EXTERIOR RENOVATION PROPOSAL

Historic Review – Manchester Neighborhood, Pittsburgh, Pennsylvania

Siding, trim, preservation of historic roof details, and safety railing

Property Address: 1321 Columbus Ave, Pittsburgh, PA, 15233
Property Owner: Olena Prokopiv

Project Overview

Proposed exterior work is intended to improve weather protection while retaining visible historic character.

- The house is a wood-frame structure approximately 21 feet wide.
- The exterior was previously covered with older asphalt siding that made it look like brick.
- New lap siding is proposed on the front and side elevations shown in the attached reference images.
- Existing window and door openings will remain in their current locations and proportions.
- The project is not intended to alter the building massing, roofline, or historic decorative roof details.
- The November 2024 photograph shows that the house already had vinyl replacement windows before the current renovation. Pictures are attached to the slide 8



Proposed Siding & Trim Materials



Boothbay Blue ColorPlus® finish

• Siding: 5/16" × 8-1/4" × 12' James Hardie Statement Collection HardiePlank® Select Cedarmill® Lap Siding.

• Color: Boothbay Blue, ColorPlus® Technology, eased edge, HZ5® product zone.

• Trim: James Hardie trim in white around windows and doors.

• Windows and exterior door will remain black, creating a restrained contrast with the blue siding and white trim.

• Installation will follow the existing horizontal lap-siding character rather than introducing a new façade pattern.

Front Elevation – Proposed Appearance



• Boothbay Blue horizontal lap siding.

• White James Hardie trim around windows and the front door.

• Existing window sizes, locations, and vertical trim composition are retained.

• Existing front steps remain unchanged.

• A simple metal black handrail with narrow vertical pickets is proposed on the right side of the existing concrete steps will not be altered except as necessary for installation of the railing.

• The basement window adjacent to the steps will remain fully visible and will not be covered.

• A small new entrance canopy is proposed above the front door for weather protection. The design is intentionally simple and subordinate to the historical facade, with white trim coordinated with the window and door trim. It looks the same like in other neighbours houses.

Side Elevation & Historic Roof Details



- On the left side of the house, the existing historic soffit and fascia details will be preserved in place.
- The decorative wood brackets / scroll-like elements below the roofline will also be retained.
- These existing wood elements will not be removed or covered with siding.
- The soffit, fascia, and decorative roof details will be repaired as needed and painted white, consistent with their previous appearance.
- The new siding will terminate below these preserved historic elements.

Elements to Remain Unaltered

- Front steps: no replacement, enlargement, relocation, or change in configuration.
- Basement window next to the front steps: remains visible and unobstructed.
- Window and door openings: no proposed enlargement or relocation.
- Roofline and cornice profile: no proposed alteration.
- Historic soffit, fascia, and decorative brackets: retained and painted white.
- The only addition at the steps is a simple, appropriate safety handrail.

Goal: retain the house's historic architectural character while replacing deteriorated exterior cladding with a durable, compatible lap-siding system.

Scope Summary for Historic Review

- Install James Hardie HardiePlank® Select Cedarmill® lap siding in Boothbay Blue on the proposed exterior wall areas.
- Install white James Hardie trim around windows and doors.
- Preserve the existing historic soffit, fascia, and decorative wood brackets below the roof on the left side of the house; paint these elements white.
- Keep the existing front steps exactly as they are and add only a safety handrail.
- Keep the basement windows adjacent to the steps fully exposed.
- Maintain the existing building form, roofline, window/door openings, and visible historic roof details.

Window note: Historic-condition documentation from November 2024 confirms that vinyl replacement windows were already present prior to the current renovation. The current windows remain vinyl replacement windows.

Submitted for review of the proposed exterior improvements in the Manchester historic neighborhood of Pittsburgh.

Historic Condition – Before & Proposed/Current Appearance

Google Street View (November 2024) documents the condition of the house prior to the current exterior renovation.



November 2024 – Google Street View



November 2025 - property purchased by the current owner



Current Historic Review proposal

Window continuity: The November 2024 photograph shows that the house already had vinyl replacement windows before the current renovation. The existing/current windows are also vinyl replacement windows; the proposal does not introduce a new window material type.