

**HARB BOARD MEETING**  
**June 24, 2008 4:30 PM**

**PRESENT:**

STEVE GIFFORD, CHAIRMAN

LEE CALISTI

TERI LUTZ

NANCY STEWART

BARBARA CIAMPINI

BARBARA JONES

PETE CICCAGLIONE

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

Teri Lutz: I make a motion to approve the minutes.

Barbara Ciampini: I second the motion.

All were in favor.

**NEW BUSINESS:**

**ITEM #1 426 E. PITTSBURGH ST.-OWNER UNION REAL ESTATE-  
APPLICANT-TV AND APPLICANCE STORE-SIGN**

**ITEM #2 18 WEST PITTSBURGH ST. OWNER-JOHN FELICE-RAZE BUGZY'S  
BAGLES BUILDING.**

**ITEM #3 22 WEST PITTSBURGH ST. OWNER-JOHN FELICE- (COPE  
BUILDING) -PROJECT-FAÇADE**

**ITEM #4 707 W. OTTERMAN STREET-OWNER-PHILIP AND FRED  
PETRELLA-RAZE BUILDING**

**ITEM #5 226 S. MAPLE AVENUE-OWNER-WESTMORELAND HUMAN  
SERVICES-APPLICANT-WESTMORELAND HUMAN SERVICES-CHANGE  
NAME ON SIGNS.**

**ITEM #6 132 S. MAIN STREET-OWNER-JEM ASSOCIATES-APPLICANT-  
ERNIE VALLOZZI AND MIKE STEWART-FAÇADE**

**ITEM #7 201 S. MAIN STREET-OWNER-PATRICK AND SUSANN THOMAS-  
JOSEPH THOMAS FLORAL-APPLICANT-PATRICK AND SUSANN THOMAS-  
FAÇADE/SIGN/LIGHTING-**

**ITEM #8 253-255 E. PITTSBURGH STREET-OWNER-GLORIA COMPTON-  
APPLICANT-GLORIA COMPTON-FAÇADE/SIGN/AWNING**

**ITEM #1-426 E. PITTSBURGH ST.-OWNER-UNION REAL ESTATE-  
APPLICANT-TV & APPLIANCE STORE-SIGN**

Steve Gifford: We have no old business for this evening. Let the official record note that Pete Ciccaglione has arrived.

Larry Wolf: I am with RK Neon Company. I would like to install that sign that you are looking at on the screen at the Greensburg Shopping Center at the Appliance store.

Steve Gifford: As presented as you can see it is individual letters, internally lit, metal casing?

Larry Wolf: Yes.

Steve Gifford: I am making an assumption that the property owner has agreed to this?

Larry Wolf: Yes, his signature is on the application.

Barbara Ciampini: It's consistent with the rest of the signs in the Shopping Center?

Larry Wolf: Yes.

Steve Gifford: Any comments or questions from the board? Can I have a motion to approve the sign as presented?

Barbara Jones: I make a motion to approve the sign.

Pete Ciccaglione: I second the motion.

All were in favor.

Larry Wolf: I have one question. He would like to apply for some of the grant money is there any special procedure?

Steve Gifford: Yes there is and I was going to actually let you know so you can tell your tenant that the district is just the downtown area so this property is several blocks from the grant program. It's not parameters that are set by the City of Greensburg but it's done by Harrisburg, The Department of Community and Economic Development .. It's their funding and they ask that it be concentrated in a smaller geographic area so that the improvements are noticeable by the public. I am sure Mayor and Council would love to have the program City-wide and unfortunately we just don't have that ability.

Larry Wolf: So it's not available to him then?

Steve Gifford: Correct.

Barbara Ciampini: Not at that site.

Steve Gifford: The last property that is eligible on that street is.

Barbara Ciampini: It's St. Clair Street at E. Pittsburgh on the eastern boundary.

Steve Gifford: The Girl Scout building.

Larry Wolf: Okay. Thank you.

**ITEM #2 18 W. PITTSBURGH ST-OWNER-JOHN FELICE-RAZE BUGZY'S BAGELS BUIDLING**

Harold (Jay) Johnston: I am with Canzian and Johnston Architects. I am representing John Felice who is here tonight. We are here tonight to present a proposal to raze the building that is known as Bugzy's Bagels building and this is all part of a scheme to preserve the Cope Building which is adjacent to it. It's within your requirements, it's on W. Pittsburgh St. and this is a site plan that we are proposing and what we are proposing to do is to raze the building and to construct an asphalt parking lot that will give grade level access to the second level of the Cope building which is where the Shalimar Bazaar is so it will be straight in. In the paper work that we gave you originally we showed a stair tower here to go along the Cope building, an elevator and stair tower and after we talked about that we decided it's way to early to even talk about that until we decide what is going to happen, that assumes that we would be able to renovate the upper floors and use them, that is still in the scamatic stages so at this point and time we are just going to make that a parking lot. If there is a chance that we do the elevator and stair tower it will go back in this little alley (he points to picture on the screen). We will provide a buffer strip with trees and lots of shrubs. We will show you how we are going to create the wall there to bring it up to the next level. This is a photograph taken of both the Cope building and Bugzy's Bagels in 1902. This is what the Bugzy's building looks like today. (he is pointing to screen) You can see that the Bugzy's building has already been much altered from its original condition especially on the first floor. The facade is completely different, the siding is different it's been colored over. This balcony has been removed this dormer has been added at some point and time. These windows have been changed; the masonry has been taken out. Right now it has wood siding on it and that was done when it became Bugzy's, prior to that it's got a black glazed tile underneath that and besides the fact that it's been altered we figure it wasn't altered very well because evident right in this corner is an alarming crack, offset about 2 inches of the masonry and from here over the masonry has really belled. This is a low bearing wall you can see which way the roof goes. My guess is that this is the result of whatever they did with that front. When they opened up those windows it just wasn't done properly. Now we have a bad situation and frankly to repair that we would have to take out a large portion of the second floor masonry, it is really bulging over. We would have to shore up the joists both the roof and the floor joists and by the time we fix all of that there is going to be almost nothing left of the original façade, there is nothing left now on the first floor and we have to take out most of the second floor to fix it. You can fix this but we really wouldn't be doing a preservation what we would be doing is a recreation of a building that really was ancillary to the main building in the first place and doesn't have nearly as much architectural character. Also in the back of the building at some point and time this addition which on the first floor is larger then the original portion of the building which was added and this can best be called a shack. It's not well constructed it looks to me that it originally had a single sloped roof and at some point they put trusses on it and they didn't even attempt to level the top joist and it slopes both ways. When they did this they took out the main wall of the main building and it doesn't even exist. Inside it is hard to tell where one building is to the other there is not even a pilaster there to make a demarcation. Also at some point and time the access to the second floor was

removed so there are not stairs from the first floor to the second floor inside this building. This floor, (he is pointing to screen) it's a hard wood floor and has been razed from water and it's probably a foot high, you can see there is mold on the back walls where it's been leaking for sometime. The second floor is horrendous the only way to get to it is from the Cope building. ( He shows more pictures of the damage to the building). This wall is what we are proposing to create to elevate this parking to this level of the Cope building. We know a company who makes simulated stone so we can almost exactly match that stone that is on the lowest level of the Cope building. We can tie that all in, tie it together make it nice looking but in a set of steps from here down. As you can see from those early photographs you can see they never handled this grade along Pittsburgh Street very well. This would be the best solution to it. This is the way it looks right now, (he points to screen) this is what we are proposing (he points to screen) with this parking lot back here, this stone wall. That's what we are asking to do with the Bugzy's building. This demolition we included with what you have there a sample of our specification and how we would do the demo. Everything that would either rot or rust would be removed from the building and the rubble we would cave in from 4 feet to finished grade and from there it would be clean fill and we would break everything up and usually we break it up no bigger than 14 inches and we make sure everything is broken up and packed. Also the building goes under the sidewalk and we will have to remove that sidewalk and fill that and put the sidewalks back in to Greensburg's specifications. That's the proposal.

Steve Gifford: Any comments or questions from the board?

Barbara Ciampini: That was a nice presentation Jay. Our biggest concern was that this building is a contributing building to the Historic District but you have proven to us that it lost its historic nature.

Howard (Jay) Johnston: I agree with you except the time to preserve it was before and now I think the focus is on the Cope building to preserve that and make it a viable building.

Lee Calisti: Has there been any thought or discussion to whether anyone could build a building there in the future?

Howard (Jay) Johnston: We haven't. But, we have, with our razing of the building, you can take everything out of the site I guess that is what you are asking? We would compact it to 95% we've done that before and built over it and it's just a matter of disclosure if you are going to sell it so that they know the rubble is down there. With it being 4 foot under grade we think it's pretty usable.

Lee Calisti: I agree with Barb's comment that you had a great presentation, you certainly made a great case and it doesn't take a whole lot of discussion to see that the building is in terrible shape. Any remaining historic character is almost gone. I guess when I look at this image here (he points to screen) I think your design solution for the wall and trees and stairs and the stone is a reasonable solution and attractive solution it's still a concern

that there is some future idea or plan for building there because we are now left with a missing tooth. At a pedestrian level I suppose it still fills like an edge like a street edge but I just wonder with an existing parking lot there now just a low solution, I don't have a solution for you. I was just wondering how the discussion was, if you had a discussion on building another building or anything.

Harold (Jay) Johnston: The only discussion we had is if we had to build an entrance. If it becomes possible to use the upper floors of the Cope building to make it like an entrance off of that parking lot like an entrance plaza. If it becomes feasible to use those upper floors even if we don't construct the stair tower right there where the Bugzy's building was we will probably put it back in the alley between the two buildings which will still give us an entrance up there so we would create that than at that point.

Barbara Ciampini: The wall that you are all contemplating building is that going to be from the edge of the alley down to the Cope building? Are you going to incorporate the other parking lot?

Harold (Jay) Johnston: As much as we can. (I can't hear him)

Barbara Ciampini: I was just concerned about the stark look right now with the cyclone fence and existing situation.

Harold (Jay) Johnston: Yes, that's the plan.

Steve Gifford: Maybe at this point we should make a motion to approve the demolition with the understanding that the site improvements, the retaining wall the trees and what ever else may be added is submitted at a later date for review. I am concerned about the simulated block; I would like to see that.

Barbara Ciampini: That is a good suggestion, Steve.

Harold (Jay) Johnston: The stuff we are talking about is the same stuff they used down at the baseball field in Pittsburgh.

Steve Gifford: You mean PNC Park?

Harold (Jay) Johnston: Yes.

Steve Gifford: One comment that I have is that it is unfortunate that we are losing a Historical building and I believe that is one of the older buildings of our community. But because of previous owners not maintaining what they have in town we are left in a position today in order to save the larger building and more recognizable by the community we are willing to take on the consideration of razing this building. Does anyone else want to comment or share a comment on that?

Teri Lutz: I like the idea of you coming back and presenting with actual colors and materials and also promote questions about parking and fencing and lighting and landscaping would be good to know.

Steve Gifford: Can I have a motion to approve their request of the Bugzy's Bagel building with the understanding that the site improvements parking lot will have to come back as a separate application?

Lee Calisti: I make that motion.

Teri Lutz: I second the motion.

All were in favor.

### **ITEM #3 22 WEST PITTSBURGH STREET-OWNER-JOHN FELICE-FACADE**

Harold (Jay) Johnston: We are now talking about the building that is the more significant of the two buildings. The Cope building. This whole presentation is a little more schematic in nature but the plans aren't fully developed. What we are showing you tonight is what we know we are going to do, the preservation of the façade. This is the site plan and it's the same one you saw before (he is pointing at screen). We are providing grade level entrance into the upper floor, the second floor, we will provide handicapped parking. These are the existing floor plans, this is the Pennsylvania Ave. floor and this is where the Shalimar Bazaar is. Any use for these floors are still underway, what is possible and what is not. We have a building that has a lot of wood structure in it and if we put housing in it of course we have problems. It's just a matter of what is going to be economically feasible and that is what we are dealing with now. What we do know is that we want to restore the façade and not change it in any way. This picture is as it is with the building next door and you can see this alley way that I've been talking about in between where we may put the elevator and stairwell if we have to. Basically what we are talking about doing is pointing the building. This façade has been re-pointed not in the two distant future and if you look at it it's not too bad. This side only needs some spot re-pointing but the one on Pittsburgh St and in the alley are in total need of re-pointing and of course until we get Bugzy's building down we don't know what we are going to get. The plan is to re-point totally these two sides (he is pointing at screen) spot point the Pennsylvania side and we are going to get rid of these down spouts and surprisingly they aren't that different then the photograph from 1902. We want to run them down through the inside of the building. We want to replace, repair, and repaint the woodwork. We want to do it in period correct colors, I like black John doesn't, so we are fighting about that. The Shalimar Bazaar level windows have already been replaced with aluminum windows and what we will do is match the rest of the windows for the whole building. We will rebuild this turret which is, if you go inside it has concrete floors and that was open I don't think we will do that again because it was probably a bad idea the first time. We will get rid of the service entrance fixing the store fronts and redoing the wood trim. We will get rid of these awnings although having said that it may be necessary to put some awnings back just because if you are familiar with this building you step down into those stores on the Pennsylvania Ave. side and I could see rain water being a problem without some sort of cover of these things. It may be necessary to come back with something there. This is the same elevation that you saw before (he points to screen). This is that stair tower elevator addition that you saw on the first submission. The reason I left this in here is to show you that if in fact we do something like this what we intend to do is to be sensitive to the building to the materials but not try to make the addition look like it's always been there. To me that is always the wrong thing to do with preservation. I think what you had should try not to look like its been there earlier. We will do a more modern rendition but sympathetic with similar materials. This is an elevation on Pennsylvania Ave side. This picture is just another view of that stairwell. This picture is as it exists now and this is it as we are proposing it. We got rid of the downspouts and taking those inside the building, we've got rid of the big awning and we are showing a little bit here in the one corner we are going to clean up

all the stone and re-point it, chemically wash all the brick and stone. We are going to redo the trim and windows and basically restore it.

Steve Gifford: Any comments or questions from the board? I'll start; I think it was a very good presentation again. We have a good understanding on what you are going to do with the building. I think you submitted some information but I think as you stated earlier you are trying to determine what colors on the exterior. I don't remember seeing any specs on the windows that are going to be replaced. Maybe what we can do is, you are heading in the right direction with the renovation and what we need are a few more technical and supportive information and we can have that brought up again at the July meeting or we can go ahead and get down to the nitty gritty as far as the paint colors the materials that you are going to use for the exterior and also the window replacement project.

Nancy Stewart: What is your anticipated timing on the Cope building? Is it something for this years or the future?

John Felice: Talking from audience. I wanted this project done a long time ago-Barb Ciampini is holding me up.

Barbara Ciampini: My one concern is Harold that wall, like you said once it comes down you don't know what you're going to find there. That is something else that we may have to address as a separate issue if you can't do what you thought you could do there.

Harold (Jay) Johnston: John's research has shown that the Bugzy's building came after the Cope building which bodes well for what we may find on that side.

Barbara Ciampini: Okay. I would just duplicate what Steve just said. We need to see more of what you are going to do. I do like the black, also. You are on a great track and the City is very excited to have this project, specifically this building restored.

Barbara Jones: My questions are, the store front doors are those original to the building?

Harold ( Jay) Johnston: They are old and I don't know how old they are, I don't have enough photographs to tell. If you look at them closely they've been there a long time.

Barbara Jones: That addition to the alley, is that an addition or has that always been there?

Harold ( Jay) Johnston: That's an addition

Nancy Stewart: Is it part of the Cope building?

Harold (Jay) Johnston: It belongs to the Cope building.

Steve Gifford: All the historical photos of the property are always taken from the Pittsburgh Street side not the Pennsylvania Ave. side.

Lee Calisti: I think it was a great presentation I think how you did the before and after is very clear and it was exceptional. I have some concerns about the windows and those kinds of details. I've seen a lot of windows replaced on buildings like this and they stick out to much but when we get down the road and look at more specifics and details. I think the awnings are a good idea. I am patron of those places and have been there in the rain, it's a nice pedestrian gesture. I think it was a good presentation and I'll be anxious to see the details.

Steve Gifford: Can I have a motion to table this for next month?

Barbara Ciampini: I make that motion.

Nancy Stewart: I second the motion.

All were in favor.

**ITEM #4 707 W. OTTERMAN ST-OWNER-PHILIP AND FRED PETRELLA-  
RAZE BUILDING**

Steve Gifford: Is there a representative for this project here tonight? I guess that there is nobody here. Barb, do you just want to go ahead and review this?

Barbara Ciampini: I would rather not.

Nancy Stewart: Why don't we move this until the end and see if someone shows.

Steve Gifford: Okay.

**ITEM #5 226 S. MAPLE AVE. OWNER-WESTMORELAND HUMAN SERVICES-SIGN**

Tay Waltenbaugh: I am the CEO of Westmoreland Community Action. I am representing WHS here tonight. We actually had a sign on the building before we did a lot of renovations to the property and approved by this board. We had two applications for the signs. While those applications were already approved our name changed in the process with our Board of Directors. We submitted different signage for that, Westmoreland Community Action, the same sign however one is on the front and one is on the side but the name did change. The colors that we used are associated with our State and National Association. The other side of that is metal which you can see on our second floor and that will be painted June 30<sup>th</sup> and that paint was approved by this board also.

Steve Gifford: We don't have a color image of the new sign. I think you might have it as the new sign? Just to be clear is all we are talking about is the sign that is currently on the building doing a formal approval of it. No other changes to the building. For people in the audience this was a sign that was placed on the building last year.

Barbara Ciampini: This one is.

Steve Gifford: Yes we adopted that I believe in October of 2007 is when we gave approval for that. This request is for a different sign. Any comments or questions from the board?

Lee Calisti: How come this sign is so different from the former sign?

Tay Waltenbaugh: What do you mean?

Lee Calisti: The composition of the sign the font of the letters, the color pattern. Everything is just a completely different sign.

Tay Waltenbaugh: I am sure it was just how it was ordered.

Jack Brown: I am the Housing Development Coordinator for Westmoreland Human Opportunities. That sign there was not the one that you initially approved. You approved two applications for two new signs and it's not that sign.

Tay Waltenbaugh: That sign was put up when we first moved in without permission.

Barbara Ciampini: I don't have your old application.

Lee Calisti: Do you have images of the sign?

Barbara Ciampini: So this is the first one, and there was a second one and this one that is being passed around is the third one?

Tay Waltenbaugh: No, the new ones that are on there are the second ones. They are the ones that are up right now.

Barbara Jones: We didn't approve those signs.

Tay Waltenbaugh: That's right.

Jack Brown: The sign that you approved said Westmoreland Human Opportunities in a straight line.

Barbara Ciampini: You're right I remember that.

Jack Brown: We received the permit and in that time when we received the permit the name changed.

Barbara Ciampini: I see what happened.

Lee Calisti: Was this sign with white background with dark letters.

Jack Brown: Yes.

Steve Gifford: Just so we understand the sequence, this is version one what is on the plans is version two which has since been removed.

Barbara Ciampini: No, it was never put up. In the transition the name changed.

Steve Gifford: Okay.

Tay Waltenbaugh: We just ordered new signs and put them up instead.

Steve Gifford: I understand now.

Barbara Jones: These were formed letters that were plastic like individual letters.

Barbara Ciampini: No it was the same material. I did check the sign application we had an issue with whether or not they paid for them, the permits and Jack the financial wizard that he is found both checks and we found both applications. It's a similar look of what there is today.

Tay Waltenbaugh: I think the time frame and everything with the change has kind of confused everyone more than anything.

Steve Gifford: Any other comments or questions from the board? Do we have a motion to approve it?

Barbara Jones: I guess my question is I am not visualizing that sign that is there now. Is there a dimension to this sign?

Barbara Ciampini: It's just flat no dimensions to it. It's just vinyl letters.

Steve Gifford: Maybe it's important to state what we would prefer to see not to see.

Barbara Jones: I think it looks temporary to me. It looks like a banner that is there for a short period of time.

Tay Waltenbaugh: We plan on staying.

Lee Calisti: It does look temporary.

Barbara Jones: What we liked before and I think we talked to you about it and like those letters that are attached to the building.

Steve Gifford: I think what you are talking about Barbara is a larger version of what you're talking about is currently up on that where it has Professional building with the address. On the corner of the building is a larger version of that individual letters, I think that is what we stated the last time, we preferred the individual letters as oppose to aluminum sheet with vinyl letters on it. We also understand your concern because of the funding you get to complete your projects is limited. I even think we stated in our last motion that the approval for the project was not necessarily based on the financial hardship.

Barbara Ciampini: Can it be temporary?

Tay Waltenbaugh: Based on funding, if I get other funding for the building I say that honestly because we are looking to do other things, if I can do that I would be glad to do that

Barbara Ciampini: Jack and I have talked about the trees you planted, they look really nice and he mentioned that when funding's become available he would also like to do the brick in lay. It's definitely an improvement since you've taken ownership.

Pete Ciccaglione: You've come along way.

Barbara Ciampini: With that, I would make a motion to approve the existing sign as they are with the hopes that maybe you can come back with a letter by letter similar to the Professional building.

Tay Waltenbaugh: I'll get some pricing for that, will see.

Teri Lutz: Would the board entertain this being the last approved change of this type of sign and then future changes would be required to go to something more appropriate for the building like individual letters.

Barbara Ciampini: That's a good idea. That's what we are talking about. When he gets the funding.

Nancy Stewart: I second the motion.

All were in favor.

**ITEM #6 132 S.MAIN STREET-OWNER-JEM ASSOCIATES-APPLICANT-ERNIE VALLOZZI AN MIKE STEWART-FACADE**

Ernie Vallozzi: I am one of the owners of 132 S. Main Street. We are looking to improve the façade of that building. We had designer Mark Scurci do some color samples for us and some research on what he thought was appropriate to the time period and we came up with this colored palette our the usage. If you look at the first set it seems like the colors that we are looking at should be reversed with the lighter colors more on the floor ground on some of the decorative work, here the column work and these areas here (he is pointing to the screen) these columns in this area should have an appearance of more lime stone or something of that nature and the dark colors looks out of place so in doing it we thought we would just bring it back how it should appear. Again that would be a reversal of colors, back ground here would be darker the arch way and columns should be lighter with more of the natural lime stone color. These are the color palettes. Numbers obviously showing where they would go.

Steve Gifford: On this image it's important to note that on the second floor these do have a metal railing?

Ernie Vallozzi: Yes.

Steve Gifford: Which would be the same color as the entrance way doors?

Ernie Vallozzi: Yes.

Steve Gifford: The darker brown?

Ernie Vallozzi: Yes. One thing that we are slightly undecided about yet is I don't want to do it with this number 4 color in this box, were going to wait and see, right now the interest was only to paint the very inside not the molding itself, the very inside of that box but I really don't want to get carried away of taking away from the from just the naturalist of this color. We are going to make that decision as we see it. Again trying to stay within a palette of colors, try to stay dark almost black, it's actually a brown.

Steve Gifford: Any comments or questions?

Nancy Stewart: It's going to look very sharp; I think the gold is a real eye catcher. I do like the idea of that number 4 color.

Ernie Vallozzi: If you go back to an over all picture of the building there are a lot of those little things around and if you do too much of it it can really take your eye away from the architect. I think I would rather see the architecture of this building.

Lee Calisti: I like the colors also I wouldn't be afraid of it. It's the right shade of color; I like the pop from the terra cotta color more than a red. I think it's a good color scheme.

Barbara Jones: Have you looked at the earlier pictures of the building to see the colors that were on it?

Ernie Vallozzi: I've never seen any of the earlier pictures. When we purchased it, it was a Masonic temple and everything was painted over at that point. A lot of the façade of this building is actually steel, I don't know if you know that or not. It's not wood or plaster.

Barbara Jones: I think it's one of the better buildings in town.

Ernie Vallozzi: The three tenants that are in the building, each of their suites have been totally redone and they are all very beautiful.

Steve Gifford: Does anybody have any comments or questions? Can I have a motion as presented?

Pete Ciccaglione: I make that motion.

Nancy Stewart: I second the motion.

All were in favor.

Barbara Ciampini: We need a motion for the façade improvement in the amount of \$5,000.00. I make that motion.

Steve Gifford: For the record this is the first project for applying for grant funding and it is within the Main Street Districts and it is eligible for façade grant funding. The total project cost is \$14,500.00 so it exceeds the \$10,000.00 for the max so we are only able to give you \$5000.00 in grant funding. Can we have a second on that?

Teri Lutz: I second the motion.

Pete Ciccaglione: Ernie, did you say you used a decorator Mark Scurci?

Barbara Ciampini: Yes, we did.

Pete Ciccaglione: Does that qualify for \$500.00 fee for him to use to get reimbursed for any charges?

Ernie Vallozzi: He's not part of the application.

Steve Gifford: If you want you can actually have his consulting fee as part of your \$5,000.00 grant funding. Supply the invoice with your total and when we do the close

out we can just add that in so you can use grant funding to pay his fees and then you would have \$4,500.00 for labor and paint.

Ernie Vallozzi: Okay thank you.

**ITEM #7 201 S. MAIN STREET-OWNER-PATRICK AND SUSANN THOMAS-FACADE/SIGN/LIGHTING-JOSEPH THOMAS FLORAL**

Patrick Thomas: With me tonight is also my wife Suzann and we own the building at 201 S. Main Street. We want to clean up just everything and the most impressive would be the awning. We want to replace the awning and clean up the lettering, repaint the lettering, redo the barn wood with a stain and the upper sign replace the electrical items in it, the ballast and wiring and perhaps add some lights above the Joseph Thomas Shop on the barn wood there. I have samples here that I will give you.

Steve Gifford: You're also looking to do the second story windows as well?

Patrick Thomas: Yes. We want to re-glaze and fix them up, paint them and the tri colors are in the upper right hand corner (he is pointing to screen). The couple of colors that we were thinking of for the lettering are the metallic colors in the upper left, the stain is in the top and the middle but the awning we figured we brought in is kind of a chocolate color, the siding the barn wood the brick matches the terra cotta and the mortar in between the brick go with the beige color. I figured it all blended together pretty well. (he is pointing to screen).

Suzann Thomas: We also chose the colors for the awning and the trim to go with the building next to us. They have a lot of the earth tones and browns and we thought it would blend together. The metallic for the lettering, we originally thought of doing gold and we've seen quite a number of buildings with the gold but when we got the gold against the other colors it didn't seem to blend. When we picked that kind of copper and that kind of a honey tone when the sun shines on it, it blends very well with the other colors.

Steve Gifford: Just to review the honey bronze and the copper will be for your individual letters and the oxford brown will be the stain for the barn wood?

Patrick Thomas: Correct.

Steve Gifford: The autumn brown and the dusty trail are your trim colors?

Patrick Thomas: Yes, and possibly for the trims and around the windows.

Suzann Thomas: We were going to stay with the beige or tan color around the windows. We are going to use the same colors that are there and just clean up the barn wood because it's faded and the brown we found matches the original siding.

Barbara Ciampini: What color are the goose neck lights that you are proposing?

Suzann Thomas: Black. They will tie in with the sign on the second street side.

Patrick Thomas: The sign up above the corner we will wire into that.

Steve Gifford: Any other comments or questions?

Lee Calisti: There are three colors here for trim desert rouge for trim, which is a red color an Autumn Brown and a Dusty Trail.

Suzann Thomas: The lighter color will be around the windows because it's very similar to the color that is already there and it matches with the mortar.

Patrick Thomas: On the second floor.

Lee Calisti: So the windows will be this Dusty Trail, what would be the Autumn Brown?

Suzann Thomas: We haven't decided yet, we figured once we get the awning up some of the trim around the first floor store front windows. We're not sure of the combination yet.

Lee Calisti: Do you know if the windows have always been that tan color?

Patrick Thomas: For quite awhile. I don't know what color they were originally.

Barbara Ciampini: It's been in your family for a long time. How long have you owned it?

Patrick Thomas: Dad bought it in I believe 1973.

Suzann Thomas: He got grant money when they first went around.

Patrick Thomas: Actually the whole place was painted.

Suzann Thomas: That's why they chose the color because the people that were checking in on the colors said those were the colors that were being used.

Lee Calisti: I like the color palette my only question is, it was common for buildings in that era to have two colors on their windows. The frame would be one color which is the thick part and the sash which are the parts that go up and down to be a complimentary color and it gives a nice pop to a building. There are a few examples in town where they have done that.

Patrick Thomas: It's in contrast.

Lee Calisti: Yes it's in contrast. It's a little bit more work for the painter. It's a suggestion; it would add a little more snap to the building. You can use the color palette that you have.

Patrick Thomas: That is something to consider.

Suzann Thomas: That's why we chose the three but we knew on the top we would just stay with that color since they had approved that originally and maybe just on the first floor maybe a two tone.

Barbara Ciampini: I like the idea of doing it on the second floor.

Lee Calisti: Historically, you would have seen two colors on the windows. I can't prove it; your building would have because it was very common in that time period to have two colors on the windows.

Suzann Thomas: We thought that since they have originally approved the one color that it might be historically correct. But I kind of like the idea.

Lee Calisti: There is only one way to make sure and that is to scrape it down to the original color. It's a nice color palette.

Steve Gifford: Any comments or questions?

Barbara Ciampini: I make a motion to approve the application.

Nancy Stewart: I second the motion.

All were in favor.

Barbara Ciampini: You need another motion for the façade improvement grant and the amount is \$2008.57 and I make a motion to approve that.

Teri Lutz: I second the motion.

Steve Gifford: It's probably important to note the grant that you received was in 1984, 1985, 1986, just so there isn't any confusion that you are getting two separate grants through the new program we had established during the last year.

Suzann Thomas: We had spoken to about maybe getting pictures of the original building and maybe some of the colors; I don't know if anybody would have that.

Patrick Thomas: The building used to belong to Alan Berk.

Barbara Ciampini: Alan Berk use to own that building? I didn't know that.

Patrick Thomas: Yes.

**ITEM #8 253-255 E. PITTSBURGH ST.-OWNER-GLORIA COMPTON-  
FACADE/SIGN/AWNING**

Mark Haas: I am Mark Haas with Drost Haas Associates. I am here tonight representing Dancer's Closet project at 253-255 E. Pittsburgh St. We are going to demolish one garage and it's the largest structure. We are going to renovate the garage structure in between the office structure and replace the garage doors with aluminum store front, 4 inch aluminum store front, typically a bronze color. We had a preliminary meeting on this with my partner last May and there was just some color selections that needed to be approved and plan renovations to make to indicate that we are going to go with horizontal placed Hardieboard siding and a cobblestone in a tan color with brown trim and the rest of the lettering and goose neck lights will all be of a bronze material. So it's mainly just some outside renovations and some minor interior renovations.

Steve Gifford: One of the things we talked about in the review is the goose neck lighting. The one that you submitted is inappropriate for the style of the building so maybe a more general lighting like the ones depicted here that would shine down on it or even ones in the shrubbery shining up. The goose neck might be odd looking on that type of structure. That is probably the one change that we would suggest for your application is a change in the light fixtures. Any other comments on that since I have the image up on the screen?

Mark Haas: We are showing a landscaping border there so maybe something in the landscaping shining up.

Barbara Ciampini: That would look better.

Steve Gifford: The smaller garage doors will be replaced with store front windows as depicted here.

Mark Haas: This location right here we are going to put in 4 inch wide aluminum store front bronze material and there are dimensions on the drawings saying how big that is actually going to be. There will be white lettering there and the font style is enclosed in the set.

Steve Gifford: Kind of like the store front on S. Main Street?

Mark Haas: That is correct.

Lee Calisti: So you're matching the font style?

Mark Haas: Yes. It's the business logo.

Lee Calisti: Steve mentioned our thoughts already, you see a lot of goose neck lights approve by us but they are approved by the period of the building. There are no period lights for this building so you need something that is more contemporary. One concern we have right now one side of that building right now is a big blank gable end. Even though the new gable end will be exposed and considerably smaller based on the drawing you submitted it will still be quite barren at the end of the building and we feel compositionally with such a large blank wall facing people coming into the City from the East that one it's not going to represent you well and two it doesn't really contribute much to the City. The arrangement of the letters in an arc form just seemed a little unusual. Really what we felt is one suggestion that could really scale that down that wouldn't really add a lot of cost would be to add, I guess you call it a frieze board or a coronus at the bottom of the gable and it would have to be in scale with the proportion so something like 14 to 24 inches deep, something pretty wide, a couple of different levels and one consideration that we had that even Pete had was perhaps the siding material that was in the gable would be different then the siding material below it. One suggestion was that you use some kind of Hardy board shake.

Mark Haas: She would really like to keep everything uniformed but if it's a recommendation depending on approval then that's what we can do.

Lee Calisti: Well, I think it's an over all composition, we're trying to make some suggestions that would really improve it one for your sake for the business image and two just for the image that it gives to the City especially since its so prominent when you drive in.

Steve Gifford: I have an image here on what we mean, we have one here that we can use as a reference.

Pete Ciccaglione: I think that sign, I mean that wall that you guys are going to have exposed,- I own a business here and I couldn't find a billboard as nice as the one your going to have to represent your company. That is hundreds of dollars a month that I think you can use on the wall there to make a statement about your business. You want to invest there because everybody is going to see that coming into the City. I think it will represent you well.

Marty Hoffman: I am the son in law of Gloria Compton who is the owner of this building I've been helping to move this process along. It's a major learning process for me and I was here for the original meeting when we discussed what we can do. I went and got these samples from O.C. Cluss and there are only two companies in this area that sell this material the other one who sales it is 84 Lumber. I just flew right here from Orlando right here from vacation so I apologize for not being prepared myself. The problem that we ran into is that we are on a really strict budget we are probably at this point 15,000.00 to 20,000.00 over for what we budgeted for. We went to O.C. Cluss and the cost and material was six (6) times higher then Hardieboard I am not sure if you have an invoice that gave you an example to be presented.

Barbara Ciampini: we do not have an invoice.

Marty Hoffman: For one square of the Hardie plank it was like \$147.00 where using this tooth board it is like \$497.00 per square. Just for that one gable and on those windows on the Pittsburgh St. side the cost alone for that would be 3 times the cost just for that small section. It is very very costly. I would love to have it look like that and the lettering would be straight across.

Lee Calisti: Hardie also makes a vertical siding as well. I don't now that that would cost in relationship to the one style of siding. They make other materials that give you a textural break which I think your going for in addition to a trim board.

Marty Hoffman: How would that look going horizontal and vertical in the gable area?

Pete Ciccaglione: One of the things you can do is buy 4X8 sheets and that will bring the cost down considerably and then every 16 inches tagger it.

Mark Haas: Like we showed in the original submission?

Lee Calisti: Well not like that, I think if you put it up as shown, I understand that your budget it tight it's going to look exactly like what you did. Hey, someone tore down the B & B Alternator and left, not the head end of the building sticking out there. It's going to reflect poorly on you as a business and to reflect poorly on our City as an entrance way. I don't know how to find a way to resolve it for you but I think your doing yourself an injustice by not finding some way to break the texture, scale it down.

Barbara Ciampini: You can do that Mark if you put the frieze across here, this way and the other way vertical this way and horizontal this way that would break it up a little bit. I think you really have to break it up with the frieze.

Lee Calisti: A portion of that is really important.

Mark Haas: Our concern is, is there a way to move things forward and submit this at some time without having another review?

Marty Hoffman: Let's just go with the checker thing, we will do exactly what's on this picture here. Let's just do it this way despite the cost.

Lee Calisti: It's a good investment for you because it's a good image for your business. It's just not a gift to the City.

Marty Hoffman: It's costly but it's really how it's going to look. And it will help move the project along as well.

Steve Gifford: Great. Just so we are all on the same page looking at where the windows are going to be that is where the Hardy board is going horizontal and that will not be changed back to the vertical, correct?

Marty Hoffman: Yes.

Steve Gifford: You're taking the store front windows installing them in place of the garage doors.

Mark Haas: Correct.

Steve Gifford: Goose neck lighting is not being added just an accent light which you will use whether it's on the building or in the ground.

Mark Haas: Correct, landscaping lighting.

Steve Gifford: Landscaping in the front as proposed and the end wall would be the horizontal Hardy board with the frieze and above that.

Marty Hoffman: I forget what they call it there is a specific name for it; does anybody know what it is called? Where the gable is there is a name for that, it's like a tooth, straight edge shake, that's what it is called, thank you.

Steve Gifford: So that would be in the gable part.

Lee Calisti: Then there is a frieze.

Barbara Ciampini: And the sign would be horizontally across the frieze

Marty Hoffman: Correct.

Barbara Ciampini: Didn't you say it was like a bronze?

Marty Hoffman: That is a 12 inch letter and there is also an 18 inch letter but when you get it really big like that it makes the building look a little silly.

Barbara Ciampini: 12 inch lettering would be good.

Steve Gifford: Okay, I think we have an understanding of the project. Any comments or questions? Do we need to approve the demolition separate?

Barbara Ciampini: Yes.

Steve Gifford: Can we have a motion for demolition of the large garage building?

Pete Ciccaglione: I make that motion.

Barbara Ciampini: I second the motion

All were in favor.

Steve Gifford: Now we need a motion for the renovations of the building.

Barbara Ciampini: I make that motion.

Barbara Jones: I second the motion.

All were in favor.

Barbara Ciampini: You're still preparing your application to come before the Planning Commission for July?

Mark Haas: Yes.

Steve Gifford: Is there anything else we need to cover? Since nobody was here for 707 W. Otterman St we will need to table this project until July.

Barbara Ciampini: I make the motion to table this application.

Pete Ciccaglione: I second the motion.

All were in favor.

Pete Ciccaglione: I make a motion to adjourn.

Teri Lutz: I second the motion.

Meeting adjourned at 6:00PM

