

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, September 22, 2021 2:28 PM
To: Habbab, Karim
Cc: Werner, Jeffrey B
Subject: September 2021 BAR Decision

Certificate of Appropriateness Application

BAR 21-09-04

301 East Jefferson Street, Tax Parcel 330204000

North Downtown ADC District

Owner: Congregation Beth Israel

Applicant: Karim Habbab, BRW Architects

Project: Install lighting at Sanctuary entry

Dear Karim,

On Tuesday, September 21, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as acknowledgment of the BAR's decision. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below

Cheri Lewis moves to approve the consent agenda.

Tim Mohr seconds motion. Motion passes (6-0).

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed sanctuary entrance lighting at 301 East Jefferson Street satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
September 21, 2021**



Certificate of Appropriateness Application

BAR 21-09-04

301 East Jefferson Street, Tax Parcel 330204000

North Downtown ADC District

Owner: Congregation Beth Israel

Applicant: Karim Habbab, BRW Architects

Project: Install lighting at entry door



Background

Year Built: In 1882, the Late Gothic Revival temple was built in the 200 block of East Market Street. In 1904 it was moved and reconstructed at the current site. (The east and north additions are contemporary.)

District: North Downtown ADC District

Status: Contributing

Prior BAR Reviews

- December 2005 - BAR approved CoA for reconstruction of entrance stairs
- January 2009 – BAR approved CoA for replacement windows
- January 2017 – Preliminary discussion re: Temple addition.
- January 2019: BAR approved proposed security upgrades including new fencing and modification to the courtyard and concrete benches.
- July 2019 – BAR approved wood caps for courtyard benches.
- January 2021 – BAR approved modifications to sanctuary entrance, fellowship hall entrance and 3rd Street entrance. (Note: On August 11, 2021, staff OK'd modification to the fellowship hall and 3rd Street entrance doors, non-historic. The upper door panels were removed, the openings glazed for interior lighting.)

Application

- Application Submitted: BRW Architects drawings *Congregation Beth Israel, Door Replacement Sanctuary Entry - Lighting*, dated August 31, 2021: Sheets 1, 2, and 3. BRW Architects drawing *Congregation Beth Israel, Security Upgrades – Doors*, dated September 13, 2021: Sheet 5.6.

Request for a CoA to install LED lighting above the Sanctuary entrance.

Discussion and Recommendations

Proposed LED strip lighting will be concealed behind trim. Lamping is dimmable, the Correlated Color Temperature does not exceed 3,000K, and the Color Rendering Index is not less than 90.*

From applicant’s submittal:

*From product web page:

https://beulux.com/wp-content/uploads/beulux_files/Beulux_Flexbeam-Spec-Sheet-1.pdf

Product Optic	CCT	Output (lm/ft)	LEDs/ft	Consump. (watt/ft)	Efficacy (lm/watt)	CRI	Voltage	Max run length	Cut increment
Asymmetric 110° x 70°	2700K	500	9	5.9	87	>90	24	16'	6.56"
	3000K	500	9	5.9	87	>90	24	16'	6.56"
	3500K	500	9	5.9	87	>90	24	16'	6.56"

Staff recommends approval.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed Sanctuary entrance lighting at 301 East Jefferson Street satisfies the BAR’s criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application [as submitted].

[... as submitted with the following modifications or conditions:]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed Sanctuary entrance lighting at 301 East Jefferson Street does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons BAR denies the application as submitted....

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;
- 7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Chapter 3 – New Construction and Additions

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.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 301 East Jefferson Street
Map and Parcel: 33- 204
Census Tract & Block: 1-105
Present Owner: Beth Israel Temple
Address: 301 East Jefferson Street
Present Use: Worship
Original Owner: Beth Israel Temple
Original Use: Worship

BASE DATA

Historic Name: Beth Israel Temple
Date/Period: 1882-1903
Style: Late Gothic Revival
Height to Cornice: 43
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 101 x 100
Assessed Value (land + imp.): 21,670 + 21,900 = 45,570

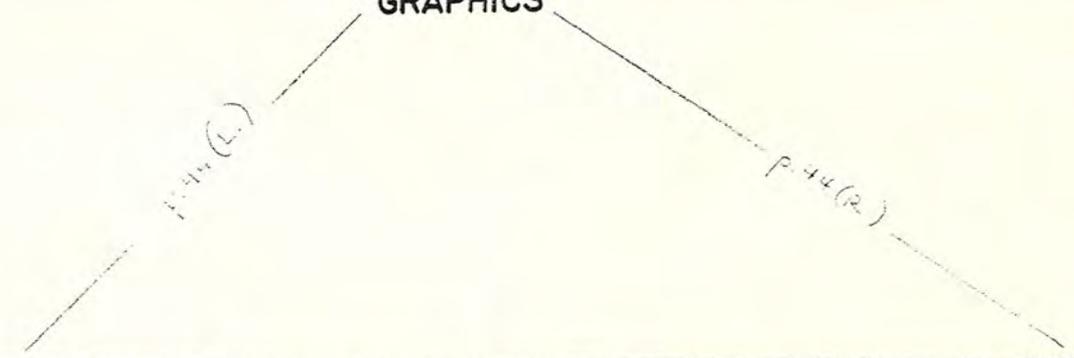
ARCHITECTURAL DESCRIPTION

The Beth Israel Temple is an example of the late Gothic revival popular for religious buildings in the nineteenth century. The fact that Gothic architecture was seen appropriate only for Christian churches, a founding principle of the whole Gothic Revival movement, had long been forgotten by 1882 and the style was adopted by all faiths. The most prominent architectural feature of the exterior are the five low pinnacles supported by corbels and square piers. The entrance door is set into a splayed reveal under a pointed arch. Within the range of tall lance windows is contained much of the Temple's original art glass.

HISTORICAL DESCRIPTION

The Beth Israel Temple was built in 1882 on the site now occupied by the Federal Post Office on Market Street. In 1904 it was moved to its present location on Jefferson and rebuilt. The congregation dates from 1863. (City Deed Reference: 14-72).

GRAPHICS



CONDITIONS

Good

SOURCES

City Records

NAME: BETH ISRAEL TEMPLE 301 E. JEFFERSON ST

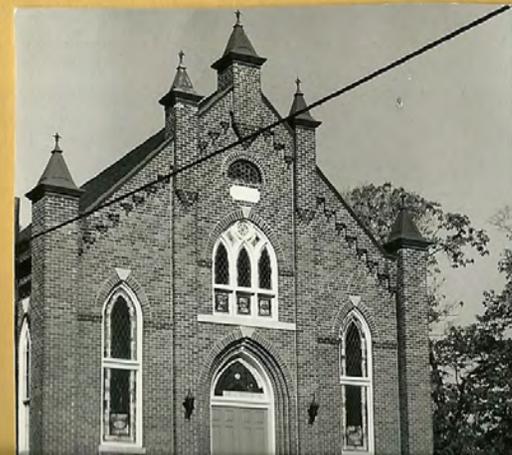
Name ~~HOUSE - 315 E. MAIN ST~~ County/City ~~WINNABETTES/BOZZERSOFT~~

VIRGINIA HISTORIC LANDMARKS COMMISSION

Undated Photo



Razed in the 1990s for the east addition.





Beth Israel temple

301 East Jefferson Street

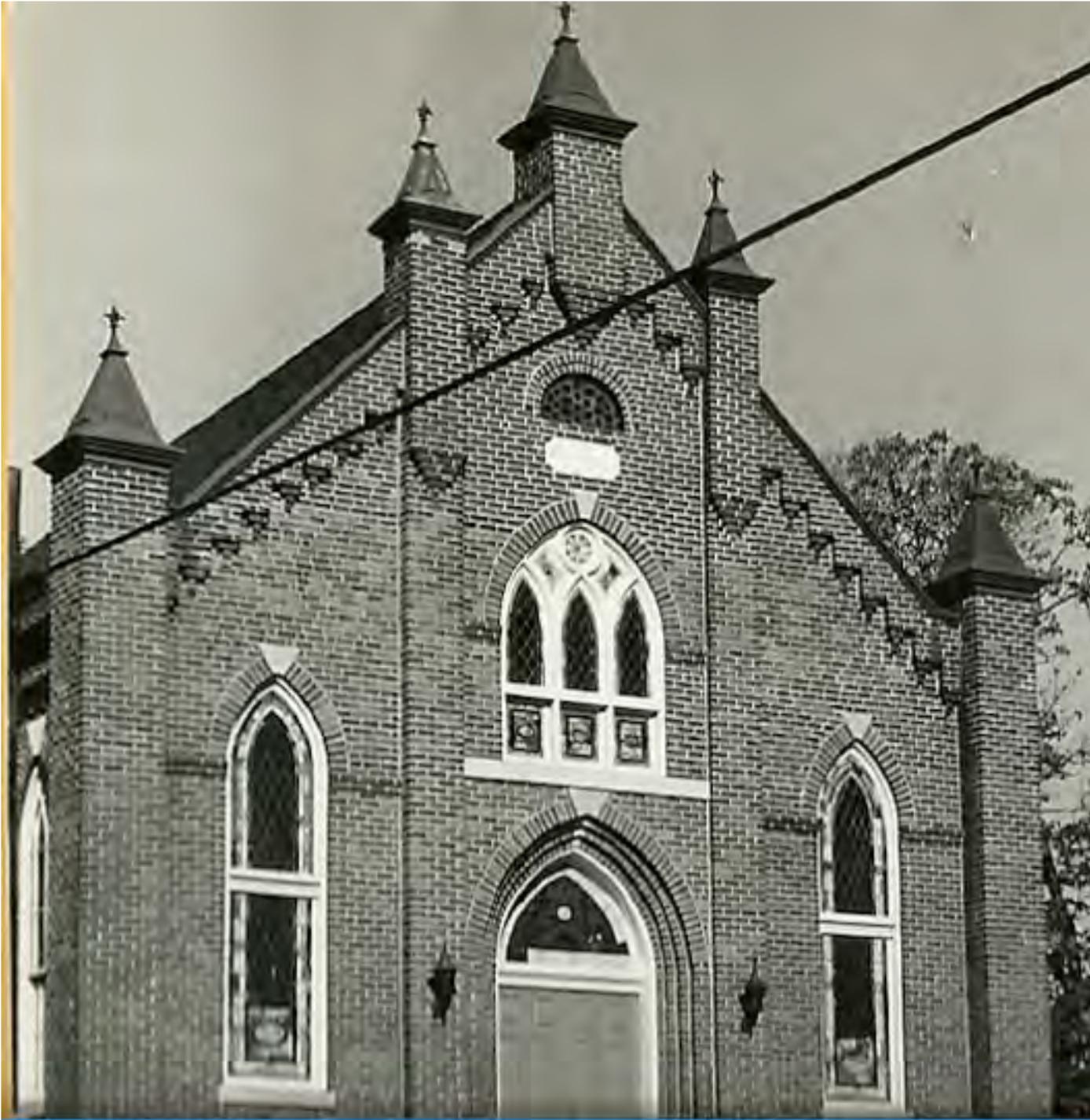
(Undated, assume 1970s/1980s)



Beth Israel temple

301 East Jefferson Street

(Undated, assume 1970s/1980s)



Beth Israel temple

301 East Jefferson Street

(Undated, assume 1970s/1980s)



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Diane Hillman Applicant Name Karim Habbab
Project Name/Description CBI - Entry Renovations - lighting Parcel Number 330204000
Project Property Address 301 EAST JEFFERSON STREET, CHARLOTTESVILLE, VA 22902

Applicant Information

Address: 112 4TH ST NE, CHARLOTTESVILLE, VA 22902
Email: KHABBAB@BRW-ARCHITECTS.COM
Phone: (W) 434-971-7160 (C) _____

Property Owner Information (if not applicant)

Address: 301 EAST JEFFERSON STREET,
CHARLOTTESVILLE, VA 22902
Email: DGHILLMAN612@GMAIL.COM
Phone: (W) 434-295-6382 (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the
best of my knowledge, correct.

Karim Habbab 09/03/2021
Signature Date

KARIM HABBAB 09/03/2021
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to
its submission.

Diane J. Hillman 09/03/2021
Signature Date

DIANE HILLMAN 09/03/2021
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

An addition to a previously approved BAR application: Addition of a light fixture hidden by existing trim and transom.
The light is being added to illuminate the main sanctuary entry for increased visibility and security.

List All Attachments (see reverse side for submittal requirements):

3 PAGE 11X17 BOOKLET

For Office Use Only

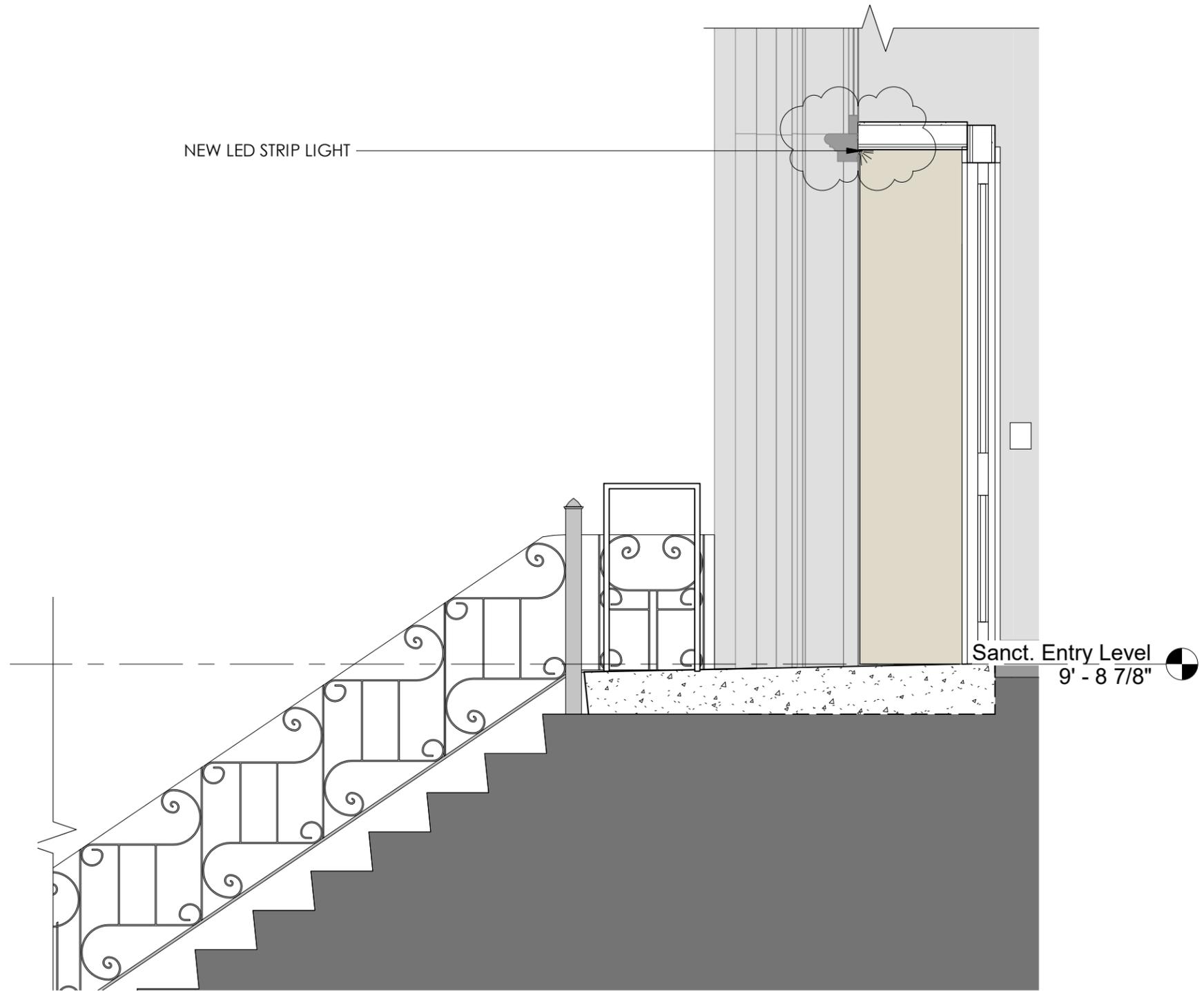
Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Revised 2016



SANCTUARY STAIRS SECTION

1/2" = 1'-0"



SANCTUARY ENTRY - LIGHTING

Congregation Beth Israel - Door Replacement
 Board of Architectural Review Booklet
 August 31, 2021

FlexBeam Specifications

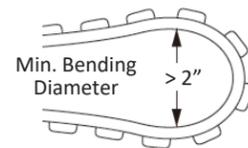


FlexBeam features a variety of miniature precise optics on a high-end flexible board, combining flexibility and beam precision in one product. Being IP67, this product can be used indoors as well as outdoors.

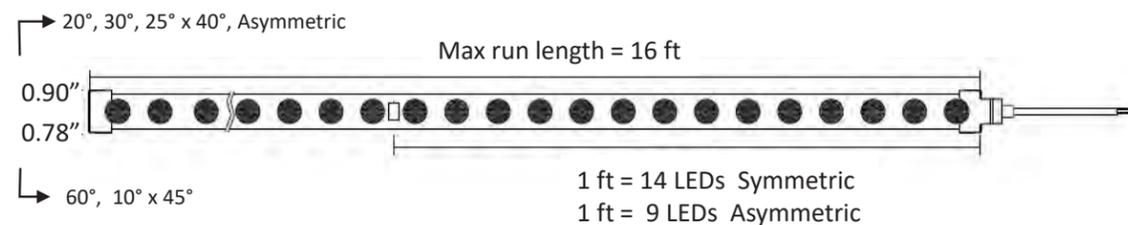
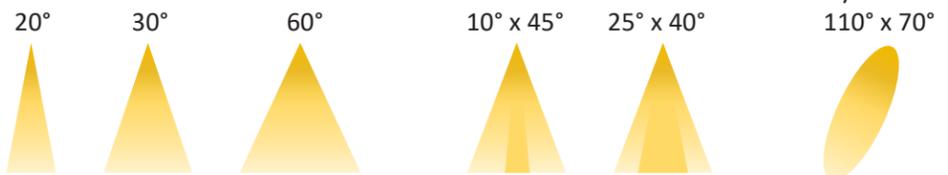


Architectural applications:

- Wall grazing
- Wall washing
- Accent lighting
- Cove lighting
- Pathway lighting
- Handrails



Optics:



FlexBeam Specifications



Technical Information

Product Optic	CCT	Output (lm/ft)	LEDs/ft	Consump. (watt/ft)	Efficacy (lm/watt)	CRI	Voltage	Max run length	Cut increment
20°	2700K	630	14	5.9	103	>90	24	16'	6.56"
	3000K	670	14	5.9	114	>90	24	16'	6.56"
	3500K	690	14	5.9	118	>90	24	16'	6.56"
	4000K	700	14	5.9	120	>90	24	16'	6.56"
30°	2700K	630	14	5.9	103	>90	24	16'	6.56"
	3000K	670	14	5.9	114	>90	24	16'	6.56"
	3500K	690	14	5.9	118	>90	24	16'	6.56"
	4000K	700	14	5.9	120	>90	24	16'	6.56"
60°	2700K	350	14	5.5	64	>90	24	16'	6.56"
	3000K	370	14	5.5	67	>90	24	16'	6.56"
	3500K	400	14	5.5	73	>90	24	16'	6.56"
	4000K	335	14	5.5	61	>90	24	16'	6.56"
10° x 45°	2700K	350	14	5.5	64	>90	24	16'	6.56"
	3000K	370	14	5.5	67	>90	24	16'	6.56"
	3500K	400	14	5.5	73	>90	24	16'	6.56"
	4000K	335	14	5.5	61	>90	24	16'	6.56"
	RGB	N/A	14	2.5	N/A	N/A	24	32'	6.56"
	RGBW	320	14	3.7	N/A	N/A	24	25'	12"
25° x 40°	2700K	630	14	5.9	103	>90	24	16'	6.56"
	3000K	670	14	5.9	114	>90	24	16'	6.56"
	3500K	690	14	5.9	118	>90	24	16'	6.56"
	4000K	700	14	5.9	120	>90	24	16'	6.56"
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	3500K	500	9	5.9	87	>90	24	16'	6.56"
	4000K	500	9	5.9	87	>90	24	16'	6.56"



SANCTUARY ENTRY - LIGHTING SPEC

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
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FlexBeam Specifications

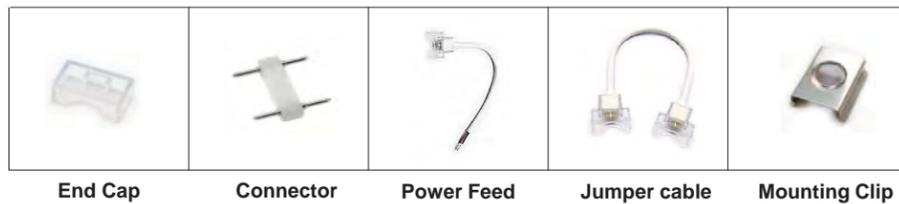


Ordering Code

Example: FB-D1045P67CT30-4'
FlexBeam, 10° x 45° optic, IP67, 3000K, 4ft

FB	-	D11070		IP67		CT30	-	6'
PRODUCT LINE	+	OPTICS	+	IP RATING	+	CCT	+	RUN LENGTH
FB FlexBeam		D20 20° D30 30° D60 60° D2540 25° x 40° D11070 Asymmetrical		IP67 Outdoor		CT27 2700K CT30 3000K CT35 3500K CT40 4000K RGB RGB RGBW RGBW		Enter run length
		D1045 10° x 45°		IP67 Outdoor		CT27 2700K CT30 3000K CT35 3500K CT40 4000K RGB RGB RGBW RGBW		Enter run length

FlexBeam Accessories



Compatible Extrusion & Accessories



FlexBeam Specifications



Power Supply Ordering Codes

DTR	+	60	+	IP67	DTR60IP67 - Dimming, 60 Watt, IP67		
MODEL	+	POWER	+	IP RATING	INPUT	OUTPUT	DIMENSION
NTR Non-Dimming		50 50 Watt 75 75 Watt 100 100 Watt 150 150 Watt 200 200 Watt 320 320 Watt		IP00 Indoor	88-264V	24V	3.90 x 3.82 x 1.42 5.08 x 3.82 x 1.50 6.26 x 3.82 x 1.50 7.84 x 3.85 x 1.50 8.46 x 4.53 x 1.18 8.46 x 4.53 x 1.18
		12 12 Watt 16 16 Watt 25 25 Watt 35 35 Watt		IP42 Indoor	90-264V	24V	3.03 x 1.57 x 1.14 3.03 x 1.57 x 1.14 3.31 x 2.24 x 1.16 3.31 x 2.24 x 1.16
		20 20 Watt 35 35 Watt 60 60 Watt 100 100 Watt 150 150 Watt 240 240 Watt		IP67 Outdoor	90-264V	24V	4.65 x 1.38 x 1.02 5.83 x 1.57 x 1.18 6.40 x 1.67 x 1.26 7.48 x 2.05 x 1.46 7.52 x 2.48 x 1.48 9.61 x 2.68 x 1.53
DTR Dimming (0-10V)		16 16 Watt 25 25 Watt 40 40 Watt 60 60 Watt 90 90 Watt 100 100 Watt 120 120 Watt 150 150 Watt 185 185 Watt 240 240 Watt 320 320 Watt 480 480 Watt 600 600 Watt		IP67 Outdoor	90-305V	24V	5.83 x 1.57 x 1.26 5.83 x 1.57 x 1.26 6.40 x 1.70 x 1.26 6.40 x 1.70 x 1.26 6.34 x 2.40 x 1.42 8.66 x 2.68 x 1.53 8.66 x 2.68 x 1.53 8.97 x 2.68 x 1.58 8.97 x 2.68 x 1.58 9.88 x 2.68 x 1.58 9.92 x 3.54 x 1.72 10.32 x 4.92 x 1.72 11.02 x 5.67 x 1.91
FPD Dimming (Forward Phase)		20 20 Watt 40 40 Watt 60 60 Watt 75 75 Watt 96 96 Watt 150 150 Watt		IP67 Outdoor	120V	24V	4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 4.92 x 2.20 x 0.79 9.24 x 3.00 x 2.74



SANCTUARY ENTRY - LIGHTING SPEC

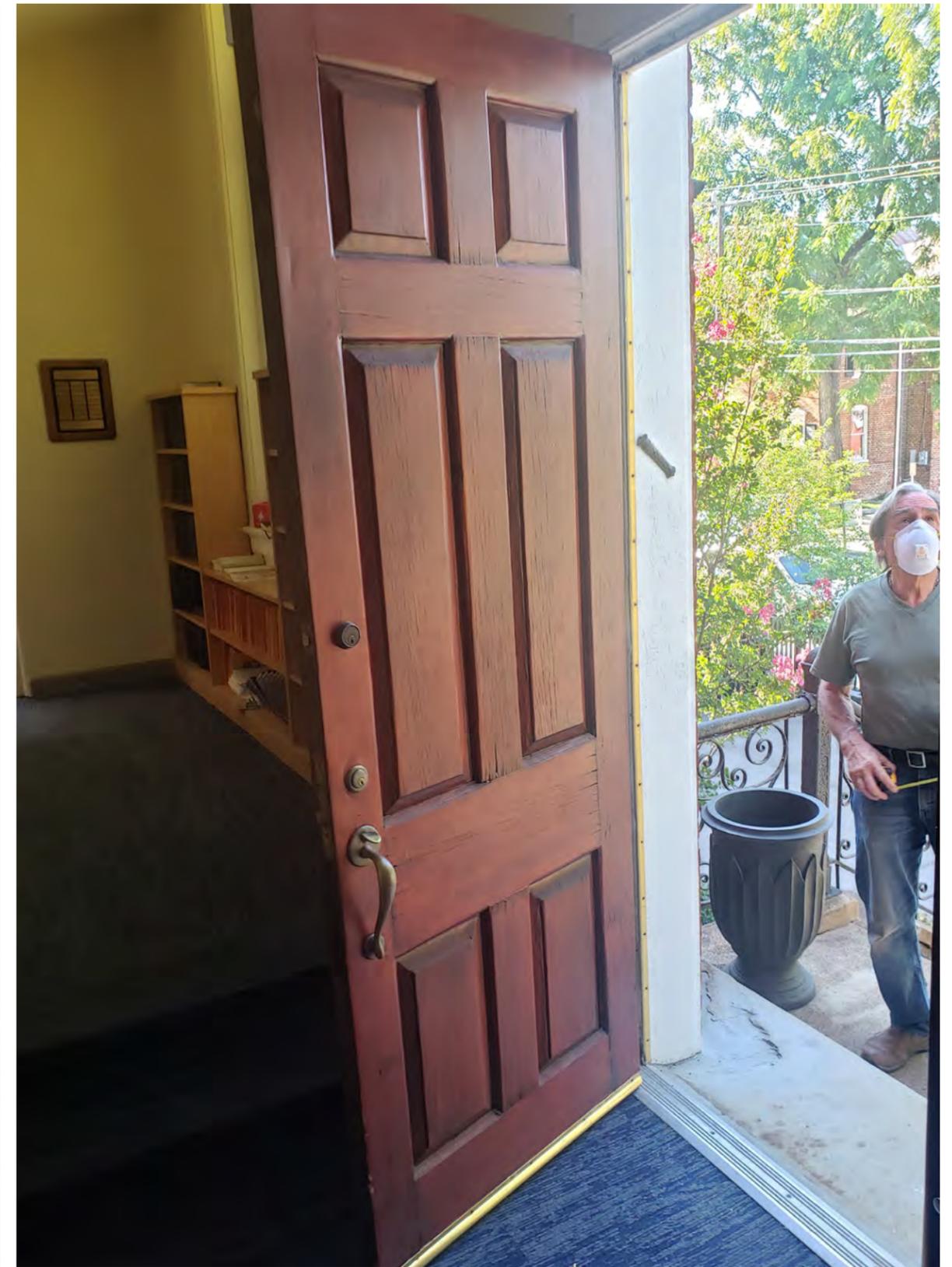
Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
August 31, 2021



BOARD OF ARCHITECTURAL REVIEW BOOKLET

CONGREGATION BETH ISRAEL - DOOR REPLACEMENT

JANUARY 20 2021



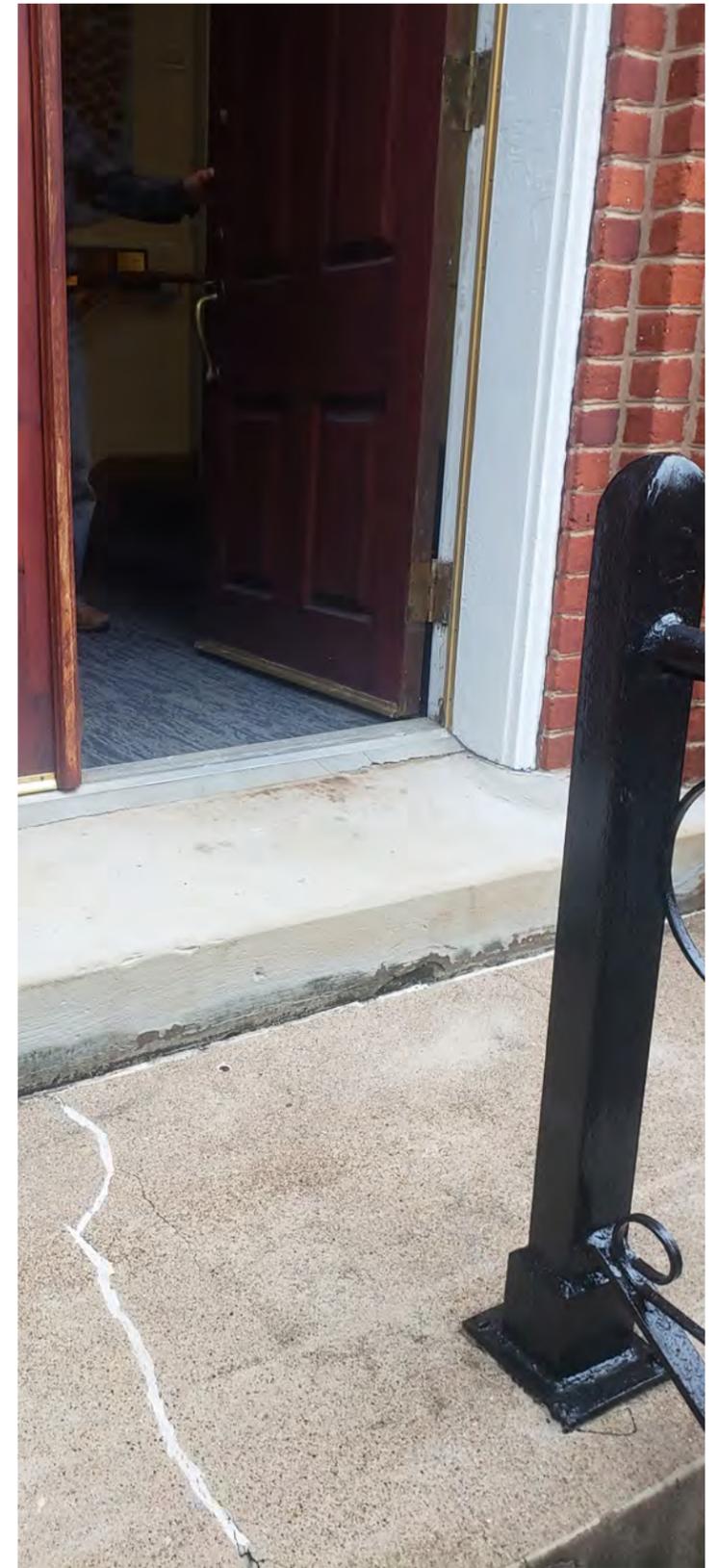
EXISTING SANCTUARY DOORS - PHOTOGRAPHS

Congregation Beth Israel - Door Replacement
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EXISTING SANCTUARY DOOR LANDING

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



EXISTING SANCTUARY DOORS - PHOTOGRAPHS

Congregation Beth Israel - Door Replacement
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3RD STREET ENTRY

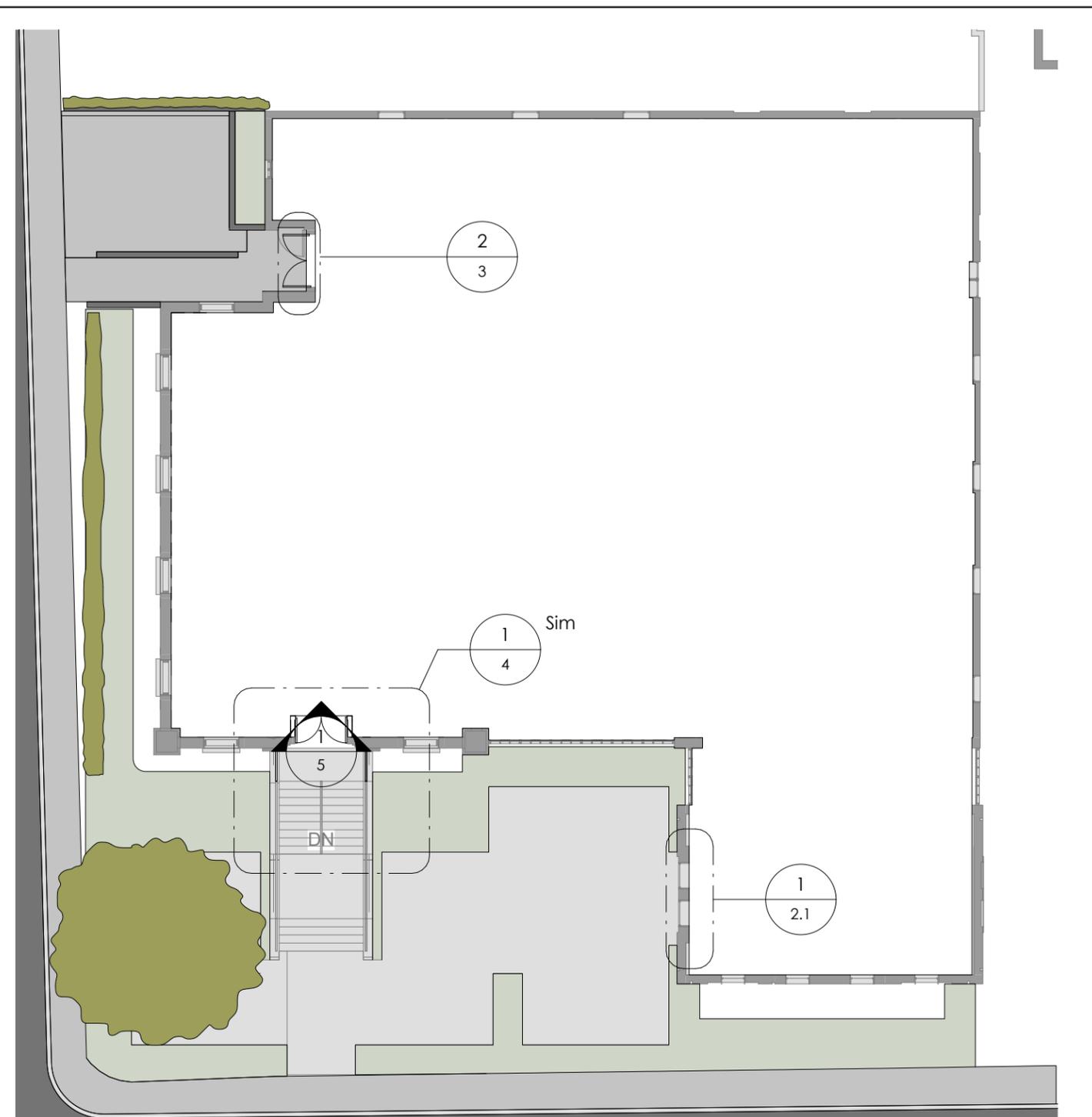


LOBBY ENTRY



As a result of a security study conducted, the current operation of the doors has been highlighted as a point of concern. Some of the issues that the existing doors have are: locking issues due to their thermal instability, the sanctuary doors swing inwards into the sanctuary space, potentially impeding the exit during an emergency, the sanctuary doors have been pointed out as a potential weak point for unauthorized entry. The below drawings depict proposed changes to three entry locations at the congregation. At the 3rd street entry, the current doors are to be replaced with new doors. At the lobby entry, the doors are to be replaced with new doors and the glass at the entry to be replaced with new glass. At the sanctuary entry, the doors are to be replaced with new doors that are recessed in and swing outwards, with revisions to the landing and installation of a new railing at the revised landing area. The design of the new sanctuary doors is reflective of the historic design found in a photograph circa 1917.

New glass in doors at the entries shall adhere to BAR guidelines. Glass shall be clear.

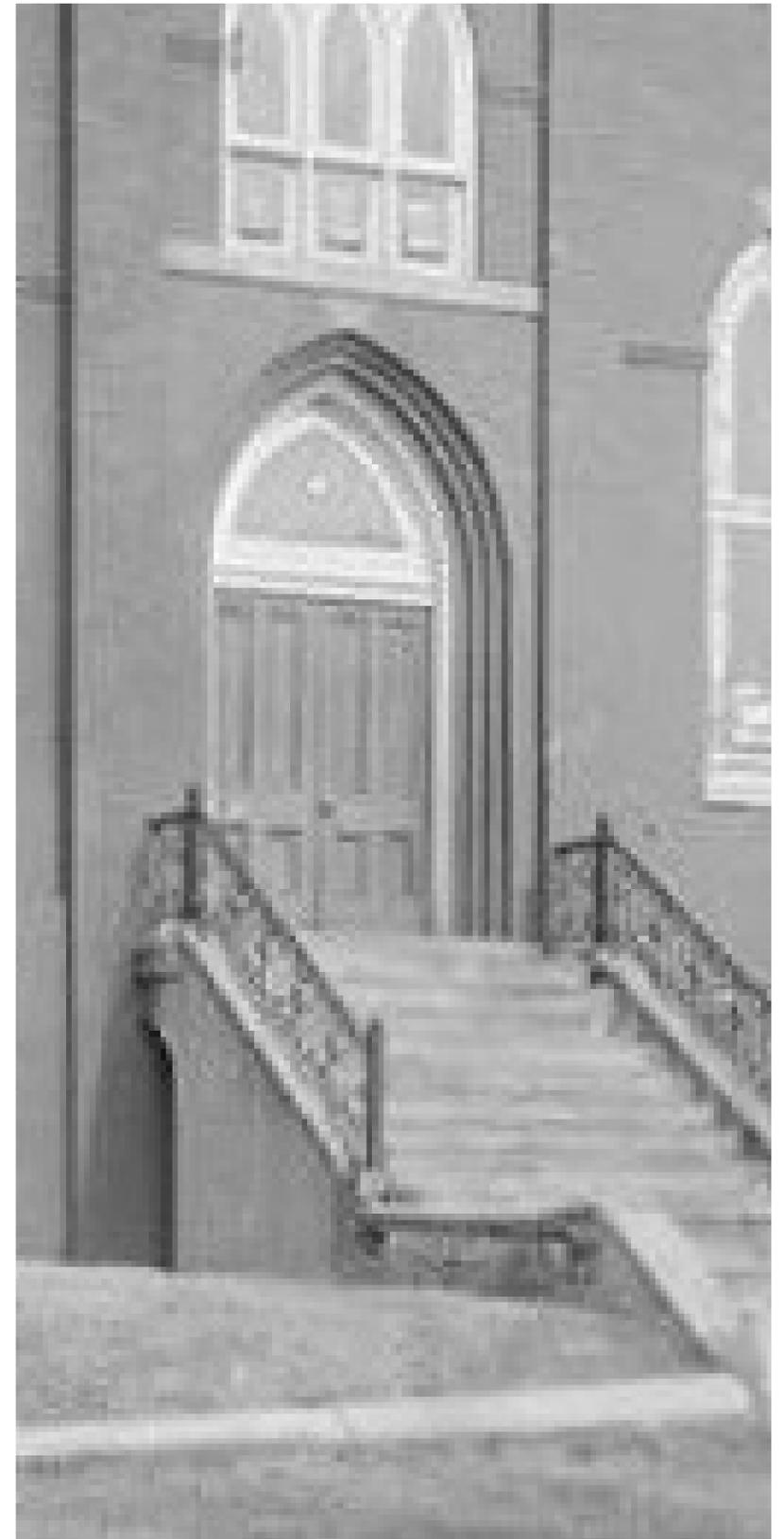


ENTRANCE LAYOUT SITE PLAN

1/16" = 1'-0"

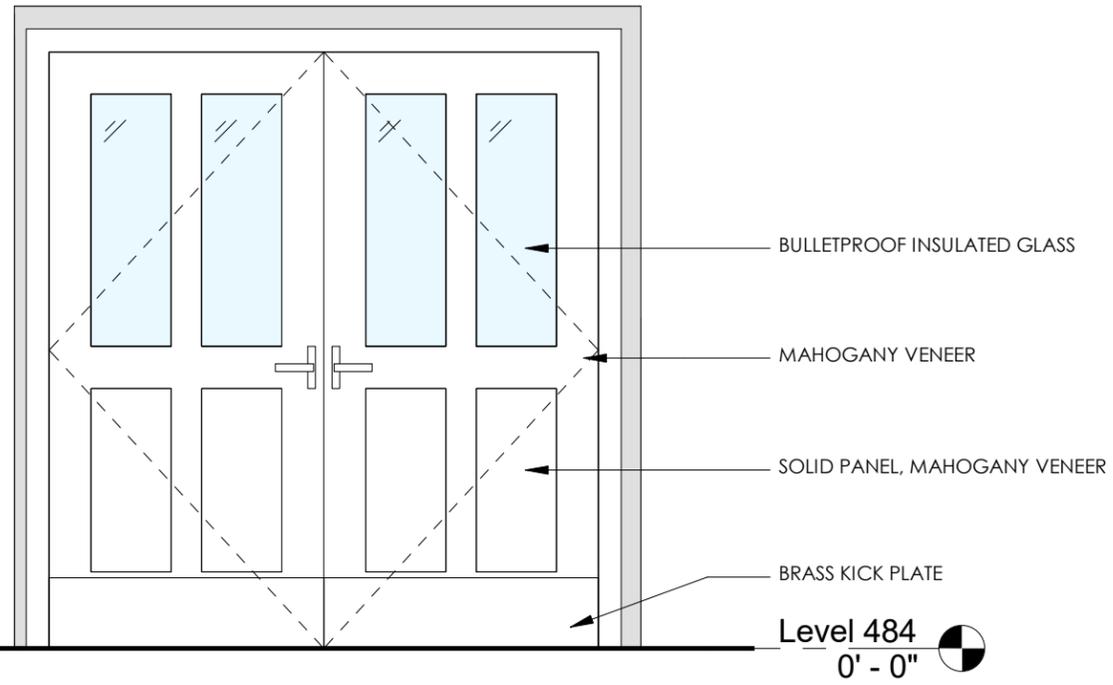
SANCTUARY DOOR SITE DIAGRAM

Congregation Beth Israel - Door Replacement
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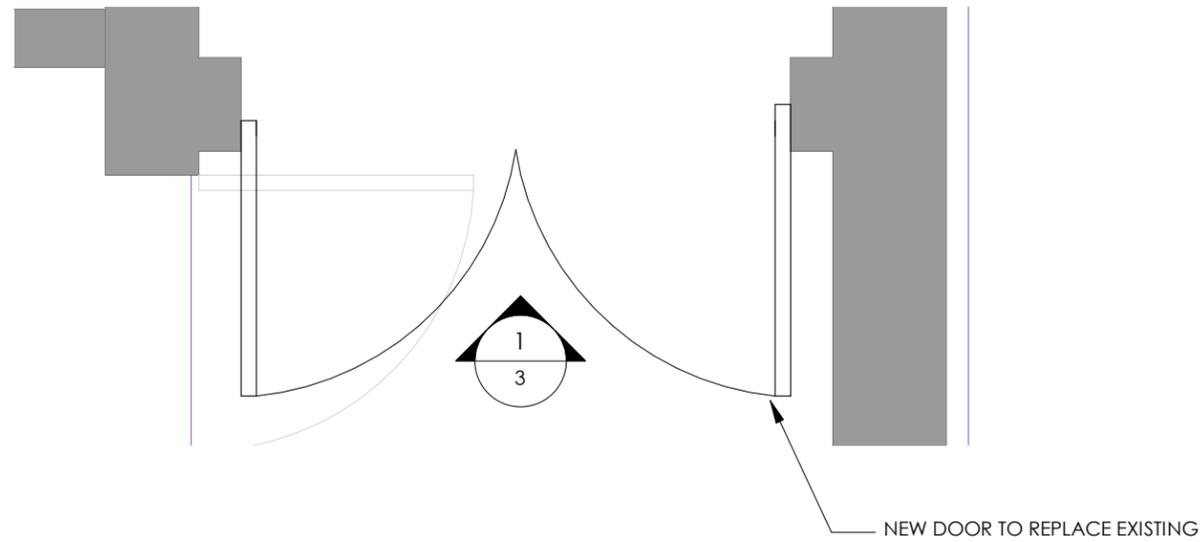
HISTORIC PHOTOGRAPH OF SANCTUARY

Congregation Beth Israel - Door Replacement
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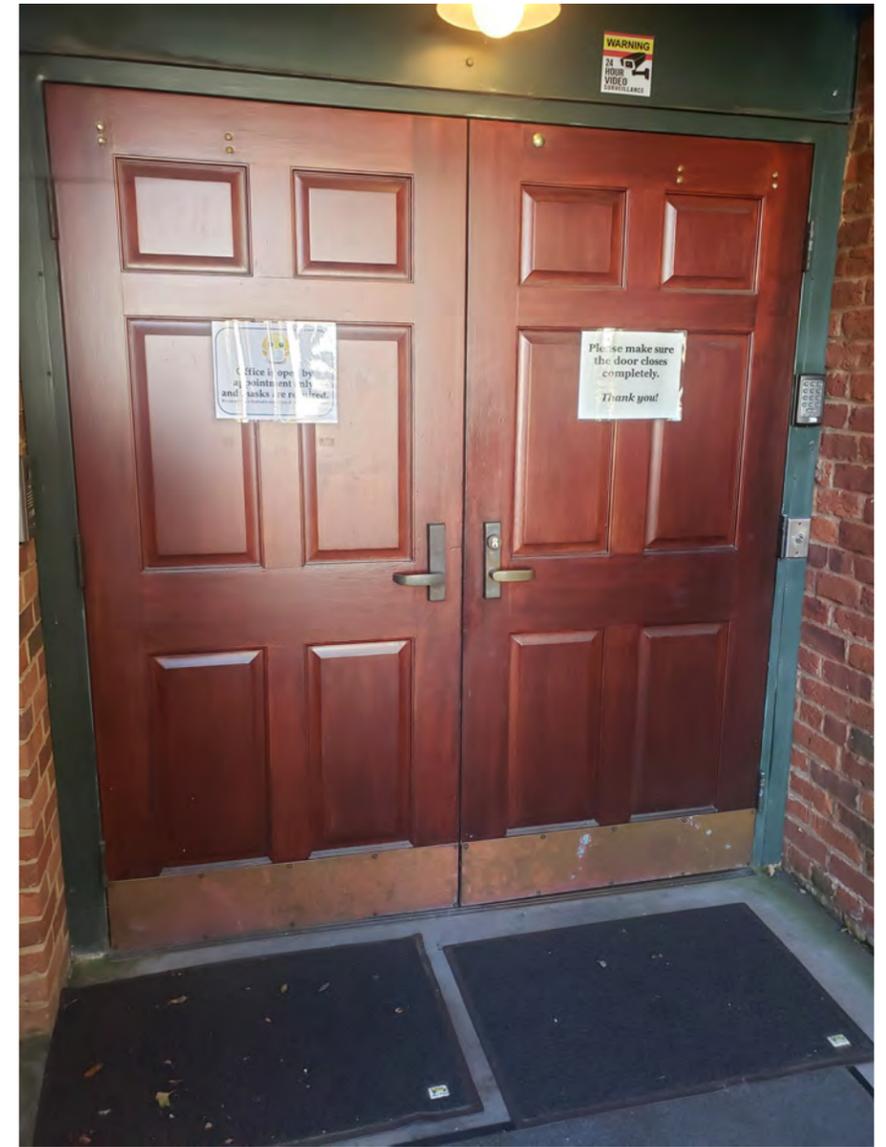
3RD STREET ENTRANCE - ELEVATION

1/2" = 1'-0"



3RD STREET ENTRANCE - PLAN

1/2" = 1'-0"

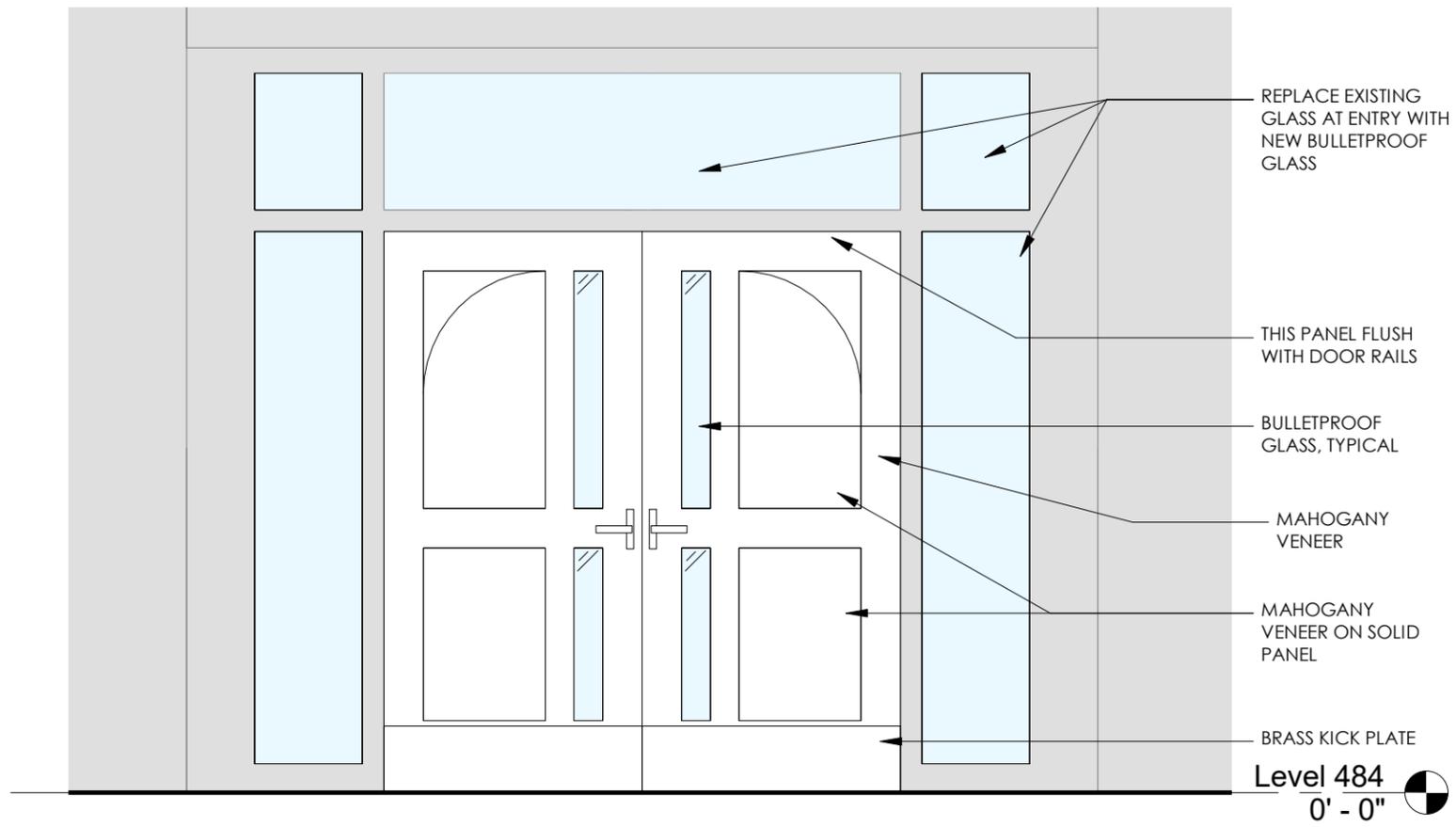


EXISTING DOOR



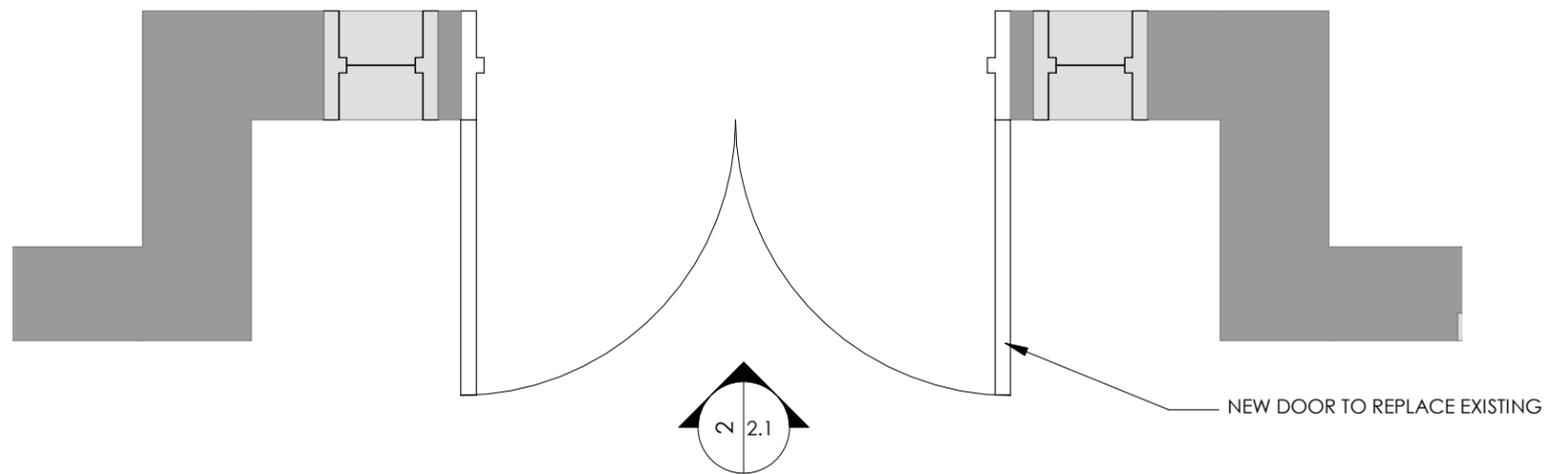
NEW 3RD STREET ENTRY

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LOBBY JEFFERSON ST ENTRANCE - ELEVATION

1/2" = 1'-0"



LOBBY JEFFERSON ST ENTRANCE - PLAN

1/2" = 1'-0"

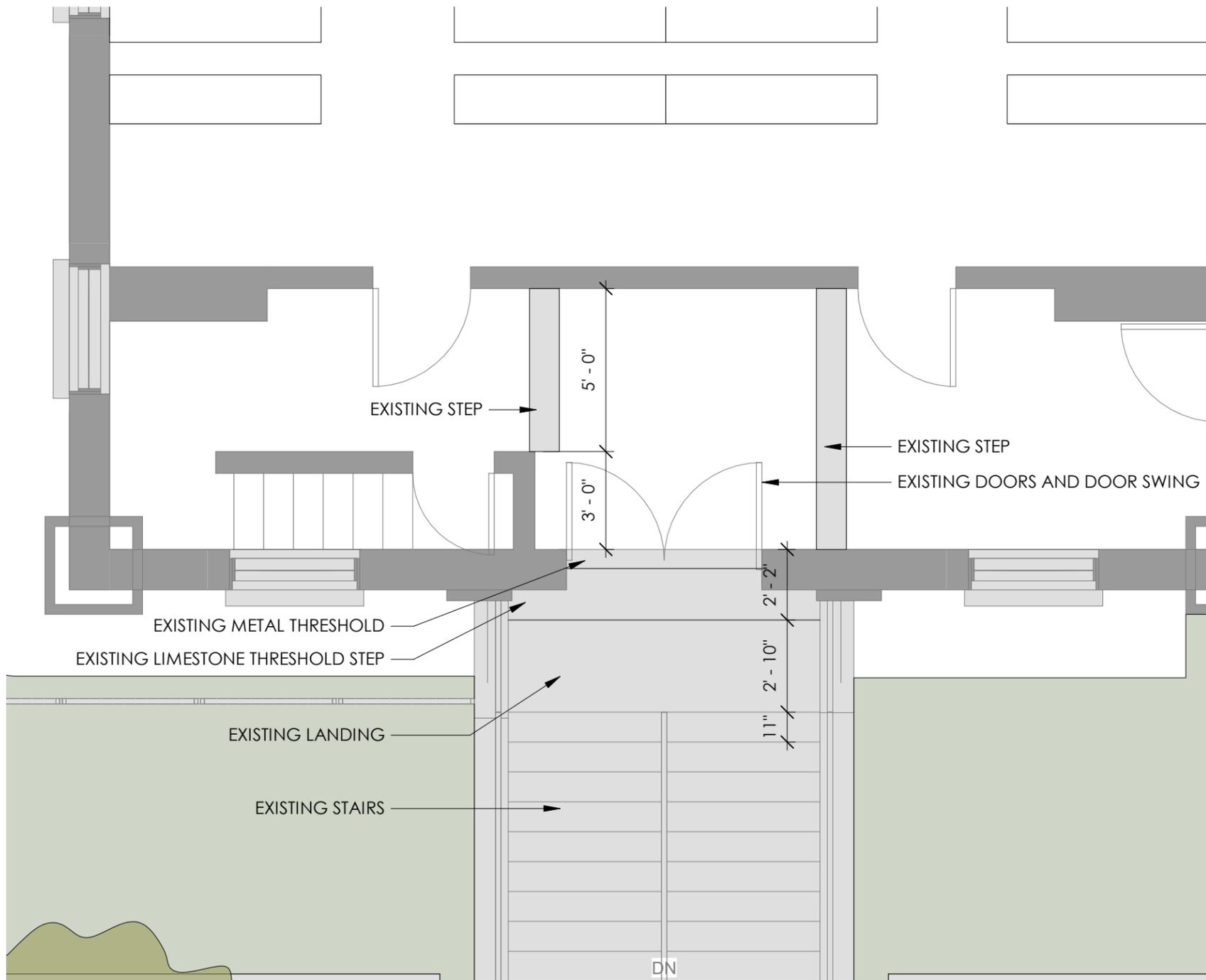


EXISTING DOOR

NEW LOBBY ENTRY

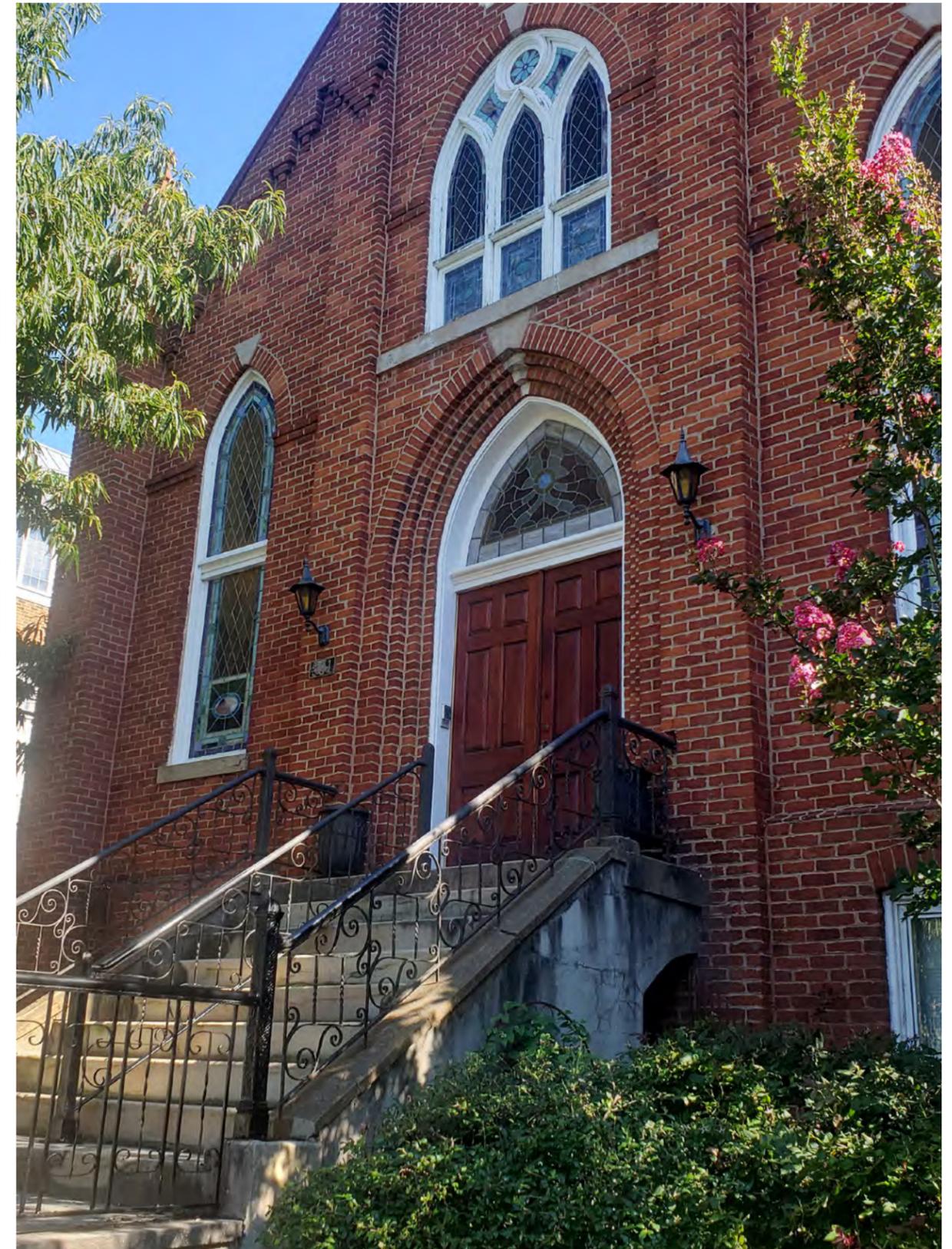
Congregation Beth Israel - Door Replacement
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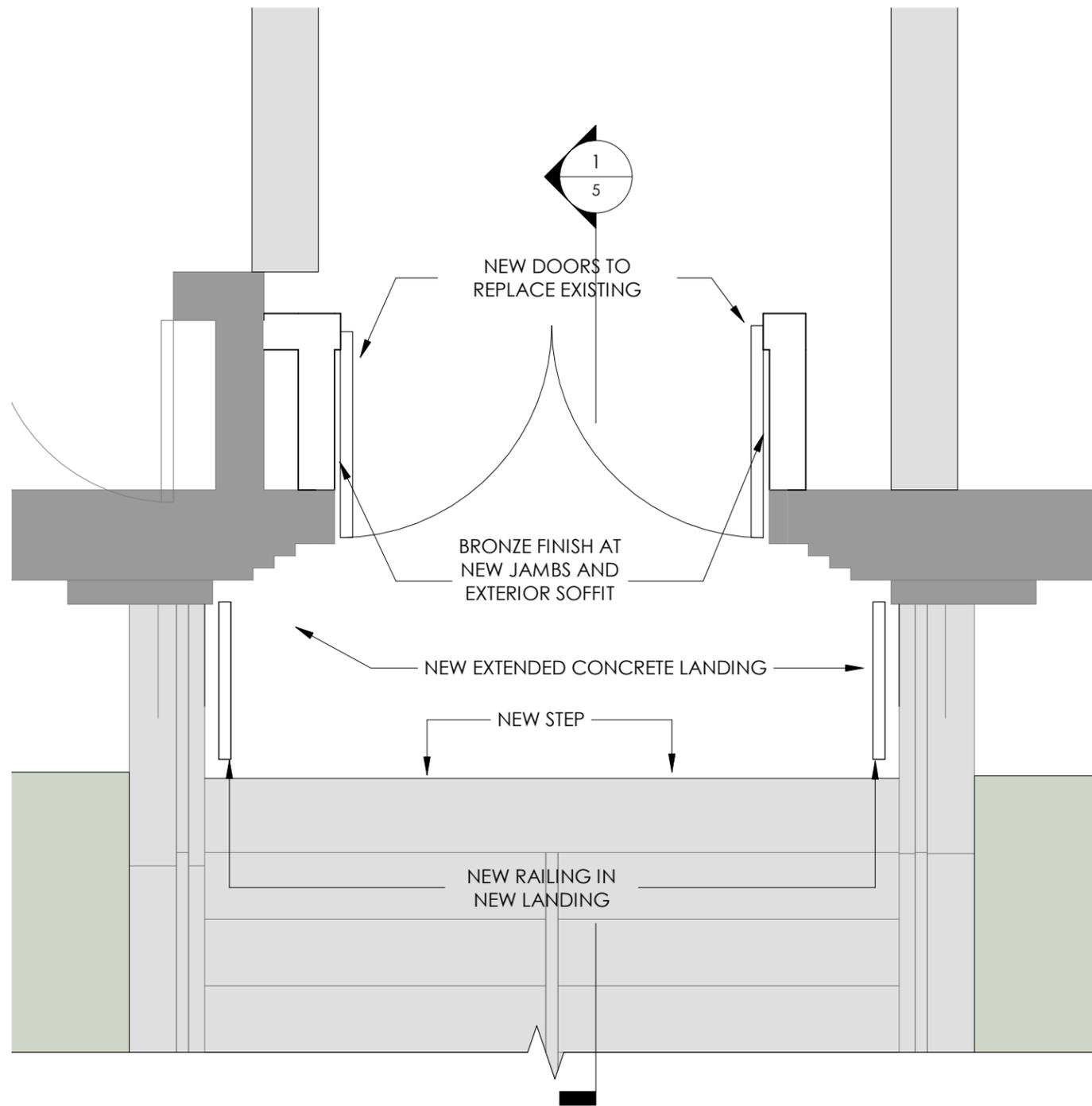
Dimensions on plan need to be verified in field.

EXISTING SANCTUARY DOORS PLAN - 1/4" = 1'-0"



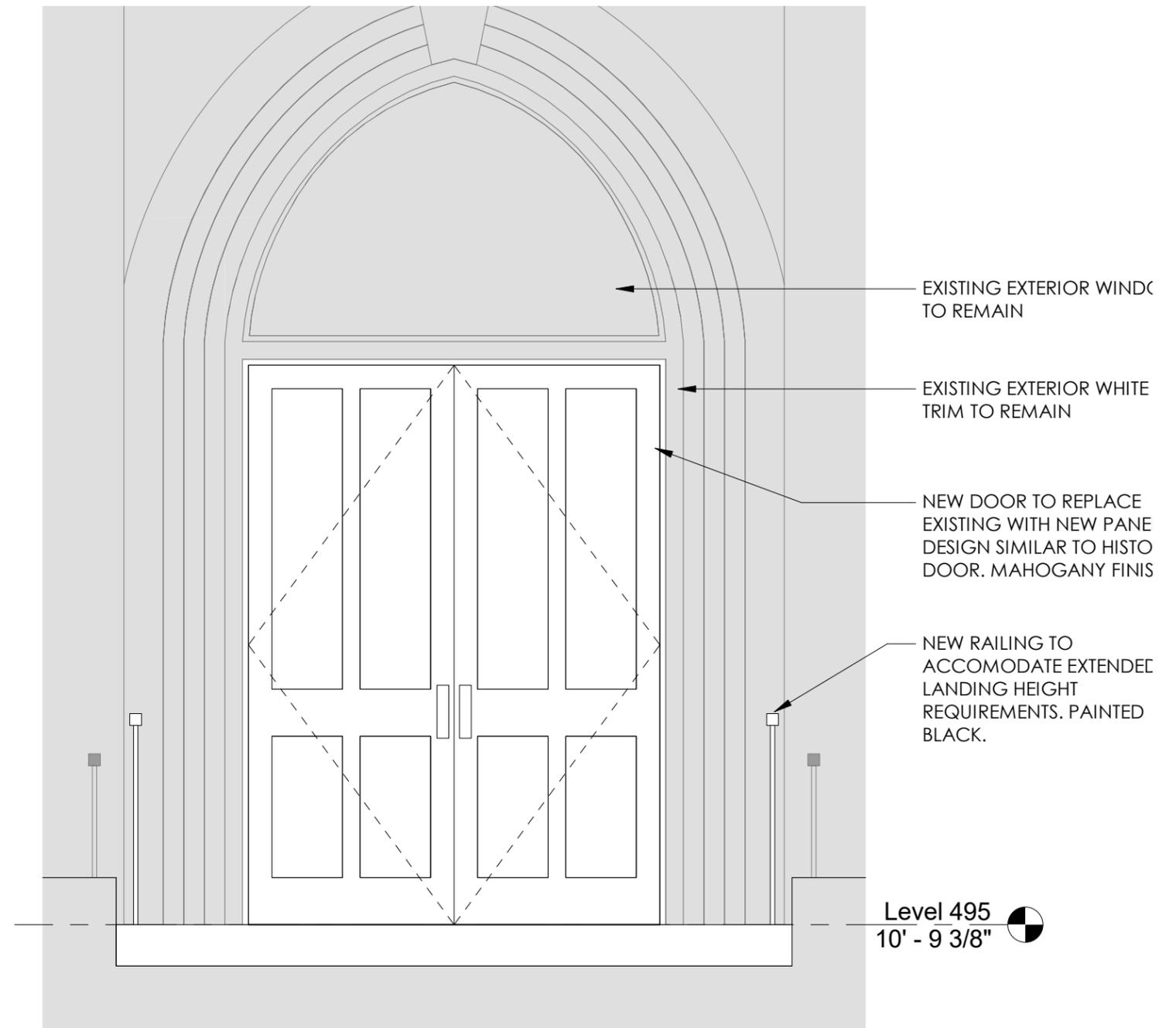
EXISTING SANCTUARY ENTRY

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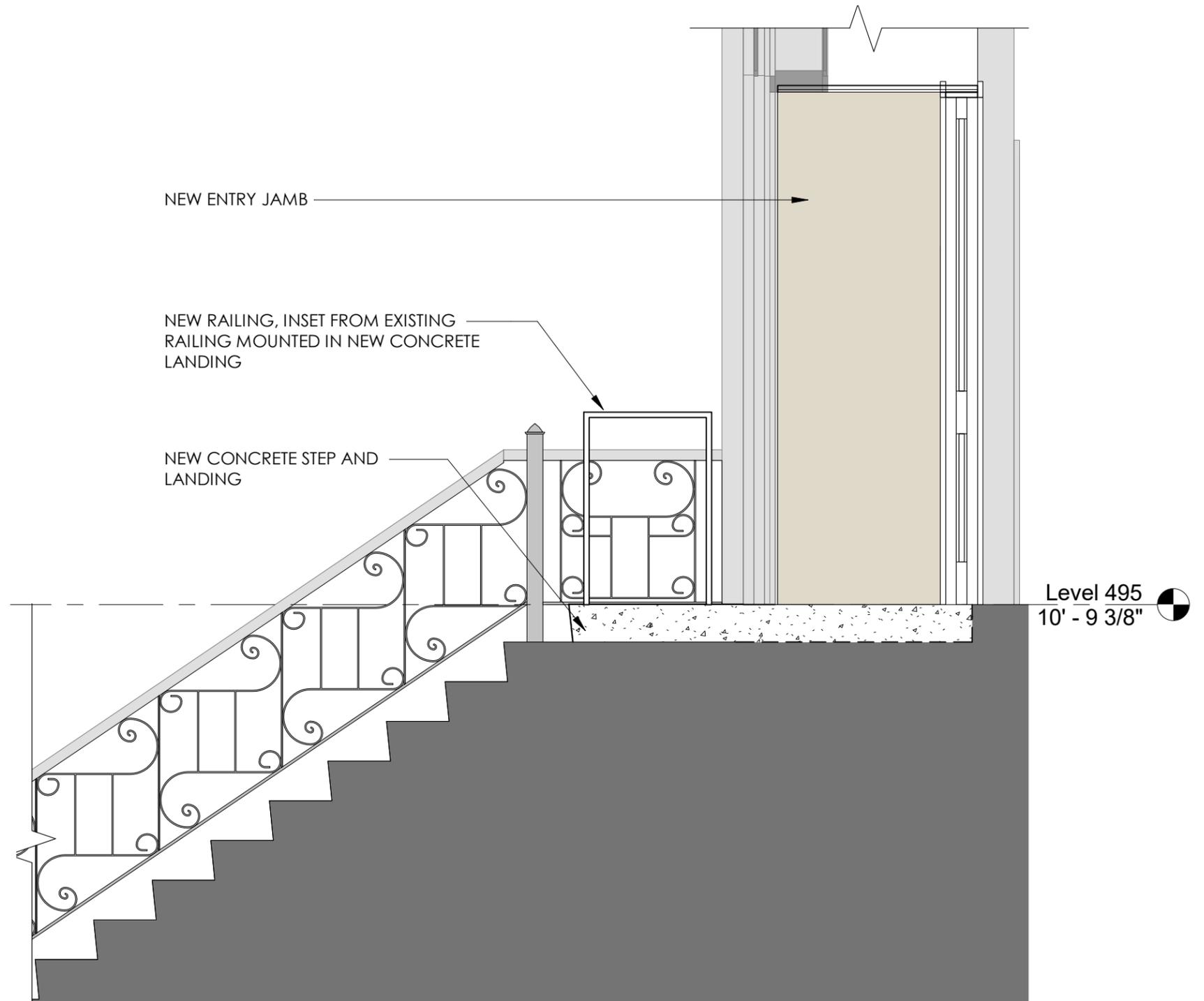
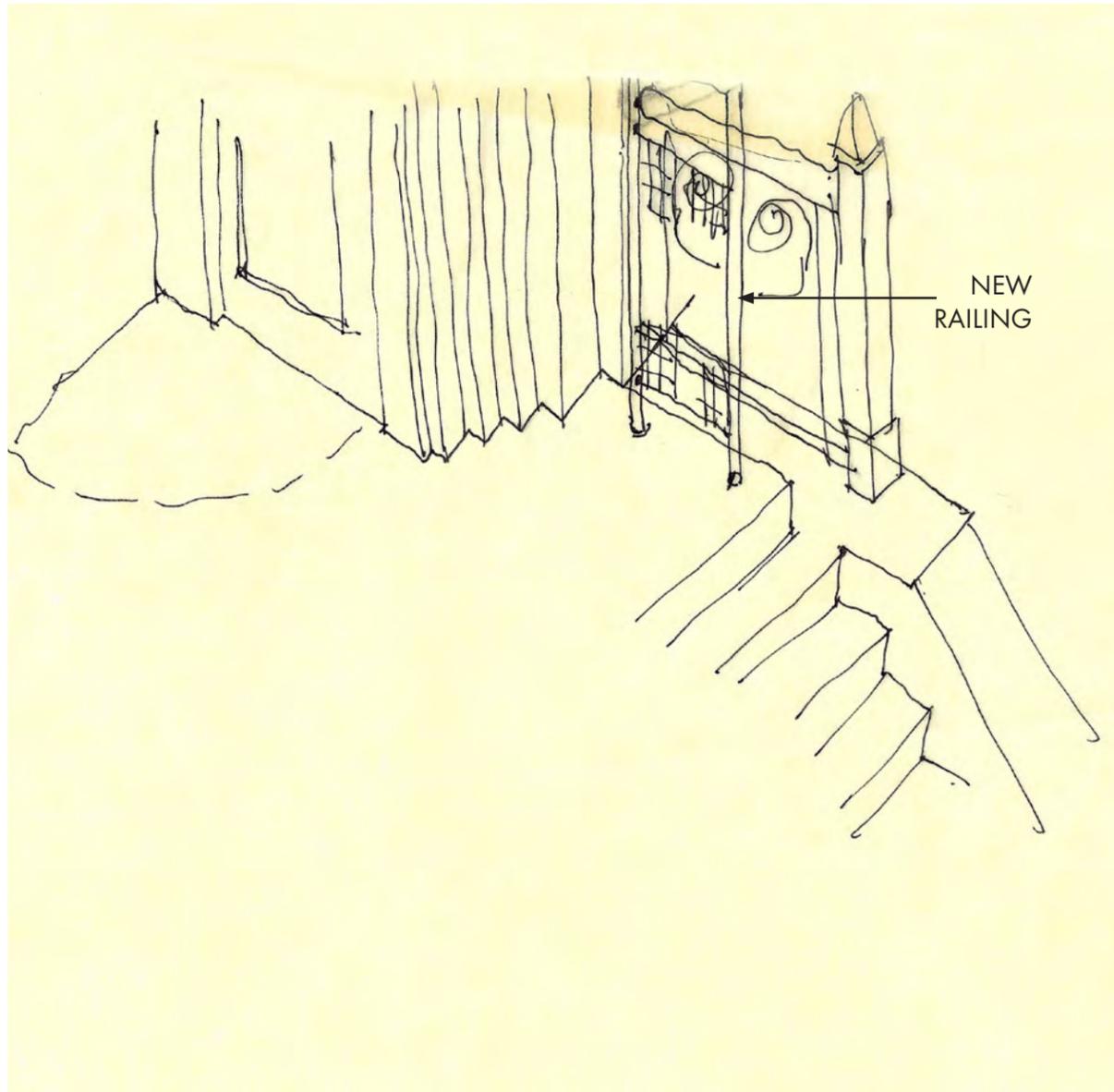
SANCTUARY ENTRANCE - PLAN

1/2" = 1'-0"



SANCTUARY ENTRANCE - ELEVATION

1/2" = 1'-0"



SANCTUARY STAIRS SECTION

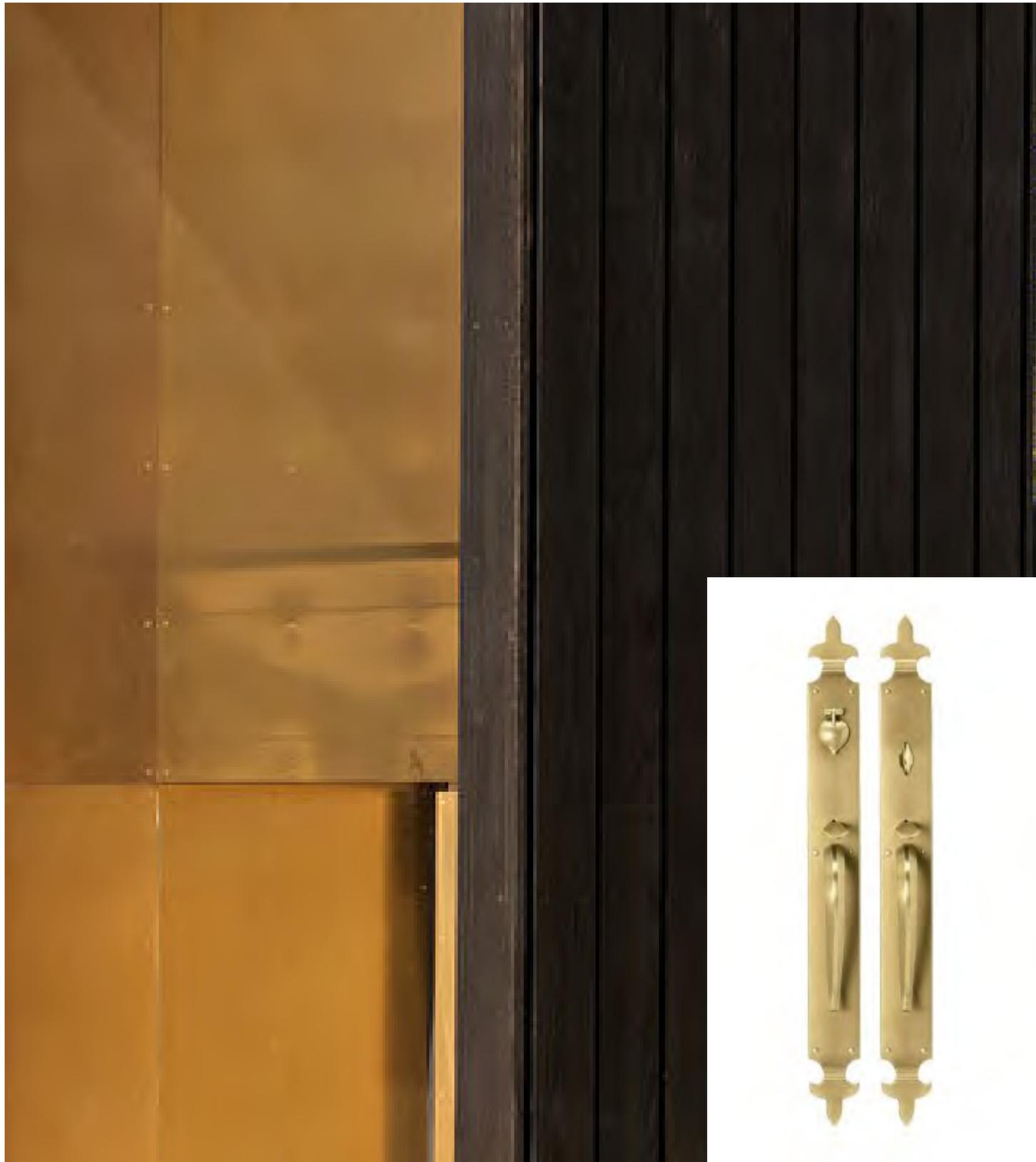
1/2" = 1'-0"

CONCEPTUAL SKETCH OF NEW RAILING



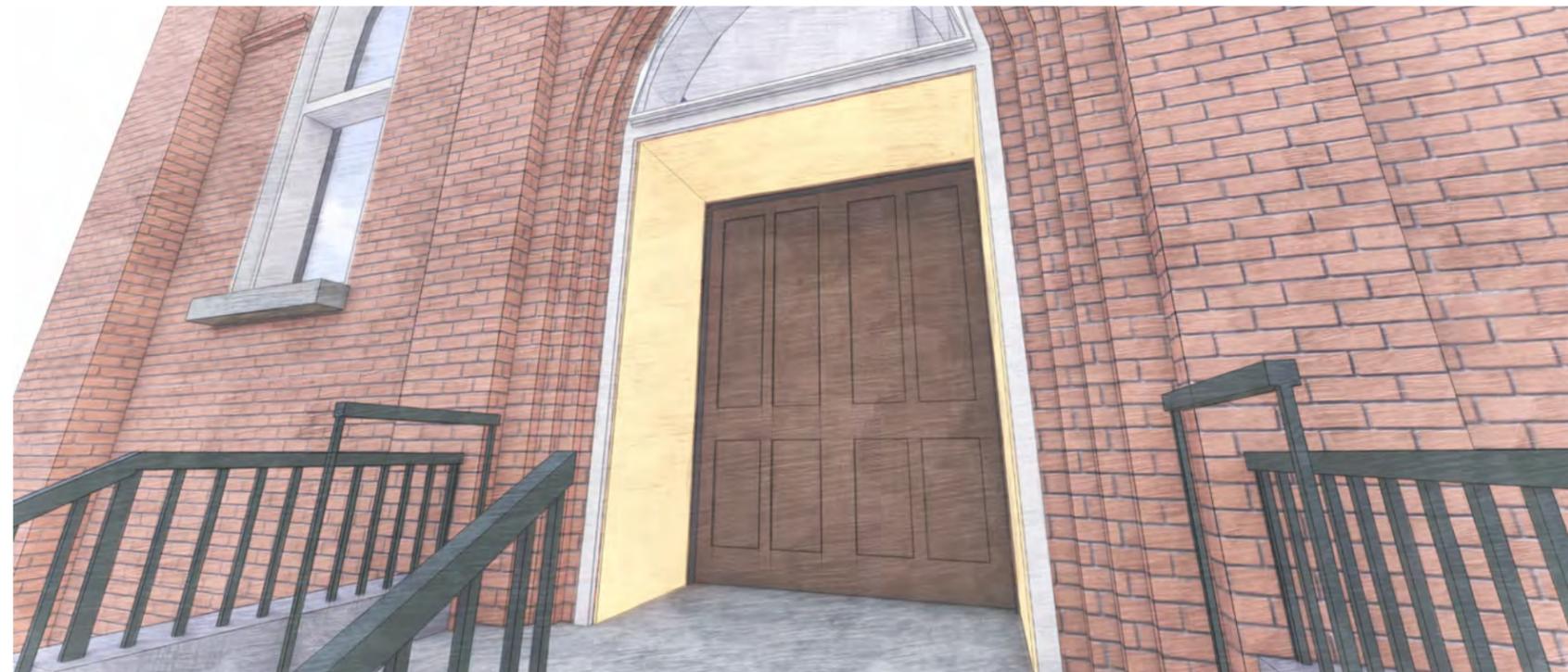
NEW SANCTUARY ENTRY

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MATERIALITY PRECEDENT PHOTOGRAPHS

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
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RENDERING - SANCTUARY ENTRY

Congregation Beth Israel - Door Replacement
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January 20, 2021



RENDERING - SANCTUARY ENTRY

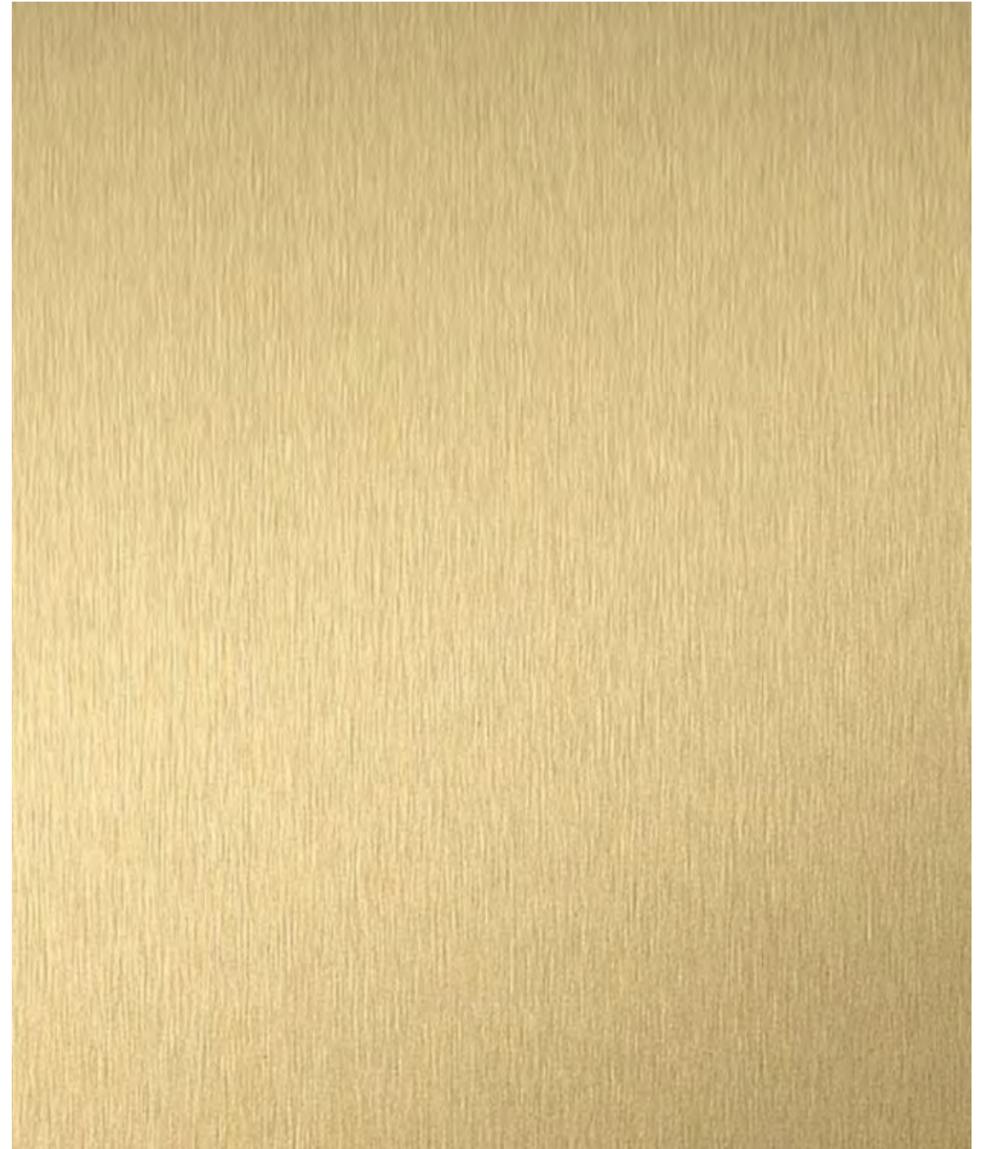
Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021



DARK WOOD FINISH (MAHOGANY)



BRONZE (OVER TIME)



BRASS

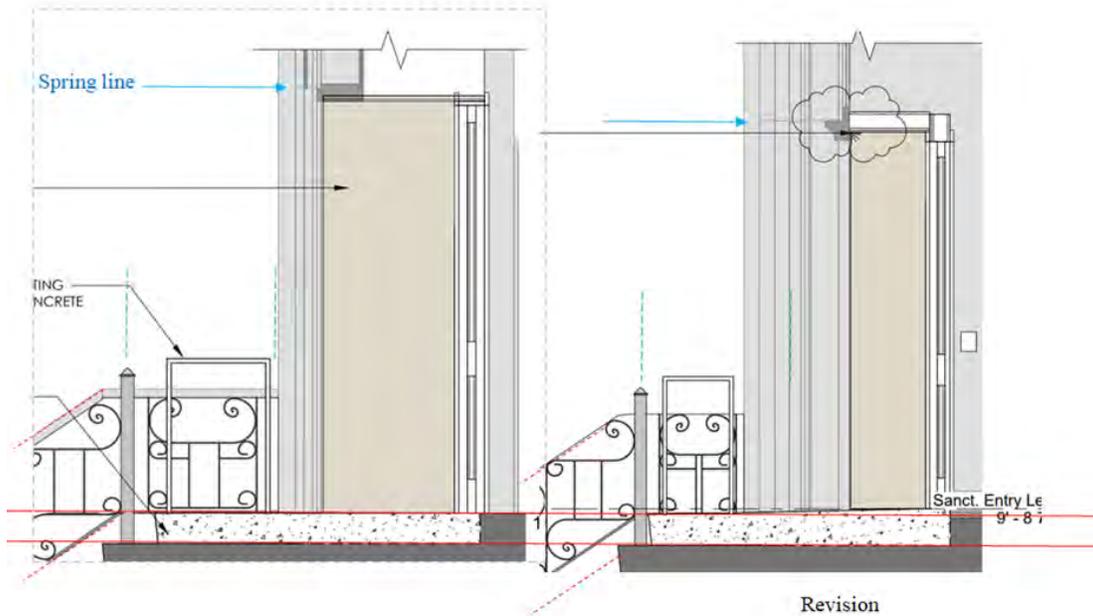
MATERIALS

Congregation Beth Israel - Door Replacement
Board of Architectural Review Booklet
January 20, 2021

301 East Jefferson Street
Clarifications.
September 2, 2021

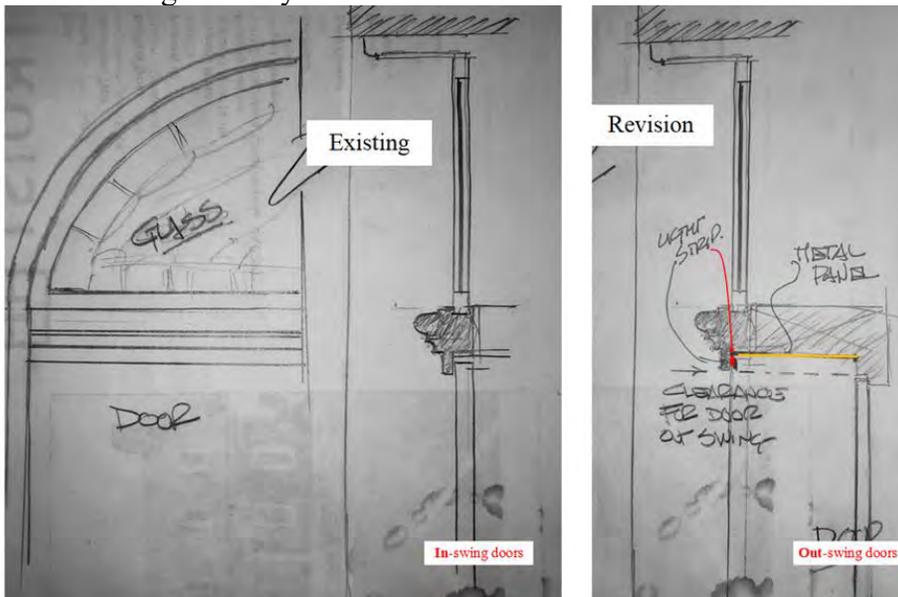
Staff: Something is off between the old and new wall section.

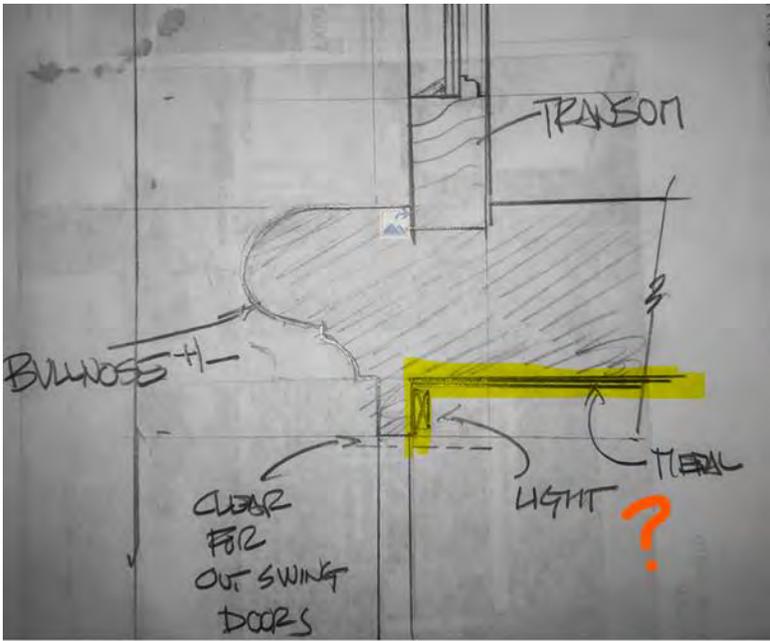
Applicant: New sketch is modeled more accurately on field measurements and is more reflective of existing conditions.

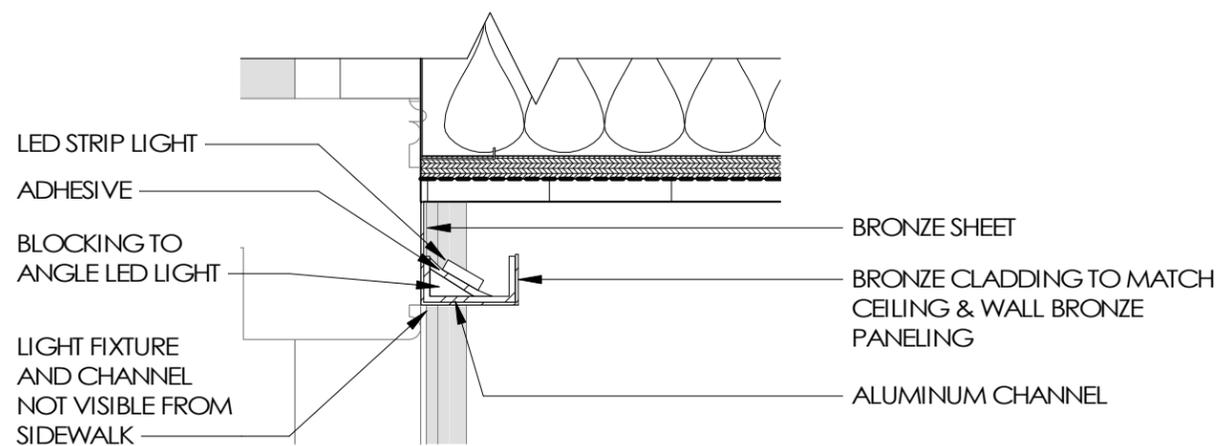


Staff: Forgive my rough sketches below. As I interpret your drawing plan, the head trim (the bullnose, exterior door stop, etc.) will remain in place, with the light strip fitting onto that door stop, more or less. Is that correct?

Applicant: Sketch is spot on. The light fixture is intended to be hidden from view from the street/front yard. The new door will be a bit shorter to make sure it can clear the existing jamb when it swings out as you have noted as well in the bottom sketch.

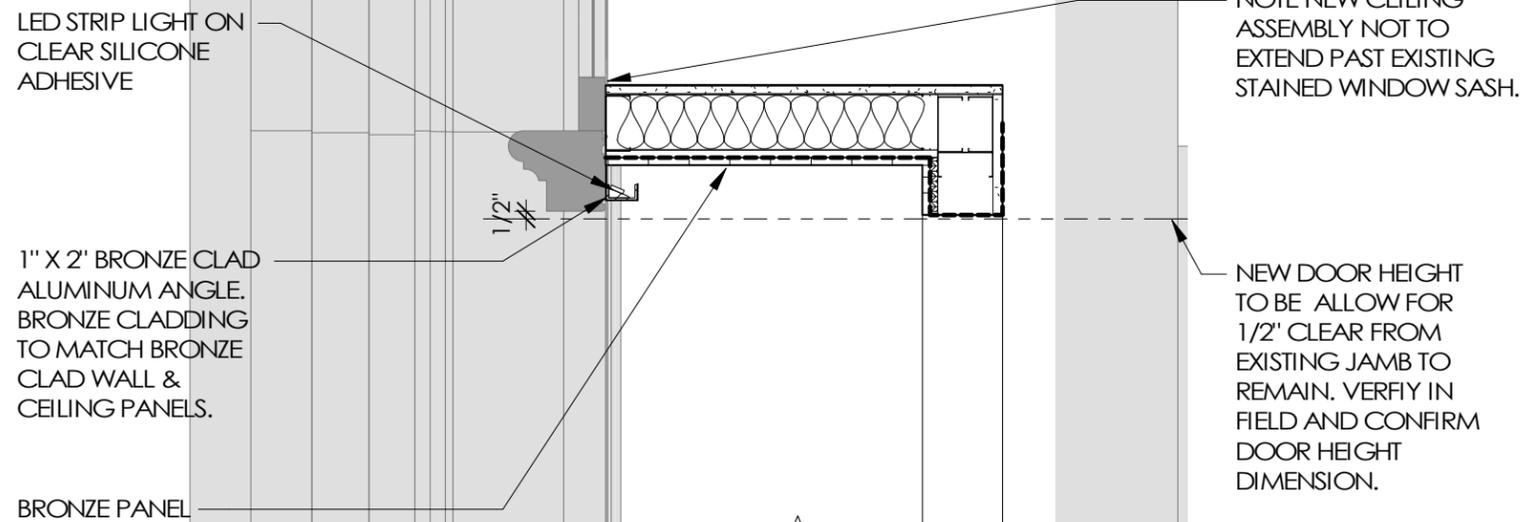






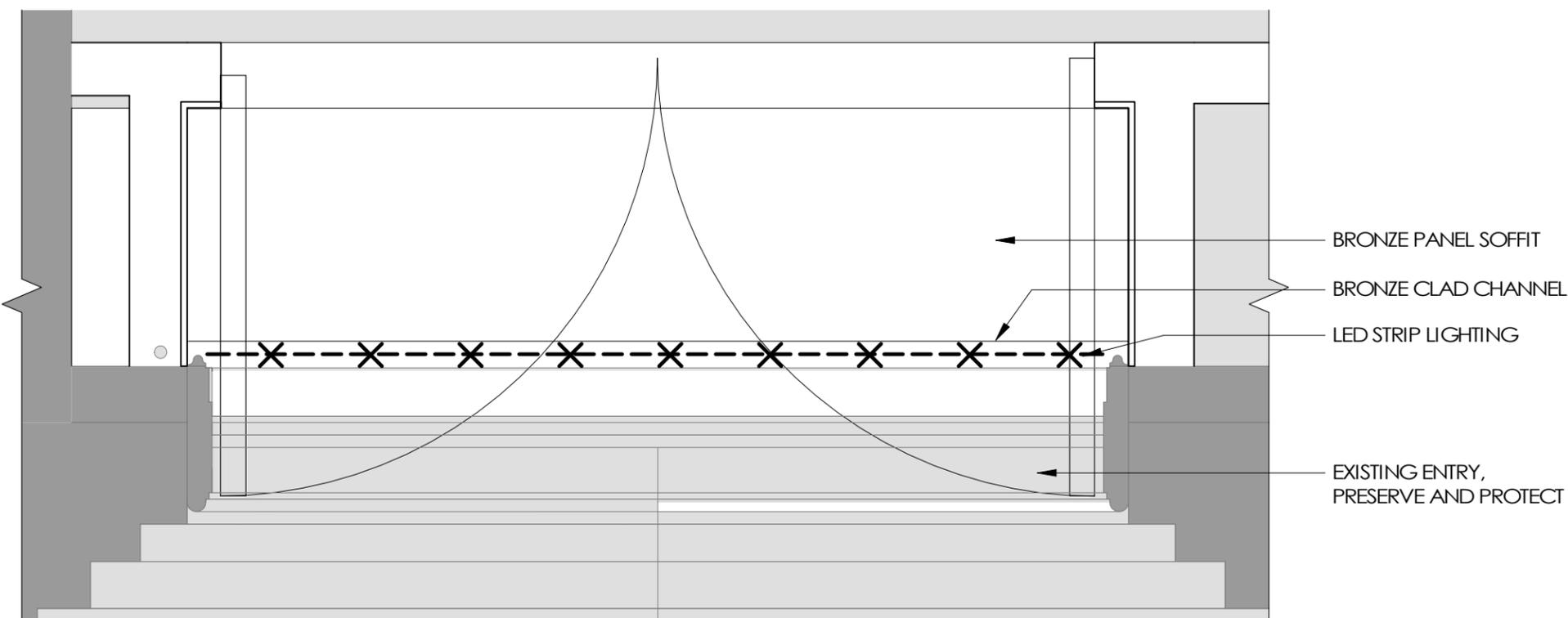
DETAIL AT LIGHTING

3" = 1'-0"



SECTION AT SANCTUARY ENTRY HEAD

1" = 1'-0"



REFLECTED CEILING PLAN AT SANCTUARY ENTRY

1" = 1'-0"



title: LIGHTING DETAILS

job number: 20026

date 09/13/21

project: CONGREGATION BETH ISRAEL - SECURITY UPGRADES - DOORS

sketch number

5.6

scale: As indicated