

Art and Architectural Review Board
Minutes
May 1, 2020
Virtual Meeting via ZOOM
1111 East Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

- 10:00am
- 1.1 CALL TO ORDER
Burt Pinnock, Chair
 - 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
Motion to approve: Helen Wilson
Second: Tom Papa
Approved: 6-0
 - 1.4 OTHER BUSINESS

2.0 CONSENT AGENDA

10:10am

- 2.1 **DMA – Demolition of Buildings 4, 8, & 20 (Troutville, VA)**
Demolition of three facilities that were once used by the Botetourt Correction Center Camp 25, which closed in the winter of 2010. These facilities have remained dormant for ten years and have deteriorated beyond repair. Building 4 is an approximately 5,000 SF, one-story facility that was used as a dining hall for inmates. It is masonry construction with a wood truss roof structure. Building 8 is an approximately 2,200 SF, one-story building that served as a visitation facility for the correctional center. This building is a pre-engineered structure with masonry infill. Building 20 is an approximately 1,200 SF, one-story facility that was the campus laundry room and general store. This facility is masonry construction with a wood truss roof structure. All of the facilities have multiple envelope leaks that have compromised the interior, creating possible mold and structural issues. Lack of maintenance and interior conditioning have rendered these facilities unrepairable.

Comments: Subject to DHR review and approval.

- 2.2 **DCR – Demolition, New River Trail State Park – Cobb House**
The existing 2 story house is approximately 1500 square feet. The wood frame and wood siding house has a two story front porch and a sloped asphalt shingle roof. The New River Trail State Park would like to demolish the building this spring. The house is adjacent to the New River Trail at mile marker #9.

2.3 JMU – Demolition, 911 Forest Hill Road

The one-story ranch is a 3,700 square foot house is made up of 2,116 square feet of finished space on the main floor and 1584 unfinished basement space. Oak Hill Drive borders the house to the south, university- owned properties to the west and north and Forest Hill Road to the east. The house was constructed in 1966 and has not been maintained properly to ensure a long life cycle. The house is being demolished for additional green space as the home is in such disrepair. The house at 911 Forest Hill Road is a ranch house with an unfinished basement, typical of the 1960's-1970's architectural style. On the main floor, there is a living room, dining room, kitchen, three bedrooms and two and a half bathrooms. The basement floor contains a laundry area, and other recreational areas. 911 Forest Hill Road includes painted drywall and plaster systems that make-up the walls and ceilings. Suspect asbestos-containing ceiling finishes including popcorn and spackle type of materials were visually identified during the site inspection. Carpeting, linoleum, ceramic tile and wood flooring are throughout the house. The house has an oil-fired furnace and wood burning fireplaces. The house is wood frame construction on a concrete slab with a composition tar shingle roof over wood sheathing. The exterior of the house is brick.

2.4 DGS – Replace Central State Hospital

The purpose of this application is for the demolition of existing buildings required for the construction of the New Central State Hospital in Dinwiddie County/Petersburg, VA. The new facility submitted a schematic review with AARB and received approval on March 6, 2020. This separate review is for consent for demolition of buildings currently closed or being replaced by the new facility. The buildings to be demolished are Building #78, located on the southern portion of the site and Building #68, Building #68A, Building #69B and Building #128, which are on the northern portion of the site. The total acreage of the site equals the total area of disturbance at 50 acres.

Comments: Subject to DHR review and approval.

2.5 UVA - Demolition, Dynamics Building

2015 Ivy Road is a 4-story commercial office building that was constructed in 1969 and is sited along Ivy Road. UVA purchased the property in 2018 and as part of the larger Ivy Corridor redevelopment plan would like to demolish the existing structure to clear the site for the future UVA Hotel & Conference Center which will be presented to AARB later this summer.

2.6 VT - Mail Services: Intelligent Lockers (Previously presented March 6, 2020)

The project will serve two districts of the Blacksburg Campus, the Northeast and Upper Quad District, and the Student Life District, with the installation of three (3) outdoor locker banks (“intelligent lockers”), each under a weather-protective shelter. This project will allow Mail Services to improve service to students by providing 24 hour, 7 day-a-week mail and package retrieval through interfacing with technology. The initial pilot project, “Intelligent Lockers” was given final approval by the Art and Architectural Review Board in May 2018. This project expands on the Intelligent Lockers initiative and may expand further as our campus grows, eliminating the need for valuable indoor space in residence facilities to be dedicated to mail services functions.

2.7 WM – Matoaka Lake Trail – Boat Storage

Overview: Construction of a: 25' (W) x 26' (L) x 13' (H) galvanized metal carport and fence enclosure, on a level 3" gravel pad. Location: The boat storage enclosure and carport shall be constructed 5 feet behind the existing parking blocks; located on the south side of the Boat House parking area. Requirements: Carport will be rated for a minimum: 140 mph winds and snow load of 30 psf. Roof of carport will be sufficient in height, as to offer a minimum 12 feet of overhead clearance for boat trailers. An 8-foot tall metal fence enclosure shall be constructed around the carport and un-covered trailer parking. Three 12 foot wide gates shall be installed to face main parking area/Boathouse. Gates shall be constructed in a manner as to allow trucks and trailers to comfortably back into enclosure for storage and removal. Carport roof should be a William & Mary "green" or similar color.

2.8 NSU – Babbette Utility Yard Enclosure

The proposed project consists of constructing an 8'-4" tall, freestanding, brick-masonry, screen wall around an existing utility and refuse yard located at the rear of an existing dormitory building (Babbette B. Smith Hall).

Please note that the gates adjacent to the refuse containers might be removed for functionality reasons (TBD).

2.9 LU – Beale Plaza and Fountain Improvements

This project capitalizes on the disruption of Beale Plaza paving for a planned utility project (steam tunnel and distribution system replacement) as an opportunity to renovate the architectural context for the Beale Fountain, an important plaza at the junction of Brock Commons and Wheeler Mall. The limited and constrained seating afforded by the flanking porticos to the fountain will be demolished and replaced by a more generous surrounding brick plaza with granite seatwalls and café seating beneath canopy trees.

Motion for final approval of consent agenda: Ian Vaughan

Second: Helen Wilson

Approved: 6-0

Helen Wilson abstained from 2.5

3.0 PROJECT REVIEWS

3.1 DOC – Security Lobby Expansion

The new lobby security expansion will tie into the existing glass front entrance. The new entrance will provide an approximate 1,200 square feet, single story expansion to serve as the main building entrance and security check point for visitors and employees to VDOC headquarters. Building construction consists of steel column and joist structural frame, aluminum curtain wall and glazing, bullet resistant curtain wall and glazing, custom millwork with ballistic ratings, standing seam metal roofing, metal wall panels, all glass entrance doors, ballistic power sliding entrance doors, gypsum board and acoustical panel ceilings, wet pipe sprinkler system, LED lighting and electrical power and HVAC tie-in. The existing lobby entrance will be renovated upon removal of existing casework and turn-style entrance checks. The front entry sidewalk will be replaced/repair after new building addition has been constructed.

Motion to Deny project: Tom Papa
Second: Helen Wilson
Vote: 3-3 Project Failed

A second motion was made for Preliminary Approval with materials submitted in future for consent agenda: Ian Vaughan
Second: Burt Pinnock
Approved: 4-2

3.2 UVA – Bayly Building Renovations

At roughly 6,000 square feet, the Bayly Building, also known as The Fralin Museum of Art, is home to nearly 14,000 art pieces. The proposed plan for this four-story building aims to repair portions of the building's envelope to provide a stable environment for the artwork within so that it may continue to be enjoyed by visitors for years to come. To be more specific, selective repair and replacement of the roof as well as repair of window and louver penetrations along the building's facades fall into the scope work. Additionally, a selective update of the building's HVAC system will further improve and ensure a stable interior building environment. The goal of these selective repairs is to improve upon the existing conditions, provide a space that will last and help protect history, and to hark back to some of the building's original design intentions. The roof in particular will require updates and repair along the main slate ridge, the standing seam copper roof, the concrete paver terrace, the two annex roofs added in the 1970s, and at its existing copper gutter systems. At the windows, the goal is to repair and match what is existing while providing an added layer of protection through the installation of storm windows. With the louvers, the goal is also to match the existing while providing enough air flow for the improved and updated mechanical system within. With these updates and repairs, the museum should not only work more efficiently, but should also echo back its original construction and grandeur.

Motion for Final Approval: Tom Papa
Second: Donna Jackson
Approved: 4-0
Abstained: Burt Pinnock & Helen Wilson

3.3 VT – Dietrick Hall Enclosure & Spirit Plaza (Previously presented September 6, 2019)

This project will create a vibrant hub of campus activity by augmenting existing outdoor spaces and dining venues at this location. The new Spirit Plaza design will allow for a variety of both large and small-scale outdoor activities such as game day celebrations, food truck rodeos, and outdoor concerts. The project also encloses approximately 5,000 square feet of existing open-air space to add 200 new dining seats to the campus inventory. Seating capacity will also be expanded at DXpress and Deet's Place, and a new grab-and-go marketplace will be created. The interior renovation and addition will see the addition of 200 seats of dining capacity. In addition, the project will also improve the capacity, circulation, and appearance of multiple existing venues. These include the DXpress grill, a central "grab n' go" style market and convenience store, and Deet's Place espresso and coffee shop. The new Spirit Plaza and landscaping will provide areas for student gatherings of a range of sizes and serve as a "stage for everything". A majority of the project square footage focuses on exterior spaces. The new Spirit Plaza will cover a total of 46,700 square feet. Interior renovations and enclosure total 19,790 square feet.

Motion for Final Approval: Ian Vaughan
Second: Helen Wilson
Approved: 6-0

3.4 WM – Memorial to the Enslaved

The Memorial to the Enslaved by the College of William and Mary is an outdoor monument situated to the south of the historic Wren Building. The design of the monument is the result of the winning competition entry selected by William and Mary from numerous submissions. The location of the building was established by William and Mary prior to the competition. The exterior of the monument is comprised of a 'hearth' element and a 'stage' area that face each other and create a space in between. The walls of the 'hearth' element display brick-like protrusions that contain the names of the enslaved. There will also be blank brick-like protrusions that represent the unnamed and unknown. Visitors can enter the 'hearth' area to observe traditional ceramic patterns on the hearth's concrete vault and chimney. The space between the 'hearth' and the 'stage' allows visitors to view the names of the enslaved, meditate and hold gatherings or participate in events. The 'stage' area is a slightly elevated platform that allows people to sit on or perform. On rare occasions, William and Mary may use the 'hearth' area to light a wood fire. In consultation with their historians, William and Mary wishes to remove a small portion of the 1930s wall that exists at the memorial's location. This is a symbolic gesture, as the wall was always perceived as a barrier to entering the campus by the African Americans in the surrounding community.

Motion for Preliminary Approval: Tom Papa
Second: Donna Jackson
Approved: 5-0
Abstained: Burt Pinnock

Comments: Consider alternative design for back of monument which seems simple. Consider appearance/engagement with walk, terrace and landscape design. Consider fire pit and its appearance when not in use.

3.5 VCCS – NVCC – New Greenhouse

Construction of a new Greenhouse on the Annandale Campus of Northern Virginia Community College. The proposed building is a single story, 1,736 SF, Greenhouse, consisting of two areas - the Headhouse and the Greenhouse Class Area. The Headhouse is located to the north with upper and lower shed roofs sloping to the east and west, separated vertically by Clerestory Windows. The walls are clad in cream/light brown colored brick, with precast concrete door lintels. The roofs are light gray colored Standing Seam Metal, with light gray Cement Board trim and soffit. Exterior signage, consistent with signage throughout the college, will be surfacemounted on the north façade next to the entrance to the Headhouse. The Greenhouse Class Area is located to the south with a prefabricated glass Greenhouse structure atop a low masonry knee wall matching the Headhouse brick, with precast concrete caps. The Greenhouse has a clear glass gable roof, which slopes to the east and west, with aluminum mullions and matching vertical walls that attach to the masonry walls below. Northern Virginia Community College has been adding new buildings to and improving existing buildings on the Annandale Campus in recent years to support its growing student population. The goal of this new Greenhouse is to meet

current and future needs of the Horticulture Program with a more flexible space that can adapt to a Higher Education Program.

Motion for Final Approval: Helen Wilson

Second: Tom Papa

Approved: 6-0

Comments: Consider materials to match existing campus. Consider horizontal orientation for signage.

3.6 RBC– Academic Innovation Center (Previously presented November 2019)

The project involves a renovation of a portion of the existing library and construction of an extension to the Library building. The facility is a 2-story type II-B construction, with the first floor having a gross footprint area of approximately 26,527-sf. The existing first floor contains offices, library space, study spaces, a book shop, and a dining area. The existing second floor contains additional offices and study spaces and totals approximately 9,348-sf. The building height is approximately 23-ft. The renovation in the existing area will total approximately 9,716-sf of the existing office, library, and study space. The addition to the library will be a two-story addition totaling approximately 7,000-sf on each floor. The addition will contain classrooms, study spaces, and supporting spaces (i.e. mechanical rooms).

Motion for Final Approval: Ian Vaughan

Second: Tom Papa

Approved: 6-0

3.7 WM – Kaplan Arena

Renovations to the existing Kaplan Arena occur at all levels of the existing structure including the Main Concourse Level, Court Level, Locker Level, and Seating Bowl. Renovation plans include bringing the structure up to current code where feasible, updating the functionality of concessions and restrooms, updating functionality of locker rooms and training spaces, expanding spectator experience types, and updating finishes throughout. Total renovation square foot area is 72,013. Additions include a new entry and lobby function at the Main Concourse Level with circulation to the Court Level, Locker Level and a new Entry Plaza Level at the north of the existing structure with a total square foot area of 20,681. A second addition is to be located northwest of the existing Kaplan Arena for new sports performance and training spaces. The addition is two levels and ties in at the existing Main Concourse Level and Locker Level with a total square foot area of 37,001. Existing materials of the existing Kaplan Arena are to remain as-is except where new paint is to be applied on previously painted portions. The additions will contain brick to match the existing, clear glass, translucent insulated wall panels, metal panels to match existing, and light grey metal panels to screen new HVAC units. Overall building forms are to be rectangular and square to match the existing form of Kaplan Arena.

Motion for Preliminary Approval: Helen Wilson

Second: Tom Papa

Approved: 6-0

Comments: Consider screening of rooftop equipment. Consider seat walls at entry. Consider any necessary exterior crowd security measures, signage/graphics and planter at base of wall under large overhang.

3.8 DGS – Old City Hall Landscape Plan

Old City Hall occupies the block bounded by East Broad Street, Capitol Street, North Tenth and North Eleventh Streets in downtown Richmond. The site lies on the north side of Capitol Square, between the General Assembly and Patrick Henry buildings and directly north of the Virginia State Capitol. The entire site, including the building and portions of Capitol, Tenth and Eleventh Streets, includes 80,815 square feet of land. The building occupies 27,280 square feet of that total, leaving 53,535 square feet of landscape area surrounding the building. The project represents a comprehensive reconstruction of the landscape surrounding the building, with the exception of the City-owned sidewalk fronting East Broad Street. The driveway that currently loops the site will be removed, including the existing parking spaces along Tenth and Eleventh Streets. As part of a program to improve security for the entire State Capitol complex, vehicular access will be limited primarily to service and emergency traffic, with accommodation for a small number of other state vehicles. Five parking spaces will be provided on the far eastern edge of the site. Vehicular traffic will enter the site from East Broad Street at Tenth Street and follow a one-way, counter-clockwise loop, exiting back to East Broad from Eleventh Street. Access will be controlled by a staffed guard structure at Tenth Street and operable security bollards at Eleventh Street. The elimination of regular vehicular traffic will allow the space surrounding the building to be converted into a large, pedestrian-oriented plaza that is architecturally compatible with the Capitol Grounds as well as the 1894 National Historic Landmark Old City Hall building. The existing pavement surfaces, almost all of which were deteriorated and incompatible with the building, have been removed to facilitate the building renovation and will be replaced with more durable and architecturally appropriate materials. Existing vegetation, including the four large Willow Oaks located in planters at the corners of the building, will also be removed and replaced with more suitable plant materials. The new space will be designed to allow pedestrians to use the entire space, while providing unobtrusive barriers to limit the areas accessible to vehicular traffic. There will be an inner ring of pavement and planting beds surrounding the building that will be protected by a line of decorative bollards and light fixtures. This ring will provide a visual base for the building, and will have the added benefit of creating a safety zone for pedestrians entering and leaving the building. The balance of the site will be designed for pedestrians, but will also be accessible to vehicular traffic. While much of the space will form a large, open plaza, there will be a generous band of planted beds, benches and shade trees along the entire south edge of the site. Trees will also line the east edge of the site and portions of the west edge. In addition to benches along the south and west edges, seating will be provided on lower planter walls closer to the building. In all, the new space will be more pedestrian-friendly, with more seating opportunities, shade, and furnishings.

Motion for Preliminary Approval and return with more detailed information on planters, paving, bollards and landscape plan: Tom Papa

Second: Helen Wilson

Approved: 6-0

Comments: Consider proposed landscape design and relationship to adjacent public spaces to east and west. Consider how new trees along southern edge work with adjacent existing trees on Capitol grounds. Consider reducing number and quantity of bollards. Consider views to the building and Capitol grounds with layout of

proposed trees. Reconsider removal of mature existing trees. Consider proposed planter geometries and their relationship to each other, the public space and to the Old City Hall building.

3.9 VCCS – TNCC Replace Diggs Moore Harrison Buildings (Previously presented May 2019)

The proposed building will be a replacement of the existing 1968 era Diggs/Moore/Harrison building complex on the Hampton Campus of Thomas Nelson Community College, with a new 75,000 square foot Administrative and Classroom facility. This new building, located at the front of the Hampton Campus, will play a pivotal role in creating a new public face for Thomas Nelson Community College from Interstate 64. Seamlessly configured interior-exterior student spaces will reinforce master plan initiatives, making the campus more inviting and collegial. Major instructional programs supported by the new building are Mathematics, including a Math Lab, Information Technologies, including a Cyber Lab, and Business and Public Services programs leading directly to employment. Office suites will include the President's suite and Board room, and several Vice President's office suites adjacent to the President's suite. The new building will be three-stories, maximizing the use of its footprint in contrast to the current one-story structure.

Motion for Final Approval: Tom Papa

Second: Helen Wilson

Approved: 6-0

Motion to move into Executive Session for discussion on future virtual meetings: Tom Papa

Second: Burt Pinnock

Approved: 6-0

4.0 ANNOUNCEMENTS

****Next AARB Meeting is Friday, June 5, 2020.**

5.0 MEETING ADJOURNED



Burt Pinnock, Chair



Joe Damico, DGS Director