



MEMORANDUM

TO: HARB MEMBERS
FROM: AMY WOLDT JOHNSON
DATE: OCTOBER 20, 2015
SUBJECT: OCTOBER 20, 2015 MEETING AGENDA

The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, October 20, 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** **400 S. 6th St.**
Reading Redevelopment Authority, Owner
Review proposal for the construction of a 9,180 square foot commercial building.
- 6:50 p.m. ITEM #2** **1209 N. 13th St.**
Ramon Alvarez, Owner
Composite Index Rating: 58
Review proposal for the enclosure of the second floor rear porch to include the installation of white vinyl windows and white vinyl siding.
- 7:05 p.m. ITEM #3** **1015 Rose St.**
Reading Storage 1015 Rose St. LLC, Owner
Composite Index Rating: 66
Review proposal for the construction of a 6' high wood picket fence at the western, southern and eastern boundary lines.



- 7:20 p.m. ITEM #4** **837 Rose St.**
City Pro Improvement, Owner
Composite Index Rating: 74
Review proposal for the construction of wood front entrance steps. (Violation, work has been completed.)
- 7:35 p.m. ITEM #5** **549 S. 6th St.**
Thelma Semedo, Owner
Composite Index Rating: 22
Review proposal for the demolition of a one story rear frame addition and the construction of a shed dormer at the third floor main roof.
- 7:50 p.m. ITEM #6** **533 Penn St.**
Giovanni Rampulla, Owner
Composite Index Rating: 70
Review proposal for the replacement of the existing box sign face with a sign face to read "Cherry's Jamaican Delight, Escape to the island for a tantalizing indulgence of Cherry's Jamaican dishes and pastries!" in black letters on a white background, at the first floor storefront.
- 8:05 p.m. ITEM #7** **729 N. 4th St.**
Adele Wallace, Owner
Composite Index Rating: 78
Review proposal for the rehabilitation of the first floor rear enclosed porch.
- 8:20 p.m. ITEM #8** **1036 Madison Ave.**
Ana Milde Garcia, Owner
Composite Index Rating: 34
Review proposal for the construction of a wood structure to cover the rear patio.
- 8:35 p.m. ITEM #9** **825 Rose St.**
Samuel Santiago, Owner
Composite Index Rating: 76
Review proposal for the installation of 2 white vinyl replacement windows at the second floor front façade. (Violation, work has been completed.)
- 8:50 p.m. ITEM #10** **1023 N. 5th St.**
Vernon and Helen Thomas, Owners
Composite Index Rating: 104
Review proposal for the installation of an aluminum awning at the first floor front porch. (Violation, work has been completed.)

9:05 p.m. ITEM #11

Review applications approved by staff:

- a. 33 S. 11th St., Grace Luthuran Church, Owner
Replacement of existing slate shingles at the main roof in kind to include the replacement in kind of copper bull nose ridge caps at the steeple roof.
- b. 426 Pearl St., Reading church of Christ, Owner
Replacement of asphalt architectural shingles at the main roof in kind.
- c. 926 Centre Ave., Rebecca & Daryl Zimmerman, Owners
Painting of exterior surfaces.
- d. 729 N. 4th St., Adele Wallace, Owner
Replacement of gutters and downspouts at the front facade in kind.
- e. 535 N. 5th St., Don Jon Rentals, Owner
Replacement existing three-tab asphalt shingles at the main roof and garage roof in kind.
- f. 847 Rose St., Alexis Betances, Owner
Painting of exterior surfaces.
- g. 1032 Washington St., Victor Reyes, Owner
Painting of exterior surfaces.
- h. 611 N. 5th St., Thomas & William Bateman, Owners
Replacement of existing slate shingles at the main roof in kind.
- i. 20 S. 4th St., Saoirse LLP, Owner
Installation of a 30.15" x 34.96" vinyl cling sign to read "20 S 4th STREET READING, PA, Custom it art & fashion shop, PREMIUM QUALITY GOODS, customitprint.com" in black letters to be applied to the right hand side of the first floor storefront window.
- j. 901 N. 4th St., Holy Spirit Lutheran Church, Owner
Replacement of existing asphalt shingles with CertainTeed Hatteras asphalt shingles in the color "Cottage Red" at the main roof.

- k. 421 Windsor St., Holy Spirit Lutheran Church, Owner
Replacement of existing red asphalt shingles with CertainTeed Hatteras asphalt shingles in the color "Cottage Red" at the main roof.
- l. 423 Windsor St., Holy Spirit Lutheran Church, Owner
Replacement of existing red asphalt shingles with CertainTeed Hatteras asphalt shingles in the color "Cottage Red" at the main roof.
- m. 146 N. 5th St., Danixia Vega, Destination Realty, Owner
Installation of a 35 ³/₄" x 43 ¹/₂" vinyl cling sign to read "C-Jay Beauty Legends" in rose colored letters to be applied to the southernmost first floor storefront window; installation of a vinyl cling sign reading "WALK-INS WELCOME, Office 484-269-3656 - Cell: 484-794-5673, HAIR INFUSION – WEAVES – AFRICAN BRAIDS - MAKE-UP – FACIALS – WAXING – PERMS – MEN & WOMEN CUT – COLORING etc." in rose colored letters to be applied to the northernmost first floor storefront window, installation of a neon sign reading "OPEN" to be installed in the upper portion of the first floor storefront window.
- n. 822 N. 4th St., Edgar & Maria Meneses, Owners
Painting of exterior surfaces.

9:10 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.
 - 1024 N.4th St. – Complaint provided to Call Center for deterioration of porch structure. On 9/8 made a site visit to the block and the first floor front porch railing has been replaced without HARB review or a building permit. A violation letter will be sent.
 - 612 Franklin St. – Emergency removal of stucco complete – reapplication of stucco not complete. Staff to discuss issue with building inspector and Law Office.
 - 108 S. 6th St. – Vinyl window installed incorrectly in the bay window at the southern façade. Staff to meet with owner.
 - 132 S. 5th St. – Panel to be painted black at the bottom of the first floor storefront window as per

Resolution 04-14. Letter sent to owner. To date there has been no response from the owner.

- 621 N. 5th St. – Installation of asphalt shingles not done according to Resolution 10-14. Staff to send violation 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.
- 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.
- 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. 7th 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. 7th 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. 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. 24th 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. 6th 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. 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.
- 947 N. 4th 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. 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 contact the contractor and if necessary, send a violation letter.
- 108 S. 5th 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. 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 is to send a violation letter.
- 633 S. 6th 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 January, 2015 HARB resolutions. Distribution of February, 2015 HARB Resolutions for review by HARB members.
- Status of promotional publications for Real Estate Weekly and Home Builders Association.
- Gas Meter Placement in Historic Districts.
- Education and Outreach Committee Report.
- Policy Committee Report.

10:00 p.m.

Adjournment