

Approved Minutes
Art and Architectural Review Board
April 4, 2025, at 10:00 am
Patrick Henry Building, East Reading Room
1111 E. Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

10:03 am **1.1 CALL TO ORDER**
Board Members Present: Lynden Garland (Chair); Anca Lipan (Vice-Chair); Gaby Rengifo; Anne Smith, and Megan Melinat.
Absent: Jill Nolt and Stanley Rayfield.
Department of General Services Staff Present: Kästle Aschliman and Kimberly Freiberger.
** A quorum was established.*

1.2 PUBLIC COMMENT - None

1.3 APPROVAL OF MINUTES
Motion to Approve: Anca Lipan
Second: Anne Smith
Vote: 5-Y 0-N

1.4 OTHER BUSINESS
- Conflict of Interest Training (COIA) will take place immediately upon the adjournment of the meeting.
The board would like to extend a special Thank You to Stewart Petoe, Executive Director, Virginia Conflict of Interest and Ethics Advisory Council.
- New Project Data Sheet and Guidelines for Submissions and Presentations.
Motion to accept and approve: Megan Melinat
Second: Gaby Rengifo
Vote: 5-Y 0-N

2.0 CONSENT AGENDA

2.1 Department of Military Affairs / SWVA Regional Readiness Center, Modernization
(Final Approval)
The project will renovate a portion of the Southwest Virginia Regional Readiness Center, located in Abingdon Virginia. The project will create a kitchen, male and female latrines, male and female locker rooms with showers, convert an existing

large room into classroom space, and create supply offices. Corridors and an exterior exit will be created to meet all egress requirements.

This project will create a new exterior door and infill a window on the east side of the building and replace a single door with a pair of doors on the west side of the building. The new doors will be consistent with existing doors.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

2.2 Virginia Tech / 201 West Roanoke Street Envelope Repairs

(Final Approval)

Originally constructed in 1940 as a single-family residence, this building was later converted into office space before being leased and subsequently purchased by Virginia Tech in 2017. The existing double-hung wood windows have deteriorated beyond their useful life and will be replaced. While metal-framed storm windows have provided partial protection over time, full replacement is necessary to restore functionality and efficiency. The roofing, currently composed of three-tab asphalt shingles, has also reached the end of its lifespan and will be removed and replaced with new shingles matching the existing style. The vinyl lap siding will remain in place. Additionally, a wood entrance deck, ramp, and stairs, previously constructed over the original concrete stair entrance, exhibit signs of deterioration. These components will be repaired to ensure structural integrity and accessibility.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project and does not need to unless a demolition permit is required.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.3 Virginia Tech / Environmental Health & Safety Shed Replacement

(Final Approval)

This project proposes to remove an existing storage shed and replace it with a new shed of comparable size and style. Environmental Health & Safety operates the existing shed with service to the Virginia-Maryland College of Veterinary Medicine and the remainder of the Blacksburg Campus for collection of

regulated medical waste and supplies. A non-permeable floor will be included in the new shed to meet the requirements of medical waste holding prior to disposal. The current shed has sustained damage and requires replacement to maintain operations, as it lacks required security and vermin prevention.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project and does not need to unless a demolition permit is required.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.4 Longwood University / Hardy House Chimney Repair

(Final Approval)

The Hardy House is located at 303 Beech Street in Farmville, Virginia. The building was constructed in 1840 and an addition was added to the rear of the building circa 1920. In 2008, Longwood University acquired the building.

The rear chimney appears to be constructed as part of the addition. The chimney is in poor condition, and the brick and mortar are damaged. The chimney has deteriorated mortar joints, severely deteriorated clay brick units, and cracking through the mortar joints and brick units. The top twelve courses of brick have been previously replaced, and there is not currently a cap on the chimney. This project will remove the existing brick chimney to the concrete below and replace the chimney to match the existing. A new precast cap will be installed, similar to the existing caps on the building's other chimneys.

The Department of Historic Resources has not received this project for review, and we will have to review this. The Board of Historic Resources holds a historic preservation easement on the property, which requires that any proposed rehabilitative work receive prior written approval from DHR easement staff. Likewise, it is a contributing structure located within the boundaries of the National Register of Historic Places and Virginia Landmarks Register-listed Farmville Historic District, and DHR's Review and Compliance Division (RCD) review is also required. RCD and easement staff will coordinate their review of this project.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.5 Virginia Department of Forestry / First Mountain Boone Run New Bridge

(Final Approval)

The project consists of replacing a failed concrete ford that crosses Boone Run with a new vehicle and pedestrian bridge meeting AASHTO HL-93 Truck Loading. The new bridge will consist of concrete abutments, steel beams, wood decking, and asphalt topping. The project also consists of stream restoration of Boone Run.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.6 Department of Juvenile Justice / Bon Air Juvenile Correctional Center, Demolition of Kilbourne House

(Final Approval)

Demolition of unsafe and deteriorating structure: 8,684 sf.

Department of Historic Resources (DHR) Comments: The Kilbourne House was the primary facility for about ten years, before the school was expanded. The plantation house was built in 1823 and was expanded in the 1850s. Because of its eclectic mix of styles, it has been described as one of the most unconventional antebellum houses in the Commonwealth. In October 2017, DHR conducted a site visit and found the roof of the house collapsing and the interior stairway completely exposed to the elements. In February 2025, DHR revisited and found the house in ruinous condition. DHR maintains our previous State Review Board eligibility recommendations for Kilbourne House (eligible). By definition, demolition, either in part or in entirety, constitutes an adverse impact to historic resources and warrants efforts to minimize and/or otherwise mitigate the impact. The proposed demolition of Kilbourne House will result in an adverse impact on historic resources. DHR requests minimization efforts and mitigation to be memorialized in a Memorandum of Understanding (MOU) between DJJ and DHR.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.7 Department of Juvenile Justice / Barrett Juvenile Correctional Center, Water Tower Repairs

(Final Approval)

The Barrett Juvenile Correctional Center Elevated Water Tower was constructed in the mid to late 1940's. It was coated with silver lead and chromium paint. The current scope of work is the abate all lead and chromium coatings to bare metal; Repair all exterior railings, ladders, and platforms; and Re-coat the entire structure with polyurethane coating. The new paint color will be Horizon Blue.

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: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.8 Department of Juvenile Justice / Bon Air Juvenile Correctional Center, Demolition of C1, Dogwood Cottage

(Final Approval)

1968 Single Story Juvenile Dormitory; abandoned, damaged, and deteriorated. Proposed demolition of C1 Cottage to provide area for potential new vocational classrooms.

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

Background: On June 18, 1991, the DHR State Review Board (SRB) found the Bon Air Juvenile Correctional Facility [(historically known as the Bon Air Learning Center (BALC)] to be ineligible for listing in the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR). The administration building, Kilbourne House, was recommended as eligible for listing in the VLR/NRHP by the SRB, but the remainder of the facility was not considered distinguished or cohesive enough to be eligible. DHR maintains our previous SRB eligibility recommendations for BALC (ineligible).

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.9 Department of Juvenile Justice / Bon Air Juvenile Correctional Center, Demolition of C2, Mimosa Cottage

(Final Approval)

1968 Single Story Juvenile Dormitory; abandoned, damaged, and deteriorated. Proposed demolition of C2 Cottage to provide area for potential new vocational classrooms.

Department of Historic Resources (DHR) Comments: reviewed this project, and it

will not result in adverse impacts to historic resources. See Background Above for Item 2.8.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.10 Department of Juvenile Justice / Bon Air Juvenile Correctional Center, Demolition of C3, Willow Cottage

(Final Approval)

1968 Single Story Juvenile Dormitory; abandoned, damaged, and deteriorated. Proposed demolition of C3 Cottage to provide area for potential new vocational classrooms.

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: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.11 Department of Juvenile Justice / Bon Air Juvenile Correctional Center, Demolition of Metal Shed #2

(Final Approval)

1980s Single Story 12'x40 Metal "Leonard" storage shed; abandoned, damaged, deteriorated, and determined to be unsafe.

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: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.12 Department of Juvenile Justice / Bon Air Juvenile Correctional Center, Demolition of Metal Shed #1

(Final Approval)

1980s Single Story 12'x40 Metal "Leonard" storage shed; abandoned, damaged, deteriorated, and determined to be unsafe.

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: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.13 Virginia State University / Construct New Student Housing

(Final Approval)

The project consists of new construction for student housing on VSU's campus. The project is a four-story, precast concrete building with thin brick masonry veneer. The residence building will include R-2 occupancy with accessory occupancies of S-2 (storage and mechanical spaces), B (residence life office), and A-3 (multipurpose space).

Area: 108,775 SF

Department of Historic Resources (DHR) Comments: Virginia State University reached out to DHR to clarify if any contributing historic district resources are within the project area, but VSU has not followed up. We still need additional information to review this project.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.14 Virginia State University / Improve HVAC for Infectious Aerosol Control -

Owens Hall

(Final Approval)

The rooftop HVAC equipment will be replaced and will stand 8'-6" above the roof. It consists of two large air handling units flanking a pair of vertical vents and connecting ductwork. A rooftop screen will be added to block the equipment from view, specifically from the adjacent Academic Commons building, which is currently under construction to the north.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.15 Department of Conservation and Recreation / The Cedars Natural Area Preserve, WilderFree House Demo
(Final Approval)
980 sf, Single Story wood-framed, wood trussed, composite-sided structure with asphalt shingles and associated outbuildings, including an outhouse and an animal shed. The house has been unoccupied for years.
Department of Historic Resources (DHR) Comments: DHR has not reviewed this project, and we are required to review all demolitions pursuant to Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402 Code of Virginia).
Board Comments:
- None
Motion to Recommend Final Approval: Anne Smith
Second: Anca Lipan
Vote: 5-Y 0-N

2.16 Department of Conservation and Recreation / The Cedars Natural Area Preserve, Smith Heirs Barn Demo
(Final Approval)
980 sf, Single Story wood-framed, wood trussed, composite-sided structure with asphalt shingles and associated outbuildings. The house has been unoccupied for years.
Department of Historic Resources (DHR) Comments: DHR has not reviewed this project, and we are required to review all demolitions pursuant to Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402 Code of Virginia).
Board Comments:
- None
Motion to Recommend Final Approval: Anne Smith
Second: Anca Lipan
Vote: 5-Y 0-N

2.17 Department of Conservation and Recreation / The Cedars Natural Area Preserve, Smith Heirs Concrete Slab Structure Demo
(Final Approval)
This is the remains of a dairy processing structure that has collapsed. There are some remnants of the construction in the rubble, including some transite (ACM), and steel casement windows (also ACM). The remaining material is primarily reinforced concrete slabs.
Department of Historic Resources (DHR) Comments: DHR has not reviewed this project, and we are required to review all demolitions pursuant to Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402

Code of Virginia).

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.18 Department of Conservation and Recreation / The Cedars Natural Area Preserve, Rajbansee Poultry Barn Demo

(Final Approval)

This is the remains of a poultry barn that predates the existing house on this property. The existing framing is typical pole barn construction.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project, and we are required to review all demolitions pursuant to Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402 Code of Virginia).

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.19 Department of Conservation and Recreation / The Cedars Natural Area Preserve, Rajbansee 2 House Demo

(Final Approval)

This is the remains of what appears to be a partially constructed, but never permitted or occupied residential structure. The existing frame includes vertical wooden poles sistered within modern wood-framed exterior walls, and includes some bolted connections. There are 5 existing columns, existing balloon-framed exterior walls, and a few remaining double-hung windows.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project, and we are required to review all demolitions pursuant to Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402 Code of Virginia).

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.20 Department of Conservation and Recreation / The Cedars Natural Area Preserve, Cape House Demo

(Final Approval)

This is the remains of a rural residence that predates the state owning the property. The existing framing is log cabin framing, with rubble foundation, a poured concrete porch over block construction that is collapsed, and a modular masonry chimney.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project, and we are required to review all demolitions pursuant to Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402 Code of Virginia).

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.21 Department of Conservation and Recreation / The Cedars Natural Area Preserve, Neuhoff House Demo

(Final Approval)

1,100 sf, Single story wood-framed, wood-trussed, composite-sided structure with asphalt shingles and red brick chimney. This residence was heavily damaged and moved off its foundation by flood waters during Hurricane Helene. It has been blockaded, and there are no plans to renovate or rebuild. The site will be reclaimed as a grassy field.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project, and we are required to review all demolitions pursuant to Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402 Code of Virginia).

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.22 Virginia Community Colleges System / Germanna Community College, Renovate Skilled Trades Labs

(Final Approval)

The project consists of removing an existing storefront window and installing a new storefront entrance with a glass lite above the double doors. The new storefront entrance system and insulated glazing units will match the existing adjacent storefront window and entrance. This new entrance will allow the trade

classroom to bring in materials and remove large projects more efficiently and with less disruption to other classrooms.

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

2.23 The College of William and Mary / Army ROTC Mural

(Final Review)

William and Mary Army ROTC seeks permission to paint a mural on the concrete support to the overpass on S England. It will be painted by volunteer cadets who will be responsible for its upkeep and maintenance.

**** This project was moved from the Regular Agenda to the Consent Agenda for Final Approval as Item 2.23 at the call of the Chair.*

Department of Historic Resources (DHR) Comments: DHR has not reviewed this project and does not need to unless required by another agency.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

3.0 PROJECT REVIEWS

3.1 The College of William and Mary / Army ROTC Mural

(Preliminary Review)

William and Mary Army ROTC seeks permission to paint a mural on the concrete support to the overpass on S England. It will be painted by volunteer cadets who will be responsible for its upkeep and maintenance.

**** This project was moved from the Regular Agenda to the Consent Agenda for Final Approval as Item 2.23 at the call of the Chair.*

3.2 Virginia Museum of Natural History / New Construction: VMNH Waynesboro

Satellite Facility

(Preliminary Review)

New Building: Approximately 28,000 SF Number of Stories: Two, plus mechanical penthouse The new building will serve as a satellite facility for VMNH's Museum of Natural History in Martinsville. The program includes visitor services, exhibit space, multipurpose rooms, education and lab facilities, and administrative space including a bunk room for traveling staff. The new branch facility will allow VMNH to provide all

Virginia citizens access to a natural history museum within a one-hour drive, further enhancing their science education. Locating this satellite museum in centrally located Waynesboro will allow VMNH to effectively achieve its mission in a high-impact and sustainable fashion. The museum exhibits will strive to educate the citizens of the Commonwealth and beyond about the natural resources of the Shenandoah Valley and Blue Ridge regions, providing easy access to additional natural history education resources surrounding the Waynesboro area including Shenandoah National Park. Department of Historic Resources (DHR) Comments: DHR reviewed this project, and it is our opinion that the Virginia Museum of Natural History Satellite Facility in Waynesboro will not adversely impact historic resources within the area of potential effects, such as the National Register of Historic Places and Virginia Landmarks Register-listed Waynesboro Downtown Historic District (DHR ID #136-5048).

Board Comments:

1. Consider alternative paneling systems.
2. Provide a detailed landscaping plan at final approval.
3. Provide renderings to show how the building would look with and without the murals.
4. Explore ways to combine building elements to appear more cohesive.
5. Review the original design intent and explore how it can be maintained through color or design materials. The original design intent of the project should not feel like it has also been removed due to cost implications.
6. Consider bringing the element of the mountain back into the design.
7. Study the use of brick on the east elevation.

Motion to Recommend Preliminary Approval with

Board Comments: Anca Lipan

Second: Gaby Rengifo

Vote: 5-Y 0-N

3.3 James Madison University / College of Health and Behavioral Science, Phase 2 (Preliminary Review)

The proposed project is a 125,367 gsf addition to the College of Health and Behavioral Studies Building (CHBS Phase 1) on the James Madison University Campus. The CHBS Phase 2 building will accommodate growth in its academic programs and community health services. Multiple users from JMU's campus (students, faculty, and visitors) and the community (patients of the Kinesiology and Behavioral Health Clinic services) will access the building at different floor levels.

The six-level Phase 2 addition will replace a three-story parking structure directly adjacent to Phase 1. An access road and below-grade utilities running between the sites will remain in place, necessitating the sky bridge connection between the buildings.

Department of Historic Resources (DHR) Comments: DHR reviewed this project, and it is our DHR's opinion that the project will not adversely impact historic resources within the area of potential effects.

Board Comments:

1. Provide a detailed landscaping plan at final approval.
2. Provide the lighting plan, at final approval, to show how the lighting will enhance the security in the area.
3. Provide more detail for the area between the building and parking garage with the grading elevations.
4. Consider how the coping detail in Phase II relates to the coping detail in Phase I in color and material.
5. Provide more renderings of the bridge, at final approval, to show how you will capture transparency.

Motion to Recommend Preliminary Approval with

Board Comments: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N

4.0 ANNOUNCEMENTS

The next AARB meeting will be held on Friday, May 2, 2025, in the Patrick Henry Building in the East Reading Room.

5.0 MEETING ADJOURNED – 11:30 am