



MEMORANDUM

TO: HARB MEMBERS
FROM: AMY WOLDT JOHNSON
DATE: MAY 21, 2024
SUBJECT: MAY 21, 2024 MEETING AGENDA

The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, May 21, 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** **804 N. 3rd St.**
Danuta Smiechowski, Owner
Composite Index Rating: 104
Review request for an extension to bring work in violation (consisting of the installation of 3 white vinyl replacement windows at the second floor front façade) into compliance as per HARB Resolution No. 52-23 as approved by the HARB in November 2023.
- 6:50 p.m. ITEM #2** **416 Windsor St.**
Ramona Estevez, Owner
Composite Index Rating: 84
Review request for the enclosure of the second floor rear porch, painting of unpainted masonry surfaces at the rear façade, alteration of the first floor rear porch (violation – work has been completed).



- 7:05 p.m. ITEM #3** **City Park Greenhouse**
City of Reading, Owner
Composite Index Rating: N/A
Review request for the installation of a 6' high black powder coated aluminum fence, with a gate, at the northern, eastern and southern facades.
- 7:20 p.m. ITEM #4** **46 S. 5th St.**
Reading Historic Properties LP, Owner
Composite Index Rating: 114
Review request for the construction of a stair tower and elevator shaft at the rear western façade of the Elks Club addition to the original mansion structure.
- 7:35 p.m. ITEM #5** **202 S. 6th St.**
Ferbat Investments LLC, Owner
Composite Index Rating: 92
Review request for the replacement of two original double wood entrance doors with a single steel door with fan light (violation – work has been completed).
- 7:50 p.m. ITEM #6** **521 Franklin St.**
Ferbat Investments LLC, Owner
Composite Index Rating: 26
Review request for the replacement of the existing brownstone entrance steps with bluestone entrance steps (violation – work has been completed).
- 8:05 p.m. ITEM #7** **124 S. 5th St.**
Lazaro Pepen, Owner
Composite Index Rating: 100
Review request for the installation of a 36" high x 30' long individual lettered sign to read "CARWASH" in red letters at the rear western façade; installation of mechanicals for the carwash business (violation – work has been completed).
- 8:20 p.m. ITEM #8** **6 N. 11th St.**
Marisol Corona, Owner
Composite Index Rating: 66
Review request for the installation of a 10" x 102" wall mounted sign to read "CORONA NOTARY CORP." in black individual letters on a white background to be installed at the roofline at the front façade.

8:35 p.m. ITEM #9

411 S. 7th St.

Fernando Montero, Owner

Composite Index Rating: 92

Review request for the installation of a wood, four panel grocer's alley door at the front façade.

8:50 p.m. ITEM #10

Review applications approved by Staff:

- a. 818 N. 3rd St., Mary Ann Ciarlone, Owner
Repair of the gutter and deteriorated wood at the northern and eastern facades in kind.
- b. 1108 Perkiomen Ave., MD Moniruzzaman, Owner
Replacement of existing shutters at the front façade in kind, painting of exterior surfaces in kind.
- c. 348 Greenwich St., Juan Toribio, Owner
Replacement of 6 one over one wood windows at the second and third floor front façade in kind, replacement of half round gutters and downspouts in kind, restoration of exterior wood trim in kind, painting of exterior wood surfaces in kind.
- d. 525 Franklin St., Facility Management Corp., Owner
Installation of a reflective film at the first floor storefront windows and entrance door window.
- d. 628 Pine St., Vannesa Torres Montes, Owner
Repointing of brick masonry at the front façade in kind, replacement of the aluminum downspout at the front façade in kind.
- e. 322 S. 5th St., St. Peter Roman Catholic Church, Owner
Painting of wood window trim at the front and rear facades of the rectory in kind.
- f. 443 S. 5th St., Miriam Marmalejos, Owner
Replacement of the aluminum drip edge at the roofline in kind (in the color brown), replacement of the aluminum downspout at the front façade in kind (in the color brown), painting of the wood molding at the third floor roofline in kind.

- g. 118 N. 11th St., Donald Leinbach, Owner
Painting of exterior wood surfaces in kind.
- h. 100 N. 11th St., Carlos Zuniga, Owner
Application of Acrylab at the front Philadelphia gutter and roof flashing.
- i. 630 Willow St., Ivan Sanchez, Owner
Repair of the first floor rear steps in kind, painting of brick masonry at the rear façade in kind, painting of exterior wood and metal surfaces in kind.
- j. 338 Spring St., Myrlande Laviolette, Owner
Replacement of the front grocer's alley wood door in kind, painting of exterior wood trim at the front façade in kind.
- k. 612 Laurel St., Genesis Santiago, Owner
Repair of the first floor front steps in kind, replacement of the wood fascia at the eastern façade in kind, painting of exterior wood trim in kind.
- l. 206 N. 5th St., Community First Fund, Owner
Cleaning and restoration of the northern, southern, western and eastern limestone facades in kind.

8:55 p.m.

Other Business

- Preservation Officer's Report on Action Items:
 - 108 S. 6th St. – Vinyl window installed incorrectly in the bay window at the southern façade. Staff has sent a compliance letter.
 - 253 N. 5th 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. 11th St. – Standing seam roof approved by HARB but has ridges. Staff to investigate whether what was installed was approved by the HARB.
 - 306 S. 5th St. – City Council denied the owner's appeal on November 24th 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. 4th 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. 4th 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. 6th 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. 5th 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 Bingaman 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. 5th 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 9th 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. 5th 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. 5th 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. 5th 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. 4th St. – Several proposed alterations have not been completed according to HARB Resolution 08-18. From April 2021, Staff has worked with a property management company to correct the outstanding issues with the property. On May 11, 2022 Staff was informed that the property management company is no longer contracted by the owner to finish the rehabilitation project and Staff is now working with representatives of the owner (Midfirst Bank) regarding other outstanding issues.
- 647 Bingaman St. – Staff is to investigate the installation of the first floor front window.
- 513 S. 5th 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. Staff is working with the owner and tenant to determine appropriate paint colors for the building and new paint color samples have been submitted.
- 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. 5th 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. 5th 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. 3rd 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. 4th 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.
- October and November 2022 HARB resolutions will be reviewed by Staff at the May 2024 HARB meeting.
- Education and Outreach Committee Report.
- Policy Committee Report.
- Preservation Awards.

9:30 p.m.

Adjournment

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