



MEMORANDUM

TO: HARB MEMBERS
FROM: AMY WOLDT JOHNSON
DATE: OCTOBER 25, 2016
SUBJECT: OCTOBER 25, 2016 MEETING AGENDA

The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, October 25, 2016 at **6:30p.m. in the 3rd Floor Conference 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** **400 S. 6th St.**
South Sixth Street Properties, LLC, Owner
Composite Index Rating: N/A
Review proposal for the installation of a black powder coated steel fence to surround a drainage basin at the northeast corner of the property.
- 6:50 p.m. ITEM #2** **325 Pearl St.**
Gerardo Perez Vargas, Owner
Composite Index Rating: 66
Review proposal for replacement of two second floor wood windows with white vinyl windows, one over one in configuration.
- 7:05 p.m. ITEM #3** **612 Laurel St.**
Hector Torres, Owner
Composite Index Rating: 74
Review proposal for replacement of the first floor entrance door, installation of a storm door at the first floor entrance, and the replacement of a sliding window (violation) with a full glass awning window at the first floor front façade.



- 7:20 p.m. ITEM #4** **422 Penn St.**
George Sankari, Owner
Composite Index Rating: N/A
Review proposal for the installation of a 2'-1/2" x 6' non-illuminated wall mounted sign to read "United States Post Office Approved Postal Provider" in blue letters on a white background, with logo, at the first floor storefront; installation of a 13" x 22" vinyl cling sign to be installed in the first floor storefront window.
- 7:35 p.m. ITEM #5** **445 Oley St.**
Alex Betances, Owner
Composite Index Rating: 102
Review proposal for the removal of aluminum siding at the eastern brick façade, and cleaning and painting of the brick façade.
- 7:50 p.m. ITEM #6** **300 S. 5th St.**
Bruno Vidal, Owner
Composite Index Rating: 98
Review proposal for replacement of existing wood windows at the side and rear facades with extruded aluminum windows.
- 8:05 p.m. ITEM #7** **33 S. 11th St.**
Grace Lutheran Church, Owner
Composite Index Rating: N/A
Review proposal for the installation of 3 antennas at the eastern (rear) façade.
- 8:20 p.m. ITEM #8** Review applications approved by staff:
- a. 545 S. 6th St., Maria Reyes & Thelma Semedo, Owners
Installation of a 4' high wood stockade fence at the western boundary line adjacent to S. 6th St.
 - b. 242 S. 5th St., Guillermo Paredes, Owner
Installation of a 30" x 80" vinyl cling sign to read "Elida's Fashion Store, Hours: 9:00am to 7:00pm", with telephone number, in yellow letters with a red outline.
 - c. 712 N. 5th St., Donna Noray, Owner
Painting of exterior surfaces and the repair in kind of the 2nd floor wood soffit.
 - d. 445 Oley St., Alex Betances, Owner
Replacement of 90' of deteriorated wood trim and crown molding in kind at the second floor roofline.

- e. 715 N. 5th St., William F. Bender, Owner
Replacement of three-tab asphalt shingles with CertainTeed asphalt "Hatteras" shingles in the color "Colonial Slate" at the main roof.
- f. 727 N. 5th St., William F. Bender, Owner
Replacement of three-tab asphalt shingles with CertainTeed asphalt "Hatteras" shingles in the color "Colonial Slate" at the main roof.
- g. 729 N. 5th St., William F. Bender, Owner
Replacement of three-tab asphalt shingles with CertainTeed asphalt "Hatteras" shingles in the color Colonial Slate at the main roof.
- h. 631 N. 5th St., Yaron Erez, Owner
Replacement in kind of the first floor front porch roof, replacement in kind of beadboard at the first floor front porch ceiling, replacement in kind of the box beam and wood molding at the first floor front porch, and painting of exterior surfaces in kind.
- i. 108 S. 6th St., Amor Nouri, Owner
Installation of a vinyl lettered sign to read " Father & Son's Barber Shop in red letters with two 5" x 22 ¼" barber pole decal at the first floor storefront window.
- j. 630 N. 5th St., Threshold Rehabilitation, Owner
Painting of exterior surfaces in kind.
- k. 1041 Walnut St., Wanda Laboy, Owner
Painting of exterior surfaces.
- l. 827 Rose St., Rosa Arana, Owner
Painting of the front entrance door.
- m. 403 S. 5th St., A.C. Real Estate Holdings, LLC, Owner
Repair of lintels above the windows on the front façade in kind; repair/replacement of decorative wood window hoods in kind is to take place at a later date.
- n. 1041 Penn St., Reading Real Estate Holdings, LLC, Owner
Restoration of one wood window in kind.

- o. 1039 Penn St., Reading Real Estate Holdings, LLC, Owner
Restoration of one wood window in kind at the first floor front façade.
- p. 746 Centre Ave., Hollace Kutay, Owner
Painting of exterior surfaces in kind.
- q. 410 Windsor St., Phillip Compton, Owner
Painting of exterior surfaces in kind.
- r. 432 Oley St., Wayne & Kelli Roberts, Owner
Repainting of brick masonry at the front steps, retaining wall and western façade in kind.
- s. 433 S. 7th St., Gerard Torres, Owner
Painting of exterior surfaces.
- t. 553 N. 5th St., Santos Garcia, Owner
Painting of exterior surfaces in kind.
- u. 48 N. 11th St., Reading Perfect Partners 1969, LLC
Installation of a resin horizontal storage shed at the southern, front façade to store trash containers.

8:25 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. 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.

- 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. Staff has sent a compliance letter. Staff has also sent a compliance letter for the recent installation of a satellite dish at the front façade.
- 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 has sent a compliance letter.
- 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.
- 406 Douglass St. – 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. A violation letter was sent with no response and Staff cited the property owner. A court hearing was held in September without the Historic Preservation Officer being informed as she was on vacation. The language regarding the citation on the Summary Trial Notice was incorrect and therefore Staff is to re-cite the property owner.
- 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. A compliance letter has been sent. The transom over the first floor window has been painted as per Resolution 14-14 however work has not been completed as per Resolution 91-14. Staff cited the property owner but must re-cite due to same above mentioned issue.

- 733 Madison Ave. – The first floor front window remains in violation as per HARB Resolution No. 42-15 and City Council Resolution No. 113-2014. Staff is to send compliance 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.
- 450 Douglass St. – Replacement windows installed on all facades remain in violation. A compliance letter has been sent. Owner was denied request for an extension on July 19, 2016. A formal letter with the HARB Resolution denying the request was sent on 8/12/16. Staff must begin the citation process.
- 833 Rose St. – First floor entrance door remains in violation from prior HARB resolution. To date, three compliance letters have been sent and returned as undeliverable. Staff is to send one last compliance letter to a final known address.
- 835 Rose St. – Vinyl windows were installed at the first floor front façade in violation, the HARB denied the installed work, the owner appealed the HARB decision to City Council, City Council upheld the HARB decision. Restoration of the original wood windows has not been completed to date as per HARB Res. No. 68-15. Staff is to send a compliance letter.
- 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.
- 533 Penn St. – Installation of signage not completed as per HARB Res. No. 79-15. Additional signage has been installed without approval. Staff is to send a violation letter to the owner to request that the applicant return to the Board for the review of the installed signage.
- 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.

- Board members report on HARB resolutions. Distribution of April, 2016 HARB Resolutions for review by HARB members.
- Education and Outreach Committee Report.
- Policy Committee Report.

9:00 p.m.

Adjournment