



MEMORANDUM

TO: HARB MEMBERS
FROM: AMY WOLDT JOHNSON
DATE: JULY 16, 2019
SUBJECT: JULY 16, 2019 MEETING AGENDA

The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, July 16, 2019 at **6:30p.m. in the Penn Room** in City Hall.

AGENDA

6:30 p.m. Call to order. Reading of the minutes of previous meetings.

6:35 p.m. ITEM #1 **147 N. 5th St.**
Acme Structure, LP, Owners
Composite Index Rating: 66
Review request for the cleaning and restoration of the front terra cotta façade.

6:50 p.m. ITEM #2 **940 Centre Ave.**
Berks History Center, Owner
Composite Index Rating: 130
Review request for the installation of a 16" deep x 24" wide x 34" high free library on a 6" x 6" pressure treated wood post to be located adjacent to the first set of entrance steps leading up to the building.

7:05 p.m. ITEM #3 **740 N. 3rd St.**
Modesta Heredia, Owner
Composite Index Rating: 72
Review request for financial hardship for the replacement of existing straight edged slate shingles with asphalt shingles at the main roof; installation of gutters and downspouts.



7:20 p.m. ITEM #4

1054 N. 5th St.

Jeffrey Drobnick, Owner

Composite Index Rating: 92

Review request for installation of aluminum capping at wood surfaces on the entire front façade; installation of vinyl siding at the third floor slate mansard roof; replacement of the original wood lattice with vinyl lattice below the first floor front porch. (Violation – work has been partially completed.)

7:35 p.m. ITEM #5

1334 Good St.

Miguel Barba & Flor Salinas, Owner

Composite Index Rating: 82

Review request for replacement of the first floor front porch structure; installation of faux stone and slate at the concrete front entrance steps; replacement of scalloped slate shingles with asphalt architectural shingles at the main roof. (Violation – work has been completed.)

7:50 p.m. ITEM #6

Review applications approved by Staff:

- a. 5 N. 5th St., Martin Katzen, Owner
Installation of a 1' x 6' wall mounted sign to read "H&M Care Inc., HOME HEALTH SERVICES, CARE ONLY A FAMILY CAN GIVE, JOIN OUR TEAM TODAY, RN'S-LPN'S-CNA'S-DCW'S, PH: (610) 927-6648" in black and red letters on a photographic background, to be centrally located above the first floor storefront.
- b. 331 Greenwich St., Persida Melo, Owner
Painting of exterior wood trim on the front façade, replacement of gutters, and the repair of wood trim and the roof in kind.
- c. 17 S. 5th St., Kerry Hudson & Jorge Malave, Owners
Installation of a temporary vinyl sign to read "DA'SPOT" in white letters on a black background, with logo, installation of a 2' x 2' vinyl cling sign to read "DA'SPOT", with logo, at the first floor storefront window, installation of an LED sign reading "OPEN" to be installed at the transom window above the first floor front entrance.
- d. 212 S. 6th St., Maria J. Andino, Owner
Replacement of vinyl siding at the rear façade in kind.
- e. 600 Centre Ave., Steve & Ann Hearing, Owners
Painting of exterior surfaces in kind, replacement of a rotted wood porch post base in kind.

7:55 p.m.

Other Business

- Preservation Officer's Report on Action Items:
 - 612 Franklin St. – Emergency removal of stucco and reapplication of stucco not complete.
Staff discussed the issue with the City's Law Office and there has been no change in the status of the building and pending litigation from the time the existing support structure was constructed.
 - 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.
- 533 Penn St. – Installation of signage was not completed as per HARB Res. No. 79-15. Staff sent a compliance letter be sent to the business owner. The owner of the restaurant has contacted Staff to notify them that they will be moving the business to another location.
 - 21 S. 5th St. – The 90 day extension period for the temporary plywood covering of the dormer windows has expired and the plywood remains. Staff has been in contact with the owner's lawyer and there are issues with the contractor that are being addressed before the work can begin. Most recently Staff has been in contact with a newly hired contractor. To date, no work has begun.
 - 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.
 - 130 N. 5th St. – Installation of LED lighting at the first floor storefront windows. Staff cited the owner and the tenant has complied by removing the lights from the windows and will be submitting a proposal for signage. The citation was withdrawn due to the tenant working with Staff to comply with the Historic District Ordinance and Sign 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.
 - 500 Penn St. – Additional signs reported that were not approved as per Res. No. 63-16. Staff investigated and

found that signs that were not approved have been installed at the front facades.

- 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. As of 12/19/17, the door has not been removed. Staff is to send a compliance letter.
- 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.
- 401 Penn St. – (I-Lead Charter School) Signs have been installed that were not approved by the HARB. Staff is to investigate and send a compliance letter.
- 53 S. 6th St. – Signage has not been modified as per HARB Resolution No. 82-17 as made on 12/19/17. 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 may not have been completed according to HARB Resolution 08-18. Staff and a HARB member are to investigate items not in compliance.
- 433 Windsor St. – Black wrought iron security door and bars on the basement level door and windows remain on the building. Staff is to send a compliance letter.
- 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 to investigate.
- 416 Douglass St. – Work on the rear roof has not been completed as approved but may be in progress.
- 144 N. 5th St. – Newly installed front entrance door has an applied brick mold and is a pre-hung door which may not have been approved as part of the HARB Resolution No. 47-18. Staff is to investigate.
- 55 S. 6th St. – Third floor windows installed in violation remain on the building and installed signage has not been completed according to HARB Resolution No. 39-18. Staff is to send a compliance letter.
- Properties in Citation:
 - 450 S. 7th St. – Continuance granted by judge on 5/8/19. Court Hearing to be held on 8/14/19.
 - 733 Madison Ave. – Court Hearing to be held on 7/16/19.
 - 439 S. 7th St. – Court Hearing to be held on 7/17/19.
 - 835 Rose St.
- Board members report on December 2018 HARB resolutions. Distribution of January 2019 HARB Resolutions for review by HARB members.
- Education and Outreach Committee Report.
- Policy Committee Report.

8:30 p.m.

Adjournment