



LEO S. LUTZ  
Mayor

EVAN M. GABEL  
Solicitor

HEATHER ZINK  
Borough Council President

## COLUMBIA BOROUGH - HISTORICAL ARCHITECTURAL REVIEW BOARD

Paul W. Myers Council Chambers

September 11, 2024 - 7:00 PM

### AGENDA

*NOTE: This meeting will be livestreamed on the [Borough's YouTube Channel](#)*

1. Call to Order and Roll Call
2. Moment of Silence
3. Pledge to the flag
4. Minutes for Approval – June 12, 2024
5. Additions, deletions, and reorganization of agenda
6. New Business

- a. Consider motion to recommend to Borough Council for the COA

**APPLICANT/OWNER:** James and Elaine Beckley

**AGENT:** N/A

**CONTRACTOR:** Elaine Beckley

**ADDRESS:** 150 N. 3<sup>rd</sup> St.

**ALTERATION:** Front door - Replace existing with same size door. Remove storm door. Both doors are unsecured - replacement is necessary. New front door - pre-hung mahogany. All exterior wood trim – Repair or replace with in-kind - same as interior wood trim. May install some masonry work.

- b. Consider motion to recommend to Borough Council for the COA

**APPLICANT/OWNER:** Glacier Estate, LLC

**AGENT:** Melvin Stoltzfus

**CONTRACTOR:** Melvin Stoltzfus

**ADDRESS:** 300 Linden St.

**ALTERATION:** Full exterior/interior renovations



c. Consider motion to recommend to Borough Council for the COA

**APPLICANT/OWNER:** Nakesha and Beverly Cunningham

**AGENT:** Renewal by Anderson

**CONTRACTOR:** Renewal by Anderson

**ADDRESS:** 717 Chestnut St.

**ALTERATION:** Building structure – To remain as one single family home with 5-unit apartment building. Remodel units and retain current unit count.

Porch/Roof – Remove, replace and extend front stoop. Extend new roof and porch 6’4” off property. Porch to be accessed by 2-3 steps (not visible from street). Porch posts - Clear sealed 8”x8” Douglas fir. Railing - Cable wire system (same as porch on single family home). Porch - Keep existing. Small roof - Replace with charcoal or black shingles on small and large roof and porch structures. Porch roof underside - Open-framed. Basement Bilko door - Remove and replace with access panel from porch above.

Exterior stairs - Existing stairs - Repair. Stair railings - Replace with 2” black metal posts and cable wire. 2nd-floor apartments access – Replace rear staircase with like-kind materials (no street view access).

Exterior paint - Window trim - Mark Twain Gray Brick (historic color). Front door - Tricorn Black.

Windows - Location - Same but for one to make exterior symmetrical by removing middle window on 1<sup>st</sup> floor. Façade windows – Replace with black vinyl windows with grids and transom above. Side, rear and 2<sup>nd</sup> floor windows - Replace with black vinyl windows with grids, but no transoms.

Siding - Vinyl siding - Replace with Pearl Gray Hardi Board 7.25” smooth lap siding. Trim - Arctic White. Doors and accents - Kendal Charcoal (historic color).

Building structure – To remain as one single family home with 5-unit apartment building. Remodel units and retain current unit count.

Porch/Roof – Remove, replace and extend front stoop. Extend new roof and porch 6’4” off property. Porch to be accessed by 2-3 steps (not visible from street). Porch posts - Clear sealed 8”x8” Douglas fir. Railing - Cable wire system (same as porch on single family home). Porch - Keep existing. Small roof - Replace with charcoal or black shingles on small and large roof and porch structures. Porch roof underside - Open-framed.

Basement Bilko door - Remove and replace with access panel from porch above.

Exterior stairs - Repair. Stair railings - Replace existing stairs with 2” black metal posts and cable wire. 2nd-floor apartments access – Replace rear staircase with like-kind materials (no street view access)

Exterior paint - Window trim - Mark Twain Gray Brick (historic color). Front door - Tricorn Black.

Windows - Location - Same but for one to make exterior symmetrical by removing middle window on 1st floor. Façade windows – Replace with black vinyl windows with grids and transom above. Side, rear and 2nd floor windows - Replace with black vinyl windows with grids, but no transoms.

- d. Consider motion to recommend to Borough Council for the COA

**APPLICANT/OWNER:** Robert Emel  
**AGENT:** Mate Boring  
**CONTRACTOR:** Scotty Reifsnnyder  
**ADDRESS:** 230 N. 4<sup>th</sup> St.  
**ALTERATION:** Paint historic style mural on south wall of building. See photos for design and colors.

- e. Consider motion to recommend to Borough Council for the COA

**APPLICANT/OWNER:** Nga Phuong Phan  
**AGENT:** n/a  
**CONTRACTOR:** Long Phan  
**ADDRESS:** 401 N 3<sup>rd</sup> St  
**ALTERATION:** Replace half glass exterior door to full glass exterior door.

7. Presentation of Administrative Approvals / In-Kind (information only):
  - a. 443 WALNUT ST - Replace existing columns
  - b. 448 CHERRY ST – Replace existing fence
  - c. 243 N 2<sup>nd</sup> ST – Install privacy fence
  - d. 331 CHERRY ST - Install a 4' high aluminum fence
  - e. 703 CHESTNUT ST - Install gutters and windows
  - f. 200 N 3<sup>rd</sup> ST – Replace porch floorboards

8. Public Comments and Questions

***Civility and Decorum:*** Borough officials and members of the public are expected to conduct themselves with civility and to accord each other a measure of dignity and respect. Shouting, foul language, personal insults, threats, and attacks or any conduct that disrupts the flow of business is out of order.

9. Other Business:
  - a. Discussion pertaining to 318 Walnut St.

10. Next Meeting: October 9, 2024, at 7:00 PM.

11. Adjournment

**If you are a person with a disability wishing to attend this meeting and require accommodation to participate in the meeting, please contact the Columbia Borough Office at (717) 684-2467 at least 24 hours prior to the meeting.**



**COLUMBIA BOROUGH - HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**Paul W. Myers Council Chambers**  
**June 12, 2024 - 7:00 PM**

**MINUTES**

1. Vice Chairman Kerekgyarto called the meeting to order at 7:00 p.m.

**Board Members present:** Kerekgyarto, Barley, Carrigan, and Mountain

**Board Members absent:** Brandt, Lutz

**Staff Present:** Code Compliance Manager Diffenderfer, Zoning Officer Czeiner

2. A moment of silence was observed.  
3. Vice Chairman Kerekgyarto led the Pledge to the Flag.  
4. Minutes for approval.

- a. Motion to approve minutes for the May 8, 2024, meeting.

<b>Motion by:</b>	<b>Second by:</b>	<b>Voice Vote:</b>
N. Mountain	A. Carrigan	All Favored – Motion Carried

5. New Business

**APPLICANT/OWNER:** Jose Santiago and Jolinda Murillo  
**ADDRESS:** 170 S. 5th St.  
**AGENT:** N/A  
**CONTRACTOR:** Zig Zag Construction – Jose Santiago  
**ALTERATION:** Replace front siding with cedar on façade. Replace siding on sides and back. Replace bay window with two individual windows (already replaced and new windows installed).

- a. HARB recommends consistent siding on building instead of the applicant’s proposed cedar on the façade and regular siding on the sides and rear of house.  
b. Motion to recommend to Borough Council for the COA approval – 170 S 5th St.

<b>Motion by:</b>	<b>Second by:</b>	<b>Voice Vote:</b>
A. Carrigan	N. Mountain	All Favored – Motion Carried

**APPLICANT/OWNER:** Gardiner Murphy  
**ADDRESS:** 318 Walnut St.  
**AGENT:** N/A  
**CONTRACTOR:** Gardiner Murphy  
**ALTERATION:** Replace steps and add landing (already completed).

- c. Motion to approve landing woodwork, enclose opening below (excluding treads and deck) – 318 Walnut St.

<b>Motion by:</b>	<b>Second by:</b>	<b>Voice Vote:</b>
M. Barley	A. Carrigan	All Favored – Motion Carried

**APPLICANT/OWNER:** Cimarron Properties  
**ADDRESS:** 137 Locust St.  
**AGENT:** N/A  
**CONTRACTOR:** Restoration Concepts LLC  
**ALTERATION:** Replace door (already replaced). Replace wood side panels with glass side panels.

- d. Motion to recommend COA to Borough Council for approval – 137 Locust St.

<b>Motion by:</b>	<b>Second by:</b>	<b>Voice Vote:</b>
A. Carrigan	N. Mountain	All Favored – Motion Carried

6. Presentation of Administrative Approvals / In-Kind (information only)

- 137 Locust St – Mini-Splits; HVAC
- 530 Chestnut St – In-kind replacement deteriorated porch
- 655 Chestnut St – In-kind replacement of rubber roof and repair fascia
- 361 Maple St – In-kind replacement of windows
- 337 Walnut St – In-kind replacement of roof
- 315 Union St – In-kind replacement of windows
- 216 Cherry St – In-kind replacement of deteriorated areas
- 726 Chestnut St – In-kind replacement of deck boards

7. Public Comments and Questions – None

8. Other Business

- a. Thomas Nikolaus (not present) – Clarity on permitted work for 12 S. 5th St. from April 25, 2024, meeting:
- i. HARB approved wrapping of windowsills and bay window, however the Historic Preservation Trust (HPT) disagreed. HPT also disagreed with replacing the bay window and wood and wrapping it stating it is “inappropriate wrapping the bay window”. P. Kerekgyarto stated HARB approved wrapping smooth profiles, but nothing ornate.
  - ii. The issue went before Council. The COA says no wrapping of wood sills, headers or the bay window (not on the façade). Sill of bay window is rotted. Donna Czeiner suggested that if the sill is rotted, then replace and encapsulate it. The executive brief from April 25, 2024, says no wrapping.
- b. Motion to recommend expansion of historic district to include the block of 6<sup>th</sup> St between Cherry St and Lancaster Ave to Borough Council for approval.

<b>Motion by:</b>	<b>Second by:</b>	<b>Voice Vote:</b>
M. Barley	A. Carrigan	All Favored – Motion Carried

9. Motion to adjourn at 7:44 p.m.

<b>Motion by:</b>	<b>Second by:</b>	<b>Voice Vote:</b>
P. Keregyarto	N. Mountain	All Favored – Motion Carried

**The next HARB Meeting is scheduled for August 14, 2024, at 7:00 PM**

If you are a person with a disability wishing to attend this meeting and require accommodation(s) to participate in the meeting, please contact the Columbia Borough Office at (717) 684-2467 at least 24 hours prior to the meeting.

**MOTIONED AND APPROVED** this 14<sup>th</sup> day of August 2024 by the Historical Architectural Review Board of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.

**BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA**

**By:**

---

Jonathan Lutz, Chairperson of the Board

RECEIVED



BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Zoning

Permit / COA #  
240022

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

DATE OF APPLICATION: 7/23/24

STREET ADDRESS OF PROPERTY TO BE REVIEWED: 150 N. 3rd Street Columbia

DATE BUILDING CONSTRUCTED: 1888 DATE OF ADDITIONS / ALTERATIONS:

PROPERTY OWNER NAME: James & Elaine Beckley

ADDRESS: 150 N. 3rd Street Columbia, PA 17512

PHONE: 717-666-2703 EMAIL: Elaine M Beckley@aol.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): n/a

ADDRESS:

PHONE: EMAIL:

CONTRACTOR NAME: Self Elaine Beckley

ADDRESS: 150 N. 3rd Street Columbia, PA 17512

PHONE: 717-666-2703 EMAIL: Elaine M Beckley@aol.com

ARCHITECT / ENGINEER NAME (if applicable): n/a

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 existing front door 36" x 80" with same size door  
Remove storm door, not to be replaced. Both doors are  
unsecure to a degree, reason for replacement is necessary.  
New door is a pre-hung mahogany. All exterior wood trim  
will be repaired or replaced with in kind, same as interior wood  
trim. May install some masonry work

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$ 500

**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:

*Clair M. Beckley*

DATE: 7/23/24

SIGNATURE OF ZONING/MUNICIPAL OFFICIAL:

DATE:

**OFFICIAL USE ONLY**

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

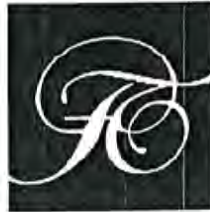
Date Applicant Was Given the following items: \_\_\_\_\_

- 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# \_\_\_\_\_





August 8, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 150 N 3<sup>rd</sup> Street, Columbia – permit #240022

150 N 3<sup>rd</sup> Street according to the Historic Site Survey is a Queen Anne – Mansardic style building built in the late 19<sup>th</sup> century. It is described as, “Attached house – Now shingle and identical to #144 with the exception of its shingled, non-sunray dormer and original entranceway with double segmental arched transom. The door itself is an alteration as is the milled steel balcony.”

The proposed Scope of Work includes:

Install a pre-hung Mahogany door retaining the exterior wood trim. May involve some masonry work.

Preservation Review

Appropriate – replacing a modern replacement door with a wood door (historical material and style). If masonry work is involved the appropriate mortar should be used (lime-based not Portland cement).

Reference Secretary of the Interior’s Standards for Rehabilitation 1, 2

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.



LEO S. LUTZ  
Mayor

EYAN M. GABEL  
Solicitor

HEATHER ZINK  
Borough Council President

**Subject: Notification of HARB Meeting regarding the application for 150 N 3<sup>rd</sup> St.**

Beckley, James W  
150 N 3<sup>rd</sup> St  
Columbia, PA 17512

Date: Thursday, August 22, 2024

Dear Mr. Beckley,

This letter was written to inform you about the Historical Architectural Review Board meeting that will be held on Wednesday, September 11, 2024 at 7:00pm at the Borough Office at 308 Locust St. The purpose of this meeting is to discuss and review the contents of the HARB application submitted on Tuesday, July 23, 2024 regarding 150 N 3<sup>rd</sup> St.

**You must place the placard in a prominent location, visible from a public way, on the property where the alteration is proposed, no later than eight days prior to the meeting date.**

As this meeting is critical to decide on whether the proposed work is approved or denied, we request that you be at the meeting on the specified date and time.

This meeting is open to the public and any interested person may be present.

Regards,

A handwritten signature in black ink that reads "Paula Diffenderfer".

Paula Diffenderfer

Code Compliance/Zoning Manager

**DATE OF APPLICATION: Tuesday, July 23, 2024**

**ADDRESS: 150 N 3<sup>rd</sup> St**

# **NOTICE**



A proposed change concerning this PROPERTY  
will be considered at the next meeting of the

## **Historical Architectural Review Board**

This meeting is held at the Borough Office, 308 Locust St and is open to the public.

Any interested person may be present.

**MEETING DATE: Wednesday, September 11, 2024 At 7:00 PM**









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

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: 150 N. 3<sup>rd</sup> Street DATE OF APPLICATION: 7/2/2024

Check all that apply:  HARB District  Residential  Commercial

PROPERTY OWNER NAME: James & Elaine Beckley PHONE: 717-606-2703

ADDRESS: 150 N. 3<sup>rd</sup> Street EMAIL: ElaineMBeckley@aol.com

AGENT NAME (if applicable): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CONTRACTOR NAME: Self 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 type="checkbox"/> Deck / Porch up to 30" in height    |
| <input checked="" 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:     | Change of Use  |

Brief Project Description: Replace existing front door with a new front door

Project Costs: 2 Project Footprints (sqft): \_\_\_\_\_

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: Elaine M. Beckley DATE: 7/2/2024

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# \_\_\_\_\_

DOES NOT NEED A BLDG. PERMIT





BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Zoning

Permit / COA #

240024

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

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

DATE OF APPLICATION: 722/2024

STREET ADDRESS OF PROPERTY TO BE REVIEWED: 300 Linden Street

DATE BUILDING CONSTRUCTED: DATE OF ADDITIONS / ALTERATIONS:

PROPERTY OWNER NAME: Glacier Estate, LLC - Melvin

ADDRESS: 878 Temperance Hill Road, Lititz, PA 17543 - Steve

PHONE: 717-587-7552 - Steve EMAIL: wish2bxtreme@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): Melvin Stoltzfus

ADDRESS: same

PHONE: 717-587-7552 EMAIL: wish2bxtreme@gmail.com

CONTRACTOR NAME: Melvin Stoltzfus

ADDRESS: same

PHONE: 717-587-7552 EMAIL: wish2bxtreme@gmail.com

ARCHITECT / ENGINEER NAME (if applicable):

ADDRESS:

PHONE: EMAIL: wish2bxtreme@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: single family & 5-unit building



**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

see attached write-up

see attached write-up

see attached write-up

see attached write-up

see attached write-up

see attached write-up

see attached write-up

see attached write-up

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$ 40,000 AT

**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.

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Clear Descriptions

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Material samples

Brochure or Catalog cuts

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SIGNATURE OF PROPERTY OWNER: Melvin Stoltzfus

DATE: 7/22/24

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# \_\_\_\_\_



August 8, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 300 Linden Street, Columbia – permit #240024

300 Linden Street is not featured in the Columbia Historic Resource survey and there is conflicting information about the original use and date built between the application and the Lancaster County Historic Resource Inventory. When the siding is removed more will be understood about the building construction and build architectural period.

For reference the Lancaster County Historic Resource Inventory lists the property as Resource ID 2841. Built in 1835 with 7 bays and of timber-light frame construction.

The application states that it seems to be built at a 2-3 bay garage with office space on the first floor and living and storage on the second floor.

The proposed Scope of Work includes:

Exterior modifications to make apartments more attractive to include:

- Demolition of existing porch
- Building a new front porch with tongue and groove Mahogany porch floor
- Repairing existing steps
- Adding a modern railing system – cable with square posts
- Replacing the rear stair access to the second floor – in kind replacement
- Building a second-floor balcony with modern railing system to match porch
- Removal of Bilco door
- Enlarging and removal of windows for symmetry
- Replacing vinyl siding with Hardi Board lap siding





LEO S. LUTZ  
Mayor

EVAN M. GABEL  
Solicitor

HERTHER ZINK  
Borough Council President

**Subject: Notification of HARB Meeting regarding the application for 300 Linden St.**

Glacier Estate LLC, Melvin Stoltzfus  
878 Temperance Hill Rd  
Lititz, PA 17543

Date: Thursday, August 22, 2024

Dear Mr. Stoltzfus,

This letter was written to inform you about the Historical Architectural Review Board meeting that will be held on Wednesday, September 11, 2024 at 7:00pm at the Borough Office at 308 Locust St. The purpose of this meeting is to discuss and review the contents of the HARB application submitted on Thursday, July 25, 2024 regarding **300 Linden St.**

**You must place the placard in a prominent location, visible from a public way, on the property where the alteration is proposed, no later than eight days prior to the meeting date.**

As this meeting is critical to decide on whether the proposed work is approved or denied, we request that you be at the meeting on the specified date and time.

This meeting is open to the public and any interested person may be present.

Regards,

A handwritten signature in black ink that reads "Paula Diffenderfer".

Paula Diffenderfer

Code Compliance/Zoning Manager

**DATE OF APPLICATION: Thursday, July 25, 2024**

**ADDRESS: 300 Linden St**

# **NOTICE**



A proposed change concerning this PROPERTY  
will be considered at the next meeting of the

## **Historical Architectural Review Board**

This meeting is held at the Borough Office, 308 Locust St and is open to the public.

Any interested person may be present.

**MEETING DATE: Wednesday, September 11, 2024 At 7:00 PM**



## **PROPOSED DEMOLITION & CONSTRUCTION**

The existing buildings at 300 Linden Street, Columbia, PA are comprised of one single family and a 5-unit residential apartment building. The buildings will maintain their current unit count and unit type. Each unit is just being remodeled.

The single family home structure will remain as is. There was a small porch roof that was added much after the building was constructed. This porch will be removed. We will be extending the front stoop to create a new porch measuring 10' wide and projecting 6'. The existing entrance stairs will be retained and repaired. Since the porch is less than 30" off the ground, the railings are ornamental and not designed with balusters less than 4" apart or at least 42" railing height. We have chosen to use cable wire secured using 2" black, metal, square posts with smaller supporting posts as needed based on span. The flooring on the new porch is 3.25" tongue and groove mahogany boards sealed with a clear sealer. The exterior of the property is painted with an historic color "Mark Twain Gray Brick". The window trim and front door will be painted "Tri-corn Black".

The 5-unit building seems to be built as a 2-3 bay auto repair garage business with an office space on the first floor with the second floor being storage and living space. Over the years the building had been converted into the 5-unit apartment building that it is today and when it was recently purchased. There are 3 one-bedroom apartments on the first floor and a one-bedroom and a two-bedroom apartment on the second floor accessed from a staircase at the rear of the building, which will be replaced with like kind materials. The small roof structure will be removed and replaced with a larger roof and porch structure.

The new roof and porch will extend 6'4" off the property, which is the same depth of the previous entrance and landscaping coverage. The porch structure will be accessed by a set up 2-3 steps on each end of the building inset on the ends of porch to not be visible from the street. This porch is being designed this way to fit into the surrounding neighborhood better as it is typical for buildings and row-houses to have covered front porches. The porch posts will be 8" x 8" douglas fir posts sealed with a clear sealer spaced evenly approximately 7'4" apart. The railing system used will be the same cable wire railing system on the porch of the single family house. This porch is also less than 30" off the ground so the railing system will be ornamental as well. The basement bilco door will be removed and replaced with an access panel from the porch above. There is not any tenant access to this basement area. The porch roof will have charcoal or black shingles. The underside of the roof structure will be open framing.

The windows will all maintain their same location except that one will be moved to make the exterior more symmetrical. The middle window in the grouping of 3 windows on the first level will be removed. The windows will be vinyl replacement windows, which is what currently exists. These new windows will be black vinyl with grids and a transom above to provide as much natural light into the apartment units as possible. The windows on the sides, rear and second floor will remain the same size but replaced with black vinyl windows with grids but without transoms.

The existing vinyl siding will be removed and replaced with Hardi Board 7.25" smooth lap siding. This siding is made of concrete and is non-combustible. The color will be Pearl Gray with Arctic White trim pieces.

The doors and accents will be painted "Kendal Charcoal", which is also a historic color.

## Narrative on Design Choices for 300 Linden Street

July 22, 2024

### CONDITIONS

In declining condition throughout many decades, the front and rear façade of this building was in relatively good condition. From the rear sections, however, rear staircase – mostly hidden from view - had been steadily deteriorating. While the building is overall structurally stable, the exterior of building will be given attention everywhere.

### USES AND ADAPTATIVE RENOVATIONS

The decision to remodel this property to extend its useful life with residential uses, led the owner-developer to plan renovations to update these 6 apartment units with modern conveniences, like forced heat and air conditioning and functional kitchens and bathrooms. This requires a remodel both floor levels and a refresh to the exterior of this building while adding a covered porch, which are common solutions historically across all of Lancaster County.

### EXTERIOR

Historically, these two buildings were probably built as a single family residence and then a 2-3 bay auto service station/garage. The front façade door openings and frames still match.

### DESIGN GOALS AND BALANCING OTHER REQUIREMENTS

As always with these projects, successful urban development must balance design goals with concerns for feasibility, construction cost, alteration needs, and code requirements.

Our design goals included:

- (1) Retaining and repairing historic architectural character where it still survives mostly intact;*
- (2) Creating a more “appealing building” – with new but understated architectural character, by limiting attention-getting features that might potentially over-shadow the historic architectural character of neighboring 18<sup>th</sup> century buildings; and*
- (3) Creating new, contemporary architecture, even in small ways where possible - incorporate large windows to flood the apartments with light and adding a porch and railings with modern elements.*

▪ *Retaining and repairing historic architectural character where it still survives mostly intact:*

The proposed design retains its Linden Street architecture and roof line characteristics, while updating the long term use of the buildings.

Lower floor window frames to be repaired, new replacement windows installed.

- *Creating a more “appealing building” – with new but understated architectural character:*

A traditional-type clapboard siding material (7” lap-exposure “Hardi Board” - made of fiber-cement, rather than wood for durability) will clad this façade in a visually-simple, neutral, and affordable material, using traditional vertical corner boards at building ends. Horizontal clapboard was often used for side and rear cladding where brick could not be afforded. Combined with the use of simplified window shapes, this treats the new wall as “visual background,” allowing it to recede visually rather than competing for attention with the historic architecture of the more significant historic buildings around, and allowing any historic features of the building to occupy the visual foreground as it should. Neutral grey and off-white paint colors for siding and trim will reinforce this background / foreground balance.

Elsewhere, horizontal siding will continue uninterrupted, maintaining the low-key background, so the more important surrounding 18<sup>th</sup> c. architecture will get most visual attention.

- *Creating new, contemporary architecture, even in small ways where possible:*

At the extreme East end, the visual bulk of the rear extension will not be visible from North Arch Street. The rear of the new structure is approximately 200 feet from North Arch Street. The large windows with transoms on the 1<sup>st</sup> floor will break up the wall mass. Window placement is designed to minimize distraction of visual attention













ACROSS STREET  
@ TURKEY HILL









Intersection  
@ property



















 Search for color name, code or brand

## Tricorn Black (6258)

Sherwin-Williams







 Search for color name, code or brand

## Cyberspace (7076)

Sherwin-Williams





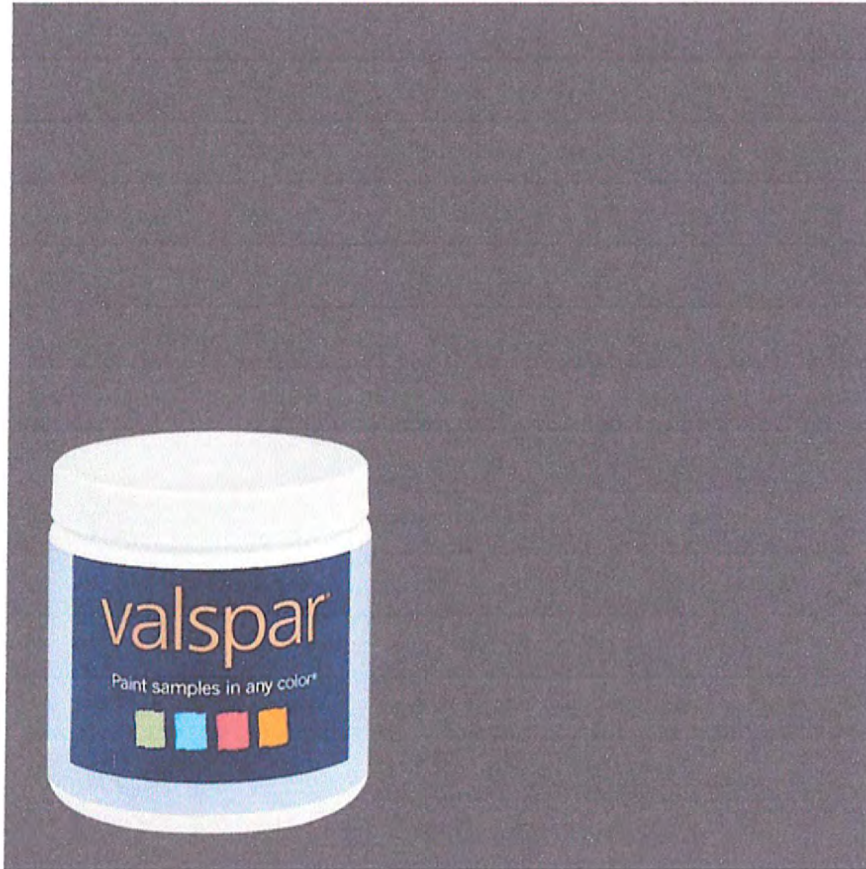
5:44

Safari

20

[Back](#)

[E. Lancaster Lowe's](#)



## Valspar 8 oz. Paint Sample - Mark Twain Gray Brick

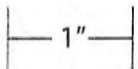
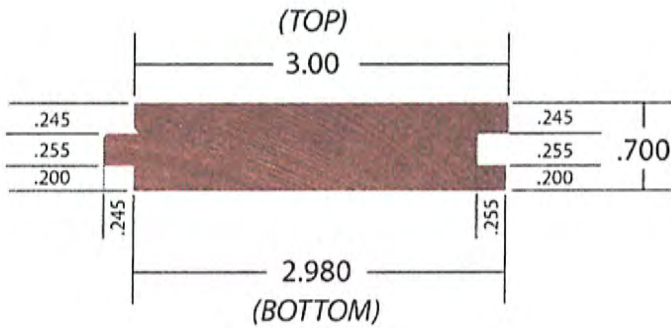
Item #: 94101 | Model #: 40052CMARKTWAINGRAYB

Not Yet Rated



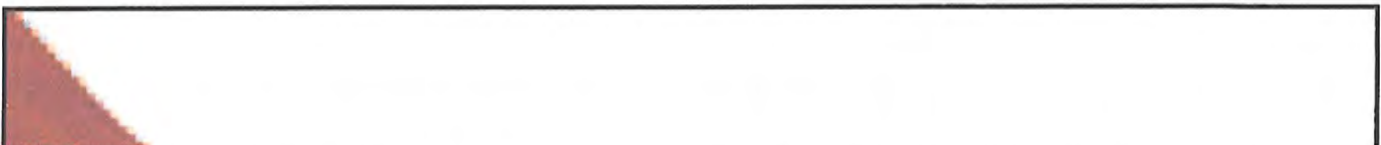


## 1 x 4 (tongue & groove)



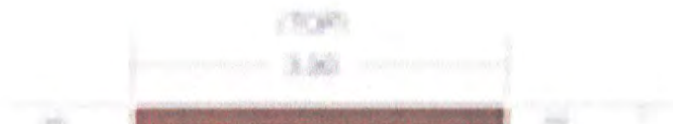
measurements in inches

< 1/2 >





1 x 4 (tongue & groove)







ADVANTAGE LUMBER

SKU: DRB010401TG

## 1 x 4 Mahogany (Red Balau) Wood T&G Decking

\$2.95 USD

Shipping calculated at checkout.

### Decking & Siding Milling Setup Fees

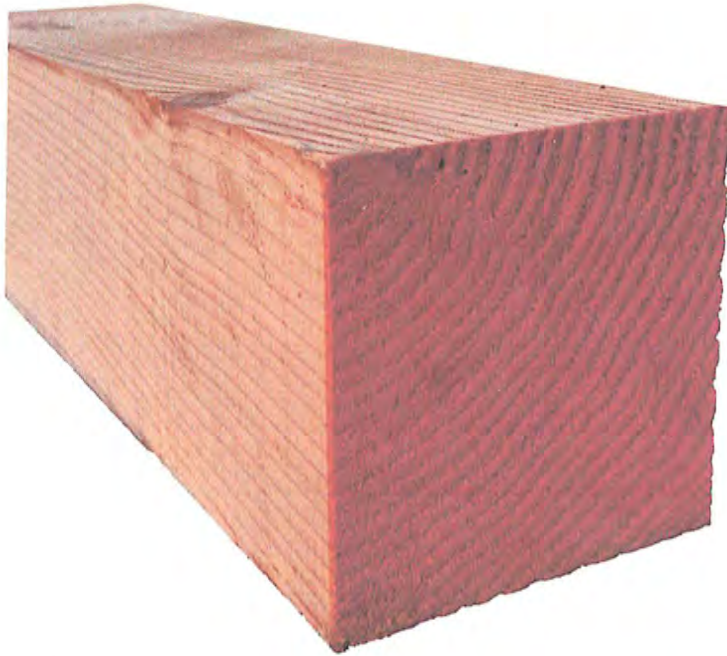
	Setup
<b>Pregrooved</b>	\$180.00
<b>T&amp;G, V-Groove, &amp; Shiplap</b>	\$250.00
<b>Rainscreen &amp; Anti-Slip</b>	\$250.00

Size: 1 foot

# 8 x 8 x 8' #1 & Better Rough Sawn Douglas Fir Timber

(Actual Size 7-7/8" x 7-7/8" x 8')

Model Number: 1022770 | Menards® SKU: 1022770



EVERYDAY LOW PRICE

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PRICE  
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\$153.99

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\$137<sup>05</sup>  
each

You Save \$16.94 After Mail-In Rebate\*

- Timbers are Rough Sawn
- See Technical Specifications for design values and span chart information
- S-Green (not kiln dried)

[View More Information >](#)

Length: 8'

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Description & Documents



Douglas fir is recognized for its superior strength-to-weight ratio and has the highest ratings of any western softwood for extreme fiber stress in bending. It has the ability to season well in place because of its natural dimensional stability. Douglas fir works well with hand or power tools and can be painted or stained as needed. It has excellent ability to hold nails, screws, and appropriate glues as well.

#### Features

- Timbers are Rough Sawn
- See Technical Specifications for design values and span chart information
- S-Green (not kiln dried)
- Minimal wane provides a better edge for fasteners and appearance
- Versatile and strong, suitable for a wide array of projects
- Each piece of this lumber meets the highest quality grading standards
- \*\*These Doug Fir timbers are produced to order and they are transported from the West Coast. Please allow an estimated 5 to 6 week lead time.\*\*
- Actual size: dimensions at time of manufacture. Product dimensions will vary depending on moisture content.

#### Additional Resources

[Safety Data Sheets \(SDS\)](#)

[Technical Specifications](#)

Brand Name: **Hampton**



#### Popular Links

[8 x 8 x 8' Rough Sawn Pine Timber](#) • [8" x 8" x 8" Wye Duct Fitting](#) • [8 x 8 x 8 Half Single Bullnose Block](#) • [4 x 8 x 8' #1 & Better S4S Douglas Fir Timber](#) • [8 x 8 x 12' #1 & Better Rough Sawn Douglas Fir Timber](#) • [8 x 8 x 16' #1 & Better Rough Sawn Douglas Fir Timber](#) • [8 x 8 x 8' Red Cedar Timber](#) • [6 x 8 x 8' #1 & Better S4S Douglas Fir Timber](#) • [8 x 8 x 8 Half Construction Block](#)

**\*Please Note:** The 11% Rebate\* is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. "Price After Rebate" is the Price or Sale Price, minus the savings you can receive from an 11% Mail-in Rebate\* in the form of an in-store merchandise credit check. The 11% Rebate\* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate redemption form to the address on the redemption form to receive their merchandise credit check. See redemption form for details. Limited to stock on hand. No sorry slips. First come, first served. Future sale price adjustments, exchanges and merchandise returns will void the 11% rebate on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons, Menards rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards reserves the right to limit purchases of any and all items to reasonable job lot quantities. Excludes event tickets, gift cards, propane purchases, delivery and handling charges, all rental items, KeyMe®, re-keying services, processing fees, packaging charges and extended service agreements. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)




EXPRESS

## DIY Cable Railing Kits

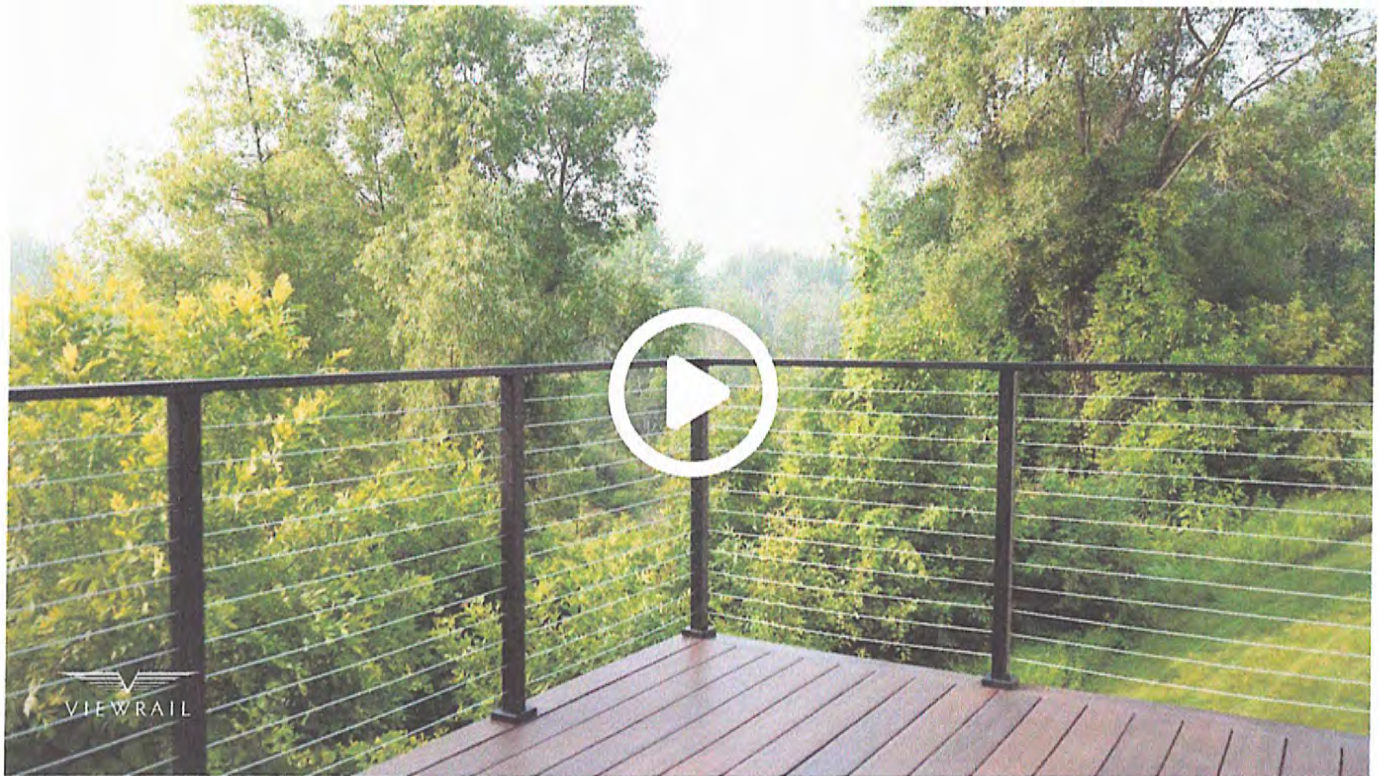
[Shop Parts](#)

[How to Buy Express](#)



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Getting started is easy



How to Buy Express





## Turn corners with one post

Most companies force you to use two posts to turn a corner on your railing system. Our pre-fabricated posts and proprietary hardware empower you to turn corners with a single post, cutting down on material costs and opening up your view even more.

## The difference is in the details

### **1-on-1 support**

Every customer is paired with a dedicated rep and one of our expert engineers who will see your project through from start to finish.



Extreme weather is no match for Hardie® fiber cement siding —  
learn why here. →



🏠 > ... > Exterior Siding Products > **Hardie® Plank Lap Siding | James Hardie**

# Hardie® Plank Lap Siding

Protect and transform your home with our best-selling product line from the #1 brand of fiber cement siding in North America\*, available in stunning finishes to suit every style.

📍 Showing products for: 17603

## Hardie® Plank

### Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

- Select Cedarmill®
- Smooth**
- Beaded Select Cedarmill®
- Beaded Smooth
- Custc Roug

### Select your color collection

- Statement Collection®**
- Magnolia Home | James Hardie Collection
- Dream Collection®
- Primed for Paint

### Pearl Gray

Add sample to cart | Free 🛒

Visualize with hover →

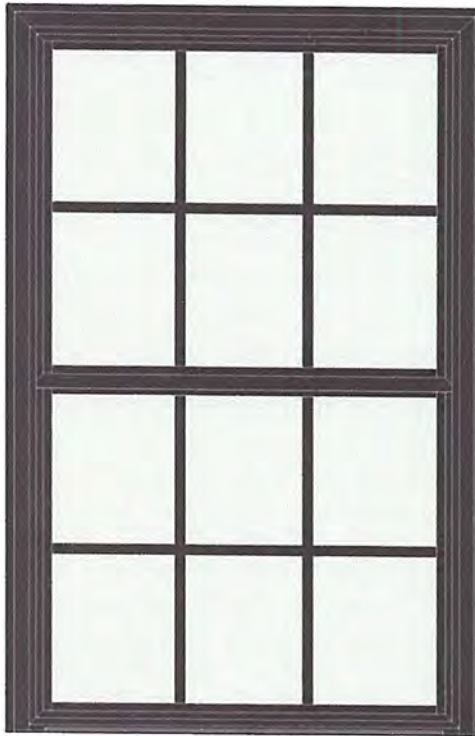


# YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



717-768-7326  
3445 Harvest Drive  
Gordonville, PA 17529



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: 327 N. Mullbery  
Order #11027534-1  
Qty: 1

## DETAILS

- Endure Window - EN600 Series
- 601 - Double Hung
- Textured Matte Coal Black
- Black Jamb Pocket
- Black Vent Locks
- Black Bulb Seal
- FineLine
- Exact Size: 34" x 52"
- Installation Holes
- Compound Tension Balance System
- Snap-In Frame Sash Stops
- Double Profile DA Locks
- Black Hardware
- INNERGY Thermal Sash Reinforcement
- Flex Full Screen with BetterVue Screen Mesh
- Graphite Foam Insulation
- Sill Extender
- ComforTech DLA-UV
- Single Strength Glass
- 3/4" IG Thickness
- Colonial (Standard) Contoured Grid - 2V x 1H
- Coal Black Grids

## INFORMATION AND WARNINGS

The jamb pocket for interior painted double hung windows will be painted to match the interior color.

The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Textured Matte Coal Black exterior.

Neither Nail Fin nor J-Channel has been selected.

Custom color windows require additional lead time.

## Installation Instructions



### SIZING

- Opening Width Range: 34 1/4" to 34 1/2"
- Opening Height Range: 52 1/4" to 52 1/2"
- Window Size: 34" x 52"
- United Inches: 86
- Egress Size: 29" x 19 27/32"
- Egress Square Foot: 4.0024
- Egress Meets Criteria: No
- Top Sash Size: 30" x 24 9/16"
- Top Glass Size: 28 3/16" x 22 13/16" x 3/4"
- Top Glass Viewable Size: 27 3/16" x 21 13/16"
- Bottom Sash Size: 31" x 25 9/16"
- Bottom Glass Size: 28 3/16" x 22 13/16" x 3/4"
- Bottom Glass Viewable: 27 3/16" x 21 13/16"
- Size:
- Full Screen: 30 7/8" x 49 3/4"

### Structural

- Air:**  
0.05 cfm/ft<sup>2</sup> @ 1.57 psf  
ASTM E 283
- Water:**  
7.52 psf  
ASTM E 547
- Structural:**  
LC-PG50 141mph  
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11  
DP 50

### ENERGY

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.27	0.19
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Condensation Resistance
0.42	60.00
Air Infiltration (cfm/ft <sup>2</sup> )	
<= 0.05	

ENERGY STAR  
Southern / South-Central

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

# YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series Muller Unit



717-768-7326  
3445 Harvest Drive  
Gordonville, PA 17529



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: 327 North

Order #10995754-6

Qty: 1

## DETAILS

### Endure Window - EN600 Series

White

Exact Size: 36" x 81 13/16"

Two Down - Top = 1/4

Graphite Foam Insulation

Factory Muller

Integral Nail Fin

### Window B1 - 628 - 1-Lite Casement (Fixed)

Unit Size: 36" x 20 7/16"

Installation Holes

ComforTech DLA-UV

Single Strength Glass

3/4" IG Thickness

### Window A1 - 625 - 1-Lite Casement - Hinged Left (OLI)

Unit Size: 36" x 61 5/16"

Corner Drive System

Installation Holes

ROTO Hardware

Black Lock-out Crank Handle

INNERGY Thermal Sash Reinforcement

Extruded Full Screen (White) with BetterVue Screen Mesh

ComforTech DLA-UV

Double Strength Glass

3/4" IG Thickness

## SIZING

Overall Unit Size: 36" x 81 3/4"

Opening Width Range: 36 1/4" to 36 1/2"

Opening Height Range: 82" to 82 1/4"

Egress Size: 23 29/32" x 55 7/8"

Egress Square Foot: 9.2774

Egress Meets Criteria: Yes

628 - 1-Lite Casement (Fixed): 36" x 20 7/16"

625 - 1-Lite Casement - Hinged Left (OLI):

36" x 61 5/16"

## Air/Water/Structural

N/A

## Installation Instructions



## ENERGY

### ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.25

0.24

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.54

60.00

Air Infiltration (cfm/ft2)

<= 0.01

ENERGY STAR

North-Central Region



# YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series Mulled Unit



717-768-7326  
3445 Harvest Drive  
Gordonville, PA 17529



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: 327 North  
Order #10995754-1  
Qty: 1

## DETAILS

### Endure Window - EN600 Series

White Inside / Coal Black Outside  
White Base Vinyl Color  
FineLine  
Exact Size: 36" x 81 13/16"  
Two Down - Top = 1/4  
Graphite Foam Insulation  
Factory Muller  
Integral Nail Fin

#### Window B1 - 628 - 1-Lite Casement (Fixed)

Unit Size: 36" x 20 7/16"  
Installation Holes  
ComforTech DLA-UV  
Single Strength Glass  
3/4" IG Thickness

#### Window A1 - 625 - 1-Lite Casement - Hinged Left (OLI)

Unit Size: 36" x 61 5/16"  
Corner Drive System  
Installation Holes  
ROTO Hardware  
Black Lock-out Crank Handle  
INNERGY Thermal Sash Reinforcement  
Extruded Full Screen (White) with BetterVue Screen Mesh  
ComforTech DLA-UV  
Double Strength Glass  
3/4" IG Thickness

## SIZING

Overall Unit Size: 36" x 81 3/4"  
Opening Width Range: 36 1/4" to 36 1/2"  
Opening Height Range: 82" to 82 1/4"  
Egress Size: 23 29/32" x 55 7/8"  
Egress Square Foot: 9.2774  
Egress Meets Criteria: Yes  
628 - 1-Lite Casement (Fixed): 36" x 20 7/16"  
625 - 1-Lite Casement - Hinged Left (OLI): 36" x 61 5/16"

## Air/Water/Structural

N/A

## Installation Instructions



## ENERGY

### ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.25	0.24

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.54	60.00
Air Infiltration (cfm/ft <sup>2</sup> )	
<= 0.01	

ENERGY STAR

North-Central Region

## INFORMATION AND WARNINGS

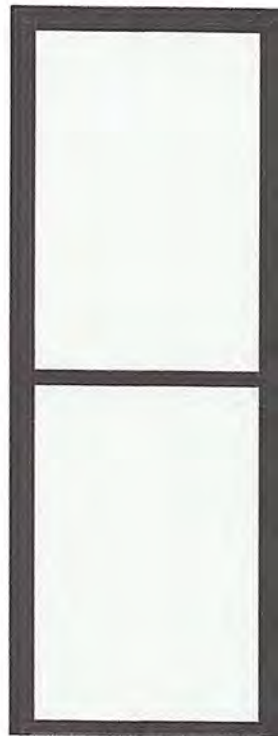
Custom color windows require additional lead time.

# YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



717-768-7326  
3445 Harvest Drive  
Gordonville, PA 17529



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: 327 North  
Order #10995754-9  
Qty: 1

## DETAILS

**Endure Window - EN600 Series**  
601 - Double Hung  
White Inside / Coal Black Outside  
White Base Vinyl Color  
White Vent Locks  
Black Bulb Seal  
FineLine  
Exact Size: 36" x 96"  
Installation Holes  
Compound Tension Balance System  
Snap-In Frame Sash Stops  
Double Profile DA Locks  
White Hardware  
INNERGY Thermal Sash Reinforcement  
Flex Full Screen with BetterVue Screen Mesh  
Graphite Foam Insulation  
Integral Nail Fin  
ComforTech DLA-LV  
Single Strength Glass  
3/4" IG Thickness

## INFORMATION AND WARNINGS

The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.  
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Coal Black exterior.  
Flex screens wider than 55" or taller than 80" are made of two half screens joined with a mullion adapter.  
Custom color windows require additional lead time.

### SIZING

Opening Width Range: 36 1/4" to 36 1/2"  
Opening Height Range: 96 1/4" to 96 1/2"  
Window Size: 36" x 96"  
United Inches: 132  
Egress Size: 31" x 41 27/32"  
Egress Square Foot: 9.0146  
Egress Meets Criteria: Yes  
Top Sash Size: 32" x 46 9/16"  
Top Glass Size: 30 3/16" x 44 13/16" x 3/4"  
Top Glass Viewable Size: 29 3/16" x 43 13/16"  
Bottom Sash Size: 33" x 47 9/16"  
Bottom Glass Size: 30 3/16" x 44 13/16" x 3/4"  
Bottom Glass Viewable Size: 29 3/16" x 43 13/16"  
Top Screen: 32 7/8" x 46 7/8"  
Bottom Screen: 32 7/8" x 46 13/16"

### Structural

N/A

### Installation Instructions



### ENERGY

#### ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)      Solar Heat Gain Coefficient

0.27      0.21

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance      Condensation Resistance

0.47      60.00

Air Infiltration (cfm/ft2)

<= 0.05

ENERGY STAR

Southern / South-Central

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11



RECEIVED



BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Permit / COA #  
240023

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

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

DATE OF APPLICATION: <u>7/17/24</u>	
STREET ADDRESS OF PROPERTY TO BE REVIEWED: <u>717 Chestnut St</u>	
DATE BUILDING CONSTRUCTED: <u>1900</u>	DATE OF ADDITIONS / ALTERATIONS: <u>10-16 weeks after approval</u>
PROPERTY OWNER NAME: <u>Nakesha + Beverly Cunningham</u>	
ADDRESS: <u>717 Chestnut St Columbia, PA 17512</u>	
PHONE: <u>717-875-8514</u>	EMAIL: <u>Beverly558@yahoo.com</u>
If Applicant is not the equitable owner of the property, please indicate below: <input checked="" type="checkbox"/> Owner's Agent / Representative <input type="checkbox"/> Other _____ A letter is required by the property owner, authorizing the agent / representative to act on their behalf. <input type="checkbox"/> Letter received	
AGENT/REPRESENTATIVE NAME (if applicable): <u>Renewal By Anderson</u>	
ADDRESS: <u>4856 Carlisle Pike Mechanicsburg, PA 17050</u>	
PHONE: <u>717-591-4900</u>	EMAIL: <u>permits.hoa@rbacentralpa.com</u>
CONTRACTOR NAME: <u>Renewal By Anderson</u>	
ADDRESS: <u>4856 Carlisle Pike Mechanicsburg, PA 17050</u>	
PHONE: <u>717-591-4900</u>	EMAIL: <u>permits.hoa@rbacentralpa.com</u>
ARCHITECT / ENGINEER NAME (if applicable): <u>N/A</u>	
ADDRESS:	
PHONE:	EMAIL:
<b>PROPERTY USE (check all that apply):</b> <input type="checkbox"/> MULTI-FAMILY RESIDENCE <input checked="" type="checkbox"/> SINGLE FAMILY RESIDENCE <input type="checkbox"/> COMMERCIAL/RETAIL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> VACANT	<b>BUILDING TYPE:</b> <input type="checkbox"/> SINGLE, DETACHED <input checked="" type="checkbox"/> DUPLEX <input type="checkbox"/> ROW <input type="checkbox"/> APARTMENT BUILDING <input type="checkbox"/> WAREHOUSE <input type="checkbox"/> 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

Replacement of 4 windows

All windows will be double hungs 1:1 Sash ratio, Slope sills, insert frames, white int/exterior in color, clear high performance smart sun glass, Full Frame Fiberglass Screens and no grilles.

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$ 12,302

**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: 07/2024

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: \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_ CASH / CREDIT CARD / CHECK# \_\_\_\_\_





August 8, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 717 Chestnut St, Columbia – permit #240023

717 Chestnut Street is listed in the Historic Resource Survey as a Georgian Revival, row of double houses, it is noted that 717 remains intact. It is described as, “Double house – 2-1/2 story, 2 bay, brick with steeply pitched hip roof with hexagonal slates, accentuated by a smaller flared hipped roof housing a classically decorated dormer, 1 over 1 window with deep entablature and massive semicircle pediment which is a deep angled bay with swag decorated panels atop. Beside the bay is a round-headed single window with shallow upper Queen Anne style sash above a 1 over 1 window and double door with multiple panes in a long body, which is protected by a full porch on 717. The porch is supported by paired posts atop brick bases with simplistic bracket supports and turned balustrade.”

The proposed Scope of Work includes:

Replacement of four windows in a one over one configuration.

#### Preservation Review

Appropriate with conditions: 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.

Reference Secretary of the Interior’s Standards for Rehabilitation 6

---

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.





LEO S. LUTZ  
Mayor

EVAN H. GABEL  
Solicitor

HEATHER ZINK  
Borough Council President

**Subject: Notification of HARB Meeting regarding the application for 717 Chestnut St.**

Cunningham, Beverly A  
717 Chestnut St  
Columbia, PA 17512

Date: Thursday, August 22, 2024

Dear Ms. Cunningham,

This letter was written to inform you about the Historical Architectural Review Board meeting that will be held on Wednesday, September 11, 2024 at 7:00pm at the Borough Office at 308 Locust St. The purpose of this meeting is to discuss and review the contents of the HARB application submitted on Monday, July 22, 2024 regarding **717 Chestnut St.**

**You must place the placard in a prominent location, visible from a public way, on the property where the alteration is proposed, no later than eight days prior to the meeting date.**

As this meeting is critical to decide on whether the proposed work is approved or denied, we request that you be at the meeting on the specified date and time.

This meeting is open to the public and any interested person may be present.

Regards,

A handwritten signature in black ink that reads "Paula Diffenderfer".

Paula Diffenderfer

Code Compliance/Zoning Manager

**DATE OF APPLICATION: Monday, July 22, 2024**

**ADDRESS: 717 Chestnut St**

# **NOTICE**



A proposed change concerning this PROPERTY  
will be considered at the next meeting of the

## **Historical Architectural Review Board**

This meeting is held at the Borough Office, 308 Locust St and is open to the public.

Any interested person may be present.

**MEETING DATE: Wednesday, September 11, 2024 At 7:00 PM**





**RENEWAL**  
**by ANDERSEN**  
FULL-SERVICE WINDOW & DOOR REPLACEMENT

The Better Way to a Better Window

To Whom It May Concern at the Columbia Historical Architectural Review Board:

We are proposing the following work at the home of Nakesha & Beverly Cunningham at 717 Chestnut St in Columbia.

The details of the new unit(s) are as follows:

This project is for 4 windows. The windows will all be double hungs 1:1 sash ratio, slope sills, insert frames, white interior/exterior, clear high performance smartsun glass, full frame fiberglass screens, and no grilles.

The new units have been measured to fit within the existing openings; there is no need for us to alter the size of the existing opening(s). During the installation process, it is common practice for us to inspect the opening after the existing unit is removed in order to ensure that the area surrounding the unit(s) is in good shape. Any rot or damage found during that process will be addressed during installation. Any and all debris created during installation will be handled by our crew and cleaned up before we leave the property.

Pertinent information including descriptions and photos is attached for your review. Should you require anything further, please do not hesitate to contact me.

Sincerely,

**Megan Thompson**  
Operations Administrative Assistant  
[permits.hoa@rbacentralpa.com](mailto:permits.hoa@rbacentralpa.com)  
717-431-9123

**RECEIVED**

JUL 22 2024

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



# Order Summary

dba: RENEWAL BY ANDERSEN OF CENTRAL PA

Legal Name: Ambassador Home Improvements, Inc. | License # PA003807  
4856 Carlisle Pike | Mechanicsburg, PA 17050  
Phone: 717-591-4900 | Fax: 717-364-1854 | toorder@rbacentralpa.com  
Measure Tech: Adam Shirk, (717)468-9279

Nakesha & Beverly Cunningham

717 Chestnut Street  
Columbia, PA 17512  
H: (717)875-8514  
C: (717)475-9680

## JOB PHOTOS



Image 1



Image 2



Image 3



Image 4



Image 5

## JOB NOTES

Street parking only

White/white

Original wood windows in vinyl siding with j channel and brick second floor. 3 windows are on exterior 2nd floor porch.

Measured to set to existing stops and stool

Sent base shoe in the case it's needed.

Sent 5/4 and 1x4 for sill rot if present and needing replaced





101

dba: RENEWAL BY ANDERSEN OF CENTRAL PA

Legal Name: Ambassador Home Improvements, Inc. | License # PA003807  
4856 Carlisle Pike | Mechanicsburg, PA 17050  
Phone: 717-591-4900 | Fax: 717-364-1854 | toorder@rbcentralpa.com  
Measure Tech: Adam Shirk, (717)468-9279

Nakesha & Beverly Cunningham  
717 Chestnut Street  
Columbia, PA 17512  
H: (717)875-8514  
C: (717)475-9680

# 101

Boys BD  
26-1/2" W 58" H  
Window, Double-Hung (DG)



**Window:** Acclaim™ Double-Hung (DG), 1:1, Slope Sill, Insert Frame, Modern Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None **Sill Angle:** FS°

### UNIT NOTES

### UNIT CONSTRUCTION

### UNIT MATERIALS

### UNIT PHOTOS



Image 1



102

dba: RENEWAL BY ANDERSEN OF CENTRAL PA

Legal Name: Ambassador Home Improvements, Inc. | License # PA003807  
4856 Carlisle Pike | Mechanicsburg, PA 17050  
Phone: 717-591-4900 | Fax: 717-364-1854 | toorder@rbacentralpa.com  
Measure Tech: Adam Shirk, (717)468-9279

Nakesha & Beverly Cunningham  
717 Chestnut Street  
Columbia, PA 17512  
H: (717)875-8514  
C: (717)475-9680

# 102

Boys BD  
26-1/2" W 58" H  
Window, Double-Hung (DG)



**Window:** Acclaim™ Double-Hung (DG), 1:1, Slope Sill, Insert Frame, Modern Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None **Sill Angle:** FS°

## UNIT NOTES

## UNIT CONSTRUCTION

## UNIT MATERIALS

## UNIT PHOTOS



Image 1



Image 2



Image 3





103

dba: RENEWAL BY ANDERSEN OF CENTRAL PA

Legal Name: Ambassador Home Improvements, Inc. | License # PA003807  
4856 Carlisle Pike | Mechanicsburg, PA 17050  
Phone: 717-591-4900 | Fax: 717-364-1854 | toorder@rbacentralpa.com  
Measure Tech: Adam Shirk, (717)468-9279

Nakesha & Beverly Cunningham

717 Chestnut Street  
Columbia, PA 17512  
H: (717)875-8514  
C: (717)475-9680

# 103

Laundry Room  
26-1/2" W 58" H  
Window, Double-Hung (DG)



**Window:** Acclaim™ Double-Hung (DG), 1:1, Slope Sill, Insert Frame, Modern Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None **Sill Angle:** FS°

## UNIT NOTES

## UNIT CONSTRUCTION

## UNIT MATERIALS

## UNIT PHOTOS



Image 1



104

dba: RENEWAL BY ANDERSEN OF CENTRAL PA

Legal Name: Ambassador Home Improvements, Inc. | License # PA003807  
4856 Carlisle Pike | Mechanicsburg, PA 17050  
Phone: 717-591-4900 | Fax: 717-364-1854 | toorder@rbacentralpa.com  
Measure Tech: Adam Shirk, (717)468-9279

Nakesha & Beverly Cunningham

717 Chestnut Street  
Columbia, PA 17512  
H: (717)875-8514  
C: (717)475-9680

# 104

Laundry Room  
26-1/2" W 58" H  
Window, Double-Hung (DG)



**Window:** Acclaim™ Double-Hung (DG), 1:1, Slope Sill, Insert Frame, Modern Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None **Sill Angle:** FS°

#### UNIT NOTES

#### UNIT CONSTRUCTION

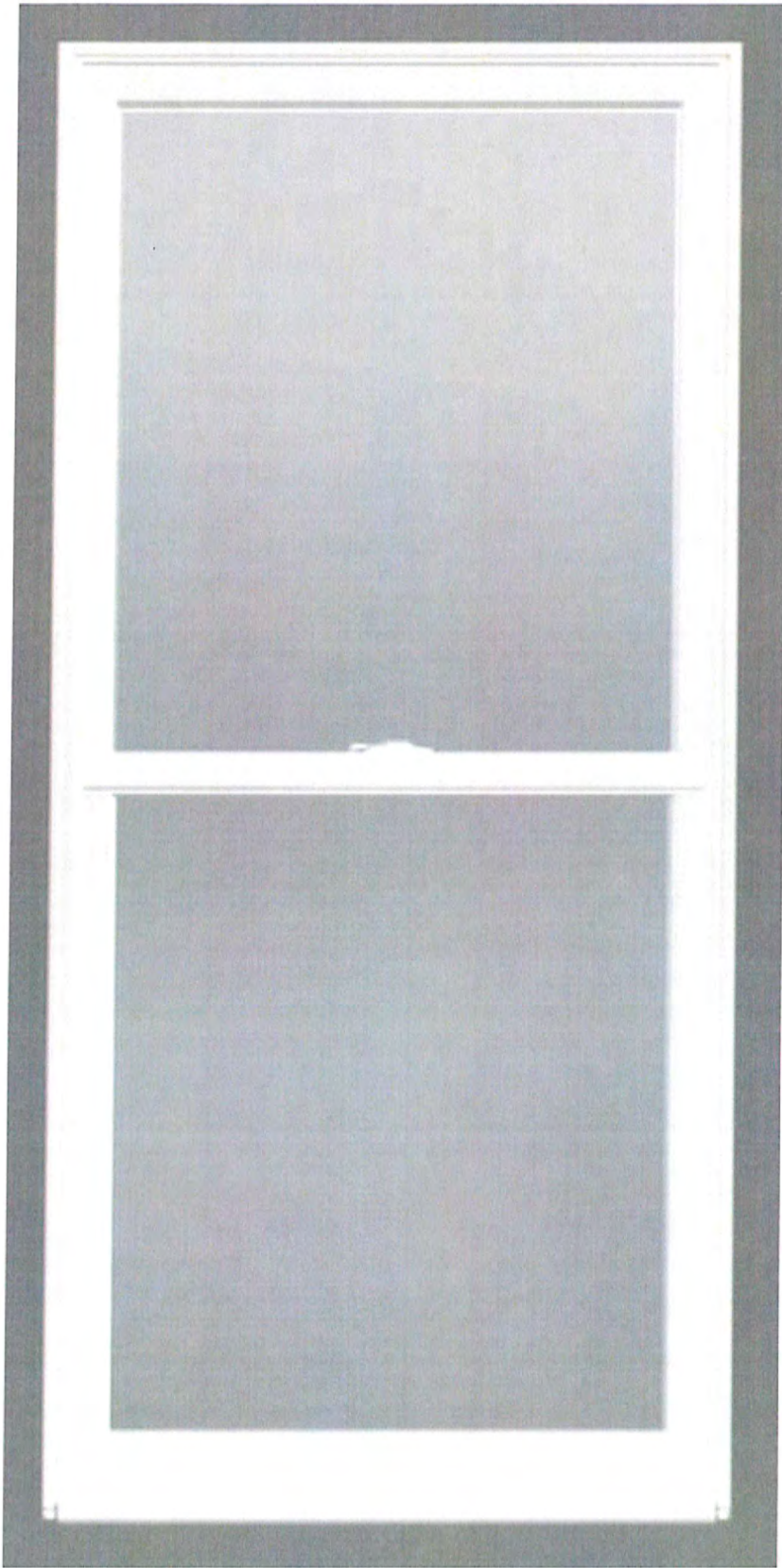
#### UNIT MATERIALS

#### UNIT PHOTOS



Image 1





This is what the windows will look like from the outside



# Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

### CONVENIENT

Easy cleaning from the inside.

### ELEGANT

Traditional look of mortise-and-tenon styling.

### ACCURATE

Appropriate for restoration and renovation projects.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window

### Check Rail Options



Contemporary

Traditional

*Reverse cottage style windows feature a larger upper sash*



Renewal  
by Andersen  
WINDOW REPLACEMENT

"My new windows look beautiful and can be opened from the bottom or top."

CAROL P.

Double-Hung Windows / White Interior



Double-Hung Windows / White / Colonial Grilles



Double-Hung Reverse Cottage Style Windows / Maple Exterior / Modified Prairie Grilles



Double-Hung Windows / White Interior



Double-Hung Cottage Style and Picture Combination Window / White Interior / Colonial Grilles



Double-Hung Windows / White Exterior / Colonial Grilles



INTERIOR/EXTERIOR



White



Canvas



Sandtone



Terratone



Dark Bronze



Black



EXTERIOR



Cocoa Bean



Forest Green



Red Rock



## FIBREX® MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

### Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing "mass production" techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world's largest specialized window frame factory in 1929, our guiding principle has always been to "make a product that is different and better." Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

### Introducing Fibrex® material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it's an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
<b>Strength</b>	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
<b>Insulation</b>	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
<b>Low Maintenance</b>	Fibrex material never needs scraping or painting. It won't rot, decay or mold*.	Fiberglass frames are painted and may need regular maintenance.
<b>Beauty</b>	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows.  The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area.  Fiberglass can only be made into straight lineals.
<b>Environmental Responsibility</b>	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification.  Fiberglass is a thermoset material and cannot be reformed into new profiles.
<b>Warranty</b>	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a Product and Installation Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.

\*For a copy of the Renewal by Andersen® Products and Installation Transferable Limited Warranty, contact a sales representative. \*\*Small Business Administration Website, www.sba.gov

Fibrex material pellets



# Fibrex® Material: A Better Material, A Better Performance

Andersen Corporation was founded in 1903 and soon revolutionized the way windows were installed by pre-cutting materials for carpenters to assemble on the building site.



Over 100 Years  
of innovation and excellence

1958 Aluminum rejected as a framing material due to high conduction of heat and cold.

1959 Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn't have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.

1966 Andersen creates the "clad-wood" window and door category (still the standard of excellence in stick-size new construction). Andersen Research & Development invents a way to weld the corners together for airtight, watertight performance.

1970s Over the decades, the company learns to approach manufacturing with the aim of extending, preserving and protecting resources. From the supply chain to the manufacturing line to the products themselves, Andersen strives to improve the return on its resources by making windows and doors that perform and last.

1970s Andersen sees the extra wood created by its manufacturing process as a potential material resource. The company develops window sash made from reclaimed wood fibers and thermoplastic polymers. The new material performs and weathers well. But manufacturing methods are inefficient until developments are made in the next decade.

Andersen® products and patents have revolutionized the window and door industry for over 100 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

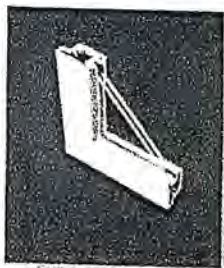
We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes and packaging materials all undergo testing.

*"Renewal by Andersen benefits from the rich tradition of the Andersen® brand. Customers know that they can trust us, that they will be treated well and that we stand behind our products."*

—Paul Delahunt

President of Renewal by Andersen

The company's innovation grows from its talented and committed employees. Andersen family values of excellence, integrity, innovation and partnership speak to the success of its past and guide a future of unlimited possibility.



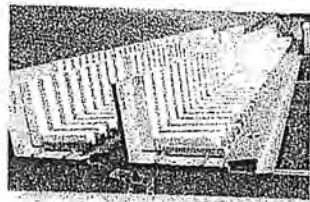
Andersen® hollow vinyl window (1959)



Perm-Shield® clad windows (1966)



Fibrex® material  
Sub-sill support for Frenchwood®  
hinged patio door (1993)



"L-Joint" visual appearance environmental test

1968-78 The price of wood increases 400% in 10 years. Wood's unique structure preserves its strength right down to the cellular level. Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden parts of the window. Engineered wood-wood pieces combined and pressed together—actually prove stronger than traditional raw wood.

1991 Fibrex® material is patented—it combines the best qualities of wood and thermoplastic polymers.

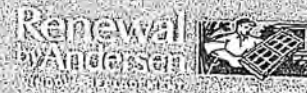
1993 Fibrex® material used as a sub-sill component in the Andersen® Frenchwood® hinged patio door. The Fibrex® material sill was selected for its superior strength and resistance to rot and decay, and performs exceptionally well in this demanding role.

1995 Renewal by Andersen founded. Now one of the largest window replacement companies in the U.S., Renewal by Andersen windows incorporate over 40% reclaimed wood fiber by weight from other window manufacturing operations.

2008 Renewal by Andersen® windows have achieved the highest SCS certified recycled content of any window replacement company.



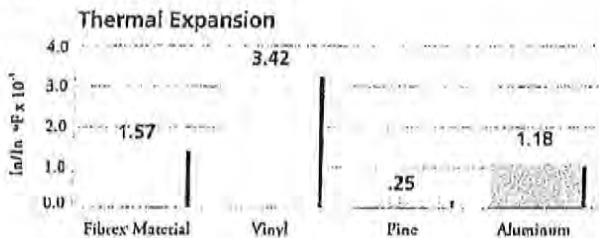
Fibrex® material pellets



## The "material" difference

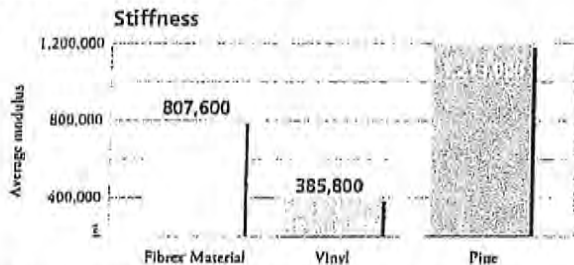
Consider all you expect windows to do for your home—Fibrex® material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance and beauty of windows, Fibrex® material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you'll agree—replacement windows made of Fibrex® material are the right choice for your home.

## Durable and reliable



Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, expands and contracts a lot, which can cause cracks, bowing and leakage of air and water. Fibrex material windows will perform better in every season no matter how cold the winters or how hot the summers in your area.

## Stable and predictable



Fibrex material is twice as stable and rigid as vinyl. Wood's average stiffness is higher, but it's less predictable than Fibrex® material because of wood's natural variations like grain, knots and moisture content. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, more view. Fibrex material can be made into any style of window—including curved specialty windows—and in colors to complement every home.

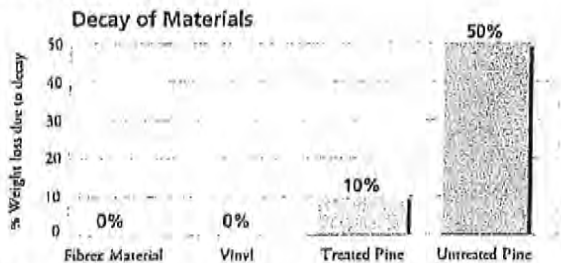
\*See the limited warranty for details.

## An excellent insulator



Fibrex material has excellent insulating properties on a par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor cold temperatures to chill the window areas inside. Fibrex material insulates about 700 times better than aluminum.

## Decay-resistant



With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen's windows, made with Fibrex material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit or corrode.\*

\*"Renewal by Andersen" and the Renewal by Andersen logo are registered trademarks of Andersen Corporation. All other marks where denoted are trademarks of Andersen Corporation. © 2019 Andersen Corporation. All rights reserved. Rev. 09/16



For additional information on Renewal by Andersen® products and services, please visit our Website at

[renewalbyandersen.com](http://renewalbyandersen.com)

Reorder RL-2001



Do not remove until final code inspection. Save label for future reference.

**ENERGY STAR® Certified in Highlighted Regions**  
**Certifié ENERGY STAR dans les régions en surbrillance**

Canada  
energystar.ca



**ENERGY STAR**

U.S. / E.U.  
energystar.gov



**DO NOT REMOVE UNTIL FINAL INSPECTION HAS BEEN COMPLETED. CONSERVEZ CE TITRE JUSQU'À LA FIN DE LA VISITE D'INSPECTION FINALE.**



National Fenestration  
Rating Council  
**CERTIFIED**



AND-N-184-00472-00001  
Vinyl Wood Composite Material  
Dual-Pane HP Construction with Argon  
Product Type: Double Hung

**ENERGY PERFORMANCE RATINGS**

U-Factor **0.30** Solar Heat Gain Coefficient **0.21**  
(U-Factor) (SHGC)

**ADDITIONAL PERFORMANCE RATINGS**

Visible Transmittance **0.48**

For information on the National Fenestration Rating Council (NFRC) certification process, visit www.nfrc.org. For more information on ENERGY STAR certification, visit www.energystar.gov. For more information on the Andersen Corporation, visit www.andersen.com. For more information on the WDMA, visit www.wdma.com.

**WDMA**  
Waldmark Corporation  
www.wdma.com

Location: 179 N 835  
Andersen Corporation  
R4L Double Hung  
Manufactured separately, certification is identical to that of the

STANDARD	PERFORMANCE
ANSI Z98.1-2003 (NFRC 101)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.2-2003 (NFRC 102)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.3-2003 (NFRC 103)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.4-2003 (NFRC 104)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.5-2003 (NFRC 105)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.6-2003 (NFRC 106)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.7-2003 (NFRC 107)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.8-2003 (NFRC 108)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.9-2003 (NFRC 109)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.10-2003 (NFRC 110)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.11-2003 (NFRC 111)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.12-2003 (NFRC 112)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.13-2003 (NFRC 113)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.14-2003 (NFRC 114)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.15-2003 (NFRC 115)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.16-2003 (NFRC 116)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.17-2003 (NFRC 117)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.18-2003 (NFRC 118)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.19-2003 (NFRC 119)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage
ANSI Z98.20-2003 (NFRC 120)	U-Factor, Solar Heat Gain Coefficient, Visible Transmittance, and Air Leakage



BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Permit / COA #  
240017

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

DATE OF APPLICATION:6/12/2024	
STREET ADDRESS OF PROPERTY TO BE REVIEWED:230 N 4th St	
DATE BUILDING CONSTRUCTED:	DATE OF ADDITIONS / ALTERATIONS:
PROPERTY OWNER NAME:Robert Emmel	
ADDRESS:341 Chestnut St., Suite 105, Columbia, PA 17512	
PHONE:717-629-4321	EMAIL: remel@comcast.net
If Applicant is not the equitable owner of the property, please indicate below: <input type="checkbox"/> Owner's Agent / Representative <input checked="" type="checkbox"/> Other lessee _____ A letter is required by the property owner, authorizing the agent / representative to act on their behalf. <input type="checkbox"/> Letter received	
AGENT/REPRESENTATIVE NAME (if applicable):Nate Boring	
ADDRESS:2442 Lititz Pike, Lancaster, PA 17601	
PHONE:717-363-0146	EMAIL:nateboring@lancasterdistilleries.com
CONTRACTOR NAME:Scotty Reifsnyder	
ADDRESS:658 West Brubaker Valley Rd, Lititz, PA 17543	
PHONE:717-874-0503	EMAIL:scotty@seescotty.com
ARCHITECT / ENGINEER NAME (if applicable):	
ADDRESS:	
PHONE:	EMAIL:
<b>PROPERTY USE (check all that apply):</b> <input type="checkbox"/> MULTI-FAMILY RESIDENCE <input type="checkbox"/> SINGLE FAMILY RESIDENCE <input checked="" type="checkbox"/> COMMERCIAL/RETAIL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> VACANT	<b>BUILDING TYPE:</b> <input type="checkbox"/> SINGLE, DETACHED <input type="checkbox"/> DUPLEX <input type="checkbox"/> ROW <input type="checkbox"/> APARTMENT BUILDING <input checked="" type="checkbox"/> WAREHOUSE <input type="checkbox"/> OTHER: _____





## BOROUGH OF COLUMBIA

### *Historical Architectural Review Board*

#### *Application steps and procedures for a HARB review*

***If you plan to make exterior changes of any kind to your property, such as alterations, additions, or new construction, you will need to follow these steps when applying for a building permit and HARB review:***

1. When you apply for a building permit, staff will check to see if the property is located within the Historic District and determine whether the proposed work needs to be reviewed by the HARB under the terms of the Historic District Ordinance. (Some projects may involve "pre-approved" activities that will be reviewed, but not voted upon, by the HARB. Staff can advise you accordingly.)
2. If a HARB review is required, you will be given the necessary application form. The Zoning Official can also provide a copy of the Secretary of the Interior's Standards for Rehabilitation, and copies of leaflets and written materials addressing topics relevant to your project.
3. Please return the completed application form with all the necessary supporting documents and pictures. Once determined that the application is complete, staff will sign the form and provide you with a dated public notice placard to be placed in a visible location on your property (generally a front window). Staff will inform you of the time and place of the HARB meeting at which your application will be reviewed. You or your representative (such as a contractor or architect) must attend the HARB meeting for the application to be reviewed.
4. After submission of the application form, staff will review the completed application and inspect the property's exterior. If there are any questions about the proposed work, you may be contacted by phone to for additional information or clarification, or may make an appointment to meet with you in person to go over details about your project. Staff may provide you with suggestions about the scope of the work, techniques, or materials in order to facilitate the process. Following this review, the Consultant will provide the HARB with a written summary of the proposed project and a determination about the appropriateness of the work.

**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

Painting a mural on the South wall  
in a historic style. The photos included show  
the design and colors.

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$1500

**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: 

DATE: 6/12/2024

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: 6.27.2024 ISSUANCE DATE: \_\_\_\_\_

DATE FEE WAS PAID: 6.27.2024 AMOUNT \$ 25.00 CASH / CREDIT CARD / CHECK#





August 8, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 230 N 4<sup>th</sup> Street, Columbia – permit #240017

230 N 4<sup>th</sup> Street according to the Historic Resource Survey was constructed circa 1930 in an early 20<sup>th</sup> century utilitarian commercial style. It is described as, “A massive one story brick gable ended commercial structure the gable of which is concealed by a false front with central pedimented cornice block. The front is divided into three bays with two paired sixteen light windows flanking an overhanging door. To the left is a two bay side addition with similar fenestration.

The proposed Scope of Work includes:

Painting a mural on the south wall to promote the business utilizing the building.

#### Preservation Review

Appropriate with conditions – sign painting of buildings was a common method of advertising in the early to mid-20<sup>th</sup> century and would be appropriate for the time of the building’s construction. The only hesitation is the damage modern paint can do to brick (trapping water and causing deterioration). A mineral-based or masonry specific paint would be recommended.

Reference Secretary of the Interior’s Standards for Rehabilitation 1, 2, 7

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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.





LEO S. LUTZ  
Mayor

EVYIN M. GOBEL  
Solicitor

HEATHER ZINK  
Borough Council President

**Subject: Notification of HARB Meeting regarding the application for 230 N 4<sup>th</sup> St**

Emel, Robert K & Michelle B  
670 Shultz Rd  
Washington Boro, PA 17582

Date: Thursday, August 22, 2024

Dear Mr. & Mrs. Emmel,

This letter was written to inform you about the Historical Architectural Review Board meeting that will be held on Wednesday, September 11, 2024 at 7:00pm at the Borough Office at 308 Locust St. The purpose of this meeting is to discuss and review the contents of the HARB application submitted on Thursday, June 27, 2024 regarding **230 N 4<sup>th</sup> St.**

**You must place the placard in a prominent location, visible from a public way, on the property where the alteration is proposed, no later than eight days prior to the meeting date.**

As this meeting is critical to decide on whether the proposed work is approved or denied, we request that you be at the meeting on the specified date and time.

This meeting is open to the public and any interested person may be present.

Regards,

A handwritten signature in black ink that reads "Paula Diffenderfer".

Paula Diffenderfer

Code Compliance/Zoning Manager

**DATE OF APPLICATION: Thursday, June 27, 2024**

**ADDRESS: 230 N 4<sup>th</sup> St**

# **NOTICE**



A proposed change concerning this PROPERTY  
will be considered at the next meeting of the

## **Historical Architectural Review Board**

This meeting is held at the Borough Office, 308 Locust St and is open to the public.

Any interested person may be present.

**MEETING DATE: Wednesday, September 11, 2024 At 7:00 PM**





Nate Boring  
230 N 4th St  
Columbia, PA 17512  
nateboring@lancasterdistilleries.com  
(717)-368-0146  
6/27/2024

Donna Czeiner  
Zoning Official  
Borough of Columbia, PA  
308 Locust St  
Columbia, PA 17512

Dear Donna and the HARB review board,

I am writing to express my enthusiastic intent to create a mural at Lancaster Distilleries that would serve to improve the appearance of our building, improve the neighborhood and attract visitors to our area. Murals are more than just decorative pieces; they are powerful tools that can foster community pride, drive economic growth and tourism, and enhance the aesthetic appeal of our neighborhoods. The scale of the mural is critical to its success. I am asking that you consider allowing the mural to be painted on the full area of this part of the north wall of our building. The guide currently states that a sign can consume no more than 10% of a given wall, but this mural is far more than a sign. We will likely have to abandon the project if we are only permitted to paint it on 10% of the wall. The enclosed illustrations show both the mural in both the 100% and 10% size versions. As you can see the 10% version is far from effective and will be unable to perform the role of a mural and the benefits of a mural that I have listed below. Please consider our plea to allow the mural in its full and effective size.

We have taken the development of this mural design very seriously. The designer of this mural, Scotty Reifsnyder, is a well known and respected artist who also happens to live in Lancaster County. He is a tenured professor of art and design at West Chester university, has published numerous books and has done work for companies such as Disney, Coca-Cola, The New Yorker and many more.

If the mural is approved it will be painted by international muralist Chomingo Rivas who has done murals for the City Lancaster City Parking Authority, numerous local



businesses and has done work with community organizations in El Salvador. As a professional artist whose career spans several decades he has the experience to flawlessly execute our design.

### **Why do we want to paint a mural?**

#### **Benefits to the neighborhood**

Not only do murals increase visibility for businesses, as they have done for Hinkle's and The Watch and Clock Museum, but they also positively impact property values. For example, a study by the Philadelphia Mural Arts Program found that property values within one block of a mural increased by an average of 15% over two years. We have taken improvements to our building very seriously and have put a lot of time, energy and money into beautifying our home on N 4th st. Some of these improvements include extensive renovations to the former warehouse space into a welcoming bar and game room, painting the exterior of the building, repair and painting of the formerly rusted and broken security cages on the windows, new doors and windows etc and the list continues to grow as we continue to make improvements to the space. Public art fosters a sense of community ownership and pride. By involving local artists in the creation process, we can strengthen community bonds and give people a sense of investment in their neighborhood. This collective effort will not only beautify our surroundings but also maintains the historic feel of the building. The mural design is intentionally designed to harken back to the heyday of the building when it was the paint shop for York barbell. The typography and illustrative decisions all serve to read as historic signage.

#### **Economic Benefits**

Murals attract tourists and locals alike, driving foot traffic to nearby businesses and stimulating the local economy. By transforming ordinary walls into captivating works of art, we can create a more inviting environment that encourages people to explore and spend time in our community. Murals serve to beautify public spaces and create a more inviting community. So how does the city financially benefit from the investment? Let's look at Los Angeles. A study by the Los Angeles County Arts Commission found that for every dollar invested in a mural, the local community receives a return of \$24 in increased economic activity. Those of us that already know and love Columbia are well





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aware of its historic river charm and incredible vintage and antique shopping. Lancaster Distilleries along with Columbia Kettleworks and Starview Brews are helping to forge the path to add alcohol tourism to the list of reasons visitors come to Columbia. The proposed mural is a critical step in this promotion as it provides a clear “selfie station” for visitors to take their photo in front of and share their excitement with the world via their social media accounts.

### **Effective Advertising for us as well**

Studies have shown that murals generate up to 42% more attention than traditional billboards, making them an effective way to drive foot traffic to your business. In a survey by the Outdoor Advertising Association of America (OAAA), 64% of consumers said that murals make them more likely to visit a business or area. In addition, a survey of business owners in Philadelphia found that 72% reported that their business had increased after a mural was painted nearby. Murals serve as conversation starters and gathering points, promoting social interaction and cohesion. They provide a platform for storytelling, celebrating our community's heritage, diversity, aspirations and rich small business community. By showcasing the rich tapestry of our collective experiences, the mural will foster a deeper connection among residents and visitors.

I am committed to collaborating with local stakeholders, including business owners, community organizations, and residents, to ensure that the mural resonates with Columbia's unique character and aspirations. I believe that this project will not only beautify our surroundings but also serve as a catalyst for economic and social revitalization.

Thank you for considering my proposal. I am eager to discuss this project further and explore how we can work together to bring this vision to life. Please feel free to contact me at 717-368-0146 or [nateboring@lancasterdistilleries.com](mailto:nateboring@lancasterdistilleries.com) to arrange a meeting at your convenience.

Sincerely,





Nate Boring]  
Founder, Lancaster Distilleries









**LOCALLY**  
SOURCED, DISTILLED & BOTTLED

**B**ORING  
BAR

LANCASTER  
DISTILLERIES

Bottle Shop  
ESTD. 2018  
& Tasting Room  
COLUMBIA, PA

GAME ROOM

MALT



RECEIVED



BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Permit / COA #  
240026

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

DATE OF APPLICATION: 08/28/2024	
STREET ADDRESS OF PROPERTY TO BE REVIEWED: <del>401</del> 401 N 3RD ST, COLUMBIA, PA 17512	
DATE BUILDING CONSTRUCTED: 09/15/2024 DATE OF ADDITIONS / ALTERATIONS:	
PROPERTY OWNER NAME: NGA PHAN	
ADDRESS: 401 B N 3RD ST, COLUMBIA, PA 17512	
PHONE: (717) 333 6343 EMAIL: ninaphan05@gmail.com	
<p>If Applicant is not the equitable owner of the property, please indicate below:</p> <p><input checked="" type="checkbox"/> Owner's Agent / Representative  <input type="checkbox"/> Other _____</p> <p>A letter is required by the property owner, authorizing the agent / representative to act on their behalf.  <input type="checkbox"/> Letter received</p>	
AGENT/REPRESENTATIVE NAME (if applicable):	
ADDRESS:	
PHONE:	EMAIL:
CONTRACTOR NAME: Long Phan	
ADDRESS: 401 BN 3RD ST, columbia, PA 17512	
PHONE: (717) 333 6343 EMAIL: Nina phan05@gmail.com	
ARCHITECT / ENGINEER NAME (if applicable):	
ADDRESS:	
PHONE:	EMAIL:
<b>PROPERTY USE</b> (check all that apply): <input type="checkbox"/> MULTI-FAMILY RESIDENCE <input type="checkbox"/> SINGLE FAMILY RESIDENCE <input checked="" type="checkbox"/> COMMERCIAL/RETAIL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> VACANT	<b>BUILDING TYPE:</b> <input checked="" type="checkbox"/> SINGLE, DETACHED <input type="checkbox"/> DUPLEX <input type="checkbox"/> ROW <input type="checkbox"/> APARTMENT BUILDING <input type="checkbox"/> WAREHOUSE <input type="checkbox"/> 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 half glass EXTERIOR door to a full glass EXTERIOR door

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$ 800.00

**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.

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*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: *Nguyen*

DATE: 08/28/24

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# \_\_\_\_\_

September 4, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 403 N 3<sup>rd</sup> St., Columbia, PA 17512

According to the historic resource survey the building was built c. 1890 in a Utilitarian Commercial Victorian style. The description of the structure resembles what exists today. A brick double warehouse that is 3 stories high and 6 bays wide with a deeply corbelled brick cornice and symmetrically arranged, paired 6 over 6 sashed windows resting within gauged brick segmental arches. The first story is characterized by segmental transomed doors flanked by the 6 over 6 windows. The right half has had its windows modified to large plate glass display windows while the left half has had its door altered into a loading dock.

The proposed Scope of Work includes:

Replacement of half glass exterior door to a full lite exterior door.

Preservation Review

Appropriate with conditions. The door is not original to the building. The profile does not match the sidelight panels, and it is an outswing, which is common for a modern commercial use, historically it would have been an inswing door. The transom and sidelights are original. Any new door installation should not cover or damage the historic fabric of the sidelights or transom. Rather than using a prehung door within a frame with wide brick mold (based on the photos and product highlights) it would be more appropriate to install a door using the existing opening/frame.



Reference Secretary of the Interior's Standards for Rehabilitation 1, 2

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.



WILLIAM L. LUTZ  
Mayor  
NEW HETTINGER  
Borough Council President

CHRISTOPHER J. BIRRELL  
Solicitor

**Subject: Notification of HARB Meeting regarding the application for 401 N 3<sup>rd</sup> St**

Phan, Nga Phuong  
401B N 3<sup>rd</sup> St  
Columbia, PA 17512

Date: Friday, August 30, 2024

Dear Ms. Nga Phan,

This letter was written to inform you about the Historical Architectural Review Board meeting that will be held on Wednesday, September 11, 2024 at 7:00pm at the Borough Office at 308 Locust St. The purpose of this meeting is to discuss and review the contents of the HARB application submitted on Wednesday, August 28, 2024 regarding 401 N 3<sup>rd</sup> St.

**You must place the placard in a prominent location, visible from a public way, on the property where the alteration is proposed, no later than eight days prior to the meeting date.**

As this meeting is critical to decide on whether the proposed work is approved or denied, we request that you be at the meeting on the specified date and time.

This meeting is open to the public and any interested person may be present.

Regards,

Paula Diffenderfer

Code Compliance/Zoning Manager



**DATE OF APPLICATION: Wednesday, August 28, 2024**

**ADDRESS: 401 N 3<sup>rd</sup> St**

# **NOTICE**

A proposed change concerning this PROPERTY  
will be considered at the next meeting of the

## **Historical Architectural Review Board**

This meeting is held at the Borough Office, 308 Locust St and is open to the public.

Any interested person may be present.

**MEETING DATE: Wednesday, September 11, 2024 At 7:00 PM**

---

Old Door:





New door:



## About This Product

Add warmth and elegance to your entryway with this stunning MasterPiece Series Fiberglass Entry Door by MP Doors. The fiberglass door panel with complete composite edging and full composite frame system are 100% waterproof and resists rotting, warping, splitting, delaminating, denting and rusting. As an Energy Star qualified door, this door is loaded with energy-efficient features designed to bring down your energy costs year-round. This low maintenance door offers peace of mind that your door will remain beautiful for years to come.

## Highlights

- Lifetime warranty for peace of mind
- Frame made of 100% composite waterproof material, will never rot
- Full composite edged high-density fiberglass door panels withstand harsh weather conditions
- Door size: 36 in. x 80 in. actual unit dimensions: 37-3/8 in. x 81-9/16 in. Frame: 4-9/16 in. net
- Composite brick mold included
- Direct glazed for added architectural detail and easy maintenance
- Will not rust like metal doors, will not rot like wood doors and frames
- Factory assembled prehung entry door system for a precise fit and easy installation
- Energy efficient tempered and insulated triple pane decorative glass
- Double bored to accommodate the handle set of your choice
- Reinforced lock block for added security and strength
- Durable ball bearing hinges provide smooth door operation and prevent door sagging
- Durable fiberglass with a low maintenance smooth finish
- Energy Star qualified everywhere in the United States, helps keep your home cool in the summer and warm in the winter
- Insulating polyurethane foam core and included compression weather stripping for added energy efficiency
- Sturdy door measures 1-3/4 in. thickness
- Inswing left hand - from the exterior, the door opens towards the inside of the home with the hinges on the left
- Inswing left-hand from the exterior, the door opens towards the inside of the home with the hinges on the left
- [Return Policy](#)

## Product Information

Internet # 308132467

Model # N3068LA4TC224

Store SKU # 1003981741



## Dimensions

Door Height (in.)	81.562 in	Door Thickness (in.)	1.75 in
Door Width (in.)	37.375 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	38.25 in		

## Details

Bore Type	Double Bore	Color Family	White
Color/Finish	Smooth White with Aluminum Sill	Door Configuration	Single Door
Door Glass Insulation	Tempered, Triple Pane	Door Handing	Left-Hand/Inswing
Door Style	Modern	Door Type	Exterior Prehung
Features	Argon Filled Glass, Brickmold, Lockset Bore (Double Bore), Weatherstripping	Finish Type	Finished
Frame Material	Composite	Glass Caming Finish	No caming
Glass Layout	Full Lite	Glass Shape	Rectangle Lite
Glass Style	Frosted Glass	Hinge Finish	Nickel
Hinge Type	Ball Bearing	Included	Instructions
Material	Fiberglass	Number of Hinges	3
Number of Lites	1 Lite	Panel Type	1 Panel
Product Weight (lb.)	120 lb	Returnable	90-Day
Suggested Application	Front		

## Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Manufacturer Warranty	Limited Lifetime
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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.

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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:**

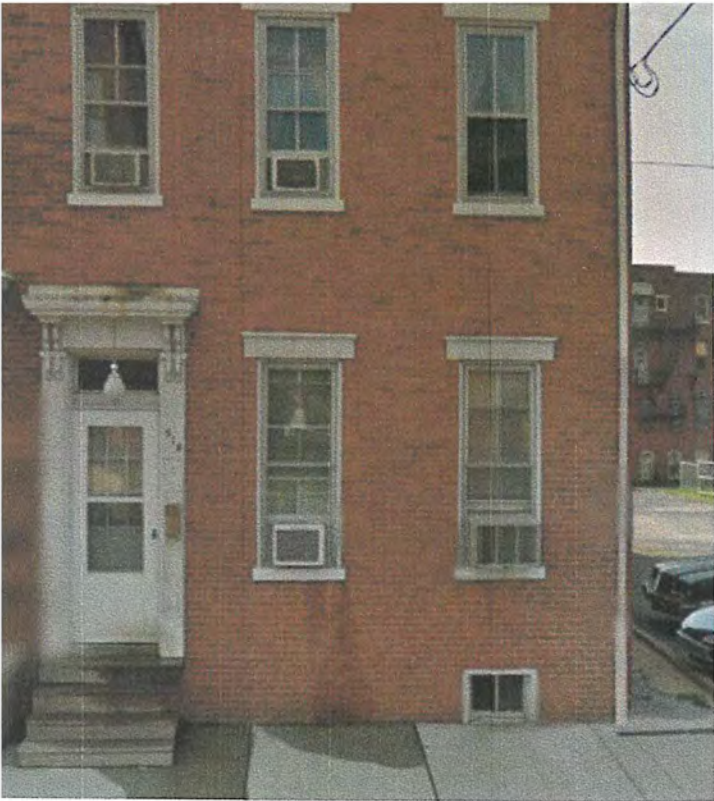
*Please Note: A third-party review, including inspections, may be required for some projects. The Borough of Columbia reserves the right to require additional information. The first \$1,000.00 of project costs is \$25.00 and each additional \$1,000.00 is \$5.00. Additional fee for 3<sup>rd</sup> party 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







**DATE OF APPLICATION: April 26<sup>th</sup>, 2024**

**ADDRESS: 318 Walnut Street**

# **NOTICE**

A proposed change concerning this PROPERTY  
will be considered at the next meeting of the

## **Historical Architectural Review Board**

This meeting is held at the Borough Office, 308 Locust St and is open to the public.

Any interested person may be present.

**MEETING DATE: June 12, 2024 at 7:00 PM**

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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.