

**Approved Minutes  
Art and Architectural Review Board  
November 7, 2025, at 10:00 am  
Patrick Henry Building, East Reading Room  
1111 E. Broad St, Richmond, VA 23219**

**1.0 ADMINISTRATION**

**1.1 CALL TO ORDER – 10:02am**

*Members Present:* Lynden Garland (Chair), Adrienne Birge-Wilson (DHR Proxy for Megan Melinat), Jill Nolt, Stanley Rayfield (arrived at 10:40am), Anne Smith

*Absent:* Anca Lipan (Vice Chair), Megan Melinat, Gaby Rengifo

*Department of General Services Staff Present:* E.Y. Boggs, Melissa Dallesandro

*\*A quorum was established.*

**1.2 PUBLIC COMMENT**

Cyane Crump with Historic Richmond provided public comment on Agenda Item 2.4, 409-423 West Broad Street Demolition [See Appendix A].

**1.3 APPROVAL OF MINUTES**

*Motion to Approve:* Jill Nolt

*Second:* Anne Smith

*Vote:* 4-Y 0-N

**1.4 OTHER BUSINESS**

**1.4.1 Proposed Board Meeting 2026 Calendar**

January 9th

February 6th

March 6th

April 3rd

May 1st

June 5th

July 10th

August 7th

September 4th

October 2nd

November 6th

December 4th

*Motion to Approve:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.0 CONSENT AGENDA**

**2.1 Virginia Commonwealth University (VCU) / Facility Operations Warehouse 1 Grounds Addition**

*(Final Approval)*

This is a one story 3,393 SF addition to the Facilities Operations Warehouse 1. The exterior building materials will match the existing warehouse. The walls will be prefinished metal wall panels and the roof will be a standing seam metal shed roof to match the height and slope of the existing building roof.

*Department of Historic Resources (DHR) Comments:* DHR reviewed this project, and it will not result in adverse impacts to historic resources.

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.2 Virginia Department of Conservation and Recreation (VDCR) / Cove Ridge Pool Complex Family Restroom**

*(Final Approval)*

As part of the modifications to the facility, a family/assisted-use restroom is being added to the restroom building. This occupies part of the former enclosed spaces of the building, and an exterior area that was, previously, under an overhang. The new wall construction matches the existing, and a new door is being added to the exterior.

*Department of Historic Resources (DHR) Comments:* DHR reviewed this project and there will be no impact to historic resources.

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.3 Radford University / Demolition of Buchanan House**

*(Final Approval)*

The demolition of Buchanan House on the campus of Radford University is set to take place. This two-story building, constructed in 1960 as a "Home Management" teaching space, features a wood frame with a brick veneer, a sloped roof with gable ends, wood double-hung windows, and wooden doors. One significant issue with the building is that its wood floor joists are treated with creosote, which has led to complaints about an unpleasant odor. Attempts to eliminate this odor have been unsuccessful. Although the building has been repurposed for various uses over the years, it is currently unoccupied. Its limited utility is further compounded by the absence of an elevator and the presence of small spaces hindered by interior bearing walls.

*Department of Historic Resources (DHR) Comments:* DHR reviewed this project. The Radford campus is eligible under Criterion A, for its association with the history of higher education in Virginia; and under Criterion C for architecture and campus planning that

generally followed Charles Robinson's original campus layout and design in the campus core. Buchanan House is a contributing resource to the eligible district. An MOU was executed with mitigation that includes a new state highway marker.

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.4 Virginia Commonwealth University (VCU) / 409-423 West Broad Street**

**Demolition**

*(Final Approval)*

409 West Broad: 2 stories, 4,714 SF, circa 1925. Masonry structure with a low slope membrane roof.

417-419 West Broad: 2 stories, 2,893 SF, circa 1852. Masonry structure with a par ally collapsed low slope metal roof.

421-423 West Broad: 2 stories, 4,623 SF, circa 1920. Masonry structure with a low slope membrane roof.

*Department of Historic Resources (DHR) Comments:* DHR reviewed the demolitions and requested additional information regarding updating the buildings' surveys and what other alternatives were explored. 409, 417, 419, 421 and 423 W Broad Street are all contributing resources to the Broad Street Commercial Historic District (DHR ID #127-0375), which is listed in the Virginia Landmark Register (VLR) and National Register of Historic Places (NRHP). The district is eligible under criterion A because it illustrates the pattern of urban development experienced in the City of Richmond in the early-twentieth century when mid-nineteenth century residential neighborhoods were given over to commercial uses and the growth of the central business district. The district is also eligible under criterion C because it embodies representative architectural styles from the late-nineteenth to the mid-twentieth century and contains the work of a number of local and regionally recognized architects. The demolition of contributing historic district resources would be an adverse impact requiring mitigation.

*Board Comments:* None.

*Motion to Recommend Denial Requesting Resubmittal with Mitigation Plan:* Jill Nolt

*Second:* Anne Smith

*Vote:* 4-Y 0-N

**2.5 Virginia Community College System (VCCS) & Northern Virginia Community College (NVCC) / LO LW Engineering Lab & Pantry**

*(Final Approval)*

This project is to reclaim an underutilized existing crawl space in the LW Building and transform it into an engineering lab with an adjacent updated pantry/kitchenette. This project is located on the first floor of the building. The engineering lab will be approximately 1400sf and the adjacent pantry will be 100sf. Some minor work will be done to the exterior brick walls of the existing building to add louvers and a window.

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

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.6 George Mason University (GMU) / SUB-1 Window Replacement  
(Final Approval)**

The work includes the removal and replacement of existing exterior windows, the removal of four existing exterior convenience access doors, and the associated installation of new sealant and blocking/shimming, at the original portion of the SUB-1 (Student Union 1) building. Windows are replaced with new thermally broken storefront systems and high performance low-e glazing units within existing windows' rough openings. Existing exterior materials and cladding will remain.

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

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.7 Virginia Institute of Marine Science (VIMS) / RVVA Berthing  
(Final Approval)**

The project will accommodate berthing the VIMS flagship, R/V Virginia at the VIMS Campus Boat Basin located in Gloucester Point, Virginia. The research vessel specifications exceed the current available depth of both the approach channel and the boat basin. Additionally, due to the vessel's length, maneuvering the R/V Virginia in the existing facility would be extremely difficult. Through modifications to the existing boat basin the updated facility will provide safe and secure berthing for the RVVA and support further marine research operations.

*Department of Historic Resources (DHR) Comments:* On July 11, 2025, DHR approved a Permit for Archaeological Investigations on State Controlled Lands related to this project. We are awaiting the archaeological results for review.

*Board Comments:* None.

*Motion to Recommend Final Approval Pending Archaeological Investigation Results:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.8 Virginia Tech (VT) / Controlled Environment Agriculture Greenhouse**

*(Final Approval)*

The replacement CEA Greenhouse will embody contemporary greenhouse design principles, emphasizing efficiency, research performance, and architectural clarity. The facility will consist of a basic steel frame with polycarbonate panel translucent glazing and incorporate high-wire crop production systems with integrated environmental controls, including heating, cooling, irrigation, fertilization, and CO<sub>2</sub> management. These systems will provide precise environmental regulation to support advanced plant science research and instruction.

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

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.9 Virginia Tech (VT) / Alson H. Smith Jr. AREC Equipment Shed**

*(Final Approval)*

This project proposes a 25-foot by 26-foot prefabricated metal shed to provide covered storage for existing utility task vehicles (UTVs) and other agricultural equipment at the Alson H. Smith Jr. Agricultural Research and Extension Center. The new structure will support ongoing agricultural research and operational needs for the College of Agriculture and Life Sciences.

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

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N

**2.10 Virginia Tech (VT) / Fleet Services Windows**

*(Final Approval)*

The project proposes the replacement of select windows and service entry doors along the Fleet Services Building façade adjacent to the fueling island. The existing structure is composed of painted brick and fiber cement cladding with a mix of steel and clear anodized aluminum fenestration. Two steel-framed windows and two door assemblies will be removed and replaced with new clear anodized aluminum systems consistent with the building's established material palette. The updated openings will maintain visual coherence, enhance durability, and reinforce the architectural continuity of the facility.

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

*Board Comments:* None.

*Motion to Recommend Final Approval: Jill Nolt*

*Second: Adrienne Birge-Wilson*

*Vote: 4-Y 0-N*

**2.11 Virginia Tech (VT) / Greenhouse at Hampton Roads Agricultural Research Extension Center  
(Final Approval)**

The project proposes an approximately 3,100-gross-square-foot modern greenhouse to advance the college's research and instructional mission at the Hampton Roads Agricultural Research and Extension Center (HRAREC). The new facility will include a concrete foundation, steel greenhouse structure, and interior systems to support agricultural and nursery research. The design will be consistent with the existing greenhouses on site, featuring a metal frame and transparent enclosure.

*Department of Historic Resources (DHR) Comments: DHR reviewed this project, and it will not result in adverse impacts to historic resources.*

*Board Comments: None.*

*Motion to Recommend Final Approval: Jill Nolt*

*Second: Adrienne Birge-Wilson*

*Vote: 4-Y 0-N*

**2.12 Virginia School of the Deaf and the Blind (VSDB) / Lewellyn Gym Renovation  
(Final Approval)**

Lewellyn Gym is a three-story, approximately 33,600 square foot gymnasium, locker room and classroom space built in 1951. The first floor hosts the main gymnasium, with associated offices and classrooms. This gymnasium serves as the main indoor athletic facility for the Virginia School for the Deaf and the Blind. This project will renovate Lewellyn Gym to meet current codes, and the standards established by the Consolidation Project in its new construction and renovation of facilities.

*Department of Historic Resources (DHR) Comments: VSDB completed a viewshed analysis regarding the visibility of the exterior work and found that it will not impact VLR/NRHP-listed resources subject to DHR review in accordance with the Appropriations Act.*

*Board Comments: None.*

*Motion to Recommend Final Approval: Jill Nolt*

*Second: Adrienne Birge-Wilson*

*Vote: 4-Y 0-N*

**3.0 PROJECT REVIEWS**

**3.1 Virginia Tech (VT) / Improve Center Woods  
(Final Approval)**

The Improve Center Woods Complex will replace outdated and undersized facilities with a modern, integrated research, teaching, and outreach hub that directly supports the College of Natural Resources and Environment's mission. Designed at the edge of a mature forest and adjacent to the existing research cluster, the facility brings together classrooms, wet and dry laboratories, animal husbandry areas, equipment storage, and fleet support in a single, cohesive complex. This consolidation will elevate the visibility, efficiency, and capacity of the Department of Fish and Wildlife Conservation, which currently operates from four deteriorating structures that no longer meet safety or programmatic needs.

*Department of Historic Resources (DHR) Comments:* DHR reviewed this project, and it will not result in adverse impacts to historic resources.

*Board Comments:* None.

*Motion to Recommend Final Approval:* Jill Nolt

*Second:* Adrienne Birge-Wilson

*Vote:* 4-Y 0-N; 1 recusal (Stanley Rayfield)

**3.2 Virginia Community College System (VCCS) / Central Virginia Community College: Renovate Amherst & Campbell Halls  
(Final Approval)**

The project includes renovations and minor additions to Amherst Hall and Campbell Hall. The renovations include the reconfiguration and modernization of 73,592 GSF of the two buildings' 104,231 GSF of existing space. The work also includes approximately 7,184 GSF of new construction spread between four small additions. Renovations will include new finishes, ceilings, flooring, casework and upgrades or replacement of all major building systems and components. The project will include the installation of new roofing systems on both Amherst and Campbell Halls and the addition of an emergency generator. Aesthetic enhancements at the primary entrances to both buildings and the exterior elevations, in general, are desired to improve the overall appearance of these buildings.

*Department of Historic Resources (DHR) Comments:* The Central Virginia Community College Historic District (DHR ID #118-5522) is potentially eligible for listing on the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP) under Criterion A in the area of Education and Criterion C in the area of Architecture with a Period of Significance of 1968- 1969. Appomattox and Amherst Halls are contributing resources to the historic district, along with the flagpoles and parking lots. DHR will need to review this project.

*Board Comments:*

1. Provide the planting plan, lighting details, and building material samples.
2. Consider straightening the curved walkway along the southern side of Amherst Hall.

*Motion to Recommend Denial Requesting Resubmittal with Planting and Lighting Plans and Material Samples, and After DHR Review:* Jill Nolt

*Second:* Stanley Rayfield

*Vote: 5-Y 0-N*

**3.3 Old Dominion University (ODU) / Construct New Engineering & Arts Building  
(Preliminary Approval)**

This 135,000sf building is designed to represent the convergence of two ODU Colleges – the College of Engineering and Technology and the College of Arts and Letters – integrating disciplines and unifying knowledge in a collaborative partnership. Primary programmatic elements include R1 engineering research laboratories and innovative educational spaces, such as heavy-duty highbay facilities, a motion-capture lab, flexible wet/dry laboratories and support, and student design, fabrication and exhibition spaces. Three large, double-height shared studio spaces anchor the major corners of the building and offer views into the creative activities going on inside. Both hemispheres of the building are served by their own dock and service yard to minimize the impact of deliveries and support activities from having to cross the public lobby.

*Department of Historic Resources (DHR) Comments:* DHR received the related EIR for review on October 21, 2025, and we will have comments back within 30-day review period window.

*Board Comments:*

1. Provide further details regarding how this project connects and relates to the surrounding structures.
2. Consider incorporating the curvilinear and angular forms of the surrounding structures to mitigate the rectangularity of this design.
3. Further study the paving patterns as they transition from the Oval to the buildings.
4. Explore ways to elevate the form of the north and south entry points.
5. Further review how the brick panels interact with the curtain wall system.
6. Study ways to marry the engineering and arts concept either literally or abstractly.

*Motion to Recommend Preliminary Approval with Board Comments and Pending DHR Comments:* Jill Nolt

*Second:* Stanley Rayfield

*Vote: 5-Y 0-N*

**BREAK – 10 MINUTES**

**3.4 Virginia Institute of Marine Science (VIMS) / Watermen's Hall Visitor Center Renovation & Campus Improvements  
(Preliminary Approval)**

This project is broken out into three project areas:

Greate Road entry: Improvements along Greate Rd consisting of new campus signage and banners, plantings, and hardscape that enhance the entry experience.

Watermen's Hall improvements: Renovations to Watermen's Hall and surrounding site to improve the campus experience. Exterior renovations include the addition of an

entrance facing Greate Road as well as the redesign of the existing main entrance. The proposed elements and materials include:

- New entry vestibules that will include storefronts with dark bronze anodized frames to match the existing storefronts, and glazing with bird screening per VIMS campus standard.
- Steel-framed overhead canopies with treated wood soffit and TPO roof.
- Concrete columns to match existing concrete precaps, round in shape to mimic existing round columns at primary entrance and pier/dock column construction.
- Metal column wrap at proposed entries that feature custom perforations.

Riverwalk: A path that connects campus buildings along the site with integrated nodes of interest. The Path is partially hardscaped and partially mown. Two nodes offer opportunities to learn the history of the site and the sciences of VIMS through signage, optimized views, and seating opportunities.

*Department of Historic Resources (DHR) Comments:* VIMS contacted DHR regarding this project. The areas where the geo-testing will occur look fairly disturbed due to development and DHR does not have any concerns with impacts to archaeology or historic architectural resources.

*Board Comments:*

1. Provide signage details, planting plans, lighting plans, and exterior material samples at the next presentation.
2. Show additional views approaching the building from Greate Road.
3. Study ways to elevate and add interest to the public entrance.
4. Consider opening the column perforations further to showcase the blue coloring.
5. Study ways to better showcase the north entrance map, particularly relating to furniture and seating.

*Motion to Recommend Preliminary Approval with Board Comments:* Stanley Rayfield

*Second:* Anne Smith

*Vote:* 4-Y 0-N; 1 recusal (Jill Nolt)

**3.5 Virginia Institute of Marine Science (VIMS) & College of William and Mary / VIMS Marine Operations Center**  
*(Preliminary Approval)*

The Marine Operations Center consists of two buildings: the Administration Building and Operations building with combined total area of 12,450 square feet. The Administration Building is two stories, and Operations building is a single story. Both buildings feature single slope split roof forms with standing seam metal roofing. The exterior materials include concrete, wood-look aluminum panels, and glue laminated timber beams and columns.

*Department of Historic Resources (DHR) Comments:* On July 11, 2025, DHR approved a Permit for Archaeological Investigations on State Controlled Lands related to this project. We are awaiting the archaeological results for review.

*Board Comments:*

1. Provide renderings from the entryway view, particularly from the perspective of the nearby residences. Continue studying the relationship between this project and the neighboring residential area.
2. Provide planting plans, lighting plans, and exterior material samples at the next presentation.

*Motion to Recommend Preliminary Approval with Board Comments and Pending*

*Archaeological Investigation Results: Stanley Rayfield*

*Second: Jill Nolt*

*Vote: 5-Y 0-N*

### **3.6 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 Phase I of this project, and it will not result in adverse impacts to historic resources.*

*Board Comments:*

1. Consider additional planting to the grass along Hermitage to create a protective buffer between pedestrians and traffic.

*Motion to Recommend Preliminary Approval with Board Comments: Jill Nolt*

*Second: Adrienne Birge-Wilson*

*Vote: 5-Y 0-N*

*Motion to Recommend Final Approval with Board Comments: Jill Nolt*

*Second: Anne Smith*

*Vote: 5-Y 0-N*

## **4.0 ANNOUNCEMENTS**

### **4.1 The next AARB meeting will be held on Friday, December 5, 2025, in the Patrick Henry Building in the East Reading Room.**

## **5.0 MEETING ADJOURNED – 1:47pm**

## APPENDIX A

### Public Comment – Cyane Crump

Good morning! My name is Cyane Crump and I am the Executive Director of Historic Richmond. I am here to speak to Item 2.4 on the Consent Agenda and more specifically to object to the demolition of a half a block of West Broad Street in Downtown Richmond.

The AARB should know that VCU's application included in the meeting packet contains several factual errors and misrepresentations.

These four buildings not only are listed on the national and state registers, but they have been listed on these registers since 1987 – one of the earliest – and thus most important – district nominations in Richmond.

The National Register nomination for the Broad Street Commercial Historic District - written by architectural historian Robert Winthrop in 1986 - states that this district "holds one of the most important assemblages of turn-of-the-20th-century commercial buildings in the state."

That nomination also specifically notes that each of these structures contributes to the character of the street. DHR confirms that at least one of these buildings is nearly 175 years old and the others range from 150 years old to more than 100 years old – that is collectively more than 600 years of history.

These buildings are also included in the City of Richmond's Broad Street Old and Historic District, but VCU is circumventing purview by the City of Richmond's architectural review board by transferring these properties among its various entities so that you are the only body to provide any oversight over this matter.

The application also misrepresents the state of repair of these properties. You should know that if the structures are in a state of disrepair, that is solely due to VCU's failure to maintain them in a proper state of repair over VCU's more than two decades of ownership.

The AARB should not condone VCU's poor stewardship of its resources and neglect of these historic properties by allowing the demolition to proceed.

If you allow these demolitions to proceed, you will be allowing more than 600 years of history to be torn down solely to accommodate the temporary lay down of construction materials.

We don't need any more vacant lots in Richmond.

These demolitions will irreparably harm one of Richmond's most important historic districts – a district which is largely intact across the street and around these buildings.

I urge you to deny this application – or at a minimum to defer the application to afford time for discussion of alternatives to demolition. I will note that I reached out to VCU's real estate team about buildings on this block in March 2024, but VCU never responded to our outreach. So we have not been

able to engage in any discussions with VCU and are not aware of any effort on their part to investigate alternatives to demolition.

If you do allow this demolition to proceed - you should require that all facades be saved and supported structurally to maintain the integrity of this important historic district.

Thank you for your time and consideration of our comments.