



## MEMORANDUM

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

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The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, September 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** **1028 N. 4<sup>th</sup> St.**  
**Idalia Estrella, Owner**  
**Composite Index Rating: 76**  
Review proposal for the replacement of original scalloped slate shingles at the mansard roof (at the front mansard roof and from the chimney eastward at the southern mansard roof) and the tower roof with asphalt architectural shingles. (Violation – work has been completed.)
- 6:50 p.m. ITEM #2** **1140 Perkiomen Ave.**  
**John F. Maurer, Jr., Owner**  
**Composite Index Rating: 36**  
Review proposal for the installation of a white 4" x 4" louvered plastic flush dryer exhaust hood at the first floor front façade.



- 7:05 p.m. ITEM #3**      **422 Penn St.**  
**George Sankari, Owner**  
Review proposal for the construction of a 5' wide wood walkway and stairs adjacent to the eastern façade of the building; installation of double entrance doors and two 5' x 5' windows south of the proposed entrance doors on the eastern façade of the building; review proposal for the installation of signage at the front façade.
- 7:20 p.m. ITEM #4**      **1209 N. 13<sup>th</sup> 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.
- 7:35 p.m. ITEM #5**      **835 Rose St.**  
**Kevin Martin, Owner**  
**Composite Index Rating: 78**  
Review proposal for the installation of 2 white vinyl replacement windows at the first floor front façade. (Violation, work has been completed.)
- 7:50 p.m. ITEM #6**      Review applications approved by staff:
- a. 837 Rose St., City Pro Improvements, Owner  
Painting of exterior surfaces.
  - b. 207 S. 5<sup>th</sup> St., Jorge Madrid, Owner  
Painting of exterior surfaces.
  - c. 228 S. 5<sup>th</sup> St., Juana Martinez Ramirez, Owner  
Painting of exterior surfaces.
  - d. 456 Bingaman St., McHale Development Group, LLC, Owner  
Replacement of the canvas awning above the main entrance doors in kind.
  - e. 130 N. 11<sup>th</sup> St., Debra Villasenor, Owner  
Painting of exterior surfaces.
  - f. 1048 N. 5<sup>th</sup> St., Elvis Mendez, Owner  
Painting of exterior surfaces.
  - g. 129 N. 5<sup>th</sup> St., Phoenix Rising, LLC, Owner

Painting of exterior surfaces.

- h. 549 Penn St., Destination Realty, Owner  
Installation of an individually lettered vinyl cling sign to read "The Barber's Chair" in white letters to be centrally located in the southernmost first floor storefront window, painting of exterior surfaces.
- i. 718 N. 5<sup>th</sup> St., Peter & Myrna Fuch, Owners  
Replacement of existing asphalt architectural shingles in kind.
- j. 354 Penn St., Saoirse LLP, Owner  
Replacement of wood decorative trim in kind as necessary at the first floor northern and eastern facades, painting of exterior surfaces in kind.

**7:55 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.4<sup>th</sup> 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. 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. Letter sent to owner. To date there has been no response from the owner.
  - 621 N. 5<sup>th</sup> St. – Installation of asphalt shingles not done according to Resolution 10-14. Staff to send violation 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.

- 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.
- Board members report on December, 2014 HARB resolutions. Distribution of January, 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.

**8:30 p.m.**

**Adjournment**

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