

PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING

6. 409 S 7th St., Juan A Campos Martinez, owner, 645 Locust St, Reading, Purchased 2022
I, Linda A. Kelleher, am employed by the City of Reading in its Council Office and in my capacity as an employee of and custodian of records
for the City of Reading, after reviewing the affidavits submitted for this property, find the following conditions exist:

	Determination		Certification
Notice Mailed First Class to Property Owner on	7-1-26		
Notice Posted on Subject Property on	7-4-26		
	Determination		Certification
Delinquent Water	Amount: \$13359.93	Status Off 12/24 (water, sewer, trash, recycling fees)	Amount Status
Delinquent Taxes	Amount: \$1518.09 2024-25 City/County/School		Amount: \$
Electric Utility Status:			
Gas Utility Status:			

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: Failed Inspection 6/26, \$990 unpaid, 1 QoL Trash, 7 QoL Weeds

Property Maintenance Condition Certification:



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Juan A Campos Martinez
Juan A Campos Martinez
West Reading, PA 19611

RE: 409 S 7th St
Parcel #: 2530636970826

Dear Juan A Campos Martinez,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Codified Ordinance Chapter 23, Part 9, Sections 23-903A, 904 and 906, available on the City's website at www.ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Committee to determine if the conditions at the property meet the legal definition of "blight" and whether further action is warranted under applicable laws and ordinances.

THE BLIGHT DETERMINATION HEARING WILL BE HELD ON

August 6th, 2026 at 6:00pm
Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. If you require an interpreter, please provide 7-day notice.

We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,

Signed by:

A handwritten signature in black ink, appearing to read "Jamie L. Keith".

Jamie L. Keith - BPRC Chair

A handwritten signature in black ink, appearing to read "Linda Kelleher".
Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

AUDIENCIA DE DETERMINACIÓN RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

Juan A Campos Martinez
437 Fern Ave
West Reading, PA 19611

RE: 409 S 7th St
Parcel #: 02530636970826

Estimado Juan A Campos Martinez,

Tenga en cuenta que el personal de la ciudad ha identificado esta propiedad como una propiedad potencialmente deteriorada de conforme con la Ordenanza Codificada de la Ciudad de Reading, Capítulo 23, Parte 9, Secciones 23-903A, 904 y 906, disponible en el sitio web de la Ciudad en www.ReadingPA.gov.

Por la presente se notifica que el Comité de Revisión de Propiedades Deterioradas llevará a cabo una audiencia para determinar si las condiciones de la propiedad cumplen con la definición legal de "deterioro" y si se justifican la adopción de medidas adicionales en virtud las leyes y ordenanzas aplicables.

LA AUDIENCIA DE DETERMINACIÓN DE DETERIORO SE CELEBRARÁ EL

August 6th, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

En esta audiencia, usted o su representante autorizado tendrán la oportunidad de presentar evidencia, brindar testimonio y responder a cualquier hallazgo o documentación presentada por la Ciudad de Reading y el Comité con respecto a la condición de la propiedad.

La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidos, entre otros, procedimientos de reducción, multas, colocación de gravámenes sobre la propiedad y eventual toma de la propiedad a través de procedimientos de dominio eminente.

Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Traslados y Deterioro, a Heather.Scheuring@readingpa.gov o al 610-655-6311, dentro de las 24 horas posteriores a la audiencia. Si necesita un intérprete, por favor, avísenos con 7 días de anticipación.

Agradecemos su cooperación y esperamos contar con su participación en la próxima audiencia.

Atentamente,

Signed by:

Jamie Lee Keith

Jamie L. Keith – BPRC Presidente

Linda Kelleher
Linda Kelleher - Secretaria

☐ Any premises which:

1. is ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L. 491, No. 45), known as the Pennsylvania Construction Code Act; or
2. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

☐ A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin infested condition or that is lacking in the facilities and equipment required by the Pennsylvania Construction Code Act.

☐ A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ A property that is vacant and has not been rehabilitated within one (1) year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where valid construction permit is in place.

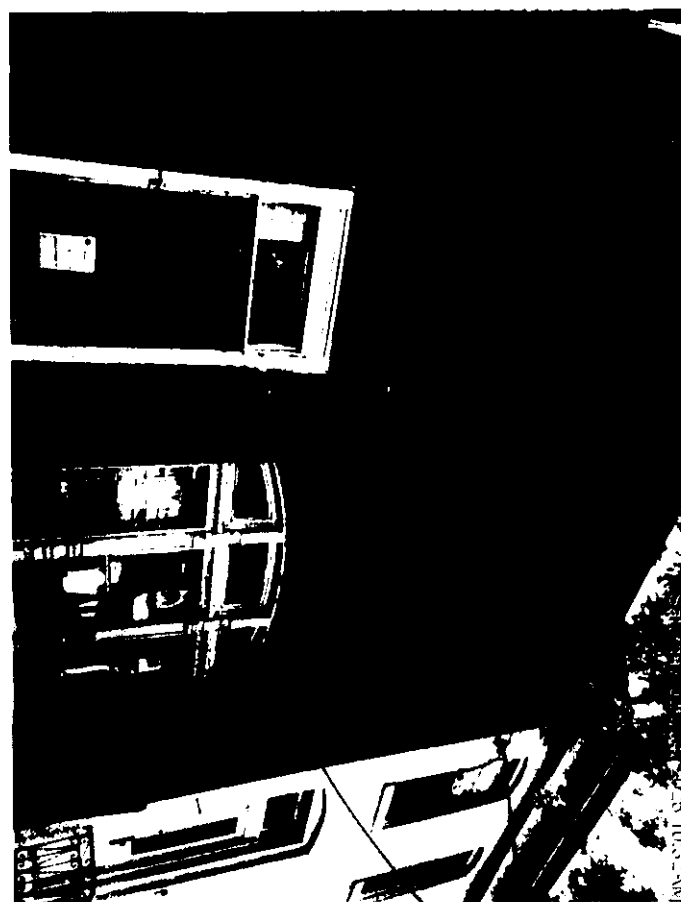
☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

☐ A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.



2025 10:21 AM



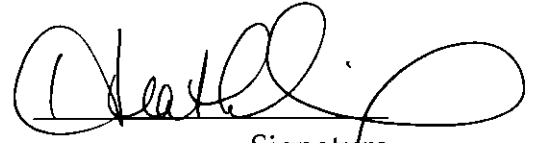
2025 10:21 AM



Saturday, July 04, 2026 10:21 AM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 409 S 7th St, Reading PA on the 4th day of July, 2026 as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

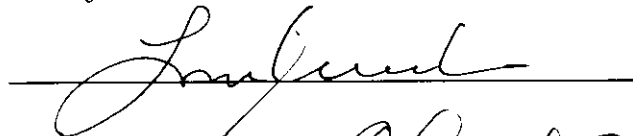
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 24 day of July,
2026.

Notary Public



Commission Expires on April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries



Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

409 S 7th St

Owned By: Juan A Campos Martinez
437 Fern Ave
West Reading, PA 19611

State of Pennsylvania
County of Berks

I Jennifer Abrey am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 409 S 7th St is true and correct to the best of my knowledge:

Water service status: off

Delinquent Water Amount: \$13,359.93

Date of Last Water Service: 12/17/24

Trash/Recycling Delinquent Amount: —

Sworn to and subscribed before me this 24 day of Jul, 2024 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

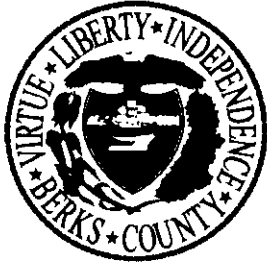
Signature of Affiant:

Notary Public:

My Commission Expires on

April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries



COUNTY OF BERKS, PENNSYLVANIA Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

July 21, 2026

I, **Nicole E. Blanding**, in my capacity as Director of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Certifications are true and accurate to the best of my knowledge. Each statement provides complete details of the requested property location, and outlines the delinquent balances owed, along with the years to which they pertain.

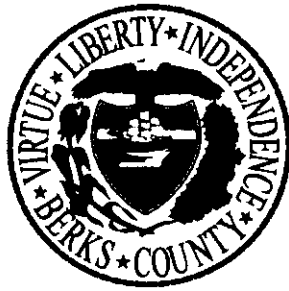
If you have any questions, please feel free to contact me via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

Sincerely,

Nicole E. Blanding, Director
Berks County Tax Claim Bureau

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov/taxclaim



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

02/2024 - Wyomissing School District is now being collected by Tax Claim, but not all of the figures are in. TCB can certify 2019-2024. Please be sure to contact the school district to confirm the total amount due for any prior years owed.

Owner: MARTINEZ JUAN A CAMPOS
437 FERN AV
WEST READING, PA 19611
Location: 409 S 7TH ST

PIN: 02530636970826

District: CITY OF READING - 02

School District: READING

Description: 2 STORY BRICK/MASONRY

Current A.V.

22,600

Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2018 (Regular)

PHILLIPS PETER J/HAAS BONNIE K

Docket Year / Num: 2019 / 05558

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	134.54	0.00	31.31	228.78	394.63	394.63	0.00	0.00
District	310.84	0.00	72.23	0.00	383.07	383.07	0.00	0.00
School	32.07	0.00	7.44	0.00	39.51	39.51	0.00	0.00

Tax Year 2019 (Regular)

PHILLIPS PETER J/HAAS BONNIE K

Docket Year / Num: 2020 / 5800

County	173.05	17.31	40.04	197.71	428.11	428.11	0.00	0.00
District	399.77	39.98	92.40	0.00	532.15	532.15	0.00	0.00
School	41.24	4.12	9.52	0.00	54.88	54.88	0.00	0.00

Tax Year 2020 (Regular)

PHILLIPS PETER J/HAAS BONNIE K

Docket Year / Num: 2021 / 5101

County	173.05	17.31	48.13	353.02	591.51	591.51	0.00	0.00
District	399.77	39.98	111.00	0.00	550.75	550.75	0.00	0.00
School	41.24	2.06	10.82	0.00	54.12	54.12	0.00	0.00

Tax Year 2021 (Regular)

PHILLIPS PETER J/HAAS BONNIE K

Docket Year / Num: 2022 / 4458

County	173.05	17.31	42.83	373.15	606.34	606.34	0.00	0.00
District	409.72	40.97	101.14	0.00	551.83	551.83	0.00	0.00
School	42.14	4.21	10.47	0.00	56.82	56.82	0.00	0.00

Tax Year 2022 (Regular)

MARTINEZ JUAN A CAMPOS

Docket Year / Num: 2023 / 5410

County	173.05	17.31	39.87	356.29	586.52	586.52	0.00	0.00
District	409.72	40.97	94.30	0.00	544.99	544.99	0.00	0.00
School	42.14	4.21	9.75	0.00	56.10	56.10	0.00	0.00

Tax Year 2023 (Regular)

MARTINEZ JUAN A CAMPOS

Docket Year / Num: 2024 / 5203

County	173.05	17.31	24.31	172.72	387.39	387.39	0.00	0.00
District	409.72	40.97	57.46	0.00	508.15	508.15	0.00	0.00
School	405.22	40.52	56.78	0.00	502.52	502.52	0.00	0.00

Tax Year 2024 (Regular)

MARTINEZ JUAN A CAMPOS

Docket Year / Num: 2025 / 6849

County	188.60	18.86	20.72	264.25	492.43	458.97	0.00	33.46
District	409.72	40.97	44.86	0.00	495.55	422.85	0.00	72.70
School	405.22	40.52	44.34	0.00	490.08	418.18	0.00	71.90

Tax Year 2025 (Regular)

Date: 7/21/2026
Time: 10:27:43AM

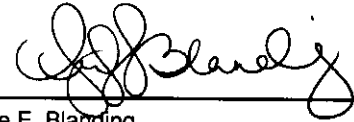
Dedicated to public service with integrity, virtue & excellence
<https://www.berkspa.gov/departments/tax-claim-bureau>

Page 1 of 2
User: trnblan

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Pay/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
MARTINEZ JUAN A CAMPOS							Docket Year / Num: 2026 / 5059	
County	203.69	20.37	8.40	177.54	410.00	0.00	0.00	410.00
District	409.72	40.97	16.90	0.00	467.59	0.00	0.00	467.59
School	405.22	40.52	16.70	0.00	462.44	0.00	0.00	462.44
Delinquent Taxes due:								\$1,518.09

Figures shown above are good for 30 days from the date of this Certificate.

Upon payment in full of the delinquent taxes, penalties, interest and costs, as shown above, the tax claim filed to the **DOCKET NUMBERS as shown above, will be marked satisfied** within forty-five (45) days of such payment.
Please submit a copy of this Tax Certification with payment.



By: Nicole E. Blanding
Tax Claim Director

WARNING: Tax Claim does not collect for the following school districts: Daniel Boone, Boyertown, Exeter, or Upper Perkiomen. Please be sure to contact those parties directly to discuss any amounts that may be due to them.

CERTIFICATIONS CAN BE REQUESTED ONLINE!! Be sure to visit: www.berkspa.gov/tcbcerts to expedite the request.



Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
409 S 7th St

Owned By: Juan A Campos Martinez
437 Fern Ave
West Reading, PA 19611

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **409 S 7th St** is true and correct to the best of my knowledge:

☒ Work Orders ☒ Unpaid ☒ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 6/26/2026

Placarded: NO

Housing Fees Unpaid: \$ 640.00

Amount in Collections: \$ 250.00

Miscellaneous Fees Unpaid: \$ 350.00

Amount in Collections: \$ 0.

☐ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) _____

Sworn to and subscribed before me this 21
day of July, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

Notary Public:

My Commission Expires on:

April 17 2028

- ☒ QOL.001 – Accumulation of Trash
- ☐ QOL.002 – Animal Maintenance and Waste
- ☐ QOL.003 – Disposal of Trash/Rubbish
- ☒ QOL.004 – High Grass/Weeds
- ☐ QOL.005 – Littering/Scattering Rubbish
- ☐ QOL.006 – Motor Vehicle Nuisance
- ☐ QOL.007 – Operating a Food Cart Illegally
- ☐ QOL.008 – Operating/Vending Without Permit
- ☐ QOL.009 – Outdoor Placement of Indoor Furniture
- ☐ QOL.010 – Illegal Dumping
- ☐ QOL.011 – Littering by Private Advertising Matter
- ☐ QOL.012 – Snow/Ice Removal
- ☐ QOL.013 – Storing of Waste Containers
- ☐ QOL.014 – Storing of Appliances in Public View
- ☐ QOL.015 – Storing of Hazardous Material
- ☐ QOL.016 – Storing of Recyclables
- ☐ QOL.017 – Storing/Serving Potentially Hazardous Food
- ☐ QOL.018 – Swimming Pools in Good Repair
- ☐ QOL.019 – Violating Terms of Vending Lease
- ☐ QOL.020 – Failure to Obtain Permits in Historic District
- ☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.
- ☐ QOL.022 – Failure to Have Licensed Trash Hauler
- ☐ QOL.023 – Unregistered Dumpster

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 02530636970826
 MARTINEZ JUAN A CAMPOS

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 409 S 7TH ST
 READING

Site Location: 409 S 7TH ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 02 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year 2026
 Homestead

Actual Land 8,900
 Actual Building 13,700
 Actual Total 22,600

Taxable Land 8,900
 Taxable Building 13,700
 Taxable Total 22,600

Ownership

Owner 1 MARTINEZ JUAN A
 CAMPOS

Owner 2

Care Of

Mailing Address 437 FERN AV
 west reading, PA
 19611

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
04/05/2022	\$10,000	22 - OTHER NEEDS EXPLANATION	2022014240		

ADDL DEED 1 BK/INST:
 ADDL DEED 1 PAGE:

ADDL DEED 2 BK/INST:
 ADDL DEED 2 PAGE:

ADDL DEED 3 BK/INST:
 ADDL DEED 3 PAGE:

Id	Request Type	Description	Address	Date Created
6911884	Structure	complaint about condition of properties, bricks falling down, balcony in bad shape at 409 s 7th st and 411 S 7th St	409 South 7th Street, Reading, PA, USA	2020-09-01 08:30:16
11274321	Property Maintenance Unpaid Fees Request	cert needed	409 South 7th Street, Reading, PA, USA	2020-09-01 08:51:29
802859	Animal Control - Live Animals	407 s. 7 has an animal hoarding problem. animals in shed, in cages in house. cats and dogs in ill condition and not licensed	407-409 South 7th Street, Reading, PA 19602, USA	2020-08-27 12:30:51
PMD3678	Overgrown Grass/Weeds	see photos attached, trash also and rodents running thru the yards of neighbors. house is vacant	407-409 South 7th Street, Reading, PA 19602, USA	10/4/2024
PMD6430	Abandoned Property	ABANDONED PROPERTY IS DETERIORATING AND IS AFFECTING PROPERTY ST 407 & 411 S 7TH ST	407-409 South 7th Street, Reading, PA 19602, USA	4/16/2025
PMD9618	Abandoned Property	VACANT STRUCTURE - PULIBC NUISANCE - MULTIPLE EXTERIOR STRUCTURE VIOLATIONS. BLIGHT STATUS?	407-409 South 7th Street, Reading, PA 19602, USA	9/23/2025

Case: 202607

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 616608

Insp Type: N.O.V.

Date: 08/06/2021

Address: 409 S 7TH ST, READING 19602-

Owner Information:

Name: PHILLIPS PETER J/HAAS BONNIE K

Address: 409 S 7TH ST

READING PA 19602-2412

Historic District: PRINCE

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ENTBLD RM#0	308-102	must register building with city of reading 610-655-6283	
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	please contact inspector at 610-655-6466 or email jeffrey.young@readingpa.gov	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	remove all peeling paint and rotting wood and seal around doors and windows	

This is to certify that a property inspection has been performed by:

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By:

Date/Time:

Case: 202607

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 616609

Insp Type: N.O.V.

Date: 09/13/2021

Address: 409 S 7TH ST, READING 19602-

Owner Information:

Name: PHILLIPS PETER J/HAAS BONNIE K

Address: 409 S 7TH ST

READING PA 19602-2412

Historic District: PRINCE

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ENTBLD RM#0	308-102	must register building with city of reading 610-655-6283	
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30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	remove all peeling paint and rotting wood and seal around doors and windows	CITED

This is to certify that a property inspection has been performed by:

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 x

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OWNER/AGENT:

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Approved By:

Date/Time: