

Approved Minutes
Art and Architectural Review Board
December 6, 2024, at 10:00 am
James Monroe Building - Rooms C, D & E
101 North 14th Street, Richmond, VA 23219

1.0 ADMINISTRATION

- 10:06 am **1.1 CALL TO ORDER**
Board Members Present: Lynden Garland, Chair; Anca Lipan, Vice-Chair; Megan Melinat; Gaby Rengifo; Stanley Rayfield and Anne Smith. Stanley Rayfield was absent during the call to order, arrived at the beginning of item 2.1.
Board Members Absent: Jill Nolt.
DGS Staff Present: Kästle Aschliman; and Kimberly Freiburger.
- 1.2 PUBLIC COMMENT**
AARB Meetings are open for public comment. Rules for public comment can be obtained from the Department of General Services.
None
- 1.3 APPROVAL OF MINUTES**
Motion to Approve: Anca Lipan
Second: Gaby Rengifo
Vote: 5-Y 0-N [Absent for vote: Stanley Rayfield]
- 1.4 OTHER BUSINESS**
None

2.0 CONSENT AGENDA

- 2.1 Virginia Community College System (VCCS) / Rappahannock Community College (RCC): Construction of New Welding and Diesel Lab Building**
(Final Approval)
The building will be brick veneer on concrete block masonry. The brick will be similar in color range to the nearby main classroom building and adjacent existing maintenance building. The roof will be standing seam metal in a complimentary light-colored finish. Prefabricated metal canopies will cover the entrances to the workshops, matching the metal roof, similar to the metal panel at the entrance to the main classroom building. Trim and exterior doors will be specified to match the metal panel. The north side of the building will have clerestory windows to daylight the interior labs without adding glare. New concrete parking pads will be added to access the overhead doors on the east and south sides, and a concrete sidewalk will provide pedestrian access to all

entrances. A landscape buffer will be added between this sidewalk and the existing parking spaces to provide protection for pedestrians.

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

Motion to Recommend Approval: Anca Lipan

Second: Stanley Rayfield

Vote: 6-Y 0-N

2.2 Virginia Community College System (VCCS) / Northern Virginia Community College

(Final Approval)

NVCC-AN Replace Lake Path (Platform). The project consists of installing an elevated board walk to avoid critical tree root areas to replace the damaged asphalt walking path.

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

Motion to Recommend Approval: Anca Lipan

Second: Stanley Rayfield

Vote: 6-Y 0-N

2.3 University of Virginia / Ivy Corridor Phase III Proposed Demolitions

(Final Approval)

The University of Virginia proposes demolishing the final two (2021C and D Ivy Road) of a group of four apartment buildings and a one-story bank building (2033 Ivy Road) on the Ivy Corridor site. The apartment buildings were constructed in 1985 and the bank in 1977.

Department of Historic Resources (DHR) Comments: DHR received this project on November 20, 2024, and we will have comments by December 20, 2024.

Motion to Recommend Approval: Anca Lipan

Second: Stanley Rayfield

Vote: 6-Y 0-N

2.4 Department of Veteran Services / Roanoke Veterans Care Center CARES Act Upgrades

(Final Approval)

New exterior, 1,140 square foot, unoccupied storage building located on the existing Davis & McDaniel Virginia Veterans Care center in Roanoke Virginia. The building is of Type V-B construction with a masonry structural system with wood trusses at roof (see

attached elevations). This storage building is located behind the facility, off the parking lot, adjacent to another, existing storage building.

Department of Historic Resources (DHR) Comments: DHR understand that this project will be using CARES Act Upgrades. CARES Act is the Coronavirus Aid, Relief, and Economic Security (CARES) Act which provides the Economic Development Administration (EDA) with \$1.5 billion for economic development assistance programs to help communities prevent, prepare for, and respond to coronavirus. If federal funds are being used, this project will be subject to DHR review in accordance with Section 106 (54 U.S.C. 306108) of the National Historic Preservation Act (54 U.S.C. 300101 et seq.) and its implementing regulation, "Protection of Historic Properties" (36 CFR Part 800).

Motion to Recommend Approval: Anca Lipan

Second: Stanley Rayfield

Vote: 6-Y 0-N

2.5 Department of Veteran Services / Sitter and Barfoot Veterans Care Center CARES Act Upgrades

(Final Approval)

New exterior, 1,140 square foot, unoccupied storage building located on the existing Sitter & Barfoot Virginia Veterans Care center in Richmond, Virginia. The building is of Type V-B construction with a masonry structural system with wood trusses at roof (see attached elevations). This storage building is located behind the facility, off the parking lot.

Department of Historic Resources (DHR) Comments: DHR understand that this project will be using CARES Act Upgrades. CARES Act is the Coronavirus Aid, Relief, and Economic Security (CARES) Act which provides the Economic Development Administration (EDA) with \$1.5 billion for economic development assistance programs to help communities prevent, prepare for, and respond to coronavirus. If federal funds are being used, this project will be subject to DHR review in accordance with Section 106 (54 U.S.C. 306108) of the National Historic Preservation Act (54 U.S.C. 300101 et seq.) and its implementing regulation, "Protection of Historic Properties" (36 CFR Part 800).

Motion to Recommend Approval: Anca Lipan

Second: Stanley Rayfield

Vote: 6-Y 0-N

2.6 Virginia Commonwealth University / Delta Sigma Theta Commemoration Marker

(Final Approval)

This commemorative marker is triangular to signify the Greek letter delta which is how they are commonly referenced. The granite material represents the permanence of

these vital organizations and their contributions and highlights the importance of these contributions to the university.

Department of Historic Resources (DHR) Comments: VCU has been in communication with DHR regarding this project. We have no concerns regarding impacts to historic architectural resources. For archaeology, there are no known archaeological sites in the project area of potential effect (APE); however, the APE has never been surveyed for archaeological resources. The excavation for the monument will only be 8-12" deep and archaeological resources are unlikely to be found. DHR should be contacted if any previously unidentified archaeological resources are discovered.

Motion to Recommend Approval: Anca Lipan

Second: Stanley Rayfield

Vote: 6-Y 0-N

3.0 PROJECT REVIEWS

3.1 Gunston Hall / Reconstruct the East Yard Enslaved Community at Gunston Hall *(Preliminary Approval)*

This proposed structure is part of a larger overall project underway to reinterpret an area of the site referenced as the East Yard near the historic Gunston Hall Mansion. The East Yard has been identified, through archaeological evidence, as one site at Gunston Hall on which dwellings of enslaved persons once existed. The project goal is to provide visitors with a better understanding of the enslaved community that once was a part of this property, and to allow for the site to be interpreted as a part of the visitor experience. The current Director's House for Gunston Hall, which is not contextual to the historic estate, is now located in the East Yard.

Gunston's long range plans are to demolish the existing Director's residence and to reinterpret this landscape and to construct interpretive structures to tell a more complete story of the property. In order to achieve that longer range goal, a new Director's Residence is being proposed, in a new outside of the core historic area of the site. The proposed new residence is intended to be a comparable size and capacity as the existing and is planned to be located in a wooded area more screened from public view, but to retain the capacity for the Director to monitor ongoing operations and activity on the site, per the current roles and responsibilities of the site Executive Director. The home will be a 4 bedroom, 4 bath single family residence with a two-car attached garage. The structure will be two stories of typical wood frame construction, with hardy-plank exterior siding, brick foundations and an asphalt shingle roof. Per the interpretations of DEB, the new home will be constructed to be fully accessible.

Department of Historic Resources (DHR): Gunston Hall has been coordinating this project with DHR. We have not reviewed the new director's house plans as submitted to the AARB and we will need to formally review this.

Regarding the East Yard project, a State Lands Permit to conduct an archaeological survey was issued on November 19, 2024. Also, DHR previously

reviewed an intensive-level architectural survey for Gunston Hall's Director's House (DHR ID #029-0050-0007) to be demolished. The Director's House was built ca. 1952 and is not in Gunston Hall's period of significance. The house was sited in its location despite the potential for archaeological resources in the area. DHR concurred with the survey that the Director's House is not eligible for listing in the Virginia Landmarks Register and National Register of Historic

Other Board Comments:

- At the final review, provide more renderings of the outside terrace and any modifications due to budget or other factors.

Motion to Recommend Approval with Board comments and consideration of DHR's comments: Anca Lipan

Second: Stanley Rayfield

Vote: 6-Y 0-N

3.2 Virginia School of the Deaf and the Blind (VSDB) / Lewellyn Gym Renovation (Preliminary Approval)

Lewellyn Gym is a three-story, approximately 33,600 square-foot gymnasium, locker room and classroom space built in 1951. The main floor level serves as a basketball gymnasium, with associated offices and classrooms. The gymnasium serves as the main indoor athletic facility for the Virginia School for the Deaf and the Blind. This project will renovate Lewellyn Gym to meet current codes, and the standards established by the Consolidation Project in its new construction and renovation of facilities.

Department of Historic Resources (DHR): VSDB completed a viewshed analysis regarding the visibility of the exterior work and found that it will not impact VLR/NRHP-listed resources subject to DHR review in accordance with the Appropriations Act.

Other Board Comments:

- At the final review, provide more renderings and a description of the materials for the patio addition.
- Provide more detail on how you plan to restore the original door façade.
- Bring material samples (hardscape/landscape).
- Include pedestrian perspectives and renderings on the approach to the outdoor patio.
- Further verify the impact of details on the aesthetics, including roof, window details, and door.

Motion to Recommend Approval with Board comments: Anne Smith

Second: Gaby Rengifo

Vote: 6-Y 0-N

3.3 ~~James Madison University / Johnston Hall Renovation and Addition~~
(Final Approval)

~~This renovation and addition project includes the renovation of the existing three-story 20,000-SF Johnston Hall and proposes a new two-story 14,000-SF addition. The massing and design of the addition will be in keeping with the architectural character of Johnston Hall and JMU's adjacent Bluestone buildings. Exterior materials include a predominately bluestone facade with aluminum-clad wood windows and a clay tile roof.~~

This project was removed from the agenda at the request of the project submitters. It will be resubmitted for final approval at a later date.

3.4 Virginia Museum of Fine Arts / Renovation and Expansion
(Final Approval)

The Virginia Museum of Fine Arts Expansion and Renovation consists of 173,700gsf of new construction and 45,000sf of renovation as mandated by Legislative Intent. The Expansion (new construction) has been located at the southwest corner of the existing museum adjacent to the 1985 wing in order to avoid impacts to the original 1936 wing and minimize impact to the 2010 expansion. The proposed expansion will have one level below grade, (5) primary levels above grade and a fully architecturally screened penthouse. Exterior facades are comprised of a blend of flat and concave/fluted insulated glass (both clear and fritted), perforated aluminum brise-soleils, and concave/fluted pre-cast panels. Roof materials will be Inverted Roof Membrane Assemblies (IRMA) where not visible or occupiable (to properly contain elevated interior humidity levels) and public exterior terraces with pavers and plantings. Per code interpretation guidance from the Division of Engineering and Buildings (DEB), the expansion will need to create a new vertical fire barrier between it and the rest of the 1985 wing. This code determination will require the demolition of an existing elevated terrace (not accessible to the public), windowless perimeter wall, and glass-enclosed stairs of the 1985 wing to create a fully-vertical demising line between existing and new construction. This firewall guidance also precludes any upper levels of the expansion from being set back and cantilevering eastward over existing to remain 1985 space. Further, the assessed water table precludes additional basement levels.

Department of Historic Resources (DHR): DHR is in active consultation regarding this project. The VMFA renovation and expansion project will have adverse impacts on historic resources.

Other Board Comments:

- *Consider the connection of the new building to the existing building. Additional study is recommended to better relate the addition to the existing adjacent building components, to lessen the massing, and to alleviate the apparent disconnect between existing and new construction.*
- *Consider the use of lighting to minimize the mass.*
- *Encourage more study of details to soften the building and break of the mass with specific attention to the Grove Avenue side.*

- Study the coating on the precast to protect it from weatherization.
- Provide additional renderings of the soffit and canopy, especially on the Grove Street side, illustrating the details described verbally in the presentation.
- Look for opportunities to bring down the scale of the volume overhanging above the ground floor.
- Continue with DHR consultation.

1st Board Recommendation

- *Motion to approve: Stanley Rayfield*
- *2nd – No 2nd on the motion to approve*

2nd Board Recommendation

- *Motion to Deny with Board comments: Anca Lipan*
- *Second: Megan Melinat*
- ***Vote:***
 - 1 No [Stanley Rayfield]*
 - 2 Abstain [Lynden Garland; Anne Smith]*
 - 3 Yea [Gaby Rengifo; Anca Lipan; Megan Melinat]*
- *Motion to Recommend Denial Passes [3 Y - 1 N; 2 Abstain]*

4.0 ANNOUNCEMENTS

The next AARB meeting will be held on Friday, January 10, 2025.

5.0 MEETING ADJOURNED – 12:16 pm