

DRAFT Minutes
Art and Architectural Review Board
September 4, 2026, 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 – 10:00am

Members Present: Lynden Garland (Chair), Anca Lipan (Vice Chair), Megan Melinat (DHR), Jill Nolt, Stanley Rayfield

Absent: Gaby Rengifo

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

Modifications to the minutes are as follows:

1. Jill Nolt should be listed as present.

Motion to Approve with Board Comments: Jill Nolt

Second: Stanley Rayfield

Vote: 5-Y 0-N

1.4 OTHER BUSINESS

- 1.4.1 For items: 2.1, 2.3, 2.6, 2.8, and 2.11 Anca Lipan discloses that her firm is working on the project or other projects for the submitting Agency, but does not personally represent or provide services to that Agency, and can be fair, objective, and participate in the public interest.*

**Disclosures made pursuant to the Code of Virginia § 2.2-3112(B)(2) and § 2.2-3114(G).*

2.0 CONSENT AGENDA

2.1 William & Mary / Barrett Hall Cupola – HVAC Improvements
(Final Approval)

The project includes revisions to the HVAC system for a mech. room in the building attic. This requires replacing one of the attic windows with a louver to provide the required outside air for the system. The louver will be custom fabricated to match an adjacent one from a previous alteration.

Department of Historic Resources (DHR) Comments: W&M contacted DHR regarding this project and we understand that this will be submitted into our ePIX system for review.

Board Comments: None.

Motion to Recommend Final Approval Pending DHR Review: Jill Nolt

Second: Megan Melinat

Vote: 5-Y 0-N

2.2 Department of Conservation and Recreation (DCR) / Chance Tract Barn and Dairy

(Final Approval)

This project intends to demolish the remains of derelict agricultural structures that predate the Commonwealth's ownership of the property. The large barn and a smaller adjacent ancillary structure are significantly deteriorated and not in useful or safe condition.

DHR Comments: DHR reviewed this project and it is our opinion that the project will not adversely impact historic resources with conditions regarding precautionary measures for archaeology, since the area has not been subject to survey work before.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 4-Y 0-N; 1 recusal (Lynden Garland)

2.3 Department of Historic Resources (DHR) / Clermont Farm Barns

(Final Approval)

Two separate proposed buildings of matching exterior colors, to be determined:

Building #1 Animal Care: 6,557 SF, one-story rectangular plan with sloped gable roof, concrete slab-on-grade pre-engineered wood post and truss structure, metal board and batten style pre-finished siding and standing seam roofing. Conditioned and unconditioned spaces under roof. Provides office space, archives, agricultural lab room, feed storage, animal care room, and animal handling spaces.

Building #2 Hay Barn: 3,520 SF, one-story rectangular plan with sloped gable roof, gravel floor, pre-engineered wood post and truss structure, metal board and batten style pre-

finished siding and standing seam roofing. Unconditioned, east wall is open air for hay storage access.

DHR Comments: No comment.

Board Comments:

1. Provide renderings of the structures and their context within the site.

Motion to Recommend Denial, Requesting Resubmittal of the Project with Renderings:

Anca Lipan

Second: Stanley Rayfield

Vote: 4-Y 0-N; 1 recusal (Megan Melinat)

2.4 DCR / Alsup Tract Barn

(Final Approval)

This project intends to demolish the remains of a derelict agricultural structure that predates the Commonwealth's ownership of the property. Structure is significantly deteriorated and not in useful or safe condition.

DHR Comments: DHR reviewed this demolition and no historic resources will be adversely impacted.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 4-Y 0-N; 1 recusal (Lynden Garland)

2.5 DCR / Machicomoco State Park Maintenance Facility

(Final Approval)

An existing cleared and graded gravel lot is proposed to be developed into a maintenance facility to serve the needs of Machicomoco State Park. This facility will include a 2,733 SF single-story primary maintenance building, a 1,100 SF storage shed, well, drainfield, above ground fuel storage and dispensing tanks, parking areas, open gravel maintenance yard, and a perimeter security fence with gate. The existing lot is currently connected to Braeburn Lane via an existing gravel driveway, which will continue to serve the facility once construction is complete. All site lighting will be 'dark sky compliant'.

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

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 4-Y 0-N; 1 recusal (Lynden Garland)

2.6 Virginia Commonwealth University (VCU) / Stagg House Exterior ADA Renovation

(Final Approval)

This project consists of the removal of an existing, non-compliant wooden exterior stair and aging ADA lift on the eastern elevation of the historic Stagg House. In its place, a new, fully code-compliant exterior accessible ramp and stair system will be constructed to restore and improve universal access to the building.

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: Megan Melinat

Vote: 5-Y 0-N

2.7 George Mason University (GMU) / SciTech Permanent Pavilion Structure

(Final Approval)

The project consists of the design of a permanent fully open pavilion to replace the existing multipurpose temporary tent structure. The pavilion is used for outdoor classes, miscellaneous gatherings, and performances. The pavilion features a hybrid structural system combining steel and mass timber. It will feature fully integrated power to support lighting, fans, and electrical outlets. A stormwater garden will be integrated to manage stormwater runoff on-site.

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

Board Comments:

1. Thank you to GMU for having a representative present to explain the project's details. In the future, please ensure renderings reflect accurate details of the structure especially since it is a consent agenda item. Since the consent agenda does not require the Agency to be present, lack of accuracy, clarity, or information in the submission may push the Board to recommend denial.

Motion to Recommend Final Approval with Board Comments: Stanley Rayfield

Second: Jill Nolt

Vote: 4-Y 0-1; 1 abstain (Anca Lipan)

2.8 University of Virginia (UVA) / Main Heat Plant Fuel Conversion Project

(Final Approval)

The Main Heat Plant Fuel Conversion Project will completely replace the plant's coal heat input with additional natural gas and fuel oil and optimize the existing plant assets for the new fuel mix (gas and oil). The project scope includes demolition of four coal storage silos; removal of all material handling equipment associated with coal and ash; optimization of the existing coal boilers for operation on gas and oil; and construction of additional fuel oil storage to increase the emergency fuel capacity. The project will be phased over several heating seasons without interruption of steam and hot water to the Health System and Academic Grounds. The outcome of this work will eliminate the continuity of operation risk associated with coal sourcing, delivery, and combustion; reduce carbon and sulfur emissions; decrease operating and fuel costs by more than \$2.2M annually (resulting in an anticipated return on investment in 17 years); and avoid capital costs associated with replacement of coal conveying equipment. Additionally, the project will permanently reduce scope 1 carbon emissions by 16,900 Metric Tons of Carbon Dioxide Equivalents (MTCDE) per year, as well as improve the viewshed from many Health System buildings and the Corner.

DHR Comments: DHR reviewed this project and will not result in adverse impacts to historic resources.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 5-Y 0-N

2.9 Virginia Tech (VT) / Modular Offices at Tidewater Agricultural Research and Extension Center

(Final Approval)

This project proposes the installation of a 94-foot by 68-foot, single-story prefabricated modular office unit at the Tidewater Agricultural Research and Extension Center (AREC) in Suffolk, Virginia. The new facility will provide interim office and research-program space while existing spaces in the Main Office and Lab Building are renovated, thereby maintaining essential on-site accommodations for personnel and supporting the continuity of ongoing program activities.

DHR Comments: DHR reviewed this project and will not result in adverse impacts to historic resources.

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 5-Y 0-N

2.10 VT / Center for the Arts Mural

(Final Approval)

The mural design, titled Wall Candy (2026), brings together six hand-drawn works by Michael Scoggins, set to be installed across the six painted-brick panels on the Turner Street-facing facade of the Center for the Arts. The compositions include comic-book word bursts reading “BIG!,” “BOOM!,” and “KA-POW!,” a smiley face beneath a shooting star, a stick-figure family beneath a rainbow, and the mural’s title rendered in bubble letters. The panels are unified by the blue rules of the notebook pages on which the original works were drawn, allowing the facade to read as pages from a single oversized notebook.

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

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 5-Y 0-N

2.11 Virginia Community College System (VCCS) / Tidewater Community College Install Power to Welding Lab Trailer

(Final Approval)

This is a prefabricated welding lab trailer to be installed behind the Lynnhaven Bldg. on the TCC, Virginia Beach Campus and installed with permanent power. The trailer will become a permanent structure/lab used for instruction. The trailer is ADA compliant with access ramp on the exterior, and ADA doorways and equipment on the interior. [The image of the ramp is conceptual. The design professional will provide an ADA Compliant design with a stamped, sealed drawing for submission to DEB for approval and permitting.] Site lighting is included in the design package. The poles/heads are consistent with TCC College-wide lighting standards.

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

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 5-Y 0-N

2.12 Old Dominion University (ODU) / Engineering Systems Building Generator Relocation

(Final Approval)

The Engineering Systems Building is a two-story building housing 50,501 gross square feet of engineering labs, workshops, and faculty/staff offices. The proposed project will relocate the existing 50kW natural gas generator that serves the Engineering Systems Building from the east end of the building site to a new equipment pad with screen wall at the northeast corner of the building site. The existing generator screen wall and pad will be demolished.

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

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 5-Y 0-N

2.13 ODU / Address Oceanography Building Deferred Maintenance

(Final Approval)

The Oceanography building was constructed in 1998 with the Physical Sciences Addition constructed in 2007. The project is limited to the original Oceanography building. The building has had no renovations since the original construction and this project's intent is to cover deferred maintenance.

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

Board Comments: None.

Motion to Recommend Final Approval: Jill Nolt

Second: Megan Melinat

Vote: 5-Y 0-N

3.0 PROJECT REVIEWS

3.1 Radford University / Renovate Dalton Hall

(Preliminary Approval)

Dalton Hall is identified as an existing facility to remain in the 2020-2030 Radford University Campus Master Plan. This renovation aligns with the master plan's broader programmatic goals by remediating the envelope and repositioning both the exterior and interior to serve contemporary student needs, effectively extending the facility's lifespan. Furthermore, the exterior landscape scope supports campus connectivity by enhancing the pedestrian experience and providing improved, accessible routes to the existing sunken dining patio.

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

Board Comments:

1. Explore ways to add more flow to the walkways to avoid the loading dock's disruption of pedestrian movement and view.
2. Further study refinement of the south-facing façade to the left of the entrance, placing an emphasis on flow with the surrounding context.
3. Provide material samples in the final review.

Motion to Recommend Preliminary Approval with Board Comments: Jill Nolt

Second: Megan Melinat

Vote: 4-Y 0-N; 1 recusal (Anca Lipan)

3.2 GMU / Presidents Park

(Preliminary Approval)

The project improves the shared student spaces of the Presidents Park Residential Community at George Mason University Campus in Fairfax, VA. The goal is to create year-round indoor and outdoor programming that encourages the freshman students to gather, socialize, and build community. Envisioned as a meandering riverbed, this dynamic, student-centered environment is shaped by curving strands of hardscape, built-in elements, and planting, directing circulation and programmed activity spaces through the crescent-shaped outdoor quad and incorporating a combined 8,700 square foot renovation/addition of the adjacent 1-story Eisenhower student center building.

DHR Comments: DHR reviewed this project and it will not result in adverse impacts to historic resources.

Board Comments:

1. Further study creative ways to refine the porch and further integrate with the riverbed concept.
2. Continue to study the relationship of the curving forms of the path and the structure, focusing on the space between the two.
3. Keep ADA in mind with the outdoor furnished spaces.

4. Provide more details for the outdoor spaces included in the project, including renderings.
5. Consider incorporating more red brick to better flow with the Eisenhower backdrop.
6. Provide material samples in the final review.

Motion to Recommend Preliminary Approval with Board Comments: Stanley Rayfield

Second: Anca Lipan

Vote: 5-Y 0-N

3.3 GMU / University Drive & Ox Road Pedestrian Overpass

(Preliminary Approval)

The University Drive / Ox Road (Route 123) Pedestrian Overpass is a new elevated overpass/foot bridge to improve pedestrian connectivity and safety at the intersection of University Drive and Ox Road (VA Route 123). This intersection connects the east and west sides of George Mason University's (GMU) Fairfax campus. Currently the intersection has at-grade, signalized pedestrian crossings on each side. The pedestrian bridge will be at the south side of the intersection spanning over Ox Road.

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

Board Comments:

1. Consider the possible desire for a path from the west tower to the crosswalk on University Drive.
2. Consider future pedestrian traffic as the west campus is developed.
3. Provide more detailed renderings of the structure at pedestrian level.
4. Look for opportunities to add form and aesthetic interest alongside the functional aspects of the bridge. Consider the aesthetic vocabulary of the bridge form and how it relates to its context.
5. Provide material samples in the final review.

Motion to Recommend Preliminary Approval with Board Comments: Anca Lipan

Second: Jill Nolt

Vote: 5-Y 0-N

3.4 VCU / East Marshall Street Well Project Memorial Burial Interment

(Preliminary Approval)

The VCU East Marshall Street Well Project Memorial Burial Interment Project addresses the discovery of human remains and artifacts from the 19th century that were found in an abandoned well on VCU's University Medical Center Campus in 1994 while preparing for the construction of the Kontos building. The well's contents are believed to have been discarded in the 1800s by medical staff. Following their discovery, the ancestral

remains were taken to the Smithsonian Institution where they stayed until November 2019 when they were returned to Richmond and the care of the Virginia Department of Historic Resources. The construction of the East Marshall Street Well Project Memorial Burial Interment project marks the culmination of a process with the community that provides the remains with appropriate study, memorialization and reburial.

DHR Comments: VCU submitted this project to DHR for review. VCU first provided clarification that the descendent community was part of the design process. DHR also provided comments on an initial submission from VCU regarding issues with the design on 6/23/26:

The first is the proximity of the trees on the south side of the Egyptian Building. What protective measures will be in place regarding moisture and tree/root growth over time? Can the trees be planted further away or another type of planting occur there other than a tree?

The second issue is the overlap visually with the Egyptian Building. While we understand that this may be part of the design intention, a small buffer of above ground feature (excluding pavers) would be more appropriate regarding impacts to the Egyptian Building.

It appears that some of the issues have been addressed in the AARB submission. DHR will need to provide comments formally once VCU submits a narrative of changes with the new drawings and renderings to our office.

Board Comments:

1. Consider ways to further incorporate the human forms from the Toguna structure to clarify and further define the structure as a memorial.
2. If possible, provide a sample panel that show the pattern and intent of the final structure. If an actual material panel cannot be provided, a model example could be provided.
3. Include signage details in the final presentation.
4. For the central planting, consider choosing a tree species that speaks to the history and context of the site and intent of the structure.

Motion to Recommend Preliminary Approval with Board Comments and Further DHR

Collaboration: Stanley Rayfield

Second: Megan Melinat

Vote: 3-Y 0-N; 2 recusals (Anca Lipan and Jill Nolt)

4.0 ANNOUNCEMENTS

- 4.1** The next AARB meeting will be held on Friday, October 2nd in the Patrick Henry Building in the East Reading Room.

5.0 MEETING ADJOURNED