

RESOLUTION NO. 54 2015

THE COUNCIL OF THE CITY OF READING HEREBY RESOLVES AS FOLLOWS:

Approving the appeal of the Certificate of Appropriateness, as attached in the findings of fact, for the installation of siding at 633 South 6th Street, owned by Bryan & Gloria Kroenig and approving the compromise approved by the Historical Architectural Review Board.

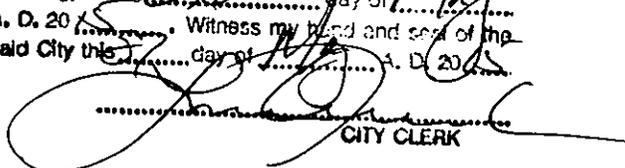
Adopted by Council May 26, 2015



Francis Acosta
President of Council

Attest:


Linda A. Kelleher, City Clerk

I, LINDA A. KELLEHER, City Clerk of the City of Reading, Pa., do hereby certify, that the foregoing is a true and correct copy of the original Resolution passed by the Council of the City of Reading, on the 26 day of May, A. D. 2015. Witness my hand and seal of the said City this 27 day of May, A. D. 2015.

CITY CLERK

**Appeal of Historic Architectural Review Board
Certificate of Appropriateness**

IN THE MATTER OF	§	BEFORE THE
	§	
BERKS COUNTY	§	CITY OF READING
	§	
BRYAN & GLORIA KROENIG	§	CITY COUNCIL
633 SOUTH 6 th ST.	§	

**FINDINGS OF FACT, CONCLUSIONS OF LAW,
ORDER, AND AGREED RESOLUTION**

On Monday, May 4, 2015 the City of Reading City Council (Council) met to hear testimony on the appeal of the decision made by the Historic Architectural Review Board (HARB) on the Certificate of Appropriateness for the following exterior property improvements made by Bryan & Gloria Kroenig (Respondent), at 633 South 6th Street (Subject Property).

1. The installation of the vinyl siding is being appealed. The installation of a fiberglass door and the demolition of a rear frame addition were approved by HARB.

At their February 2015 meeting, HARB approved:

CERTIFICATE OF APPROPRIATENESS

Resolution No. 09-15

WHEREAS, the Reading Historical Architectural Review Board at its February 17, 2015 meeting reviewed the plans and specifications of Gloria & Bryan Kroenig, owners of 633 S. 6th St., Reading, Pennsylvania for the demolition of a rear addition, to retain vinyl siding installed at the eastern façade, and a fiberglass door at the southern façade (violation) and granted a Certificate of Appropriateness for the proposed work as described in the attached report.

Now, therefore, on the 17th day of February, 2015, I, Amy Woldt Johnson, Historic Preservation Specialist, hereby issue a Certificate of Appropriateness for aforesaid work in the name of the Reading Historical Architectural Review Board.

READING HISTORICAL ARCHITECTURAL REVIEW BOARD

RESOLUTION # 09-15 - It is proposed to demolish a rear frame structure and to apply vinyl siding to the resulting exposed eastern façade; and to retain a solid six-panel Fiberglass door which replaced a wood and glass door at the southern façade (Violation, work has been completed) at 633 S. 6th St., Reading, PA.

OWNER /APPLICANTS: Gloria & Bryan Kroenig

The Historical Architectural Review Board, upon motion by Mr. Hart and seconded by Ms. LaSota, adopted the proposal to issue a Certificate of Appropriateness for the proposed work and specified the following:

1. The proposal to approve the demolition of a rear addition and to retain vinyl siding at the eastern façade, and to retain a solid six-panel Fiberglass door which replaced a wood and glass door at the southern facade (Violation, work has been completed) at 633 S. 6th St. was represented by Gloria & Bryan Kroenig.
2. The demolition of the rear frame addition, which was not original to the building, was approved.
3. The installation of vinyl siding at the eastern façade was denied based on the Secretary of the Interior's Standards for Rehabilitation #9 ("New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.").
4. The vinyl siding at the eastern façade must be removed and the exposed stucco surface beneath it must be repaired and painted to match the second floor painted brick wall above.
5. The solid six-panel Fiberglass replacement door installed at the southern façade is approved as installed due to the applicant's concerns about security.

The motion for the above work was approved with two members voting for and one member voting against.

Findings of Fact

1. The Historic Architectural Review Board (HARB) is part of the City of Reading Codified Ordinances Chapter 295 Part 1 – Historic and Conservation Districts. The HARB is a board of eleven (11) duly qualified members.
2. The Respondents received a violation letter informing them that the work they completed was done without the required Certificate of Appropriateness and that HARB approval was required as the property is within the Prince Historic District.

3. The Respondents attended the February HARB meeting and stated that brick and stucco are under the new siding; however, they stated that the originally exposed brick was not in good repair due to damage that occurred during the last three (3) floods so they applied a coating of stucco over the brick and then later installed the siding to make the wall waterproof and maintenance free. They expressed the belief that the siding is not truly visible from the public right of way.
4. At the hearing the Respondent questioned why their property is being singled out as many other properties in the neighborhood have siding.
5. The Respondents testified that they have health issues that limit their ability to complete the stuccoing themselves as approved by HARB and hiring someone to come and install the stucco would create a financial hardship.
6. The Respondents testified that they thought the Prince Historic District was repealed shortly after they purchased the property 32 years ago. However, they did not call the City to confirm that the district was repealed.
7. The Historic Preservation Specialist circulated photographs of the Subject Property showing the front PermaStone façade and the siding covering the eastern façade. The materials provided by the Historic Preservation Specialist show that the property has a Composite Index Rating of only 22 and that the building is not a significant resource in the Prince District.
9. The Historic Preservation Specialist explained that the HARB Board offered a compromise to the property owners by approving the fiberglass door and the demolition of a rear frame addition, which was not original to the property. She stated that the Board also offered a compromise by allowing the stuccoing of the original façade, rather than the more costly restoration of the original brick façade.
10. The Historic Preservation Specialist stated that the most historically appropriate repair to the property would be to remove the siding and stucco and restore the brick façade. As the board realizes that the restoration of the brick would be cost prohibitive, they instead voted to remove the siding and to stucco over the exposed brick. The Historic Preservation Specialist stated that when the brick was last exposed it was partially covered with stucco.

Conclusions of Law

City Council, after considering all testimony and reviewing all Exhibits, APPROVES the appeal of the Certificate of Appropriateness for the installation of siding at the southern façade of 633 South 6th Street.

Order and Agreed Resolution

The City of Reading City Council hereby APPROVES the appeal of the COA for the installation of siding at 633 South 6th Street for the installation of the siding at

the southern façade due to the extremely low composite rating of the property versus the high cost of the suggested repair.

Right to Appeal

If you disagree with the decision of City Council you may file an appeal with the Court of Common Pleas of Berks County within 30 days after notice of the decision has been made. Your failure to file the appeal within such 30 days shall preclude an appeal from such decision.