



CITY COUNCIL

Evidentiary Hearing

**Public Hearing
HARB Application New Construction
Cornerstone Project - 201 South 6th Street
Thursday, September 17, 2026
Council Chambers & Hybrid
5 pm**

City Council meetings, hearing and other sessions are filmed and can be viewed LIVE while the meeting is taking place via the attached Zoom link and dial-in phone number, on Facebook and on BCTV MAC Channel 99. Comments posted in Zoom Chat and on Facebook are not considered public comment and a response may not occur.

Public Comment Instructions:

Citizens desiring to address the Council at their public hearing may do so by providing notice verbally or in writing by providing their name, address and the subject matter to be discussed to the City Clerk any time before 5:00 p.m. on the day of the scheduled hearing. Any person who fails to sign in with the City Clerk shall not be permitted to speak until all those who signed in have done so. Those testifying must limit their comments to three minutes. Citizens may also choose to submit written public comment via letter or email by sending a letter or email clearly marked "public comment" by 4:00 p.m. on the day of the meeting.

All remarks must be directed to Council as a body and not to any individual Council member or public or elected official in attendance. Any comment that is personally offensive or impertinent will not be read into the record.

Join from PC, Mac, iPad, or Android:

<https://readingpa.zoom.us/j/86926944612?pwd=DULHP5rBP8gsf38aCGuXyOAaBr7oaf.1>

Passcode: 497947

Join via audio: 1 301 715 8592

Webinar ID: 869 2694 4612

Passcode: 497947

I. Call to Order & Purpose

The purpose of this hearing is obtain testimony on the Certificate of Appropriateness for the construction of the Cornerstone Project at 201 South 6th St.

II. Testimony from Applicant (No more than 10 minutes)

Owned by Growing Lebanon - Cornerstone at 6th and Chestnut Project aka – Tibbets/Weaver Architects

- **Council's Cross Examination**

III. Testimony from HARB Staff (No more than 10 minutes)

- **Council's Cross Examination**

IV. Public Comment (No More than 3 minutes per speaker)

V. Rebuttal from Applicant (no more than 5 minutes)

VI. Announcement of expected date of decision

City Council will render a decision by adopting a resolution at either the October 12th or 28th Regular Meeting of Council.

VII. Adjourn



Campaign No. 138039
Today's Date 9/10/2026
P.O. Number
Sales Rep

bill-to

CITY OF READING - LINDA
ATTN: ACCOUNTS PAYABLE
READING, PA 19601
Tel: 610 655-6076
Account No: 336188

advertiser

CITY OF READING - LINDA
ATTN: ACCOUNTS PAYABLE
READING, PA 19601
Tel: 610 655-6076
Account No: 336188

Campaign Summary

Description Quasi HARB New Construction 201
S 6th 9-17-26
Start Date 9/14/2026
End Date 9/14/2026
Currency

Cost Summary

Total \$111.74

Preview - Content may appear in color online but may be printed in black and white.

**City of Reading
Quasi HARB Hearing
New Construction -
Cornerstone Project
201 South 6th St.
Thursday Sept 17th at 5
pm**

The City of Reading City Council plans to hold a Quasi-HARB hearing on Thursday, September 17, 2026 at 5 pm in Council Chambers, City Hall, 815 Washington St., Reading PA and via Zoom to consider the new Cornerstone construction project at 201 S 6th St. The meeting link will be included on the agenda posted on the City website by Monday, September 14, 2026 at 4 pm. To provide public comment, please call 610 655 6205 or email council@readingpa.gov by 3 pm on the day of the meeting or sign the sheet on the podium in Council Chambers prior to the start of the meeting.

Linda A. Kelleher CMC
City Clerk
RE Sept 14 a-1

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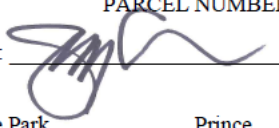
BERKS COUNTY, PENNSYLVANIA**01 - CITY OF READING****PARCEL: 04530627884975
GROWING LEBANON****S19 - READING SCHOOL DISTRICT
201 S 6TH ST 19602
READING****Parcel****Site Location: 201 S 6TH ST
Description: INDUSTRIAL BUILDING****Land Use Code: 3331 - NIP - MLT STRY WH-MANUF, 25K-50K SQFT
Municipality: 04 - CITY OF READING
Taxing District: 01 - CITY OF READING
School District: S19 - READING
Class: I - Industrial****Current Assessment****Tax Year 2026
Homestead HOMESTEAD NOT ENROLLED****Actual Land 22,200
Actual Building 166,400
Actual Total 188,600****Taxable Land 22,200
Taxable Building 166,400
Taxable Total 188,600****Ownership****Owner 1 GROWING LEBANON
Owner 2
Care Of
Mailing Address 8 WEST KING ST
LANCASTER, PA 17603
Resident/Non-Resident****Sales and Deed Information**

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
12/17/2025	\$1	09 - MULTI-PARCEL	2025039580		

Additional Deed References**ADDL DEED 1 BK/INST: 0451
ADDL DEED 1 PAGE: 0367****ADDL DEED 2 BK/INST: 0516
ADDL DEED 2 PAGE: 0295**

**READING BOARD OF HISTORICAL ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS APPLICATION**

DATE: 03 AUGUST 2026 PARCEL NUMBER: _____

SIGNATURE OF APPLICANT OR AGENT:  Gary E. Weaver, AIA
(Please sign and print your name) TIPPETTS/WEAVER Architects, Inc.

DISTRICT: Callowhill _____ Centre Park _____ Prince X Penn's Common _____
Heights Conservation District _____

PROPERTY ADDRESS: 201-225 South Sixth Street

PROPERTY OWNER: HDC Mid-Atlantic/Landis Quality Living (Equitable Owners) TELEPHONE: 717.291.1911
EMAIL: cclement@hdcweb.org

OWNER ADDRESS: 8 West King Street, Suite 821, Lancaster, PA 17603

APPLICANT MAILING ADDRESS: 137 North Duke Street, Lancaster, PA 17602 TELEPHONE: 717.394.0553
EMAIL: gweaver@tippettsweaver.com

BUILDING IMPROVEMENTS:

Describe proposed project (materials, colors, dimensions, etc.). Attach separate sheet if necessary.

See Attached Narrative for Project Description

Name of contractor: FUNK CONSTRUCTION Telephone: 717.273.4122

Address: 1405 Birch Road, Lebanon, PA 17042 License #: PA 014122
Email: kfunk@funkconstruction.com

SIGNS:

For signs submit the following:

Sign dimensions: _____ Letter dimensions: _____

Material: _____ Drawing: _____ Color samples: _____ Illumination: _____

Sign location: _____

Sign maker: _____ Telephone: _____

Email: _____

ADDITIONAL INFORMATION REQUIRED FOR REVIEW:

Construction drawings X Building elevation X

TO: City Council
FROM: Community Development Department
PREPARED BY: Amy Johnson, Historic Preservation Specialist
Michelle R. Mayfield, Esquire, Special Counsel
MEETING DATE: September 17, 2026
AGENDA MEMO DATE: September 11, 2026
REQUESTED ACTION: Approve the Plan for Demolition and Redevelopment of the properties along Chestnut and South 6th Street known as Cornerstone at 6th Street

BACKGROUND:

The City of Reading Codified Ordinances, Chapter 295 entitled “Historical and Conservation Districts”, Section 295-112 entitled “Functions of the Board of Historic Architectural Review”, Letter C. provides the Board authority to review and grant or deny all applications, not approved by the Preservation Officer, for certificates of appropriateness to alter or demolish buildings, structures, sites or objects located within designated historic districts.

In the absence of an Historic Architectural Review Board (“HARB”), by Resolution Number 62-2026 adopted on April 13, 2026, Council was authorized to perform the duties of the HARB.

A plan for development of a project for transformative housing community for seniors in the City of Reading titled CORNERSTONE at 6TH & Chestnut is proposed by co-developers HDC Mid-Atlantic and Landis Quality Living.

The project will occupy the site of the previous Berks Engineering Company, located on the southwest corner of the intersection of Chestnut and South 6th Street. The project site is located the Prince Historic District. It spans from Chestnut Street, southward to approximately mid-block and is bounded on the east by Plum Street and Sandstone Alley.

The site has been unoccupied and unused for approximately ten (10) years. As a result, portions of several of the structures have partially collapsed, requiring stabilization while others are unsalvageable and demolition was required. The intent is to reuse the structures facing Chestnut and 6th Streets, reconstruct in kind a portion of the existing building located at the northeast corner of the site, and infill the remainder of the site with new construction.

To allow for the development of the site including the in kind construction of existing historic features, Developer requires Council (as HARB) approval.

BUDGETARY IMPACT: There is no budgetary impact on the City of Reading.

PREVIOUS ACTION: There has been no previous action taken by City Council regarding this project.

SUBSEQUENT ACTION: Subsequent to Council reviewing and approving the proposal the project will move forward pursuant to the land development of the City of Reading Planning Commission.

RECOMMENDATION: The administrative recommendation is for City Council to approve this project and required demolition.

RECOMMENDED BY: The Community Development Director and Historic Preservation Specialist.

September 11, 2026



Amy W. Johnson
Historic Preservation Specialist
City of Reading
815 Washington St., Room 2-09
Reading, PA 19601
Email: Amy.Johnson@readingpa.gov
Phone: 610-655-6414

Re: **COA Application – MG Architects Review**
CORNERSTONE at 6th and Chestnut

Dear Ms. Johnson,

I have received and reviewed the COA application materials submitted to the City by Tippetts/Weaver Architects for construction of senior housing at the southeast corner of the intersection of South 6th Street and Chestnut Street, located within the Prince Historic District.

The subject project encompasses the properties at 201-225 S. 6th St. (Composite Index Rating: 74). Based on the information provided, this project is an adaptive reuse of the existing industrial structures to remain. Per the Secretary of the Interior's Standards for the Treatment of Historic Properties, the work is considered a **Rehabilitation** (36 C.F.R. § 68.3(b) (2025)) of the existing structures to be salvaged but also includes the **Reconstruction** (36 C.F.R. § 68.3(d) (2025)) of Building #2's façade.

The proposed design preserves a large portion of the existing buildings on the 201-225 S. 6th St. parcel, which are in severe disrepair, but salvageable. The portions scheduled to remain host the primary historic street facades. The applicant's proposal retains key aesthetic characteristics of the original construction and proposes complementary, but distinctly separate additions inspired by materiality found elsewhere in the City and District's historic fabric.

I recommend the following minor alterations to the design as conditions for approval:

1. Given its similarity to the original façade design, the Building 2 façade is considered a **Reconstruction** effort and should match the character and features of the demolished façade. The original north façade along Chestnut Street of the portion of the building being demolished

Amy W. Johnson
City of Reading
September 11, 2026
Page 2

- 1.2. The proposed cornice details submitted by T/Wa do not depict corbeling at the top of the masonry panel along the Building #2 façade and laterally extending from each pilaster head. Corbeling matching the demolished Building 2 aesthetic should be installed at the head of each panel. Brick corbeling at the cornice level is not requested.
2. The **Rehabilitation** of the existing structures features materials suitably distinct from the historic materials being preserved. At the upper levels, the applicant proposes installation of corrugated metal paneling. Corrugated metal paneling of varying styles is used throughout the City on many different industrial buildings, and an appropriate material for use on this project.
 - 2.1. The rib spacing for the metal panels depicted in the concept renderings does not appear to match that of the product samples submitted (Atas Corrugated Panel, 2 11/16" rib spacing).
 - 2.2. I do not believe the product submitted will appear with the distinctive rib metering that is depicted in the project visualizations and precedent images. I recommend that a broader rib-pattern be provided that more closely aligns with the aesthetic presented in the concept imagery.

I believe the remainder of the proposed design is in accordance with the intents of the Prince Historic District and have no further objections or recommendations beyond those noted above.

Sincerely,

CORNERSTONE at 6TH & Chestnut
A Project by HDC MID-ATLANTIC and LANDIS QUALITY LIVING
201-225 South Sixth Street, Reading, Pennsylvania

Board of Historical Review: Certificate of Appropriateness

Reference Images (Non-T/Wa):



CORNERSTONE at 6TH & Chestnut

A Project by HDC MID-ATLANTIC and LANDIS QUALITY LIVING
201-225 South Sixth Street, Reading, Pennsylvania

Board of Historical Review: Certificate of Appropriateness

T/Wa Reference Projects:



