

**HARB BOARD MEETING
NOVEMBER 24TH, 4:30 PM**

PRESENT:

STEVE GIFFORD, CHAIRMAN

LEE CALISTI

BARBARA CIAMPINI

PETE CICCAGLIONE

BARBARA JONES

TERI LUTZ

NANCY STEWART

Steve Gifford: We do have the minutes from October 20th, 2009. Any comments or questions? 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.

NEW BUSINESS:

1. 105 E. Pittsburgh Street-Owner-Jet One. LLC, David Morrison-Applicant-Jeremy Fairgrieve-Project-Signage
2. 233 W. Otterman Street-Owner-Barry Lhorner-Applicant-Barry Lhorner-Project-Replace windows
3. 532 W. Pittsburgh Street-Owner-Excela Health-Applicant-Excela Health-Project- One story building.

Item #1- 105 E. Pittsburgh St-Owner-Jet One, LLC-David Morrison-Applicant-Jeremy Fairgrieve-Project-signage

Bob Gonze: I am with *Sign A Rama*. I've been working with Jeremy Fairgrieve on the property at 105 E. Pittsburgh Street. Jeremy is starting a new business called *Pop Culture Connection*. It is basically buying and selling and trading old products and some are very valuable. What he is working on doing is his signage proposal. Right now it's just the front large window and then posting a banner perpendicular to the building so that it can be seen on E. Pittsburgh Street heading east. He has not exactly finalized his colors on the *Pop Culture Connection* banner. Today he sent me an e-mail that he is thinking about moving to a yellow color with purple letters. This particular version that he had he felt that it was just not showing enough. He is thinking about changing the color. Window signage is pretty much finalized although Steve had mentioned that he was thinking about adding his web site, however, he shared with me that he thinks he wants his web site and his hours on the glass door which is not going to do at this time. He will be making application for grant money I believe as well but right now he's looking for a review for this signage proposal so he can decide how to go forward.

Steve Gifford: Just to clarify, he is doing lettering in the store front window?

Bob Gonze: Yes. What he is not doing at this time is the glass door window.

Steve Gifford: Okay. The comment that I had was, would it not be in his best interest to promote his web-site address below vintage toys and collectables so people in their cars can see that?

Bob Gonze: If you'd like to include that in your motion I can certainly recommend that to him. At the time we made this submission two weeks ago it was not under consideration but it's probably not a bad idea.

Pete Ciccaglione: Is the awning going to remain there?

Bob Gonze: Yes it is.

Pete Ciccaglione: You sort of lose half the lettering when you come down, right?

Bob Gonze: You can only see the lettering on the window in the front of the building that is why the banner will stick up perpendicular to the building. We also shared with him to move the *Pop Culture Connection* that is going up and down to move it to the other side of the window but for some reason he likes it better on that side.

Pete Ciccaglione: Well I think if you move it over to the other side window maybe it's too close to the side but, is that a double door or single door? If you ran it up and down the door.

Bob Gonze: It's a single door and the door is set back, and that is the problem, you really can't see anything.

Pete Ciccaglione: Okay.

Bob Gonze: We also gave him another version that would be horizontal; the top of the sign but it wasn't cool enough.

Barbara Ciampini: Except if the banner is going to be in the same line as the awning?

Bob Gonze: It's really not too bad, we've looked at it from up the street and because of the angle and it will stick out 2 feet from the building. It's a 2X6 foot banner and the awning didn't seem to block it as much as we we're concerned.

Barbara Jones: My only concern is that you're repeating *Pop Culture Connection* vertical and vertical in the banner. If you put the *Pop Culture Connection* on the awning, which he probably doesn't want, the second *Pop Culture Connection*, keep the banner and put one on the awning. It would be much more legible.

Bob Gonze: We are concerned about doing that because I didn't have a photograph of the neighboring building but they don't have anything on their awning and I believe there are three awning in a row they are naked like this.

Nancy Stewart: It almost looks like a logo to me, the way it's done and I really like it. I like the way the whole thing is designed. It is kind of cool.

Steve Gifford: I'll agree with Nancy, it is very nice. The only concern that I have is that he hasn't determined what his colors would be. It would have been very nice of him to make that decision by today.

Bob Gonze: The problem is they change and if you want him to specify a color, this morning the colors now are yellow with purple letters. Across the street they frequently put out a yellow flag and so he was thinking he should get something that fits in a little better. They don't display it all the time but it's out frequently.

Barbara Ciampini: I would have to say we need to specify a color. If that's his last color?

Bob Gonze: That's his last color. Yellow background, purple lettering.

Lee Calisti: I like a bright color; I think it goes along with what he is doing.

Nancy Stewart: Is there any color that would be offending?

Barbara Ciampini: No.

Nancy Stewart: Do we need to know the color?

Barbara Ciampini: Its part of our review just to make sure the colors are good. If he was painting the building purple and yellow then we would have a problem, but not his sign.

Lee Calisti: For a sign to be a bright color I think maybe it's appropriate.

Steve Gifford: Based on the comments made here I guess we are all on an agreement the design placement is approved and we only ask Bob that you communicate with Barb directly when he finally has selected colors and then Barb can rubber stamp it then.

Bob Gonze: That will be fine. He will be making his permanent application and I'll see if I can pin him down for his permit application.

Steve Gifford: The important thing is that Barb has the final viewing of his final color combination and then from there it is approved. I need a motion.

Barbara Ciampini: I make a motion to recommend to City Council approval of the sign application.

Lee Calisti: I second the motion.

All were in favor.

Item #2 233 W. Otterman Street-Owner-Barry Lhormer-Applicant-Barry Lhormer-project-Replace windows

Barry Lhormer: I am the owner of the property. It is the building that was built about two years ago. Our tenant is the *Pennsylvania State Health Department* and they occupy the whole building currently. The administrative section of this office actually was downtown Pittsburgh in the State office building and the State has elected to sell that building and all the State office workers that were in that building have to go somewhere else. These people that were actually in charge of this unit always wanted to come up here. They needed approximately 3,000 square feet and they said what can we do about adding it onto the building. Well, we couldn't do anything by adding to the building but our architect here who is Roy Penner studied it and very cleverly came up with their concept. We have these big trusses that span the whole 75 foot width of the building and it created a lot of volume space up in the rafters. Roy was able to design the space to accommodate the State's needs and they are thrilled to be in the same building. They are very happy that they are all together. The issue now is that the State takes forever to make decisions and once they make the decision they want it done yesterday. The problem is they have to be out of where they are by the 28th of January 2010. We have to have this space ready by then. Ninety-nine percent of the work that is being done is inside the building. There are a few things that will be done on the outside of the building that Roy will explain to you and answer any questions that you have. We had to put a lift within the building so that the second floor is handicapped accessible and we needed two sets of egress and ingress steps, one in the front and one in the back. We built a set of stairs inside the building but it has to have access to the street so we will be putting in a door on the front of the elevation and a door on the rear elevation of the building. For lights, for some natural light for the offices up on the second floor we are going to put in sky lights and that is really the extent of the exterior work that is being done. There are a couple of windows on the gable on both the front elevation and the alley elevation and it will be the same window manufacture and style that is already there. That is kind of an overview of what is being done. The work is probably about 60 percent done. It's really all going on inside the building. I will now turn the meeting over to Roy Penner.

Roy Penner: That elevation faces West Otterman Street and you can see that we are adding three (3) windows into the gable end and the door that you see the notes pointing to (he is pointing to the screen) it will be a solid door painted to match the rest of the building and it will have a transom light to bring a little more natural light into that exit stairway. There will be no hardware on the exterior of the building so that it is not used as an entrance at all. It is a direct access to grade for the second floor occupants. There is a communicating door to allow the internal occupants to access that stair on the inside. That is the extent of the work that faces West Otterman. Those three windows are identical to the windows in the rest of the building. This is the side with the (he is pointing to the screen) majority of the parking and the main entrance, it's the west side, and there are skylights added to the roof and it has a equipment platform that is configured like a dormer at the far end, the alley end and that will hold some mechanical equipment that will be completely screened. That is the existing east side, (he is

pointing to the screen) those doors and windows exist and there is no work on the actual vertical wall. The only thing we are doing on that side of the building is adding the skylights on the roof. We have the opposite gable end which is the alley and that is the existing front.

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

Peter Ciccaglione: It looks good.

Steve Gifford: Pretty straight forward.

Barbara Ciampini: We are happy to have Artis Hall and her staff in Greensburg

Barry Lhormer: You know Artis?

Barbara Ciampini: Yes, I've wanted her to come to Greensburg for a while now. She makes the news a lot with the H1N1 issue. It's a shame that the State didn't realize this need was there when you built this building.

Barry Lhormer: Yes, it would have cost less money to incorporate them in two years ago.

Roy Penner: That was a tour de force because that was clear span trusses and we had to completely restructure the interior of the building.

Barbara Ciampini: How many employees are coming in?

Barry Lhormer: No, I do believe its 10 or 12.

Barbara Ciampini: I am very happy because they are moving their whole Pittsburgh office to Greensburg. Greensburg will be the Regional Department of Health.

Nancy Stewart: I make a motion to City Council for approval of this project.

Barbara Ciampini: I second the motion.

All were in favor.

Item #3 -532 W. Pittsburgh Street-Owner-Excelsa Health-Applicant-Excelsa Health-Project-one story addition

Dan Hoffman: I am the Director of Facilities of Planning and Development for Excelsa Health. I am here to present a project that is relatively small addition to the Westmoreland Hospital Emergency Room. It's about a 4200 square foot increase to the building which will pretty much house the waiting area and the registration area to allow us to renovate the area that those two functions currently occupy to increase the triage from three (3) stations to four (4) and add five additional exam rooms. (he is pointing to screen) and here is a rendition of what it will look like. There will be a turnaround area in between the west wing and the south wing. The building is planned to be culture stone around the base and the current screen walls and the ambulance bay stays as well as like an architectural element adjacent to the entrance. The metal panels and the fascia, actually the culture stone and the metal panels both are the same as we used on the Center for Vascular Medicine on Shearer St. in the back. We will have to put in a new air conditioning unit on the roof which will be screened with the metal panels as well.

Steve Gifford: Any comments or questions?

Dan Hoffman: We will have channel letters for the sign with a silver body and red face, LED lights.

Nancy Stewart: Is the metal facing the exact same thing is also on the Center for Vascular Medicine?

Dan Hoffman: Yes, I actually have samples if you want to take a look at that.

Nancy Stewart: It really improves the look of that and in addition to its function.

Barbara Ciampini: When you hold them beside each other it's just amazing. What a great look for Pittsburgh Street!

Steve Gifford: Any other comments or questions?

Pete Ciccaglione: I make a motion to City Council to approve the addition to the emergency room for Excelsa Health.

Nancy Stewart: I second the motion. I have one question, are you going to lose any parking spaces?

Dan Hoffman: Not really.

Nancy Stewart: It encroaches on that turn around area.

Barbara Ciampini: If you remember they are creating that parking lot with 29 spaces, across the street on South Washington Street.

Dan Hoffman: Yes. Thank you.

Steve Gifford: One item that is not on the agenda, this is a request from a property owner at 101 N. Main Street that I received today for an opinion from the HARB. If you remember they installed a directory sign here that lists all their tenants in the building. Steve O'Donnell, owner has an idea that, the *American Red Cross* sign has been removed, that these panels that are now painted battleship gray or charcoal gray, he actually wants to lease those spaces to his tenants so it would be a law firm placed here and one here etc etc. (he is pointing to the screen. He wants an opinion from the board if that is something he should pursue.

Lee Calisti: Would each one be a sign?

Steve Gifford: Correct.

Nancy Stewart: How many tenants are in there?

Steve Gifford: It would be for whoever would want to pay for that service.

Nancy Stewart: Would it be limited to the tenants in the building or to anyone. Would I be able to place a sign there?

Barbara Ciampini: You're not allowed to do that unless you're in the building, according to code.

Steve Gifford: Yes, tenants of the building only.

Pete Ciccaglione: I would say no just by looking at it. I would want to see what one of them would look like.

Barbara Ciampini: Each tenant would have their own design that would look odd, don't you think?

Barbara Jones: And you won't be able to tell one from the other.

Barbara Ciampini: If we could direct him back to his directory sign and do a better job on that. It's small you actually have to be right on top of it to read it.

Lee Calisti: I think there is room for graphics like that on certain kinds of buildings that can be done interesting. This building is far too traditional to have that kind of graphic on it.

Nancy Stewart: It's good that the *Red Cross* sign is not there.

Steve Gifford: What I explained to him in my perspective is that the tenant directory signage is a function as a tenant and anybody in there leasing space does not have a

traditional store front like *Skysight Photography*, he kept referring to *Skysight Photography* about their business sign above their store front. I said well that's the point she has a **store front** that is retail focused and everyone else is more professional and that is the reason they are allowed to have a store front sign and the same thing with *American Coffee Place* and *Big Brothers and Big Sisters* now and *Vaccare's Pharmacy*. I told him I would ask the board for their opinion with feedback and see if this is something he wants to pursue. This is not the case with this building.

Barbara Ciampini: There is that trend out there to call out the address. Maybe he needs to look at doing something with the 101 N. Main Street address.

Steve Gifford: I think he is just concerned about making money from leasing the space.

Nancy Stewart: I think what needs to be said is how you know to reject it when we haven't seen anything. You might want to tell him that we can still look at something at what might come in.

Barbara Jones: Tenants changing, then you will be stuck with whatever is on there until someone comes along to take it down.

Pete Ciccaglione; No. I don't like the idea at all.

Steve Gifford: Okay, that business is taken care of.

Steve Gifford: We have one final item; Teri would like to speak to the members of the board.

Teri Lutz: I really want to thank everybody for the opportunity to serve the City of Greensburg and the board. Unfortunately my work and my comments there are not permitting me to be here. I don't see that changing and I was hopeful that it would but it's not going to change. In order to provide the opportunity for someone who is much more reliable I am going to resign as this moment. Thank you very much; it's been a pleasure getting to know everyone.

Barbara Ciampini: Thank you!

Steve Gifford: It's important to note that Teri has been with the organization since the beginning and was instrumental in helping us form our design guidelines and our application process. We greatly value your contribution and we have missed you over the past couple of months. We wish you luck in your heavy workload. The second element along with that is Barb needs to make a recommendation to Mayor and Council with individuals that can fill Teri's position on this board. So if you know of anyone that would be a good addition to our board, send a name over to Barb and she will do the proper evaluation and make the recommendation to Mayor and Council. This way we can get our new board member to start December depending on their approvals. Any other items that we need to cover before we adjourn?

Barbara Ciampini: No, we're good.

Barbara Jones: I would like to make two comments on approvals that we've given, should this be on or off the record? One is *Unique Ink Tattoo* I like what they've done there except they added a plastic fence all the way around that. I don't remember that in the original proposal.

Steve Gifford: I think the fence, was that a code issue?

Barbara Ciampini: It might be. I will check.

Barbara Jones: It really takes one more thing away from that building. They did a great job with their sign and walls and doors and then all of a sudden there is a white fence up. The other thing is the beer sign, the monument that does not look like what we approved?

Barbara Ciampini: That's it.

Barbara Jones: What about *Pittsburgh Street Beverage Sign*, that big?

Barbara Ciampini: That's it.

Barbara Jones: I never got a sense of it being that big.

Barbara Ciampini: Actually we had a concern because one of the other tenants was worried that it was in the Penn Dot right-of-way so we went with the drawing that we had it measured and it's exactly right.

Steve Gifford: Any other questions or comments? Then can we have a motion to adjourn the meeting?

Barbara Jones: I make a motion to adjourn.

Lee Calisti: I second the motion.

All were in favor.