

Approved Minutes
Art and Architectural Review Board
May 3, 2024, at 10:00am
Old City Hall, Conference Room #115
1001 E Broad St, Richmond, VA 23219

1.0 ADMINISTRATION

- 10:06 am **1.1 CALL TO ORDER**
Rebecca Deeds, Vice Chair
Board Members Present: Rebecca Deeds, Vice-Chair; Megan Melinat; Anne Smith; Anca Lipan; and Jill Nolt.
Board Members Absent: Lynden Garland, Chair.
DGS Staff Present: Jessica Hendrickson and Kimberly Freiburger
- 1.2 PUBLIC COMMENT**
AARB Meetings are open for public comment. Rules for public comment can be obtained from the Department of General Services.
None
- 1.3 APPROVAL OF MINUTES**
Motion for Approval of Meeting Minutes from the April 12, 2024, meeting:
Motion: Anne Smith
Second: Megan Melinat
Vote: 4-Y 0-N, 1ABS (Jill Nolt)
- 1.4 OTHER BUSINESS**
None

2.0 CONSENT AGENDA

- 10:10am **2.1 Department of Military Affairs / SWVA Regional Readiness Center – FMS - Conversion**
(Final Approval)
The project will convert a portion of the Southwest Virginia Regional Readiness Center, located in Abingdon Virginia, into a Field Maintenance Shop (FMS). The project will physically separate the FMS from the Readiness Center within the existing building. The space will be renovated to include administrative spaces, latrines, locker rooms, showers, provide a new bridge crane, and create new garage doors in the existing high-bay areas. An additive bid item will provide a 20'x30' metal storage building with one overhead door and one personnel door.
Department of Historic Resources (DHR) – The Department has not reviewed this and does need to review this unless required by another agency.
Other Board Comments: None
Motion to Approve: Jill Nolt
Second: Anca Lipan
Vote: 5-Y 0-N

2.2 Christopher Newport University – Triple Library Flagpole

(Final Approval)

A 50-foot flagpole with a satin brushed aluminum finish to match the existing flagpoles on campus. This flagpole will be housed at the main entrance to the campus and replace an ageing 25-foot pole that is in a less prominent location and hard to see. The pole will be within an existing flower bed street median with new brick pavers surrounding the pole to match the existing street pavers. The flag will be lit with an internal halyard flagpole mounted down light.

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

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

2.3 Virginia Community College System / Construction of New Warehouse

(Final Approval)

A new 4,000 square foot (40 foot by 100 foot) pre-engineered metal maintenance building. The new building will provide space for the College's maintenance functions so that the existing maintenance building of similar size can be renovated into new vocational labs to serve the growing Career and Technical Education (CTE) program.

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

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

2.4 University of Mary Washington / Scoreboard at Ed Hegmann Outdoor Tennis Complex

(Final Approval)

Project is to install new Daktronics 2654 electronic scoreboard 10' tall x 27' wide and will be supported approximately 15' above finish grade. This multi-court outdoor LED tennis scoreboard displays total HOME and GUEST team score to nine as well as HOME and GUEST serve indicators and set scores to nine for up to three sets on six courts.

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

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

2.5 Virginia Community College System / Renovate Howsmon / Colgan Buildings

(Final Approval)

The Howsmon/Colgan buildings were constructed in two phases in 1974 and 1996, totaling approximately 121,262 gross square feet. Both the Howsmon and Colgan envelopes consist of light tan oversize brick, bronze aluminum frame door and window openings. Both buildings contain classrooms, administrative space, offices, labs, library, and cafeteria. This project will be a comprehensive renovation that will include

reconfiguration and modernization of all spaces, replacing or modifying plumbing and electrical and lighting systems, building automation, fire/life safety systems, and replacing heating, ventilating, and air conditioning (HVAC) units and distribution. Doors, windows, louvers, and other building envelope penetrations will be replaced with energy efficient components. An open breezeway between the two buildings will be enclosed and incorporated into both buildings.

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

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

2.6 Department of Conservation and Recreation / Crow's Nest Natural Area Preserve Residence Demolition

(Final Approval)

Demolition of a dilapidated abandoned residence on the property of the Crow's Nest Natural Area. Residence will be completely removed down to the foundation and the site will be graded and seeded when complete.

Department of Historic Resources (DHR) – The Department has reviewed this, and no historic resources will be adversely impacted by the demolition.

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

2.7 University of Virginia / Demolition of Copeley Apartments

(Final Approval)

A Complete demolition of eight apartment buildings in the Copeley I & II residential complex, composed of two- and three-story buildings constructed between 1962 and 1965. The University is planning the demolition of these apartment buildings to provide room for a parking structure and transit hub, which will be submitted to AARB summer and fall 2024. The garage will serve commuter parking demand as well as provide parking for Athletics and John Paul Jones Arena events. The apartment buildings have been taken out of the leasing inventory for fall 2024. The Copeley apartment buildings are aging, requiring significant capital investment, and Housing and Residence Life eventually plans to phase them out of their inventory.

Department of Historic Resources (DHR) – The Department has reviewed this, and no historic resources will be adversely impacted by the project.

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 4-Y 0-N 1AB (Rebecca Deeds)

2.8 Virginia State Police / Area 8 Office Garage Building

(Final Approval)

A 1-story, 4,899 sq. ft., pre-engineered metal building for vehicle storage (garage) will be constructed behind the existing Area 8/Area 1 office building in Henrico, VA. The building will be placed at the back of the rear parking lot. It will not be plainly visible from any

surrounding roads as it is located in a wooded area. It will have an A-roof with metal wall and roof panels and five (5) bays. There is no hardscaping/landscaping/exterior furniture needed or proposed for this storage building. It will have an asphalt approach in the front and south side and the other two sides will be surrounded by grass and existing wooded areas.

Department of Historic Resources (DHR) – The Department has not reviewed this and will need to review this due to the potential archaeology, since it's new construction in an unimproved wooded area.

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

2.9 Department of Conservation and Recreation / Demolition of Cabins 19-25, Westmoreland State Park

(Final Approval)

Project consists of the demolition of 7 non-contributing cabins at Westmoreland State Park. Each cabin is approximately 850 s.f.

Department of Historic Resources (DHR) – The Department has reviewed this. Westmoreland State Park is a historic district listed on the National Register of Historical Place (NRHP) and Virginia Landmarks Register (VLR). DHR concurs that Cabins 19-25 continue to be considered noncontributing to the Westmoreland State Park Historic District and are not individually eligible for listing in the NRHP and VLR. Future development has the potential to impact historic resources. Therefore, with the condition that future development plans be submitted to DHR for review, it is our opinion that the demolition of Cabins 19-25 will not adversely impact historic resources.

Other Board Comments: None

Motion to Approve: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

3.0 PROJECT REVIEWS

3.1 Virginia Community College System / Blue Ridge Community College, Truck Driving Range

(Final Approval)

Single-story, 680 square foot support office and restroom for the Truck Driving Instruction Range. Featuring simple forms and materials composed of a standing-seam gable roof and supporting walls clad in campus-standard buff brick.

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

Other Board Comments:

- *Consider signage facing elevations to identify the college and building.*
- *Explore the roofline and the sloping of the roof to be more complimentary to the other buildings on the campus.*

- *Confirm water management at the extended steel plate on the Campus-Facing Elevation.*
- *Consider how the materials and steel plates being used at the storefront are detailed to shed water away from building.*

Motion to Deny with comments and to return for final approval with submission on the consent agenda at a later date: Anca Lipan

Second: Jill Nolt

Vote: 5-Y 0-N

3.2 University of Mary Washington / New Theatre and Fine Arts Renovation (Final Approval)

New Theatre

Located off the historic core of campus and seen as a bridge between campus and community, the project is approximately 63,702 gross square feet and consists of theatre education, production shops, and 2 performance venues consisting of a 300-seat proscenium theatre and a 150-seat studio theatre. The building massing is primarily 2-story with a 4-story tall fly-tower. The massing of the building follows classical proportioning using the Golden Ratio. The building structure is a combination of steel and concrete with an enclosure primarily in brick with stone accents to match the campus standard. Larger expanses of curtain wall are located at the two main elevations, along the lobby on the southeast (community side) and at the large rehearsal studios on the northwest (campus side). Punched windows with brick accents and stone sills will populate the northeast elevation. The public face of the building is articulated with a colonnaded porch as an extension of the lobby and as a shading element to the lobby beyond.

Fine Arts Renovation

Remodeling of the entire approx. 82,592 GSF existing complex is planned with a total project square footage of approx. 87,693 GSF. The remodel will address long-standing program needs in space, safety, accessibility, circulation, and quality of space. A large part of the renovation planning will address circulation and wayfinding from one end of the complex to the other without having to exit the building and re-entering. The exterior of the building and structure will remain generally intact with minor additions planned and noted above. As part of the circulation modifications, the existing exterior walkways that flank duPont Hall will be enclosed to become interior circulation space. Remodeling work at the interior and exterior are planned to match the historic original building.

Department of Historic Resources (DHR) – The university is directly consulting with DHR on this project and will need to continue consultation until the Memorandum of Understanding (now in draft form) is executed for adverse impacts resulting from the related demolitions. DHR will provide comments on new construction and renovation after the demolitions have been addressed.

Other Board Comments:

New Theatre

- *Provide an updated Master Plan to explain how proposed building sits at this corner of campus as it relates to circulation, accessibility, stormwater, and architectural character.*

- *Provide drawings that show the final selection of plantings, outdoor furniture, and lighting.*
- *Consider limiting the use of the brick and explore the opportunity to introduce new materials.*
- *As presented, the building has two faces, one for the students and one for the community, which appears to be dated. Reimagine the campus façade (facing the community) to be warmer and more inviting.*
- *Consider an accessible walkway for pedestrian access to move around the building, instead of through the building, especially if the building is closed.*
- *The building side at the entrance of the new theatre west elevation with the use of the columns feels unresolved. Incorporate a better way to resolve the column design to better represent the University of Mary Washington. The Board cautions against the use of classical elements out of context in order to avoid the appearance of false historicism.*
- *Reduce the visual impact of the fly tower. Explore the design without losing its functionality.*

Fine Arts Renovation

- *Submit detailed elevations of new walkway glass facades behind colonnades and provide associated exterior rendering.*
- *Submit detailed rendering of the addition and the accessible entrance at the rear of the building.*

Motion to Deny with Board comments and to return to the Board with a new presentation for final approval: Anca Lipan

Second: Anne Smith

Vote: 4-Y 0-N 1AB (Jill Nolt)

3.3 University of Virginia / Memorial Gymnasium Infrastructure and Accessibility Renewal

(Final Approval)

This project is to replace the temporary barrier-free access ramp on the main, north elevation with a permanent ramp, to create a new accessible door in the north portico, to modify the entrances on the west façade to accommodate barrier-free access and a second means of egress from the southern wing of the building. We will replace the earthen embankment along the western areaway with a masonry retaining wall and railing and will create a new sidewalk at street level.

Department of Historic Resources (DHR) – The Department has reviewed this, and no historic resources will be adversely impacted.

Other Board Comments:

- *Eliminate pickets wherever possible following accessibility guidelines.*

Motion to Approve with Board comments: Anne Smith

Second: Anca Lipan

Vote: 4-Y 0-N 1AB (Rebecca Deeds)

3.4 Department for the Blind and Vision Impaired / Renovate the VIB Facility in Charlottesville

(Final Approval)

The project consists of the renovation and addition to the Virginia Industries for the Blind

(VIB) facility in Charlottesville, Virginia. The additions to the building include a freight elevator, an employee vestibule and waiting area. The renovations generally consist of HVAC and electrical infrastructure upgrades, replacement of the roofing systems, structural repairs, site improvements, ADA upgrades, reconfiguration of space to improve manufacturing processes, and an outdoor roof-top employee patio. The Administration wing, built in the year 2000, is a two-story addition to the original four-story factory building (plus basement and sub-basement). The structure consists of steel columns, steel beams, steel joists, cast-in-place concrete, and precast planks. The building is clad in an exterior insulation finishing system (EIFS). The existing building area is approximately 68,658 sf. The addition adds approximately 1,847 sf making the final renovated building area 70,505 sf. The existing building will remain clad in EIFS, however, the vestibule addition will be aluminum and glass storefront and the freight elevator addition will be clad in insulated metal panels. Improvements to the landscape include new plantings along Monticello Road, improved signage, and a repaved parking lot and loading dock. *Department of Historic Resources (DHR) – This ca. 1931 building is a contributing building to the VLR/NRHP – listed North Belmont Neighborhood Historic District (VLR Listed: 12/14/2017 NRHP Listed: 5/31/2018); as noted in the nomination. DHR will need to review this project.*

Other Board Comments:

- *Provide more detail and renderings for furnishing the rooftop outdoor space with furniture and plantings (if applicable).*
- *Consider the size of the paneling material at the freight elevator to tie to proportions of the existing building. Compare the panels to the size of the existing building windows for more continuity.*
- *Study the detail of the cast in place concrete at the base of the building to be more in keeping with the overall building.*

Motion for Preliminary Approval in lieu of Final Approval (as submitted) pending DHR review and approval. Request for final approval, in consideration of Board comments, can be submitted for the AARB consent agenda at a later date on this project: Jill Nolt

Second: Anne Smith

Vote: 5-Y 0-N

3.5 Department for the Blind and Vision Impaired / Renovate Library and Resource Center

(Final Approval)

Renovate the existing 52,000 gsf, single-story, steel framed, low sloped roof building on the Agency's campus at Azalea Avenue in Henrico County, Virginia. The existing exterior walls of brick and EIFS will be cleaned and repaired. The existing exterior windows will be replaced with new, more energy efficient windows. A new building entry element is being added, which will more clearly define the main entrance of the building and allow for a proper entry vestibule condition. Other than the roof on the new addition, the existing roof will be unmodified, as it was replaced with a white EPDM membrane roof system in 2015. The interior of the building is being completely renovated with new layout, finishes, lighting, HVAC system, and security measures. The function of the building is not being changed, however.

Department of Historic Resources (DHR) – The Department has not reviewed this unless required by another agency.

Other Board Comments:

- *Consider adding signage, logo, or plaque on the front of the building to represent the Department for the Blind and Visually Impaired (DBVI).*
- *Study the roofline of the main entry and roof drainage to convey water away from the building.*
- *Refine the color of the wood paneling to ensure that it complements the existing brick.*
- *Consider the size, from a proportion standpoint, of the column that supports the upper roof of the entry way. Verify the size of the column or columns being used as elevation and rendering seems to illustrate different sizes.*

Motion for Preliminary Approval in lieu of Final Approval (as submitted) pending in consideration of Board comments. A request for final approval can be submitted for the AARB consent agenda at a later date on this project: Jill Nolt

Second: Anca Lipan

Vote: 5-Y 0-N

4.0 ANNOUNCEMENTS

The next AARB meeting will be held on Friday, June 7, 2024.

5.0 MEETING ADJOURNED – 1:36 pm