



## MEMORANDUM

**TO: HARB MEMBERS**  
**FROM: AMY WOLDT JOHNSON**  
**DATE: DECEMBER 15, 2015**  
**SUBJECT: DECEMBER 15, 2015 MEETING AGENDA**

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The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, December 15, 2015 at **6:30p.m. in the Penn Room** on the first floor of City Hall.

### **AGENDA**

- 6:30 p.m.** Call to order. Reading of the minutes of previous meetings.
- 6:35 p.m. ITEM #1** **428 S. 7<sup>th</sup> St.**  
**Miguel Reyes, Jr., Owner**  
**Composite Index Rating: 92**  
Review proposal for the construction of a solid wood pine dog-eared fence at the rear northern and western boundary lines.
- 6:50 p.m. ITEM #2** **422 Penn St.**  
**George Sankari, Owner**  
Review proposal for the construction of a concrete handicap accessible ramp and stairs adjacent to the eastern façade of the building.
- 7:05 p.m. ITEM #3** **1039 Penn St.**  
**Reading Real Estate Holdings, Owner**  
**Composite Index Rating: 106**  
Review proposal for the repointing of the front and side façades; replacement of existing wood windows and the installation of storm windows on all building facades.



**7:20 p.m. ITEM #4**

Review applications approved by staff:

- a. 108 S. 5<sup>th</sup> St., CitySpace at 108 S. Fifth, LLC, Owner  
Repair of the wood cornice at the third floor roofline in kind; replacement of slate gray GAF Asphalt architectural shingles at the main peaked roof in kind; painting of the standing seam metal roofs at the first floor rear façade in the color red.
- b. 201 S. 5<sup>th</sup> St., Callowhill Apartments, LLC, Owner  
Replacement of the wood fascia board and painting of the drip edge at the third floor roof line in kind.
- c. 936 N. 4<sup>th</sup> St., John Printz, Owner  
Replacement of half-round gutters and downspouts at the front façade in kind.
- d. 323 Douglass St., Jack C. Seidel, Owner  
Replacement of scalloped slate shingles at the front and side Mansard roofs in kind; replacement of asphalt architectural shingles at the rear Mansard roof in kind; replacement of gutters and downspouts in kind; replacement of the first floor front porch roof in kind; replacement of aluminum capping and siding at the eastern façade in kind.
- e. 919 Rose St., Natel Fonte, Owner  
Replacement of the existing white aluminum awning at the first floor front porch in kind.
- f. 934 Centre Ave., Mark J. Hummel, Owner  
Re-lettering of an existing ground mounted sign located at the front yard of the property.
- g. 900 Centre Ave., Debra L. Dersh, Owner  
Painting of exterior surfaces.
- h. 710 N. 5<sup>th</sup> St., David McConnell, Owner  
Replacement of existing scalloped slate shingles at the turret roof in kind.
- i. 610 N. 5<sup>th</sup> St., Urban Porch Project, Owner  
Painting of exterior surfaces; replacement of existing asphalt architectural shingles at the main roof in kind.

**7:25 p.m.**

**Other Business**

- Preservation Officer's Report on Action Items:
  - 732 Madison Ave. – Court Hearing held March 30, 2015. The Preservation Officer is working with the owner regarding compliance.
  - 612 Franklin St. – Emergency removal of stucco complete – reapplication of stucco not complete. Staff discussed the issue with the City's Law Office and they are investigating.
  - 108 S. 6<sup>th</sup> St. – Vinyl window installed incorrectly in the bay window at the southern façade. Staff to meet with owner.
  - 132 S. 5<sup>th</sup> St. – Panel to be painted black at the bottom of the first floor storefront window as per Resolution 04-14. Staff spoke with the owner and he will paint the panel black by November 18, 2015.
  - 621 N. 5<sup>th</sup> St. – Installation of asphalt shingles not done according to Resolution 10-14. Staff to send violation letter. **Note:** After further investigation, Staff has determined that the asphalt shingles were correctly installed.
  - 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.
  - 842 Centre Ave. – Contractor was to investigate and report on the condition of the original façade material beneath the existing siding before new siding was installed. Staff is to investigate.
  - 450 S. 7<sup>th</sup> St. – Owner was to complete the replacement of vinyl windows with Trimline, two over two, double hung primed wood windows with a simulated divided light. Violation letter to be sent that the deadline for completing the work is 6 months past due.
  - 620 S. 7<sup>th</sup> St. – Replacement of the rear porch railing – elective work but the top and bottom rail of the railing have not been installed as per the resolution. Staff will discuss with the owner.
  - 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<sup>th</sup> as per Council Res. No. 127-2014. Work has not been completed to date. Staff is to send a violation letter stating that work is 6 months past due.

- 53 S. 6<sup>th</sup> St. – Staff to determine if signage was installed correctly as per HARB Res. No. 59-14. If necessary, a letter is to be sent to request that signage not installed on the storefront windows, be set back two feet from the window.
  - 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.
  - 947 N. 4<sup>th</sup> St. – Staff to investigate whether the approved installation of vinyl siding at the bay window and rear of the home was done correctly.
  - 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 contact the contractor and if necessary, send a violation letter.
  - 108 S. 5<sup>th</sup> St. – Proposed brick wall at the rear of the property may not have been completed as proposed. Approved wrought iron element was not installed. Staff to investigate.
  - 406 Douglass St. – Staff to investigate whether storm windows at the transom windows on the front façade were approved – Staff has determined that as per **Resolution No. 12-15** the installation of storm windows at the stained glass transoms were approved by the HARB. The roof constructed in violation over the rear entrance was not approved as per HARB Resolution 92-14. However, the owner proceeded to complete the construction of the roof. Staff has sent a violation letter.
  - 633 S. 6<sup>th</sup> St. – Staff to investigate the history of the alterations made in violation and report on City Council’s decision regarding the appeal hearing.
- Board members report on March, 2015 HARB resolutions. Distribution of April, 2015 HARB Resolutions for review by HARB members.
  - Education and Outreach Committee Report.
  - Policy Committee Report.

- Election of Officers.

**8:15 p.m.**

**Adjournment**

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