



## MEMORANDUM

**TO: HARB MEMBERS**  
**FROM: AMY WOLDT JOHNSON**  
**DATE: AUGUST 20, 2024**  
**SUBJECT: AUGUST 20, 2024 MEETING AGENDA**

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The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, August 20, 2024 at **6:30p.m. in the Penn Room** on the first floor of City Hall, 815 Washington St.

### **AGENDA**

- 6:30 p.m.** Call to order. Reading of the minutes of previous meetings.
- 6:35 p.m. ITEM #1** **817 N. 4<sup>th</sup> St.**  
**Jose Rojas, Owner**  
**Composite Index Rating: 92**  
Review proposal for the replacement of wood steps and wood decking with composite steps and decking at the first floor rear porch (violation – work has been completed).
- 6:50 p.m. ITEM #2** **407 S. 7<sup>th</sup> St.**  
**Lanny Alcantara, Owner**  
**Composite Index Rating: 52**  
Review proposal for installation of a wood, four panel grocer's alley door at the front façade.
- 7:05 p.m. ITEM #3** **534 Minor St.**  
**Daniel Caisaguano, Owner**  
**Composite Index Rating: 74**  
Review proposal for the repair and repointing of the structure's northern, eastern, and southern brick facades.



- 7:20 p.m. ITEM #4**      **410 Windsor St.**  
**Nicole Thomas, Owner**  
**Composite Index Rating: 84**  
Review proposal for the replacement of the existing wood picket fence and the installation of a 6' high white vinyl fence, with one gate, at the rear yard.
- 7:35 p.m. ITEM #5**      **412 Windsor St.**  
**Awilda Abraham, Owner**  
**Composite Index Rating: 84**  
Review proposal for the replacement of the existing wood picket fence and the installation of a 6' high white vinyl fence, with one gate, at the rear yard.
- 7:50 p.m. ITEM #6**      **501 Penn St.**  
**Martin Katzen, Owner**  
**Composite Index Rating: 102**  
Review proposal for the installation of one 10.5" x 117" and one 10.5" and one 157.75" wall mounted signs to read "PLAY SHOP VAPES, CBD, HOOKAH, CIGARETTES, SKILL GAMES" in green and yellow lettering on a black and yellow background to be located in the signboard areas above the front entrance at the southwest corner of the building; installation of an LED Open sign at one of the first floor storefront windows (violation – some signage, other than the signage described above, was installed prior to HARB review).
- 8:05 p.m. ITEM #7**      **125 S. 5<sup>th</sup> St.**  
**Pennsylvania Counseling Services, Owner**  
**Composite Index Rating: 60**  
Review proposal for the renovation of the front façade to include the replacement of existing deteriorated wood with TruExterior Beadboard in the spandrel areas beneath the second, third, and fourth floor windows.
- 8:20 p.m. ITEM #8**      **204 N. 5th St.**  
**Simone Jordan, Owner**  
**Composite Index Rating: 114**  
Review proposal for the replacement of the original brownstone front entrance steps with steps to consist of masonry fabricated to replicate the look of brownstone.

- 8:35 p.m. ITEM #9**      **401 S. 7<sup>th</sup> St.**  
**Alejandro Beltran, Owner**  
**Composite Index Rating: 60**  
Review proposal for the installation of a black wall mounted light fixture and black mailbox at the first floor front facade; installation of a Bilco door at the basement entrance at the front facade; installation of spindles at the wood railings located at the front entrance steps.
- 8:50 p.m. ITEM #10**      **414 S. 7<sup>th</sup> St.**  
**Ramon Santos Bonilla, Owner**  
**Composite Index Rating: 26**  
Review proposal for the installation of a black wall mounted light fixture and black mailbox at the first floor front facade; replacement of existing plywood above the front entrance door with tongue and groove wood; installation of a four panel wood door to simulate a grocer's alley entrance at the southern end of the building.
- 9:05 p.m. ITEM #11**      **427 S. 7<sup>th</sup> St.**  
**Alma Anguiano, Owner**  
**Composite Index Rating: 54**  
Review proposal for the installation of a black wall mounted light fixture and black mailbox at the first floor front facade.
- 9:20 p.m. ITEM #12**      **427 1/2 S. 7<sup>th</sup> St.**  
**Alma Anguiano, Owner**  
**Composite Index Rating: 66**  
Review proposal for the installation of a black wall mounted light fixture and black mailbox at the first floor front facade.
- 9:35 p.m. ITEM #13**      Review applications approved by Staff:
- a. 401 S. 7<sup>th</sup> St., Alejandro Beltran, Owner  
Cleaning and painting of exterior wood surfaces at the front facade in kind; repair of the second floor front bay window in kind; repair of basement window screens at the front facade in kind; replacement of the front entrance steps in kind; repair and painting of the front downspout in kind.

- b. 407 S. 7<sup>th</sup> St., Lanny Alcantara, Owner  
Repair of the second floor wood cornice in kind.
- c. 411 S. 7<sup>th</sup> St., Fernando Montero, Owner  
Replacement of the rotted first floor front porch in kind;  
replacement of the exterior wood casings at the second  
floor windows in kind; painting of exterior wood and metal  
surfaces.
- d. 412 S. 7<sup>th</sup> St., Linda S. Augustine, Owner  
Painting of exterior wood trim and wood entrance door,  
concrete entrance steps and metal railing, and downspout  
at the front façade in kind; replacement of the doorbell in  
kind.
- e. 414 S. 7<sup>th</sup> St., Ramon Santo Bonilla, Owner  
Replacement of the existing four panel steel first floor  
front entrance door in kind; cleaning of the front façade;  
painting of exterior wood trim, metal basement window  
grates and the gas pipe at the front façade.
- f. 427 S. 7<sup>th</sup> St., Alma Anguiano, Owner  
Cleaning and painting of exterior masonry, metal and  
wood surfaces at the front façade; repair of the first floor  
front window in kind.
- g. 427 ½ S. 7<sup>th</sup> St., Alma Anguiano, Owner  
Cleaning and painting of exterior masonry, metal and  
wood surfaces at the front façade; repair of the rain gutter  
in kind.
- h. 428 S. 7<sup>th</sup> St., Miguel Reyes & Sergia Tavarez, Owners  
Cleaning and painting of exterior surfaces at the front  
façade in kind; repair, caulking, and painting of the top  
edge of the first floor storefront cornice in kind.
- i. 1226 Eckert Ave., Basil Phillips, Owner  
Painting of exterior wood surfaces at the front façade in  
kind.

- j. 727 N. 5<sup>th</sup> St., Chris Miller, Owner  
Replacement and painting of rotted wood decking, wood support column bases, and wood railing at the first floor front porch in kind.
- k. 729 N. 5<sup>th</sup> St., William Bender & Chris Miller, Owners  
Replacement and painting of rotted wood decking at the first floor front porch in kind; replacement and painting of the wood Bilco style basement entrance doors in kind.

**9:40 p.m.**

**Other Business**

- Preservation Officer's Report on Action Items:
  - 108 S. 6<sup>th</sup> St. – Vinyl window installed incorrectly in the bay window at the southern façade. Staff has sent a compliance letter.
  - 253 N. 5<sup>th</sup> St. – Demolition by Neglect, Property Maintenance Violation. The City Codes Office has installed black painted plywood in the window openings to help protect the building. Plans for interior renovations were approved by the Building and Trades Office on December 10, 2015.
  - 34 N. 11<sup>th</sup> St. – Standing seam roof approved by HARB but has ridges. Staff to investigate whether what was installed was approved by the HARB.
  - 306 S. 5<sup>th</sup> St. – City Council denied the owner's appeal on November 24<sup>th</sup> and the restoration of the front façade was to be completed within 180 days from Nov. 24, 2014 as per Council Res. No. 127-2014. Work has not been completed to date. Staff sent a compliance letter. As of 2017 there is a new owner. Staff has contacted a representative of the new owner regarding the ongoing violation.
  - 927 N. 4<sup>th</sup> St. – A temporary repair of the original terra cotta tiled roof was approved by the HARB for 100 days remains in place. Staff is to contact the roofing contractor to determine status.
  - 941 N. 4<sup>th</sup> St. – The original cedar shake shingles on the bay window were to be replaced in kind but instead were replaced with 3" vinyl siding in a cypress color which was not approved by the HARB. Staff is to send a violation letter.
  - 407 S. 6<sup>th</sup> St. – Work was not completed to HARB specifications. The Board concurred that the

undertaken work may be approved if slightly modified. Staff is to discuss the removal of the installed medallions below the storefront window with the contractor.

- 412 Windsor St. – Front entrance door remains in violation. Owner has submitted a proposed door that is appropriate. Staff is to work with owner to obtain compliance.
- 837 Rose St. – Entrance steps constructed in violation, work has not been completed as per HARB Res. No. 74-15. Staff sent a compliance letter but to date there has been no response. There is a new owner of the building. Staff is to send a new compliance letter.
- 21 S. 5<sup>th</sup> St. – The 90 day extension period for the temporary plywood covering of the dormer windows has expired and the plywood remains. This building has a new owner as of 2020.
- 547 Bingham St. – The HARB approved a half lite wood entrance door to replace the door installed in violation. The existing door has not been installed in compliance with HARB Resolution 25-16. Staff is to send a compliance letter.
- 200 N. 5<sup>th</sup> St. – The green marble trim below the storefront window on the southern façade has been altered inappropriately and is not compliant with Resolution 91-14. HARB Discussed ongoing violations at the October 17, 2017 HARB meeting and has given the owner 6 months to present a proposal to address the violation and other proposed work. Staff met with the property owner on March 9<sup>th</sup> to discuss the replacement of windows and proposed repairs as per HARB Resolution No. 67-17. Staff has been in contact with the representative of the building in August 2018 regarding the revised Window Policy.
- 821 N. 5<sup>th</sup> St. – Replacement of wood windows on the front façade with aluminum clad wood windows and the installation of vinyl windows on the southern façade were completed in violation and denied. The owner has not replaced the windows according to HARB Res. No. 67-16. Staff is to send a compliance letter.
- 737 Madison Ave. – Modifications to the first floor front porch to install a vertical platform lift were not

completed according to HARB Res. No. 03-17. Staff spoke with the representative of the owner regarding the work as completed. The representative of the owner stated that he will look into the matter and will discuss the work with the contractor.

- 1023 N. 5<sup>th</sup> St. – Replacement of existing wood lattice at the first floor front porch has not been completed as per HARB Res. No. 23-17. Staff is to investigate and send a compliance letter.
- 422 Douglass St. – A black wrought iron door has been installed in violation at the basement level entrance at the eastern façade and was denied by the HARB as per Res. No. 18-17. Staff has sent a violation letter in July 2023 for a recently replaced wood balustrade at the first floor front porch and for non-compliance with the above. The owner addressed the railing but not the security door. Staff is to cite the owner for the security door.
- 914 Madison Ave. – The rear fence installed in violation has not been modified as per HARB Res. 30-17. Staff is to send a compliance letter.
- 551 Penn St. – The internally illuminated individually lettered sign installed in violation at the storefront has not been removed as per HARB Res. No. 29-17. Staff is to send a compliance letter.
- 321 N. 5<sup>th</sup> St. – The lower portion of the front façade was painted in violation and remains painted. Staff will investigate whether or not they are in compliance with Res. No. 09-18.
- 817 N. 4<sup>th</sup> St. – Several proposed alterations have not been completed according to HARB Resolution 08-18. Since April 2021, Staff has worked with a property management company hired by the owner (Midfirst Bank) to correct the outstanding issues with the property. In April 2024 the property was sold to a private owner whom replaced the third floor windows on the front façade. A violation letter and notice were sent and the owner is working through the HARB review process for both the replacement of the windows and other outstanding items that were not completed by the former owner.
- 647 Bingaman St. – Staff is to investigate the installation of the first floor front window.

- 513 S. 5<sup>th</sup> St. – Front entrance door was not replaced as per the resolution (elective work) and was painted in a color that was not approved. Staff is to investigate.
- 1164 Perkiomen Ave. – The paint color scheme denied by the HARB in HARB Res. No. 14-19 remains at the first floor storefront. New paint color samples were submitted in June 2024 but denied by Staff. Staff is working with the owner and tenant to determine appropriate paint colors for the building.
- 1334 Good St. – All of the work has not been completed as per Resolution No. 29-19. The owner was to return with a request for Financial Hardship for various items that are in violation. Staff is to send a compliance letter.
- 354 Penn St. – Approved signage was installed as per HARB Resolution No. 38-19 however additional signage may have been installed on the eastern façade. Staff made a site visit in May 2020 and found additional signage had been installed on the eastern façade that was not approved by the HARB. Staff is to contact the business owner.
- 1049 N. 5<sup>th</sup> St. – The entrance door installed in violation has been replaced with historically appropriate double entrance doors as per HARB Resolution No. 32-19. Painting of the doors requires review. The railing at the first floor front porch installed in violation remains in violation. Staff is to send a compliance letter.
- 331 Greenwich St. – Staff met with the owner on 4/6/21 to discuss proposed work to a rear porch and determined that HARB Res. No. 51-19 has not been complied with – the tile installed on the first floor front porch has not been removed. The owner informed Staff that due to COVID, they do not have the funds to bring the porch into compliance but are working on rectifying the issue. Staff attended a court hearing for the property on 5/20/21. The owner has been ordered to begin making necessary improvements to the property (both for the installed tile and other items) and to return to court once a month to show their progress. In July Staff approved the in kind repair and replacement of the rear second floor porch roof structure, the painting of exterior surfaces in kind, and the replacement of downspouts and gutters in kind.

Staff attended a court hearing for the property on 10/26/21. The owner has secured a contractor and has started work on the property. Staff attended a court hearing for the property on 12/21/21 at which time it was determined that the owner had completed most of the work as listed above and removed the ceramic tile on the front porch that was in violation. However, the wood decking that was installed does not comply with HARB Res. No. 51-19. Staff is to send a compliance letter.

- 146 S. 5<sup>th</sup> St. – The review of the front entrance steps was tabled (HARB Res. No. 58-19) but the applicant has not proceeded with researching the appropriate material for the partially completed entrance steps. Staff is to reach out to the applicant.
- 1114 Perkiomen Ave. – HARB Res. No. 56-19 was appealed to City Council on 2/5/20, the appeal (City Council Res. No. 40-2020) was not adopted and therefore the owner remains in violation of HARB Res. No. 56-19. Staff sent a compliance letter and received a response on July 29, 2021.
- 1023 Walnut St. – The construction of a roof over the first floor front porch was not completed according to the proposed plan as approved by the HARB as per HARB Res. No. 12-21 (April 2021). Staff is to send original plans to the HARB members for review of what was proposed and what was completed.
- 921 N. 3<sup>rd</sup> St. – The owner has not complied with HARB Res. No. 24-21 regarding the replacement of the front entrance doors. The tile installed in violation has been removed from the first floor front porch. Staff sent a compliance letter, the owner has responded, and Staff is to work with the owner regarding compliance.
- 819 N. 4<sup>th</sup> St. – The owner did not comply with HARB Res. No. 35-22 regarding reinstalling the rear fence panels so that the finished side of the fence is facing outward. The property has a new owner and Staff will be sending a non-compliance letter.
- Review of previous HARB resolutions by Staff.
- Education and Outreach Committee Report.
- Policy Committee Report.
- Preservation Commendations.

**10:00 p.m.**

**Adjournment**

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