Art and Architectural Review Board
Minutes
September 11, 2020
Virtual Meeting via ZOOM Webinar
1100 Bank Street, Richmond, VA 23219

1.0 ADMINISTRATION

10:00am 1.1 CALL TO ORDER
Burt Pinnock, Chair
Absent: Donna Jackson

1.2 PUBLIC COMMENT
AARB Meetings are open for public comment. If you wish to attend the virtual meeting or provide public comment please email aarb@dgs.virginia.gov. Rules for public comment can be obtained from the Director, Department of General Services.

1.3 APPROVAL OF MINUTES
Motion: Helen Wilson
Second: Ian Vaughan
Approved: 6-0

1.4 OTHER BUSINESS

2.0 CONSENT AGENDA

10:10am

2.1 VT – Upper Quad Interpretive Signs
This project is part of a Memorandum of Agreement (MOA) between Virginia Tech (VT) and the Department of Historic Resources (DHR). This MOA, which was completed for the demolition of Thomas and Monteith residential halls, asks that the university provide five (5) interpretive signs detailing the history of the Virginia Tech Upper Quad. The content and design of these signs was a collaborative effort between the Office of University Planning, University Relations, and the Corps of Cadets. These signs serve as a prototype and we are requesting approval of this prototype for use in these three locations included in the presentation and for potential future locations. The Upper Quad is located at one of the highest points of Virginia Tech's Blacksburg Campus. Accessibility has historically been an issue to this quad from other parts of campus. That said, there are several ongoing projects that seek to improve physical access to this important and historic quad. These signs are planned to be strategically located at highly visible and easily accessed

locations. The proposed signs carry five distinct stories and themes – Lane Hall, Hokie Stone, Virginia Tech, Upper Quad, and Corps of Cadets. These signs will be located at various entry points to the historic Upper Quad District. Three signs of the signs – Lane Hall, Corps of Cadets, and Hokie Stone – will be constructed and installed on site in the immediate future. The other two signs – Virginia Tech and Upper Quad – will also be constructed immediately; however will not be installed until after the Core Leadership and Military Science Buiding and New Upper Quad Residence Hall is complete (December 2022).

2.2 CH – Catawba Hospital Bldg. 3-4 Demolition

Abate and demolish building 3 and 4 at Catawba Hospital. These buildings have been unused for over 20 years and their condition is beyond repair. Project would remove these building and restore the area to a maintainable lawn area.

Comments: Approval contingent upon DHR Review and Approval.

2.3 W&M – King Center Renovation (Portion of Sadler West Project)

King Center, formerly known as the Student Health Center, is a 10,000 sf single-story brick building with slateshingle roof built in 1971 located on Gooch Drive to the west of Sadler Center across Gooch Drive. The proposed renovation at King Center is an interior renovation, now to include window replacement. The existing single-pane glass windows are dark bronze aluminum framed. The proposed scope will replace these with double-pane energy-efficient clear glazing (to comply with the College's Technical Standards and will match new glazing at the Sadler Center Addition across the street). Framing will be aluminum storefront with dark bronze finish. One opening is scheduled to be replaced with curtainwall due to its height. Extent of openings and mullion spacings are designed to match existing.

2.4 GMU – Satellite Dish Demolition

This project involves the demolition of an existing satellite dish control structure constructed in 1984. This site was leased to an outside entity who built and operated the dish and control structure to transmit and receive television signals. Responsibility for the site was recently transferred to George Mason University's Volgenau School of Engineering with the intent to repurpose the facility for educational purposes. The existing structure is not suitable for habitation and is not ADA compliant, and the goal is to replace it with a new ADA compliant, single story building of similar size.

2.5 GMU – Satellite Dish Control Structure Replacement

This project involves the construction of a new satellite dish control structure to replace an existing structure of similar function originally constructed in 1984. The existing structure is not suitable for habitation and is planned to be demolished. The new structure will be an ADA compliant, single story building, measuring 18'-0" x 12'-0" (216 sq ft.) and will contain a control room and a storage room to support the existing satellite dish to remain. This facility will be used by engineering students to perform experiments and expand the

capabilities of the dish through software modifications. The project also includes installation of a sidewalk to connect the structure to the campus's accessible route, site lighting, and installation of a new gate in the existing fence at the new site entrance. Site work is limited to that required to install of the sidewalk. Work will also include limited site maintenance such as clearing overgrown vegetation to restore the existing gravel bed present throughout the enclosure. The exterior wall finish is fiber cement shiplap siding, windows will be aluminum clad, and new doors will be painted steel. The roof is finished with standing seam metal panels with matching metal fascia.

2.6 DGS – Virginia War Memorial – Amphitheatre Access Bridge and Handrails

Construction of a 19' x 5' granite and steel footbridge over a drainage feature to permit direct access to the amphitheater stage from the seating bowl, and addition of handrails at steps leading into the bowl from the memorial's main level above.

2.7 FCM – Crossing Gallery Demolition

The purpose of this application is for the demolition of existing building required for the construction of the Crossing Gallery at the Frontier Culture Museum in Staunton, VA. The project submitted a schematic review with AARB for this session, as well. This separate review is for consent for demolition of buildings that will allow for the new and renovated buildings that are proposed in this project, and the site improvements proposed. Buildings proposed for demolition include:

- o Dairy Barn #1 – P-009710
- o Dairy Barn #2 – P-014769
- o Cochran Pavilion – P-014770
- o Storage Barn (near Dairy Barns) – P-014771
- o Education Studio (or Old Store) – P-035596

2.8 GMU – Demolition of Arlington Original Building

This project proposes the demolition and removal of the George Mason University Original Building and stabilization of the site in preparation for the planned future development of the Institute for Digital Innovation (IDIA). The existing building is approximately 130,000 square feet across three primary stories. There is no basement, but there is an 18' grade transition from Fairfax Drive to the south down to Founders Way on the north side of the site, so the building's ground floor is partially below grade. Demolition of the Original Building will include removal of the cast-in-place concrete structure, footings and foundations, exterior walls and roof systems, doors, windows, interior partitions, equipment, fixtures, and finishes, and removal of specialty equipment and associated building systems including Mechanical, Electrical, and Plumbing systems. Once the building and site features are removed and all utilities cut, capped, and made safe, the site will be stabilized in accordance with all State requirements. Approximately 1.62 acres will be disturbed as part of the site and building demolition and site stabilization.

2.9 NSU – Harrison B. Wilson Administration Building – Replace Gas Generator and New Electrical Switch Gear

Screen enclosure area: 18'- 0" x 30'- 0"= 560 gsf, number of stories: one – enclosure 10'-8" in height, roof form: no roof – open to sky, exterior materials: brick for enclosure (to match Harrison B. Wilson Hall) and steel swing gate.

Motion to Approve Consent Agenda: Helen Wilson
Second: Tom Papa
Approved: 6-0

3.0 PROJECT REVIEWS

3.1 W&M – Swem Library Terrace

This project will serve as an outdoor extension of William & Mary's Swem Library; a central hub of student activity on William & Mary's South Campus. The proposed terrace is located on the south-east of the library and will offer a variety of fixed and movable seating choices for maximum flexibility to serve intended uses including studying, passive recreation, movie nights, formal events, meetings, receptions, etc. Specific programmatic elements include a ±1,500 SF bluestone patio, stair and accessible sloped walk connections to adjacent campus walk, built-in seat stairs and a seat wall, a stormwater conveyance feature with water runnel, a connection to an adjacent sloped lawn, and a focal point such as a water feature or sculpture. The space is envisioned as a lush oasis for students, staff and visitors alike, incorporating trees to provide needed shade and a diverse mix of shrubs, perennials, and ornamental grasses that offer a variety of colors and textures throughout the year.

Comments: Consider bee allergies in planting design, paver pattern, look for precedent for brick bond pattern for retaining walls. Also consider rain channel/scupper given drainage area. Consider square tables for larger groups and plan for umbrellas and weather/safety.

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

3.2 VCCS – Workforce Training Addition – Lord Fairfax Community College

The proposed addition will be one story, steel frame construction with brick veneer and metal panel exterior. The expansion will include three additional newly constructed skilled labs. Construction cost is estimated to be about $1.9 million, and total project cost will be about $2.5 million. The College has been holding these classes in off-campus locations, but these locations are no longer available. The new addition will support the HVAC, plumbing, electrical and heavy equipment operator training programs. Situated on the northeast side of

the existing Smith Hall, this one-story addition expands the existing Workforce Development Program by approximately 3,900 SF. The addition houses a new entrance and additional restrooms for the building. An outdoor storage situated on the north side of the addition will be used to store training materials used in the laboratories, such as piping and testing materials and equipment.

Comments: Consider termination of canopy at punched window. Consider stronger pedestrian connection, even if in future project and consider garage door/service access conflict with building entrance. Submit site plan to consent agenda.

Motion for Preliminary Approval: Tom Papa
Second: Helen Wilson
Approved: 5-0
Abstain: Burt Pinnock

3.3 DGS – Replace Central State Hospital

The new Central State Hospital project in Petersburg, VA intends to provide the Commonwealth of Virginia's most vulnerable citizens with effective, safe, compassionate, and financially responsible behavioral healthcare services. The project aims to squarely place Central State Hospital and its operational model as a national leader in transformational behavioral healthcare practice. In keeping with the mission of Central State Hospital "to support the wellness and safety of individuals and their communities throughout the Commonwealth", the new hospital will be consolidated into a brand new, state-of-the-art facility measuring approximately 471,859 gross square feet. As part of the consolidation program, the project will replace over 20 smaller, disconnected structures on Central State Hospital's campus, most of which date to the 1950s and 1960s, and some of which have been extant since the late 19th-century. The new building will contain both civil and forensic patient rooms for a total of 252 beds, with an expected expansion in the future of 48 beds, thereby providing the staff and patients of Central State Hospital with an innovative and adaptable space fit for the future of behavioral healthcare. The proposed site for the consolidated hospital is located just south of the historic campus, bounded to the west and south by 7th Street and Accomac St., respectively. To the east, the site remains heavily forested as it gently slopes into the Rohoic Creek watershed. The site lies adjacent to Civil War-era Fort Whitworth, a Confederate earthwork built in 1864 during the Siege of Petersburg which represented the final major battle of the war. The site was selected after deliberation and consultation by the Division of Real Estate Services (DRES) and the Central State Hospital staff. The initial programming study found that consolidation onto the new site would result in improved water and sewerage service, lighting, parking, and storm water management while also opening up the historic campus to potential sale and private investment. In the initial Schematic Design phase, the design team proposed a location for the new hospital in the approximate center and highest point of the site, with a 20'

emergency access road encircling the building. This siting strategy, in conjunction with contemporary space needs, clearances, and parking requirements, necessitated the removal of Buildings 68, 68A, 128, and 78. The new hospital will have two retention ponds, one to the north and one to the south, for storm water management while parking for over 700 vehicles will be placed to the west adjacent to 7th Street. To the east, views to the densely forested Rohoic Creek watershed will be preserved and highlighted as part of the new hospital's architectural expression (discussed in more detail in the following section). The hospital can be conceptually broken down into 7 primary program areas: a two-story Administration building, Clinic/Pharmacy facility, Back of House area focusing on operations and maintenance, two Treatment Mall spaces, five Program Communities, and seven Living Units for long-term patient rehabilitation. During the following PD phase the design was refined to reduce excess square footage while maximizing circulation efficiency across the hospital.

Comments:

Board Member 1:

I really appreciated that the facility will be all on one level given issues with staircases for patients, and more human height buildings make folks feel more human. This is a hard building to design because it has to be both a space that provides security and healing - not an easy thing to do. I don't think you can plant shrubs close to fences in those kinds of facilities - I'm not sure what the rules are regarding plantings close to the walls in the courtyards. It's hard to soften things through furnishings that have to be fixed to the ground. I suggest possibly putting together beautification committee to advise on this. Patient experience is the most important element of this facility. They mentioned the design was based on feedback from the state regarding security regulations as well as physicians and staff regarding the impact of physical space on patient ability to get well as well as the rigid functionality needs. Wolt would be appropriate to have some of these professionals actually describe those factors in more detail to the board, or could they provide some of this information in greater detail in their application. I was expecting a presentation that spoke more to the patient experience.

Board Member 2:

I understand and appreciate the need for a new state-of-the-art mental health facility to replace the current outmoded hospital. The proposed new hospital can meet that need especially with its interior layout. The layout for the wards is consistent with that now employed in other newly constructed state facilities. My concern is not so much with the functionality of the scheme but with its general architectural character, including the choice of materials and the application of the materials; i.e. the overall look and feeling of the place. I observed that patients suffering from mental illness respond best to a peaceful, domestic, non-institutional environment. Simple, non-confrontational

architectural beauty and dignity are essential to the healing process. My immediate reaction to the general character of the proposed design was that it was alien and disturbing, that it was imbued with little that a mental patient could relate to. The sharp triangular-shaped courtyards with their high concrete panel walls seemed discomforting and claustrophobic, if not hot and glary. The triangle is the least satisfactory shape for an architectural space. I feel the jagged rooflines of the courtyards are the triumph of theory over fact. They are not going to remind mentally disturbed patients of distant mountains.

Board Member 3:

The facility feels extremely institutional. The shape of the building with the sloping roofs will both be expensive. Pre-cast concrete can be very cost-effective if a large number of the panels are exactly the same size. It would make much more sense for them to use a consistent building line with clear stories for differentiation of roof lines. The savings could be used to color the concrete and create a more natural relief patterns. The wrapping of the end of the building with metal didn't seem to be appropriate. Is there a more aesthetically pleasing option than just the bare fencing or the option of additional landscaping?

Board Member 4:

Reconsider some of the material selections to ensure that the courtyard spaces are conducive to healing as intended and how they address biophilic design. Consider incorporating some of the elements from the administration portion of the building to the courtyard spaces to provide variety in the courtyard and continuity to the overall theme/design of the facility. Simplify some of the complexities of the roof line forms. With budget concerns for the project, I am concerned that the landscaping will be the first thing to be cut. Landscaping for this project in the courtyard spaces is essential in making this project a success. A lot of effort was put into the design to avoid the "institutional" stigma. However, the fences at the courtyard at the perimeter still feel very institutional. The views out to the "leafy pine forest surrounding the site" appear to be blocked by chain link fence which still gives the space the "institutional" look. Provide physical samples. Have there been any presentations to the surrounding community?

Board Member 5:

Consider a warm tone aggregate in the precast panels of the patient courtyard. Consider organic, biophilic patterns for the concrete walls of the patient courtyard. Consider planting Boston ivy on the concrete walls of the patient courtyard. Use a varied and layered plant palette to provide interest, sense of shelter and soften the architecture. Consider a paving product such as Flexipave in lieu of stabilized aggregate in the staff courtyard and multi-purpose plaza. Consider light colored exterior furnishings to minimize hot, uncomfortable surfaces. Consider animating the entry plaza with additional landscape amenities such as seating and shade.

Motion to Deny Final Approval: Burt Pinnock
Second: Tom Papa
Project Denied: 5-1

3.4 FCM – Construct Crossing Gallery

The project consists of new Crossing Gallery building, new Maintenance Building, new Collection Storage building and a renovation of and addition to the gift shop building of the existing Welcome Center.

Crossing Gallery

The new Crossing Gallery building is a single-story building with a mechanical mezzanine. The building has a rectangular footprint of approx. 33,512 SF. The Crossing Gallery building is situated immediately east of the existing Welcome Center. It faces the extension of Cochran Parkway to the north to create warm and welcoming first impression for the Frontier Culture Museum of Virginia. The building configuration is influenced by the desire to orient the visitor and to provide a well-defined connection between the arrival and the outdoor exhibits, both physically and interpretively. To the south of the building is an event lawn with paths connecting the visitor to the outdoor exhibits. The east side of the building is set in the existing topography of the adjacent hill. The Crossing Gallery building will house permanent and temporary exhibit spaces, visitor support services, museum shop and two event spaces – flexible education space and pavilion. The pavilion is a large event space that is partially climate controlled to accommodate program use in all seasons. It is adjacent to and accessible from the flexible education space and from corridor next to the permanent exhibit space. It opens to the exterior on the west and south sides with overhead glass doors. To complement the scale and proportions of the adjacent existing welcome center, the program components are expressed as individual volumes arranged below an upper roof. The datum of the upper roof is defined by the ceiling height necessary for optimal functionality of the exhibit spaces. The envelope of the exhibit spaces is clad with regionally sourced stone veneer. The east wall of the permanent gallery is a concrete retaining wall set in the existing topography. The exposed face of the wall is clad with stone veneer. The upper roof extends from the exhibit spaces over the lobby and the adjacent outdoor plaza to create a transitional space for visitor arrival and orientation. The museum shop, flexible education space and pavilion share a lower roof datum and provide daylight access into the lobby and corridor adjacent to permanent exhibit space via a clerestory. The museum shop, flexible education space and pavilion facades are composed of opaque wood walls combined with semi-transparent wood and glass walls to allow filtered visual connection between the indoor and outdoor while controlling sunlight and reducing solar heat gain. Wood slat cladding provides cultural reference to traditional wood barn construction of the early American farms featured in the outdoor exhibits.

Maintenance Building

The Maintenance Building houses several functions that support the general operations of the museum. These include:

· A general work and repair area
· Wood and Metal shops
· General Storage, including Maintenance Storage as well as general museum supplies
· Offices
· Staff Break Room and Meeting Area
· "Golf" cart charging

The plan is organized so that spaces which need service access face north to the service court, while smaller support spaces are arrayed along the south side. The wood shop will be served by a dedicated sawdust extraction system. The cart-charging is planned in an area that is covered, but open on three sides. The proposed building is one-story, with a slab-on-grade. The western end is cut into the slope, and the eastern end will likely bear on fill material. Maintenance vehicles will access the Old World loop road via a new paved drive that is discreetly located west of the new building and largely out of sight from the main public buildings and the Old World loop road. The new drive also serves as a fire apparatus access road serving the Collections Storage building, the Interpreter Suite, and the Crossing Gallery. A new maintenance yard is located to the north of the building across the new service road. Maintenance employee parking is located on this parcel. In addition, the maintenance yard is arranged to house an equipment shed, three storage sheds, a greenhouse, work vehicle parking, bulk landscaping material storage, and a firewood production facility. The project will provide utilities to this area, but the placement or construction of these support buildings is outside the project scope. The building will generally be of framed wall construction, except where it is retaining. The typical exterior wall is clad with wood siding, clear-finished, square edge, reveal lap, vertically installed, with approximately 5" exposure. The building is designed with a low-slope roof, and a parapet on all sides conceals rooftop equipment. The roof will slope to parapet scuppers with exterior collection boxes and downspouts. The roof is not visible from the street or anywhere on site. Exposed exterior sheet metal will be medium-bronze anodized aluminum. Exterior soffits will be clear finished, locally sourced 1x4 White Oak. Exterior Openings (personnel doors and windows) will be manufactured from storefront, with a medium-bronze anodized finish. One third of the storefront is expected to have operable sashes. Exterior fiber-cement siding is utilized as an accent material and is to be nominal ." thick with reveal metal trims. The Building Area is 8,429 SF, which includes 6,667 SF of enclosed area and 1,762 SF of canopy-covered areas.

Collection Storage

The new Collections Storage Building is conceived as a structure that bridges between the taller buildings of the museum complex (Administration Building, Interpreter Suite, Crossing Gallery) and the landscape. As such, the building is largely built into the existing hillside that forms the existing plaza's western edge. On the downhill side, the flat-roofed building emerges from the grade as a one-story structure. A new exterior stair will connect the plaza and upper

floor offices to the Collections Storage functions and the adjacent meadow. The siting and elevation will necessitate retaining walls and an accessible walkway (ramp) to the west of the Interpreter Suite. A pathway will connect the pedestrian circulation path to the new educational nature trail which winds its way through the adjacent meadow areas. The design team anticipates that the existing Visitor Center mechanical yard will need to be expanded to accommodate new mechanical components. A new access drive provides connectivity for museum vehicles. The drive will also serve as the fire apparatus access road. Exterior Walls construction will be clad with 8" thick stone veneer. The stone veneer is envisioned to be the same stone as the stone on the Crossing Gallery, with a split-faced edge. A low-sloped roof will be topped with a single-ply membrane. The roof system will include 10" of growth media. An intensive vegetated roof will be installed with meadow-like plantings. Exposed exterior sheet metal will be medium-bronze anodized aluminum. Exterior soffits will be clear finished, locally sourced 1x4 White Oak. Exterior Openings will be manufactured from storefront, with a medium-bronze anodized finish. All storefront will be fixed, with no operable sashes.
Custom vestibule doors will be insulated hollow-metal doors five feet wide (each leaf) and ten feet tall. Other exterior doors will be 36"x 84" insulated hollow-metal doors with thermally broken steel frames. Exterior Sunshades will be fabricated as steel-banded wood board assemblies mounted to a steel framework. The wood boards will be mounted to both sides of ." marine-grade plywood. The wood boards will be clear finished, locally sourced 5/4 White Oak. The Building Area attributable to Collections Storage is 4,280 SF, which includes 3,658 SF of enclosed area and 622 SF of canopy-covered area.
Interpreter Suite. The existing gift shop building will be renovated to accommodate the program of Interpreter Suite. The existing building is a two-story building with a breezeway that separates the gift shop area and the restrooms on the first floor. The site topography immediately adjacent to the building changes significantly in east-west direction, allowing the basement of the building to be accessible on grade from west while the first floor is accessible on grade from north and south approx. 11 ft above the basement elevation. The existing building has a rectangular footprint of approx. 2,821 SF on first floor. The existing basement area is 2,112 SF. Proposed additions on north and south side of the building will have rectangular footprint and will increase the overall building area to 7,670 SF. The renovation will include demolition of all interior non-structural components, enclosure of the existing breezeway and additions on the north and south sides of the existing breezeway on the first floor. The existing building envelope will remain and will be selectively modified to accommodate new windows for daylight access. The existing restrooms will remain. The existing exterior walls consist of vertical board & batten siding. New window openings will match configuration of existing windows and will have matching wood frame profile with insulating glass. New doors will match appearance of existing entrance door to administration building and will be aluminum frame glass thermal entrance doors with 1" insulating glass. New proposed roofs of the additions will be shed roofs and will match the construction of the existing roof. The roof assembly

will be metal roofing system over plywood sheathing. Rainwater will be caught by gutter along the eaves of the shed roofs and will empty into vertical downspouts to match existing.

Comments: Consider green roof and potential leaking; also, maintenance access and fall protection. Provide more detailed site plans for final review.

Motion for Preliminary Approval: Ian Vaughan
Second: Tom Papa
Approved: 6-0

4.0 ANNOUNCEMENTS

**Next AARB Meeting is October 2, 2020.

5.0 MEETING ADJOURNED

Burt Pinnock, AARB Chair

Joe Damico, DGS Director