HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1727 Bedford Ave
Pittsburgh, PA

OWNER:
NAME: Daisy Wilson Artist Community, Inc.
ADDRESS: c/o Pittsburgh Gateways
1621 Bedford Ave
PHONE: (443) 518-6493
EMAIL: DRTESQ913@gmail.com

APPLICANT:
NAME: Robert Pfaffmann, FAIA, AICP
ADDRESS: 223 Fourth Ave
Pittsburgh, PA 15222
PHONE: 412.398.7546
EMAIL: rob@pfaffmann.com

REQUIRED ATTACHMENTS:
☑ Drawings ☑ Photographs ☑ Renderings ☑ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Complete the work of the site as per site plans attached. The original permits for the rehabilitation of the structure in 2019 included rough grading, sidewalks and a small terrace. The additional work includes the addition of a custom wood fence, boardwalk, pavers and landscaping.

SIGNATURES:
OWNER: Denise Turner, Interim Exec Director DATE: 10-8-21

APPLICANT: Robert S. Pfaffmann, FAIA, AICP DATE: 10/8/21
• Site Renderings, Landscape & Materials
August Wilson House

Phase 1 (Day 1) Site Plan

By Theatrical Production
Phase 1 Base Site Budget Scope (Day 1)
Phase 2 (funding permitting- Day 1)
Interpretive Art & Design
Master Plan items TBD

- Brick Pavers (vs Conc)
- Ghost Walkway
August Wilson House | Site Plan

**Control Site Plan**

1. By Theatrical Production
2. Base Site Budget Scope
3. Phase 2 (funding permitting)
4. Interpretive Art & Design

**Wall Images** shown illustrate the use of materials native to Pennsylvania used in dry stack configuration.

**Near grid:** Crushed mastic fines, site where once right and in a centre location.
August Wilson House | Materials

Fencing Images shown on this page illustrate the use of stained cedar wood fences with 2 x 2 cedar slats.

Boardwalk: Cumaru boardwalk decking

Wall Images shown illustrate the use of material native to Pennsylvania used in dry stack configuration

Side yard: Crushed gravel, no. 57 aggregate, size reference (left) and in a parking/drive field (right)

Rear yard: Crushed limestone fines, size reference (right) and in a paving field above

Concrete walk: Typical concrete walk (left)

studio for spatial practice
Christine Brill, AIA · Jonathan Kline · Jen Gallagher, PLA, LEED AP
3809 Penn Avenue, Pittsburgh, PA 15201 · 412.980.3345 · studiofsp.com

PAVING, FENCING & WALLS
August Wilson House Site Improvements
Materials | August 2021

PFAFFMANN + ASSOCIATES
01 September 2021
Sidewalk and entrance court: Brick paving in herringbone pattern
Side yard: Clay pavers in lawn
Sidewalk alternate: Brick with lawn (left) and pavers in lawn (above)
Street Entry View of House & Landscape

- Salvaged Stone Wall
- "August Wilson House" raised letters
- Brick/Grass Pavers
- Crushed Stone
- Concrete Walk
- Brick Walk
- Trim Pittsburgh Green
- Sash Burnt Orange
- Vinyl Gallery Lettering
- ADA

PFAFFMANN + ASSOCIATES
01 September 2021
August Wilson House

"Butera Terrace" Materials & Art

Tinted Concrete Stoop
Brick Pavers
Future Sunscreen
Awning (future)
Salvaged Stone

01 September 2021
August Wilson House

Birdseye View of Backyard

Future Raised Garden
Interpretive Art Panels
BoardWalk
Crushed Limestone
Future Storage Area
Property Line
Stage R Bleachers
Center Bleachers
Stage L Bleachers
Stage R Screen
Stage L Screen
Performance Area
Control Board Deck
Lighting Frame

COLOR

1. By Theatrical Production
2. Base Site Budget Scope
2. Phase 2 (funding permitting)
1. Interpretive Art & Design

01 September 2021
SITE LOCATION PLAN

SYMBOL LEGEND

DRAWN AND TITLED BY

CPL

REFERENCE ONLY

DRAWING SET INDEX

G000  COVER SHEET

LANDSCAPE

G001  COVER

L001  NOTES

L002  EXISTING CONDITIONS PLAN

L003  EXISTING ELEVATIONS PLAN

L004  SITE DETAILS - PERIMETER

L005  SITE DETAILS - FENCE ELEVATIONS

L006  SITE DETAILS - STORMWATER

L007  SITE DETAILS - WALLS

L008  ADD ALTERNATE 5- CASSATT GARDEN

L009  SITE DETAILS - ELECTRICAL GARDEN

L010  SITE DETAILS - ELECTRICAL (REFERENCE ONLY)

L011  PLANTING PLAN

L012  PLANTING DETAILS

REFERENCE ONLY

G001  ELECTRICAL DETAILS

PITTSBURGH DIVISION OF ZONING AND DEVELOPMENT APPROVALS

Application: CONSTRUCTION OF NEW AFA ENTRANCE AND CHANGE IN WINDOW AND DOOR LOCATION FOR CODE COMPLIANCE AT SIDE OF THE BUILDING.

Zone Case: 1727 Bed ford Avenue

Location: 71740 '96 Jun 26

Permit Number: 150018-001

Date of Decision: November 3, 2016

Date of Extension: November 3, 2016

Permitted Occupancy:

Existing certificate of Occupancy Information

Permitted Occupancy: Multi-Unit Residential

Use Group: M, R3

Please Note: a change of occupancy is required for this project

Special Exception in RM District.

Certificate of Appropriateness #16-095

Date of Decision: November 3, 2016

Period of Appropriateness:

Zone Case:

Date of Decision:

Date of Extension:

Special Exception

November 3, 2016

Zone Case:

Date of Decision:

Date of Extension:

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Certificate of Appropriateness

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Period of Appropriateness:
1. All proposed site improvements are to be started in
full soils approach by licensed landscape architect and
architect prior to installation.

2. Verify all dimensions and elevations in field prior to
installation.

3. Notify owner immediately of any conflict with utilities
or existing site elements including those shown and
not shown on the survey or existing conditions plan.

4. Contractor is responsible for protection and
removal of all existing utilities and site elements
before starting work.

5. All steps shown have correct number of risers
and patterns. Any discrepancies shall be brought
to the attention of the architect prior to
installation.

6. Cross slopes on pavers to be a min. of 2% ensuring
proper drainage. Cross slopes shall be expressed on
the plan.

7. Score lines in all new concrete work图为 tools. If
desired, the architect may specify a certain scoring
pattern to be used. Final finishing shall be done
prior to installation.

8. All steps shown have correct number of risers.
Cross slopes on pavers to be a min. of 2% ensuring
proper drainage. Cross slopes shall be expressed on
the plan.

9. Contractor shall protect all existing utilities and site
improvements that will not be hidden and notify
owner of any possible conflicts with utilities
prior to installation.

10. Coordinate improvements in accordance with
minimum setbacks and clearances as noted to avoid
obstruction of artifacts.

11. Notify owner immediately of any conflict with
utilities or existing site elements prior to
installation.

12. All structure and site elements shall be completed
before installing pavers.

13. Coordinate improvements in accordance with
clearances as noted to avoid obstruction of
artifacts.

14. All signs shall be designed to ensure positive
visibility and legibility.

15. Coordinate improvements in accordance with
minimum setbacks and clearances as noted to avoid
obstruction of artifacts.

16. Verify all dimensions and elevations in field prior to
installation.

17. All signs shall be designed to ensure positive
visibility and legibility.

18. Verify all dimensions and elevations in field prior to
installation.
GRADING GENERAL NOTES

1. CONTRACTOR SHALL ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT.

2. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING, AND STOCKPILING TOPSOIL, MASS GRADING, EROSION, FILLING, UNDERCUT, AND REPLACEMENT, IF REQUIRED, AND COMPACTING.

3. CONTRACTOR TO FILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT ACCORDING TO THE SPECIFICATIONS.

4. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (MINIMUM 6"). ALL SLOPES SHALL BE AT THE MINIMUM REQUIRED SLOPE.

5. CONTRACTOR TO FILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT ACCORDING TO THE SPECIFICATIONS.

6. ALL AREAS NOT PLANED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN UNLESS NOTED OTHERWISE.

7. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. EXCESS MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO COST TO THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.

8. INITIAL EXCAVATION CAN BE PERFORMED DURING ROUGH SITE GRADING AND STATE CODES AND PERMIT REQUIREMENTS. ADDITIONAL COST TO THE OWNER, AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

9. CONTRACTOR TO VERIFY THE SCALE OF ALL CONTRACTOR UNLESS OTHERWISE DESIGNATED. EXCESS MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO COST TO THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.

CUT AND FILL NOTES:

1. PROJECT EROSION CONTROL PLANS: BY DEGREE, GRADE, AND COMPACT IN ACCORDANCE WITH THE SPECIFICATIONS.

2. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING, AND STOCKPILING TOPSOIL, MASS GRADING, EROSION, FILLING, UNDERCUT, AND REPLACEMENT, IF REQUIRED, AND COMPACTING.

3. CONTRACTOR TO FILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT IN ACCORDANCE WITH THE SPECIFICATIONS.

4. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (MINIMUM 6""). ALL SLOPES SHALL BE AT THE MINIMUM REQUIRED SLOPE.

5. CONTRACTOR TO FILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT ACCORDING TO THE SPECIFICATIONS.
NEMA 4X Hoffman Box which contains 6 Edison Duplex, 2 Nema L6-20R, LED Drivers for fence illumination.

Scale: 1/2" = 1'-0"
1. Balled and burlapped plants dug with a minimum of 12” of topsoil. All container grown plants shall be wrapped, tied, rigidly supported, and drum-laced as recommended by ANSI Z60.1-2004 for kind, type, and size of tree or shrub recommended by the manufacturer.

2. All plants to be destroyed, surveyed, and installed in strict accordance with the American Standard for Nursery Practices. Trees shall be guaranteed for two years.

3. Plants shall be cut and removed, loose soil shall be removed or replaced, and all stumps, roots, and other material shall be removed or crushed. All plants shall be staked in the field by the contractor for approval of landscape architect prior to planting.

4. Adjacent property owner may elect to provide additional planting of utility compatible trees. Spacing of utility compatible trees is 25’. The contractor is responsible for providing all supporting materials required therefor.

5. All plant material shall be guaranteed for a period of one calendar year after acceptance of the landscape architect. The contractor shall retain all plant materials installed or guaranteed prior to planting.

6. Perform a Pennsylvania One Call prior to installation.

7. Before plant material is installed the depth of the topsoil must be verified by landscape architect.

8. All plant quantities must be verified by the contractor prior to purchasing. Any discrepancies between the plan and the plant list must be verified to the satisfaction of the landscape architect.

9. Contractor is responsible for removing all excess grass and vegetation on site. The contractor is responsible for the maintenance of all new plantings until October 15th and for two months in the spring season as directed by the landscape architect.

10. PERENNIAL PLANTING PLAN

   - Prepare site.
   - Install root zone mix.
   - Mulch with mushroom manure.
   - Install topsoil.
   - Establish saucer with tamped earth.
   - Remove/replace existing straw mulch.

11. TREE PLANTING PLAN

   - Excavate entire bed to a depth of 12”. Prior to adding an additional 6” of soil mixture.
   - Topsoil test results and amendment recommendations shall be provided by the contractor to the landscape architect.
   - Contractor is responsible for watering 1” per week. Watering to include all seeded areas as well as all plantings.
   - Watering to occur approximately 2-3 times per week from day of installation until October 15th and for two months in the spring season as directed by the landscape architect.

12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SUPPORTING MATERIALS REQUIRED THEREFOR.