

Approved Minutes
Art and Architectural Review Board
May 2, 2025, at 10:00 am
Patrick Henry Building, East Reading Room
1111 E. Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

- 10:01 am **1.1 CALL TO ORDER**
Board Members Present: Lynden Garland (Chair); Anca Lipan (Vice-Chair); Gaby Rengifo; Anne Smith, Jill Nolt, and Megan Melinat.
Absent: Stanley Rayfield.
Department of General Services Staff Present: Kästle Aschliman, E.Y. Boggs and Kimberly Freiberger.
** A quorum was established.*
- 1.2 PUBLIC COMMENT**
- None
** Public comments are reserved for projects on the current agenda before the board.*
- 1.3 APPROVAL OF MINUTES**
Motion to Approve: Megan Melinat
Second: Anca Lipan
Vote: 5-Y 0-N; 1 Abstain – Jill Nolt
- 1.4 OTHER BUSINESS – None**

2.0 CONSENT AGENDA

- 2.1 Virginia Department of Transportation (VDOT) / Hospital Building HVAC Replacement**
(Final Approval)
The HVAC system for the hospital building has reached the end of its lifespan and will be replaced. There will be two (2) new rooftop units (RTU's) in support of the new HVAC system. The hospital building has three full floors, a full basement, a partial sub-basement, and a partial fourth floor. In total, the building is 72,950 SF and is four stories.
Department of Historical Resources (DHR) Comments: VDOT has met and briefed DHR on this project and understands that a submission is forthcoming.

Board Comments:

1. The current project submission does not show the installation of the new mechanical units in relation to the existing structure, so their visual impact cannot be verified. Provide renderings (s) to confirm the new mechanical units will not visually affect the aesthetics of the existing building.
2. This project can be resubmitted for the consent agenda for final approval.

Motion to Recommend Denial: Anca Lipan

Second: Gaby Rengifo

Vote: 4-Y 2-N [Lynden Garland and Jill Nolt]

2.2 Virginia Department of Transportation (VDOT) / VDOT Highway Building Basement TOSC

(Final Approval)

VDOT is renovating a portion of the building's basement for a new office suite (approx 4300 sf). there will need to be two (2) new exterior HVAC units to support the design requirements. The total exterior area of renovation is approximately 150 square feet. There will also need to be one louver 12"x12" installed on the outside of the building, which will match the color of the building.

Department of Historical Resources (DHR) Comments: VDOT submitted this project on 4/30/25, and will have comments back within 30 days.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Megan Melinat

Vote: 6-Y 0-N

2.3 Virginia Tech / Green Link 13 – Accessibility Improvements

(Final Approval)

The University is committed to enhancing accessibility across all campus facilities by establishing more direct, ADA-compliant routes. This project aims to implement a segment of the campus-wide Green Link system—an accessible pedestrian pathway network. Through regrading and slope adjustments, the new pathway will enable smoother pedestrian movement from the north end of Slusher Hall, through and between Hutcheson and Campbell Halls, and across Drillfield Drive into the core of campus.

Department of Historical Resources (DHR) Comments: DHR reviewed green link priorities 2 and 3. This project will need to be reviewed as well.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Megan Melinat

Vote: 6-Y 0-N

2.4 Virginia Tech / Wallace Hall – Playground Fence Expansion

(Final Approval)

Wallace Hall houses programs provided to participants outside the traditional college-age demographic, including the Engagement Center for Creative Aging and the Child Development Center for Learning and Research. Both programs have seen increased enrollment in recent years and are facing space constraints. This project seeks to enlarge the outdoor play area for the Child Development Center, providing enhanced opportunities for interactive play to better support the growing number of children in the program. The updated fence line will match the aesthetic of the existing playground, incorporating brick piers with dark bronze chain link fencing between piers.

Department of Historical 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: Megan Melinat

Vote: 6-Y 0-N

2.5 James Madison University:

- **White Hall Roof Replacement, 216-B5216-002**
- **Weaver Hall Roof Replacement, 216-B5216-003**
- **Chappelear Hall Roof Replacement, 216-B5216-004**
- **Hanson Hall Roof Replacement, 216-B5216-005**
- **Garber Hall Roof Replacement, 216-B5216-006**

(Final Approval)

‘The Village’ is an area on the JMU campus that contains eight (8) identical residence halls: Chapplelear, Dingledine, Frederikson, Garber, Hanson, Huffman, Weaver and White. As currently constructed, the façades of the three-story residence buildings are brick veneer with slate tile gabled roofs. Each residence hall includes a one-story lounge constructed with a stone veneer façade and a slate tile gabled roof. The current roofs are past their lifespan and failing in several locations, creating multiple maintenance issues involving water leakage. The existing roofs will be replaced in kind with ‘slateline’ series shingles to match existing, and existing metal fascia to be replaced with new metal panels to match

existing. Small entries to buildings are flat roofs with EPDM and are also being replaced in kind.

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

Board Comments:

1. The existing roofs are reported to be slate, and the new material to be used for replacement is not an in-kind replacement.

Motion to Recommend Final Approval: Anne Smith

Second: Megan Melinat

Vote: 6-Y 0-N

3.0 PROJECT REVIEWS

3.1 University of Virginia / Ivy Corridor Student Housing, (Final Review)

The University of Virginia is reimagining the student residential experience with the Ivy Corridor Student Housing Project, which will provide 750 to 800 apartment-style beds situated in the heart of a new mixed-use academic and arts district. Each apartment will feature private bedrooms, bathrooms, fully equipped kitchens, and shared living and dining spaces, designed to create a welcoming and community-centered environment. Enhancing the student experience further, the buildings will include common areas such as study spaces, lounges, and inviting lobbies, fostering interaction and a sense of belonging among residents.

Department of Historical Resources (DHR) Comments: DHR reviewed this project, and no historic resources will be adversely impacted by this project.

Board Comments:

- None

Motion to Recommend Final Approval: Anne Smith

Second: Anca Lipan

Vote: 5-Y 0-N; 1 Recusal – Jill Nolt

3.2 University of Virginia / Center for the Arts (Preliminary Review)

The proposed building will occupy sites 8 and 9 as identified in the Ivy Corridor Landscape Framework Plan. The Center for the Arts is an approximately 210,000 square feet building that will house performance venues, a museum facility that co-locates the holdings and programs of UVA's Fralin Museum and Kluge-Ruhe Aboriginal Art Collection, and the College of Arts and Sciences' music department.

Department of Historical Resources (DHR) Comments: DHR reviewed this project, and no historic resources will be adversely impacted by this project.

Board Comments:

1. Encourage more study on the proportion of the building above the brick.
2. Study refinement of the brickwork. Provide detail and enlarged elevations.
3. Submit a site plan for landscape and streetscape.
4. Suggest more studies on how the building can match the function of performing arts. The building form should feel lighter, airy, and be more lively.
5. Continue studying the impact of the drum. Ensure that the drum doesn't have the appearance of a cylinder stuck in the middle of the building by considering the use of lighting, material, or other techniques.
6. From the Emmet Street view, study the language established by the window mullions on the other elevations of the building. Avoid simple punch opening.

Motion to Recommend Preliminary Approval with board comments: Jill Nolt

Second: Anca Lipan

Vote: 6-Y 0-N

3.3 George Mason University / Basketball and Academic Performance Center (RAC Addition)

(Preliminary Review)

The project consists of a 14,000sf gymnasium renovation and a two-story, 30,000sf addition. This work will expand an existing gymnasium to accommodate two basketball courts and add locker rooms, lounges, coaching offices, a strength and conditioning room, and an academic center. The addition will have very simple massing: an upper-level volume with a flat roof, will consist of insulated metal panels and ample glazing; a perforated metal screen will provide solar shading and unify the expression of the volume. Situated on a sloping site, the lower level will be partially below-grade; its material palette and expression will make a direct connection to its landscape: site retaining walls, plaza, stairs, and the building enclosure will share material expression in cast-in-place concrete. Discrete openings in the envelope strategically admit natural light to the lower-level program, and a two-story, expressive lobby links the two levels together and registers on the exterior as a moment of building identity.

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

Board Comments:

1. Provide more visuals of how the angled design fits with the existing building and transitions between the buildings.
2. Show more visuals of how the landscape will help soften the façade of the building.
3. Provide renderings of the shared landscape area used by the collegiate and intramural sports.
4. Provide samples of the panels and building materials.
5. Provide elevation drawings as they relate to the mass, roofline heights, and materials.

6. Provide clarity on the lighting effect in the panels of the building.
7. Provide a rendering(s) of nighttime view.
8. Suggest studying materials for the retaining walls and how they can fit better with the building.
9. Encourage study of the casting of the concrete to match the sophistication of the building's façade.

Motion to Recommend Preliminary Approval with board comments: Anca Lipan

Second: Jill Nolt

Vote: 6-Y 0-N

4.0 ANNOUNCEMENTS

The next AARB meeting will be held on Friday, June 6, 2025, in the Patrick Henry Building, East Reading Room.

5.0 MEETING ADJOURNED – 12:31 pm