has come in at \$750,000.00. I told her we would not object to the request for more time. So on her behalf I am asking if they can have their time period extended to ten years. They would come back to us after one year, if not before and tell us how they are phasing it and they will continue to have conversations with the board in year one, five and eight and then of course at the end of their project. They have gone to the expense and the design and now they have cost estimates. So on her behalf because Lisa had court today and could not be here, I would ask that the board would take that into consideration and recommend their Certificate of Appropriateness for the project to be extended out in that time frame, I just described.

Steve Gifford: Okay. So that would be a formalized vote?

Barbara Ciampini: I think we should because we had that in the original recommendation and we will just amend our recommendation from 3 years to five years and eight years if need be. They might be able to finish it before then, which depends on their financial ability. They just need that time frame to put it all together. For those of you in the audience, the *First Presbyterian Church* is looking at doing a Master Plan with their campus and some other properties they own on Pennsylvania Ave. and another one they would like to acquire and turn it into more of a church campus.

Steve Gifford: Any comments from the members of the board. Then I will go ahead and make a motion to adopt the provision to their Certificate of Appropriateness as Barb stated.

Nancy Stewart: I second the motion.

All were in favor.

NEW BUSINESS:

Item #1- 20 W. Second Street-Owner- Carol Gaffey-Applicant-Pebbles Bomblatus-
Project-Sign/facade

Item #2- 532 W. Pittsburgh Street-Owner-Excela Health-Applicant-Excela Health-
Project- Demo three (3) properties/create 29 space parking lot

Item #3- 25 E. Pittsburgh Street-Owner-25 E. Pittsburgh Street Properties-Applicant-25
E. Pittsburgh Street Properties-Project-Façade renovations, etc

Item #4- 419 E. Pittsburgh Street-Owner-McHugh and Wolff-Applicant-McHugh and
Wolff-Project-Retaining wall

Adjournment

Item #1 20 W. Second Street-Owner-Carol Gaffey-Applicant-Pebbles Bomblatus-Project-sign/facade

Steve Gifford: Pebbles has been in this location for three months now. She is getting to the point of doing her exterior improvements. She is not here this evening nor is the property owner. I will go ahead and cover it with you. She has a 600 square foot store front and she put in a lingerie store and that was formally located on South Maple Ave. We are excited to have her in the downtown area. The changes that she wants to make are, as you can see on the screen (he is pointing to the screen) the name *Cativa* is on the awning right now and what Pebbles wants to do is place her name on the awning and wants to paint the lower portion of the front closet to the sidewalk and also put her web address on the store front window along with her logo and business hours. This is an example of her corporate font, corporate logo that she is adopting in placement on the awning. Waugaman's Awning is able to unstitch that lower level and re-stitch on fabric with her name on it so they won't remove the whole awning just stitching that lower portion. The paint she wants to use is a pearlescent paint that she has on the interior. It has kind of a platinum appearance. This is the store front window and placed on there will be the store hours and logo of operation and placement of the website will be placed on the front window of the very bottom. That is all the details. The property owner Carol Gaffey has signed off on it and approves of the improvements. Any comments or questions? Can I have a motion to recommend approval of this project?

Barbara Ciampini: I make a motion to recommend approval of this project.

Pete Ciccaglione: I second the motion.

All were in favor.

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Item #2-532 W. Pittsburgh Street-Owner-Excelsa Health-Applicant-Excelsa Health-Project-Demo three (3) properties/create 29 space parking lot

Dan Hoffman: I am the facilities Director of Planning and Development for Excelsa Health. I am here with Bryan Clement the Engineer with *HF Lenz* our consultant on the project. We are proposing a plan to expand the parking for the emergency department at Excelsa Health. The location proposed is the corner of S. Washington Ave. We propose to demolish three (3) properties that we own and convert that into 29 space parking lot to essentially double the capacity for visitors to the emergency department. We've grown over the last couple of years with about 48 thousand visits a year in the emergency department and we need the parking at this point. We expect an increase of 12,000 thousand visits over the next year or so. This is to provide for the added volume that we are anticipating.

Bryan Clement: I am with *HF Lenz Company*. What we have in the front of us is a graphical representation, it's basically the same site plan that you have up on the screen. What we did is tried to depict what this is going to look like once we apply the landscaping standards from the City of Greensburg. This road here, (he is pointing to the site plan) right up in here is where the emergency room is right now and this is South Washington Street and this is West Pittsburgh Street coming toward the hospital. This is actually looking at it from the other side of the intersection down toward the parking lot. As you can see we have three phase approach as far as the landscaping. We want to create three tiers from street trees with ornamental shrubs, grasses and some low shrubbery right at the intersection. All this that you see here is a fairly steep slope, sloping down the parking lot so all of this will be planted with creeping myrtle. Once that grows in, within the first two years it will eliminate the weeding problem and everything like that. One thing we want to maintain is the site distance when you are pulling out onto this existing alley which is *Finrock Way*. We are trying to concentrate all the landscaping right here at the intersection in this area.

Steve Gifford: Any comments or questions?

Barbara Ciampini: I just want to let the board know that this is a land development issue and your recommendation will go to the Planning Commission then the ultimate decision will go to City Council for approval. It is in the City's Gateway Overlay District so it does enable any of the users of the property to do things like this, that is to change the use without going through the zoning district change process. It makes for a smoother process.

Steve Gifford: Is there any signage for the parking lot at all?

Dan Hoffman: Pretty much just the directional, to guide people into and out of the lot. Nothing decorative, no monuments or anything like that planned. Just basically directional.

Steve Gifford: Making the assumption that it would be same directional signage the Excelsa is using for their other parking lots?

Dan Hoffman: Yes.

Steve Gifford: Any comments or questions from the members of the board? Can I have a motion to recommend our approval to the Planning Commission?

Pete Ciccaglione: I make a motion to recommend approval to the Planning Commission.

Nancy Stewart: I second the motion.

All were in favor.

Item #3-25 E. Pittsburgh Street Owner-25 E. Pittsburgh Street Properties-Applicant-25 E. Pittsburgh Street Properties-Project-façade/renovations, etc.

John DelVitto: *DelVitto Designs* from Dunedin Florida. The question has been posed, what is DaDa? DaDa or DaDa ism is a cultural movement that began in Switzerland during World War I from 1916 to 1922. The movement primarily involved visual arts, literature, poetry, art manifestos, art theater, art theory, theater and graphic design. DaDa activities include a public gathering publications of art and literature journals, passionate coverings of art, politics and culture were topics often discussed in a variety of media. The movement influenced later styles like the Avant garde a downtown music movement and groups including surrealism, pop art, fluxes and punk rock. In short ladies and gentlemen *DaDa* will be more than a restaurant. It is meant to be a compliment to the growing art community so that the people in Greensburg can embrace the arts and openly discuss ideas, visions and thoughts on the community, both art or otherwise. What we are proposing this evening are the improvements to the former Elks building located along E. Pittsburgh Street in the City at 25 E. Pittsburgh Street. Shown on the board right now are the after affects of some of the improvements that we are proposing. Starting from the left (he is pointing to the screen) and it's hard to see on the screen there is an ornamental fence that will enclose the patio area on this side. Landscaping will soften the entrance area on both sides of the front door which will have some public art on the outside of the wall. Potted plants are on the roof of the building. Additionally the windows will be ascetically improved by including baskets, window boxes that will be located under the windows, irrigated by irrigation. Additionally there will be new front doors installed, steel doors painted black with glass inlay. All the coronus will be painted black, maintained in black and also on the N. Maple Ave. side there is a small portion of foundation that is exposed and that will be painted a beige color. Currently we are going after HARB approval and in the future we do plan to go after grant funds for these improvements. If you can put up on the screen Steve, the building materials we can review those. Included on the graphic if you turn to that page of the front of the building, concrete will be included with the addition of some stone veneer on the side of the steps, black fencing. Over the front doors and over the windows will be arched metal architectural elements which will also be included over the front door in the form of a canopy. Also Steve, if you can go back to the actual graphic of the front of the building. You can see this more clearly the actual arched piece that will go over the front door and it would also support some plant materials. In addition there are arched elements over top of the windows. We are trying to pull from the traditional treatment of the windows but giving it a bit of a new flare to give it an updated look. Additionally a banner sign will be located at the corner of the building. The banner itself will be free hanging, similar to the one that they have utilized on the Performing Art Center. The logo will be floating off the front of it in metal and it will be attached to the building on both of the Pittsburgh Street side and also on the Maple Ave. side. In addition to downstairs door will be painted black and then also the fencing will

be replaced around the downstairs door. We currently have a package submitted to *code sys.* regarding all the ADA handrails and so forth just so you are all aware of that.

Steve Gifford: As far as changes to the building?

John DelVitto: That is a picture of the building currently, (he is pointing to the screen). So to begin with your question Steve, the first thing would be removal of the shutters, pressure washing and cleaning of all the brick and then painting and restoring the coronus work up at the top of the façade.

Steve Gifford: Does the board have any thoughts or concerns with these changes?

Lee Calisti: It looks a lot better.

Pete Ciccaglione: I think it looks great, it will look really good. Are you guys going to put any cup lighting, to shine up on the building? That will really set it off at night and look really good.

Nancy Stewart: The banner, is there going to be one on Pittsburgh and then another one like it would be coming off of Maple Ave.?

John DelVitto: It will be set at an angle. It will be legible from both sides. This is a sample of the material, the pattern and the color on this; this is just something that I can bring here tonight. It's a semi opaque type of a banner so air can flow through it. If you are familiar with the one eleven submittal with the sign that we proposed for that, this is also very architecturally pleasing element that also has lights integrated into the banner brackets. The actual letters of the sign will be free floating in front of it.

Pete Ciccaglione: What are the little eyebrows above the windows and the doors? Is that metal?

John DelVitto: If you all have your packets in the front of you it's all detailed out on page FE-2 and also CA-1. That is a section of the front porch area where you can see a bit of the affect that we will be achieving with the canopy that will stick out in front of the building. It will be constructed of stock lumber painted silver. There will actually be a piece of acrylic that will be opaque to let light through and then at night light can shine onto it and will reflect the light down to give it a nice glow. The window treatment, if you go to sheet F-2 it's actually a scaled down version that will not have the acrylic but just have two simple black rods that will be arced. We are trying to compliment the unique arched entrance that we currently have. We think this will really integrate it and also give it a little bit of touch of class. Simple, but very stately.

Barbara Ciampini: I really like it.

Barbara Jones: The railing above the door is that going to be a balcony, patio or terrace?

Courtney Pallitto: It's just decorative. Because it's just a square it jets out of there. And for safety reasons too. I wanted to have some herbs and potted things up there for visual and use but.

Barbara Jones: It would be great seating.

Courtney Pallitto: It would be, but.....

Barbara Jones: You talked about trying to bring back the coronus treatment that was there before they put the shutters on? Did they remove something there?

Courtney Pallitto: We talked about doing that but because we are doing the arch over the door and for cost's sake, to be quite honest, we mimicked the windows with this.

Barbara Jones: It's nice, it modernized it.

John DelVitto: We were challenged with it because, if you look at the building the way it is today, literally you can see how they glued on that addition where the arch is. It was very difficult: It really stops the eye, so doing this helps integrate old with the new.

Steve Gifford: Any other questions or comments? If not, can I have a motion to approve the project to the Planning Director for the façade/renovation project?

Pete Ciccaglione: I make a motion to recommend approval of the project.

Nancy Stewart: I second the motion.

All were in favor.

Item #4-419 E. Pittsburgh St.-Owner-McHugh and Wolff-Applicant McHugh and Wolff-
Project-retaining wall

Bob Iezzi: I am the contractor for McHugh and Wolff. We want to fix the wall at *Westmoreland Dermatology* at E. Pittsburgh St. the wall is collapsing and we just want to put it back the way it was before. Jimmy Morford is going to design it structurally, to hold the earth.

Barbara Ciampini: It's the retaining wall; that's to the street.

Bob Iezzi: No, they are just replacing the one that is falling.

Barbara Ciampini: It's going to look the same way.

Pete Ciccaglione: If Bob is doing it you know he's doing it right.

Steve Gifford: Can I have a motion to recommend approval?

Barbara Ciampini: I will make that motion.

Barbara Jones: I second the motion.

All were in favor.

Lee Calisti: I make a motion to adjourn.

Nancy Stewart: I second the motion.

Meeting adjourned at 5:45 PM