



LEO S. LUTZ Mayor  
HEATHER ZINK Borough Council President  
EVAN M. GABEL Solicitor  
STEVEN KAUFHOLD Borough Manager

## COLUMBIA BOROUGH - HISTORICAL ARCHITECTURAL REVIEW BOARD

Paul W. Myers Council Chambers

October 9, 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 – September 11, 2024
5. New Business
  - a. Consider motion to recommend to Borough Council for the COA – 200 Locust St  
**APPLICANT/OWNER:** Tony and Daisy Pagan  
**AGENT:** None  
**CONTRACTOR:** Cimarron Construction LLC  
**ADDRESS:** 430 Walnut St, Ste 301, Columbia PA 17512  
**ALTERATION:** Replacement of 6 over 6 wood windows with 6 over 6 vinyl windows.
  - b. Consider motion to recommend to Borough Council for the COA – 250 N 3<sup>rd</sup> St  
**APPLICANT/OWNER:** Zook Rentals LLC, Amos Zook  
**AGENT:** Omar DeJesus  
**CONTRACTOR:** OD Construction LLC  
**ADDRESS:** 417 E Market St, Marietta PA 17547  
**ALTERATION:** Replace 7 wood windows on N 3<sup>rd</sup> St with new vinyl windows. Repair or replace broken door. Demo garage at alley way. Demo broken decks on alley side. Build new pressure treated deck for apartment access. Demo catwalk from 250 to 248 and step to 248 roof. Replace 9 wood windows with new vinyl windows. Install new white vinyl siding on rear elevation and rear left elevation. Cap window frames with trim coil to match frame.



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

- 209 Walnut St – Replace in-kind rubber roof.
- 342 Cherry St – Add roof to existing patio at rear of dwelling.
- 360 Chestnut St – Replace porch to the original state.
- 417 Chestnut St – Replace in-kind gutter and window liner.

7. 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.*

8. Other Business

9. Announcement of Next Meeting: November 13, 2024

10. 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  
September 11, 2024 - 7:00 PM

## MINUTES

1. Chairman Jonathan Lutz called the meeting to order at 7:00 PM

**Board Members present:** Lutz, Brandt, Carrigan, Kerekgyarto, Mountain

**Board Members absent:** Barley

**Staff Present:** Code Compliance Manager Diffenderfer

2. A moment of Silence was observed.
3. Chairman Lutz led the Pledge to the Flag.
4. Minutes Approval
  - a. Motion to approve minutes for the June 12, 2024 HARB meeting.

| Motion by: | Second by:  | Voice Vote:                  |
|------------|-------------|------------------------------|
| B. Brandt  | A. Carrigan | All Favored – Motion Carried |

5. Additions, deletions, and reorganization of agenda
  - a. The agenda was reorganized to add the alteration description for 717 Chestnut St. (item c.) and switch the alteration descriptions for 300 Linden St. (item b.) and 717 Chestnut St.
  - b. Motion to approve reorganized agenda.

| Motion by: | Second by:     | Voice Vote:                  |
|------------|----------------|------------------------------|
| B. Brandt  | P. Kerekgyarto | All Favored – Motion Carried |

6. New Business
  - a. Motion to recommend to Borough Council approval of the COA - 150 N. 3rd St.

| Motion by:  | Second by:     | Voice Vote:                  |
|-------------|----------------|------------------------------|
| A. Carrigan | P. Kerekgyarto | All Favored – Motion Carried |

**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. Motion to dismiss application and to table further consideration until scaled architectural drawings are provided for Board review. Further exterior alterations must cease until requirements are met.

| <b>Motion by:</b> | <b>Second by:</b> | <b>Voice Vote:</b>           |
|-------------------|-------------------|------------------------------|
| P. Kerekgyarto    | A. Carrigan       | All Favored – Motion Carried |

**APPLICANT/OWNER:** Glacier Estate, LLC  
**AGENT:** Melvin Stoltzfus  
**CONTRACTOR:** Melvin Stoltzfus  
**ADDRESS:** 300 Linden St.  
**ALTERATION:** Full exterior/interior renovations  
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”x 8” 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).

- c. Motion to recommend to Borough Council approval of the COA - 717 Chestnut St.

| Motion by: | Second by:  | Voice Vote:                  |
|------------|-------------|------------------------------|
| B. Brandt  | A. Carrigan | All Favored – Motion Carried |

**APPLICANT/OWNER:** Nakesha and Beverly Cunningham  
**AGENT:** Renewal by Anderson  
**CONTRACTOR:** Renewal by Anderson  
**ADDRESS:** 717 Chestnut St.  
**ALTERATION:** Replace 4 windows w/white interior exterior double-hung 1:1 sash ratio, slope sills, insert frames. Clear high-performance Smartsun glass. Full-frame fiberglass screens and no grills.

- d. Motion to recommend to Borough Council approval of the COA - 230 N. 4th St.

| Motion by:     | Second by:  | Voice Vote:                  |
|----------------|-------------|------------------------------|
| P. Kerekgyarto | N. Mountain | All Favored – Motion Carried |

**APPLICANT/OWNER:** Robert Emel  
**AGENT:** Mate Boring  
**CONTRACTOR:** Scotty Reifsnyder  
**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. Motion to recommend to Borough Council approval of the COA - 401 N 3rd St.

| Motion by:  | Second by:     | Voice Vote:                  |
|-------------|----------------|------------------------------|
| A. Carrigan | P. Kerekgyarto | All Favored – Motion Carried |

**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):

- 443 WALNUT ST - Replace existing columns
- 448 CHERRY ST – Replace existing fence
- 243 N 2<sup>nd</sup> ST – Install privacy fence
- 331 CHERRY ST - Install a 4' high aluminum fence
- 703 CHESTNUT ST - Install gutters and windows
- 200 N 3<sup>rd</sup> ST – Replace porch floorboards

8. Public Comments and Questions

Frank Doutrich – Frank commented on people working without permits and what the borough plans to do about enforcement. The Board addressed his concerns.

Heather Zink – Expressed that Borough Council was unable to provide a COA per the HARB request regarding 318 Walnut St without knowing what materials were recommended to cover the landing of the stairs.

9. Other Business:

a. 318 Walnut St.

The alteration (front steps and landing) at 318 Walnut Street was completed before Gardiner Murphy applied for a permit and appeared before the HARB Board on June 12, 2024. A. Carrigan and P. Keregyarto stated that HARB’s recommendation is to apply vertical 3-inch painted tongue and groove board.

b. Chairperson Lutz asked future Borough Manager Steve Kaufhold to introduce himself. Steve spoke about his experience and plans.

c. Code Compliance Manager Diffenderfer began a discussion concerning addresses where the residents are finding it difficult to comply by storing trash totes behind the home due to the property layout. B. Brandt asserted that when people purchase property, they should exercise due diligence and be aware that they assume all responsibility regarding code compliance.

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

11. Motion to adjourn at 8:28 PM

| <b>Motion by:</b> | <b>Second by:</b> | <b>Voice Vote:</b>           |
|-------------------|-------------------|------------------------------|
| B. Brandt         | P. Keregyarto     | All Favored – Motion Carried |

**MOTIONED AND APPROVED** this 9<sup>th</sup> day of October, 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:**

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Jonathan Lutz, Chairperson of the Board



BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Permit / COA #  
240032

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

DATE OF APPLICATION: **9/20/2024**

STREET ADDRESS OF PROPERTY TO BE REVIEWED: **208 Locust Street, Columbia, PA 17512**

DATE BUILDING CONSTRUCTED: **October 2024** DATE OF ADDITIONS / ALTERATIONS: **October 2024**

PROPERTY OWNER NAME: **Tony Pagan**

ADDRESS: **200 Locust Street, Columbia, PA 17512**

PHONE:

EMAIL:

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

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

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

- Letter received

AGENT/REPRESENTATIVE NAME (if applicable):

ADDRESS:

PHONE:

EMAIL:

CONTRACTOR NAME: **Cimarron Construction LLC**

ADDRESS: **430 Walnut Street, Suite 301, Columbia, PA 17512**

PHONE:

EMAIL:

ARCHITECT / ENGINEER NAME (if applicable):

ADDRESS:

PHONE:

EMAIL:

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

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

**BUILDING TYPE:**

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

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

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

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

Replace 6 Front Entire Windows, 3 on Second Floor, 3 on Third Floor and 1 on side Third Floor with 6/6 pane vinyl windows

**ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$5,000.00**

**CHECKLIST FOR SUBMISSION**

HARB Letter of Intent

Photographs must be submitted with ALL applications.

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

Drawings must be submitted with ALL applications.

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

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

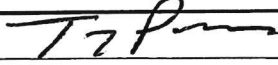
Clear Descriptions

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

Material samples

Brochure or Catalog cuts

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

SIGNATURE OF PROPERTY OWNER: 

DATE: 9/23/24

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: October 2024 AMOUNT \$

CASH / CREDIT CARD / CHECK#



October 2, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 208 Locust Street – permit #240025

208 Locust Street was built circa 1858 in the Greek Revival Transitional Style - 3 story, 3 bay brick house renovated during the mid-19th century in order to convert the first story into shop space. The display area is divided into two. large, 1/1 sashed windows flanked with a multipaned glass center door with rectangular transom; At the extreme left, a similarly treated door leads into the residence. All is capped by a pair of bracketed wooden cornice. Above, the upper stories have 6/6 sashed windows-with simple wooden lintels. The main cornice is brick corbel banded. Parapet end chimneys punctuate the gable end with a window inserted between the flues on the right-side elevation.

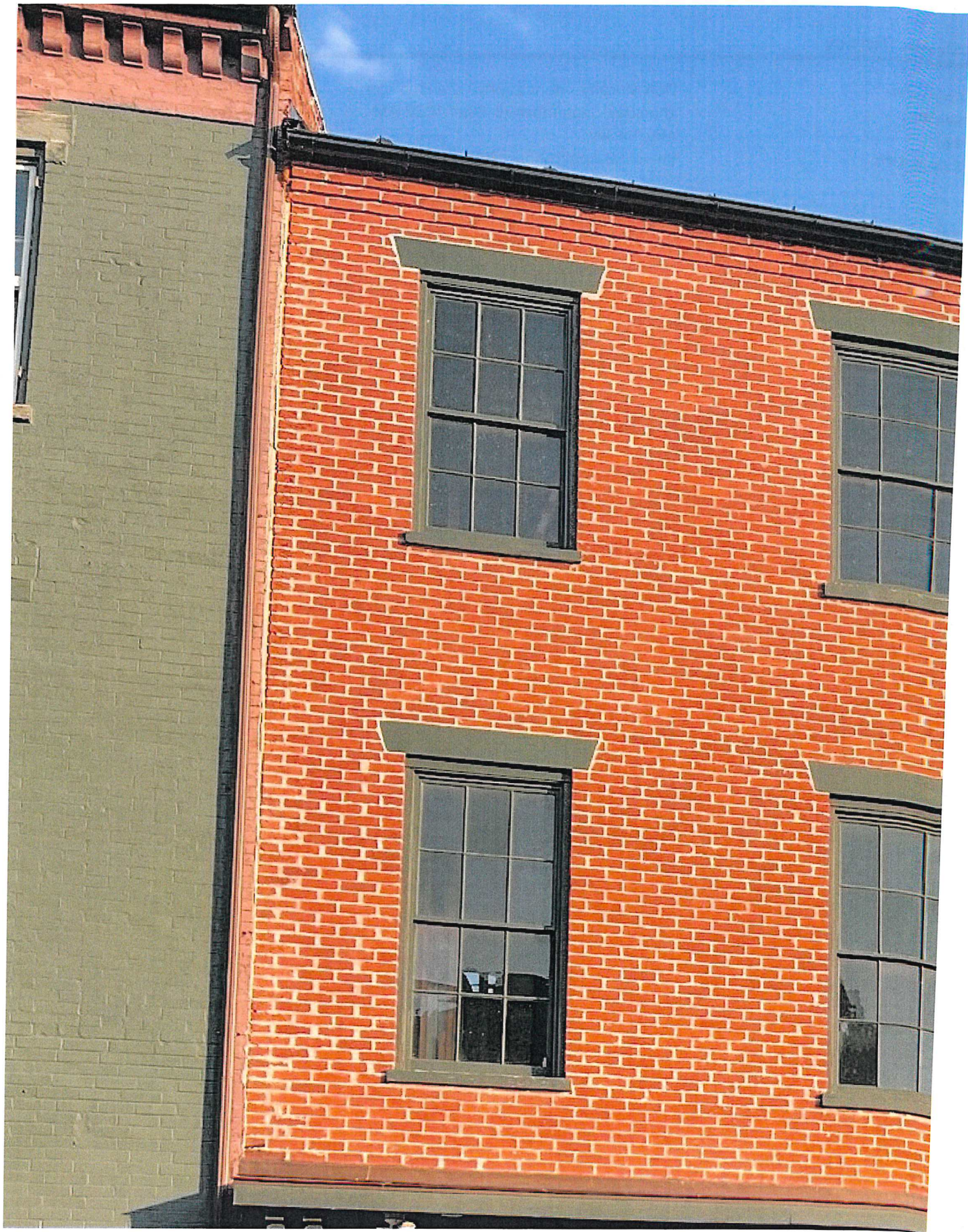
The proposed Scope of Work includes:

Replace windows on 2<sup>nd</sup> and 3<sup>rd</sup> floor with 6 over 6 vinyl windows. Complete replacement – entire window removed, and new window unit installed in rough opening.

Preservation Review

Replacement of wooden 6 over 6 sash with vinyl 6 over 6 sash. 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. Also, verify the trim on the frames will match existing SISR: #6

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



**Application for Window Replacement**

9/12/2024  
Date of Application

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

- Manufacturers brochure
- New window specifications
- Exterior Photographs
- Building drawing or photo specifying location of window(s) to be replaced

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

1. Owner's Name: TONY PAGAN c/o CIMARRON CONSTRUCTION

If applicant is not the equitable owner of the property, indicate:

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

Street Address: 200 LOCUST ST.

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

City: COLUMBIA State: PA Zip: 17512

Phone (daytime): \_\_\_\_\_

2. Street Address of Property to be Altered (if different): 208-210 LOCUST ST.

3. Contractor's Name: CIMARRON CONSTRUCTION

Street Address: 430 WALNUT ST, SUITE 301

City: COLUMBIA State: PA Zip: 17512

Phone (daytime): 717-278-7979

Required information on existing windows and the proposed replacement windows

4. Scope of Alteration

Number and Location: How many windows will be replaced? 7

Where are they located on the building? On the front, side or rear of the house? FRONT (6)

SIDE (1)

On the first, second or third floor? On the attic dormer? 2ND AND 3RD FLOOR

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

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

5. Window Components

What part of the existing windows do you intend to replace:

- Sash only
- Sash and frame
- Sills
- Surrounding window trim or casing

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

*Applicant, complete back*



Sales Person:



|                                   |
|-----------------------------------|
| Customer Acknowledgement          |
| Quote Date<br>8/2/2024            |
| Date Ordered<br>Quote Not Ordered |

Dealer Name:

4L8830 CIMARRON CONSTRUCTION LLC-226-4L8830-0

Bill To:  
CIMARRON CONSTRUCTION LLC  
430 WALNUT ST SUITE 301  
COLUMBIA, PA 17512

Ship To:  
SAME

Phone: (717) 406-8085 Fax: 717-992-4047

Order Notes:

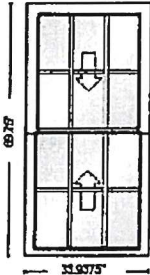
Delivery Notes:

Quote Name:  
CIMARRON/PAGAN

Project Name:  
CIMARRON/PAGAN

| QUOTE # | RUSH | STATUS | PO# |
|---------|------|--------|-----|
| 4763895 | No   | None   |     |

| Line Item # | Qty | Width x Height    | UI  | Description | Net Price | Extended   |
|-------------|-----|-------------------|-----|-------------|-----------|------------|
| 1           | 3   | 33.9375" X 69.75" | 104 |             | \$628.00  | \$1,884.00 |



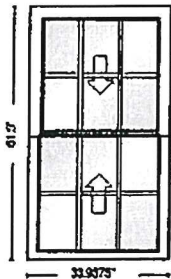
3001-Mezzo Double Hung 33.9375 x 69.75  
Sash Split = Even  
Operation / Venting = Double Hung, Model Number = 3001  
Composite Reinforcement, Frame Option = Standard  
Block Frame  
Frame Color = White, Exterior Finish = Black  
CLIMATECH  
Full Screen  
U-Factor = 0.29, CR = 58, SHGC = 0.27, VT = 0.48, CPD = ASO-A-89-103384-00002  
Contour, Colonial, White / Black, 2V1H  
Header Expander, Brickmould and Casing = No  
Brickmould, Frame Size

Line Item Notes:

Comment / Room:

None Assigned

| Line Item # | Qty | Width x Height   | UI | Description | Net Price | Extended   |
|-------------|-----|------------------|----|-------------|-----------|------------|
| 2           | 3   | 33.9375" X 61.5" | 96 |             | \$578.00  | \$1,734.00 |



3001-Mezzo Double Hung 33.9375 x 61.5  
Sash Split = Even  
Operation / Venting = Double Hung, Model Number = 3001  
Composite Reinforcement, Frame Option = Standard  
Block Frame  
Frame Color = White, Exterior Finish = Black  
CLIMATECH  
Full Screen  
U-Factor = 0.29, CR = 58, SHGC = 0.27, VT = 0.48, CPD = ASO-A-89-103384-00002  
Contour, Colonial, White / Black, 2V1H  
Header Expander, Brickmould and Casing = No  
Brickmould, Frame Size

Line Item Notes:

Comment / Room:

None Assigned

| QUOTE # | RUSH | STATUS | PO# |
|---------|------|--------|-----|
| 4763895 | No   | None   |     |

**Customer Notes:**

**ATTENTION**

Please note that all weights provided are estimates and subject to change based on actual order shipment.  
For Informational Purposes: All windows are viewed from the outside looking in.

**NOTICE:** The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

 **WARNING:** Cancer and Reproductive Harm - [www.p65Warnings.ca.gov](http://www.p65Warnings.ca.gov)

All sales of Associated Materials, LLC, its affiliates and subsidiaries, are subject to their respective Terms and Conditions of Sale, which can be found here: <https://www.associatedmaterials.com/terms/>

By placing this order, I accept Associated Materials, LLC's Terms and Conditions of Sale

Want to see real-time status for window orders? Register here for the Associated Materials Customer Portal - [Portal.associatedmaterials.com/account/register](https://Portal.associatedmaterials.com/account/register)

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

|                  |            |
|------------------|------------|
| Total Unit Count | 6          |
| TOTAL WEIGHT     | 92.8       |
| SUB-TOTAL:       | \$3,618.00 |
| SALES TAX 1      | \$0.00     |
| SALES TAX 2:     | \$0.00     |
| LABOR:           | \$0.00     |
| FREIGHT:         | \$0.00     |
| TOTAL:           | \$3,618.00 |

*Tax 217.08*

*Total 3,835.08*

By \_\_\_\_\_ Authorized Representative

# GUIDELINES for the Replacement of Windows



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

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

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

## SIZE

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

## SHAPE and OPERATION

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

## ARRANGEMENT of PANES

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

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



# Mezzo®

AESTHETICS AND TECHNOLOGY... REDEFINED

Alside®



Welcome Home



## MEZZO WINDOWS . . . QUALITY AT ITS BEST.

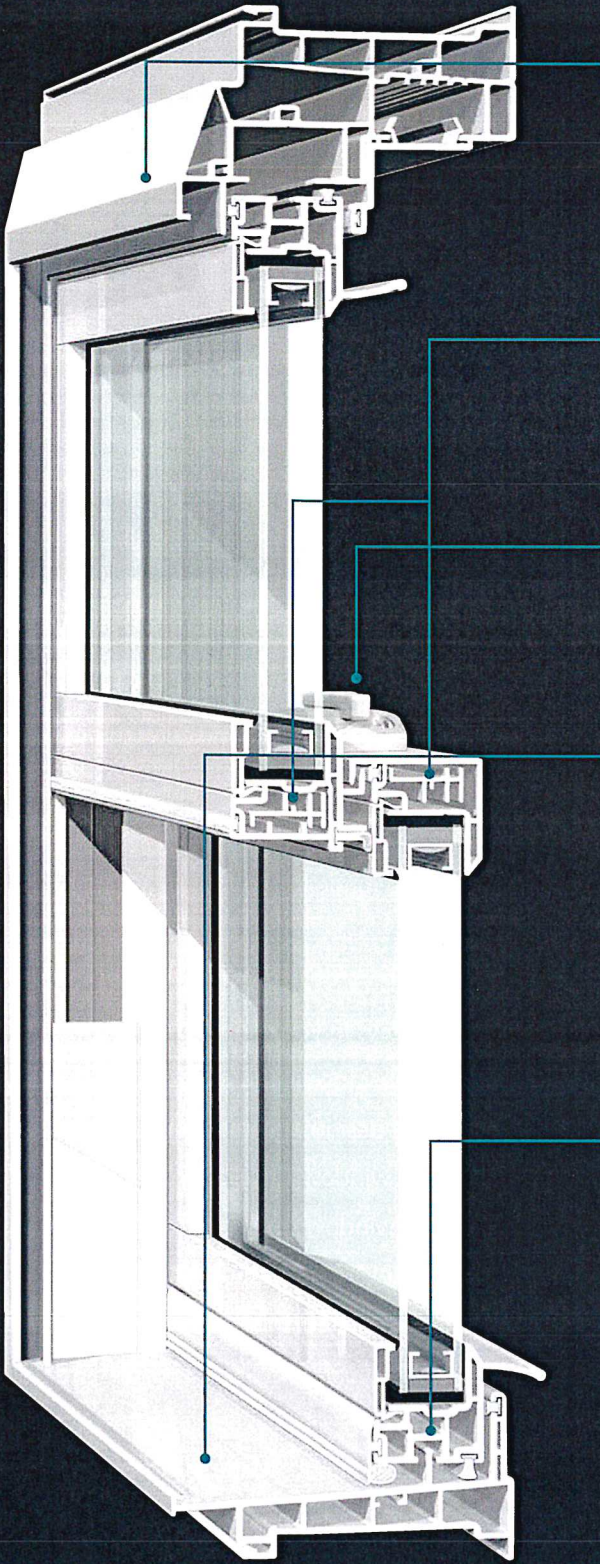
It's the ultimate collaboration. Elegant, sleek style mixed with take-charge strength and energy efficiency. The aesthetics are everything you want in a window and the performance power is cutting-edge. Mezzo Windows are made for you.

## A LEGACY OF EXCELLENCE AND INNOVATION.

There is so much more to the windows in your home than the frame, sashes and glass. The true substance is the quality and expertise built into every step of the design and manufacturing process. In choosing Alside for your window installation, each window is custom-made to fit your window openings precisely. Our more than 70 years of industry excellence stands strong as our legacy of leadership and trust, where customer happiness always comes first.

We also take special pride in our exceptional "Made in America" quality. Our U.S. operations not only champion the tradition of American ingenuity and craftsmanship, they also fortify our nation with quality jobs and economic dollars. Together, we will continue to strengthen the prosperity of our country.





**EdgeForce**  
NARROWLINE FRAME AND SASH

The beauty of our EdgeForce narrowline frame and sashes is subtle and substantial at the same time. The sleek design is visually clean and contemporary, with a larger glass area for exceptional daylighting and outside viewing. And beneath the elegance? Internal chambers are meticulously engineered for structural integrity and enhanced energy efficiency.

**CoreFX**  
COMPOSITE REINFORCEMENT

CoreFX is a structural component that never quits. This innovative composite reinforcement allows for secure mounting of hardware and the non-conductive material also reduces the transfer of energy for superior thermal performance.<sup>1</sup>

**Defense-Tek**  
SECURE LOCKING SYSTEM

Stylish and strong, this low-profile secure locking hardware features an indicator that tells you if your windows are left unlocked. But the true beauty of Defense-Tek is its end-of-throw cam shift locking action, expertly constructed for increased protection.

**Forecaster**  
TRUE SLOPED SILL

Forecaster elevates both the appearance and performance of Mezzo Windows with its smooth, uniform design. The true sloped sill is expertly crafted to provide a highly efficient drainage system that promotes water runoff without the use of weep holes.<sup>2</sup>

**HP3**  
TELESCOPING SILL

The benefits distinction here is three-fold: protection from air and water infiltration, increased structural stability and enhanced beauty. The integrated telescoping sill dam effortlessly blends strength with style.

**Gatekeeper**  
SASH-TO-SILL INTERLOCK

When extreme wind and weather hit your home, Gatekeeper stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with Gatekeeper interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength. Combined with three layers of weatherstripping, Gatekeeper delivers unmatched protection, as well as peace of mind.

**Ocular**  
SCREEN BULB SEAL

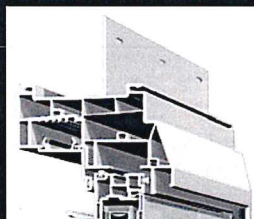
Improved form and functionality is the focus of our Ocular screen bulb seal. The compression bulb aids in the installation and removal of the extruded aluminum screen. The snug fit also eliminates light penetration between the screen and frame and helps block insect access.<sup>3</sup>

Mezzo Windows come standard with a block frame. For enhanced appearance and ease of installation, four additional options also are available.

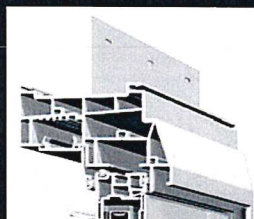
<sup>1</sup> Double-hung base model will automatically be upgraded to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.

<sup>2</sup> For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.

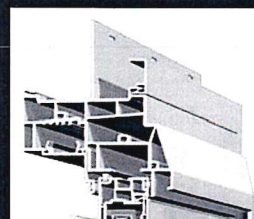
<sup>3</sup> Available only with the full screen option.



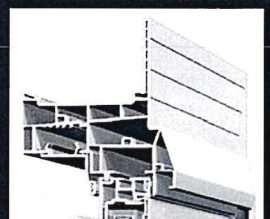
1" Nail Fin



1-3/8" Set Back Nail Fin



1-3/8" Set Back Nail Fin with J-channel Adaptor



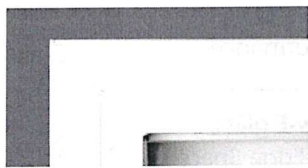
Stucco Fin



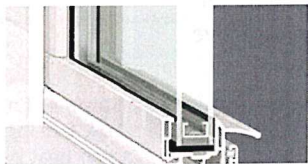
## Beauty Forged with Performance

The closer you look, the more you'll see why Mezzo is a standout choice for your home.

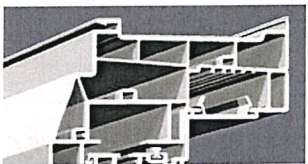
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FULLY FUSION-WELDED FRAME AND SASH CORNERS create superior strength and a clean, low-profile finished look.



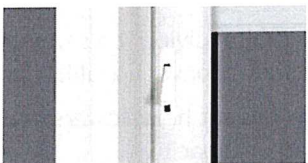
DUAL-PANE, DOUBLE-STRENGTH GLASS increases strength, durability and insulation.



AIRTIGHT INSULATING CHAMBERS enhance thermal performance and durability.



MULTI-LAYER WEATHERSTRIPPING helps block energy loss and protects against inclement weather.



DUAL VENT STOPS for limited and convenient opening of the window for ventilation.  
(Not available on single-hung or single-sliding windows.)



HIDDEN SCREEN TRACK creates a clean-line design for enhanced visual appeal; half screens are standard, optional full screens available.†

†Full screens are standard on exterior color-finished windows.



# High-Performance Glass Packages – Maximize Your Energy Savings Year-Round.

## DISCOVER SUPERIOR QUALITY AND ENERGY EFFICIENCY FOR YOUR HOME.

Mezzo's advanced design innovations paired with ultra-efficient insulating glass delivers exceptional functionality and style. Mezzo Windows provide a clean installation because they require no additional wall construction, in comparison to stock windows. Each window is custom-made with various frame and glass options to create the perfect window system for your home. Various selections include:

Frame Type

Double or Triple-Pane Glass

Sized to Exact Opening

Mezzo Windows achieve exquisite detail you'll appreciate every day, from every angle.

Reducing energy loss is often the number one reason for purchasing replacement windows. Windows are roughly 80% glass, so it's important to choose the ideal glass system for your home and climate. Upgrading to a high-performance Low-E (low-emissivity) insulated glass package will help further increase year-round energy savings.

Mezzo offers two families of high-performance insulated glass packages:

- ClimaTech® combines insulating Low-E glass, argon gas and the Intercept® Warm-Edge Spacer System that features a unique, one-piece metal alloy, U-channel design that creates an effective thermal barrier.
- ClimaTech ThermD features insulating Low-E glass, argon gas and a stainless steel Intercept Warm-Edge Spacer System for even greater thermal efficiency.

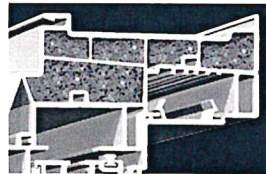


**Winter Energy Savings:** Low-E insulating glass reduces heat loss by reflecting warm air back into your home.



**Summer Energy Savings:** Low-E helps block unwanted solar heat penetration to help reduce air-conditioning usage.

## ENHANCED CAVITY FOAM OPTION



Mezzo Windows with enhanced cavity foam insulation are different than other windows. The silver-gray foam insulation provides greater thermal protection to keep your home warm in the winter and cool in the summer with less energy spending.

- The foam incorporates high-purity graphite granules into the expanded polystyrene (EPS) raw material.
- Each polystyrene granule contains graphite, giving it a silver-gray color and increasing its insulating performance above conventional EPS foam insulation.
- The carbonized foam material reflects radiant heat, lowers the thermal conductivity and improves the insulation capacity.
- Select chambers of the window are thermally reinforced with the precision-contoured foam liners to increase energy efficiency and achieve a lower U-Factor.
- U-Factor represents the window's resistance to heat flow and energy loss – the lower the U-Factor, the greater the energy savings.
- Available in single-hung, double-hung, sliding and picture windows.

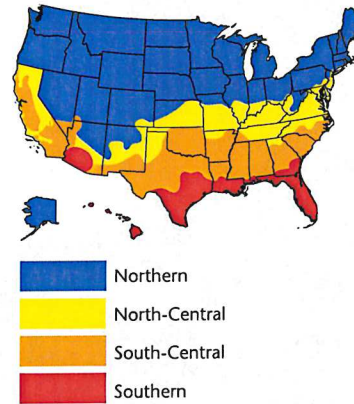
# Above and Beyond –

## Mezzo Meets Stringent ENERGY STAR® Requirements!



The ENERGY STAR label certifies that the window is a positive choice for energy efficiency, fuel savings and the environment. ENERGY STAR is a government-backed voluntary partnership program sponsored by the U.S. Environmental Protection Agency and the U.S. Department of Energy to help consumers recognize energy-efficient products. It's good for you and good for the environment!

Mezzo Windows meet or exceed stringent ENERGY STAR requirements. Every precision-engineered component contributes to superior energy savings. Advanced technological reinforcements deliver dependable strength while minimizing energy transfer. Premium window performance with everyday affordability.



Mezzo Windows and Alside Patio Doors are available with a variety of glass options. Please consult your window professional to help you choose the best glass package to meet the ENERGY STAR requirements for your home and climate zone.

### GLASS PACKAGES SPECIFIC TO YOUR NEEDS.

Insulated glass units\* increase the energy efficiency of your windows beyond ordinary clear glass and can tailor the window to your specific climate challenges. The chart below makes it easy to compare the glass performance. The lower the U-Factor, the less energy you'll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning.

#### THERMAL PERFORMANCE COMPARISON<sup>4</sup>

|  | Double-Hung |      | Sliding  |      |
|--|-------------|------|----------|------|
|  | U-Factor    | SHGC | U-Factor | SHGC |
| Clear Glass                                | 0.46        | 0.57 | 0.46     | 0.58 |
| ClimaTech                                  | 0.29        | 0.30 | 0.29     | 0.30 |
| ClimaTech Elite                            | 0.29        | 0.21 | 0.28     | 0.21 |
| ClimaTech ThermD                           | 0.28        | 0.30 | 0.28     | 0.30 |
| ClimaTech ThermD S3                        | 0.28        | 0.37 | 0.28     | 0.37 |
| ClimaTech ThermD Elite                     | 0.28        | 0.21 | 0.27     | 0.21 |
| ClimaTech ThermD with Enhanced Cavity Foam | 0.27        | 0.30 | 0.27     | 0.30 |

<sup>4</sup> Whole window values, standard Mezzo offering with composite reinforcements. ST and HP performance values are also available.

#### AIR/WATER/STRUCTURAL RESULTS<sup>5</sup>

|            | Air     | Water   | Structural |
|------------|---------|---------|------------|
| Mezzo Base | 0.17    | 5.43    | >= DP20    |
| Mezzo ST   | >= 0.08 | >= 6.06 | >= DP35    |

<sup>5</sup> These performance tests were done in a certified fenestration laboratory, actual numbers may vary by size and geographical location.

### TESTED AND PROVEN.

Mezzo Windows meet or exceed Air, Water and Structural Loads performance requirements as determined through ASTM (American Society for Testing and Materials) test methods, the globally recognized standards for product quality and safety.

# Sliding Windows



## SIMPLICITY AND EASE.

Visually sleek and deceptively strong, sliding windows are distinct in their slim silhouette, ample glass area and smooth gliding action. Mezzo Dual Sliding Window sashes slide horizontally for easy opening and closing and lift out for convenient cleaning. The heavy-duty construction and weathertight fit ensure excellent performance and protection.

- Narrowline frame and sashes with fusion-welded corners for exceptional beauty, strength and energy efficiency.
- Insulated glass unit with double-strength glass and warm-edge spacer system provides superior thermal protection and longevity.
- Embedded, multi-chambered construction creates airtight insulating compartments for increased thermal performance and strength.
- Non-conductive, composite reinforcement in the meeting rails allows for secure mounting of hardware and improves energy efficiency.<sup>6</sup>
- Nylon-encased dual brass roller system for easy-glide performance.
- Hidden screen track for a neat, clean appearance.

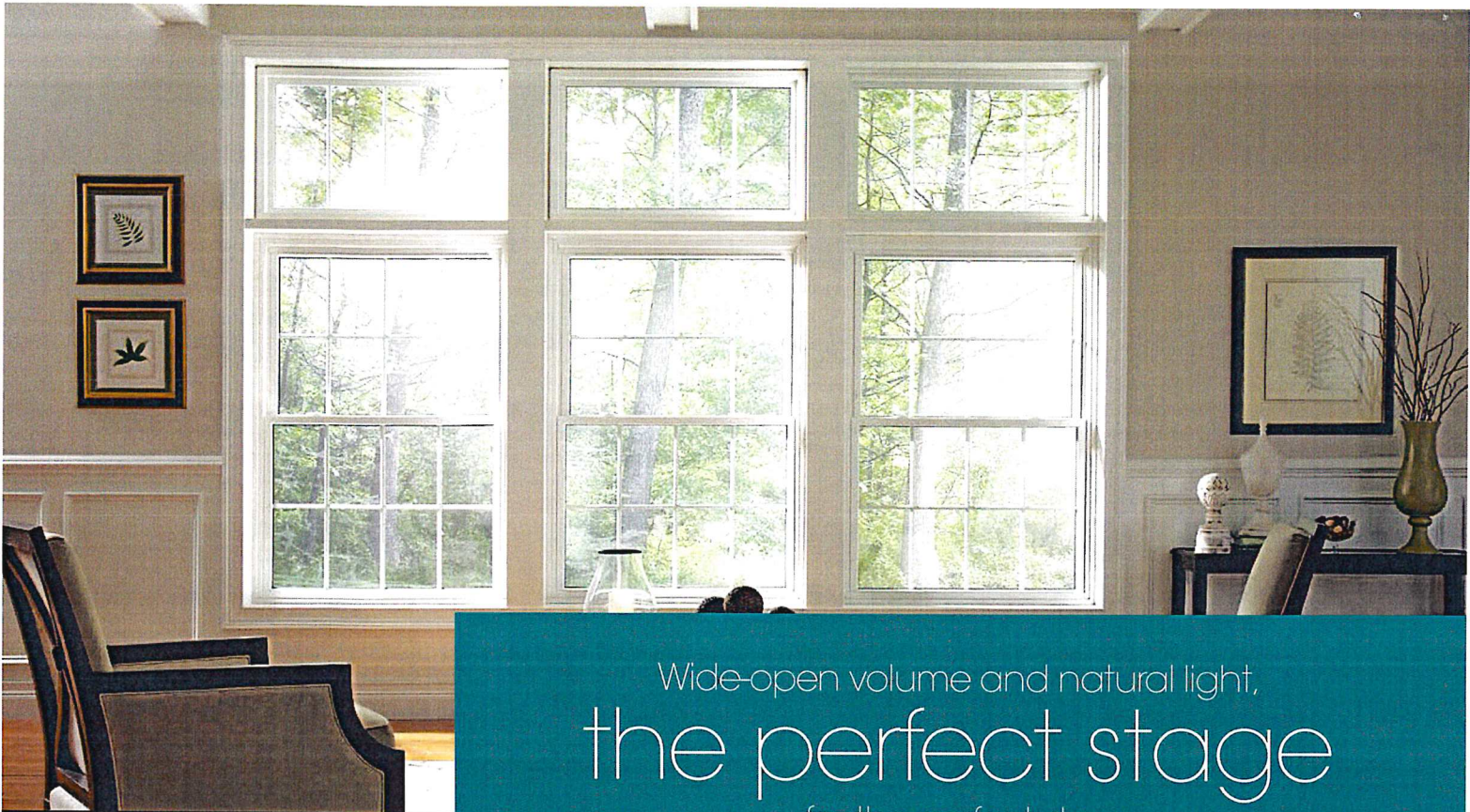


Comfortable, playful and  
**practical**  
home is inspired by life.

**Near Right:** Quiet and smooth operation is assured with a precision-engineered roller system. **Far Right:** Sash vent stops allow fresh airflow.







Wide-open volume and natural light,  
**the perfect stage**  
 for the perfect day.

**Below:** The easy-to-clean feature of Mezzo Double-Hung Windows adds to its popularity. Simply tilt in the sashes to access both sides of the glass from inside your home.



**Above:** Narrowline frame and sashes enhance the aesthetic appeal, inside and out.

## Double-Hung Windows

### FOREVER IN STYLE.

Mezzo's refined and purposeful design stays true to the classic double-hung style, yet exudes a cool, contemporary elegance with clean lines and crisp corners. The double-hung window is equally loved for its carefree functionality. No need to struggle with hard-to-reach areas. Both sashes tilt in to allow easy cleaning from inside the comfort of your home.

Built for everyday wear and tear, the expertly constructed sashes raise and lower easily on a constant force balance system, thus eliminating sash cords, weights and pulleys. Both the beauty and smooth operation of Mezzo Double-Hung Windows will be a simple pleasure.

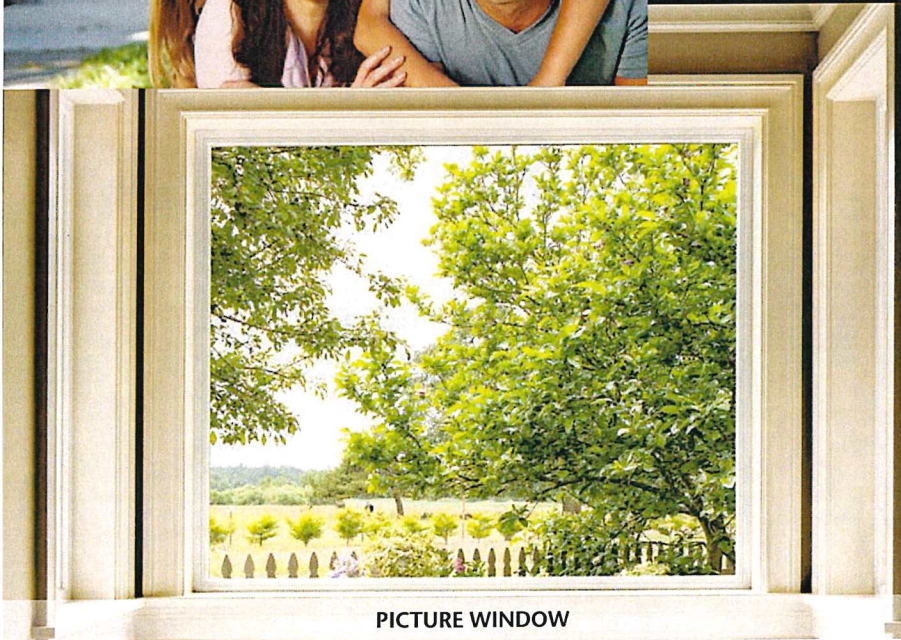
- Narrowline frame and sashes with fusion-welded corners for exceptional beauty, strength and energy efficiency.
- Integrated sash-to-sill interlock provides a unified wall of strength; prevents the sash from bowing in extreme winds.
- Non-conductive, composite reinforcement in the meeting rails allows for secure mounting of hardware and improves energy efficiency.<sup>6</sup>
- True sloped sill creates a highly efficient drainage system to prevent water and debris accumulation.
- Constant force balance system provides smooth raising and lowering of sashes.
- Hidden screen track for a neat, clean appearance.

<sup>6</sup> Double-hung base model will automatically be upgraded to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.

# Picture Windows and Special Shapes

SOMETIMES BOLD, ALWAYS BEAUTIFUL.

The true beauty of the picture window is its versatility. Whether grand or small, alone or combined with other window styles, Mezzo Picture Windows and Special Shapes make a statement of quality. The narrowline frame and full glass exposure offer an unobstructed outdoor view, while the high-performance insulating components provide a strong shield of protection against harsh weather and energy loss.



PICTURE WINDOW

**Above:** Picture windows and special shapes invite creativity when designing your home's window system. Use alone or combine multiple units to create a dramatic focal point.

- Narrowline frame with fusion-welded corners for exceptional beauty, strength and energy efficiency.
- Insulated glass unit with double-strength glass and warm-edge spacer system (picture windows), provides superior thermal protection and longevity.
- Embedded, multi-chambered construction creates airtight insulating compartments for increased thermal performance and strength.
- Choose from a variety of architectural styles, including Circle Top, Quarter Arch, Eyebrow, Half Eyebrow, Ellipse, Full Circle, Hexagon, Octagon, Pentagon, Cathedral, Trapezoid, Triangle and more.



SPECIAL-SHAPE

# Casement and Awning Windows

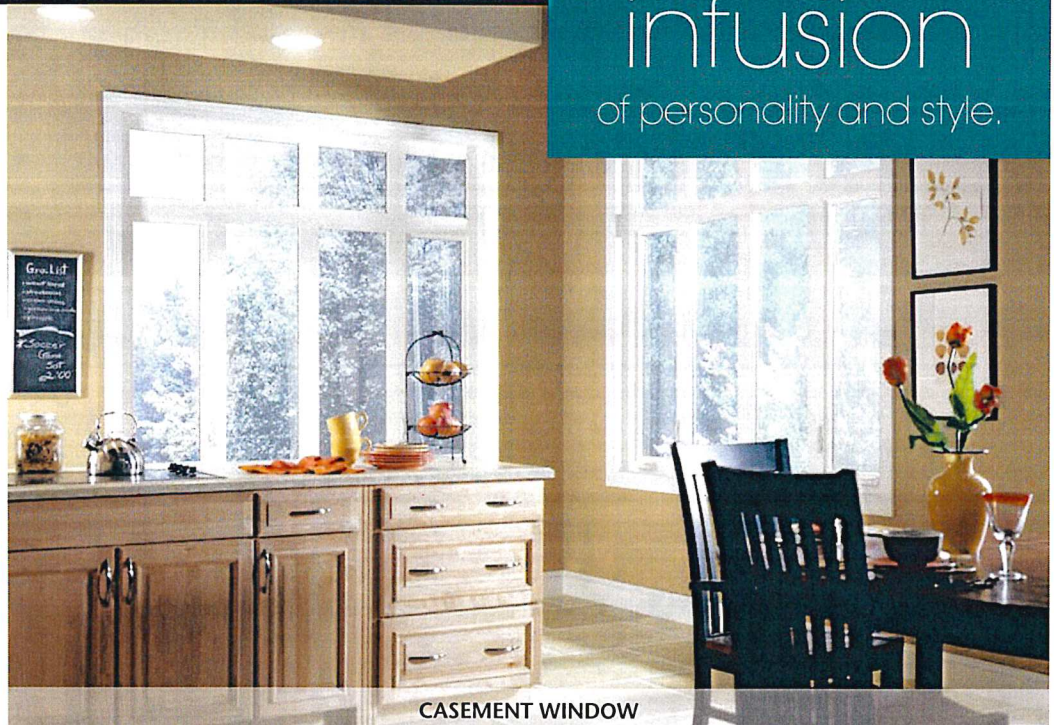
## THE PINNACLE OF UTILITY AND DESIGN.

There's more to casement and awning windows than meets the eye. There's history and practicality, merging the old-world craftsmanship of a charming crank handle with the refined details of today's advanced window technology. Featuring a low-profile, easy-touch handle, the casement sash gently opens outward, while the awning window opens up and out.

A refreshing  
**infusion**  
of personality and style.

### CASEMENT WINDOWS

- Exterior sash design creates the appearance of a larger glass area with an attractive slimline look.
- Step-down frame with three weatherstripping seals provides a tight seal during inclement weather.
- Positive crank mechanism ensures easy operation when opening and closing the sash.
- Multi-point locking system ensures a tight seal and increased comfort.
- Multiple lite configurations available in a single mainframe.
- Combine casement and fixed lite windows to add striking beauty and increased visibility.



CASEMENT WINDOW

### AWNING WINDOWS

- Exterior sash design gives the window the appearance of a larger glass area with an attractive slimline look.
- Heavy-duty, state-of-the-art hinge system provides easy operation from inside the home.
- A dual locking system on each side of the window.
- Multiple lite configurations available in a single mainframe.
- Combine with fixed lites to allow for convenient ventilation while creating increased visibility.



AWNING WINDOW

# Bay and Bow Windows

## BRING OUT THE CHARACTER.

A striking focal point, a cozy reading nook, a bright display of herbs and flowers – anything is possible with bay and bow windows. Each of these windows can transform your room from basic to beautiful.



BOW WINDOW



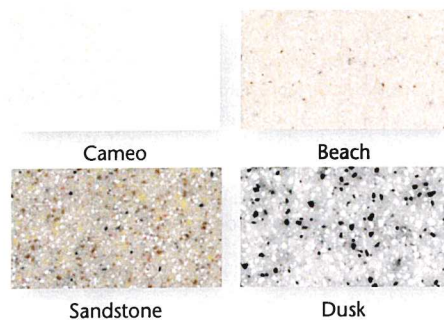
BAY WINDOW



## BAY AND BOW WINDOWS

- 1-1/4" furniture-grade veneer is standard in the construction of head, seatboard and jambs.
- Head and seatboard are available in oak or birch veneer finishes and ready for painting or staining.\*\*
- 3" pre-insulated seatboard option.
- Slimline reinforced mullion design.
- Bay and bow windows are available in a variety of colors and finishes.
- Exterior roof system available with optional copper or painted aluminum roof clad kits.

## AVONITE SEATBOARD OPTIONS

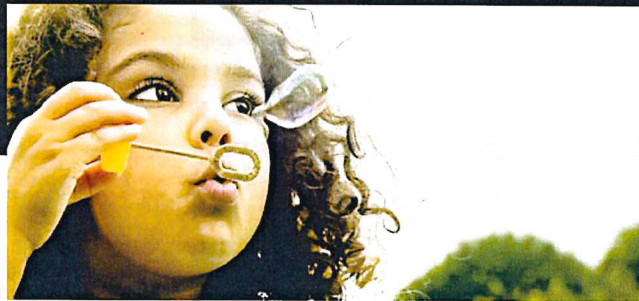


# Sliding Patio Doors

## LEGENDARY QUALITY WITH MODERN DETAIL.

There's no better measurement for a patio door than performance. From a quality design and excellent construction to smooth operation and enduring beauty – sliding patio doors are a premier choice. Each door combines best-in-class manufacturing technology with artistic detail to provide an entry that's beautifully welcoming and always weathertight. Choose from three distinctive styles in Contemporary, Classic and French.

- Premium vinyl mainframe and sash extrusions are colored throughout – won't chip, peel, crack or warp and never needs to be painted.
- Mainframe and sash feature a double-wall design and multi-chambered construction for increased strength.
- 1" thick insulated glass unit with warm-edge spacer system saves energy year-round.
- Dual internal/external weatherstripping on the sash ensures optimal energy efficiency.
- Steel reinforcements at the interlocks and lock rails increase structural integrity.
- Precision-engineered tandem roller system ensures easy and quiet door operation.
- Heavy-duty extruded aluminum screen features four adjustable rollers for smooth gliding.
- Available in a 2-panel style in 5', 6' and 8' widths; 3-panel styles in 9' and 12' widths; and a 4-panel style in a 12' width with center panels that open to each side.
- Choose from a variety of solid colors, hardware finishes and grid patterns to complement your Mezzo Windows.

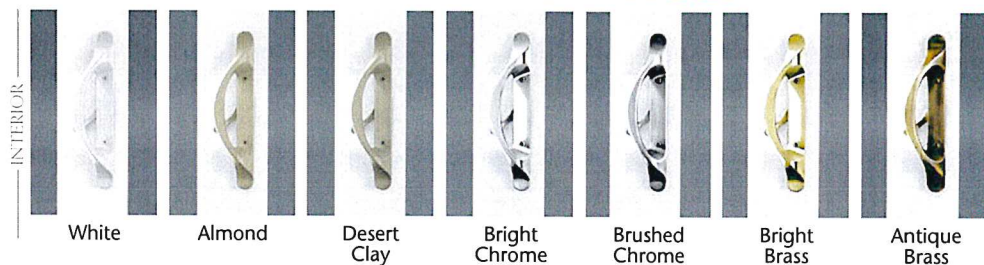


A naturally  
beautiful  
point of view.

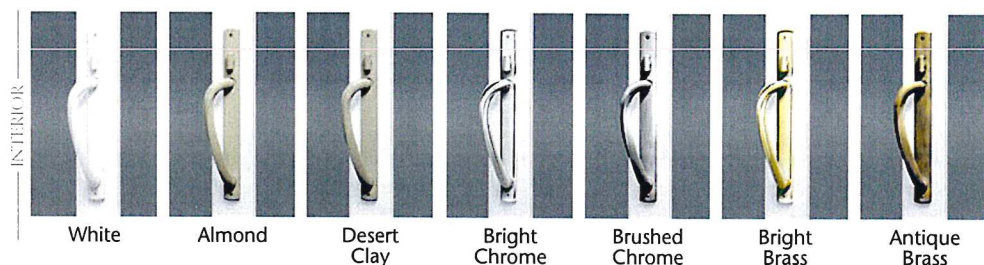
**Opposite page upper left:** The Contemporary-style patio door features 3" symmetrical sash rails for a sleek, clean-line design. **Opposite page upper right:** The Classic-style door conveys traditional beauty with generous 5" sash rails. **Opposite page bottom:** The 5" top rail, 7" bottom rail and 3" side rails of our French-style door combines French door charm with floor space-saving functionality.

Contemporary, Classic and French-style exterior patio door handles are available in white, almond and desert clay.

## CONTEMPORARY AND CLASSIC PATIO DOOR HANDLES

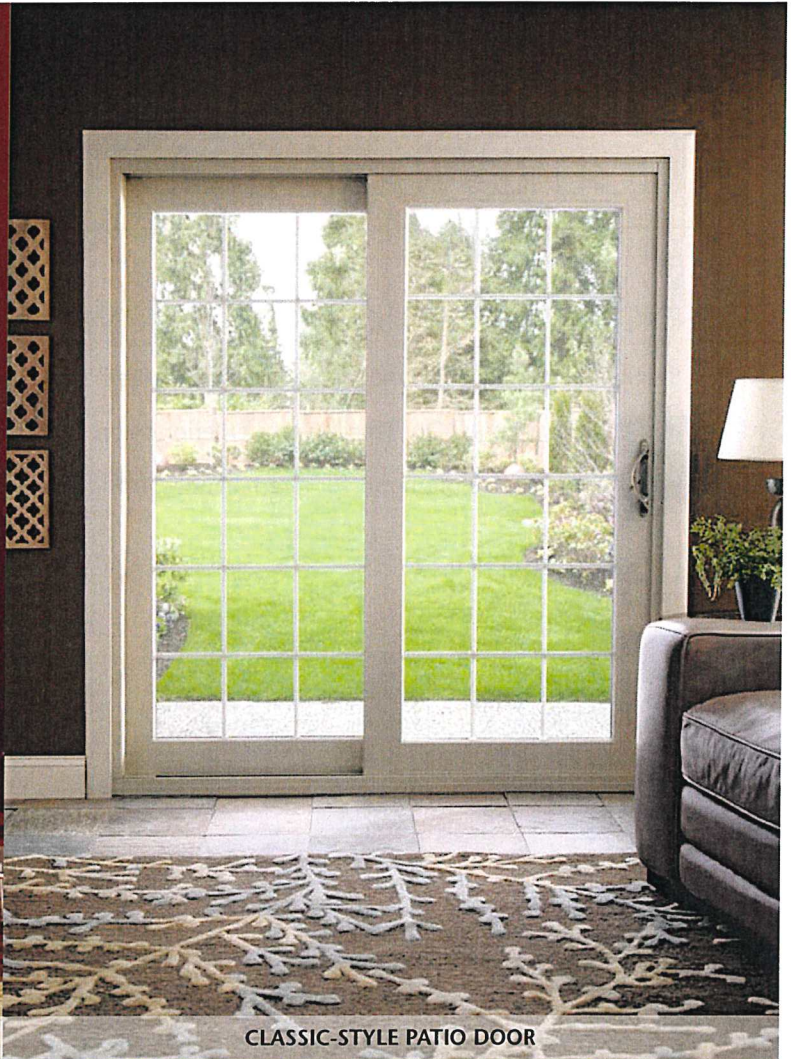


## FRENCH PATIO DOOR HANDLES





CONTEMPORARY-STYLE PATIO DOOR



CLASSIC-STYLE PATIO DOOR



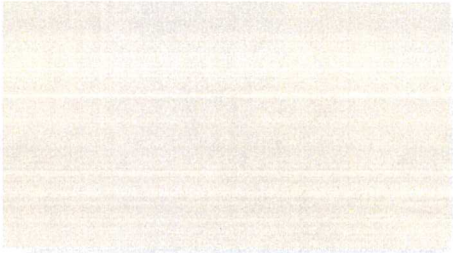
FRENCH-STYLE PATIO DOOR

# FrameWorks® Color Collection

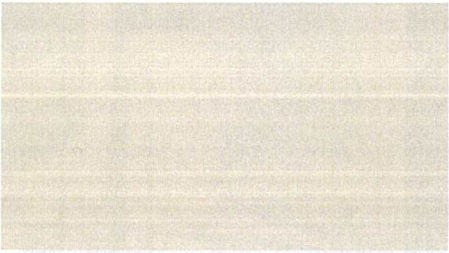
EXCEPTIONAL STYLE FOR EVERY HOME.

Beauty and vision, performance and strength – it all comes together in Mezzo’s exciting collection of styles, colors and custom accents. Our FrameWorks exterior colors feature a cutting-edge polyurethane coating technology with heat-reflective pigments for a remarkably strong and fade-resistant finish.

## COLOR OPTIONS



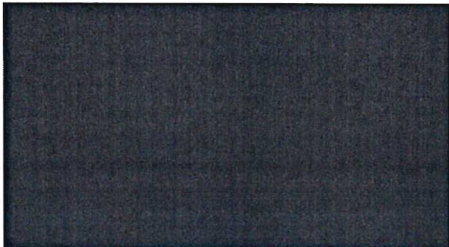
Almond (Extruded Solid Color)



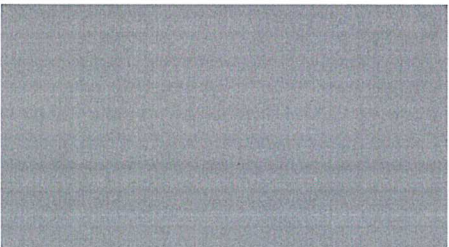
Desert Clay (Extruded Solid Color)



Black<sup>7</sup>



Architectural Bronze<sup>8</sup>



Silver<sup>7</sup>

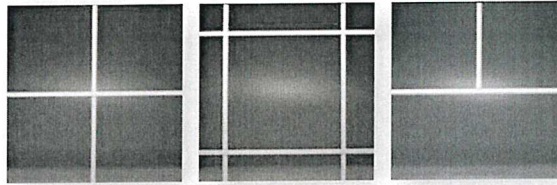




# Design Options

## GRID OPTIONS

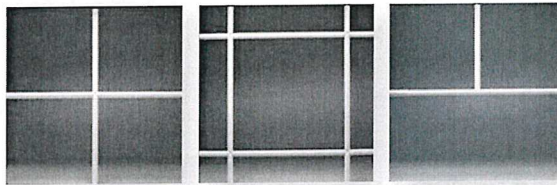
Decorative grids lend an added measure of style and dimension to your windows. All grids are enclosed within the insulated glass unit for easy cleaning. Select a grid profile and pattern to achieve your ideal finished look. Designer grids are also available for design flexibility.



5/8" Standard Colonial

5/8" Standard Prairie

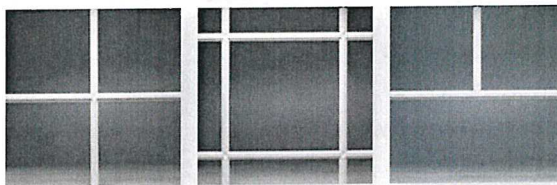
5/8" Standard Craftsman



3/4" Contoured Colonial

3/4" Contoured Prairie

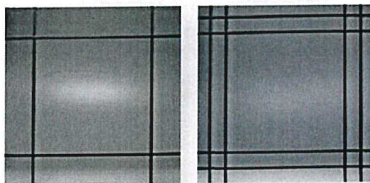
3/4" Contoured Craftsman



1" Contoured Colonial

1" Contoured Prairie

1" Contoured Craftsman



5/16" Designer Prairie<sup>8</sup>

5/16" Designer Double Prairie<sup>8</sup>

## OBSCURE GLASS

Obscure glass styles offer privacy for bathrooms and other areas of your home without blocking the natural light.



Obscure

Rain

Glue Chip

Satin Etched

<sup>7</sup> Black, Architectural Bronze and Silver exterior finishes are available with a White or Almond interior only.  
<sup>8</sup> Available in a pewter finish only.

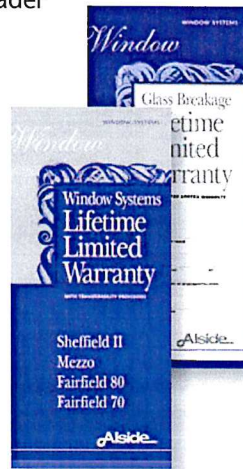
# Peace of Mind



Smarter choices for a  
**better world,**  
 today's homeowners are  
 happily choosing green.

## THE ALSIDE LIFETIME LIMITED WARRANTY.

Mezzo Windows are made by Alside, a recognized leader in product innovation, manufacturing excellence and uncompromising quality control. That's a reputation you can count on, from the day your windows are installed until the day you sell your home. And to make your buying decision easier, Alside backs all Mezzo Windows with a Lifetime Limited Warranty,\* one of the strongest in the industry, along with an optional glass breakage warranty. In addition, our FrameWorks Color Collection exterior finishes carry a 10-year fade-resistance warranty – further assurance of lasting performance and value.



## GREEN INSPIRATION.

Exceptionally energy-smart and weathertight, Alside Windows and Patio Doors not only help reduce fuel consumption needed to heat and cool homes, they also boast a long service life and achieve optimal material use and minimal waste in production. Virtually all in-plant vinyl scrap is recycled into other useful products, further reducing the environmental impact of waste. Vinyl windows also are eco-friendly because vinyl resin is derived largely from common salt – a sustainable and abundant natural resource!<sup>9</sup>



<sup>9</sup> Source: A Clear View – Vinyl Windows and the Environment. American Architectural Manufacturers Association (AAMA) and The Vinyl Institute (VI).



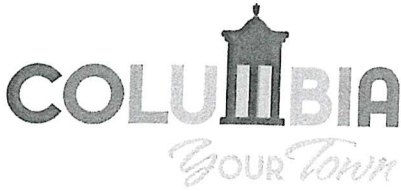
Alside 3773 State Road Cuyahoga Falls, Ohio 44223  
 1-800-922-6009 [www.alside.com](http://www.alside.com)



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Please recycle



LEO S. LUTZ  
Mayor

EVAN M. GABEL  
Solicitor

HEATHER ZINK  
Borough Council President

**Subject: Notification of HARB Meeting regarding the application for 208 Locust St**

Pagan, Tony  
200 Locust St  
Columbia, PA 17512

Date: Monday, September 30, 2024

Dear Mr. Tony Pagan,

This letter was written to inform you about the Historical Architectural Review Board meeting that will be held on Wednesday, October 9, 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, September 16, 2024 regarding **208 Locust 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 cursive script that reads "Paula Diffenderfer".

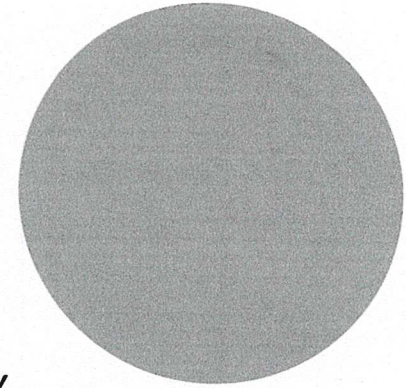
Paula Diffenderfer

Code Compliance/Zoning Manager

**DATE OF APPLICATION: Sunday, September 22, 2024**

**ADDRESS: 208 Locust 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: Wednesday, October 9, 2024 At 7:00 PM**

RECEIVED

SEP 25 2024  
COLUMBIA  
BY: YOUR TOWN

BOROUGH OF COLUMBIA  
HARB REVIEW APPLICATION

Permit / COA #  
240031

PRINT LEGIBLY AND COMPLETE THIS FORM IN ITS ENTIRETY

|   |  |
|---|--|
| DATE OF APPLICATION: <u>9/22/24</u>   |  |
| STREET ADDRESS OF PROPERTY TO BE REVIEWED: <u>250 N Third St. Columbia</u>  |  |
| DATE BUILDING CONSTRUCTED: <u>1920</u>  | DATE OF ADDITIONS / ALTERATIONS: <u>10/7/2024</u>  |
| PROPERTY OWNER NAME: <u>Amos Zook</u>   |  |
| ADDRESS: <u>150 Horst rd. Mayerstown, PA 17067</u>  |  |
| PHONE: <u>(717) 202-7038</u>  | EMAIL: <u>amoszook99@gmail.com</u>   |
| If Applicant is not the equitable owner of the property, please indicate below:<br><input checked="" type="checkbox"/> Owner's Agent / Representative<br><input type="checkbox"/> Other _____<br>A letter is required by the property owner, authorizing the agent / representative to act on their behalf.<br><input type="checkbox"/> Letter received |  |
| AGENT/REPRESENTATIVE NAME (if applicable): <u>Omar DeJesus</u>  |  |
| ADDRESS: <u>417 E Market St, Marietta, PA 17547</u>   |  |
| PHONE: <u>(717) 847-3375</u>  | EMAIL: <u>Odejesus@ODConstruct.com</u>   |
| CONTRACTOR NAME: <u>OD Construction LLC</u>   |  |
| ADDRESS: <u>417 E Market St, Marietta, PA 17547</u>   |  |
| PHONE: <u>(717) 847-3375</u>  | EMAIL: <u>Odejesus@ODConstruct.com</u>   |
| ARCHITECT / ENGINEER NAME (if applicable):  |  |
| ADDRESS:  |  |
| PHONE:  | EMAIL:   |
| <b>PROPERTY USE (check all that apply):</b><br><input checked="" type="checkbox"/> MULTI-FAMILY RESIDENCE<br><input type="checkbox"/> SINGLE FAMILY RESIDENCE<br><input type="checkbox"/> COMMERCIAL/RETAIL<br><input type="checkbox"/> INDUSTRIAL<br><input type="checkbox"/> INSTITUTIONAL<br><input type="checkbox"/> VACANT                         | <b>BUILDING TYPE:</b><br><input type="checkbox"/> SINGLE, DETACHED<br><input type="checkbox"/> DUPLEX<br><input type="checkbox"/> ROW<br><input checked="" type="checkbox"/> APARTMENT BUILDING<br><input type="checkbox"/> WAREHOUSE<br><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

Replacing 7 wood windows on N Third St with new Vinyl windows to match existing. Repair or Replace Broken Front Door with Single Panel wood door on N Third St. Demo Garage at Alley way Demo Brake Decks at Alley side, Built New PT Deck for apartment access Demo Catwalk from 250 to 248 and Step to 248 Roof. Replace 9 wood windows with new Vinyl windows to match. Install new White Vinyl siding on Rear elevation and Rear Left elevation. Cap window frames with trim coil to match window frames.

ESTIMATION OF TOTAL COSTS OF THE ALTERATION(S): \$ 71,000

**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:**

**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# \_\_\_\_\_

**OMAR DEJESUS CONSTRUCTION, LLC**

PA#189111

717.847.3375

omardconstruction@outlook.com

**Quote:**

Amos Zook  
248 N Third st.  
Columbia, PA 17512

*Tuesday, September 10, 2024*

**SCOPE OF WORK**

**BASE ESTIMATE: Exterior & Interior Renovations**

**Front Units:**

Replace wood window with replacement vinyl windows (7 windows)  
Cap windows with aluminum coil (7 windows)  
Remove and replace exterior front door  
Install two new basement vent grills  
Paint exterior brick curb side  
Remove wood exterior walks and stairs from unit to 248 roof  
Remove and replace exterior rail for unit 2  
Dispose of content and debris in basements (unit 1 & 2)  
Paint interior walls two coats ( front unit )  
Install new vinyl siding on left side of unit were there shingled siding in located

**Rear Units:**

Demo storage area left of lower rear unit  
Demo stair and deck to upper rear unit  
Demo garage at rear  
Dispose of content and debris in basement and garage  
Relocate AC unit on gargare roof  
Built new steps and a approx 5'x5' landing to upper unit  
Recoat metal roofs on upper and lower rear units  
Replace wood window on rear upper unit ( 8 windows )  
Install new replacement vinyl window on upper rear unit ( 8 windows )  
Cap window with aluminum coil on ( 11 windows )  
Install 5 new window screen on lower rear unit  
Install new vinyl siding to rear units were shingled siding is located  
Replace one water heater and add water heater base  
Detach and reset one water heater and add base  
Remove and replace fused electrical panel with new braker panel to upper rear unit  
Paint walls two coats on both units

**TOTAL COST:** \$71,833.33

This figure is an estimate, not a quote. It is based on the information provided, and may be inappropriate if additional information is forthcoming, any specifications change, changes in layout, material selections or material availability. This estimate is valid for 30 days.

Acceptance of estimate: The above prices, specifications, and conditions are hereby accepted and we, as the property owners, would like to move forward.

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

owner

DATE: \_\_\_\_\_

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

General contractor

DATE: \_\_\_\_\_

Estimate valid for 30 days.



October 2, 2024

Borough of Columbia  
308 Locust St  
Columbia, PA 17512

HARB Review for 250 N 3<sup>rd</sup> St – permit #240031

250 N 3<sup>rd</sup> Street was built in 1887 in the late Italianate Victorian Vernacular – attached house is two and a half story; three bay brick with deep corbelled brick cornice; central, pedimented, paired, one over one window with bracketing; triangular flared window hoods over two over two windows originally and a deep cornice above with a rectangular transomed widely architraved door with a glass upper panel. Dormer was added between 1899 and 1901.

At the time of the historic resource survey this property was listed as having intact integrity and contributing to the historic district. It is now a multi-family residence.

The proposed Scope of Work includes:

- Replace 7 wood windows on N 3<sup>rd</sup> St with new vinyl windows
- Repair or replace broken door
- Demo garage at alley way
- Demo broken decks on alley side
- Build new pressure treated deck for apartment access
- Demo catwalk from 250 to 248 and step to 248 roof
- Replace 9 wood windows with new vinyl windows
- Install new white vinyl siding on rear elevation and rear left elevation
- Cap window frames with trim coil to match frames

## Preservation Review

- Replace 7 wood windows on N 3<sup>rd</sup> St with new vinyl windows

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 (currently 1<sup>st</sup> floor is 1 over 1 and 2<sup>nd</sup> floor is 2 over 2). SISR: #6

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

- Repair or replace broken door

Repair of this original door would be preferred versus replacement according to the Secretary of the Interiors' rehabilitation guidelines. If replacement is necessary, a modern door matching the overall style is preferred (half lite with panels below). SISR: 2, 5, and 6

SISR 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.

SISR 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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

- Demo garage at alley way
- Demo broken decks on alley side
- Build new pressure treated deck for apartment access
- Demo catwalk from 250 to 248 and step to 248 roof

Is this work visible from the streetscape? From the photos all proposed demolition seems to be a much later addition and historic integrity would not be harmed by removal of these features.

SISR: 5 and 10

SISR 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

SISR 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- Replace 9 wood windows with new vinyl windows

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 (currently 1<sup>st</sup> floor is 1 over 1 and 2<sup>nd</sup> floor is 2 over 2). SISR: #6

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

- Install new white vinyl siding on rear elevation and rear left elevation

Inappropriate. Attachment of vinyl siding on the brick walls will be damaging to the brick and cause deterioration due to the fastening into the brick to install the siding. SISR: 1, 5, 9, and 10

SISR 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.

SISR 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

SISR 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

SISR 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- Cap window frames with trim coil to match frames

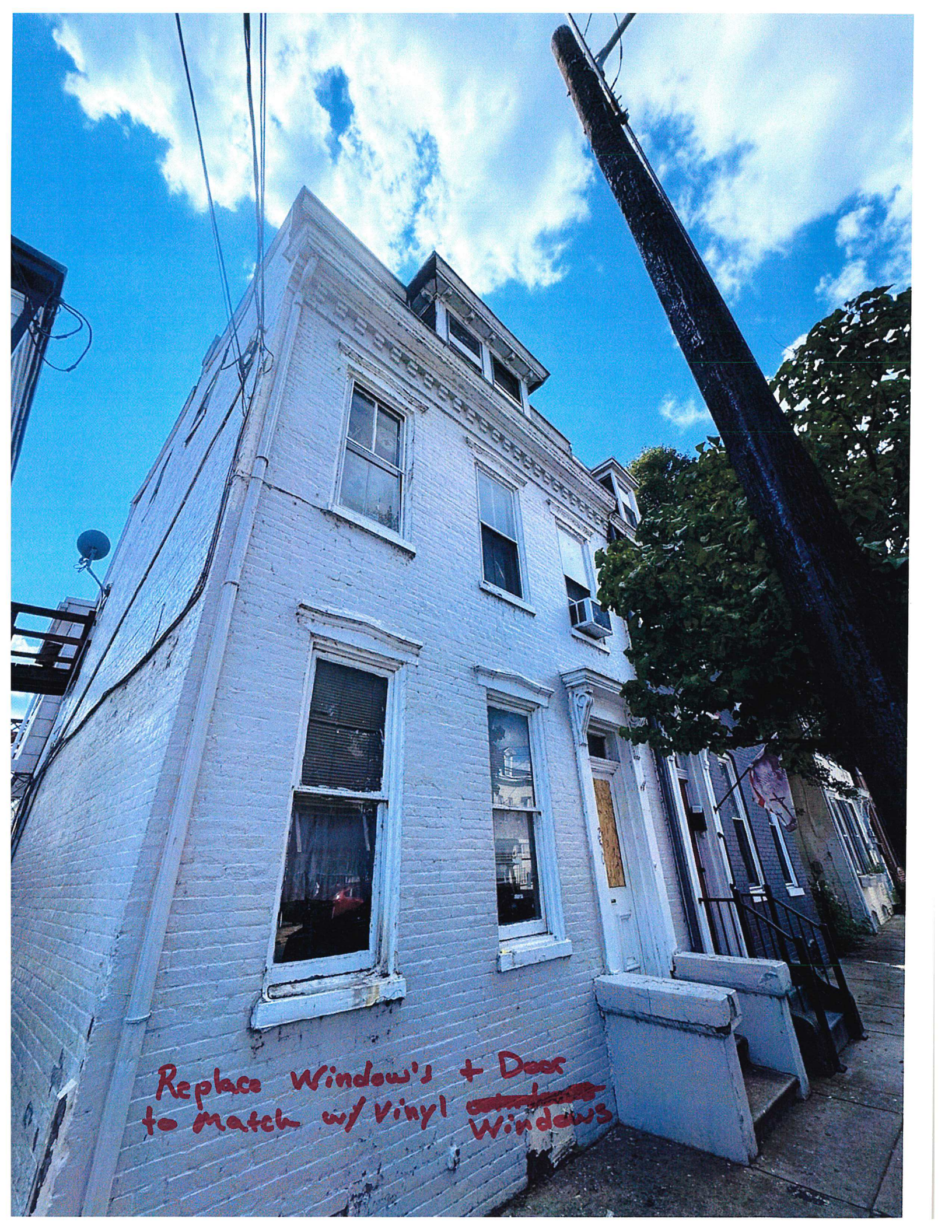
Inappropriate. As mentioned in the historic resource survey description the ornamental window hoods are original and integral to the historic character of the building. Removal to install cladding would be detrimental to the historic character of the building and would remove important historic fabric. Cladding can also trap water in-between the cladding and the wood accelerating deterioration. SISR: 1, 5, 9, and 10

SISR 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.

SISR 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

SISR 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

SISR 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Replace Window's + Door  
to match w/ Vinyl ~~Windows~~  
Windows



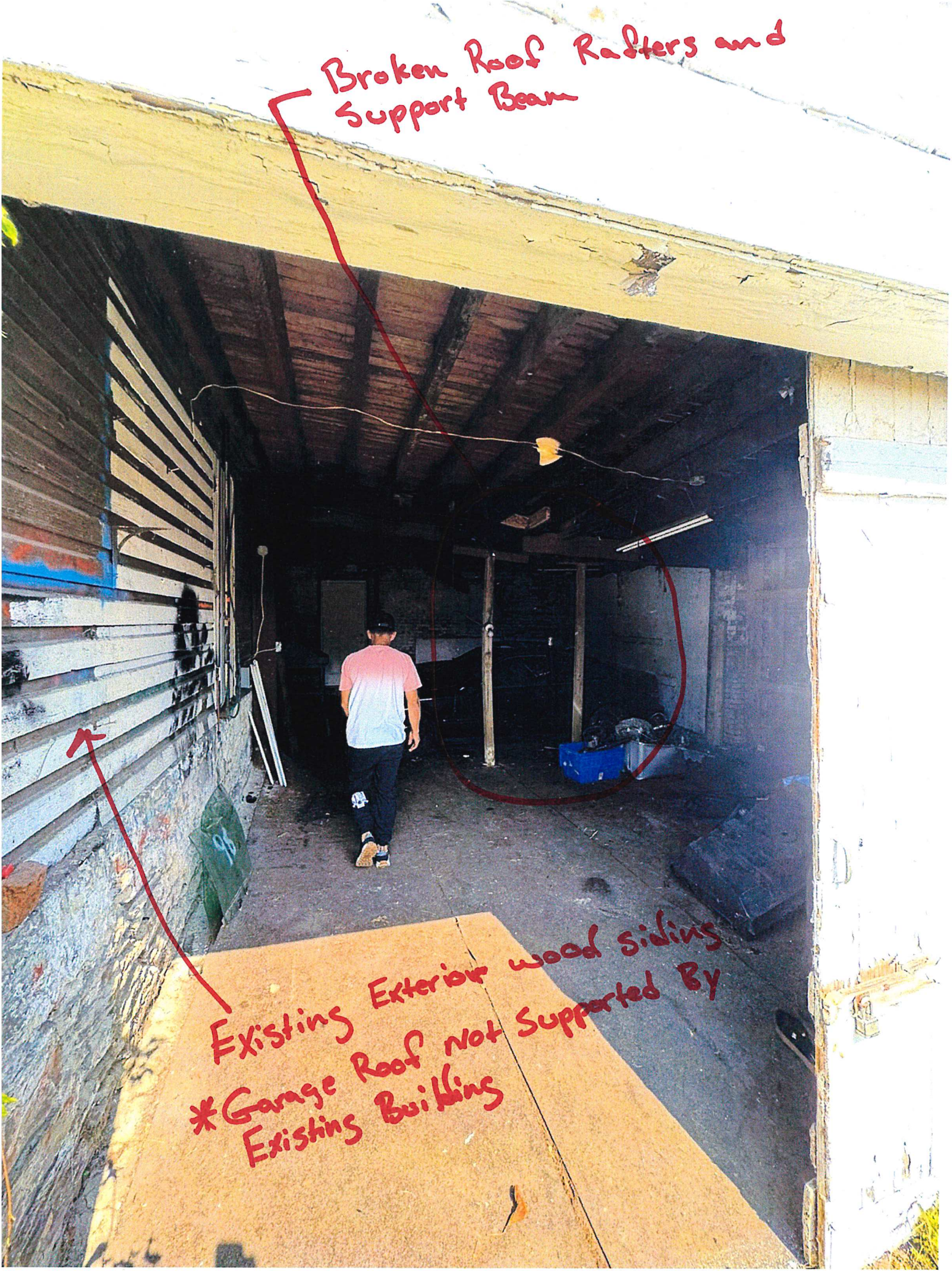
Replace Rotted wood and  
Cap New Wood

Note: Cap Windowframes to match  
Existing wood Frames

Broken Roof Rafter and Support Beam



Existing Exterior wood siding  
\*Garage Roof not Supported By Existing Building



- Demo Existing Rotted Deck access to unit #4 and Replace with New PT Deck
- Garage Roof is Sinking







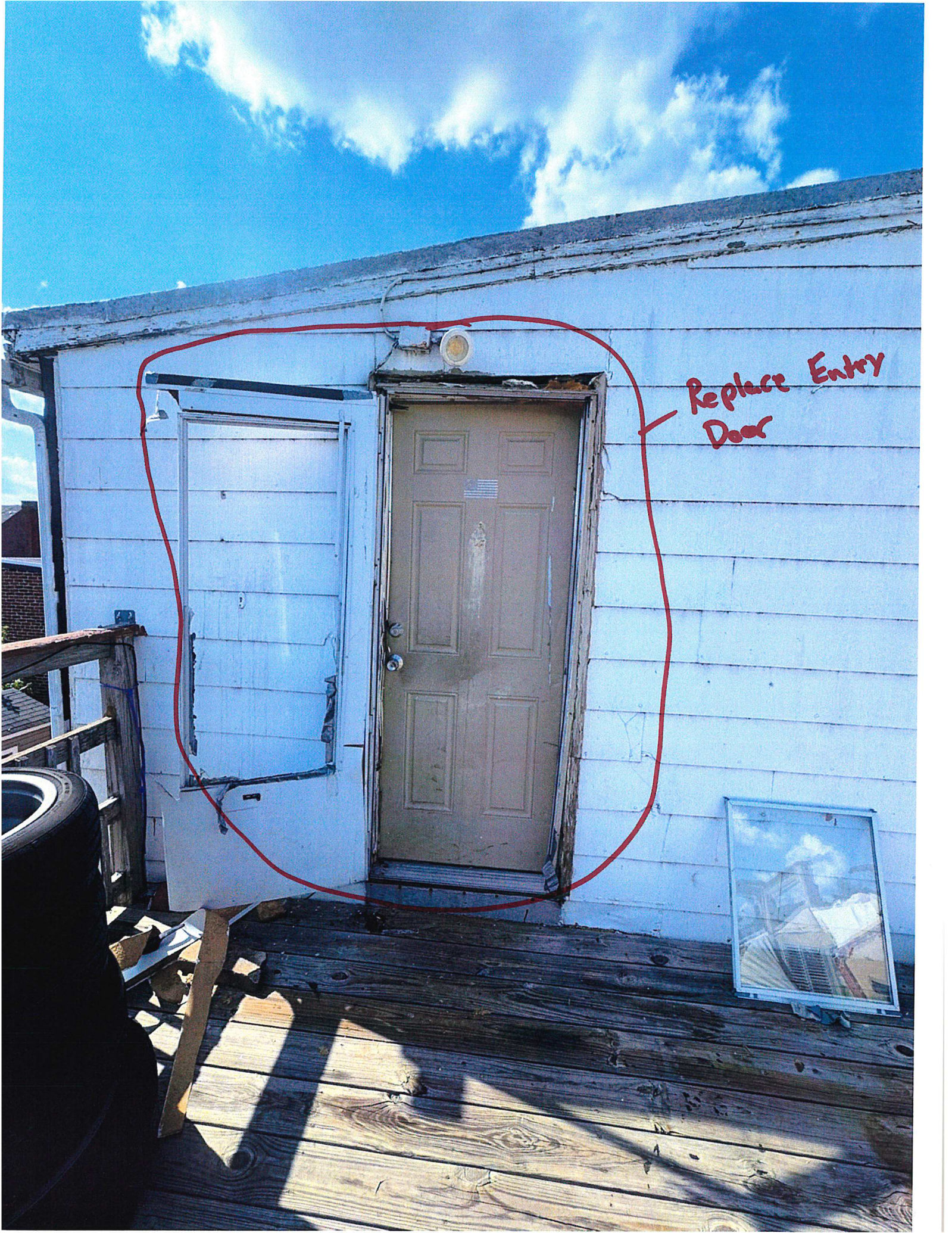
New Vinyl siding



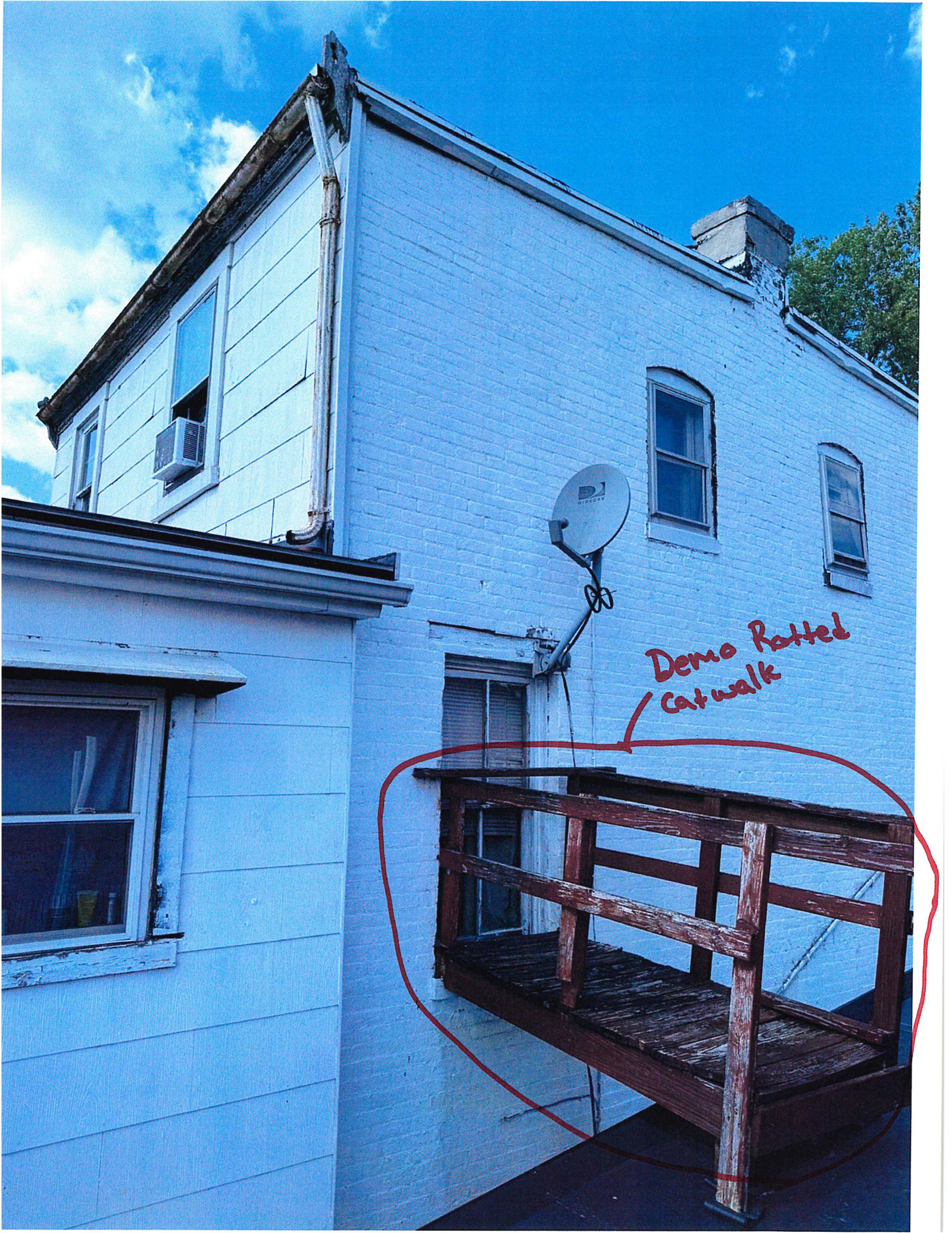
Install New Vinyl Siding (white) and Replace 8 wood windows with vinyl windows







Replace Entry Door



Demo Rotted  
Catwalk



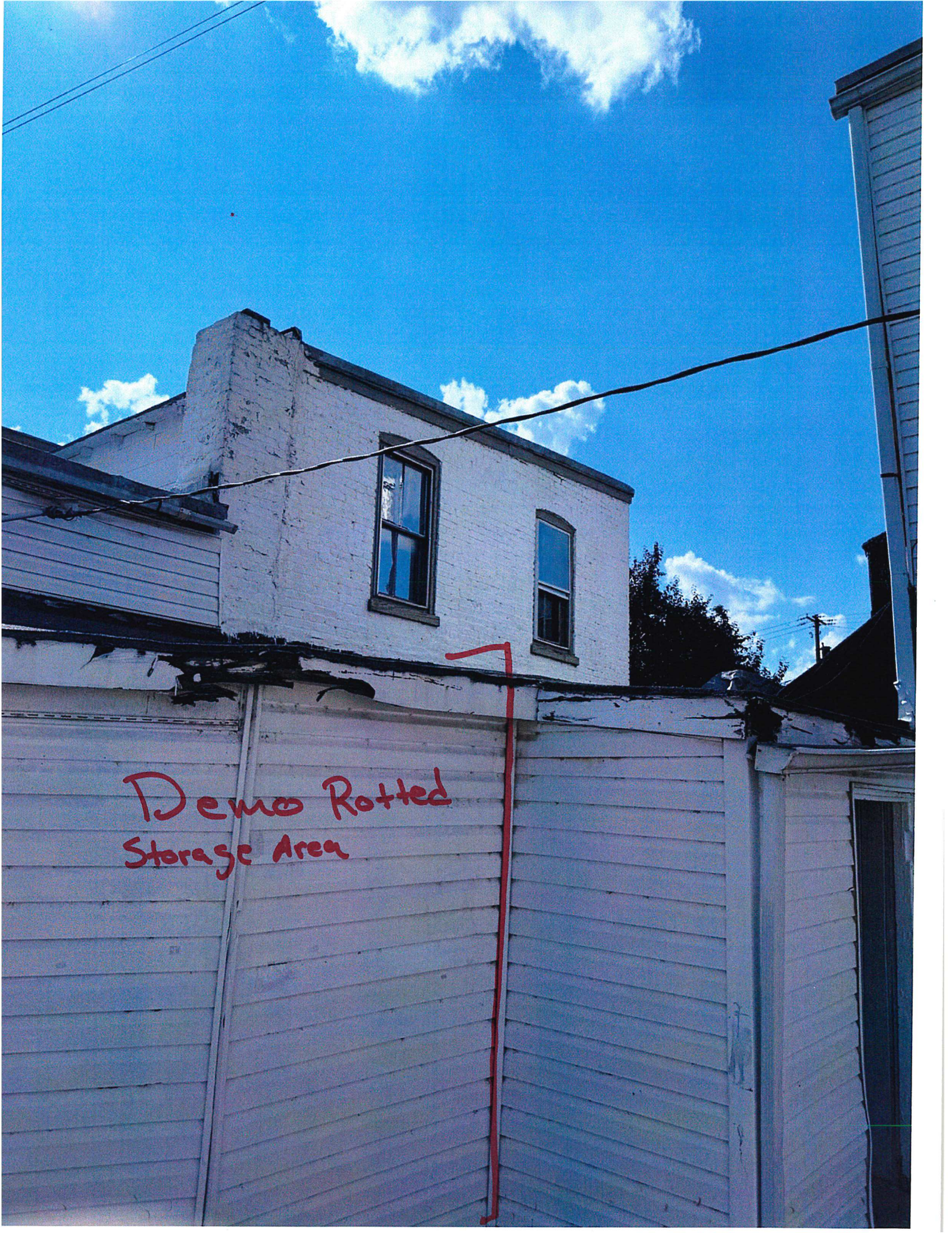


Left Side of Storage Area

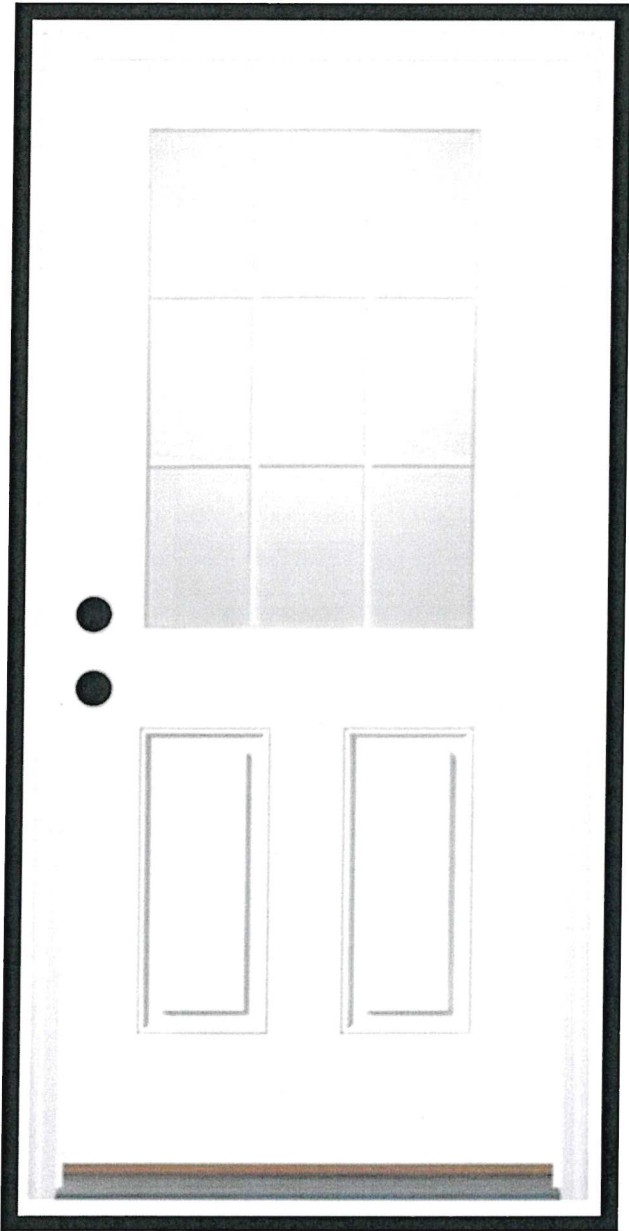


Storage Area  
Not Supported by Existing  
Building

Demo Rotted  
Storage Area

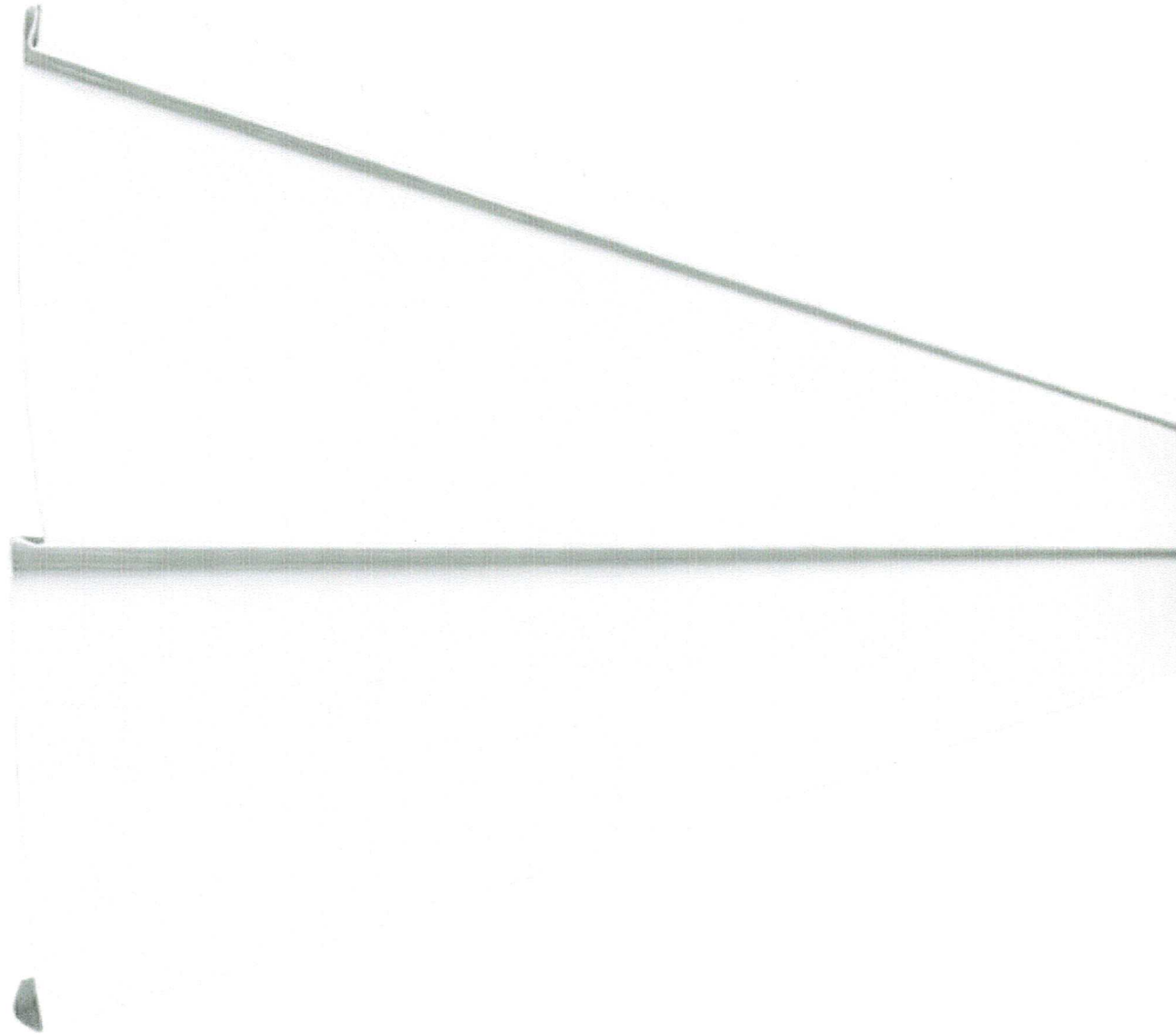
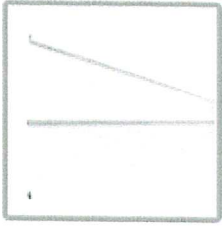


36-in x 80-in x 4-9/16-in Fiberglass Half Lite Right-Hand Inswing Ready To Paint Prehung Front Door with Brickmould Insulating Core with Grilles



# Double 5 in. x 144 in. White Lap Vinyl Siding

★★★★★ (13) [Questions & Answers \(42\)](#)



# DISCOVER MORE

## WEBSITE

ProVia.com makes it easy to explore and compare numerous door, window, siding, stone or roofing options in a straightforward, interactive way. Configure a door or window, visualize products on your home, explore color palettes, and learn about different architectural styles—all from our innovative Design Center. Save your favorite products, colors, photos or ideas throughout the site into your own ProVia® portfolio for reference any time and share them across your favorite social media platforms. ▶

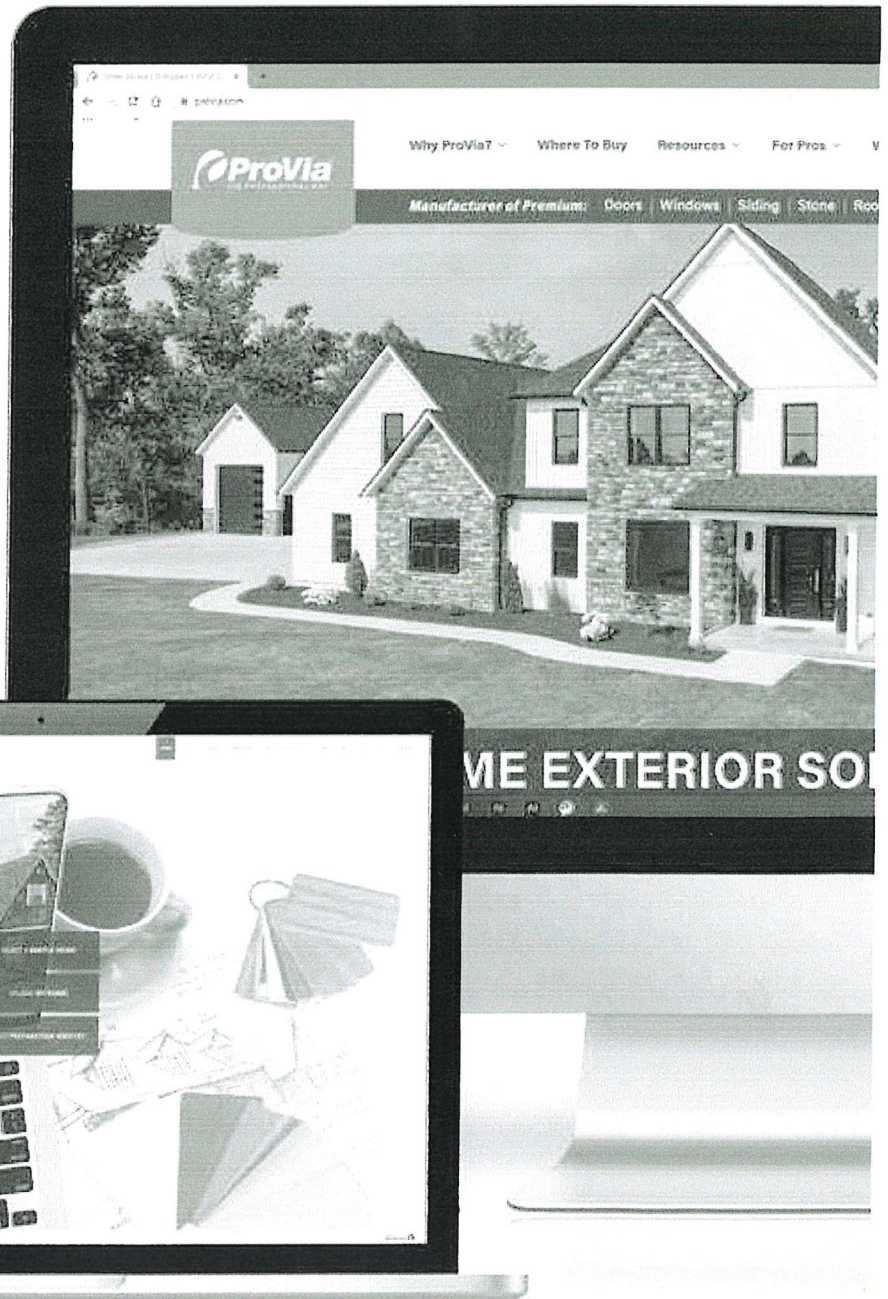


## VISUALIZER

Let your imagination run free with this exterior home design tool. Select from a library of existing home styles or upload a photo of your own home.

In a few easy steps, update your siding color, add stone or metal roofing, configure windows, or create a one-of-a-kind entry door system.

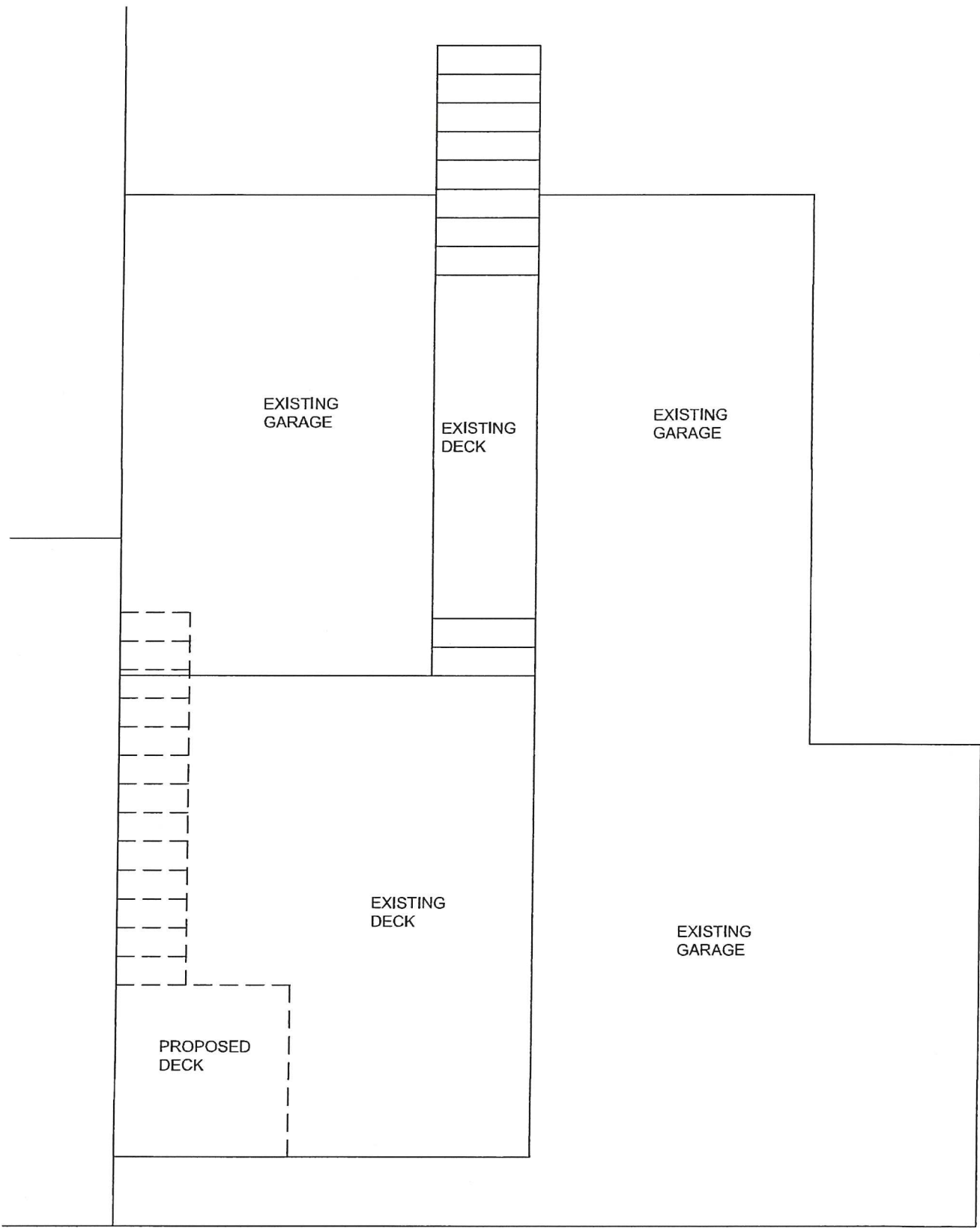
Looking for professionally inspired color and product palettes? Apply one of our pre-selected Designer Collections to create a curb-appealing look. ▾



# WINDOW FEATURES

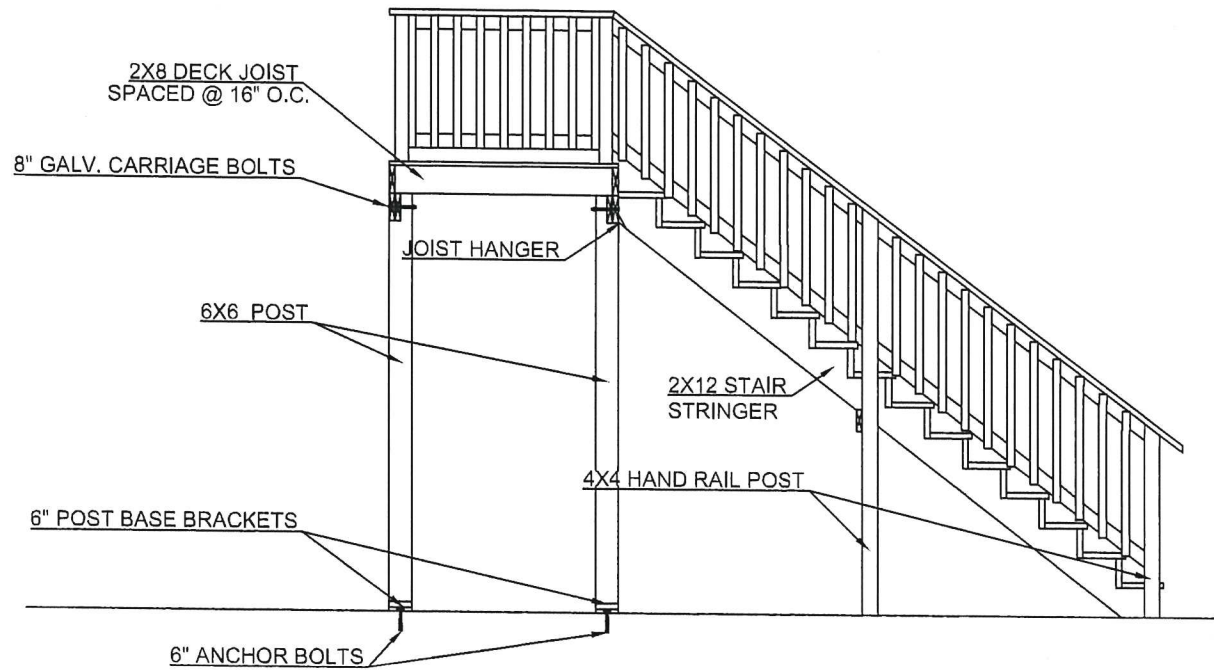
Endure™ windows can be completely customized to fit your exact style. Everything from the size of the window, the interior and exterior colors, hardware finishes, glass packages and trim options can be chosen by you.





NOTE: DEMO EXISTING GARAGE AND DECK ABOVE  
PROPOSE NEW 5'X5' PT DECK WITH STEPS TO  
UNIT ACCESS

SCALE: 1/4"=1'-0"



TYPICAL DECK DETAIL

NOTE: DECK TO BE PRESSURE TREATED LUMBER  
SCALE: 1/4"=1'-0"





LEO S. LUTZ  
Mayor  
HEATHER ZINK  
Borough Council President

EVAN M. GABEL  
Solicitor

**Subject: Notification of HARB Meeting regarding the application for 250 N 3<sup>rd</sup> St**

Zook, Amos  
150 Horst Rd  
Myerstown, PA 17067

Date: Monday, September 30, 2024

Dear Mr. Amos Zook,

This letter was written to inform you about the Historical Architectural Review Board meeting that will be held on Wednesday, October 9, 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, September 25, 2024 regarding **250 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 cursive script that reads "Paula Diffenderfer".

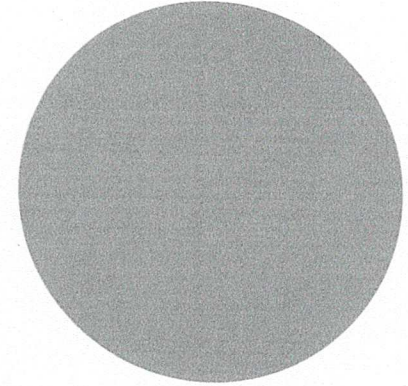
Paula Diffenderfer

Code Compliance/Zoning Manager

**DATE OF APPLICATION: Sunday, September 22, 2024**

**ADDRESS: 250 N 3<sup>rd</sup> 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: Wednesday, October 9, 2024 At 7:00 PM**