

Approved Minutes
Art and Architectural Review Board
June 6, 2025, at 10:00 am
Patrick Henry Building, East Reading Room
1111 E. Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

10:02am **1.1 CALL TO ORDER**

Board Members Present: Lynden Garland (Chair), Anca Lipan (Vice-Chair), Gaby Rengifo, Anne Smith, Jill Nolt, Stanley Rayfield and Megan Melinat.
Absent: None.

Department of General Services Staff Present: Kästle Aschliman, E.Y. Boggs, Luke Priddy, and Karen Odipo.

**A quorum was established.*

1.2 PUBLIC COMMENT

-None.

1.3 APPROVAL OF MINUTES

Motion to Approve: Jill Nolt
Second: Stanley Rayfield
Vote: 7-Y 0-N

1.4 OTHER BUSINESS

- Expiration of Board Terms on June 30, 2025: Lynden Garland and Jill Nolt.
- The Board will nominate and vote in a new Chairperson and Vice-Chair at the July meeting.

2.0 CONSENT AGENDA

2.1 James Madison University (JMU) / Demolition of Six Residential Properties

(Final Approval)

James Madison University (JMU) wishes to demolish the six Forest Hills residential properties in Harrisonburg, adjacent to university-owned land. The university purchased the residential properties as placeholders for future university projects. Before the university owned the properties,

they were single-family residential properties. Upon acquisition of the properties, the university continued to maintain them as single-family residential properties for JMU faculty and staff as a benefit of relocation to the university. JMU proposes to partner with the JMU Foundation to construct a presidential residence.

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

Board Comments:

1. Look into opportunities to recycle the building components after demolition.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.2 Virginia Community College System (VCCS) / NVCC-AN CT East Façade Improvements

(Final Approval)

This project consists of revitalizing the east façade of the CT building, located on NVCC's Annandale campus. At the four ground floor bays, the aluminum wall panels will be removed and replaced with brick and bronze finished aluminum doors & windows that match the existing materials & finish of the building façade.

DHR Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.3 Old Dominion University (ODU) / S.B. Ballard Stadium Flagpole Replacement

(Final Approval)

SB Ballard Stadium is the football stadium for Old Dominion University located in the Northeast corner of the university. The stadium has four

bleacher sections with several 30' flagpoles dispersed around the stadium. At the North bleacher on the west side, there is an existing 50' flagpole that will be removed and replaced with a 66' flagpole. The intention of this submittal is to receive approval for the installation of the 66' flagpole. The new 66' flagpole is 20' Southwest of the current 50' flagpole.

DHR Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.4 George Mason University (GMU) / GMU Self Harm Mitigation 3 Garages (Final Approval)

This project consists of implementing strategies to deter students and/or the public from having access to self-harm at three garages on the GMU Fairfax campus. All three garages are made from precast concrete with a brick façade and each has 5 levels.

DHR Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.5 University of Virginia College at Wise (UVA Wise) / Center for Teaching Excellence Demolition

(Final Approval)

The College at Wise proposes to demolish the former Center for Teaching Excellence, a one-story modular structure located across Coeburn Mountain Road from the main campus that was purchased by the college in 1987. The CTE facility has deteriorated to the point that it is no longer occupiable. The roof and plumbing, electrical, and heating/cooling

infrastructure all need replacement, and the cost of these renovations is not warranted given the amount and quality of space in the building. This anomalous structure is located on Coeburn Mountain Road, the main road leading to the UVA Wise campus entrance, and its removal will enhance the approach to UVA Wise.

DHR Comments: DHR reviewed this project, and no historic resources will be impacted by this project.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

**2.6 Radford University / Adams Pedestrian Corridor, Wood Sculptures by Charlie Brouwer
(Final Approval)**

The university is seeking permanent designation of these sites as approved locations for outdoor art. When future artwork is rotated or replaced, a separate submission will be made for approval of the new pieces. Eleven wooden sculptures are currently being proposed to be installed at the designated locations, as outlined in the attached document, for a duration of two years. Each sculpture will be anchored on a 6- or 8-foot poured concrete pad, subject to approval by the local permitting authority.

DHR Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

**2.7 Radford University / Women's Softball Field Scoreboard Replacement
(Final Approval)**

This project is the replacement of the original 1984 scoreboard which is currently located in left-center field a few feet behind the outfield fence.

The original scoreboard and support structure will be removed in its entirety. The new Video Scoreboard will be erected in a new location, 8'0" behind the outfield fence, in right-center field; the new location provides better viewing as it is not impacted by the evening setting sun. The entire assembly will be protected by a self-supported netting system located approximately 6'-0" in front of the Video Scoreboard.

DHR Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.8 Virginia Department of Conservation and Recreation (VDCR) / Cove Ridge Pool Complex Renovations

(Final Approval)

The existing Concessions Building (FAACS# 021A00013) is a single-story exposed masonry structure with a mono-pitch shingle roof. The proposed change is an accessible service window located between the two existing service windows that are not accessible. The new accessible service window will consist of an aluminum roll-up window with stainless steel counter similar in design, materials and color to the existing. The new window will satisfy the requirements of the ADA90-Title II Standards.

DHR Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.9 Virginia Department of Conservation and Recreation (VDCR) / Various Roof Replacements

(Final Approval)

The intent of the work is to replace a failing portion of the existing building's roof. The building is 1.5 stories, 3525 sf in footprint, with a habitable attic under a shingle mansard roof. At the front of the building is a single story, membrane roofed entry structure which is being reroofed. At the rear of the structure, a porch has been added that is screened. The roof is an existing asphalt shingle system, sloping between .5" and 1" per foot. The roofing system and sheathing below have failed due to the low slope and resultant water infiltration. The remainder of the roofs are asphalt shingles on steep slopes. The structure is clad in brick, which is unaltered in the work.

DHR Comments: DHR has not reviewed this project and will need the physical address locations provided to determine if DHR review will be required.

Board comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

**2.10 Fort Monroe Authority (FMA) / Fort Monroe Training Facility
(Final Approval)**

The project was initiated as primarily an interior repurpose with small addition located at the rear of the facility. Repurposed programed areas to accommodate two new firing ranges, weapons storage, training spaces, and additional staff support areas. The building renovation to include new finishes, new mechanical, electrical, and plumbing systems. In the early efforts of interior demolition, the steel studs of the exterior wall were discovered to have excessive corrosion. After evaluation it was determined the best approach for remediation would be to remove the existing deteriorated studs supporting the exterior masonry and provide a replacement in kind of the exterior wall with more current building material and construction techniques.

DHR Comments: DHR reviewed this project, and no historic resources will be adversely impacted by this project.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.11 Virginia Tech / Main Campbell Hall Window Replacement

(Final Approval)

This window replacement project seeks to restore the building's original architectural character by replacing the non-historic aluminum-framed windows with new steel casement windows that match more closely reflect the original design intent. In addition to reinstating the original material and style, the new windows will also enhance the energy efficiency of the building envelope. New windows will be steel framed casement windows with thermally broken frames and insulated glazing with a three-part simulated divided lite system. Finish frame color will match the gray selected for Drillfield facing buildings recently used at Eggleston Hall.

DHR Comments: DHR has not reviewed this project and will need to as the ca. 1928 building is within the potentially National Register of Historic Places and Virginia Landmarks Register-eligible historic district.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.12 Radford University / Combined Heating and Power (CHP) Cogeneration Facility

(Final Approval)

This project seeks to adapt a 1940 Laundry Building for use as a cogeneration plant. Located adjacent to Radford University's 1939 Boiler House, the building will house equipment to generate electricity and recover the waste heat for use on campus. The existing one story, 16 ft high, 4,900 SF brick building has a flat roof. A 1950's addition will be demolished and replaced in the same footprint with a taller structure to increase ceiling height from 7 feet to 14 ft. On the West side of the building, the existing concrete stair landing will be demolished and a larger loading dock constructed in its place. A roll up garage door will also

be constructed on the West side of the building as shown in the West Elevation. A small roll up door will be added on the northern side of the building, adjacent to the silencers.

DHR Comments: DHR reviewed this project, and no historic resources will be adversely impacted by this project.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.13 Virginia State University (VSU) / Physical Plant Reroof and Vestibule (Final Approval)

The Physical Plant Building, home to VSU Facilities Administration, is in need of an entrance face lift. The scope of this project is to demolish the existing exterior vestibule walls down to the structural steel and reclad to create an inviting and modern entry. The new cladding will consist of white metal panels. There will be two new columns framing the entry, which will improve the symmetry of an awkward 45-degree vestibule. The new windows will be white storefront. The new roof form is a simplified gable with small flat roofs on each side.

DHR Comments: DHR has not reviewed this project and will need to as the physical plant building is within the potentially National Register of Historic Places and Virginia Landmarks Register-eligible historic district and directly adjacent to contributing resources.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.14 Department of General Services (DGS) / Capitol Square Security Fence Improvements (Final Approval)

This project will make the fencing around Capitol Square consistent with a minimum of 6-foot-tall fencing (including pickets) and gates at all

locations. Perimeter fence areas that require work include the pedestrian gate at the corner of 9th and Bank Street, the Capitol Visitor Center entrance on Bank Street, and the gate area between the Oliver Hill Building and Jefferson Building. The final item on the project will be the installation of chain link fencing on the east side between the lowest two levels of the Bank Street parking deck, better preventing unauthorized access to Capitol Square through the parking deck.

DHR Comments: DHR received this for review on May 27, 2025, and will have comments to DGS within 30 days.

Board Comments:

1. Note that Corner Gate Location 1 has been removed from the scope of the project.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

2.15 Virginia Department of Transportation (VDOT) / Hospital Building HVAC Replacement
(Final Approval)

The HVAC system for the hospital building has reached the end of its lifespan and will be replaced. There will be six (6) new heat pumps on the roof in support of the new split HVAC system. The hospital building has three full floors, a full basement, a partial sub-basement, and a partial fourth floor. In total, the building is 72,950 SF and is four stories.

DHR Comments: VDOT has met with DHR regarding this project, but we have not received it for review and will need to.

Board Comments: None.

Motion to Recommend Final Approval: Megan Melinat

Second: Anne Smith

Vote: 7-Y 0-N

3.0 PROJECT REVIEWS

3.1 Virginia Commonwealth University (VCU) / New School of Dentistry

(Preliminary Review)

This project will occupy the site of the current Lerrick 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. The new School of Dentistry is a six-story structure that is 312,960 square feet. Providing nine classroom environments, simulation and practice laboratories with 160 mannequin stations, and 330 operatories as an inclusive oral health care delivery center welcoming over 1,000 patients daily.

DHR Comments: DHR reviewed this project, and no historic resources will be impacted by this project.

Board Comments:

1. Provide a planting plan to show the distance between the trees and the building.
2. Provide approaches to soften the heaviness of the parapet.
3. Study approaches to manage the size of the building vs. the green spaces.
4. Consider alternate locations for the ADA parking so as not to invite cars into the green space.
5. Provide approaches to mitigate the sun reflection from the large glass panes.
6. Provide the signage package to the final presentation.
7. Continue studying the lighting and incorporate those studies into the final presentation.
8. Continue studies on the pre-fab detailing and provide general approach to its implementation.
9. Further develop the northwest corner of the building.
10. Continue studying the design of the vertical windows based on the suggested module, especially at the entry. There are areas where they're offset and straight which cause confusion relative to the overall design approach.
11. Provide more renderings of the landscaping approaching the building entrance.

Motion to Recommend Preliminary Approval with Board Comments:

Stanley Rayfield

Second: Anca Lipan

Vote: 7-Y 0-N

3.2 Department of General Services (DGS) / Commonwealth Courts

(Final Review)

The project is a new Supreme Court of Virginia and Court of Appeals Courthouse for the Commonwealth of Virginia, located on the southwestern corner of historic Capitol Square in Richmond, Virginia. The Commonwealth Courts Building will be a new addition framing the urban landscape of Capitol Square's southern edge. The design of the new courthouse will exude the permanence and gravitas of the courts system in our society, and the role it plays in our Democracy. The design will respond to the unique demands of a 21st-century courthouse while integrating timeless organizational and proportional design elements. The architecture of the Courthouse will reflect its prominent location on this geographic threshold and will be responsive to context and environment. The total building area is approximately 300,000 GSF and includes thirty-one (31) parking spaces. The building will have 13 stories above grade and one basement level, and the height of the proposed building will roughly correspond to the height of the existing Pocahontas West Tower.

DHR Comments: DGS has been coordinating this review with our office regarding the new Courts Building and mitigation for the demolition of the West Tower of the Pocahontas Building (DHR ID #127-5648). The West Tower is not individually eligible for listing in the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR), but it is a contributing resource to the Main Street Banking Historic District, and it remains contributing to the VLR/NRHP-eligible expanded Capitol Square Historic District (DHR ID #127-0521).

We are still awaiting a formal mitigation plan to be submitted by DGS to DHR for adverse impacts resulting from the demolition of the West Tower; the submission of a draft Memorandum of Understanding with our office; and ongoing design coordination of the new Commonwealth Court building with our office.

Board Comments:

1. Consider further landscape studies for the building entrance.

Motion to Recommend Final Approval: Anne Smith

Second: Stanley Rayfield

Vote: 6-Y 0-N; 1 Recusal—Anca Lipan

3.3 Science Museum of Virginia / Community Green Space Phase III (East Green)

(Preliminary Review)

East Green is a 5-acre parcel that runs along DMV Drive from Broad Street to the shared parking lot at the corner of Leigh Street and DMV Drive (K Lot). It currently includes three surface parking lots and encompasses the former site of the Workers Compensation Building. The East Green design proposal complements the Green, completed in the front of the museum along Broad Street. This public open space is intended to serve its neighborhood constituents and provide special event infrastructure for the SMV, featuring native Virginia plantings, outdoor educational opportunities, and interactive features. The East Green responds to existing site conditions by celebrating topography and retaining the mature tree canopy.

DHR Comments: DHR reviewed the Green Space Phase II, and we will need to review Phase III as well.

Board Comments:

1. Study the elevation of the boardwalk next to the vernal pool. Provide detail and renderings.
2. Study ways to emphasize the connection between the Science Museum and the outdoor space.
3. Look into successful examples of similar projects, such as Cumberland Park (Nashville, TN) and Taylor Farm Park (Henrico, VA).
4. Consider incorporating interactive exhibits to the shaded areas adjacent to The Spill.
5. Study ways to articulate the park edges to emphasize the public nature of the project especially around maintenance and security.
6. Continue studying sightlines from the street.
7. Pedestrian circulation appears complex; consider simplifying the walkways.
8. Find ways to lean into historical references to the structures' origins.

9. Look into water sustainability options for the water features.
10. Be thoughtful of maintenance due to the proposed botanical density.
11. Further study lighting for security and added drama.
12. Consider ways to incorporate the story of the site.
13. Consider ways to incorporate the scientific use of water and plants.
14. Since “The Spill” is a prominent feature, consider how the park (features and plantings) may be experienced throughout the year, especially during the colder seasons.

Motion to Recommend Preliminary Approval with Board Comments: Jill Nolt

Second: Anca Lipan

Vote: 7-Y 0-N

4.0 ANNOUNCEMENTS

The next AARB meeting will be held on Friday, July 11th, 2025, in the Patrick Henry Building in the East Reading Room.

5.0 MEETING ADJOURNED – 12:56pm