

**Approved Minutes**  
**Art and Architectural Review Board**  
**November 1, 2024, at 10:00 am**  
**James Monroe Building - Rooms C, D & E**  
**101 North 14th Street, Richmond, VA 23219**

**1.0 ADMINISTRATION**

- 10:03 am      **1.1 CALL TO ORDER**  
*Board Members Present:* 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:* Lynden Garland, Chair, and 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:* Gaby Rengifo  
*Second:* Anne Smith  
*Vote:* 4-Y 0-N [Absent for vote: Stanley Rayfield]
- 1.4 OTHER BUSINESS**
- Special Introduction: Banci Tewalde, Agency Director for the Department of General Services (DGS). *Note:* Banci introduced Charles Quagliato, Director of Government and Regulatory Affairs at DGS.
  - Vote on Meeting Dates for Calendar Year 2025
    - January – 10
    - February – 7
    - March - 7
    - April - 4
    - May - 2
    - June - 6
    - July – 11 [4<sup>th</sup> is a Holiday]
    - August - 1
    - September - 5

- October - 3
- November - 7
- December – 5

*Motion to Approve: Anne Smith*

*Second: Megan Melinat*

*Vote: 4-Y 0-N [Absent for vote: Stanley Rayfield]*

## 2.0

### CONSENT AGENDA

#### 2.1 Radford University / Install Combined Heating and Power (CHP) Cogeneration Facility

*(Final Approval)*

Adapt a 1940 Laundry Building for use as a cogeneration plant. Located adjacent to Radford University's 1939 Boiler House, the building will house equipment to generate electricity and recover the waste heat for use on campus. The existing one-story, 16 ft high, 4,900 SF brick building has a flat roof. A 1950s addition will be demolished and replaced in the same footprint with a taller structure to increase ceiling height from 7 feet to 14 ft. On the West side of the building, the existing concrete stair landing will be demolished and a larger loading dock constructed in its place. A roll-up garage door will also be constructed on the West side of the building as shown in the West Elevation Site work includes a concrete pad for exhaust stacks on the north side, two sets of cooling fans and a concrete loading dock on the west side, and a paved parking space east of the building where the existing canopy and slab are currently located. No landscaping is proposed since the building is in a limited space utility work area and will be difficult to successfully establish new landscaping.

*Department of Historic Resources (DHR): DHR reviewed this project, and it is our opinion that no historic resources will be adversely impacted.*

*Other Board Comments:*

- Consider adding some landscape around the building where possible.

*Motion to Approve pending resolution of any DHR comments: Anne Smith*

*Second: Gaby Rengifo*

*Vote: 5-Y 0-N*

#### 2.2 George Mason University / Beacon Hall Balconies Leaks & Canopy

*(Final Approval)*

The project consists to removal and replacing the existing glass guardrail system and support curb to improve the drainage from the existing building balconies. The project involves the removal of the existing membrane roof and deteriorated portions of the sloped concrete overlay, repair of the concrete

overlay, and installation of a new waterproofing system. The installation of an entrance canopy for mitigation of self-harm has been included. Refer to Appendix B for the Beacon Hall Modifications.

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

*Other Board Comments:*

- Consider adding some landscape around the building where possible.

*Motion to Approve:* Megan Melinat

*Second:* Gaby Rengifo

*Vote:* 5-Y 0-N

## **2.3 Old Dominion University / Jim Jarrett Athletic Building Flagpole Relocation**

*(Final Approval)*

The flagpole to be relocated to the JJ Athletic Building is currently at SB Ballard Stadium and will be removed to place a new 50' flagpole. The pole will be made of a brush metal finish and the cap of the pole is a gold color finish. The flagpole will sit in the grass and will not have a walkway leading up to the pole.

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

*Other Board Comments:* None

*Motion to Approve:* Anne Smith

*Second:* Stanley Rayfield

*Vote:* 5-Y 0-N

## **2.4 Old Dominion University / Folkes/Stevens Indoor Tennis Center Outdoor Tennis Court Scoreboard Installation**

*(Final Approval)*

The scoreboard utilizes the ODU standard 'Monarch' blue and will host the programs name in the top center of the board which reads "ODU Outdoor Tennis" in all capital letters. The sign will be flanked by the ODU athletics logo on each side. The top and bottom panel will host the names of two sponsors, which have yet to be selected. The main body of the board will display the score for each court as the matches progress. The bottom of the scoreboard will be at the top of the existing court fencing, which is 10'-0". The board will be 30' wide by 20' tall and will be supported by (3) steel columns embedded in a concrete foundation.

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

*Other Board Comments:* None

*Motion to Approve:* Gaby Rengifo

*Second: Megan Melinat*  
*Vote: 5-Y 0-N*

**2.5 Virginia Community College System: Tidewater Community College /  
Portsmouth Roundabout Sidewalk Lighting**

*(Final Approval)*

Adding five (5) exterior pole-mounted site light fixtures to the existing Roundabout area between buildings A and B at the Portsmouth campus of TCC. Commercial LED street light to provide additional lighting for cars and pedestrians. Poles are consistent with Campus lighting.

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

*Other Board Comments: None*

*Motion to Approve: Stanley Rayfield*

*Second: Gaby Rengifo*

*Vote: 5-Y 0-N*

**2.6 The College of William and Mary / West Woods Phase 2 – Enabling Work**

*(Final Approval)*

This project proposes demolition of the Randolph Complex, comprising of 8 residence halls – Cabell Hall, Giles Hall, Preston Hall, Harrison Hall, Page Hall, Tazewell Hall, Nicholas Hall, and Pleasants Hall. Total square footage is 94,000. Specific building details (# of stories, area, and exterior materials) are included in the attachment.

*Department of Historic Resources (DHR): William & Mary submitted this project on 10/28/24 and DHR will have comments within their 30-day review period.*

*Other Board Comments:*

- Continued consultation with DHR and address any DHR comments.

*Motion to Approve pending resolution of any DHR comments and DHR approval: Anne Smith*

*Second: Gaby Rengifo*

*Vote: 5-Y 0-N*

**2.7 ~~James Madison University / Spotswood Hall Renovation~~**

*(Final Approval)*

~~The new design will be a complete life cycle renovation of the approximately 18,398 gross square foot dormitory building including associated support spaces such as meeting rooms, study areas, laundry facilities, kitchen, and lounge. The Madison Center for Civic Engagement, a living learning community within JMU, will be located in the southeast wing or suite on the first floor. The remaining 45 bed residential portion of the building, consisting of (20) typical 2 bed rooms, (3) single rooms, (1) resident~~

~~advisor room, and (1) hall director room, will have controlled access limiting public access. A new exterior exit stair will replace the existing fire escape on the west end of the building. An elevator will be added to allow for an accessible route from the parking lot to the north entry. The fire escape along the east will be removed and replaced with a new porch entrance for the Madison Center. Future expansion of this building is not anticipated.~~

*Motion to Move this Project to the Regular Agenda: Gaby Rengifo*

*Second: Anne Smith*

*Vote: 5-Y 0-N*

*\*See Agenda Item 3.3*

## **2.8 Department of Behavioral Health and Developmental Services / Catawba Hospital Abate Environmental Hazards Bldg 3,4,7,21, & 33**

*(Final Approval)*

Demolition Permit pending AARB approval, Schedule: issue IFB for abatement and demolition of all 5 buildings January 2025. AARB approval for Buildings 3 & 4 received in September 2020, these are the remaining 3 buildings that are needed to complete the demolition permits.

*Department of Historic Resources (DHR): reviewed the demolitions, and a*

*Memorandum of Understanding was executed on 11/22/23, for adverse impacts.*

*Building 21 was built ca. 1858 and is a contributing resource to the Virginia Landmarks Register and the National Register of Historic Places-eligible Catawba Hospital Historic District (DHR ID #080-0073). It is the last extant building associated with Red Sulphur Springs Hotel, which predated Catawba Sanatorium on the site. The ca. 1924 Building 7 and the ca. 1920 Building 33 are also contributing to the historic district.*

*Other Board Comments:*

- Continue Consultation with DHR and address DHR comments.

*Motion to Approve with Board Comments pending resolution of DHR comments and DHR approval: Megan Melinat*

*Second: Gabby Rengifo*

*Vote: 4-Y 0-N / 1 Abstain: Anne Smith*

## **2.9 Virginia Department of Behavioral Health and Developmental Services / Catawba Hospital Water Treatment Plant Renovations**

*(Final Approval)*

This project provides much-needed renovations to the Water Treatment Building and Spring House at the Catawba Hospital Water Treatment Plant. In the Water Treatment Building, significant exterior renovations are not expected. The existing double door opening needs to be widened to provide the necessary width for moving replacement parts in and out of the Treatment Room. Due to this, an additional structure will be required at the lintel to support the wider opening. The Spring House exterior renovations are more excessive but do not significantly alter the building's character. Renovations will include the removal of existing skylights per the client's request, as well as

the replacement of the asphalt shingle roof, plywood sheathing, and associated flashing. These elements will be replaced in kind.

*Department of Historic Resources (DHR):* has not reviewed this and requests DBHDS submit this. A 2021 survey of Catawba Hospital indicates that Building 35 (Water Treatment Building) was constructed in 1923 as a pumping station and is associated with Catawba Sanatorium's period of robust institutional and residential development in the 1920s and 1930s. The building is contributing to the National Register of Historic Places and Virginia Landmarks Register-eligible Catawba Hospital Historic District.

*Other Board Comments:*

- *This project must be submitted to DHR.*
- *Continue consultation with DHR and address DHR comments.*

*Motion to Approve pending resolution of any DHR comments and approval:* Gaby Rengifo

*Second:* Stanley Rayfield

*Vote:* 4-Y 0-N / 1 Abstain: Anne Smith

## **2.10 University of Virginia / UVA Zehmer Hall Exterior Improvements**

*(Final Approval)*

Zehmer Hall, located on the western edge of Grounds, is being renovated to house UVA's Police Department (UPD). As part of this renovation, a number of site improvements are planned, including parking lot modifications to accommodate visitors as well as the UPD fleet of vehicles, motorcycles and bikes. Security fencing and gates are planned for two areas of parking and for the back of the building. A new bicycle/motorcycle and evidence storage building is being proposed as an addition to an existing CMU blockshed north of Zehmer Hall. The proposed storage facility will be a one-story structure at least 12 feet in height with split face CMU. The building footprint is 43.33 feet by 29.33 feet (totaling 1,300 SF) adjacent to an existing painted CMU storage building. The existing landscape along the front of the building will be impacted by this project but will be restored. Trees removed in the parking lot islands for the parking lot re-configuration will be replanted in coordination with the Office of the Architect.

The exterior windows for the building are being replaced with a higher performing storefront and curtain wall glazing system. The general intent is to match the existing steel frame single-pane system in terms of mullion locations and finish. The only change will be to the depth of their installation relative to the masonry walls. Existing horizontal sunshades will be removed and not replicated. Through-wall louver panels have also been provided in lieu of matching smaller existing louvers for required outside air for mechanical systems.

*Department of Historic Resources (DHR):* has received this project via the Department of Environmental Quality's Environmental Impact Review process. They will have comments completed by 11/14/24.

*Other Board Comments:*

- Continue consultation with DHR and address DHR comments.

*Motion to Approve pending resolution of any DHR comments and DHR approval: Anne Smith*

*Second: Stanley Rayfield*

*Vote: 5-Y 0-N*

## **2.11 Virginia Institute of Marine Sciences / 3 Demolitions**

*(Final Approval)*

1. VIMS – Demolish Chesapeake Bay Hall  
*Department of Historic Resources (DHR):* VIMS has completed archaeological fieldwork and this demolition will not adversely impact historic resources.
2. VIMS – Demolish York River Hall  
*Department of Historic Resources (DHR):* reviewed this, and it will result in an adverse impact. A letter was sent to VIMS on 10/1/24. An intensive-level survey was submitted to DHR, and we concurred that the 1950 York Hall (DHR ID #036-5314; formerly Maury Hall) is eligible under Criterion A as the first state-operated marine laboratory building established in Virginia and for its role in the development of Virginia Institute of Marine Science (VIMS). Mitigation to be memorialized in a Memorandum of Understanding is expected.
3. VIMS – Demolish Moxley House  
*Department of Historic Resources (DHR):* As noted in the presentation material, a DHR request for demolition submission is being developed.

*Other Board Comments:*

- Continue consultation with DHR on York River Hall and Moxley House and address DHR comments.

*Motion to Approve pending resolution of any DHR comments and DHR approval: Gaby Rengifo*

*Second: Stanley Rayfield*

*Vote: 5-Y 0-N*

## **2.12 Virginia Commonwealth University / Gladding III HVAC Design Replace**

*(Final Approval)*

The project is in the Design-Working Drawing Phase, with the next milestone as DEB approval followed by bidding and construction. The working drawings are currently at DEB for review. Bidding is anticipated in late 2024 for Construction to begin in mid-May 2025.

The five-story dormitory has two separated flat roofs that support the hvac units which are proposed for replacement. Due to the adjustments for clearances and locations of the new hvac units, it is necessary to provide fall protection at the parapets.

*Department of Historic Resources (DHR):* VCU informed DHR of this project and they do not need to review this unless required by another agency.

*Other Board Comments: None*

*Motion to Approve: Stanley Rayfield*

*Second: Megan Melinat*

*Vote: 5-Y 0-N*

**2.13 Department of Conservation and Recreation / Bear Creek Lake State Park**  
*(Final Approval)*

*Demolition of a 114-square-foot Well House #6- 037800012 Bear Creek Pump house constructed during 1978 that has been abandoned and out of use for years. EIR review of the building in the field indicated construction materials typical of the 1970-era buildings. Primary building materials are 1970s masonry block walls, wooden roof truss & sheet /drywall. The well has been abandoned in accordance with Virginia Department of Health (VDH) requirements. The old well house will be torn down and the area reclaimed as a natural area. The park is connected to the township water system and the well house is no longer in use.*

*Department of Historic Resources (DHR): reviewed this via the Department of Environmental Quality's Environmental Impact Review process and comments were sent on 8/12/24. Bear Creek Lake State Park is a historic district listed on the Virginia Landmarks Register and National Register of Historic Places. Individual contributing resources within the project area that are listed include the "1932" pump house (well house), but DHR records were found to be incorrect.*

*The photos of the Pump House provided in the Environmental Impact Report are congruent with a later construction date. DHR requires DCR to correct the V-CRIS record since it is currently listed as a contributing resource, and the demolition of a contributing resource would be an adverse impact requiring mitigation. Upon the condition that the Pump House VCRIS record is corrected by DCR prior to work being done, this project will not adversely impact historic resources.*

*Other Board Comments: None*

*Motion to Approve with incorporation of DHR comments: Megan Melinat*

*Second: Anne Smith*

*Vote: 5-Y 0-N*

**3.0 PROJECT REVIEWS**

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

~~Lewellyn Gym is a three-story 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 was removed from the agenda at the request of the agency submitter. It will be resubmitted at a later date.

### **3.2 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.

*Department of Historic Resources (DHR):* provided initial comments on 9/17/24, for the Department of Environmental Quality's Environmental Impact Report. Johnston Hall is located into the James Madison University (JMU) Historic District, which has been determined eligible for listing in the Virginia Landmarks Register and National Register of Historic Places. Johnston Hall built ca. 1928, is contributing to the JMU Historic District. As a historic resource, any work done needs to adhere to the Secretary of Interior's Standards for Rehabilitation, and the new addition needs to be contemporary and compatible, in regard to the historic portion of the building and the historic campus surrounding it. The EIR states that the design team intends to coordinate with DHR as design progresses. In the 9/17/24 comments, DHR concurred that further consultation is needed for this as early in the design process as possible.

*Other Board Comments:*

- Point of clarification for the Board: This project is currently in the preliminary design phase and will be submitted to the Department of General Services/Division of Engineering and Building in early January.
- DHR comments need to be addressed
- Provide more perspectives from pedestrian views.
- Provide newer photographs of Darcus Johnson Hall, Harper-Allen Lee Hall, and Spotswood Hall, as contextual as possible.
- Provide pictures of existing windows and new windows, as well description of the materials to be used.
- Consider landscape lighting in the courtyard and new front entry/plaza.
- Need to show more clarity with elevations by providing pictures from all sides and angles.
- Continued consultation with DHR and follow-up with their September 17<sup>th</sup> letter.
- In addition to the noted comments, for final approval presentation, please provide the actual materials to be used on the site and building.

*Motion to Deny:* Anne Smith

*Second:* Megan Melinat

*Vote:* 4-Y 1-N: Stanley Rayfield

### **3.3 James Madison University / Spotswood Hall Renovation**

*(Final Approval)*

The new design will be a complete life-cycle renovation of the approximately 18,398 gross square foot dormitory building including associated support spaces such as meeting rooms, study areas, laundry facilities, kitchen, and lounge. The Madison Center for Civic Engagement, a living-learning community within JMU, will be located in the southeast wing or suite on the first floor. The remaining 45-bed residential portion of the building, consisting of (20) typical 2-bed rooms, (3) single rooms, (1) resident advisor room, and (1) hall director room, will have controlled access limiting public access. A new exterior exit stair will replace the existing fire escape on the west end of the building. An elevator will be added to allow for an accessible route from the parking lot to the north entry. The fire escape along the east will be removed and replaced with a new porch entrance for the Madison Center. Future expansion of this building is not anticipated.

*Department of Historic Resources (DHR): has received this project via the Department of Environmental Quality's Environmental Impact Review process. They will have comments completed by 11/21/24.*

*Other Board Comments:*

- Strongly recommend elevating the ADA entrance so that it does not feel like a back entrance.
- Be careful of impacts to the hardscape and landscape.

*Motion to Approve with Board comments and pending resolution of any DHR comments/DHR approval: Gaby Rengifo*

*Second: Anne Smith*

*Vote: 5-Y 0-N*

### **4.0 ANNOUNCEMENTS**

The next AARB meeting will be held on Friday, December 1, 2024.

### **5.0 MEETING ADJOURNED – 11:43 am**