

137 LOCUST

# Borough of Columbia Application for HARB Review

5/1/2024  
Date of Application

<b>Check List:</b> Your completed application should include:	
<input type="checkbox"/> Plot Plan Drawings	<input type="checkbox"/> Brochure or Catalog Cut
<input type="checkbox"/> Elevation Drawings	<input type="checkbox"/> Material Sample
<input type="checkbox"/> Photographs	<input type="checkbox"/> Other (specify): _____

PLEASE PRINT OR WRITE LEGIBLY

1. **Owner's Name:** Cimarron Properties  
 If applicant is not the equitable owner of the property, indicate:  
 Owner's Agent/Representative       Other \_\_\_\_\_  
 Letter Submitted by Property Owner, authorizing Agent/Representative to act: \_\_\_\_\_

Street Address: 430 Walnut Street

Mailing Address (if different): \_\_\_\_\_

City: Columbia      State: PA      Zip: 17512

Phone (daytime): (717) 278-7979      Email: don@cimarroninvestments.com

2. **Street Address of Property to be Reviewed** (if different): 137 Locust Street, Columbia PA 17512


3. **Contractor's Name:** Restoration Concepts LLC  
 Street Address: 728 Main Street  
 Mailing Address (if different): \_\_\_\_\_  
 City: Akron      State: PA      Zip: 17501  
 Phone (daytime): (717) 682-4186      Email: s.sensenig777@gmail.com

4. **Architect/Engineer** (if applicable): \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 Mailing Address (if different): \_\_\_\_\_  
 City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_  
 Phone (daytime): \_\_\_\_\_      Email: \_\_\_\_\_

5. **Property Use** (Check all that apply):  
 Single Family Residence  
 Multi-Family Residence  
 Office  
 Commercial/Retail  
 Industrial  
 Institutional  
 Vacant

**Particular Building Type:**  
 single, detached  
 duplex  
 row  
 apartment building  
 warehouse  
 other: \_\_\_\_\_

**Property Data** (if unknown, leave blank)  
 1. Date building constructed:  
 2. Date of additions/alterations:

**Applicant, complete back** 

6. **Proposed Alteration(s), Demolition or New Construction (list each item separately):**

Example: 1. replace existing front door with wood four-panel door  
2. install storm door

- 1. Replace existing damaged framing, front door, and wood side panels with new framing, glass front door, and glass side panels
- 2. Paint door, trim, other front door, and window trim Valspar Rugged teal

7. **Costs**

Estimate the total cost of the alteration(s): \$1000

8. **Date of Review**

Date of meeting at which application will be reviewed: 05/08/2024

I, the undersigned, understand that any work affecting existing ordinances must be in compliance with those ordinances, that major work is subject to inspection, that new structures require a Certificate of Occupancy upon completion, that any misrepresentation of the proposed work is cause for withdrawal of the work permit, and any work beyond the scope of the work permit is cause for a Civil Action Complaint. The minimum penalty as prescribed by the Pennsylvania Municipalities Planning Code is \$500.00.

9. **Signature of applicant:** *[Handwritten Signature]*

**Date:** 5/1/2024

10. **Signature of Building Official:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Applicant was given:

- Pink Placard (to be prominently displayed by applicant on the property where the alterations are proposed)
- Meeting Notice (provides applicant with date, time, and location of meeting at which application will be reviewed)

**Official Use Only**

Date of site visit: \_\_\_\_\_

**Property Description (building inventory data sheet)**

Historic Function: \_\_\_\_\_ Particular Type: \_\_\_\_\_ Current Function: \_\_\_\_\_

Architectural Style: \_\_\_\_\_

Exterior Materials: \_\_\_\_\_

Structural System: \_\_\_\_\_ Foundation: \_\_\_\_\_

Bays: \_\_\_\_\_ Stories: \_\_\_\_\_

Roof Pitch: \_\_\_\_\_ Roof Materials: \_\_\_\_\_ Roof/Wall Junction: \_\_\_\_\_

Dormers: \_\_\_\_\_ Chimney: \_\_\_\_\_

Porch: \_\_\_\_\_ Porch Support: \_\_\_\_\_

General Condition: \_\_\_\_\_ Integrity: \_\_\_\_\_

Field Notes: \_\_\_\_\_

Dear Members of HARB,

I would like to make the following changes to the exterior of 141 Locust Street, Columbia, PA 17512. Replace the existing front door and side panels (pictured)



With a door with a full window and two side lite panels (see the rendering below)

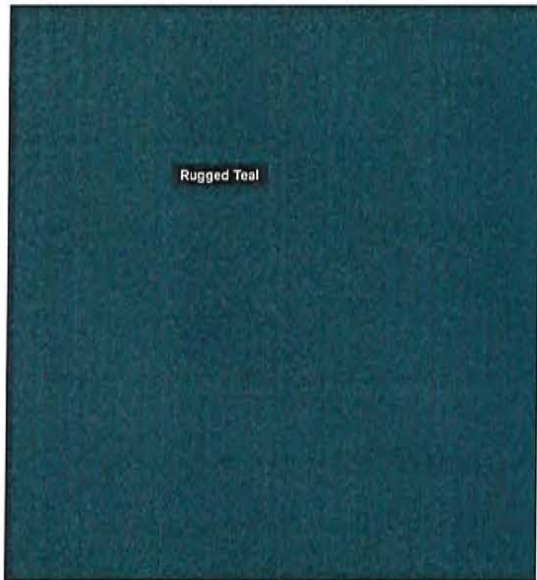


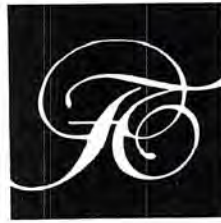


The current door and framing is damaged and needs to be replaced in order for the tenants to be operational. There are screws hanging out of the door from the previous owner (pictured below) that are a hazard to the community. In addition, it is not able to be locked from the outside with a proper locking mechanism.



The tenants request the ability to paint the door, the other front door, and window trim Valspar's "Rugged Teal".





June 7, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 137 Locust Street, Columbia – permit application dated 5/1/2024

137-145 Locust Street was built circa 1833 in the Federal Architectural style. From the borough survey - A three and a half story brick hotel having a symmetrical eight bay façade with a wide central bay. The second and third stories are identical with six over six windows under flat, eared arches. The central window section is wider having a tripartite window created from six over six windows with currently framed in side lights. The five roof dormers are broken pedimented with rosette topped pilasters and round-headed upper sashes in the nine over six windows. The end chimneys are parapet style. The first story has been pseudo-Tudor-Colonialized with an asphalt shingled pent eave above various diamond mullioned doors and windows.

The proposed Scope of Work includes:

Replacement of front door and sidelights with a similar full-lite door and sidelights.

Preservation Review

As noted in the survey description the first floor was modified in the mid-20<sup>th</sup> century to accommodate the use as a bar. The proposed change to replace the existing front door with a similar full-lite door and sidelights is acceptable. Secretary of the Interiors Standards #6

According to the Columbia Borough ordinance paint color is not reviewed by the HARB.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



RECEIVED

PERMIT NO. 240007

MAY 10 8 2024  
COLUMBIA

Borough of Columbia

\$25.00  
FEE

BY: Gross Town **Application for Window Replacement**

COST OF PROJECT?

5  
8-8-2024  
Date of Application

**Check List:** Items required to complete your application:

Manufacturers brochure       New window specifications

Exterior Photographs

Building drawing or photo specifying location of window(s) to be replaced

Property owners are encouraged, whenever possible, to retain and repair original architectural features such as windows. If windows cannot be repaired, they should be replaced with in-kind materials (e.g. wood for wood). If this is not possible, the new replacement windows should match the style, size, shape and appearance of the original windows. These characteristics help to determine a building's personality and appearance.

1. Owner's Name: Jose A Santiago, Jolinda A Murillo  
If applicant is not the equitable owner of the property, indicate:  
 Owner's Agent/Representative       Other \_\_\_\_\_

Street Address: 170 South 5th St  
Mailing Address (if different): 1417 River Road  
City: Conestoga State: PA Zip: 17516  
Phone (daytime): 717-669-7371

2. Street Address of Property to be Altered (if different): 170 South 5th Street

3. Contractor's Name: Jose A Santiago  
Street Address: 1417 River RD  
City: Conestoga State: PA Zip: 17512  
Phone (daytime): 717-389-2347

**Required information on existing windows and the proposed replacement windows**

4. **Scope of Alteration**  
Number and Location: How many windows will be replaced? 1 Bay window replaced by 2 single windows  
Where are they located on the building? On the front, side or rear of the house? FRONT

On the first, second or third floor? On the attic dormer? First Floor Front

Explain whether the replacement windows will be installed within the existing framing, or alteration of the size of the window opening(s) or rough framing will be necessary.

- ( ) Sash replacement: New sash only will be installed within the existing frame
- ( ) Pocket replacement: New window unit -- with sash and new frame -- will be inserted within the existing frame
- Complete replacement: Entire window will be removed and new window unit installed in rough opening

5. **Window Components**

What part of the existing windows do you intend to replace:  
 Sash only       Sash and frame       Sills       Surrounding window trim or casing

Attach a manufacturers brochure or cut sheet with component specifications for the replacement windows

Applicant, complete back

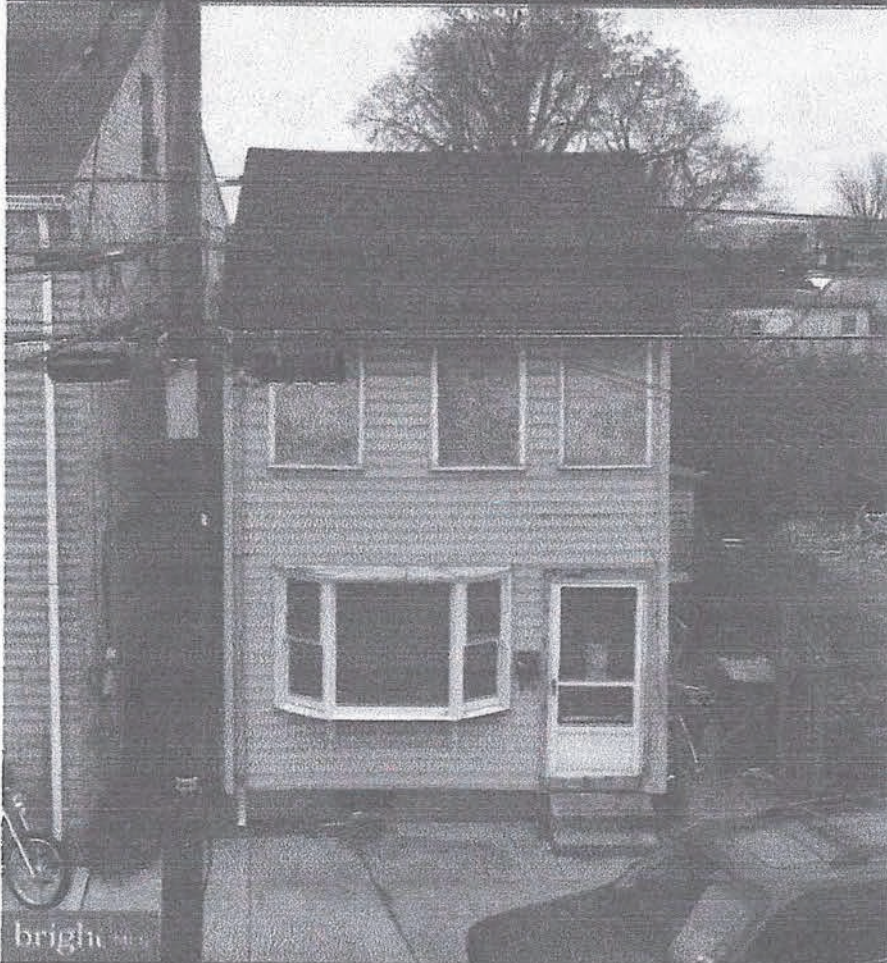


Before

8:58

5G

2 of 12



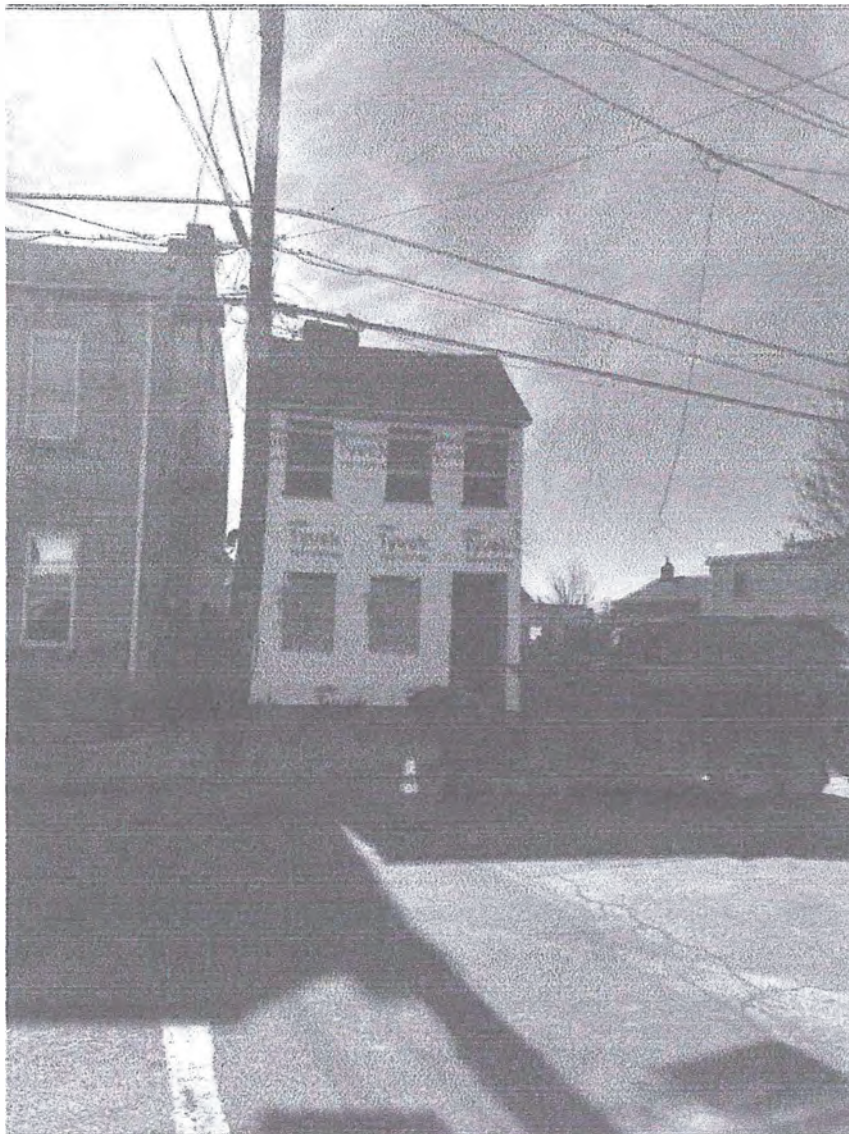
AA

trulia.com





After



# GUIDELINES for the Replacement of Windows



Windows provide light and ventilation to a building. Windows also help to define a structure's architectural style through details such as the size, style, rhythm and proportion of the windows. A building may have windows that are all the same size, or have a variety of types and sizes that give emphasis to certain parts of the building. Windows on the front façade may be more decorative than more utilitarian windows that might appear on side or rear elevations.

Windows are extremely vulnerable to weather because of their exposed location and moving parts, and need to be maintained. To preserve wood windows -- and the historic character and value of your property -- it is recommended that original windows be retained and repaired. (Ask for a copy of the Borough's free brochure "Caring for Wood Windows.")

**If original windows are replaced, the following guidelines should be followed to avoid changing the physical and visual characteristics of the windows and the overall appearance of a property:**

## **SIZE**

- Avoid altering the existing size of the window opening. Do not decrease or enlarge the opening to accommodate a different size window.
- Do not install replacement sash that does not fit the window opening or frame (requiring infill material at the top or bottom of the frame).
- Do not replace historic windows with modern features such as wide picture windows.

## **SHAPE and OPERATION**

- Avoid changing the overall shape of the window frame (whether flat-headed, arched or half-round).
- Avoid changing the operation or movement of the original sash (whether double-hung or casement, for example).

## **ARRANGEMENT of PANES**

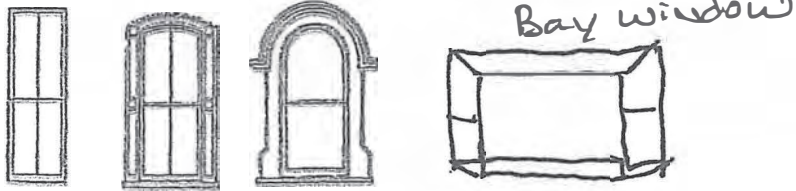
- Replacement windows should replicate historic windows in the number and arrangement of panes (whether one-over-one, six-over-six, six-over-one, etc.) and approximate muntin profile.

*If your proposed window replacement deviates from these guidelines, review of your proposal by the HARB may be required.*

6. Window Shape

What shape or form are the existing windows?

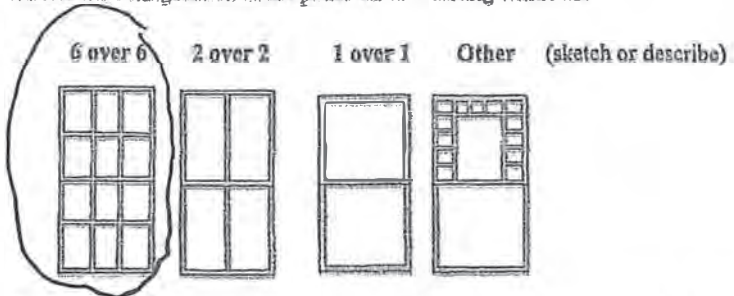
Flat-headed    Arched    Half-round    Other (sketch or describe)



Attach manufacturers photo or drawing showing the shape or form of the replacement windows.

7. Number and arrangement of glass panes

What is the configuration of the panes on the existing windows?



Attach manufacturers photo or drawing showing the arrangement of panes on the replacement windows.

8. Photographic Record

For the Borough's archives, submit color photographs of each window to be replaced. These photos will provide a historical record of your building's original features prior to removal.

9. Salvage

Would you be willing to save the wood windows that are removed from your building and store them on-site in a dry location (such as an attic, basement or garage)?  YES  NO They are Broken, Rotten, Smoke Damage

*Retaining the windows with the building will allow future property owners to repair or replicate the wood windows and reinstall them on the building.*

If you do not have storage space, would you be willing to donate the removed windows to an architectural salvage warehouse?  YES  NO destroyed by fire and years of rot

10. Signature of applicant Jhuda a. muller Date: 4-8-24  
Jose A. Sanchez

11. Determination of Building Official:

HARB review required     No HARB review necessary; permit issued \_\_\_\_\_

12. Signature of Building Official: Donna Gomez Date: 5-8-24

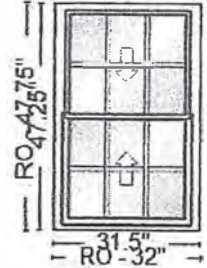


<b>QUOTE NAME</b> ZIGZAG	<b>PROJECT NAME</b> Personal House	<b>CUSTOMER PO#</b>	<b>DATE REQUESTED</b>
<b>SALES REPRESENTATIVE</b> dsmith@jlbuiding.com	<b>TERMS</b>	<b>SHIP VIA</b>	<b>QUOTE NUMBER</b> 862263

LineItem #	Description	Net Price	Quantity	Extended Price
2-1		\$386.19	2	\$772.38

**Comment/Room:**

Product: 8300 Series, Double Hung, NC  
 RO:32" x 47.75"  
 TTT Overall Size:31.5" x47.25"  
 TTT Unit Size:31.5" x 47.25"  
 Sash Split:Equal  
 Performance Level:Standard,  
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS  
 3/4" IG Thickness, Clear Opening:26.125" x18.21", 3.304Sq ft  
 Ratings:U-Factor = 0.29, SHGC = 0.25, VT = 0.47  
 Vinyl Color: White  
 Locks: Standard, Single  
 Hardware: White,  
 Screen: Half Screen, Extruded- Fiberglass, White, Sash Options:Vent Stop,  
 Standard (Double), 4",  
 Grids: Flat GBG, Colonial, 3W2H, Not Applicable,



LineItem #	Description	Net Price	Quantity	Extended Price
3-1		\$382.03	2	\$764.06

**Comment/Room:**

Product: 8300 Series, Double Hung, NC  
 RO:26.75" x 48"  
 TTT Overall Size:26.25" x47.5"  
 TTT Unit Size:26.25" x 47.5"  
 Sash Split:Equal  
 Performance Level:Standard,  
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS  
 3/4" IG Thickness, Clear Opening:20.875" x18.335", 2.658Sq ft  
 Ratings:U-Factor = 0.29, SHGC = 0.25, VT = 0.47  
 Vinyl Color: White  
 Locks: Standard, Single  
 Hardware: White,  
 Screen: Half Screen, Extruded- Fiberglass, White, Sash Options:Vent Stop,  
 Standard (Double), 4",  
 Grids: Flat GBG, Colonial, 3W2H, Not Applicable,





BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Permit / COA #

240012

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

DATE OF APPLICATION: 5-29-2024

STREET ADDRESS OF PROPERTY TO BE REVIEWED: 170 S Fifth St

DATE BUILDING CONSTRUCTED: \_\_\_\_\_ DATE OF ADDITIONS / ALTERATIONS: \_\_\_\_\_

PROPERTY OWNER NAME: Jose Santiago, Jolinda Murillo

ADDRESS: 6612 RIVER RD Conestoga PA. 17514

PHONE: 717-669-7871 EMAIL: \_\_\_\_\_

If Applicant is not the equitable owner of the property, please indicate below:

- Owner's Agent / Representative
- Other \_\_\_\_\_

A letter is required by the property owner, authorizing the agent / representative to act on their behalf.

- Letter received

AGENT/REPRESENTATIVE NAME (if applicable):

ADDRESS:

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CONTRACTOR NAME: Zig Zag Contruction - Jose Santiago

ADDRESS: 6612 RIVER RD Conestoga PA. 17514

PHONE: 717-389-2347 EMAIL: JolindaM1979@gmail.com

ARCHITECT / ENGINEER NAME (if applicable):

ADDRESS:

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROPERTY USE (check all that apply):

- MULTI-FAMILY RESIDENCE
- SINGLE FAMILY RESIDENCE
- COMMERCIAL/RETAIL
- INDUSTRIAL
- INSTITUTIONAL
- VACANT

BUILDING TYPE:

- SINGLE, DETACHED
- DUPLEX
- ROW
- APARTMENT BUILDING
- WAREHOUSE
- OTHER: \_\_\_\_\_



**Proposed Alteration(s): Addition, Renovation, Restoration, Demolition or New Construction** (list each item separately)

EXAMPLES: 1. Replace existing front door with wood four-panel door 2. Install storm Door

Replace old siding with new

CEDAR impulsion on front - color Cypress -

sides and back House - long vinyl siding - color Cypress  
monogram dbl Dutch '5

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$

**CHECKLIST FOR SUBMISSION**

- HARB Letter of Intent
- Photographs must be submitted with ALL applications.

*It is important for the HARB to get a clear idea of the full extent of the work and the project's surroundings.* They must include the entire side of building that is being worked on as well as adjacent buildings and objects. Include close up photos of any work which can provide accurate information and details of the work being done. If the project is new construction or an addition of a structure or sign, include photographs of the future location.

- Drawings must be submitted with ALL applications.

*Drawings convey a lot of information regarding the intention and extent of the work being done and must be included with the application.*

*Drawings should be in the scale of 1/8" = 1', or 1/4" = 1', except for signs. Signs should be at a scale large enough to see the intent and any text can be read clearly. All drawings must include dimensions. Provide (10) copies of blueprints, or (1) copy if drawing is on 8.5" x 11" or 11" x 17" paper.*

- Clear Descriptions

*Describe your project as clearly and comprehensively as possible.* Provide any information regarding the details of your project. This includes paint color chips, material samples, pictures of fixtures, and manufacturer's specifications.

- Material samples
- Brochure or Catalog cuts

I, the undersigned, understand that any work affecting existing ordinances must be in compliance with those ordinances, that major work is subject to inspection, that new structures require a certificate of occupancy upon completion, that any misrepresentation of the proposed work is cause for withdrawal of this permit and any work done beyond the scope of this permit is cause for a civil action complaint. The minimum penalty as prescribed by the municipal planning code of PA is \$500.00

SIGNATURE OF PROPERTY OWNER: *[Signature]* DATE: 5-29-24

SIGNATURE OF ZONING/MUNICIPAL OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**OFFICIAL USE ONLY**

Date of Site Visit by Official: \_\_\_\_\_ Official's Name: \_\_\_\_\_

Date Applicant Was Given the following items: \_\_\_\_\_

- Pink placard (to be prominently displayed on the property where alterations are proposed)
- Meeting notice (provide applicant with date, time and location of the meeting at which the application will be reviewed)

DATE APPLICATION WAS RECEIVED AND STAMPED: \_\_\_\_\_ ISSUANCE DATE: \_\_\_\_\_

DATE FEE WAS PAID: \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_ CASH / CREDIT CARD / CHECK# \_\_\_\_\_



# Google Maps 165 S 5th St

Columbia, Pennsylvania  
 Google Street View  
 Aug 2011



Image capture: Aug 2011 © 2024 Google



Front  
 Cedar cypress



# Board & Batten Single 7" and Single 8" Vertical Siding

The traditional board & batten look offering a great selection of colors and premium panel thicknesses for durability.

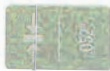


Color: Board & Batten Single 8" with Cedar Impression  
 Board 7" Super-Premium Thickness  
 Batten 7" Super-Premium Thickness  
 Color: Cedar Impression



### Rough Cedar Finish

Board & Batten Single 7" and Single 8" panels have a rough cedar finish. CertainTeed was the first to utilize a direct transfer system from real cedar boards creating a natural woodgrain texture.



### Super-Premium .052" Thickness

Board & Batten panels have a thickness of .052" for the ultimate in strength and durability.



### Sharp Batten Edge

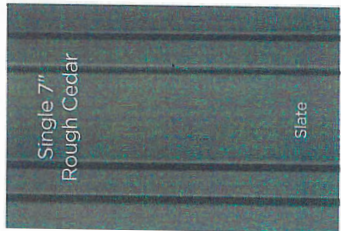
The straight-edged design of the batten creates a finely crafted, real-wood look.



### Premium .048" Thickness

Board & Batten panels have a thickness of .048" for strength and durability.

Board & Batten Single 7" is available in 25 colors.



Board & Batten Single 7" is available in 11 colors.

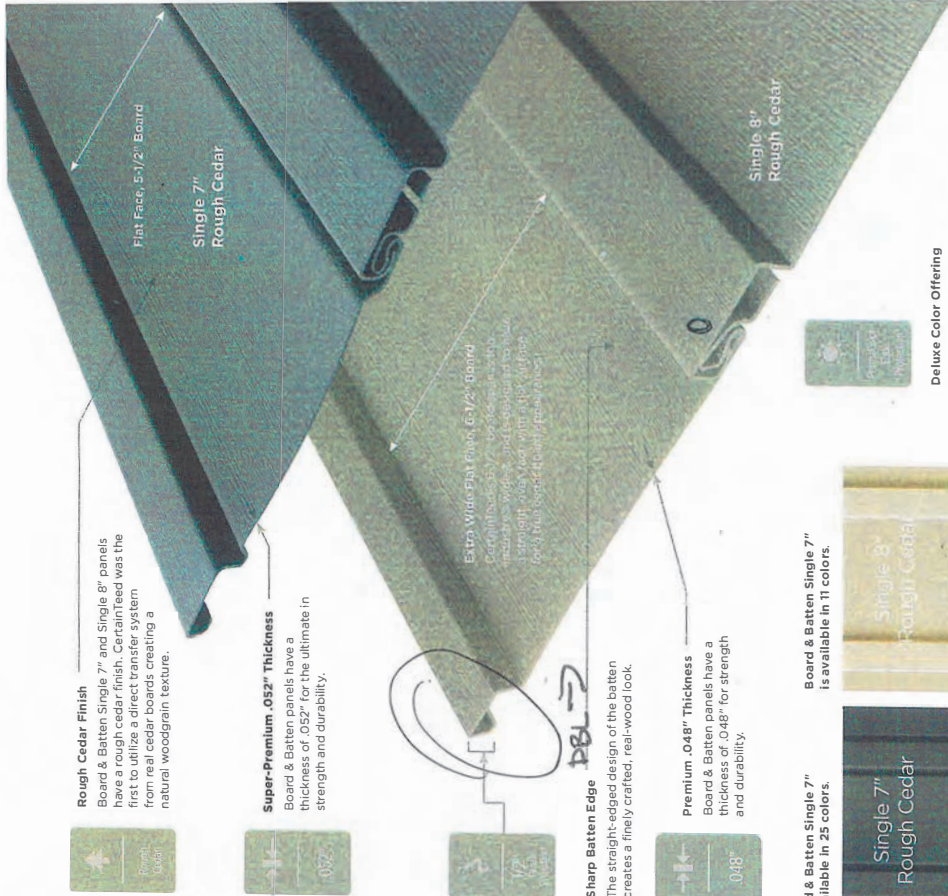


### Deluxe Color Offering

Unique, darker shades are made with highly durable capstock to ensure long-term weatherability.



Shutter: Warm & Batten Single 8" in Larch Merlot





Historic  
Preservation  
Trust  
of Lancaster County



June 6, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 170 S Fifth St, Columbia – permit #240017

According to the Lancaster County Borough Historic Resource Survey the house at 170 S Fifth Street was built in 1870 it is a two story two bay brick detached with gabled roof over box cornice, straight wooden lintels, six over one window sash, transomed entry. L plan. It is listed as significant to the historic district. Since the survey this property was damaged by fire.

The proposed Scope of Work includes:

Replace horizontal siding with Cedar Impression in Cypress color on the front façade and Double 5 Dutch lap on the secondary elevations in Cypress color.

Replace first floor bay window with two double hung sash in a six over six configuration.

Preservation Review

Replacement of siding – appropriate with conditions. The proposed siding for the front façade would not be appropriate since this type of siding would not have been used historically on this style of building. The proposed Dutch lap siding would be appropriate on all facades considering you are replacing a substitute material siding with another substitute material siding – replacement in kind.



SISR: 3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Replacement of bay window with double hung sash. Appropriate with conditions. This change reverses a previous change adding a bay window to the front façade and takes the façade back to the original configuration. Based on the Columbia Borough Replacement Window 130-15.1 section of the ordinance. Verify the window sash will match the existing frames and the sash in size on the neighboring houses. Grill configuration should match the existing mutin configuration or the mutins on the rest of the façade. SISR: #6

SISR: 6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Permit / COA #  
240013

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

BY: \_\_\_\_\_

DATE OF APPLICATION: **4/26/2024**

STREET ADDRESS OF PROPERTY TO BE REVIEWED: **318 Walnut Street**

DATE BUILDING CONSTRUCTED: **March 2022** DATE OF ADDITIONS / ALTERATIONS: **March 2024**

PROPERTY OWNER NAME: **Gardiner T. Murphy**

ADDRESS: **318 Walnut Street, Columbia, PA 17512**

PHONE: **717-406-8085** EMAIL: **tlr.mrph@gmail.com**

If Applicant is not the equitable owner of the property, please indicate below:  
 Owner's Agent / Representative  
 Other \_\_\_\_\_  
A letter is required by the property owner, authorizing the agent / representative to act on their behalf.  
 Letter received

AGENT/REPRESENTATIVE NAME (if applicable):

ADDRESS:

PHONE: **717-406-8085** EMAIL: **tlr.mrph@gmail.com**

CONTRACTOR NAME: **Gardiner T. Murphy**

ADDRESS: **318 Walnut Street, Columbia, PA 17512**

PHONE: **717-406-8085** EMAIL: **tlr.mrph@gmail.com**

ARCHITECT / ENGINEER NAME (if applicable):

ADDRESS:

PHONE: EMAIL: **tlr.mrph@gmail.com**

**PROPERTY USE** (check all that apply):

- MULTI-FAMILY RESIDENCE
- SINGLE FAMILY RESIDENCE
- COMMERCIAL/RETAIL
- INDUSTRIAL
- INSTITUTIONAL
- VACANT

**BUILDING TYPE:**

- SINGLE, DETACHED
- DUPLEX
- ROW
- APARTMENT BUILDING
- WAREHOUSE
- OTHER: \_\_\_\_\_



**Proposed Alteration(s): Addition, Renovation, Restoration, Demolition or New Construction** (list each item separately)

EXAMPLES: 1. Replace existing front door with wood four-panel door 2. Install storm Door

X Removed existing wood rotted front entrance steps and replaced with new wood steps / landing

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$300.00

**CHECKLIST FOR SUBMISSION**

HARB Letter of Intent

Photographs must be submitted with ALL applications.

*It is important for the HARB to get a clear idea of the full extent of the work and the project's surroundings.* They must include the entire side of building that is being worked on as well as adjacent buildings and objects. Include close up photos of any work which can provide accurate information and details of the work being done. If the project is new construction or an addition of a structure or sign, include photographs of the future location.

Drawings must be submitted with ALL applications.

*Drawings convey a lot of information regarding the intention and extent of the work being done and must be included with the application.*

*Drawings should be in the scale of 1/8" = 1', or 1/4" = 1', except for signs. Signs should be at a scale large enough to see the intent and any text can be read clearly. All drawings must include dimensions. Provide (10) copies of blueprints, or (1) copy if drawing is on 8.5" x 11" or 11" x 17" paper.*

Clear Descriptions

*Describe your project as clearly and comprehensively as possible.* Provide any information regarding the details of your project. This includes paint color chips, material samples, pictures of fixtures, and manufacturer's specifications.

Material samples

Brochure or Catalog cuts

I, the undersigned, understand that any work affecting existing ordinances must be in compliance with those ordinances, that major work is subject to inspection, that new structures require a certificate of occupancy upon completion, that any misrepresentation of the proposed work is cause for withdrawal of this permit and any work done beyond the scope of this permit is cause for a civil action complaint. The minimum penalty as prescribed by the municipal planning code of PA is \$500.00

SIGNATURE OF PROPERTY OWNER: *[Signature]*

DATE: 4/26/2024

SIGNATURE OF ZONING/MUNICIPAL OFFICIAL:

DATE:

**OFFICIAL USE ONLY**

Date of Site Visit by Official: \_\_\_\_\_ Official's Name: \_\_\_\_\_

Date Applicant Was Given the following items: \_\_\_\_\_

Pink placard (to be prominently displayed on the property where alterations are proposed)

Meeting notice (provide applicant with date, time and location of the meeting at which the application will be reviewed)

DATE APPLICATION WAS RECEIVED AND STAMPED: \_\_\_\_\_ ISSUANCE DATE: \_\_\_\_\_

DATE FEE WAS PAID: March 2024 AMOUNT \$

CASH / CREDIT CARD / CHECK#





**BOROUGH OF COLUMBIA**  
**PERMIT APPLICATION**  
 BUILDING  ZONING

Permit #  
 \_\_\_\_\_

APR 29 2024

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

**BY:** Required Information - All applications must include the following items:

- Applicable plans submitted digitally as a PDF
- Contractor General Liability Insurance Certificate
- Site plan submitted digitally as a PDF (If applicable)
- Stormwater Exception Form for all new impervious
- Workers Compensation Affidavit (**building permit only**)
- PA ONE CALL notification of underground service (800.242.1776)  Yes  No

**PROPERTY ADDRESS:** 318 Walnut Street **DATE OF APPLICATION:** 04/26/2024

Check all that apply:  HARB District  Residential  Commercial

**PROPERTY OWNER NAME:** Gardiner T. Murphy **PHONE:** 717-406-8085

**ADDRESS:** 318 Walnut Street **EMAIL:** tlr.mrph@gmail.com

**AGENT NAME (if applicable):** **PHONE:**

**ADDRESS:** **EMAIL:**

**CONTRACTOR NAME:** N/A **PHONE:**

**ADDRESS:** **EMAIL:**

**Description of Work:**

- |   |                                     |  |
|---|-------------------------------------|--|
| <input type="checkbox"/> New Construction       | <input type="checkbox"/> Demolition | <input type="checkbox"/> Deck / Porch over 30" in height             |
| <input type="checkbox"/> Addition               | <input type="checkbox"/> Sign       | <input checked="" type="checkbox"/> Deck / Porch up to 30" in height |
| <input type="checkbox"/> Renovation             | <input type="checkbox"/> Pool / Spa | <input type="checkbox"/> Accessory Structure over 400 sq ft          |
| <input type="checkbox"/> Fire Alarm / Sprinkler | <input type="checkbox"/> Electrical | <input type="checkbox"/> Accessory Structure up to 400 sq ft         |
| <input type="checkbox"/> Shed                   | <input type="checkbox"/> Fence      | <input type="checkbox"/> Roof Construction                           |
| <input type="checkbox"/> Retaining Wall         | <input type="checkbox"/> Other:     |  |

**Brief Project Description:** Removed existing wood rotted front entrance steps and replaced with new wood steps/landing

**Project Costs:** 300.00 **Project Footprints (sqft):** 16

I, the undersigned, understand that any work affecting existing ordinances must be in compliance with those ordinances, that major work is subject to inspection, that new structures require a certificate of occupancy upon completion, that any misrepresentation of the proposed work is cause for withdrawal of this permit and any work done beyond the scope of this permit is cause for a civil action complaint. The minimum penalty as prescribed by the municipal planning code of PA is \$500.00

**SIGNATURE OF PROPERTY OWNER/AGENT:**  **DATE:** 4/26/2024

**SIGNATURE OF ZONING OFFICER:** **DATE:**

**SIGNATURE OF BUILDING/PERMIT OFFICER:** **DATE:**

**APPLICATION STATUS:**  APPROVED  DENIED

**REASON FOR DENIAL:**

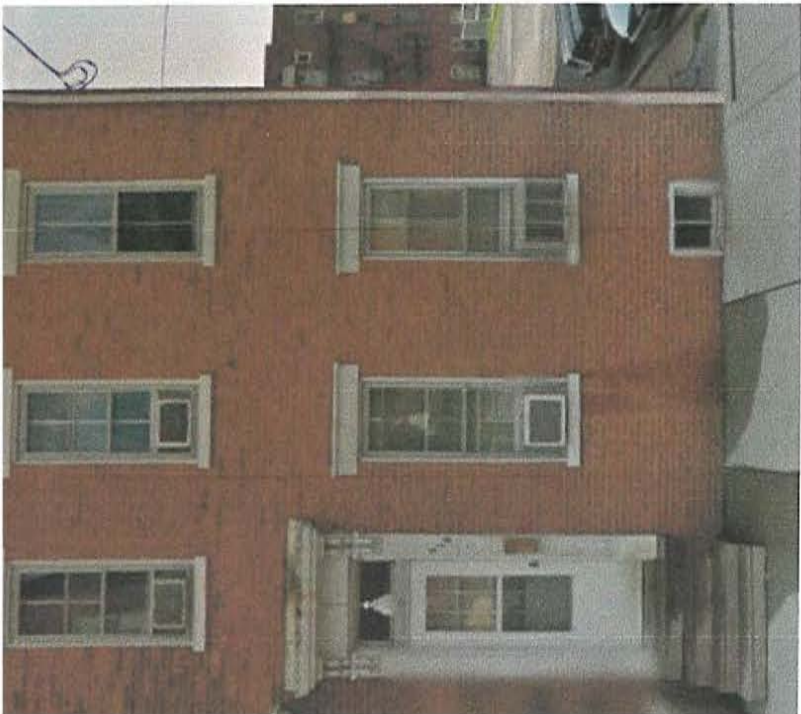
*Please Note: A third-party review, including inspections, may be required for some projects. The Borough of Columbia reserves the right to require additional information. The first \$1,000.00 of project costs is \$25.00 and each additional \$1,000.00 is \$5.00. Additional fee for 3<sup>rd</sup> party review. Permit fees are doubled for work performed without a permit.*

**OFFICIAL USE ONLY**

**DATE APPLICATION WAS RECEIVED AND STAMPED:** \_\_\_\_\_ **ISSUANCE DATE:** \_\_\_\_\_

**DATE FEE WAS PAID:** \_\_\_\_\_ **AMOUNT \$** \_\_\_\_\_ **CASH / CREDIT CARD / CHECK#** \_\_\_\_\_

Before











June 6, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 318 Walnut Street, Columbia permit date 4/29/24

According to the Lancaster County Borough Historic Resource Survey the house at 318 Walnut Street is a Greek Revival Vernacular house built in 1867 it is a double house two story, three bay brick with symmetrical fenestration and simple detailing. The brick cornice is slightly banded over two over two sashed windows having flat wooden lintels with a pronounced top bead. The doorway has a pair of bracketed cornice and rectangular transom above a replacement door. The rectangular basement window was originally grated as that on 320. 318 has had the bead of its lintels shaved off and a rolled steel balustrade added to its entry steps. The original paneled and louvered shutters have been removed.

The proposed Scope of Work includes:

Replacement of pressure treated wood steps with pressure treated wood, changing orientation and adding landing and decorative railing.

This work has already been completed without a HARB review. The replacement of unoriginal wood steps with pressure treated wood steps would be appropriate. The change of orientation, adding the landing, and decorative railing (if not required by IBC), is inappropriate. Based on the rhythm and patterns of the steps, porches and stoops on the 300 block of Walnut Street there are a variety of styles due to the various architectural styles. There is no evidence in the brick that the step orientation was against the wall rather than directly onto the sidewalk.

SISR: 1, 2, 3, and 6

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
  
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.