



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

11/14/2019

To whom it may concern:

Please find attached the applicant's final rebuttal for Historic Design Review Case No. HIS19-38 for 1043 High St SE. This rebuttal was due by November 7, 2019 at 5:00 P.M.

Deliberations for this case will be held at the November 21, 2019 meeting of the Salem Historic Landmarks Commission.

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397

Thank you,

Kirsten Straus

Staff Assistant

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

kstraus@cityofsalem.net | 503-540-2347

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Wednesday, November 6, 2019 4:27 PM
To: Kirsten Straus
Subject: FW: HIS19-38 for 1043 High Street SE

From: Eileen W <1942elw@gmail.com>
Sent: Wednesday, November 06, 2019 4:20 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: HIS19-38 for 1043 High Street SE

Hi Kimberli,

Just a final comment for our file: Ted and I have every intention of seeing that any/all lighting installed on our property with this renovation will meet or be well within the requirements of the City of Salem. We will strive to find a common ground of understanding with the Landmarks Commission while fully representing our needs for the walking safety of folks coming to our home. In addition, our lighting interests are seeking to attend to the protection of our property due to an increase of littering, loitering and trespassing associated with the 800 methadone clinic clients who now come in our neighborhood six days a week.

With respect,

Eileen

--

Eileen Lane Williamson
503-362-1577 (h)
503-881-9227 (c)



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11/1/2019

To whom it may concern:

For the record, this office did not receive any rebuttal for Historic Design Review Case No. HIS19-38 for 1043 High St SE. The deadline for submittal was 5:00 P.M., Thursday, October 31, 2019.

The last 7-day period is only for the APPLICANT'S FINAL REBUTTAL. The applicant's deadline for submission is 5:00 P.M., Thursday, November 7, 2019. Please submit final rebuttal to the Case Manager at the following email address: kfitzgerald@cityofsalem.net.

Deliberations for this case will be held at the November 21, 2019 meeting of the Historic Landmarks Commission.

Please direct questions or comments to the **CASE MANAGER:**

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397

Thank you,

Kirsten Straus

Staff Assistant

City of Salem | Community Development Department

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kstraus@cityofsalem.net | 503-540-2347



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10/25/2019

To whom it may concern:

Please find attached the comment packet for Historic Design Review Case No. HIS1938 for 1043 High St SE. The deadline for submittal was 5:00 P.M., Thursday, October 24, 2019.

The next 7-day open record period is only for REBUTTAL on the testimony that was submitted within the last 7 days. The deadline for submission is 5:00 P.M., Thursday, October 31, 2019. Please submit rebuttal to the Case Manager at the following email address: kfitzgerald@cityofsalem.net.

Please direct questions or comments to the **CASE MANAGER**:

Kimberli Fitzgerald

kfitzgerald@cityofsalem.net

503-540-2397

Thank you,

Kirsten Straus

Staff Assistant

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

kstraus@cityofsalem.net | 503-540-2347

Kimberli Fitzgerald

From: Kimberli Fitzgerald

Sent: Monday, October 21, 2019 11:42 AM

To: ed scan <edscannewsletter@gmail.com>; Schumacher, Jeff <jeff.schumacher@gmail.com>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>

Subject: RE: One of the concerns expressed to me: 1043 High Street SE

Attachments: Benson. 10-16-2019

Hi Jon;

I had sent this along earlier, and it was also entered into the record.

However, for clarification, attached is Carlene's final response related to the lighting issue as your comments indicate that you were not aware of it.

Kimberli

Kimberli Fitzgerald

From: Carlene Benson <bensonwc@mac.com>
Sent: Wednesday, October 16, 2019 8:16 PM
To: Kimberli Fitzgerald
Subject: Re: Supplemental Staff Report - Case No. HIS19-38 for 1043 High St SE

Kimberli, I didn't see where they were removing that part from the application, but I'm glad they are. That was the sum of my concerns.

Thanks for the response. I'm out of town for a while and won't be at the meeting.

Carlene

On Oct 16, 2019, at 8:00 PM, Kimberli Fitzgerald <KFitzgerald@cityofsalem.net> wrote:

Hi Carlene;

I'm sorry you are frustrated. According to the applicant they are removing that portion of their request and will not be installing the under cap lighting, so I'm unsure what your additional concerns are related to their request. I know they are wanting to be responsive to your concerns.

I'm available in the morning tomorrow if you want to stop by to discuss any of this prior to tomorrow evening's hearing.

Kimberli

From: Carlene Benson <bensonwc@mac.com>
Sent: Wednesday, October 16, 2019 7:51 PM
To: Kirsten Straus; Kimberli Fitzgerald
Cc: ed scan
Subject: Re: Supplemental Staff Report - Case No. HIS19-38 for 1043 High St SE

Kimberly, we're really disappointed and frustrated with this decision. The undercap lighting is clearly not appropriate in a historic district. We understand the owner is considering ways to reduce the level of illumination, but also understand that they are concerned with vandalism. To combat vandalism, low lighting is not going to help, so I would anticipate quite bright lighting. Any undercap lighting will be an eyesore and stand out and not have a historic look or feel. Post lights are perfectly acceptable and should be considered.

The historic integrity of this neighborhood is slowly being eroded. "Death by a thousand cuts" comes to mind. We look to the historic commission to protect what value we still have, but it's not always a protective commission. It should be.

Carlene and Wally Benson

> On Oct 16, 2019, at 4:23 PM, Kirsten Straus <KStraus@cityofsalem.net> wrote:
>
> Good afternoon,
>
> Please find attached a Supplemental Staff Report for Historic Design Review Case No. HIS19-38 for 1043 High St SE. I will have hard copies available at the HLC meeting tomorrow. A copy of the agenda is also attached for your reference.
>
> Application Summary: A proposal to reconstruct a retaining wall and install fencing on the exterior of the Benjamin F. Harding House (c. 1884).
>
> Please direct questions or comments to the CASE MANAGER:
> Kimberli Fitzgerald
> kfitzgerald@cityofsalem.net
> 503-540-2397
>
> Kirsten Straus
> Staff Assistant
> City of Salem | Community Development Department
> 555 Liberty St SE, Suite 305, Salem OR 97301
> kstraus@cityofsalem.net |503-540-2347
> Facebook | Twitter |YouTube| CityofSalem.net
>
> <HLC Draft Agenda 10.17.2019.pdf><HIS19-38 Supplemental Staff Report 10-16-19.pdf>

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Friday, October 25, 2019 11:28 AM
To: Kirsten Straus
Subject: FW: 1043 High Street Yard Revision

From: Doug Lethin <dlethin@remodelsalem.com>
Sent: Friday, October 18, 2019 11:13 AM
To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: Re: 1043 High Street Yard Revision

Understood, however, is this typical ?
Or mainly exercised by certain individuals?

I just don't like to see a well researched project, Excellent design, Public Works request met, Codes addressed, ample notices, and concerns met prior to a meeting get gummed up. And, In This Specific case for what purpose?

SCAN had approved. One person brought concerns, these were met and in the record as such. Professionals were present to address the codes brought up.

I certainly respect the process and you are by and far a great person to represent the City and HLC.

Doug

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From: Kimberli Fitzgerald <kfitzgerald@cityofsalem.net>
Sent: Friday, October 18, 2019 10:38 AM
To: Doug Lethin; Eileen W
Subject: Re: 1043 High Street Yard Revision

Hi Doug;

Once Jon made the request, the HLC did not have any choice. A final decision could not have been made last night. Here's why:

The continuance/extension of the record provisions are included under SRC 300.970. Since this was the first evidentiary hearing, the applicable provision would be SRC 300.970(b) which provides:

"Procedure when hearing constitutes the first evidentiary hearing. Prior to the conclusion of a quasi-judicial land use proceeding which constitutes the first evidentiary hearing on the matter, any party may request an opportunity to present additional evidence, arguments or testimony regarding the proposal. Upon such request, the Review Authority shall either continue the hearing or hold the record open as provided in this subsection."

Holding the record open was the most expedient route they could have taken given the circumstances.

Kimberli

From: Doug Lethin <dlethin@remodelsalem.com>
Sent: Friday, October 18, 2019 10:07:37 AM
To: Eileen W <1942elw@gmail.com>
Cc: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>
Subject: Re: 1043 High Street Yard Revision

Eileen,

We may reflect on that meeting for some time.

My reaction is that the commission needs to realize that the tactic being used to keep the record open for 7 days is being misused. And especially since, I believe, Kimberli advised us this may happen.

There is NO way your project is disrespectful to the neighbors, your neighborhood or the history of your beautiful home. The Era of the Williamson stewardship of this significant property is valued by the community.

I believe the commission should've opted to close the record and proceed.

We can be certain that if this was the first time that the tactic/option of 7 days was used, I may have missed something. However, and Kimberli will know, if this is being used on citizens like yourself then the commission needs to act responsibly next time, close the record and vote.

Doug Lethin

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From: Eileen W <1942elw@gmail.com>
Sent: Friday, October 18, 2019 8:00 AM
To: Jeff Schumacher
Cc: 1043 - Kimberli Fitzgerald; Andrew Heneveld; C&R Doug; Elizabeth Powers
Subject: 1043 High Street Yard Revision

Good morning, Jeff,

Moments ago I copied you on an e-mail to Kimberli Fitzgerald. I want to reiterate, after having in hand SCAN's written approval for the re-working of our front yard it was more than surprising to have Mr. Christenson appear at the hearing last evening and ask for a delay in the HLC decision.

Ted and I want to assure you, Mr. Christenson and the neighborhood that any lighting we may install will be indirect, will not exceed the 5 lumin specifications required by the city and that no lighting elements will be directly visible.

At the meeting Mr. Christenson did not ask us or our representatives who were present (Doug Lethin - C&R Design Remodel, Liz Francis-Powers - The Garden Angels, Andrew Heneveld - Premium Northwest Landscape) for information or clarification about lighting before speaking to the Commission, making a statement about general concern for lighting in the neighborhood and then asking for a delay in our project.

We were given no notice before the hearing that SCAN was rescinding their approval. I can only wish that his concerns pertaining to this issue had been addressed to us directly before speaking to allow us and our representatives to give him specifics so that our project did not suffer the delay we now have.

With respect,

Eileen

--

Eileen Lane Williamson

503-362-1577 (h)

503-881-9227 (c)

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Thursday, October 24, 2019 5:06 PM
To: Kirsten Straus
Subject: FW: OPEN RECORD: Historic Design Review Case No. HIS19-38 for 1043 High Street SE
Attachments: HIS19-38 1043 HIGH STREETSE.pdf; HIS 19-38 Supplemental Staff Report 10-16-19.pdf; Benson. 10-16-2019. email.pdf

From: Kimberli Fitzgerald
Sent: Monday, October 21, 2019 8:03 AM
To: ed scan <edscannewsletter@gmail.com>
Cc: Schumacher, Jeff <jeff.schumacher@gmail.com>; Kirsten Straus <KStraus@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: RE: OPEN RECORD: Historic Design Review Case No. HIS19-38 for 1043 High Street SE

Hi Jeff and Jon;

- 1) To clarify, no new evidence was submitted after the issuance of the staff report on 10/10/19 related to the relocation of the wall. I've attached the staff report for your reference. The reason this information was not included in the Public Works Memo of 10/4/19 is because the applicant had worked out the redesign (relocating the wall 1' to the west of the wall's original historic location abutting the sidewalk) **PRIOR** to submittal of formal plans for both Public Works and historic design review and sending public notice. Any additional questions SCAN may have relating to PW's reason for requesting this relocation during the design phase of the project and/or the revocable license and the administration of SRC 76.160 should be directed to the Public Works Department (Development Services), as this requirement is beyond the purview of the HLC. It should be noted that concerns/questions related to Public Works requirements (the relocation of the wall/ the revocable) were brought up by the HLC nor anyone testifying on 10/17/19 at the public hearing. In the past, when concerns have arisen, we have continued the hearing to allow Public Works staff to attend in person and clarify their requirements (ie. Court Chemeketa pedestrian bridge reconstruction, HIS16-22). Please keep that in mind for future projects, as we would like to be as responsive as possible, while the hearing is open.
- 2) A Supplemental Staff report was issued on the 16th of October (attached) clarifying that the applicant had removed the under-cap lighting portion of their proposal. Prior to SCAN's testimony, staff stated on the record that Ms. Benson's concerns had been addressed prior to the hearing. I have attached the 10-16-19 email string for your reference. The HLC has left the record open because the Neighborhood Association representative stated that several members of the neighborhood still had concerns about the proposed lighting (including Ms. Benson). Given Ms. Benson's 10/16/19 email, it would be very

helpful to both the applicant and the HLC for SCAN to provide clarification regarding the additional concerns expressed by members of the neighborhood related to the lighting, so they can be adequately addressed by the applicant and considered/evaluated by the HLC. At the hearing staff clarified that even though SRC 230 does not include specific standards related to lighting there are general development standards in 800.060. The HLC indicated written testimony related to the lighting portion of the proposal should address this criterion:

Sec. 800.060. - Exterior lighting.

(a)Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.

(b)Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:

(1)Completely shielded from direct view; or

(2)No greater than five foot-candles in illumination.

- 3) After the request on behalf of the Neighborhood Association to leave the record open to address neighborhood concerns about lighting, the public hearing was closed, and the record left open to accept written testimony addressing this issue related only to the lighting portion of the proposal (from anyone)for 7 days (10/24/19); rebuttal (from anyone) for 7 days (10/31/19) and 7 days (11/7/19) for the applicant to submit their final rebuttal. The HLC will hold their final deliberations on the case at the November HLC hearing on 11/21/19.

Please let me know if you have any additional questions. Even though I have responded to this email, all written testimony (including transference of the text from the email below) related to this case from the Neighborhood Association must be provided on **SCAN letterhead** and include the case # (HIS19-38) and address. If it is not provided on SCAN letterhead, it will be entered into the record as personal/individual testimony from Mr. Christensen..

Thank you,

Kimberli

*Kimberli Fitzgerald, AICP, RPA
Historic Preservation Officer,
City Archaeologist
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301-3503
Phone: (503) 540-2397
kfitzgerald@cityofsalem.net*

From: ed scan <edscannewsletter@gmail.com>

Sent: Sunday, October 20, 2019 11:12 PM

To: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>

Cc: Schumacher, Jeff <jeff.schumacher@gmail.com>

Subject: OPEN RECORD: Historic Design Review Case No. HIS19-38 for 1043 High Street SE

New facts and drawings were submitted after the members of SCAN Historic Preservation, Parks & Gardens Committee reviewed the initial applicant submission.

Thank you for allowing the record to be open for clarifications.

I have conferred with Jeff Schumacher, president of SCAN.

Clarification of the illumination under the standards of City code, by the applicant, as recommended by Ms. Fitzgerald at the public hearing, would be helpful.

Clarification of additional movement of the wall westward of the public sidewalk, the actual distance requested by Public Works, a west movement mentioned by Ms. Fitzgerald at the public hearing, would be helpful. That PW request is new information: not in the communication from Jennifer Scott, Program Manager, PW (October 4, 2019) in the original Staff report.

Also status of any other public system encroachment or changes sought, please. Mrs. Williamson, in her verbal testimony at the public hearing spoke to changes.

I would like to express appreciation to the applicants for the clarification.

Allow me please also to commend the applicants for protection of CTZ, critical root systems by The Garden Angels. Mature trees in the NHD are very special.

Sincerely yours,

Jon Christenson MURP
Chair, SCAN Historic Preservation, Parks & Gardens Committee

cc: Jeff Schumacher, president, SCAN

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Thursday, October 24, 2019 5:06 PM
To: Kirsten Straus
Subject: FW: Design Review Case HIS19-38 1043 High St SE

From: ed scan <edscannewsletter@gmail.com>
Sent: Wednesday, October 23, 2019 4:56 PM
To: Schumacher, Jeff <jeff.schumacher@gmail.com>
Cc: Kimberli Fitzgerald <KFitzgerald@cityofsalem.net>; Eileen W <1942elw@gmail.com>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: Design Review Case HIS19-38 1043 High St SE

hi Jeff,

I had an opportunity to go through materials from the City HPO, and Kimberli explained the multiple stages. There were varied reviews at certain technical levels, e.g., Public Works that preceded HLC process and currently underway, to allow encroachment. Kimberli was kind to provide the code standards on illumination.

The clarifications that I was seeking from testimony presented at the public hearing have been made, addressed, and no further need or concern. This has been a complex process. I credit Kimberli for explaining the various steps.

I would ask that you please notify Ms. Fitzgerald that there is no further concern or clarification being sought.

Earlier, the HPPG Committee reported no objections and recommended approval.

Thank you very much.

Sincerely yours,

Jon Christenson

Kirsten Straus

From: Kimberli Fitzgerald
Sent: Thursday, October 24, 2019 5:05 PM
To: Kirsten Straus
Subject: FW: RFI - INPUT to file for the Williamson project - 1043 High Street S
Attachments: 10-24-2019 RFI REPONSE TO COS re Williamson lighting.pdf; 10-24-2019 Williamson RFI photometrics calculations of foot candle power.pdf; 10-24-19 Williamson RFI TYP driveway well light tech sheet.pdf; 10-24-2019 Williamson RFI TYP TRANSFORMER tech sheet.pdf; 10-24-2019 Williamson RFI TYP uplight bullet tech sheet.pdf; 10-24-2019 Williamson RFI TYP Brilliance Dimmable Strip Light Cut To Length 2700K LED _ Fixtures _ SiteOne.pdf; 10-24-2019 Williamson RFI TYP down lights tech sheet.pdf

From: Elizabeth Powers <liz@thegardenangels.com>
Sent: Thursday, October 24, 2019 4:33 PM
To: Kimberli Fitzgerald <KFitzgerald@cityofsaalem.net>
Cc: Eileen W <1942elw@gmail.com>; Andrew Heneveld <andrew@premiumnw.com>; Doug Lethin <Doug@skylifhardware.com>; THE GARDEN ANGELS - Elizabeth Frances-Powers <liz@thegardenangels.com>
Subject: RFI - INPUT to file for the Williamson project - 1043 High Street S

Hi Kimberli-

Please accept the attached input in regards to your open file for the Williamson's property on 1043 High Street?

Thank you so much and please let me know if you have any questions or concerns about my information submitted. Thank you for your service on this project!

--

Elizabeth Powers, LCP, Principal Designer
The Garden Angels Landscape Design & Consulting
PO Box 3313 ~ Salem, OR 97302
503-932-5840
www.TheGardenAngels.com

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The Garden Angels

HEAVENLY LANDSCAPE DESIGN



Date: 24-October, 2019

To: Kimberli Fitzgerald, Senior Planner/Historic Preservation Officer
Community Development Department
City of Salem
555 Liberty Street SE, Room 305
Salem, OR 97305

Client/Owner: Eileen & Ted Williamson
Situs Address: 1043 High Street SE, Salem OR 97302
Creative Director: Elizabeth Powers, LCP, Principal Designer

Project: Ph. 1 Wall Replacement
Ph. 2 Landscape and Lighting Plan
For a Historic Residence

Subj.: Request for Information
RE: Compliance to Section 800.060 Exterior Lighting
Salem Oregon Code of Ordinances, Title X- Unified Development Code

Dear Kimberli:

Please accept this narrative as input for your active file under Minor Historic Review of the Landmarks Committee. My comments are prepared in response to a non-project related, general non-specific public request for information regarding a “general trend” in terms of lighting in the entire neighborhood. Please consider this input as it directly relates to the concept for the Williamson exterior lighting system as submitted to you above.

The Lighting Concept & Components:

- The exterior lighting concept plan for the abovementioned project is designed and to be installed using LED landscape lamps. The transformer is to be controlled by photocell and/or timer and positioned on the North wall of the house.
- All LED fixtures shall be located and positioned so as to be completely shielded from direct view of pedestrian and/or driver traffic with no glare into the right-of-way. In general, this is to be achieved both by the selection of the suggested fixtures, and by way of positioning of the output so as to focus all emitted direct beam light into target plant material branching and canopy. Fixtures in the landscaping are to be obscured by plant growth during daylight hours.
- Nine driveway well lights are planned to safely aid and guide the Owner when entering the existing driveway from High Street, a busy neighborhood thoroughfare. The lighting

application suggested is designed to indirectly define the driveway edges for vehicle navigation into the driveway. Currently the driveway is excessively dark due to heavy overhead tree canopy. The adjacent neighbor's property to the north is elevated and sloped, without the benefit of retaining along the driveway edge. Perceiving the driveway edge at night without additional lighting is difficult. The beams of the driveway fixtures suggested, are indirect. They are similar to reflectors on a highway median. The lamps of the driveway well lights are located inside an obscured sump or can, much like a can light in a ceiling, only in reverse. In addition, the lamps and beams are obscured by a heavy, drivable steel grate. (See the attached spec sheet.)

- Three downlights are planned to be suspended from tree branches. The fixtures are obscured by tree branches by night and day. As seen in the attached technical sheet, the lamps in these fixtures are obscured by a sleeve, set inside of the fixture itself, casting a soft beam directly downwards toward the ground. The target is waste-lighting in the space, to achieve a soft glow to aid in visibility for pedestrian traffic approaching from the street. These fixtures and beams are shielded from direct view and do not cast glare onto the public right-of-way.
- There are twelve uplights positioned in the concept. As noted on the plan, they are situated and directed up into the target canopy to help "trap" area lighting and create waste glow at the ground level, again assisting with pedestrian perception on the approach walk to the house in the dark.
- There are two lighting strips to be fully inset, to be custom fit underneath the two custom hand rails planned at the steps. The only illumination is directed straight down to help perceive the steps at night. (See the attached tech sheet.)
- As per the previously submitted master plan layout with lighting detail, all lighting fixtures are located more than 13 feet to the west of the street curb. All lighting is designed and positioned in the landscaping so as not to shine or reflect onto adjacent properties or to cause glare onto the public right-of-way.

Conservatively calculating the output of the fixtures in the concept, per the attached technical sheets and photometrics graph, all fixtures recommended will produce 2.9 foot candles at 4' from the fixture in any direction. This equates to a soft, indirect lighting application for the landscaping, and is compliance with Section 800.060 Exterior Lighting, Salem Oregon Code of Ordinances, Title X- Unified Development Code.

Please let me know if I might answer any more questions or provide further clarification about the lighting concept for the Williamsons. Thank you for accepting our input.

Sincerely,

Elizabeth Powers, LCP, Principal Designer
The Garden Angels
cc: Eileen & Ted Williamson; attachments

FX LUMINAIRE Photometrics

Use our handy photometrics charts to make the most of your lighting design. The charts help with ideal fixture spacing by illustrating light intensity at variable distances. Visit the product pages at fxl.com for photometric charts specific to each fixture.

Mounting height or distance from illuminated surface

MS 1LED ILLUMINANCE AT DISTANCE

This column is the forward throw of the light

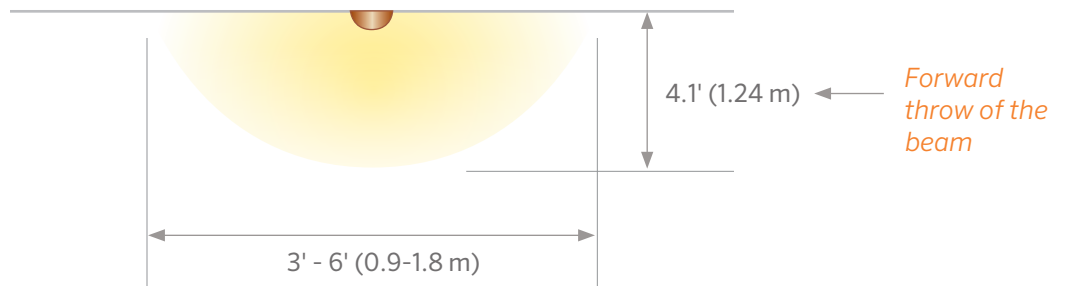
	Center Beam	Beam Width	
		Horizontal (92°)	Vertical (85°)
2.0' (0.6 m)	11.6 fc (125.3 lux)	3.6' (1.1 m)	4.1' (1.2 m)
4.0' (1.2 m)	2.9 fc (31.3 lux)	7.3' (2.2 m)	8.2' (2.5 m)
6.0' (1.8 m)	1.3 fc (14 lux)	10.9' (3.3 m)	12.3' (3.7 m)
8.0' (2.4 m)	0.5 fc (5.4 lux)	14.6' (4.5 m)	16.4' (4.9 m)
10.0' (3.0 m)	0.3 fc (3.2 lux)	18.2' (5.5 m)	20.5' (6.2 m)

Foot-candles (or lux) measure light output density at a given point

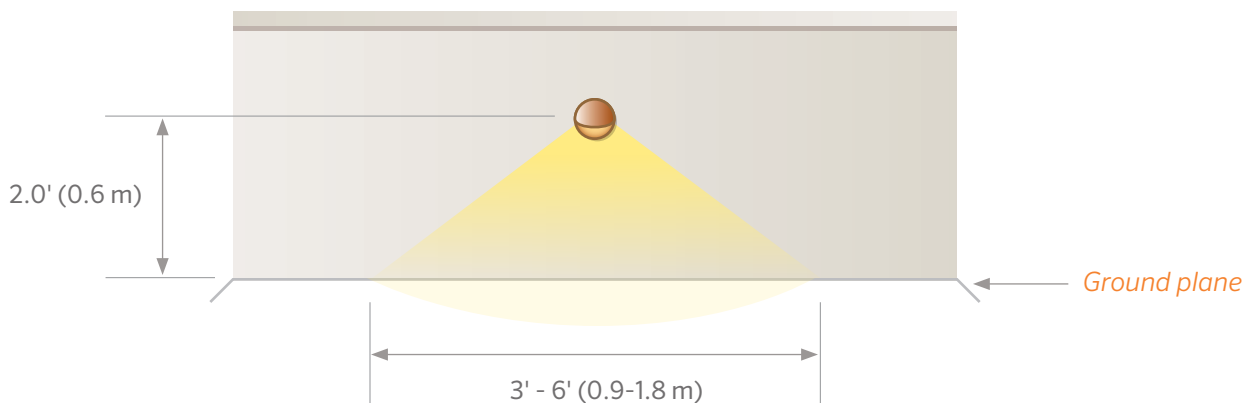
Horizontal Spread
Vertical Spread

Sideways spread of the beam

HORIZONTAL AND VERTICAL THROW OF LIGHT (TOP VIEW)



HORIZONTAL THROW OF LIGHT (FRONT VIEW)





Louver (LV)

Ring (RG)



Cowling (CW)



Wash (GW)



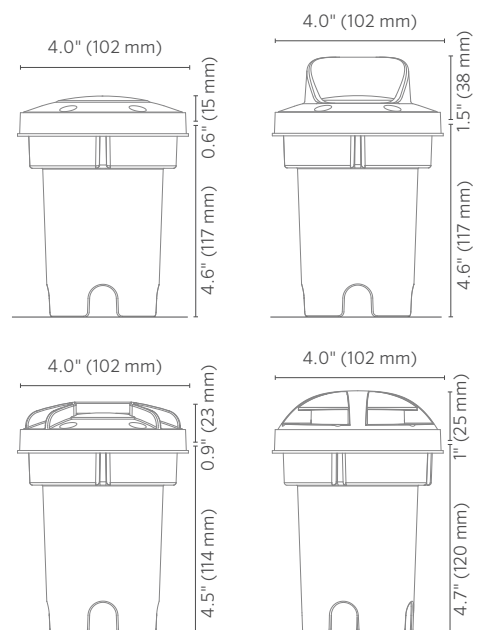
PROJECT
CATALOG #
TYPE
NOTES

FC Well Light DESIGNER PREMIUM

Cylindrical in-grade fixture with versatile faceplate options in 1, 3, 6, or 9 LED. An RGBW version is also available for use with **Luxor®** system.

Quick Facts

- Die-cast brass or aluminum construction
 - Two-layer marine-grade anodization and powder coat finish
 - Cree® integrated LEDs
- Tamper-resistant features
 - Color temperature filters
 - Compatible with Luxor technology
 - Phase and PWM dimmable
 - Input voltage: 10-15V



FC Well Light SPECIFICATIONS

Output	1LED	3LED	3LEDT	6LED	9LED	ZDC
Total Lumens ††	20-79	83-185	65-147	123-334	170-419	35-216
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	8.2	10.0	9.1
VA	2.4	4.5	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	40	47	41	41	42	41
Color Rendering Index (CRI)	80+	80+	--	80+	80+	80+
Center Beam Candlepower*						
Spot (17-20)	307	831	613	1,242	1,592	283
Flood (43)	--	--	--	--	--	283
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM
RGBW Available	No	No	No	No	No	Yes
Luxor Compatibility						
Default	Zoning	Zoning	--	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	--	--	Zoning/ Dimming/Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs

* Information not available for Flood or Wide Flood.

** For optimal performance, use a trailing-edge, phase-cut dimmer.

† Measured using the Ring (RG) faceplate. Multipliers for other faceplates include: 0.60 (Cowling), 0.33 (Louver), 0.16 (Ground Wash).

‡ Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

FC Well Light SPECIFICATIONS

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast C360 brass faceplate with powder coated A380 aluminum housing. Black oxide stainless steel set screws and PBT construction sleeve.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length

Weight

2.4 lbs. (1.1 kg)

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 55,000 hrs. Maximum drive current: 1 A.

Power

Input 10-15VAC/VDC 50/60Hz. Remote transformer required (specify separately).

Housing

Die-cast A380 aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs.

Installation Requirements

Designed for recessed installation in the upward direction only.

Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°-32°, or 55-58° distributions ordered preassembled to fixture. Color temperature and beam angle lenses field serviceable. Photometry is calculated using LM-79 method for SSL luminaires.

Drive-over

Ground wash option approved for drive-over according to the requirements listed in IEC 60598-1 up to 6,000 lbs. (2,720 kg).

Warranty

10-year limited warranty

Wildlife-Friendly Lighting

Available with wildlife-friendly amber LEDs. ZD 3LEDT option only.

Manufacturing

9001:2015 ISO certified facility

Faceplate

Die-cast C360 brass faceplate with designed features for protection, glare control, walkway illumination, or optimal beam pattern. Aluminum faceplate on select models only.

Lens

RG, CW, or LV: Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress. **GW:** Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse. ABS light shields mask specified quadrants of light in 90° increments between 90° and 360°.

Finish

Options of natural copper/brass finish, antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect, or TGIC powder coat finish. Antique finishes sealed with a clear TGIC powder coat layer. Brass accent pieces remain natural (not powder coated) for Bronze, Silver, Black, and Flat White finishes.

Hardware

Includes six black oxide stainless steel faceplate screws and two gold tamper-resistant wood screws to secure housing to construction sleeve.

Control

ZD and **ZDC** options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting the "e" version in parts builder.

Listings



FC Well Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Compliance	Faceplate	Finish	
FC	■ [default] Zone	■ 1LED 20-79 Lumens	■ [default] North America (UL Listed)	■ RG Ring	■ BS Natural Brass	■ WG White Gloss
	■ ZD Zone/Dim	■ 3LED 83-185 Lumens	■ e Int'l (CE Certified)	■ CW Cowling	■ BZ Bronze Metalic	■ FW Natural Brass
		■ 3LED** Wildlife-Friendly Amber (585-595 nm)		■ LV Louver	■ DG Desert Granite	■ AL Almond
		■ 6LED 123-334 Lumens		■ GW-90 90° Ground Wash	■ WI Weathered Iron	■ AB Antique Bronze
		■ 9LED 170-419 Lumens		■ GW-180 180° Ground Wash	■ SB Sedona Brown	■ AT Antique Tumbled
		■ ZDC Zone/Dim/ Color	■ [default] 35-216 Lumens		■ GW-270 270° Ground Wash	■ FB Black
				■ GW-360 360° Ground Wash	■ SV Silver	

EXAMPLE FIXTURE CONFIGURATION: FC-ZD-6LED-LV-SV




** Available with ZD Luxor option and BS, AB, or AT finishes only.

FC Well Light PHOTOMETRICS


FC 1LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	19 fc (206 lx)	1' (0.4 m)
8' (2.4 m)	5 fc (52 lx)	3' (0.9 m)
12' (3.7 m)	2 fc (23 lx)	4' (1.3 m)
16' (4.9 m)	1.2 fc (13 lx)	6' (1.7 m)
20' (6.1 m)	0.8 fc (9 lx)	7' (2.1 m)
24' (7.3 m)	0.5 fc (5 lx)	8' (2.5 m)




FC 3LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	52 fc (560 lx)	1' (0.4 m)
8' (2.4 m)	13 fc (140 lx)	3' (0.8 m)
12' (3.7 m)	6 fc (62 lx)	4' (1.2 m)
16' (4.9 m)	3 fc (34 lx)	5' (1.6 m)
20' (6.1 m)	2 fc (22 lx)	7' (2.0 m)
24' (7.3 m)	1.4 fc (15 lx)	8' (2.4 m)




FC 3LEDT Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	38 fc (412 lx)	2' (0.5 m)
8' (2.4 m)	10 fc (103 lx)	3' (0.9 m)
12' (3.7 m)	4 fc (46 lx)	5' (1.4 m)
16' (4.9 m)	2 fc (26 lx)	6' (1.8 m)
20' (6.1 m)	1.5 fc (16 lx)	7' (2.3 m)
24' (7.3 m)	1.1 fc (12 lx)	9' (2.7 m)




FC 6LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	77 fc (835 lx)	2' (0.5 m)
8' (2.4 m)	19 fc (209 lx)	3' (0.9 m)
12' (3.7 m)	9 fc (93 lx)	5' (1.4 m)
16' (4.9 m)	5 fc (53 lx)	6' (1.8 m)
20' (6.1 m)	3 fc (33 lx)	7' (2.3 m)
24' (7.3 m)	2 fc (24 lx)	9' (2.7 m)




FC 9LED Illuminance at a Distance RG/CW/LV

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	100 fc (1,071 lx)	2' (0.5 m)
8' (2.4 m)	25 fc (269 lx)	3' (0.9 m)
12' (3.7 m)	11 fc (120 lx)	5' (1.4 m)
16' (4.9 m)	6 fc (67 lx)	6' (1.8 m)
20' (6.1 m)	4 fc (43 lx)	7' (2.3 m)
24' (7.3 m)	3 fc (30 lx)	9' (2.7 m)



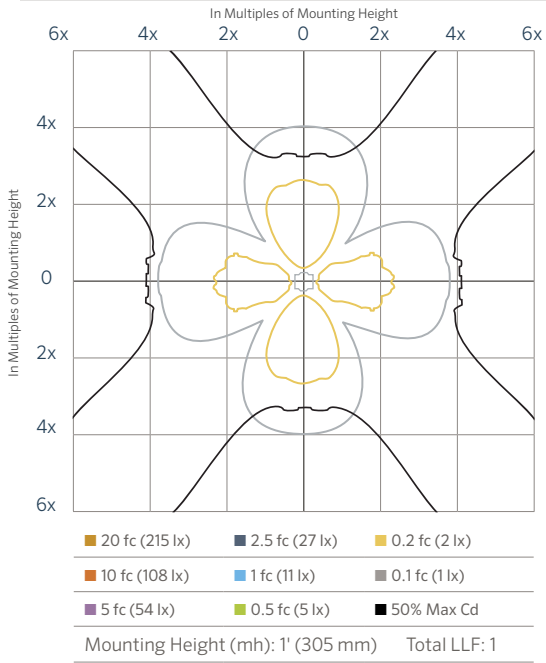
FC zDC Illuminance at a Distance RG (CW/LV)

Feet (Meters)	Center Beam	Beam Width
	Foot-Candle (Lux)	
4' (1.2 m)	18 fc (191 lx)	3' (1.0 m)
8' (2.4 m)	4 fc (47 lx)	6' (1.9 m)
12' (3.7 m)	2 fc (22 lx)	10' (2.9 m)
16' (4.9 m)	1 fc (12 lx)	13' (3.9 m)
20' (6.1 m)	1 fc (8 lx)	16' (4.8 m)
24' (7.3 m)	0.5 fc (5 lx)	19' (5.8 m)

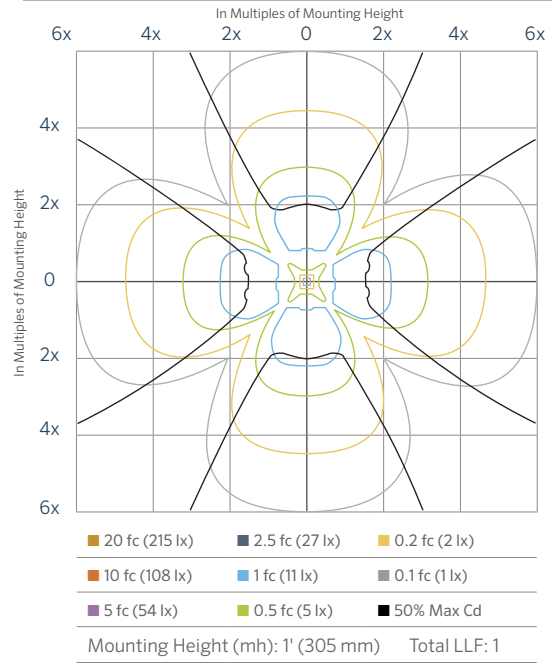


FC Well Light PHOTOMETRICS

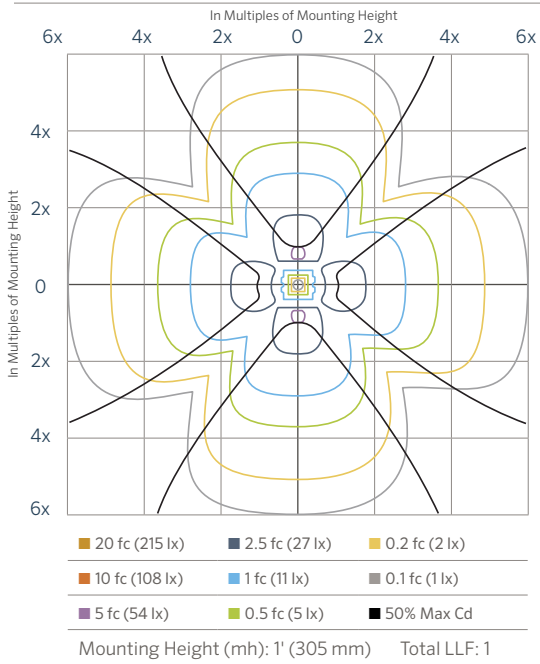
FC 1LED Isofootcandle Plot GW



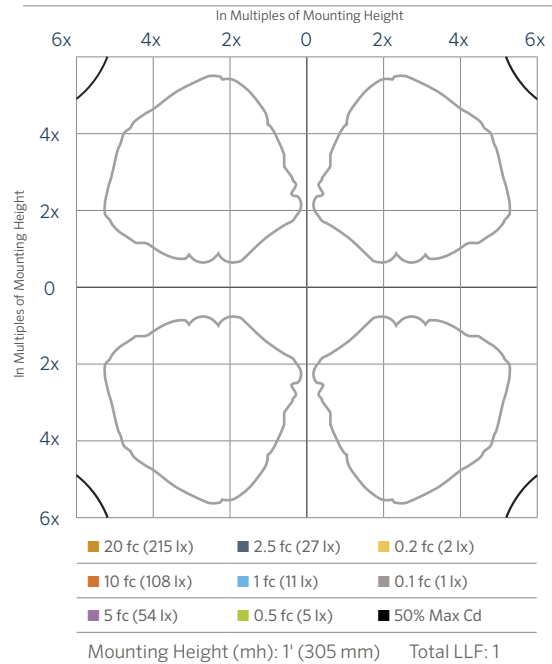
FC 3LED Isofootcandle Plot GW



FC 6LED Isofootcandle Plot GW



FC 9LED Isofootcandle Plot GW



FC Well Light PHOTOMETRICS

