

Approved Minutes
Art and Architectural Review Board
August 1, 2025, at 10:00 am
Patrick Henry Building, East Reading Room
1111 E. Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

10:01am **1.1 CALL TO ORDER**

Members Present: Lynden Garland (Chair), Anca Lipan (Vice-Chair), Jill Nolt, Anne Smith (arrived at 10:15am), Megan Melinat.

Absent: Stanley Rayfield, Gaby Rengifo

Department of General Services Staff Present: E.Y. Boggs, Kästle Aschliman.

**A quorum was established.*

1.2 PUBLIC COMMENT

1.2.1 Paul Battaglia, of AIA Virginia, expressed his gratitude for the Board.

1.3 APPROVAL OF MINUTES

Motion to Approve: Anca Lipan

Second: Megan Melinat

Vote: 3-Y 0-N; 1 Recusal – Jill Nolt; Anne Smith absent at time of voting

1.4 OTHER BUSINESS

1.4.1 A fifteen-minute timer will be used during the regular agenda presentations.

2.0 CONSENT AGENDA

2.1 Virginia Community College System, Central Virginia Community College (VCCS, CVCC) / Demolition and Removal of Classroom Trailers (Final Approval)

Central Virginia Community College (CVCC) and VCCS are seeking approval to demolish two modular classroom buildings originally installed circa 1995 by Old Dominion University and the University of Virginia to support collaborative programs that were once held on campus. The modular trailers have been out of use for a number of years, show signs of structural deterioration and are unsafe for student use. This project will disconnect utilities, demolish the modular buildings, associated ramps/stairs and their temporary foundations and regrade the area. Sidewalks will be demolished back to their original configuration (so there are no “dead-ends” leading to where the buildings used to be). Turf grass will be reestablished to allow use of the space as green space.

Department of Historic Resources (DHR) Comments: DHR is required to review all demolitions of state property so we will need this submitted to our office.

Board Comments: None.

Motion to Recommend Final Approval pending DHR comments: Anca Lipan
Second: Megan Melinat
Vote: 4-Y 0-N, Anne Smith absent at time of voting

2.2 James Madison University (JMU) / Spotswood Hall Renovation Porch Revision

(Final Approval)

This resubmission is being made due to revisions made to the design subsequent to approval from both DHR and AARB. The east enclosed porch entrance has been revised to remove the enclosed porch and to provide an unenclosed stair for egress. For cost savings, the existing windows will also remain.

Department of Historic Resources (DHR) Comments: JMU reached out to DHR, and we do not oppose the scope change.

Board Comments: None.

Motion to Recommend Final Approval: Anca Lipan
Second: Megan Melinat
Vote: 4-Y 0-N, Anne Smith absent at time of voting

2.3 Gunston Hall / Director's Residence Demolition (Part of Reconstructing the East Yard Enslaved Community at Gunston Hall)

(Final Approval)

This project includes the demolition of the current director's house and free standing garage for Gunston Hall. This proposed demolition is part of a larger overall project underway to reinterpret an area of the site referenced as the East Yard near the historic Gunston Hall Mansion. The East Yard has been identified, through archaeological evidence as one site at Gunston Hall on which dwellings of enslaved persons once existed. The project goal is to provide visitors with a better understanding of the enslaved community that once was a part of this property, and to allow for the site to be interpreted as a part of the visitor experience. The existing house and garage to be demolished are not contextual to the historic estate. The house and garage were constructed in 1950 when the Commonwealth acquired the property. The agency has consulted with DHR on this project and they have determined that the existing director's residence and garage are non-contributing to the site. The existing structures are in poor condition for continued use.

Department of Historic Resources (DHR) Comments: Gunston Hall has been coordinating this project with DHR. We previously reviewed an intensive-level architectural survey for the Gunston Hall's Director's House (DHR ID #029-0050-0007). The Director's House was built ca. 1952 and is not in Gunston Hall's period of significance. The house was sited in its location despite the potential for archaeological resources in the area. DHR concurred with the survey that Director's House is not eligible for listing in the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR), and we do not oppose the demolition with the condition that any further development of the East Yard area is coordinated with our office.

Board Comments: None.

Motion to Recommend Final Approval with DHR comments: Anca Lipan
Second: Megan Melinat
Vote: 3-Y 0-N; 1 Recusal – Jill Nolt; Anne Smith absent at time of voting

3.0 PROJECT REVIEWS

3.1 Virginia Military Institute (VMI) / Hinty Hall Facilities Management Expansions

(Preliminary Approval)

Hinty hall facilities management addition: single story pre-engineered metal building addition of 15, 352 SF. Warehouse storage facility with exterior features that will match the existing Hinty Hall. Swing space storage building, located directly adjacent to Hinty Hall: New pre-engineered metal building with exterior features that match the existing Hinty Hall building, 11,960 SF. Truck wash facility: located directly adjacent to the existing Hinty Hall. New pre-engineered metal building with 8'-0" high masonry base: 1,683 SF. The exterior siding and roof material will match Hinty Hall. Chessie trail maintenance facility: located on the Chessie trail, 630 SF trail maintenance building. The building aesthetic will refer to the existing restroom facility located on the Chessie Trail. Freeland House- exterior renovations (existing building): 4,879 SF offices for planning and construction. The exterior materials will be refurbished or replaced to comply with DHR recommendations.

Department of Historic Resources (DHR) Comments: VMI coordinated the Freeland House project with DHR, and it is our opinion that the historic resources within the Area of Potential Effects will not be adversely impacted by the proposed project. We are not concerned with the Hinty property development or the Chessie Trail maintenance facility.

Board Comments:

1. Provide renderings of the wash basin's exterior skin detailing.

2. Consider incorporating shade trees for parked vehicles in the front elevation of Hinty Hall.
3. Provide material and paint samples.

Motion to Recommend Preliminary Approval with Board Comments: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

3.2 James Madison University (JMU) / College of Health and Behavioral Science, Phase 2

(Final Approval)

The proposed project is a 125,367 gsf addition to the College of Health and Behavioral Studies Building (CHBS Phase 1) on the James Madison University Campus. The CHBS Phase 2 building will accommodate growth in its academic programs and community health services. Multiple users from JMU's campus (students, faculty, and visitors) and the community (patients of the Kinesiology and Behavioral Health Clinic services) will access the building at different floor levels.

Department of Historic Resources (DHR) Comments: JMU coordinated with DHR on this project in 2024 and we commented that the CHBS Phase II project is unlikely to impact historic resource viewshed with the condition that consultation is reopened if the height of the new building is increased.

Board Comments:

1. Look into shade opportunities for the outdoor common area.
2. Consider either removing the standard parking or adjusting the cross slope.
3. Be cognizant of any exterior changes due to VE; any changes to the exterior that impact the aesthetics will necessitate resubmittal to the AARB.

Motion to Recommend Final Approval with Board Comments: Anne Smith

Second: Jill Nolt

Vote: 5-Y 0-N

3.3 Christopher Newport University (CNU) / Replace Plant Operations and Warehouse Building

(Preliminary Approval)

The CNU replacement Plant Operations and Warehouse building is a 64,481 SF, single story building located in Newport News, across Warwick Blvd from Campus Proper. It is a proposed brick building with cast stone banding, and white finished aluminum storefront to match CNU's standard material palette. As part of CNU's "Going Greener" initiative, a goal of this project is to be Net Zero energy. To achieve this, the roof form will be a flat roof primarily occupied with solar panels. Due to the nature of the program and building typology, the floor plan is roughly "L-shaped" to provide a yard for the trades to work in as

needed. The front volume of the building is a lower height (15'-4 Roof Bearing), which steps up for the Cart Storage/ Shipping/Receiving Volume (18'-8"), and the warehouse volume is 32'-8" to accommodate the 5-high rack shelving.

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

Board Comments:

1. Explore ways to showcase and celebrate the net-zero features of the building (such as the solar panels) through the architecture.
2. Reconsider the use of crape myrtles in the plant palette; explore alternative options.
3. Explore ways to bring the building's innovation and aspirational qualities into the architecture.
4. Consider a more unified approach to the sunshades on the windows.
5. The demolition of any structure/s on the property will need to be submitted to the AARB (and DHR) as a separate project prior to final submission.
6. Consider centering the front entrance doors.

Motion to Recommend Preliminary Approval with Board Comments: Anca Lipan

Second: Jill Nolt

Vote: 5-Y 0-N

3.4 William and Mary (W&M) / West Woods, Phase 2

(Final Approval)

West Woods phase 2 is the continuation of the West Woods project occupying the site of the former Randolph Complex, and is framed by Ukrop Way to the west, phase 1 to the north, and dense woods to the east and south. The project's site strategy includes making all major pedestrian paths fully-accessible, preserving as many existing trees as possible, opening views to West 1, and completing the street edge, sympathetically, along Ukrop. The project is made up of (3) buildings totaling 131,563sf and 457 beds. Two of the buildings have three floors with an occupied attic, and one building has four floors with an occupied attic. While two of the buildings are entirely programmed with student residential space, the ground floor of the north building which adjoins the phase 1 site has campus amenity program.

Department of Historic Resources (DHR) Comments: DHR reviewed the demolition portion of the project, and the design phase needs to be coordinated with our office as well. The new development is within the Expanded College of William & Mary Historic District, which is potentially eligible for listing in the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR). The project area is abutting potentially contributing resources to the historic district. DHR will need to review the plans for the new development in order to understand impacts.

Board Comments:

1. Consider differentiating the detailing on the “drawers” to highlight them as accent pieces.
2. Consider a native and diverse tree palette.
3. Ensure the design elements are coordinated with DHR.

Motion to Recommend Final Approval with Board Comments: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

3.5 Virginia Commonwealth University (VCU) / Grace and 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 nonseparated 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 steel framed with braced connections at specific locations. The two stair wells and elevator/stair well core will be poured in place concrete to help lateral stability with the structure.

Department of Historic Resources (DHR) Comments: On 7/30/25, DHR sent VCU the following comments regarding additional information we will need:

We will need some additional information in order to understand impacts to historic resources. Please provide additional before and after viewshed renderings from the north side of Broad Street (around Gilmer ± one block) towards the project area. We understand the higher tower is 14 floors with a penthouse for mechanical units on top of it (so 13 above grade plus penthouse) and the lower tower is 9 floors, and it will have a penthouse space on top of it as well (8 floors above grade plus a penthouse). The provided renderings appear to show that the proposed tower will be highly visible from the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR)-listed Broad Street Commercial Historic District and Expansions (DHR ID #127-0375). We also will need 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 (APE). We will need to see additional information regarding ground disturbance, including the mapped limits, when it is available.

Board Comments:

1. Explore the relationship and hierarchy between the Institute for Contemporary Art, Center for Arts & Innovation, and this project, particularly as seen from the corner of Broad and Belvidere.
2. Look for ways, in material and/ or color, in which the non-masonry facades can match the energy and vibrancy of the arts and innovation context that surrounds the building.
3. Consider how each elevation works together with the rest; currently, some elements and elevations of the building appear disjointed.
4. Consider approaches to mitigate the shade in the second floor courtyard. Many of the apartments within the crescent will be left in shade 100% of the time.

Motion to Recommend Preliminary Approval with Board Comments: Megan Melinat

Second: None

Motion to Recommend Denial based on Board Comments: Anne Smith

Second: Anca Lipan

Vote: 4-Y 0-N; 1 Recusal – Jill Nolt

4.0 ANNOUNCEMENTS

The next AARB meeting will be held on Friday, September 5th, 2025, in the Patrick Henry Building in the East Reading Room.

5.0 MEETING ADJOURNED – 1:19pm