

Approved Minutes
Art and Architectural Review Board
July 12, 2024, at 10:00 am
James Monroe Building - Rooms C, D & E
101 North 14th Street, Richmond, VA 23219

1.0 ADMINISTRATION

10:08 am

1.1 CALL TO ORDER

Board Members Present: Lynden Garland, Chair, Anca Lipan, Vice-Chair; Megan Melinat; Anne Smith; Jill Nolt; Gaby Rengifo; and Stanley Rayfield.

DGS Staff Present: Jessica Hendrickson; Kimberly Freiberger; and Dena Potter.

1.2 WELCOME NEW BOARD MEMBERS

- Stanley Rayfield

- Gaby Rengifo

1.3 ELECTION OF CHAIR

DGS Staff

Motion to nominate Lynden Garland as Chairperson: Anne Smith

Second: Anca Lipan

Vote: 6Y – 0N (Gaby Rengifo was not present at the time of voting)

1.4 ELECTION OF VICE-CHAIR

Motion to nominate Anca Lipan as Vice-Chairperson: Jill Nolt

Second: Anca Lipan

Vote: 6Y – 0N (Gaby Rengifo was not present at the time of voting)

1.5 PUBLIC COMMENT

AARB Meetings are open for public comment. Rules for public comment can be obtained from the Department of General Services.

- Cyane B. Crump representing Historic Richmond / Partnership for Smarter Growth / Preservation Virginia to speak on Agenda Item 2.9, Department of General Services, Commonwealth Courts Building (Submission for West Tower Demolition Only).
- Comments (via a copy of the letter submitted to the AARB by Cyane Crump dated July 12, 2024) are attached to these meeting minutes as Addendum A.

1.6 APPROVAL OF MINUTES

Motion to nominate Anca Lipan as Vice-Chairperson: Jill Nolt

Second: Anca Lipan

Vote: 6Y – 0N (Gaby Rengifo was not present at the time of voting)

1.7 OTHER BUSINESS

None

2.0 CONSENT AGENDA

2.1 Department of Transportation / Rocky Gap Safety Rest Area Standby Generator

(Final Approval)

This project is generally described as the installation of a backup generator with screening on a concrete pad at both the Northbound and Southbound I-77 Safety Rest Areas (SRA). One generator and enclosure will be installed at each SRA. The Southbound Generator Enclosure is

approximately 300 SF and the Northbound Generator Enclosure is approximately 350 SF. The enclosures are three/four-sided with no roof. The Northbound Enclosure is larger due to a larger generator being required. The generators have been located at each site to be as unobtrusive as possible to the Traveling Public while at the same time being located in areas that facilitate the required electrical site work. The location of existing trees was also considered to have as little impact as possible on the existing landscape. Additionally, the generator locations allow for the refueling of the generators with little to no impact on SRA operation. The enclosure at the Northbound site is adjacent to an existing sidewalk but will be separated from pedestrian traffic by an existing split rail wood fence and the new generator enclosure fencing. There will be no impact to the existing sidewalk adjacent to the generator location.

Department of Historic Resources (DHR) – The Department has not reviewed this and does not need to review this unless required by another agency.

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 7-Y 0-N

2.2 Virginia Tech – Hahn Hall-South Wing Doors

(Final Approval)

Virginia Tech aims to enhance the operational efficiency and maintenance of the vestibule entrance to Hahn Hall-South Wing. The proposed project involves replacing the current 4'-0" wide x 9'-8" high pair of dark bronze anodized storefront doors. The new door assembly will be installed within the existing frame, featuring smaller divisions along with sidelites and a transom to accommodate the updated design.

Department of Historic Resources (DHR) – The Department has not reviewed this and does not need to review this unless required by another agency.

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 7-Y 0-N

2.3 Old Dominion University / Facilities Management Mail Room Office Renovation

(Final Approval)

The only exterior work that is taking place is the addition of 2 windows to the space that will match an existing pair of windows in size, spacing, and material. The intention is to make the four windows look intentional and consistent in placement and style.

Department of Historic Resources (DHR) – The Department has not reviewed this and does not need to review this unless required by another agency.

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 7-Y 0-N

2.4 Longwood University / Wygal Hall Replacement Building

(Final Approval)

The Project includes the new construction of a 61,188 GSF three-story building for music education and performance. The building will occupy a site on the east end of Iler Field, currently occupied by Bristow Hall, opposite Dorrell Dining Hall. Demolition of Bristow Hall, approximately 12,100 GSF, is included in the project scope.

The building's massing is organized around the centrally-located Concert Hall, with education, practice, and support spaces around the perimeter of the building. Exterior materials include brick, limestone, aluminum windows and entrance systems, steep-sloped metal standing seam roofing, and low-slope membrane roofing. A terrace facing Iler Field will include stone pavers and stone veneer.

Department of Historic Resources (DHR) – As stated by Jonathan Connolly, Archaeologist with the DHR, via email to Julia Wellman at the Department of Environmental Quality (DEQ) on 11/28/2023, The Department has reviewed this and reported that there is no adverse impact to historical resources.

Other Board Comments: Anne Smith noted that this project was previously presented in 2021, as reported on the Project Data Sheet. DGS staff confirmed this statement by referencing the approved minutes from the June 4, 2021, AARB meeting. DGS staff further explained that there were no board comments made on the preliminary approval of this project at that meeting and the board approved the project as submitted.

Anne Smith recommended denying the final approval of this project, at this meeting today based on the amount of time that had passed since the preliminary approval in 2021. She asked that this project be resubmitted for final approval on the regular agenda and a final presentation to be made to the board along with material samples for the board to consider final approval.

Motion to Approve With Board Comments: Anca Lipan

Second: Anne Smith

Vote: 7-Y 0-N

* At the August 2, 2024 AARB Meeting:

Motion to approve the minutes from the July 12, 2024 meeting with an amendment to Agenda Item 2.4 / Longwood University from denied to approved by a letter signed by the Department of General Services Director, Banci Tewolde, dated July 29, 2024. [Attached as Addendum B]:

Lynden Garland

Second: Megan Melinat

Vote: 4-Y 0-N

2.5 Longwood University / Bristow Hall Demolition

(Final Approval)

The project scope includes the Demolition of Bristow Hall, approximately 12,100 GSF. The Department of Historic Resources provided concurrence for demolition on 11/28/2023.

Department of Historic Resources (DHR) – The Department has not reviewed this and will need to review this in accordance with Section V.2 of Division of Engineering and Buildings Directive #1, Revised 1984 (§ 2.2-2402 Code of Virginia), for demolitions.

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 7-Y 0-N

2.6 William and Mary / Wren Building Preservation Repairs

(Final Approval)

This is a preservation repair project to address moisture-related and maintenance issues of the Wren Building located on the historic campus of William & Mary. The project will follow a preservation treatment standard as defined by the Secretary of the Interior. Generally, the project includes the site, exterior envelope, limited interior surfaces of exterior walls, and limited mechanical and electrical updates. Specifically, the scope will include the following:

- Revise site grading to support positive drainage away from building to include the replacement of ivy and removal of crepe myrtles.

- Repair brick paver sidewalk and parking area
- Replace beyond-useful-life roof system in accordance with historic preservation practices, including but not limited to customized Ludowici ceramic shakes.
- Restore cupola, including siding, trim, flashing, and windows.
- Restore windows to historic preservation standards.
- Repair and repoint exterior brick and stone to historic preservation standards.
- Repair exterior water intrusion envelope deficiencies to historic preservation standards.
- Repair interior plaster, wood, glass, and brick to historic preservation standards.
- Repair, replace, and install insulation in the attic space and around all ductwork and cooling components.
- Install lightning protection system. (Exact placement of rods to be coordinated with DHR and the rest of the system will be concealed.)
- Install external (hanging) gutters in limited locations.
- Install limited decorative gravelscape.

Department of Historic Resources (DHR) – The Department has reviewed this and does not believe the architectural work proposed will adversely impact the Wren Building or the surrounding historic district as the scope follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. DHR will wait to provide our final comments on the project impacts once the archaeological submission had been reviewed by our office. We are aware that the William and Mary Center for Archaeological Research (WMCAR) is preparing a work plan to address the ground disturbance associated with this project.

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 7-Y 0-N

2.7 Virginia Commonwealth University / Student Commons HVAC System Renovation (Final Approval)

Replacing a chiller and the new chiller will not fit in the mechanical room and it needs to be placed on the roof. The chiller will be visible from the street and the project includes a louvered mechanical screen wall. The screen will be constructed of ribbed metal panels, color to be slate gray.

Department of Historic Resources (DHR) – As stated by Adrienne Birge-Wilson from the DHR, in an email to Keith Van Inwegen at the Virginia Commonwealth University, via email dated 06/15/2024, the Department has reviewed this and determined that the work being done is not likely to adversely impact historic resources. No further review is required.

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 6-Y 0-N; 1 – Abstain (Jill Nolt)

2.8 Virginia Commonwealth University / VCU Arts and Innovation Academic Building (AIAB) (Final Approval)

The proposed VCU Arts and Innovation Academic Building (AIAB) (to be named Costar Center for Arts & Innovation) will consist of learning, making, collaboration, performance, exhibition, and support spaces for VCU departments of Theater, Dance, Music, Cinema, and Communication Arts, as well as the da Vinci Center, the Center for Arts and Health Innovation, the Center for Arts and Athletics, and the Center for the Creative Economy. The proposed building is 212,934 GSF (per the CPSM calculation method), with 8 occupied stories above grade and a single programmed story below grade.

Department of Historic Resources (DHR) – VCU has been in direct consultation with DHR regarding this project and our comments have been addressed. We do not believe the removal of the

exterior scrim vertical solar shades and reduction in exterior glazing to mitigate heat gain from the solar shade removal, and to maintain the previous façade composition, will constitute an adverse impact on the abutting Broad Street Commercial Historic District, which is listed on the Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP).

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 6-Y 0-N, 1 Abstain (Jill Nolt)

2.9 Department of General Services / Commonwealth Courts Building (Submission for West Tower Demolition Only)

Public Comment: Cyane B. Crump, see Addendum A.

Board Comment: Anne Smith recommended that this project be moved from the Consent Agenda as Item 2.9, to the Regular Agenda as Item 3.5.

Motion to Approve: Anca Lipan

Second: Anne Smith

Vote: 5-Y 0-N, 1 Recuse (Lyden Garland), 1 Abstain (Anca Lipan)

3.0 PROJECT REVIEWS

3.1 James Madison University / East Campus Power Plant, Improve East Campus Infrastructure Phase 2

(Final Approval)

The project site is located at the East Campus Power Plant (ECP) on the campus of James Madison University (JMU) in Harrisonburg, Virginia. The site is bound by Driver Drive to the west and south with open space/forested areas to the east and northeast. There are also two existing stormwater management ponds north of the site. The project proposes the demolition of the remaining RRF buildings and the construction of a steam generation plant, upgrades to the chiller building, new underground fuel tanks, and associated site modifications and improvements. The removal of the Resource Recovery Facility buildings will be the major portion of the demolition work on this project. In addition to the demolition of the remaining RRF buildings, there will be interior demolition work within the existing boiler plant building. There will be additional demolition throughout the site, including: removal of the truck weigh scale in upper parking lot; demolition of asphalt pavement, concrete pavement, and concrete pads; and removal of concrete sidewalks. The new building addition will house all Steam Generation Plant operations, allowing the existing plant to house the chilled water operations.

Department of Historic Resources (DHR) – The Department has reviewed this and no historic resources will be adversely impacted.

Other Board Comments: None

Motion to Approve: Anca Lipan

Second: Jill Nolt

Vote: 7-Y 0-N

3.2 University of Virginia / North Grounds Parking Garage, Charlottesville, VA *(Preliminary Approval)*

Located near the intersection of Massie and Copeley Roads, the North Grounds Parking Garage will be a 6 level, 1,100-space garage built to address parking demand for John Paul Jones (JPJ)

Arena and Athletic events as well as UVA commuters. In addition to providing parking, the garage will serve multiple University Transit Service (UTS) routes, bus patrons and commuters with a multi-modal transit hub that supports micromobility. The garage will sit back from Massie Road to allow for a dynamic landscape that will serve pedestrians, bus patrons, JPJ and Athletic events.

Department of Historic Resources (DHR) – The Department has reviewed this and requested additional information regarding the impacts of the new construction on previously recorded historic resources within the area of potential effects. DHR previously reviewed the related demolitions and found that the demolitions would not adversely impact historic resources. The Faulkner House is listed in the NRHP/VLR and adjacent to the project area. The Faulkner Complex had not formally been evaluated for VLR/NRHP eligibility and was recommended as ineligible for VLR/NRHP listing in a 2017 survey. For the Faulkner Complex, UVA will provide additional photos as the next step in our review. We will need a viewshed analysis and impact assessment for the NRHP/VLR-listed Faulkner House. We have no archaeological concerns.

Other Board Comments:

- Prioritize pedestrian flow and track those lines for safety.
- Encourage elevating the façade by looking at other garages previously done.
- Provide pedestrian-level renderings.
- Provide renderings of the surrounding buildings, including the nearby JPJ garage.
- At final approval, the project submitter will share renderings of day-to-day and event modes for this space.

Motion to Approve with board comments: Anne Smith

Second: Jill Nolt

Vote: 6-Y 0-N (Anca Lipan was not present at this vote)

3.3 Gunston Hall / Archaeology Center and Maintenance Building *(Preliminary Approval)*

Archaeology Center - The proposed building is Type V B construction (combustible) and will be fully sprinklered (protected). This building contains multiple occupancy types. The lobby is A-3 Assembly occupancy with a capacity of 72 people and the remainder of the building is B Business occupancy with a capacity of 28 people.

Maintenance Building - The proposed building is Type V B construction (combustible) and will be fully sprinklered (protected). This building contains one occupancy type, B Business, with a capacity of 28 people.

Department of Historic Resources (DHR) – On June 4, 2024, DHR granted an update to the permit to conduct archaeological investigations on state-controlled land for the Gunston Hall Archaeology Laboratory. However, the architectural plans have not been submitted yet and DHR will need to review this component of the project. DHR also can provide technical assistance on best practices for the proposed Archaeology Laboratory.

Other Board Comments:

- At the final review, provide the master plan and a brief of the master plan components.
- Further explore the pedestrian walkway and route guiding the visitors between the 2 buildings (visitor center and archaeology building).
- The maintenance building may not need to be brick. Consider the use of alternative materials to push more funds towards the visitor center of other buildings.
- Focus on drawing the attention of the everyday visitor at the archeological center and wayfinding.
- Be very intentional about the design of the archeology Center at this early stage.
- The paved road at the entrance should be more impressive since it is the first thing a visitor will see.
- Look at this project from a cumulative site and be intentional about future buildings and placement.

Motion to Approve with board comments: Jill Nolt
Second: Gaby Rengifo
Vote: 6-Y 0-N (Anca Lipan was not present at this vote)

12:46 – 10 Minute Break

12:58 – Board Reconvened

3.4 Virginia State University / Improve Access and Accessibility – Nine Buildings *(Preliminary Approval)*

This accessibility upgrades project includes five buildings receiving elevator modernization & four buildings including elevator additions. Those four with elevator additions include:

1. **Honors House** – New MRL elevator & shaft addition including structure, site & MEP/FA work. New accessible restrooms addition. Architecture to be brick elevator shaft and restrooms with flat roof and a glass connector. Addition floor area to be approximately 262 sf x 2 levels = 524 sf.
2. **Institutional Effectiveness** – New MRL elevator & shaft addition including structure, site & MEP/FA work. Architecture to be brick elevator shaft with flat roof and a glass connector. Addition floor area to be approximately 109 sf x 3 levels = 327 sf.
3. **Jackson Place Cottage #3 & #4** – New MRL elevator & shaft addition including structure, site & MEP/FA work. Architecture to be brick elevator shaft with flat roof and a glass connector. The additional floor area to be approximately 123 sf x 2 levels = 246 sf.
4. **Title III** – New MRL elevator & shaft addition including structure, site & MEP/FA work. Architecture to be brick elevator shaft with flat roof and a glass connector. The additional floor area to be approximately 122 sf x 4 levels = 488 sf.

Department of Historic Resources (DHR) – The Department met with VSU to discuss this project on July 2, 2024, and VCU submitted this project on June 26, 2024. DHR will provide comments by July 26, 2024.

Other Board Comments:

- Honors House – explore more options to make the addition more compatible with the existing structure.
- This project needs additional study of how each of the towers will relate.
- Encourage the exploration of alternate materials, other than brick, on the elevator additions.
- Honors House and Jackson Place Cottage – consider adding windows to break up the brick wall on the front.
- Consider exploring other options of elevator size to limit the large-scale mass appearance.

Motion to Approve: Anne Smith

Second: Jill Nolt

Vote: 6-Y 0-N (Anca Lipan was not present at this vote)

3.5 Department of General Services / Commonwealth Courts Building (Submission for West Tower Demolition Only) *(Final Approval)*

The project consists of the demolition of both the existing East and West Towers, situated at 900 East Main Street to allow for all new construction of the Commonwealth Courts building. The existing West Tower is a 15-story building dating from 1923 with a building area of approximately 122,400 sf. In conjunction with the previously approved demolition of the existing East Tower, the new building will be all new construction and will house the Supreme Court of Virginia, Court of Appeals Courthouse, and associated offices for the Commonwealth of Virginia.

Department of Historic Resources (DHR) – The Department of General Services (DGS) consulted with DHR on this project and provided the following comments on 07/03/2024:

The Pocahontas West Tower is a contributing resource to 2 historic districts: the NRHP and VLR-listed Main Street Banking Historic District and the VLR/NRHP-eligible expanded Capitol Square Historic District. The Pocahontas Building West Tower (DHR ID#127-5648) is considered VLR/NRHP eligible according to Virginia Cultural Resources Information System records. It is also within the viewshed of the current VLR/NRHP-listed boundary for the Capitol of Virginia (DHR ID#127-0002), which is also a National Historic Landmark (NHL), the highest honor the National Park Services can bestow upon a property.

Demolition of a contributing resource to a VLR/NRHP-listed historic district constitutes, by definition, an adverse impact on historic resources warranting mitigation. For the purposes of the demolition permit, DHR will not oppose the demolition with the following conditions, that DGS:

- Continues consultation with DHR on the new Commonwealth Courts Building construction;
- Reaches out to our office to discuss mitigation options; and
- Completes coordination on this project with us.

Other Board Comments: None

Motion to Approve with DHR comments: Anne Smith

Second: Stanley Rayfield

Vote: 4-Y 0-N, 1 – Recuse (Lynden Garland), 1 – Abstain (Gaby Rengifo)
(Anca Lipan was not present at this vote)

None

4.0 ANNOUNCEMENTS

The next AARB meeting will be held on Friday, August 2, 2024.

5.0 MEETING ADJOURNED - 1:48 pm.

** Directly after adjournment, the annual board member orientation for FY25 will be held.*

ADDENDUM A

Historic Richmond / Partnership for Smarter Growth / Preservation Virginia

July 12, 2024

Art and Architectural Review Board
Director of the Department of General Services Commonwealth of Virginia
Office of the Director
1100 Bank Street, Suite 420
Richmond, VA 23219

Re: Pocahontas Building West Tower (former State Planters' Bank Building) In Downtown Richmond

Ladies and Gentlemen:

Thank you for your efforts to rehabilitate state-owned buildings in and around Capitol Square. We are grateful to the Commonwealth of Virginia for devoting resources to the care and maintenance of the many historic structures on Capitol Square and in the Commonwealth of Virginia's property portfolio.

As a community stakeholders and nonprofits with interests in historic preservation, neighborhood revitalization, smart development, and conservation, we have followed projects involving state-owned buildings in and around Capitol Square and in Downtown Richmond with great interest. We have a history of proactively and positively partnering with the Commonwealth on Capitol Square projects going back many decades and including Old City Hall and the Barbara Johns Building. We successfully advocated for saving the historic 1912 Life of Virginia façade of the General Assembly Building and its incorporation into a beautiful new GAB. Both the Old City Hall restoration and the new GAB were awarded prestigious community-driven Golden Hammer Awards in 2023.

We understand that the proposed demolition of the Pocahontas Building West Tower is on the Consent Agenda of the July 12, 2024 meeting of the Art and Architecture Review Board (AARB). **We are writing to request that this item be deferred or, if that is not possible, be moved to the regular agenda to allow a public discussion.**

Known originally as the State Planters Bank, then as United Virginia Bank, this 1923 steel tower was designed by Clinton & Russell, a New York firm known for constructing early steel skyscrapers. The limestone façade, with its lavishly carved Ionic colonnade with cast iron screen is impressive and contrasts handsomely with the Mutual Building and First & Merchants Bank Building on opposite corners of 9th and Main Streets. Together, these three buildings reflect Richmond's transformation in the early 20th century into a modern metropolis and banking center. The use of architects with a national reputation and impressive Classical facades contribute to a distinctive sense of place along 9th and Main Streets akin to New York City's Wall Street district. These early skyscrapers not only make a significant contribution to Richmond's architectural legacy, but also have proved eminently adaptable in recent years for modern office environments and as residential and hotel

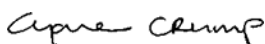
properties. We understand that this building also is suitable for rehabilitation and adaptive reuse. This building is listed on the National Register of Historic Places and Virginia Landmarks Register.

To our knowledge, this proposed demolition has not been discussed publicly before, nor has it been discussed with the Capitol Square Preservation Council, our organization or any other community group. As a result, there has been no discussion with the public regarding:

1. Why this 100,000 square foot historic structure needs to be demolished;
2. What will replace it (for example, several recently demolished historic structures have been replaced by low-rise parking decks or surface parking);
3. The design for its replacement;
4. How its replacement will interface with, enhance or otherwise impact the City of Richmond; and
5. Whether there are alternate locations around Capitol Square for a new State Courts Building that would not necessitate demolition of a historic structure.

We appreciate the opportunity to share our thoughts. Any demolition of historic structures in and around Capitol Square and any designs for any new buildings in and around Capitol Square deserve careful consideration and the opportunity for input from citizens and organizations committed to preserving Capitol Square's and the City of Richmond's distinctive architectural character and sense of place. We hope you will take our comments into consideration.

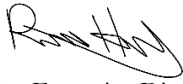
Please do not hesitate to contact us with any questions. Sincerely,



Cyane B. Crump Executive Director Historic
Richmond

A handwritten signature in black ink, appearing to read "Elizabeth S. Kostelny". The signature is fluid and cursive, with the first name being more prominent.

Elizabeth S. Kostelny Chief Executive Officer
Preservation Virginia

A handwritten signature in black ink, appearing to read "Richard Hankins". The signature is more compact and stylized than the one above, with a clear initial "R".

Richard Hankins Executive Director
Partnership for Smarter Growth

ADDENDUM B



COMMONWEALTH of VIRGINIA

Department of General Services

Banci E. Tewolde
Director

Sandra Gill
Deputy Director

Michael Bisogno
Deputy Director

1100 Bank Street
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July 29, 2024

Longwood University
Jared Tackett, Project Manager
tackettif@longwood.edu

Project: Wygal Hall Replacement Building
Project Number: 214-18425-000

Re: Art and Architectural Review Board (AARB) Project Submission

The Art and Architectural Review Board (AARB) reviewed your project on the consent agenda for final approval at the July 12, 2024 meeting. The AARB made the recommendation to deny your project due to the amount of time that has passed between preliminary approval and final approval, requesting that Longwood University present the final project at a future board meeting.

After consideration of the Board's recommendation to deny approval, I have concluded that this action is beyond the Board's remit. Therefore, as the Director of the Department of General Services, to whom the Governor has delegated approval authority under Executive Order 88(2001) for AARB projects, I am granting final approval of your project submission. Any changes to this project as presented to the AARB on July 12, 2024, must be resubmitted to the AARB for review and approval.

If you have questions, please contact aarb@dgs.virginia.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Banci E. Tewolde".

Banci E. Tewolde
AARB Governor's Designee