



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 813 N 28th Street, Richmond, VA 23223

Historic district Church Hill

Date/time rec'd: \_\_\_\_\_

Rec'd by: \_\_\_\_\_

Application #: \_\_\_\_\_

Hearing date: \_\_\_\_\_

### APPLICANT INFORMATION

Name Darin Simmons

Phone 804-780-7710

Company Richmond Public Schools

Email dsimmons2@rvaschools.net

Mailing Address 301 North 9th Street, Richmond, VA 23219

Applicant Type: ☒ Owner ☐ Agent

☐ Lessee ☐ Architect ☐ Contractor

☐ Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

### PROJECT INFORMATION

Review Type: ☐ Conceptual Review ☒ Final Review

Project Type: ☐ Alteration ☒ Demolition ☐ New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Demolition of the existing school building at this address and installation of school and community amenities to replace joint amenities displaced by the construction of the new school building. The new amenities include two tennis courts, 1 basketball court, a playground for community use, and a multi sports field/green space for community use.

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date

8/27/19

## GEORGE MASON ELEMENTARY SCHOOL

### School Facility Overview

The existing George Mason Elementary School is situated on a 7.840 acre site and totals approximately 83,001 square feet comprised of an existing building structure built in 1922 with three separate building additions added over the next 57 years. George Mason Elementary School was originally constructed as a three-story building in 1922 consisting of approximately 18,525 square feet. The first two-story building addition was added in 1936 consisting of approximately 19,094 square feet. In 1952, the second single-story building addition was added consisting of approximately 28,048 square feet. The third two-story building addition was added in 1979 consisting of approximately 17,334 square feet. See aerial image below depicting the location of the multiple building additions.



Below is a brief description of the spaces located within each building addition;

#### Original Building (1922)

Counseling Office Suite	Main Electrical Room
Teacher Workroom/Conference Rooms	Boiler Room
Librarian Workroom/Dark Room	Elevator
Audio/Visual Storage	Restrooms
General Classrooms (10)	

**Building Addition (1936)**

Resource Center	General Classrooms (13)
Teacher Workroom	Restrooms
General Office Area	

**Building Addition (1952)**

Administrative Office Suite	Cafeteria
Clinic	Kitchen
Auditorium	Restrooms
General Classrooms (7)	

**Building Addition (1979)**

General Classrooms (2) w/ Adjoining Shared Amphitheatre	Covered Outdoor Activity Area (below Library Media Center)
Library Media Center	Restrooms
General Storage Room	

No significant upgrades or renovations have been completed to these buildings since completion of their addition to the overall school.

<b>Assessment Overview</b>
----------------------------

**Architectural**

The exterior brick walls are in fair condition with significant deterioration to many exterior façade elements including damaged brick masonry units, rooftop brick chimney deterioration, brick masonry cracks, masonry mortar joint deterioration, expansion, vertical joint and window caulking failure and broken or single pane windows. These extensive envelope deficiencies allow significant water and/or air penetration which can cause further deterioration of building materials and unhealthy indoor conditions.

Overall the school interior appears to be in poor condition. Typical ceilings throughout the school are acoustical ceiling tile (ACT) and are in poor condition. Floors throughout the school consist of terrazzo, vinyl composition and/or carpet and are in poor to fair condition. Painted wall finishes throughout are typically in fair condition. Numerous doors and frames have been damaged over time as a result of daily high traffic use. Finishes in all spaces (i.e. classrooms, auditorium, cafeteria, kitchen, offices, etc.) are outdated and need replacement.

Minimal upgrades or renovations have been completed over the years to address changing building codes, Americans with Disabilities Act (ADA) compliance or Occupational Safety and Health Administration (OSHA) regulations.

### Structural

The roof structure generally consists of a metal roof deck on metal bar joists on a combination of steel framing and exterior masonry bearing walls. All exterior walls have a brick veneer. Masonry interior walls do not appear to be load bearing. On the roof are a number of mechanical exhaust units servicing isolated interior functions such as the kiln room, kitchen area and restrooms. The school structure was generally covered with finishes inside and out and only limited portions could be observed.

Demolition and removal of the three building additions would certainly present significant structural challenges. Their demolition would create three significant sized openings in three of the four exterior façade elevations demanding a comprehensive structural evaluation to determine requirements for the support and enclosure of the façade at these locations not to mention the potential requirement for the building to be brought up to current building structural code (i.e. wind and seismic loads).

### Mechanical

The vast majority of components (i.e. boilers, window A/C units, piping, etc.) associated with the existing HVAC system have reached or exceeded the end of their useful service life requiring replacement of the existing systems. System replacement would provide the opportunity to consider more cost effective and efficient systems and incorporate any programmatic changes that might be desired for the facility. Any major renovation should be preceded by an analysis of different system types such as variable air volume (VAV), heat pumps with dedicated outside air systems, and variable refrigerant volume (VRV) with dedicated outside air systems.

### Electrical

Power Distribution is provided via electric service from the local Power Company and terminates in a switchboard with main switches. These switches serve distribution gear and branch circuit panelboards located throughout the building. Branch circuit panelboards serve lighting, receptacle, and mechanical loads in the building. The vast majority of components (i.e. main distribution gear, electrical panels, breakers, wiring, light fixtures, light switches and receptacles, low voltage systems, etc.) associated with the existing electrical system have reached or exceeded the end of their useful service life requiring replacement of the existing systems.

### Plumbing

The vast majority of components (i.e. hot water heaters, piping, toilet fixtures, sinks, etc.) associated with the existing plumbing system have reached or exceeded the end of their useful service life requiring replacement of the existing systems. The current age of the underground water supply and sanitary lines causes concern with regard to the original material type and material durability into the future.

### Hazardous Materials

Davis & Floyd, Inc. was retained by Richmond Public Schools to conduct a AHERA Re-Inspection Report of George Mason Elementary School in 2005. Davis & Floyd's scope of work included a visual inspection to reassess the existing condition of all previously identified asbestos-containing materials (ACM's). Although isolated areas of abatement have occurred over the years, this inspection report identified and noted the condition of numerous asbestos-containing materials that remain within the building including but not limited to vinyl floor tile, suspended acoustical ceiling

tile, wall/ceiling plaster, and mastic adhesive materials to identify a few. No report for lead-based paint (LBP) materials has been acknowledged and/or received. Based on the age of the existing original building and the subsequent building additions, it is presumed that LBP paint materials existing within the building(s).

### Summary

Extensive funding would be required in order to perform the demolition (demolish three building additions) and renovation/modernization work (complete interior demolition and renovation) required to transform the building into occupiable space for future tenancy.

In addition to significant interior renovation costs (i.e. demolition, wall erection, major system distribution, fire alarm, sprinkler system, restroom upgrades, casework, finishes, etc.) to mitigate outdated building systems or components, the below items would also have to be taken into consideration during such an undertaking and could represent substantial additional costs in order alleviate;

- ***Building Integrity*** (Structural Consequences with Demolition of Building Portions)
- ***Structural Code Requirements*** (Wind and Seismic Loads)
- ***Hazardous Materials Abatement*** (Asbestos and Lead-Based Paint)
- ***Building Code Compliance*** (Current Building Codes)
- ***Major Building System Infrastructure Replacement*** (i.e. HVAC, Electrical & Plumbing)
- ***Extensive Building Envelope Repairs*** (i.e. brick/precast repairs, expansion joints, window replacement,
- ***ADA Compliance*** (Accessibility and Path of Travel)
- ***OSHA Compliance*** (Safety Regulations)
- ***Parking*** (Occupancy and Use Group Requirements)

Based on the assessed criteria above and anticipated scope of work, demolition and renovation costs for the existing original building would be estimated to exceed the costs associated with building a new building of equal size and use.

## **DRAFT**

### **Richmond City School Board Meeting - 6:00 p.m. (Monday, August 19, 2019)**

School Board of the City of Richmond  
School Board Room, 17<sup>th</sup> Floor City Hall  
301 N. Ninth Street  
Richmond, VA 23219

#### **Members present**

Mrs. Dawn Page, Chair  
Mrs. Elizabeth Doerr, Vice Chair  
Mr. J. Scott Barlow  
Mrs. Kenya Gibson  
Mr. Jonathan Young  
Ms. Felicia Cosby (arrived late)  
Mrs. Cheryl Burke  
Ms. Linda Owen (left early)

#### **Officers**

Mr. Jason Kamras, Superintendent  
Mrs. Angela Wilson, Clerk  
Dr. Tracy Epp, Chief Academic Officer/Agent  
Mr. Darin Simmons, Jr., Chief Operating Officer/Deputy Agent

#### **Attorney**

Ms. Jonnell Lilly

#### **Others present**

Ms. Michelle Hudacsko, Chief of Staff  
Mr. Harry Hughes, Chief of Schools  
Mrs. Jennifer Bramble, Chief Talent Officer  
Mr. Mauricio Tovar, Director, Safety & Security

#### **Absent**

Dr. Patrick Sapini, School Board Member

#### **1. Opening**

The Chair called the meeting called to order

##### **1.01 Roll call**

The Clerk called the roll and noted that a quorum was present.

##### **1.03 Adoption of the Agenda**

On a motion by Cheryl Burke, seconded by Linda Owen, the agenda was adopted as presented.

##### **1.04 Approve the corrected minutes of the August 5, 2019 meeting**

The minutes of the August 5, 2019 School Board meeting were deferred.

#### **2. Public Information**

The following citizens addressed the School Board: Vilma Seymour, Eddy Munoz, Jose Diaz Montealgre, Bob Argabright, David Jones, Cassie Powell, Milondra Coleman, Harold Aquino, Charles Willis, Justes Publes, Bismark Gamble



The topics of discussion were: the dropout rate of Latino students; racial disparities; dispelling the myths of the REA and announcement of its first meeting; assisting ESL students; 3<sup>rd</sup> Annual City Summit; thank you to the Board Chair for reaching out to the TJ-JAW Foundation to identify the needs of and encouraged all Board members to reach out; introduction of a teaching tool entitled Plug-In; lack of guidance counselors at George Wythe High School; the success of the National Night Out initiative; The Better Me organization developed for young people ages 16 – 28.

### **3. Board Action Items**

#### **3.01 Receive for action the Program of Studies**

Dr. Epp presented the program of studies to include the following local courses for Board adoption:

##### **General Education Courses:**

- African American Studies
- Creative Writing
- Intensified Algebra
- Sociology
- Strategic Reading

##### **ESL Courses:**

- Developmental Reading for English Learners
- English as a Second Language I
- English as a Second Language II
- English as a Second Language III
- English as a Second Language IV
- History for Newcomers
- Science for Newcomers

The Board voted 7-0 to approve Program of Studies for 2019 – 2020, including the approval of local courses contained therein.

Motion by: Linda Owen, second by Cheryl Burke

Final Resolution: Motion Passes

Aye: J. Scott Barlow, Jonathan Young, Felicia Cosby, Cheryl Burke, Linda Owen, Elizabeth Doerr, and Dawn Page

Abstained: Kenya Gibson

Absent from the meeting and vote: Patrick Sapini

The document may be viewed at the following link on BoardDocs:

<https://go.boarddocs.com/vsba/richmond/Board.nsf/Public>

#### **3.02 Receive for action a Resolution regarding the demolition of the existing George Mason Elementary School and an update from the Joint Construction Team**

Mr. Simmons shared that due to the location of George Mason Elementary School plans for the new school had to be reviewed by the Committee for Architectural Review (CAR), which is Richmond's official historic preservation body.

He shared that George Mason's CAR submission had been done in two phases: submission of architectural plans for the new George Mason Elementary building; which CAR approved with minor modifications in the fall of 2018, and a plan for the existing structure; which RPS and the City would take to CAR in the fall of 2019. The plan for the new building anticipated using the land that was currently occupied by the existing structure for athletic fields, tennis courts, basketball courts, and playgrounds. The administration was

recommending that the Board codify the plan by adopting a resolution calling for the complete demolition of the existing George Mason Elementary School.  
The document may be viewed at the following link on BoardDocs:  
<https://go.boarddocs.com/vsba/richmond/Board.nsf/Public>

The Board voted 7-1 to approve the action to resolve the demolition of the existing George Mason Elementary School.

Motion by: Cheryle Burke, second by Linda Owen  
Final Resolution: Motion Passes

Aye: J. Scott Barlow, Jonathan Young, Felicia Cosby, Cheryl Burke, Linda Owen, Elizabeth Doerr and Dawn Page  
No: Kenya Gibson  
Absent from the meeting and vote: Patrick Sapini

### **3.03 Review and receive for action the job description and pay grade of the Senior Auditor Position**

Mrs. Doerr shared that the Finance Committee had agreed to interview a total of eight candidates on September 4<sup>th</sup> and 5<sup>th</sup> beginning at 4:00 p.m.

Mrs. Gibson desired to know why there such a difference in pay grade of the Sr. Auditor and the Lobbyist.

The document may be viewed at the following link on BoardDocs:  
<https://go.boarddocs.com/vsba/richmond/Board.nsf/Public>

The Board voted 7-1 to approve the paygrade of the Sr. Auditor position as presented

Motion by: Elizabeth Doerr, second by Cheryl Burke  
Final Resolution: Motion Passes  
Aye: J. Scott Barlow, Jonathan Young, Felicia Cosby, Cheryl Burke, Linda Owen, Elizabeth Doerr and Dawn Page  
No: Kenya Gibson  
Absent from the meeting and vote: Patrick Sapini

### **3.04 Personnel Actions**

Mrs. Bramble presented the following Personnel Actions for approval:

For approval:

- The nomination of eighty-six (86) employees.
- The change of contract of twenty-five (25) employees.

For Information:

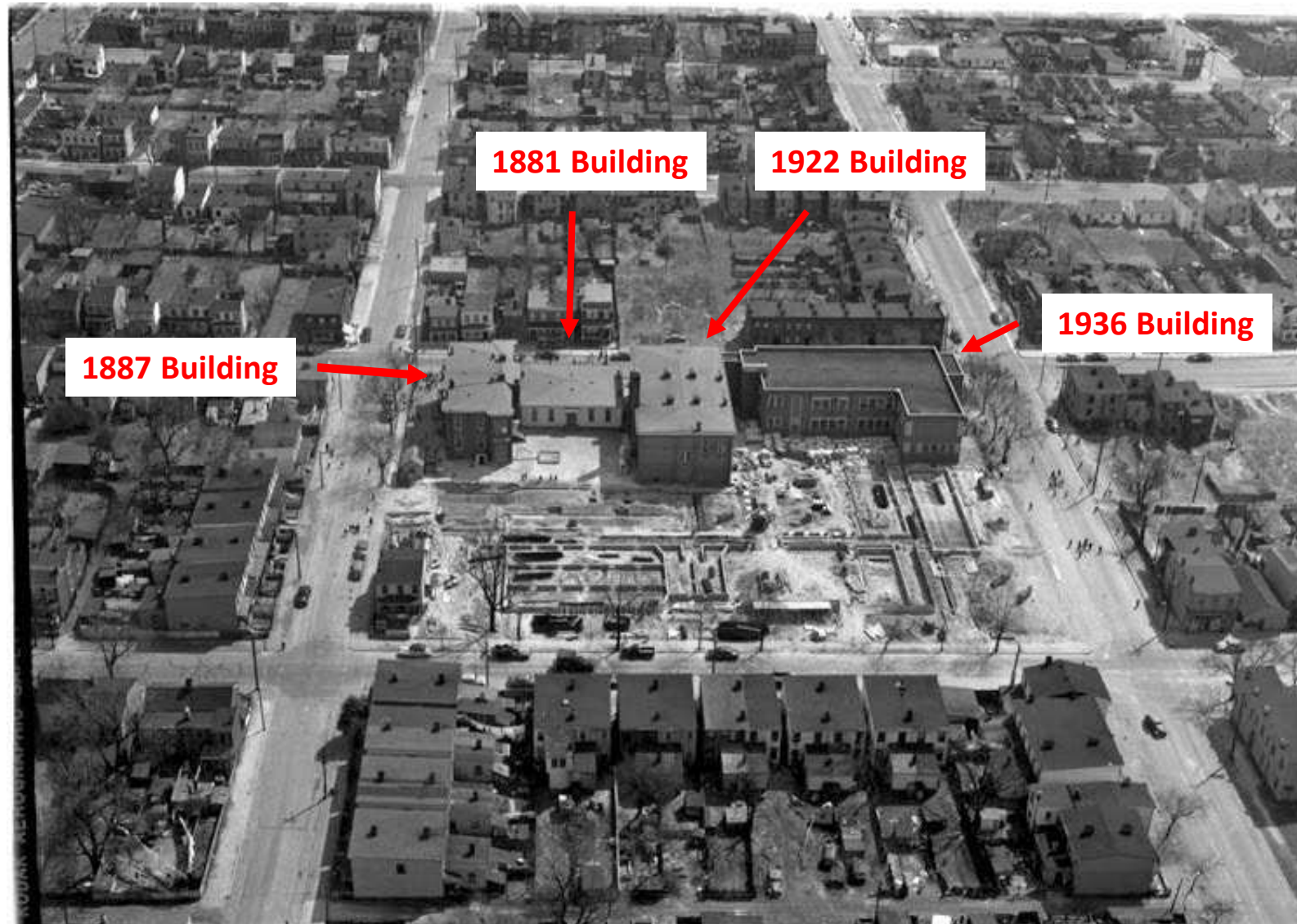
- The resignation of fifteen (15) employees.
- The furlough of six (6) employees.
- The rescission of employment of one (1) employee.
- The termination of one (1) employee.

The Board voted 8-0 to approve the Personnel Actions.

Motion by Linda Owen, second by Cheryl Burke  
Final Resolution: Motion Passes  
Aye: J. Scott Barlow, Kenya Gibson, Jonathan Young, Felicia Cosby, Cheryl Burke, Linda Owen, Elizabeth Doerr, and Dawn Page  
Absent from the meeting and vote: Patrick Sapini

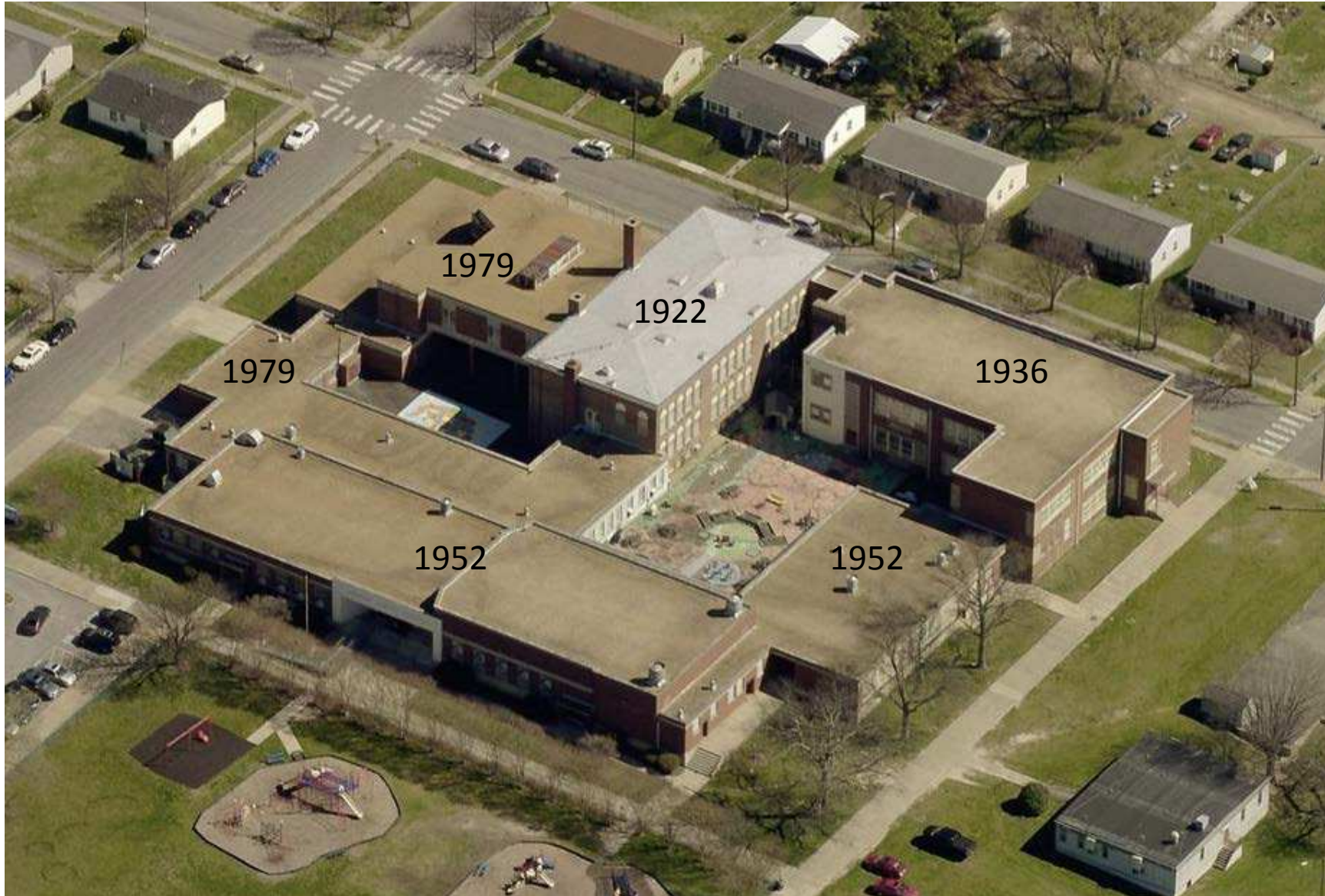


## George Mason School Site Around 1952



Both 1880s buildings demolished in mid/late 1970s

## George Mason School Site Today





## Location of original 1881 School replaced by 1979 Addition



## Location of original 1887 2-story East End School replaced by 1979 Addition



