

Mess, Camie

From: Mess, Camie
Sent: Thursday, January 17, 2019 10:15 AM
To: 'bwardell@brw-architects.com'
Cc: Werner, Jeffrey B
Subject: January BAR Action - 301 East Jefferson Street

January 17, 2019

Certificate of Appropriateness Application

BAR 19-01-01
301 East Jefferson Street
Tax Parcel 330204000
Diane Hillman, Owner/Bruce Wardell (BRW Architects), Applicant
New Site Modifications (fence, benches, and upgraded lighting)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 15, 2019. The following action was taken:

Motion: Balut having considered the standards set forth within the City Code, including the ADC Guidelines for Site Design and Elements, I move to find that the proposed security upgrades, satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the recommendations of:

- adding additional low plantings around the perimeter fence
- making sure the new concrete benches are compatible with the existing concrete [in the courtyard and stairs]

Schwarz seconded. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1338

This certificate of appropriateness shall expire in 18 months (July 15, 2020), unless within that time period you have either been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 15, 2019**



Certificate of Appropriateness Application

BAR 19-01-01

301 East Jefferson Street

Tax Parcel 330204000

Diane Hillman, Owner/Bruce Wardell (BRW Architects), Applicant

New Site Modifications (fence, benches, and upgraded lighting)



Background

Constructed between 1882 and 1903, this single story, Late Gothic Revival building is a contributing structure in the North Downtown ADC District.

Application

Application Submitted:

- BRW Architects submittal dated December 26, 2018: summary of perimeter security improvements, existing photographs, existing surroundings, site plan existing and proposed, south and west elevations, fence details, proposed perspectives, and lighting cut sheets.

Security Upgrades based on a comprehensive evaluation of the physical security of the facility according to standards provided by the Department of Homeland Security:

- Remove privet hedge along the perimeter of the site on the south and west boundaries
- Remove the existing black iron fence and gate
- Add a new perimeter 4' fence and gate, which provide transparency between the enclosed courtyard and the sidewalk and street environment. The fence will be painted steel anchored in concrete footings
- Construct concrete benches within the perimeter of the new fence at the southwest corner of the courtyard
- Add exterior lighting meeting local dark sky ordinance requirements

Discussion and Recommendations

It should be noted these security changes are driven by a comprehensive evaluation conducted by a consultant using the standards provided by the Department of Homeland Security.

The BAR should decide if the proposed security upgrades are complaint with the ADC Guidelines. The addition of the benches and exterior lighting are compatible with the guidelines, however, the removal of the private hedge and the wrought iron fence may not be compatible.

- Removal of the private hedge – Guideline B4: Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- Removal of the black iron fence and gate – Guideline C1: Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- Addition of new fence – Guideline C1

It should be noted that these security changes are based on a comprehensive evaluation conducted by a consultant using the standards provided by the Department of Homeland Security.

Suggested Motion

Having considered the standards set forth within the City Code, including the ADC Guidelines for Site Design and Elements, I move to find that the proposed security upgrades, satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

...application as submitted with the following modifications...

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City’s Design Guidelines.*

Pertinent Guidelines for Site Design and Elements:

B. PLANTING

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville’s historic districts. The character of the plantings often changes within each district’s sub-areas as well as

from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an “avenue” effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.***
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville’s historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.***
- 2. When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3. Match old fencing in material, height, and detail.***
- 4. If it is not possible to match old fencing, use a simplified design of similar materials and height.***
- 5. For new fences, use materials that relate to materials in the neighborhood.***
- 6. Take design clues from nearby historic fences and walls.***
- 7. Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8. Traditional concrete block walls may be appropriate.*
- 9. Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
- 10. If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11. Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.***
- 12. Fences should not exceed six (6) feet in height in the side and rear yards.***
- 13. Fence structure should face the inside of the fenced property.***
- 14. Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.***
- 15. Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16. Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17. Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.***

D. LIGHTING

Charlottesville’s residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a “Dark Sky” ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1. In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.***
- 2. Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.***
- 3. In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.***
- 4. Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.***
- 5. In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.***
- 6. Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.***
- 7. Consider motion-activated lighting for security.***



BOARD OF ARCHITECTURAL REVIEW

CONGREGATION BETH ISRAEL

SECURITY UPGRADES

January 15 2018

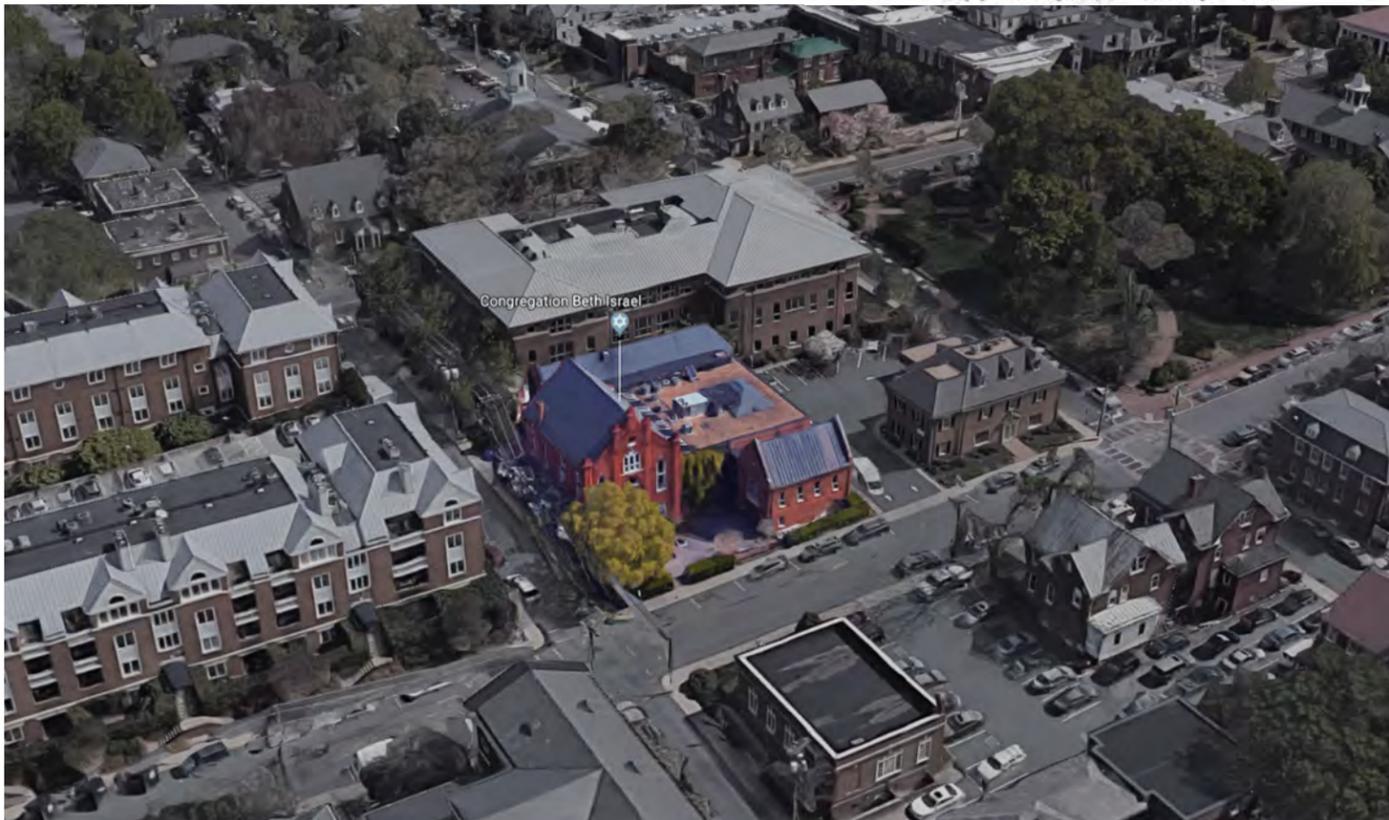
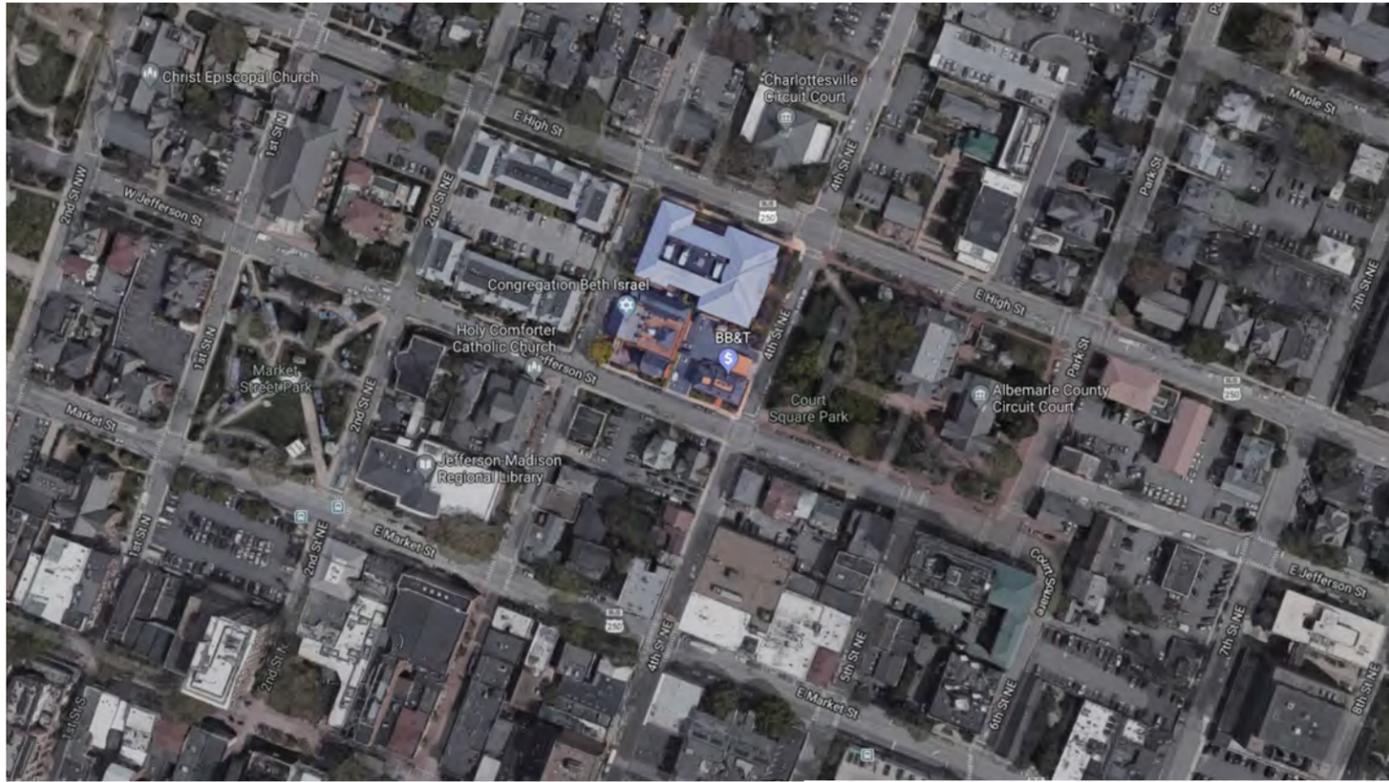
Congregation Beth Israel Perimeter Security Improvements

Since August of 2017 Congregation Beth Israel has employed a security guard on the ground of the Synagogue to provide general security for the facility as well as specific security for the pre-school. Earlier this year the Congregation retained a consultant to comprehensively evaluate the physical security of the facility according to standards provided by the Department of Homeland Security. The report provided a wide array of recommended improvements. The Congregation has received a grant for the implementation of a number of the highest priority improvements. The modifications to the perimeter of the existing site and the introduction of a number of concrete benches within the site respond to the most serious security threats identified in the report.

The attached submission to the Board of Architectural Review represent the proposed changes. The modifications to the site involve:

1. Removal of the privet hedge along the perimeter of the site on the south and west boundaries.
2. Removal of the existing black iron fence and gate
3. Addition of a new perimeter fence and gates which provide transparency between the enclosed courtyard and the sidewalk and street environment.
4. Fence construction will be painted steel anchored in concrete footings to the heights shown on the attached elevations.
5. Construction of concrete benches within the perimeter of the new fence at the south west corner of the courtyard.
6. New lighting to provide adequate exterior lighting environment while also meeting local dark sky ordinance requirements.

These improvements are designed to meet the requirements of increased security as outlined in the evaluation report while taking the opportunity to open up the visibility of the site and building to the street. These modifications will allow the building to have a more robust presence to the street and surrounding community.



SITE AND CONTEXT

BAR SUBMISSION
CBI - SECURITY UPGRADES
January 15, 2018

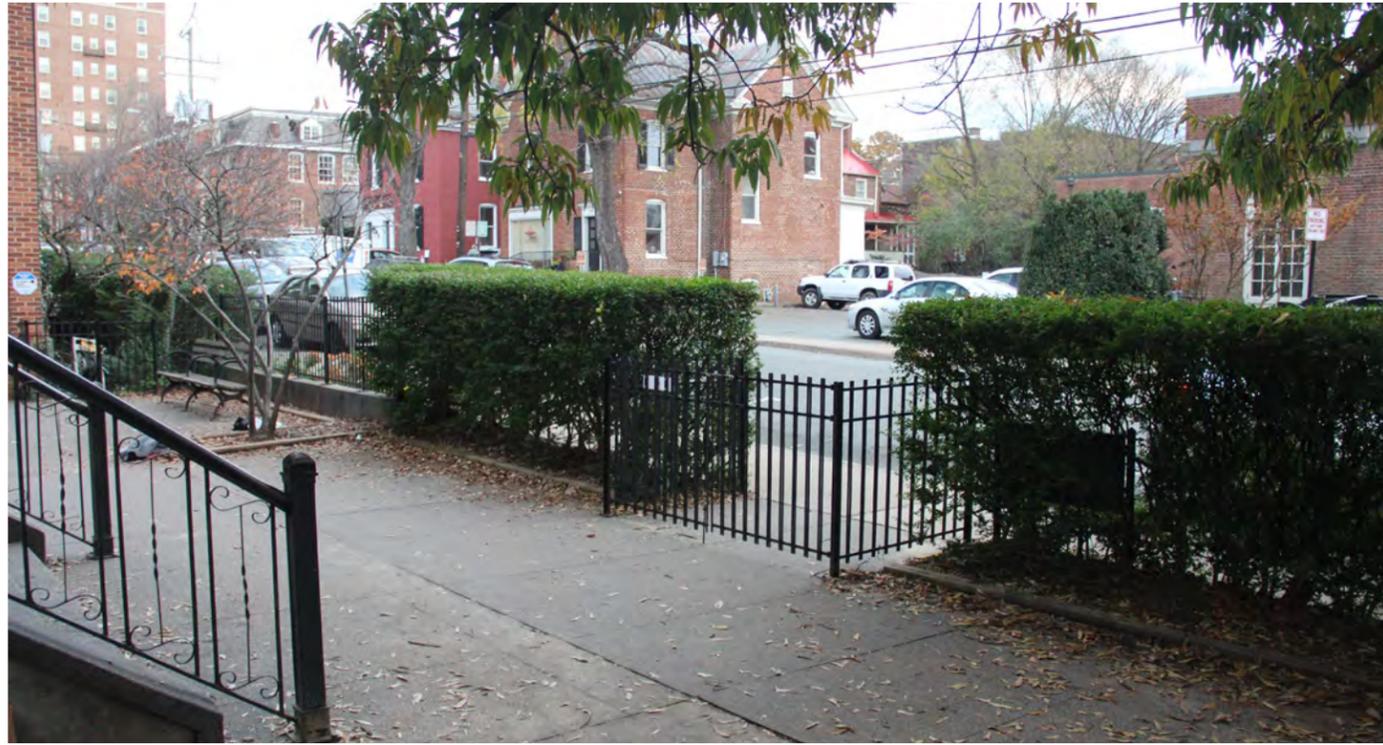




EXISTING PHOTOGRAPHS

BAR SUBMISSION
CBI - SECURITY UPGRADES
January 15, 2018





EXISTING PHOTOGRAPHS

BAR SUBMISSION
CBI - SECURITY UPGRADES
January 15, 2018





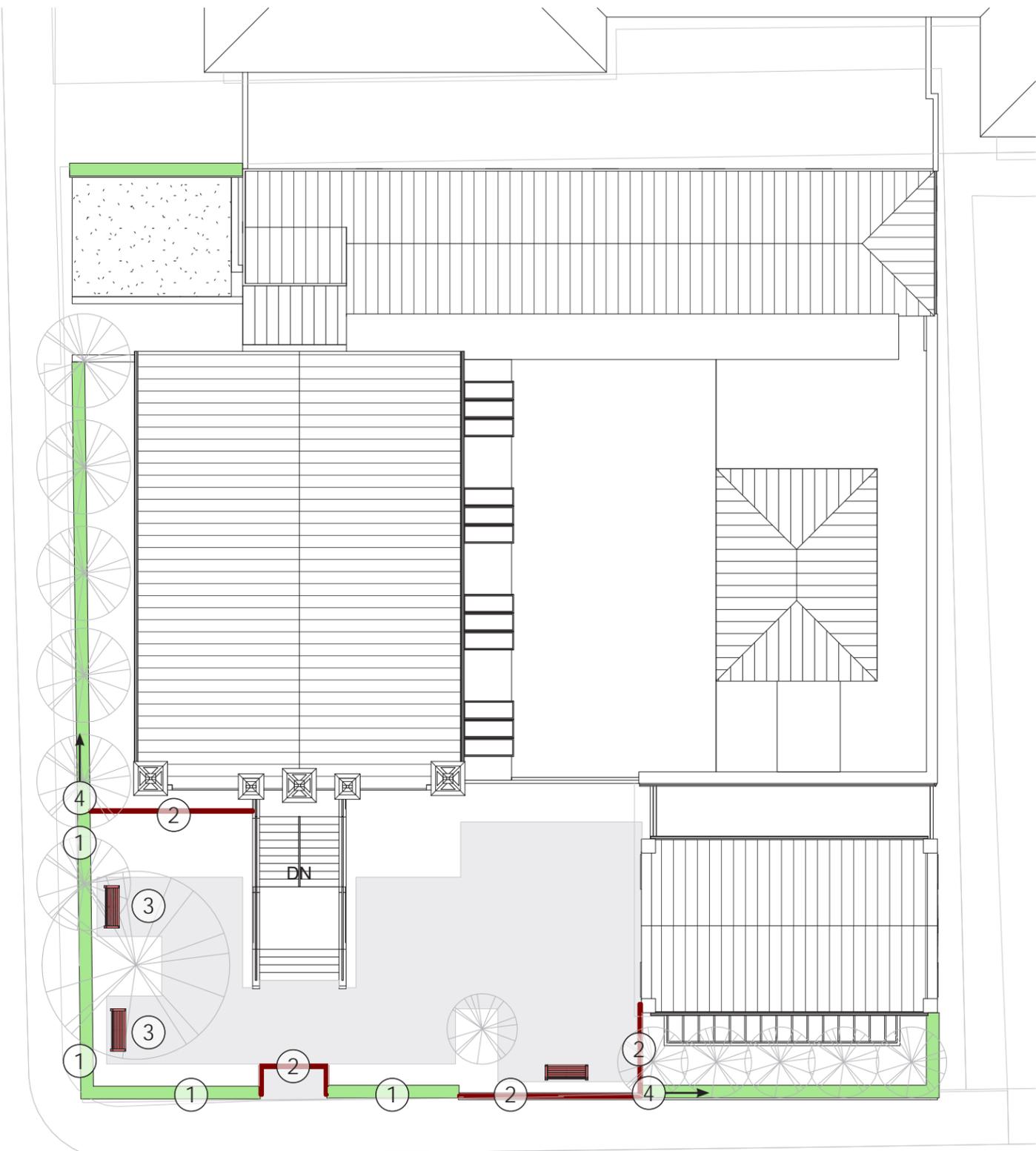
EXISTING PHOTOGRAPHS - SURROUNDINGS

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January 15, 2018



KEY:

- 1. Remove existing hedge - install new metal fence
- 2. Remove existing fence - install new metal fence
- 3. Remove existing bench
- 4. Existing hedge to remain



SCALE: 1/16" = 1'-0"



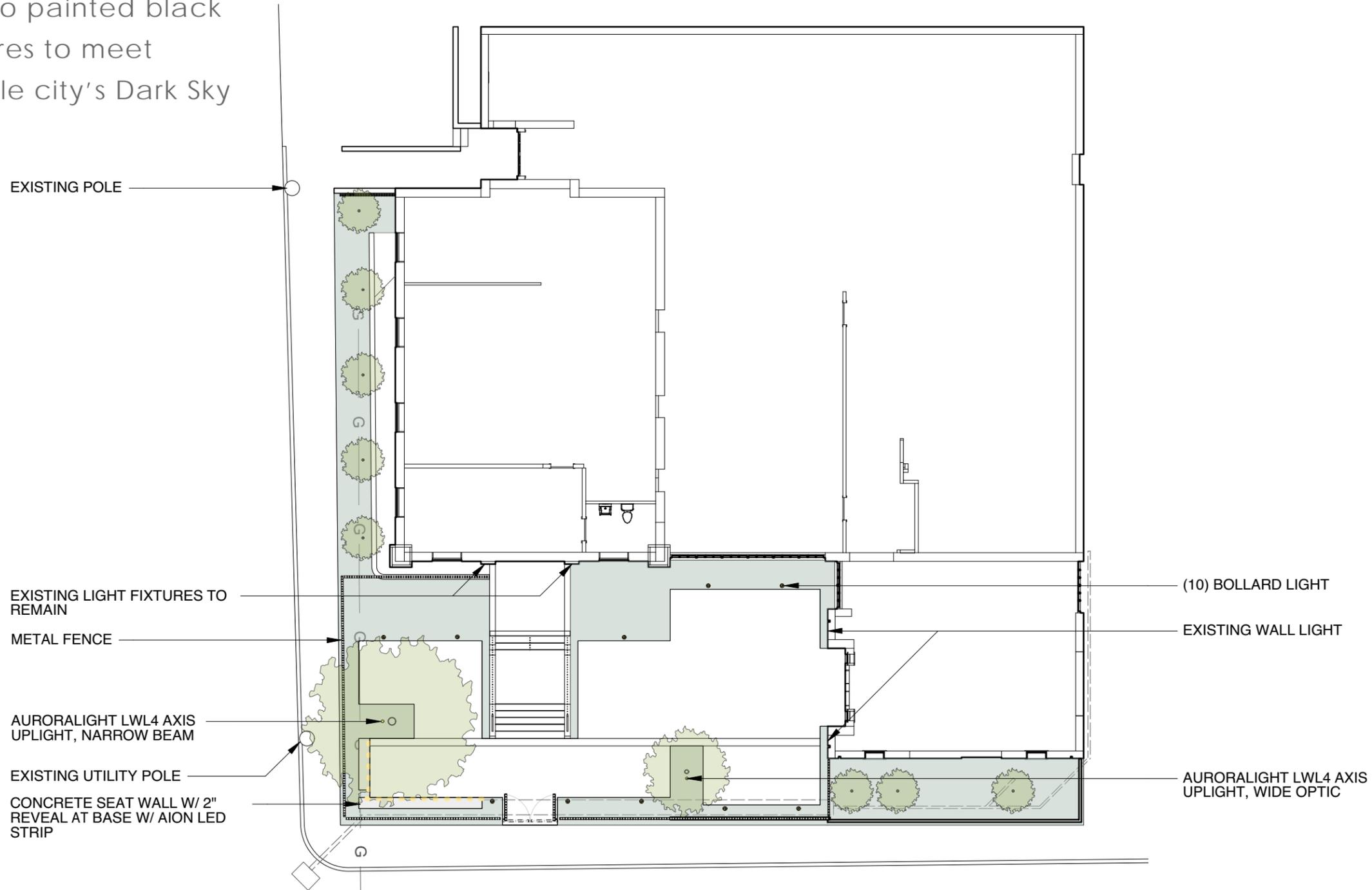
PROPOSED FEATURES - EXISTING PLAN

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January 15, 2018



Notes:

- 1. New fence to painted black
- 2. All light fixtures to meet Charlottesville city's Dark Sky ordinance.



PROPOSED FEATURES - NEW PLAN

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 January 15, 2018





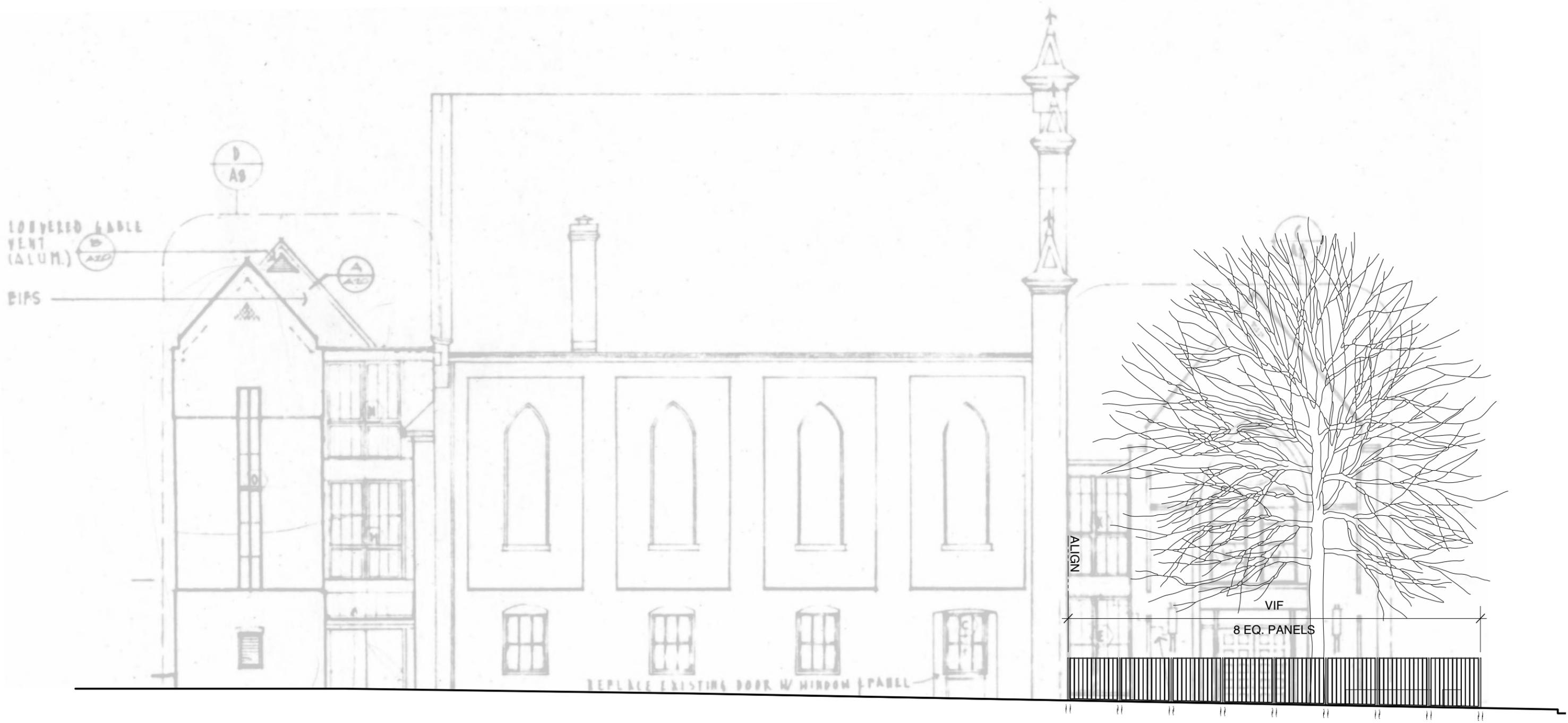
SOUTH ELEVATION 1807 CBI 2 1/8" = 1'-0" 12.19.2018

Gregg Blead Landscape Architect 110b Second Street NE 202 Charlottesville Virginia 22902 T 434.977.3200 www.gbla.net

PROPOSED SOUTH ELEVATION

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 January 15, 2018

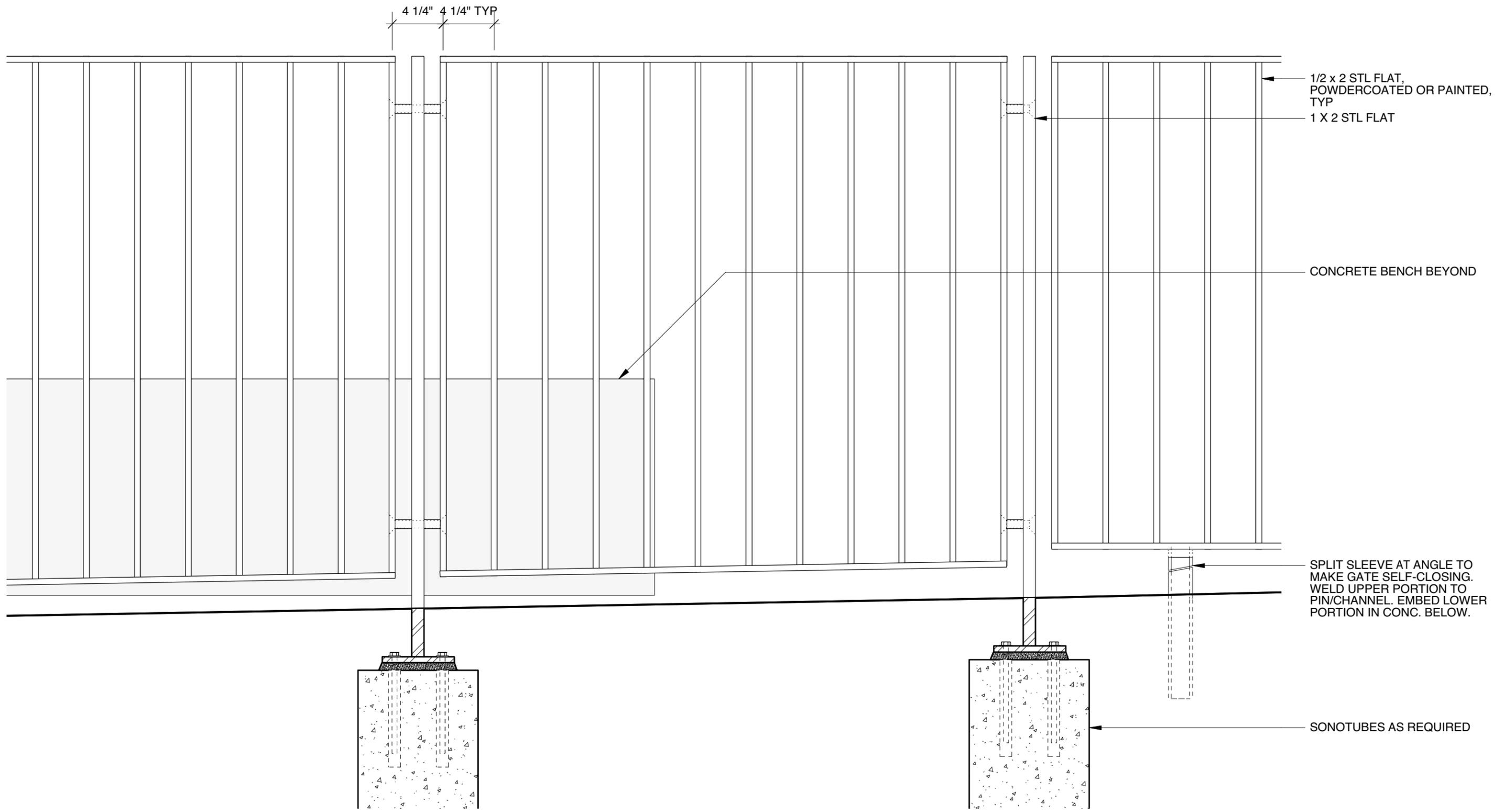




PROPOSED WEST ELEVATION

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 January 15, 2018





ELEVATION AT GATE

DETAILS

1807 CBI 2

1 1/2" = 1'-0"

12.19.2018

Gregg Bleam Landscape Architect 110b Second Street NE 202 Charlottesville Virginia 22902 T 434.977.3200 www.gbla

PROPOSED FENCE DETAILS

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 January 15, 2018





PROPOSED PERSPECTIVES

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January 15, 2018





PROPOSED PERSPECTIVES

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PROPOSED PERSPECTIVES

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January 15, 2018



LWL4 AXIS

PROJECT	SPECIFIER
TYPE	ZONE
SKU 24- -WR series # color code #	NOTE

SERIES

8000 SERIES
High Output MIN. INCREMENT = 1" / For Maximum length see individual driver pages

8924 94+CRI 5.6W /ft. ≤463 Lm/ft.

4000 SERIES
Mid Output MIN INCREMENT = 2" / For Maximum length see individual driver pages

4924 94+CRI 2.8W /ft. ≤236 Lm/ft.

3000 SERIES
MAX Fixture Length=32' / Class 2 Circuit Limitation=56'
Standard Output MIN. Increment = 4" / For Maximum length see individual driver pages

3924 94+CRI 1.4W /ft. ≤116 Lm/ft.



COLOR

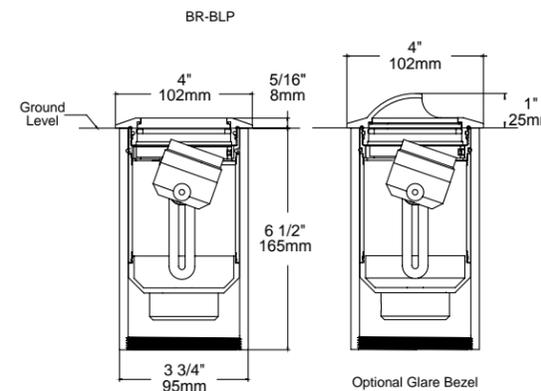
92+ CRI WHITE SINGLE BIN

CCT	COLOR CODE
2150K 94CRI	22
2350K 91CRI	24
2550K 97CRI	26
2650K 94CRI	27
2950K 92CRI	30*
3450K 94CRI	35*
3950K 94CRI	40*

COLORS

<input type="checkbox"/> RED	R
<input type="checkbox"/> GREEN	G
<input type="checkbox"/> BLUE	B
<input type="checkbox"/> AMBER	A
<input type="checkbox"/> PINK	PK

CRI = Color Rendering Index
CCT = Correlated Color Temperature



The **LWL4** is a high performance low energy LED well light that features unmatched aiming ability. By combining a full 45° of tilt onto the horizon with 360° of rotation and the ability to regress the light source up to 2" below the lens; the LWL4 is in a class of its own .

Features include:

- 5.5 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700, 3000 or 4500K
- Fully Integrated LED
- Rated for Interior and Exterior Use
- Dimmable to <10% typ.
- 12 VAC Electronic or Magnetic
- Drive-over Rated up to 6,000 lbs.
- Solid Brass Body with Brass Faceplate



12V

FACEPLATE OPTIONS



ORDERING GUIDE: **LWL4** L (LED) WL (WELL LIGHT) 4 (INCHES)

FACEPLATE	OPTIC	LED COLOR	ACCESSORIES/MOUNTS	FINISH
[BR] Brass	[N] 10° Narrow	[27] 2700K	[H] Hex Baffle (Included)	[NAT] Natural
[G] Grill	[M] 25° Medium	[30] 3000K	[HD] Deep Hex Baffle	[BLP] Bronze Living Patina
[GB] Brass Glare Bezel	[W] 40° Wide	[45] 4500K (XP-G)	[L] Linear Spread	[BLP-XD] BLP Extra Dark
	[WF] 60° Wide Flood	[27D] 2700K	[P] Prismatic Lens	[NI] Nickel PVD
	[A] All Optics Kit	[30D] 3000K	[MP] Micro Prismatic	[PC] Powder Coat- Specify Color
		[45D] 4500K (XP-G)	[F] Frost (Diffusion)	
		[AMB] Amber (XR-E) (585-595 nm)	[R1, 2, 3 or 4] Red	
		[D] = Dimmable	[G1, 2, 3, or 4] Green	
			[B1, 2, 3, or 4] Blue	
			[Y1, 2, 3 or 4] Yellow	
			MOUNTS (Select One):	
			[CHA] Conduit Hub, Aluminum	
			[CHB] Conduit Hub, Brass	



Tested as suitable for use within clothing closet spaces by ETL/ Intertek. Must be installed in accordance with NEC 410.16 for use in clothing closet spaces. LE Type Light Engine & Driver Sold Separately.
Compatible with: #WR-MT mounting tape (indoor, sealed surfaces) -or- clear silicone adhesive (outdoor, porous surfaces) Both Sold Separately

* SKU Changes as follows: 29=30, 34=35, 39=40
Component of a complete system including: Aion LED A-Track Light Engine, Aion LED A-Track housing with diffuser lens, & Aion LED driver (power supply). Dimmer not included. Approved dimmers, controls, power supplies, cable, & other components only. Contact Aion LED for questions regarding compatibility. Electrician installed. Strictly adhere to NEC & local building code. Limited 5-year warranty against manufacturing defects only, does not cover labor; voided by: inadequate ventilation, field modifications, installation by unqualified personnel, unapproved controls, drivers, cabling, other devices, not following installation guidelines & protocol, general negligence. Installer assumes all liability with regard to property & safety. This product is UL listed. See separate: "Aion LED Warranty Terms" & additional instructional materials for more information. Authorized installers only. Systems tested prior to shipping. © Copyright 2015 Aion LED. All Rights Reserved. AIONLED.COM | (415) 255-AION



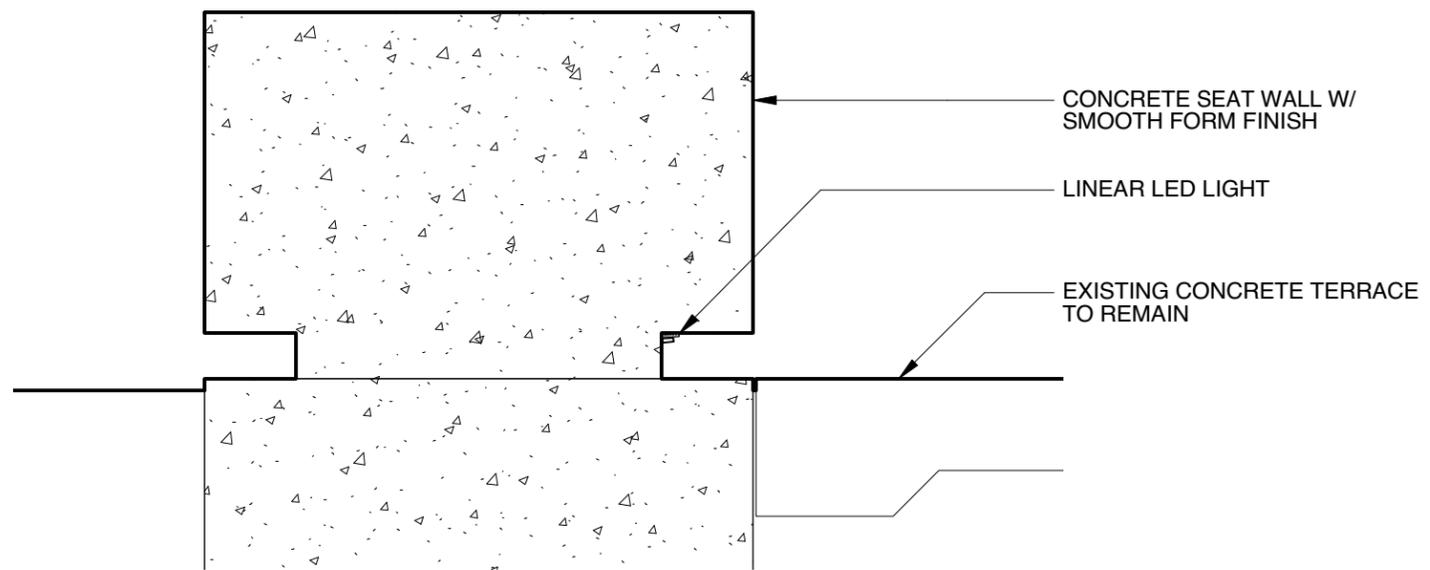
CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
In a continuing product improvement program. Auroralight reserves the right to modify product specifications without notification. © 2018 Auroralight, Inc. 9-12-REV-7.5



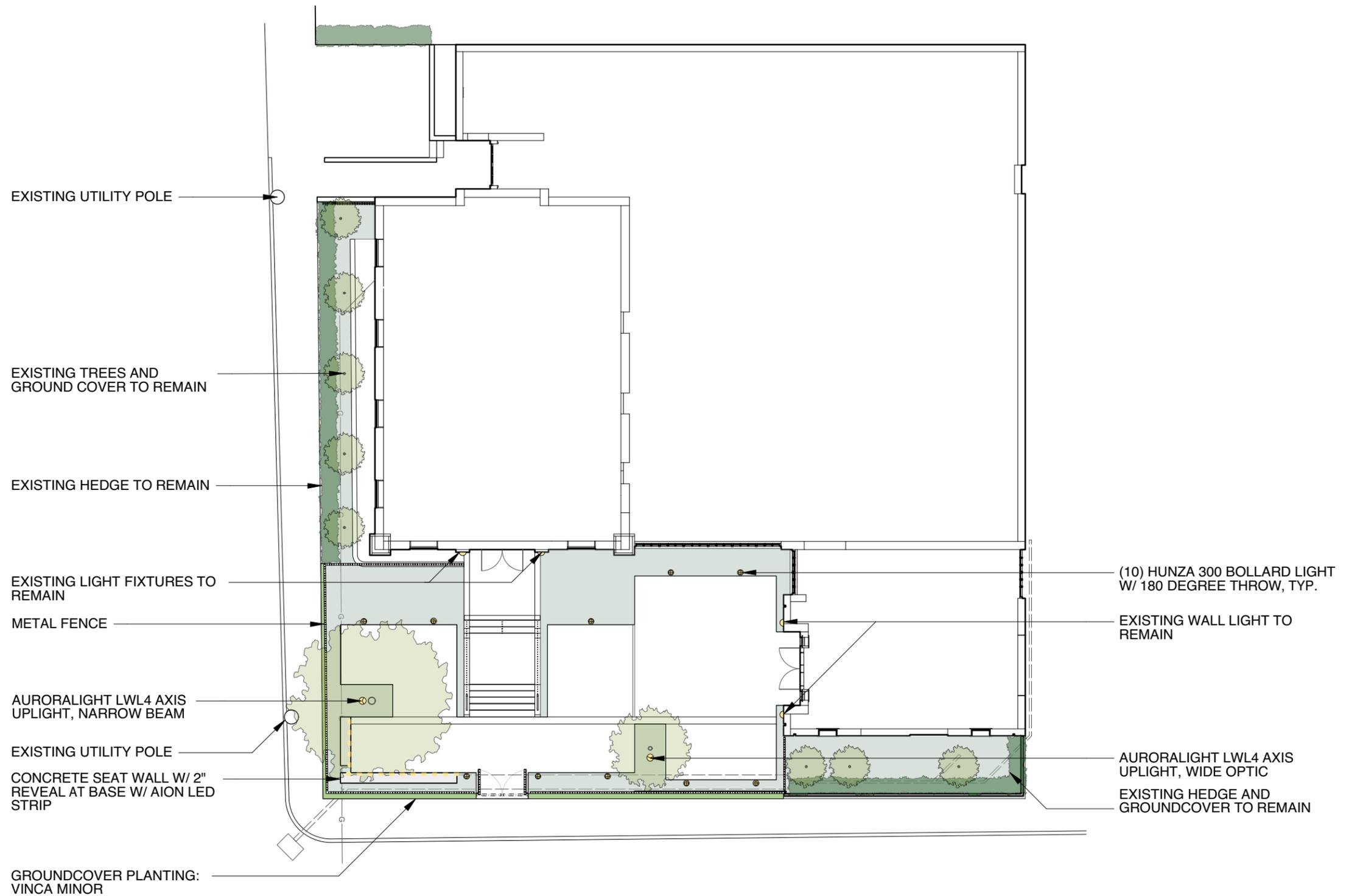
LIGHTING CUTSHEETS

BAR SUBMISSION
CBI - SECURITY UPGRADES
January 15, 2018





1 DETAIL - BENCH
Scale: 1 1/2" = 1'-0"



EXISTING UTILITY POLE

EXISTING TREES AND
GROUND COVER TO REMAIN

EXISTING HEDGE TO REMAIN

EXISTING LIGHT FIXTURES TO
REMAIN

METAL FENCE

AURORALIGHT LWL4 AXIS
UPLIGHT, NARROW BEAM

EXISTING UTILITY POLE
CONCRETE SEAT WALL W/ 2"
REVEAL AT BASE W/ AION LED
STRIP

GROUNDCOVER PLANTING:
VINCA MINOR

(10) HUNZA 300 BOLLARD LIGHT
W/ 180 DEGREE THROW, TYP.

EXISTING WALL LIGHT TO
REMAIN

AURORALIGHT LWL4 AXIS
UPLIGHT, WIDE OPTIC

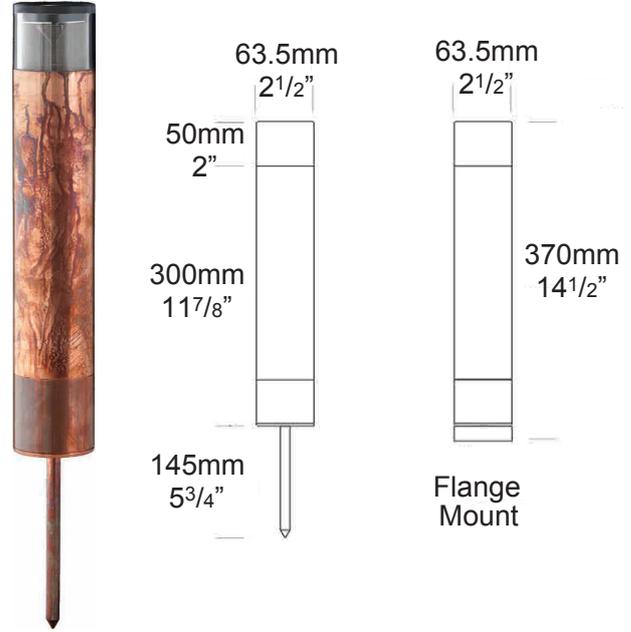
EXISTING HEDGE AND
GROUNDCOVER TO REMAIN

Bollard 300

PROJECT:
TYPE:
SOURCE:
NOTES:

PURELED SPECIFICATIONS

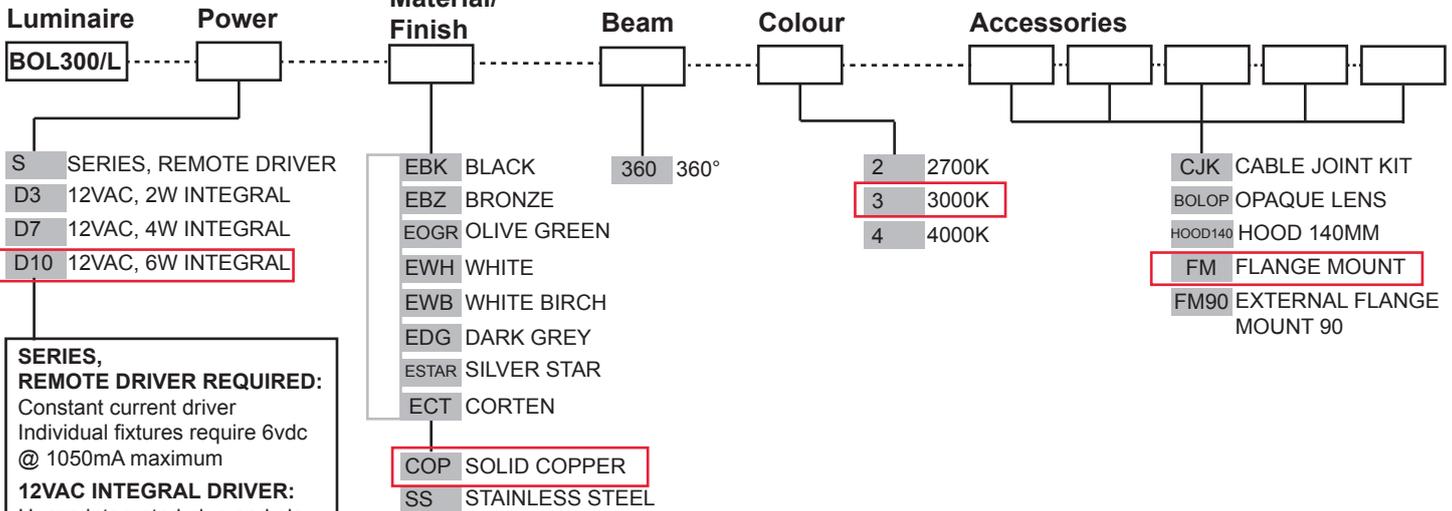
LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board
Luminaire Output	510 Lumens @ 1050mA (6 watts), 340 Lumens @ 700mA (4 watts), 160 Lumens @ 350mA (2 watts), delivered from luminaire with unobstructed beam.
Lumens Per Watt	85 Lumens minimum @ 6 watts , delivered from luminaire with unobstructed beam
CRI (3000K)	90+
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	360 degrees
Ingress Protection	IP56/IP66
Warranty	Electronics = 5 years Body Cop/ SS = 10 years Body Aluminium = 5 years
Standards	AS/NZS 61046 cUL 1838, 2108 CSA C22.2 No.250.7, No.250.0-08 CE



PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. BOL300/L



SERIES, REMOTE DRIVER REQUIRED:
Constant current driver
Individual fixtures require 6vdc @ 1050mA maximum

12VAC INTEGRAL DRIVER:
Hunza integrated plug and play driver (included)
Input: 9-15VAC.
Output: 6vdc @ D3=350mA, D7=700mA, D10=1050mA (1050mA limited to ≤ 40°C (104°F) ambient temperature in stainless steel)

OTHER LAMP OPTIONS:
BOL300/H - MR16 Halogen 12V Lamp
BOL300/SL - MR16 LED Retrofit 12V Lamp (lamps vary by market - please refer to supplier for details)
BOL300/GUH - GU10 120/240V Halogen Lamp (body length increases for all GU10 lamps)
BOL300/GUSL - GU10 LED Retrofit 120/240V Lamp (lamps vary by market - please refer to supplier for details)

[Click here for halogen specification sheet](#)

[Click here for Remote Power Supply Guidance Charts](#)

LUMINAIRE CONSTRUCTION

CNC machined from one of the following metals:

Aluminium:

Body: Solid high corrosion resistant 63.5mm (2½") x 10mm (3/8") aluminium.
 Pole: 63.5mm (2½") aluminium.
 End cap: solid aluminium 63.5mm (2½") rod, with chromate substrate and high UV resistant polyester powder coat.
 Colours:
 Black, Bronze, Silver Star, White, White Birch, Olive Green, Dark Grey, Corten.

Copper:

Body: 63.5mm (2½") x 10mm (3/8").
 Pole: solid copper 63.5mm (2½").
 End cap: solid copper 63.5mm (2½") rod.

316 Stainless Steel:

Body: 63.5mm (2½") x 10mm (3/8").
 Pole: 316 stainless steel 63.5mm (2½").
 End cap: solid 316 stainless steel 63.5 (2½") rod.

Anti-glare Hood:

140mm (5½") x 1.2mm (1/16") handspun aluminium, copper or stainless steel. No upward light or glare projected.

Lens:

UV stable polycarbonate lens with anti-glare mesh and dual angle reflector projects light horizontally and at 45° onto the ground.

Gaskets:

Silicone, iron impregnated 220°C (428°F)

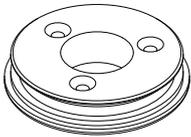
Mounting:

Set in concrete in the ground or specify with flange mount option, which bolts to concrete, tiling or wooden decks.

Luminaire Weight:

Low voltage
 Alum: 0.870kg (1lb 15oz)
 Cop: 2.290kg (5lb 1oz)
 SS: 2.170kg (4lb 13oz)

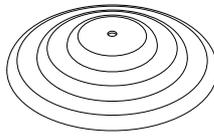
ACCESSORIES



Flange Mount



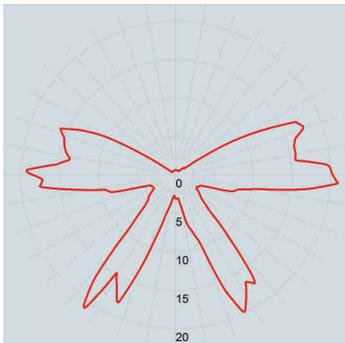
Flange Mount 90



Hood 140mm

BEAM ANGLES

IES files available for download: hunzalighting.com/downloads

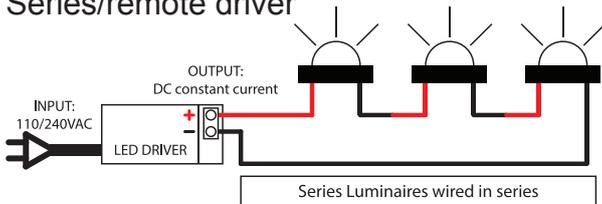


Polycarbonate lens

WIRING GUIDE

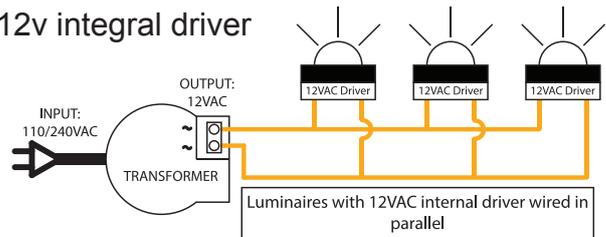
Available for download: hunzalighting.com/downloads

Series/remote driver



Diagrams are a guide only, wire colours and polarity may change depending on fixture and country

12v integral driver



Specifications may change without notification

Aug 2017