

Approved Minutes
Art and Architectural Review Board
October 3, 2025, at 10:00 am
Patrick Henry Building, East Reading Room
1111 E. Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

1.1 CALL TO ORDER – 10:01am

Members Present: Lynden Garland (Chair), Anca Lipan (Vice Chair), Megan Melinat, Jill Nolt, Gaby Rengifo, Anne Smith

Absent: Stanley Rayfield

Department of General Services Staff Present: E.Y. Boggs, Sarah Burns

**A quorum was established.*

1.2 PUBLIC COMMENT

None.

1.3 APPROVAL OF MINUTES

Motion to Approve: Jill Nolt

Second: Anne Smith

Vote: 6-Y 0-N

1.4 OTHER BUSINESS

None.

2.0 CONSENT AGENDA

2.1 Virginia Department of Transportation (VDOT) / Central Office Breezeway Demolition

(Final Approval)

The Virginia Department of Transportation Central Office is located at 1401 East Broad Street and shares this site with the 15-story VDOT Highway Annex building which is immediately adjacent and connected to the Central Office via a second-story bridge spanning a site entry road. As of November 1, 2025, occupancy of the Annex building will transfer away from VDOT. With the change of the Annex building's VDOT tenancy, the connecting bridge from the Annex building to the Central Office has been approved by the Commonwealth for demolition as a security enhancement.

Department of Historic Resources (DHR) Comments: DHR has not received this project, and we will need to review this as we are required to review all demolitions of state-owned property.

Board Comments: None.

Motion to Recommend Final Approval Pending DHR Comments: Jill Nolt

Second: Megan Melinat

Vote: 6-Y 0-N

2.2 James Madison University (JMU) / University Services Building Windows *(Final Approval)*

The University Services Building accommodates the Facilities Management Department. Originally built in 1997, this building spans 77,816 gross square feet. It consists of two stories, with the lower level daylighting to the rear. The upper level contains the administrative offices for Facilities Management, while the lower level is designated for the technician shops of Facilities Management. The proposed project involves the installation of three windows in the south elevation of a non-load bearing exterior wall. This wall is constructed of metal studs and features an E.I.F.S. exterior. The new windows will be designed to match the color, style, and form of the existing adjacent windows, providing essential natural light to an interior office suite. Additionally, these windows will be consistent with those found in the neighboring buildings.

Department of Historic Resources (DHR) Comments: DHR has not received this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 6-Y 0-N

2.3 William & Mary / Barrett Hall Cupola Restoration *(Final Approval)*

The restoration of the Barrett Hall cupola includes the repair and replacement of deteriorated finish carpentry, replacement of the cupola roof and cupola plinth roof, installation of a new balustrade at the cupola plinth roof, and the installation of a new lightning protection system to serve the entire building.

Department of Historic Resources (DHR) Comments: DHR reviewed the project and the work adheres to the Secretary of the Interior's Standards for the Treatment of Historic Properties. No issues.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 6-Y 0-N

2.4 University of Virginia (UVA) / Cochran House Demolition

(Final Approval)

UVA proposes to demolish this residence, backfill the cellar, and cover the new soil with grass to create a lawn.

Department of Historic Resources (DHR) Comments: DHR reviewed the project, and no historic resources will be impacted by the project.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 6-Y 0-N

2.5 City of Richmond Special Capital Projects Group / Reconciliation Plaza Restoration

(Final Approval)

The City of Richmond is renovating The Reconciliation Plaza at the corner of 15th and Main Street, originally constructed in 2007 as one of three locations across the globe (Richmond, VA - Liverpool, England – Cotonou, Benin) that recognized their respective roles in the Trans-Atlantic slave trade. The site has always been envisioned as a gateway into Shockoe Bottom and as an emotional anchor point along the Richmond Slave Trail. The site contains an approx. 12 ft sculpture by Richard Broadbent, a water feature with interpretive content, bench seating, plantings and a paving surface bounded by a concrete walk. The objective of the project is to renovate and update the plaza seating, plantings and a paving surface bounded by a concrete walk. This submission requests approval to move into construction for Reconciliation Plaza Restore project.

Department of Historic Resources (DHR) Comments: DHR has not received this project. The project area is not within a historic district nor is there any part of the project area that is Virginia Landmark Register (VLR) and National Register of Historic Places (NRHP)-listed. The VLR/NRHP-listed Shockoe Valley and Tobacco Row Historic District is within the visual area of potential effects. However, the proposed project design is unlikely to negatively impact the viewshed. If the scope changes or the project cannot be done as specified, DHR will need to be consulted.

Board Comments: None.

Motion to Move Project to Regular Agenda: Anne Smith

Second: None

Motion to Recommend Final Approval: Gaby Rengifo

Second: Megan Melinat

Vote: 4-Y 0-N; 2 recusals (Anca Lipan, Jill Nolt)

2.6 Virginia Department of Behavioral Health & Developmental Services (DBHDS) / Southeastern Virginia Training Center Renovations

(Final Approval)

DBHDS desires to reconfigure two of the fifteen cottage homes at Southeastern Virginia Training Center (SEVTC) to provide skilled nursing support for up to five clients in each home. Each home is approximately 5,550 SF single story construction in a general L-shaped plan form. Exterior materials are painted fiber cement siding and trim and roofs are asphalt shingles. One renovated home has lap siding and gable roof form, and the other renovated home has shingle siding and hip roof form. Exterior renovations of each of the two homes include a 211 SF addition containing medical oxygen, medical air, and vacuum system equipment. The oxygen cylinder storage room is separated from other areas by one-hour fire protection rated construction. Other exterior additions include two mechanical units (one per home) to provide code-compliant ventilation and a single generator providing backup for both renovated homes. A new window to match existing is provided in each of the two-patient bedrooms.

Department of Historic Resources (DHR) Comments: DHR has not received this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 6-Y 0-N

3.0 PROJECT REVIEWS

3.1 University of Virginia (UVA) / Fontaine Research Data Center

(Preliminary Approval)

The Fontaine Research Data Center, master planned for 16MW of computing power with the supporting infrastructure, will provide world class research opportunities for the University. The two-story building is designed to accommodate multiple operating HPC machines and other networking, storage, patching, and equipment cabinets, as well as a small amount of office space. The 30,000 square feet facility is strategically placed adjacent to the Fontaine Central Energy Plant (FCEP) promoting industry leading sustainability opportunities and ensuring UVA's translational research capabilities for decades to come.

Partially set into the existing slope, only one enclosed story is visible to the primary building approach while accommodating on-grade access to both levels. The building also has rooftop equipment requiring significant screening with louvered metal panels, which becomes a secondary façade material paired with the brick envelope and glass curtainwall at pedestrian level. The exterior utility yard, required to support the project, is strategically located adjacent to the building out of primary viewsheds of the surrounding grounds.

Department of Historic Resources (DHR) Comments: DHR has not received this project and does not need to unless required by another agency.

Board Comments:

1. Consider tying in design elements from surrounding buildings, specifically the Swiss Coffee coloring.
2. Explore ways to further obscure on-site utilities from view.
3. Look into signage options that highlight the building's sustainability efforts.
4. Include further renderings from the pedestrian's view.
5. Explore ways to clarify the hierarchy of the entrances.
6. Consider connecting the louvers in the screen wall, at the entry, to maintain the horizontal look of the screen wall.
7. Generally, the AARB feels the amount of brick in relation to the metal siding is adequate.
8. Provide material and color samples for the final presentation.

Motion to Recommend Preliminary Approval with Board Comments: Anca Lipan

Second: Jill Nolt

Vote: 6-Y 0-N

3.2 University of Virginia (UVA) / Center for the Arts

(Final Approval)

The Center for the Arts is approximately 210,000 square feet, housing performance venues, a museum facility that co-locates the holdings and programs of UVA's Fralin Museum and Kluge-Ruhe Aboriginal Art Collection, and the College of Arts and Sciences' music department.

Central to the project's design is connectivity across the arts. With multiple creative disciplines represented in a unified space for the first time, the five-story Center for the Arts, which features visual arts, theater, dance, and music facilities, will encourage cross-pollination and serendipitous encounters among arts students, faculty, and the community.

Department of Historic Resources (DHR) Comments: DHR has reviewed this project and no historic resources will be adversely impacted.

Board Comments:

1. Explore seating options for the exterior promenade at the entrance.
2. Consider detailing the columns in a way that enhances the building's relationship to the surrounding buildings.
3. Consider refining the thickness of the mullions.
4. Consider further emphasizing the entrance signage to enhance visibility.

Motion to Recommend Final Approval with Board Comments: Anca Lipan

Second: Gaby Rengifo

Vote: 6-Y 0-N

3.3 Virginia Commonwealth University (VCU) / Athletic Village Phase 1

(Preliminary Approval)

This is the first of four phases to be developed for the Athletic Village. The new outdoor track facilities and practice fields will consist of a 400-meter outdoor track, two pole vaults, two long/triple jumps, two high jumps, discus/shotput/hammer circles, an infield NCAA natural turf soccer field, and two adjacent NCAA-sized artificial and natural turf (sand-based) practice fields. The outdoor track facilities, intended to replace those of the current Sports Backers Stadium, will contain seating for approximately 1,000 spectators. The facility will house the locker rooms for players and officials with shower and restroom facilities, athletes' training room, storage, concessions and spectator restrooms on the ground level. The press box on the upper grandstand level will consist of production, broadcast and press box rooms, with a media platform to broadcast events.

Department of Historic Resources (DHR) Comments: DHR reviewed this and we have no issues.

Board Comments:

1. Explore ways to make the stadium more inviting to spectators.
2. Continue further study for the facade along Hermitage; look for opportunities to add interest and elegance. For example, consider different lighting locations or additional graphics/ signage.
3. Provide a planting plan, landscape plan, and pedestrian lighting in the next presentation.
4. Explore ways to keep elements of the entrance from the previously approved master plan.
5. Recommend providing a drop-off area or an on-street ADA parking option.

Motion to Recommend Preliminary Denial Based on Board Comments: Gaby Rengifo

Second: Anca Lipan

Vote: 5-Y 1-N (Anne Smith)

3.4 Virginia Commonwealth University (VCU) / Grace & Laurel Residence Center *(Preliminary Approval)*

The project consists of new construction for student housing, with the ground floor containing ancillary program elements such as retail, dining, and a mail center to serve the campus. The dining and retail spaces will be provided as shell space to be designed and developed under a separate contract. The building height in stories is broken into two masses. The portion housing suite room types is 14 floors creating a taller western tower than the portion housing apartments creating a nine-story eastern portion. The building has an area of 348,929 gross square feet per CPSM 6.1.2.2 and is classified as construction type I-A modified, non-combustible. It is non-separated mixed use with a primary occupancy of Residential (R-2) with other occupancies being Assembly (A-2 and A-3), Business (B), Mercantile (M), Storage (S-1) and Residential (R-1). The building structure is a poured-in-place concrete frame. The two stair wells and elevator/stair well core will also be poured-in-place concrete to assist lateral stability with the structure.

Department of Historic Resources (DHR) Comments: DHR reviewed the initial design. We are currently waiting for some additional viewshed renderings and other information to better understand impacts. The previously submitted renderings appear to show that the proposed tower will be highly visible from the NRHP/VLR-listed Broad Street Commercial Historic District and Expansions. DHR also requested to see a viewshed study showing how far the new facility will be visible as there are other historic resources within the area of potential effects. Regarding archaeology, we notified VCU that we will need to see information regarding ground disturbance, including the mapped limits, when it is available.

Board Comments:

1. Further explore the break between the two shades of brick.
2. Provide material and color samples for the final presentation.

Motion to Recommend Preliminary Approval with Board Comments and Pending DHR Comments: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N; 1 recusal (Jill Nolt)

3.5 Virginia Commonwealth University (VCU) / New School of Dentistry *(Final Approval)*

The Virginia Commonwealth University School of Dentistry, Virginia's only dental school, serves diverse communities across the state. Serving 100,000 patient appointments annually, and over five hundred students, as Virginia's largest provider of dental care to Medicaid recipients.

The project will occupy the site of the current Larrick Student Center and will replace the existing infrastructure of the school. The New School of Dentistry integrates general and specialty clinics, student learning areas, and advanced academic laboratories. The site for this state-of-the-art facility is located at the northeast edge of the Virginia Commonwealth University Medical College of Virginia Campus. Bound by east Duval Street, to the north, North 10th Street to the east, Turpin Street to the South and VCU 8th Street parking structure to the west. The new School of Dentistry is a six-story structure that is 300,922 square feet. Providing nine classroom environments, a simulation and practice laboratories with 160 manikin stations, and 330 operatories as an inclusive oral health care delivery center welcoming over 1,000 patients daily.

Department of Historic Resources (DHR) Comments: DHR reviewed the demolition and development components of this project and no historic resources will be impacted.

Board Comments:

1. Explore options for bird deterrents along the most likely strike zones.
2. Look into community garden signage that clarifies use and access.

Motion to Recommend Final Approval with Board Comments: Jill Nolt

Second: Gaby Rengifo

Vote: 6-Y 0-N

4.0 ANNOUNCEMENTS

- 4.1** The next AARB meeting will be held on Friday, November 7, 2025, in the Patrick Henry Building in the East Reading Room.

5.0 MEETING ADJOURNED - 1:50pm