

**Art and Architectural Review Board
Minutes
December 6, 2019
Patrick Henry Building, East Reading Room
1111 East Broad Street, Richmond, VA 23219**

1.0 ADMINISTRATION

10:00am

1.1 CALL TO ORDER

Burt Pinnock, Chair

Members Absent: Lindsey Brittain

1.2 PUBLIC COMMENT

AARB Meetings are open for public comment. Rules for public comment can be obtained from the Director, Department of General Services.

1.3 APPROVAL OF MINUTES

1.4 OTHER BUSINESS

Lindsey Brittain resigned as Board Member

2.0 CONSENT AGENDA

10:10am

2.1 WM – Highland Log House Renovation

Renovate the 1,828 sf., Log House at Highland to be used as an archeology laboratory, learning center, an accommodations for a visiting scholar. Remove the back porch and build a 320 sf addition to house an accessible restroom, laboratory space and storage space. Improve gravel parking to allow for 4 vehicles and ADA spaces. Upgrade path from parking area to ADA standards. Demolish existing outbuildings. Add informal gravel paths to back entrance from parking area

2.2 VCCS – Mountain Empire Community College HVAC Replacement

One story mechanical room addition and mechanical yard screen. The existing building is one-story high on the side of the addition, and 2 stories on the other side. Brick and metal coping will match the existing building.

2.4 VMI – Superintendent's Quarters Renovation

This project is mostly a repair/replace in-kind project with some exterior improvements to include:

1. ADA walk and landing to be added. Goal was to design an ADA compliant entry that would not disrupt the historic context. We believe this has been accomplished in the following ways: 1) by using materials compatible with the existing building/site to include concrete landing, VMI paver bricks, and stone walls; 2) by slightly regrading for ADA compliant walks with no handrails, 3) by connecting new walk to other neglected points on the site; 4) and by keeping the original doors and installing in-floor door operator to make this entry ADA compliant.

2. West side entry to be removed. Non-original concrete steps, landing, and railings to be removed. Non-original door and transom to be removed and replaced with the original window for this location, which is stored in the basement.

3. Porch column base trim to be replaced. Inappropriate and rotting porch column bases to be removed and replaced with historically appropriate detailing that will resemble historic column bases according to historic photos. Other wood detailing will be repaired and repainted.

4. Roof deck railing to be replaced. Non-historic, non-code-compliant metal railing to be replaced with a code-compliant metal railing. Metal railing will have posts at each facet, larger top and bottom rails, and square pickets.

2.5 VCCS – NVCC – North Parking Lot

In November 2012, a Deed of Easement and Agreement was signed between the Virginia Community College System and Springfield Parcel C LLC, in which the State Board for Community Colleges granted and conveyed to Springfield Parcel C LLC, an easement for ingress and egress over and across the northeast portion of the Northern Virginia Community College, Medical Education Campus. As partial consideration for the State Board of Community Colleges granting this easement, Springfield Parcel C LLC, agreed to construct a lighted Parking Lot on the Medical Education Campus, to include approximately thirty (30) Parking Spaces, complete with two (2) ADA Van-Accessible Spaces and a Pedestrian Sidewalk that will connect to the Metro Access Road. The Pedestrian Sidewalk, which includes an ADA Accessible Ramp, will provide a campus connection to the local Metro Mass-transit Station. Other proposed site improvements will include landscaping, site lighting, and a new Fire Hydrant.

2.7 NSU – NVCC – Gill Gym Exterior Repairs

The proposed project consists of constructing an 8'-0" tall, freestanding, brick-masonry, screen wall around an existing mechanical and utility yard located at the rear of an existing athletic building (James D Gill Health & Physical Education Building).

Motion to move Project Submissions 2.3 and 2.6 to Regular Agenda: Ian Vaughan

Second: Tom Papa

Passed: 5-0

Motion to approve Consent Agenda items all except 2.3 and 2.6: Helen Wilson

Second: Calder Loth

Pased:5-0

3.0 PROJECT REVIEWS

2.3 VMI – Turman House Renovation

This project is mostly a repair project with some exterior improvements to include:

1. Non-compliant ADA ramp, steps, and landing to be removed and replaced with compliant ADA ramp, steps, and landing. Goal is to design a ramp and steps that are integrated into the building and site. We believe this has been accomplished in the following ways: 1) by using materials compatible with the existing building to include concrete top, brick veneer, and stone 2) by regrading to create more sloped paths, as much as possible, instead of ramps, 3) by creating landscaped areas in between main walk and ramp, 4) by regrading to eliminate guardrails on landscaped side of ramp, 5) and by adding a stone wall with stone piers to cap the east side of the ramp, which acts as a guardrail and also creates a defined entry point to the front portion of the site, which is the case at the east side and the south side of the site.

2. Remove non-historic brick patio that is causing moisture related problems and replace with paths instead. Note that historic stone and brick patio to remain in place. Existing brick to be salvaged and reused. Pea gravel to be added in small void areas to minimize maintenance for institute.

3. Reconstruct structurally failing south porches with more historically appropriate details. Since structural issues require that we rebuild these porches, we believe they should be rebuilt more in keeping with historic decisions and detailing. Goal was to look at front porch and historic photographs and model the details after these precedents.

A. Main House East, South Porch: Original porch roof structure, brick columns, and brick piers to remain. One inappropriate square brick column to be replaced with column to match original molded solid brick columns.

Inappropriate brick flooring and structure to be replaced with historically appropriate wood structure, flooring, and capping trim. Inappropriate steps and landing that join both porches, which is not in keeping with the historic or current use of these porches, to be removed and a new stair of precast treads and brick veneer to be constructed at the south end. The other brick walls, with the exception of the south brick wall, will be removed and replaced with historically appropriate brick wing wall and wood lattice. The south brick wall to be salvaged and reconstructed in place. The non-historic metal railings will be removed and replaced with wood railings that resemble the existing original front portico railings.

B. Main House West, South Porch: Original porch roof structure, historic brick columns, and historic side steps to remain in place. Inappropriate brick flooring

and structure to be replaced with historically appropriate wood structure, flooring, and capping trim. Furthermore, the inappropriate footprint of this porch that extends past the porch roof will be reduced to align with the porch roof area, which was likely the original footprint. Brick piers to be constructed under the historic columns and historically appropriate brick wing walls and wood lattice to be installed in between the brick piers. Otherwise, the locations in between the piers will have solid infill brick walls. Existing bricks that are still in good condition will be salvaged and reused. Inappropriate steps and landing that join both porches, which is not in keeping with the historic or current use of these porches, to be removed and a new stair of precast treads and brick veneer to be centered on the south side of this reduced porch. The non-historic metal railings will be removed and replaced with wood railings that resemble the existing original front portico railings.

4. Remove wood-clad bathroom external shed. The inappropriate wood-clad bathroom at the external shed to be removed and the door opening infilled with toothed-in brick and a plaster finish at the interior.

Comments: Renovations are subject to Department of Historic Resources conditions.

Motion for Final Approval: Tom Papa

Second: Calder Loth

Passed: 5-0

2.6 SMV – New Parking Deck – Previously Approved December 2017

The Project is a structured, 4 level parking deck of approximately 155,000 GSF, providing approximately 400 spaces to supplant existing surface parking lots on the south portion (Broad Street façade) of the SMV campus. The Deck is rectangular, with primary entry at corner stair /elevator tower on south elevation. A required exit stair at the northeast corner is expressed as a diminutive enclosure above the roofline. To resonate with the Pope building's limestone cladding, precast concrete panels will form the Deck exterior, with clear glazing set in metal frames at tower. A decorative-metal framed glass canopy at Deck pedestrian entries recalls similar historic canopies around the SMV perimeter.

Comments: Consider adding back previously omitted details.

Motion for Final Approval: Burt Pinnock

Second: Helen Wilson

Passed: 4-0 Tom Papa Abstained

3.1 WM – Sadler West Addition – Previously Presented May, 2019

The proposed project includes an addition and partial renovation of the Sadler Center, William & Mary's student center on the Williamsburg campus. The existing building is 3 stories and 122,330 gsf; the proposed addition is 3 stories, 52,950 gsf. The project also includes an interior renovation of the nearby King Center, 1 story, 10,500 sf.

The building form maintains the feel of a 2-story building with the 3rd level set back from the main façade. The exterior brick will match existing in color and pattern. A low-slope roof is planned for the majority of the addition, with a sloped hip roof over the mechanical penthouse.

Comments: Provide additional information requested by Department of Historic Resources. Consider integrating bicycle racks more into hardscape design. Resubmit if substantial changes are required due to budget constraints (*Note: Sections 2.2-2400, 2401 or 2402 do not preclude the consideration of budget in the board's deliberations).

Motion for Final Approval: Burt Pinnock

Second: Tom Papa

Passed: 5-0

3.2 DGS -ABC Central Office and Warehouse Facility

The project is a new distribution center building and administrative office building for Virginia Alcoholic Beverage Control. The distribution facility is a rectangular single level 315,000 ft² building with site accommodations for an 85,000 ft² future expansion. The administrative office is a rectangular 3 level 95,292 ft² total (31,764 ft² per floor) mixed use building. The mixed use building contains office (primary use), assembly, and storage occupancies. Exterior materials for both facilities consist of painted tilt-up concrete wall panels with canopies and storefront door assemblies at employee/visitor entrances. The site has a total of 670 employee / visitor parking spaces with site accommodations for a future expansion of the parking lot. There are 75 trailer staging spaces on the South side of the distribution center to meet the needs of the facility.

Comments: Design, size and detail tree islands to provide for sufficient soil volume and mix to promote healthy tree growth. Lacebark elm and its cultivars are becoming invasive, consider less invasive species. Consider deer resistant species. Consider breaking the blue painted horizontal band to lend hierarchy to the building, such as at entrance or corner "saddlebags".

Motion for Final Approval: Tom Papa

Second: Helen Wilson

Passed: 5-0

3.3 DHR – Clermont Farm Barn Reconstruction

The Project consists of four gable roofed pole barn structures. The single story buildings occupy a total 17,878 square feet. A shed roof-covered alleyway, sized for the farm's skid loader equipment connects three of the structures. The fourth stands opposite, on the former Clermont Barn's foundation. A barnyard is defined between the opposing structures. The structures are clad with simulated board and batten siding with standing seam metal roof. Roof monitors will contribute daylight to the interior spaces and ventilation for the

hay barn. Colors are reminiscent of the original barn – light grey siding with white trim boards, green colored roof.

Comments: Consider adding lightning rods to cupolas. Provide interpretation/signage about history of barn that was destroyed by fire.

Motion for Final Approval: Ian Vaughan

Second: Tom Papa

Passed 5-0

4.0 ANNOUNCEMENTS

****Next AARB Meeting is Friday, January 3, 2020. EAST READING ROOM, Patrick Henry Building.**

5.0 MEETING ADJOURNED



Burt Pinnock, AARB Chair



Joe Damico, Director DGS