

G O L D E N
H A M M E R
A W A R D S



2026

2026 GOLDEN HAMMER AWARDS!

Historic Richmond welcomes you to the 2026 Golden Hammer Awards!

As a Richmond-area nonprofit with a mission focused on historic preservation, urban design, and neighborhood revitalization, we are delighted to present these awards to honor excellence in community revitalization projects throughout Greater Richmond. We are here tonight to recognize professionals and community members improving our neighborhoods through restoration, adaptive reuse, new construction, placemaking, and historic preservation.

For more than 90 years, Historic Richmond has been an urban placemaker. Placemaking involves the work of many hands over many hours to conceive of pockets of our city that are welcoming, connecting, aspirational, and beautiful. Jane Jacobs wrote: "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody." Through private, public, and nonprofit partnerships our city is being transformed and envisioned as a more connected and inclusive place. At the core of these changes are impassioned individuals, dreamers, and doers who've gathered their friends and families to create spaces where we can reflect back – and think forward – about Richmond.

Tonight we celebrate the work of this year's nominated projects and those impassioned individuals who brought them to fruition. Every year we celebrate our nominees and award winners with humor, good cheer, good friends, and, yes, a few cocktails. We think we are the best awards show in town – no ties, no stuffed shirts, and no keynote address. In lieu of that keynote, this program will tell the story of the past year's work.

It includes photos and information highlighting the great work of each of tonight's nominees, as well as a map with the locations of all nominated projects. We encourage all of those interested in Richmond's distinctive places, neighborhood revitalization, placemaking and placekeeping to take a self-guided tour across the city to see for yourselves the positive impact being made by all our nominees, and the unique sense of place being created or enhanced by their work.

This year, the collective work of our nominees reflects innovative solutions to modern challenges of housing affordability, sustainability and equitable community development. Their achievements mark a year of progress towards a more vibrant and equitable Richmond with more places for people to live and work, and more places for people to be and be active.

One of the most salient themes emerging from this year's nominees is the Richmond community's focus on housing. This year's nominees created over 2,100 housing units, including over 500 affordable and deeply affordable units, as well as micro-units for veterans. The adaptive reuse of a historic church as office space for an affordable housing nonprofit and a historic orphanage to provide rapid rehousing services further reflect the community commitment to housing.

But it is not all about the serious issue of housing affordability—another significant theme is family and FUN! Multiple community centers, community parks, botanical gardens, nature exploration areas, wildlife trails, playhouse installations, a riverfront amphitheater, and dramatic events commemorating our nation's 250's birthday provide opportunities for children of all ages to play and learn, grow and thrive.

Another notable theme reflected by the nominees is the Richmond community's affection for its iconic civic buildings. The 170-year old home of The Woman's Club, the 1893 Dooley Mansion at Maymont, a former power plant, the historic William Fox School, a 1931 St. Joseph's Villa cottage, and a reconstruction of the Skipwith-Roper House – these unique, authentic, and iconic elements of Richmond's historic built environment are seeing new life thanks to our nominees.

Teamwork and partnerships have always been critical to placemaking and placekeeping in Richmond. It is the teams of property owners, architects, developers, trades and construction crews, engineers, designers, community volunteers, nonprofit organizations, finance and legal specialists – and their work with neighborhood associations, the Commission of Architectural Review, the Planning Commission and city planners – that helps these projects to truly succeed. Your work is enhancing Richmond's unique, authentic, and beautiful sense of place and is making our community the quality place we all want to live, work, play, grow, and thrive.

We are grateful to all of you, and to our sponsors, for your commitment to Richmond, its quality of life, its people, and its places.

Thank you for joining us tonight and in our effort to shape a bright future for Richmond!

Cyane Crump
Executive Director



Another Great Year
For The
Golden Hammer
Awards

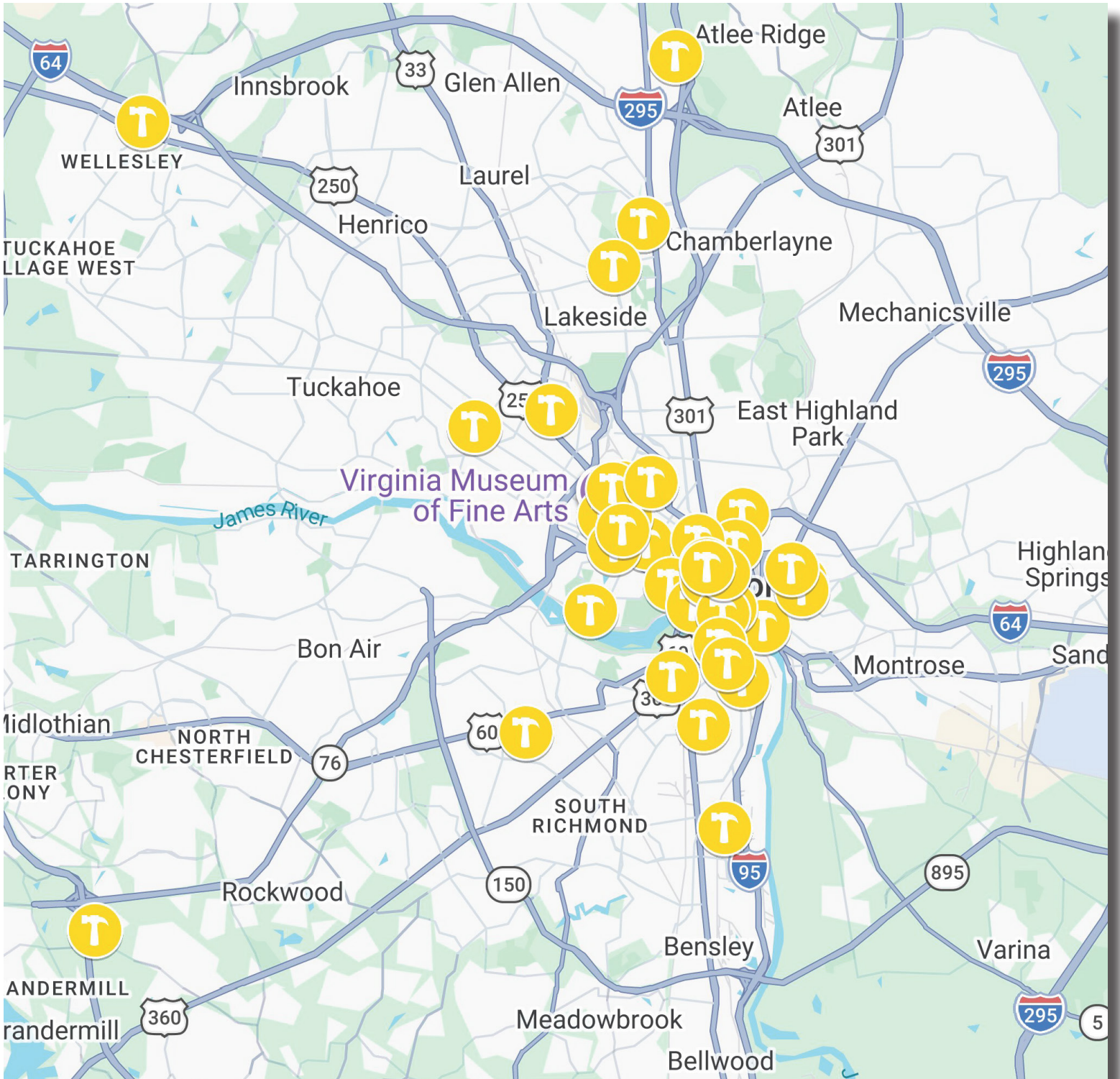
Congratulations
Historic Richmond



DANIEL & COMPANY, INC.
CONTRACTORS

30th
ANNIVERSARY

OUR NOMINEES ARE DOING GREAT WORK ALL OVER THE RICHMOND REGION!



ABOUT THE GOLDEN HAMMER AWARD

The 2026 Golden Hammer Award is constructed of solid walnut and finished with a steel badge marked with the Historic Richmond logo. The awards were produced locally by Tektonics Design Group, an industrial design and contract manufacturing firm based in Manchester. For more than 20 years, Tektonics has been proud to support the professionals and community members who seek to connect Richmonders through restoration, adaptative reuse, placemaking, and historic preservation. Tektonics has been involved in numerous Golden Hammer nominated projects over the years, most recently the University of Richmond's Burying Ground Memorial.

Styled as a wooden home structure, each of the awards has been constructed by hand and symbolizes the craft, creativity, and care each of our nominees put forward with their project. This design has become iconic and synonymous with the Golden Hammer Awards and has been altered only slightly over the years in size and medium.

The award is based on an earlier design iterated by Jason Adkins, a local educator and designer.



Photos of the Tektonics Team crafting the 2025 Golden Hammer Award courtesy of Tektonics.



ABOUT HISTORIC RICHMOND

Our mission is to shape the future of Richmond by preserving our diverse historic buildings, neighborhoods, and places, sparking revitalization, and championing our distinctive architectural legacy.

Community Preservation

- Historic Richmond has been instrumental in saving hundreds of historic structures throughout our 90-year history.
- From our earliest efforts to save the Adam Craig house in Shockoe Bottom, we've pioneered the concept of rehabilitating our city's historic buildings to serve modern uses that benefit our community.
- We use preservation as a tool to address housing affordability and help "keep the neighborhood in the neighborhood."

Neighborhood Revitalization

- We maintain a special fund to help rehabilitate historic properties.
- Our Façade Grant Pilot Program provides small matching grants for building maintenance projects for long-term homeowners in Jackson Ward, Union Hill, and Church Hill North, helping community members maintain and stay in their historic homes.

Stewarding Historic Properties

- We own and steward Monumental Church, a 200-year-old National Historic Landmark designed by Robert Mills, and St. John's Mews, a community garden in Church Hill.
- We are developing a preservation plan for the Byrd Park Pump House (a 19th-century Gothic Revival water pumping station and social space), in collaboration with the City of Richmond Parks and Recreation and Friends of the Pump House.

THE 2026 JUDGING PANEL



Lee Alford
Vice President, Real Estate
Development, Better Housing
Coalition



Laura Battaglia, AIA, LEED AP, IDEC
Assistant Professor, VCUarts
Interior Design



Lexi Cleveland
Head Organizer,
Black Heritage Preservation
Alliance of Richmond, Virginia



Cyane Crump
Executive Director,
Historic Richmond



Tyler Silvestro
Registered Landscape Architect
and Partner, Marvel



Audrey Trussell
Vice President, Community
Impact, Community Foundation
for a greater Richmond



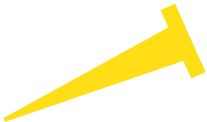
Albert Walker, III Th.M. M. Div.
Program and Strategy Officer,
Richmond Memorial Health Foundation



Sean Wheeler
Partner / Architect
WPA Studios



Camden Whitehead
Professor Emeritus, Department of
Interior Design, VCUarts



2026 JUDGING CRITERIA

We endeavor to evaluate the projects based on the following considerations:

Quality of the renovation/restoration/installation – inside and/or outside

Design, materials and construction methods utilized in the project. Design and quality can be subtle – are new design elements original or copied?

Initial condition to completion

What was the scope of the work undertaken by the nominee? A new project? A “remodeling” project or complete renovation?

Impact on the surrounding area

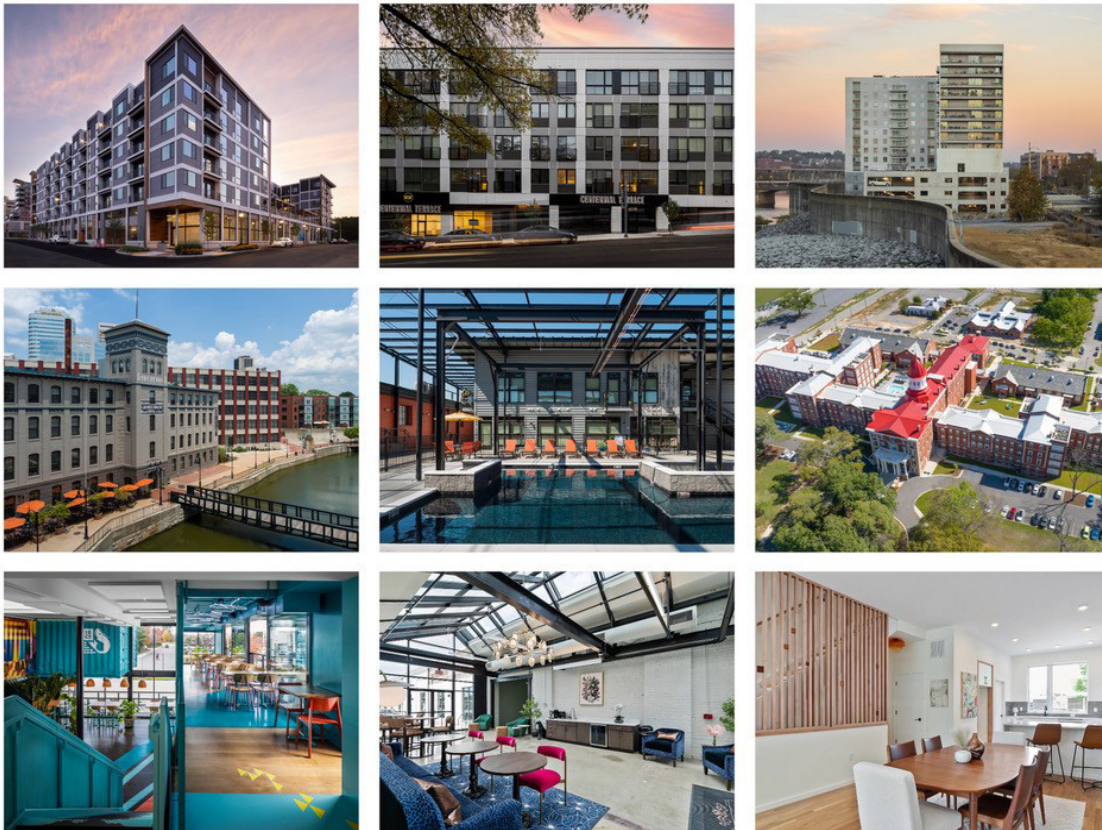
What was the physical impact the project had on improving the surrounding area?
Has the project created additional opportunities for others to improve the neighborhood?
What civic impact did the project initiate or establish?
Was community engagement included as part of the design process?
Did the project create a sense of a public place for the neighborhood?

Heavier weight should be given to projects that:

Was the project pioneering in the neighborhood or section of a neighborhood?
Was there financial risk taken or challenging site conditions unique to the project?

Heavier weight should be given to projects that:

Have a positive impact on the surrounding area;
Utilize high-quality, sustainable materials, improves energy efficiency, or minimizes carbon footprint;
Are creative or innovative in approach;
Contribute to the overall revitalization of the community;
Are elegant design solutions;
Provide opportunities for community-driven design; and/or
Offer something back to the Richmond community.



ADAPTIVE REUSE | NEW CONSTRUCTION | INTERIOR DESIGN



BEST REHABILITATION, RENOVATION & ADAPTIVE REUSE

Includes projects that were creatively adapted
and rehabilitated for a new use and projects
that were rehabilitated for a similar use.

2-4 E Broad | 2-4 E Broad St
Haxall Padel Plant | 1201 Haxall Pt
North Building at Kinsale Center | 2025 Staples Mill Rd
Richmond Broom Company | 2201 E Main St
Urban Hope's Mixed-Use Headquarters | 2300 Fairmount Ave

2-4 East Broad

2-4 East Broad St

2-4 E Broad, also known as the Broad Street Hardware Building, is an attached, three-story, six-bay-wide painted brick commercial building constructed ca. 1881.

In recent memory, the building was known locally as the 'worst building on the block'. Much of the structure was rotten on the top floor and the building's alley facade had collapsed during a tropical storm in 2023.

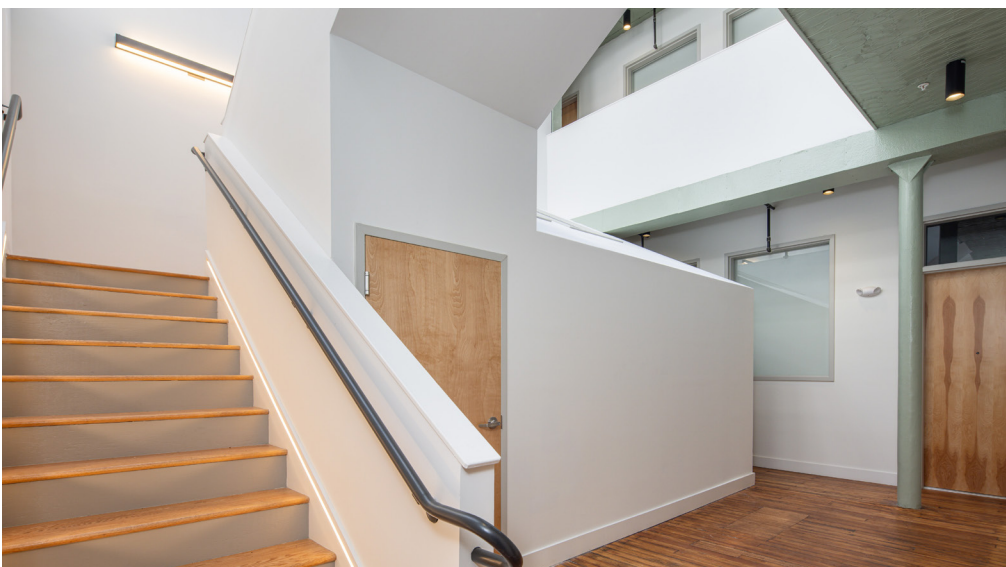
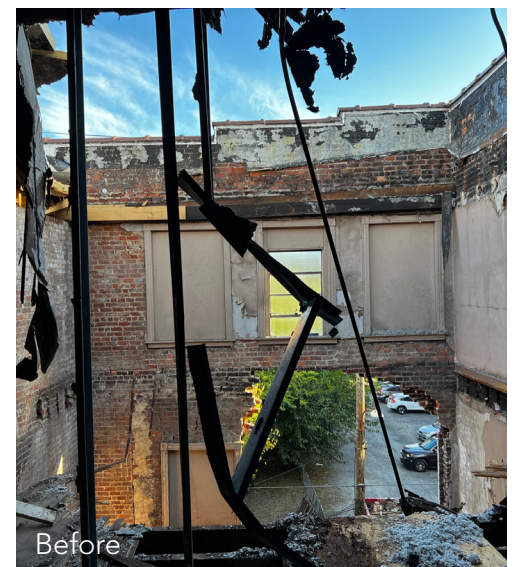
This historic tax credit renovation project addressed all of the building problems while creating 14 thoughtfully designed apartments and a retail flexibility within a building originally designed solely

for commercial use and storage. The original historical character was preserved where possible and includes the hardwood floors, the pressed tin ceilings, and several architectural elements that were artfully incorporated into the new spaces.

New design interventions were added to maximize daylighting. Those maneuvers featured not only new contemporary modern storefronts and new windows with historic site lines, but a new two-story atrium space in the middle of the building open to all of the dwelling units.

The result of the renovation brings the building back in line with the description of the building in the National Register nomination.

Project Team: Owner: 4 E. Broad Street LLC; Developer: Gray Development; Architect: WPA Studios; Engineer: Westwood, ONeil Engineering Services and Sekiv Solutions; Contractor: Urban Core Construction; Tax Credit Consultant: Sadler & Whitehead



Haxall Padel Plant

1201 Haxall Pt

Originally constructed in 1898 for the Virginia Passenger & Power Company, the Classical Revival power plant generated electricity for Richmond's streetcar system. Heavily damaged by flooding in 1972, it continued to provide power until 1975. During the revitalization of Brown's Island, a new floor was inserted above the floodplain, while a city easement extended the canal walk through an open-air portion of the building, reconnecting it to the riverfront. Despite these improvements, the building remained largely unused for more than 50 years.

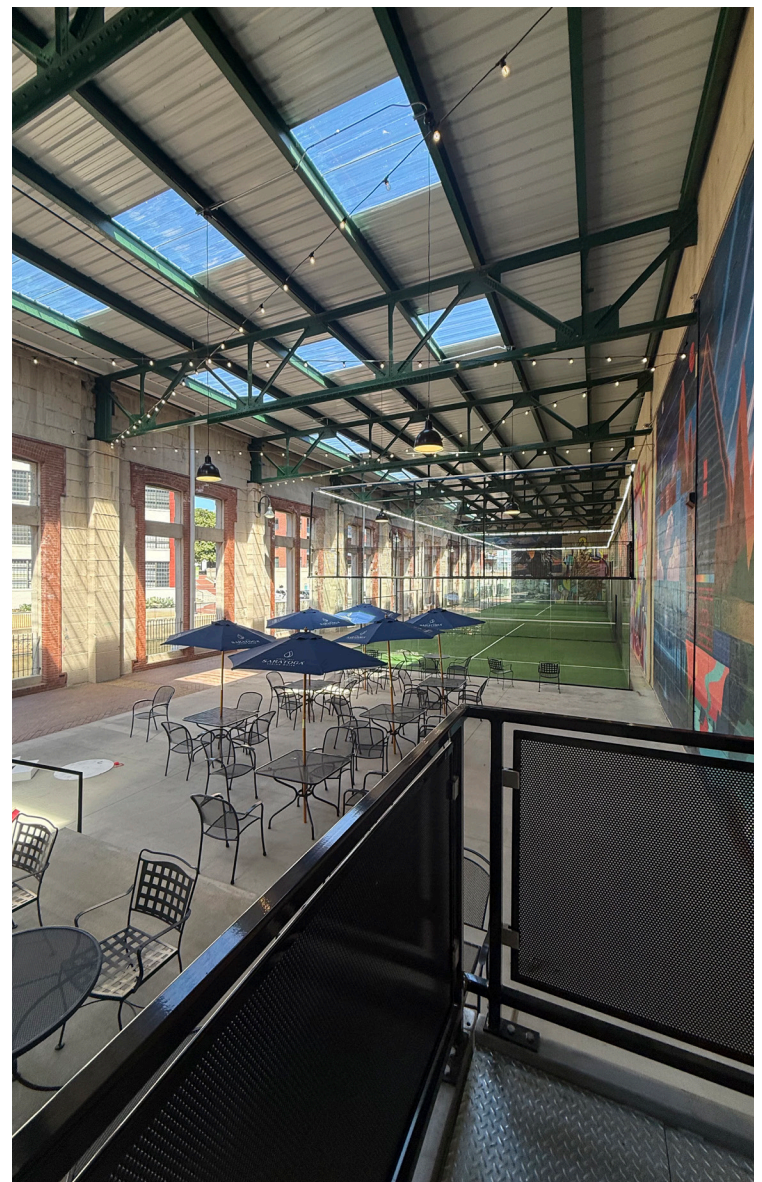
Today, Padel Plant has transformed the former power plant into a

vibrant third space and community destination. The adaptive reuse accommodates three indoor and two outdoor padel courts, two indoor pickleball courts, a café and bar, and Smokestack, a pizza restaurant with ample covered outdoor seating.

The design preserves the building's defining volume and industrial character. Transparent padel court walls allow the expansive interior to remain visually open, while locker rooms and support spaces are strategically positioned to reveal the building's grandeur upon entry. The original crane, trusses, masonry, and parged walls were retained. A formerly enclosed space, then open courtyard was reimagined with a new

roof and 15 skylights, preserving its openness and daylight while creating a flexible, weather-protected gathering space.

Project Team: Owner/Developer: Nordheimer Associates; Architect: WPA Studios; Engineer: O'Neil Engineering Services (MEP), Westwood PS (Structural), Timmons Group (Civil); Contractor: JD Lewis Construction Management, Inc.; Tax Credit Consultant: Sadler & Whitehead; Interior Design: WPA Studios, Nordheimer Associates



North Building at Kinsale Center

2025 Staples Mill Rd

Kinsale North demonstrates the transformative potential of adaptive reuse at a scale rarely seen in suburban commercial development. Rather than demolishing a 1966, 267,000-SF office building that no longer reflected the needs of a modern workplace, Kinsale and the project team retained its cast-in-place concrete structure and gave it an entirely new life.

The former corporate office was stripped of its heavy precast exterior and reimaged as a contemporary headquarters for 900 employees, with a high-performance glass curtain wall, expanded double-height entry, new additions, and a

three-story communicating stair that brings daylight and connection deep into the building. New workplace, training, café, gathering, elevator, controls, and building systems support Kinsale's continued growth while the new envelope meets current energy-code requirements.

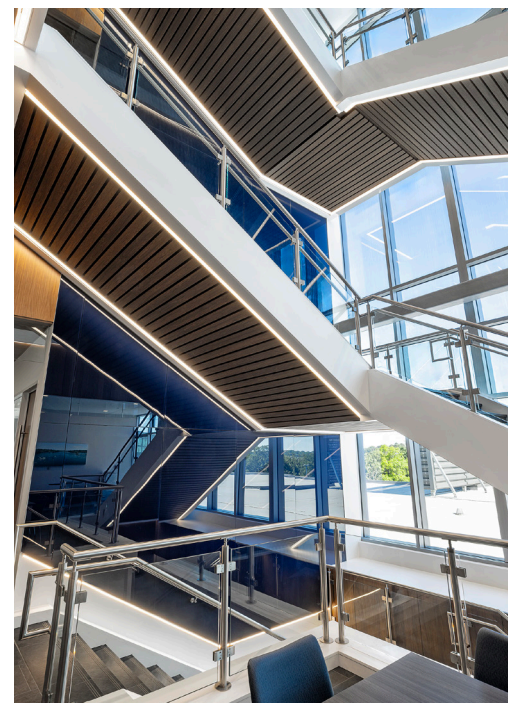
Construction was completed while the lower level remained occupied around critical live infrastructure, requiring careful sequencing and temporary weather protection. By extending the life of a nearly 60-year-old office building while setting the tone for the larger campus around it, the North Building pairs reinvestment in existing fabric with a broader

transformation of one of Henrico's established commercial corridors.

Project Team: Owner: Kinsale Capital Group; Developer: Marchetti Development; Architect: Baskervill; Engineer: Introba (MEP), Timmons Group (Civil), TRC Companies (Structural); Contractor: Hourigan; Interior Designer: Baskervill; Conceptual Designer: Wendel Architecture, P.C.; Property Manager: Range Commercial



Before



Richmond Broom Company

2201 E Main St

Historically a manufacturing warehouse for the Richmond Broom Company, the building was previously renovated in the early 1990s and has now been thoughtfully rehabilitated into residential units. The new owners saw that so much of the original structure was intact and immediately got to work on restoring the historic components of the building. Without historic tax credits, the project would not have been feasible; specifically, reinstalling wood floors, leaving the ceiling structure exposed, and restoring all existing windows.

The historic, now exposed, structural steel beams informed the layout of the units. All 59 windows were

restored to being operational with the help of Small Axe Forge, who went about carefully crafting and installing custom window hardware. To prioritize the industrial nature of the building, all new systems were carefully installed - electrical conduit was routed within the floor system rather than on the historic plaster walls, and duct work was concealed within most units, rather than left exposed. Historic conveyer belts were retained throughout. A roof deck was sensitively placed towards the rear of the building, between the gable parapets, offering expansive river views.

The project team took great care in restoring and highlighting the historic

assets of the building, while creating thoughtfully designed places for folks to live.

Project Team: Owner/Developer: Broom Factory LLC / Claudine Wispelwey; Architect: Barry Moss; Contractor: Corinthian Construction; Tax Credit Consultant: Sadler & Whitehead; Signage: Sure Hand Signs; Window Restoration: Small Axe Forge



Urban Hope's Mixed-Use Headquarters

2300 Fairmount Ave

Urban Hope's rehabilitation transformed a former church building into a permanent headquarters and mixed-use community asset for a faith-based nonprofit committed to preserving affordable housing and strengthening Richmond neighborhoods.

Rather than erase the building's history, the project sought to give it a new chapter of service. The former sanctuary was adapted into open office and conference space, with extensive use of glass preserving visual connections to the original altar area. Portions of the former fellowship hall were thoughtfully repurposed into offices and residential space, while significant

structural work stabilized the building's floors, ceilings, and roof.

A new second story at the rear of the property allowed approximately half of the building to be converted into four deeply affordable apartment units, directly extending Urban Hope's housing mission into the project itself. The approximately \$2 million rehabilitation was accomplished through a collaborative effort involving multiple community partners including Church Hill North Holdings.

The finished property provides Urban Hope with a permanent operational home, creates four deeply affordable rental units, preserves and reuses a

neighborhood building rather than replacing it, and strengthens Urban Hope's physical presence in the East End.

Project Team: Owner/Developer: Urban Hope; Architect: SMBW; Engineer: Permit Zip (MEP), Blue Nest Structural; Contractor: UrbanCore Construction; Interior Designer: Sarah Hale, Urban Hope





BEST NEW CONSTRUCTION - COMMUNITY FACILITIES

Includes new construction that creates welcoming, enduring places where people gather, learn, recreate, and connect.

Lewis Ginter Botanical Garden Expansion | 1800 Lakeside Ave
Lucks Field Community Center | 1925 U St
TB Smith Community Center | 2009 Ruffin Rd
The JXN Haus and Skipwith-Roper Cottage | 303 E Bates St
The Park at River City Sportsplex | 13030 Genito Rd

Lewis Ginter Botanical Garden Expansion

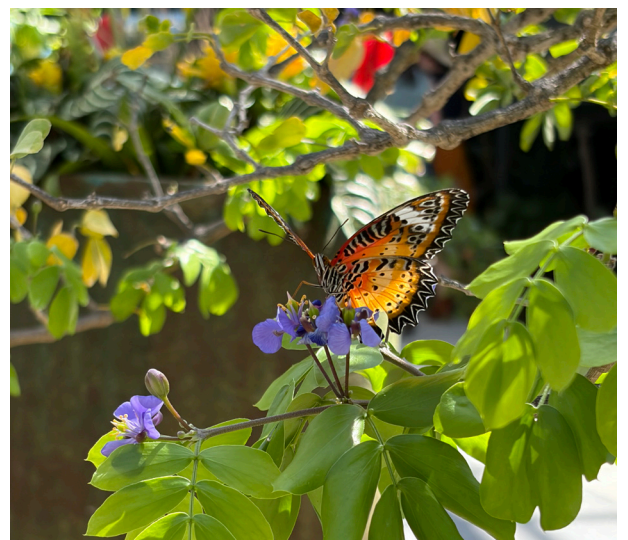
1800 Lakeside Ave

The Garden's first major expansion in 20 years, this project transformed one of the Richmond region's premier cultural and environmental destinations. At the heart of the project is an expansion that doubles the Conservatory's size, with the new Subtropical and Tropical Rainforest Houses joining the existing Mediterranean and Desert Houses to preserve and display historic and threatened plants. The Subtropical House also provides a permanent home for butterflies, immersing visitors in the pollinator life cycle through a new year-round educational experience.

Beyond the Conservatory, additional features include 7.5 acres of new gardens featuring more than 70% native plants, an expanded Kroger Community Kitchen Garden to grow more produce for Feed More, a new demonstration garden, the Kroger Courtyard, to teach community members about backyard agriculture and nutrition, a revitalized Wick Lake reconfigured into a forebay, wet pond, and irrigation cells, and a new walking trail, Martha's Way. The Lewis Ginter Botanical Garden expansion allows more students, families, and community groups to engage with the Garden year-round while

demonstrating how architecture, landscape, infrastructure, and environmental stewardship can work together to create a destination that is both beautiful and functional.

Project Team: Owner/Developer: Lewis Ginter Botanical Garden; Architect: 3North; Engineer: Timmons Group; Landscape Architect: 3North; Wick Lake Landscape Architect: Waterstreet Studio; Signature Garden Designers: Phyto Studio, Austin Eischeid, Wambui Ippolito, Catalina LaFrance; Contractor: Hourigan; Plant Design for Additional Conservatory Houses: Lewis Ginter Botanical Garden horticulture team



Lucks Field Community Center

1925 U St

Built from the voices of the community, the Lucks Field Community Center stands as a place where spirit, connection, and architecture come together. Developed through extensive community engagement, the center reflects the aspirations of the East End neighborhood in a design that expands access to recreation, learning, gathering, and support services while preserving valuable outdoor space for community use. Rather than spreading the program across the constrained site, the building is organized vertically across three levels, reducing its footprint and maintaining the historic baseball field, green space, outdoor courts,

playground, and other park amenities that residents identified as priorities.

Inside, spaces for play, learning, and gathering unfold across three stories, culminating in a rooftop basketball court and community garden with sweeping views of the city skyline. For many local kids who may be unfamiliar with downtown Richmond, the universally accessible rooftop reveals a new horizon where play meets possibility. Surrounding the building, the landscape extends the center's programming into the site. Compact in footprint but expansive in vision, the LEED Silver-aligned center champions connection, movement, and sustainability. Above all, it mirrors the community

itself—born from collective voices, built for everyday use, and designed to spark the imagination of future generations.

Project Team: Owner: City of Richmond Department of Parks, Recreation & Community Facilities; Architect: Baskerville; Engineer: LU+S Engineers (MEP), Dunbar (Structural), Timmons Group (Civil); Contractor: Whiting-Turner Contracting Company; Landscape Architect: Timmons Group; Interior Designer: Determined by Design; Accessibility Review: 6 Wheels Consulting; Photographer: Sam Kittner; LEED Consultant: Sustainable Design Consulting LLC; Owner's Project Manager: AECOM



TB Smith Community Center

2009 Ruffin Rd

On Richmond's south side, a bold red roofline rises above the tree canopy, its gables mirroring surrounding homes. This is the TB Smith Community Center—a communal space born from a citywide commitment to deliver essential resources, recreation, and resilience where they're needed most. The site plan blurs the line between building and park. A basketball court, multipurpose field, splash pad, and accessible playgrounds spill outward like an open invitation, while community gardens greet visitors like a shared front porch. Inside, the program balances everyday needs with future flexibility. A teaching kitchen—stocked by the community garden—acts as a

classroom for health, cooking, and nutrition. Multipurpose rooms flex for workshops, art classes, or civic meetings. The vaulted gymnasium is wrapped in translucent fiberglass panels to filter daylight across basketball games on the ground floor and walking-track conversations above. Spaces for teens and creative pursuits speak to feedback from neighborhood engagement sessions: activity isn't always physical—it's all about connecting. In times of crisis, the building transforms into a resiliency center with sleeping quarters, showers, and meals, supported by on-site clinics and public health partners. Designed in line with LEED Gold requirements, it unites sustainability with social

infrastructure—serving as a reflection of the neighborhood's connection, adaptability, and shared future.

Project Team: Owner: City of Richmond Department of Parks, Recreation & Community Facilities; Architect: Baskervill; Engineer: Baskervill (MEP), Dunbar (Structural), Timmons Group (Civil); Contractor: Whiting-Turner Contracting Company; Landscape Architect: Timmons Group; Interior Designer: Determined by Design; Solar Consultant: Commonwealth Power LLC; Accessibility Review: 6 Wheels Consulting; LEED Consultant: Sustainable Design Consulting LLC; Photographer: Sam Kittner; Owner's Project Manager: AECOM



The JXN Haus and Skipwith-Roper Cottage

303 E Bates St

The JXN Project is a historic preservation non-profit organization dedicated to recontextualizing the origin story of Jackson Ward. The JXN Project, also known as JXN, was founded in 2021 and is committed to capturing the pivotal role of Jackson Ward in the Black American experience – an often under-told story about the nation's first historically registered Black urban neighborhood, given that 1 in 4 Black Americans can retrace their roots to the region around Richmond, Virginia. JXN was co-founded in 2021 by sisters Enjoli Moon and Sesha Joi Moon, PhD. It all began with a simple question - "Who is the Jackson in Jackson Ward?" - and little did they know, but those seven words would

help to unearth some of the hidden histories of the city's sixth ward. The project's work is focused on recontextualizing the origin story of Jackson Ward - with a research focus spanning from 1768 when the first parcels of land were sold through a lottery by the descendant of William Byrd, who is credited with founding the City of Richmond, for private use on the northern edge of the city to 1871 when that same edge was gerrymandered as a political district commonly known as "Jackson Ward." The project is guided by eight key pillars to include pedagogy, philanthropy, preservation, and proprietorship, as well as public art, public engagement, public programming, and public policy.

Project Team: Owner: The JXN Project; Architect: Baskervill; Engineer: Timmons Group; Contractor: Team Henry Enterprises; Landscape Architect: Baskervill; Other: MWCLT, RRHA, Habitat for Humanity, Schnabel Engineering, Jones Archaeology Consulting, Dickersons Construction, HurricaneFence, Hometurf Landscaping, JL Minter, C&L Plumbing and Mechanical, Pessetti Painting, Hanover Specialties, Virginia Railing and Gates, Virginia Shutters, Holiday Signs, City of Richmond, Dominion Signs, Mosca Design, Venture Richmond, Professional Art Handlers, Riggs Ward, Richmond Digital, Meredith Carrington, S. Ross Browne, Barry O'Keefe, VMHC, Preservation Virginia, The Valentine, Poe Museum, Colonial Williamsburg Foundation, Historic Textiles.



The Park at River City Sportsplex

13030 Genito Rd

The Park at River City Sportsplex transforms six acres of previously overlooked land into one of Central Virginia's most dynamic and inclusive recreational destinations. Located within the nationally recognized 115-acre River City Sportsplex, the project reimagines what a community park can be: a place where competitive athletics, family recreation, environmental storytelling, and universal accessibility come together in a single, unforgettable experience. The design is organized around six interconnected activity zones linked by pedestrian pathways, immersive play environments, and

a central green space. Inspired by the James River ecosystem, children journey through play experiences reflecting rock pools, wetlands, and native habitats, turning recreation into adventure and learning. Designed for all ages and abilities, the park features accessible play opportunities, diverse recreational amenities, and welcoming gathering spaces. An iconic Great Blue Heron-themed playground rises along the site's natural ridgeline, with custom towers, bridges, slides, and climbing elements. More than 300 trees and thousands of native plants were installed, converting a once barren

space into a vibrant ecosystem. Through years of collaboration, public investment, and thoughtful planning, The Park at River City Sportsplex demonstrates how underutilized land can become a community asset that enhances local ecology.

Project Team: Owner: Chesterfield County; Engineer: Timmons Group; Contractor: The Trent Corporation; Landscape Architect: Timmons Group; Playground & Equipment Partner: KOMPAN; Splash Pad: Aquatic Design Group; Electrical: Lu + S Engineers, PLLC; Restroom Buildings and Pavilion: Romtec





BEST NEW CONSTRUCTION - MIXED USE/COMMERCIAL

Includes neighborhood infill and new construction with a
primarily commercial use.

Allianz Amphitheater at Riverfront | 350 Tredegar St
CoStar Group @ Foundry Park | 401 5th St
Virginia Public Media Headquarters | 15 E Broad St
Westhampton Commons | 5820 Patterson Ave/920 Libbie Ave

Allianz Amphitheater at Riverfront

350 Tredegar St

Perched on Gambles Hill between the James River and Richmond's skyline, the Allianz Amphitheater at Riverfront transforms an underutilized brownfield into a cultural destination. Combining new construction, landscape design, preservation, and adaptive reuse, the project resolves dramatic topography, industrial remnants, accessibility, and event operations within a constrained site.

Rather than erase the property's history, the design makes it central to the experience. Historic canal infrastructure and industrial remnants were incorporated into the venue, while the Carpenter Shop and Company Store were restored as artist green rooms and VIP hospitality

spaces. Hillside concourses follow the curves of the historic canal bed, linking gathering areas and framing views of the river and city.

Contemporary brickwork references the site's charred red masonry, while black steel recalls its industrial character. Working with the existing hillside minimizes disturbance, while reused structures, native plantings, and stormwater facilities support an environmentally responsible solution. Delivered through public-private collaboration, the amphitheater expands access to arts and entertainment and creates a civic gathering place for concerts, festivals, and community events. By activating the riverfront, attracting

visitors, supporting local businesses and jobs, and encouraging continued investment, the project preserves Richmond's past while creating lasting cultural and economic value.

Project Team: Owner: Gambles Hill Tredegar, LLC; Architect: 3North; Engineer: Ehlert Bryan Engineering Consulting (Structural), PACE Collaborative (MEP), TRC Companies, Inc. (Civil), Jaffe Holden (Acoustical); Contractor: Martin Horn and Conquest, Moncure, & Dunn; Landscape Architect: Cite Design; Lighting Controls: Bandit Lites; Lighting Consultant: Lighting Virginia; Signage/Wayfinding: Iconograph; Traffic Management: Gorove Slade; Visualization: Hugo Render



CoStar Group @ Foundry Park

401 5th St

Foundry Park is CoStar Group's approximately 1.4 million gross SF Richmond campus addition, created through a 750,000 occupiable SF expansion of the company's existing riverfront presence. The program connects the existing Riverview building with a new 21-story office tower, a six-story mass-timber amenities building, and a four-story entry pavilion, supported by a 5-story parking garage and ancillary spaces.

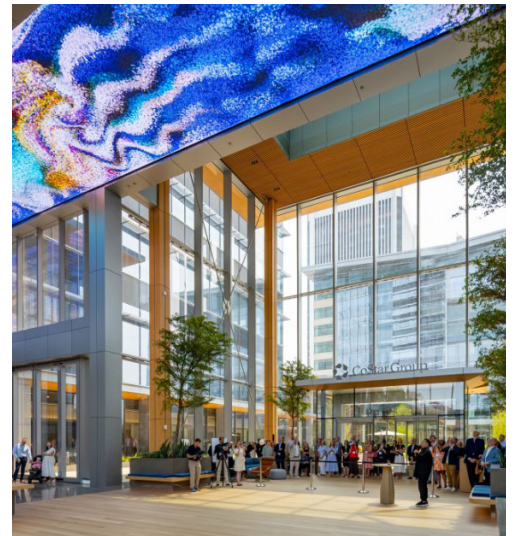
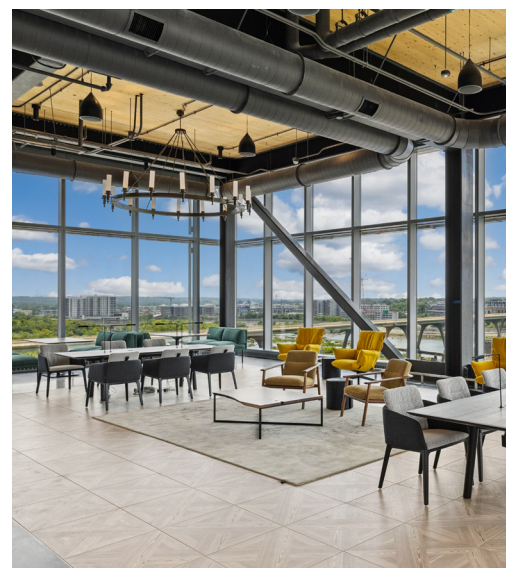
Delivered and occupied in July 2026, the campus brought over 2,500 employees together and provides capacity for growth to 3,500. Amenities include a 500-seat auditorium, 50,000 SF of conference and training space, a 25,000-SF fitness center, a 25,000-SF food hall, public-facing retail, a central

amphitheater and extensive outdoor terraces.

The project transformed an underutilized riverfront site into a more active connection between downtown Richmond, Brown's Island, and the James River. Landscaped plazas and food & beverage retail spaces create opportunities for public engagement, while the architecture adds a defining new presence to the city's skyline. Designed to achieve LEED Platinum and WELL Platinum certification, the campus incorporates on-site solar generation with embedded photovoltaic panels, underfloor air distribution, stormwater reuse, and a focus on biophilic design. Its first-of-its-kind curtainwall-integrated LED façade features permanent digital

artwork by internationally recognized artist Rafik Anadol.

Project Team: Owner/Developer: CoStar Group; Design Architect: Pickard Cilton; Architect of Record: Kendall/Heaton Associates; Engineer: Timmons Group (Civil), Alvine (MEP), MKA (Structural); Contractor: Whiting-Turner Contracting Co.; Landscape Architect: OJB Landscape Architecture; Interior Designer: Gensler; Project & Development Services: Cushman & Wakefield; Network, AV, Technology Architecture and Design: Waveguide; Sustainability, LEED & WELL: Noresco; Other: Christopher Lloyd/McGuireWoods Consulting



Virginia Public Media Headquarters

15 E Broad St

VPM Media Corporation's new Richmond headquarters transforms a long-vacant surface parking lot into a 55,000-SF, five-story home for "Virginia's Home for Public Media." The site once held the Richmond Skating Rink and later the Charles Stores department store, destroyed by fire in 1987. After decades as a fire-damaged shell and then a parking lot, VPM acquired the property in 2023, turning an empty block into a home for public gathering at the seam where Jackson Ward and Monroe Ward meet.

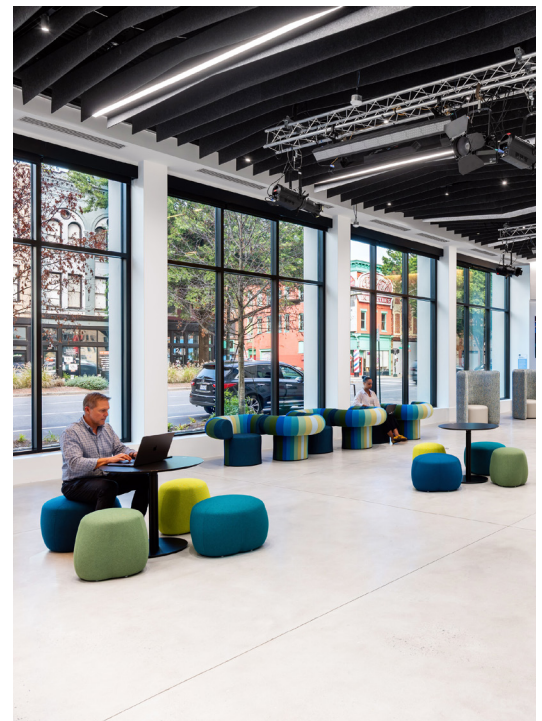
The building's engineered stone and metal panel facade is organized into a grid referencing the department

store once on the site, while its massing steps down to respect neighboring cornice lines and the district's historic street wall. A ground-floor event space doubles as a public art gallery, hosting community forums, live music, and classes that give Richmond residents a window into broadcasting and public media for years to come. A 1,200-SF lobby with a locally commissioned mural and a rooftop patio further open the building to public use alongside its production studios, newsroom, and radio and podcast studios.

User input shaped the workplace through a staff visioning survey

emphasizing flexible meeting spaces, camaraderie, sustainability, and outdoor workspace. These priorities informed a building that supports VPM's technical and workplace needs while serving as a community resource and public-facing destination.

Project Team: Owner: 13-17 E Broad Street LLC; Developer: VPM Media Corporation; Architect: SMBW, PLLC; Engineer: VHB, Dunbar, Salas O'Brien; Contractor: Clark Construction; Landscape Architect: Fall Line; Interior Design: SMBW, PLLC



Westhampton Commons

5820 Patterson Ave/920 Libbie Ave

Conceived in 2018 and completed in 2025, Westhampton Commons is a transformative mixed-use redevelopment of the historic Westhampton School site. The project includes the adaptive reuse of the 1917 school building, two vertical mixed-use buildings, and a parking garage with a residential liner, providing 182 rental apartments and 76,000 SF of office and retail space. Inspired by the school's detailing, datum lines, and finishes, the new construction uses timeless materials and contextual detailing to complement the historic structure and surrounding neighborhood, while active street frontages support a more walkable place to live, work, and gather.

A public green space and sculpture anchor the corner of Libbie and Patterson, commemorating Daisy Jane Cooper, the first African American student to integrate Richmond Public Schools when she entered Westhampton School in 1961, and creating an important place of cultural remembrance. The project's complexity was heightened by a ground lease with the City of Richmond's Economic Development Authority and development agreements establishing minimum goals for investment, density, job creation, and payroll generation. Those goals were ultimately exceeded by approximately 300%. Westhampton Commons demonstrates how thoughtful growth

can increase housing and business opportunities while preserving the qualities that make a community distinctive.

Project Team: Owner/Developer: Thalhimer Realty Partners; Architect: Glavé & Holmes Architecture; Engineer: PACE Collaborative, ONeil Engineering Services, Speight Marshall & Francis, Kimley-Horn; Contractor: Whiting-Turner Contracting Company; Interior Designer: Glavé & Holmes Architecture; Photographers: Chris Cunningham, Ansel Olson, Daniel Murrow





BEST NEW CONSTRUCTION - MIXED USE/RESIDENTIAL

Includes neighborhood infill and new construction with a primarily residential focus.

2100 Bainbridge Apartments | 2100 Bainbridge St
Chasen Apartments | 2922 W Marshall St
NOON Ingram | 2200 Ingram Ave
Platform @ Spur Line Lofts | 1021 E 4th St
Sampson Paint / The Hues | 301 Hull St
Signal at Medallion Park | 10551 Telegraph Rd
The Ace | 1201 N Arthur Ashe Blvd
The HUB Apartments | 501 Maury St
Veterans Village | 5501 Midlothian Tpke

2100 Bainbridge Apartments

2100 Bainbridge St

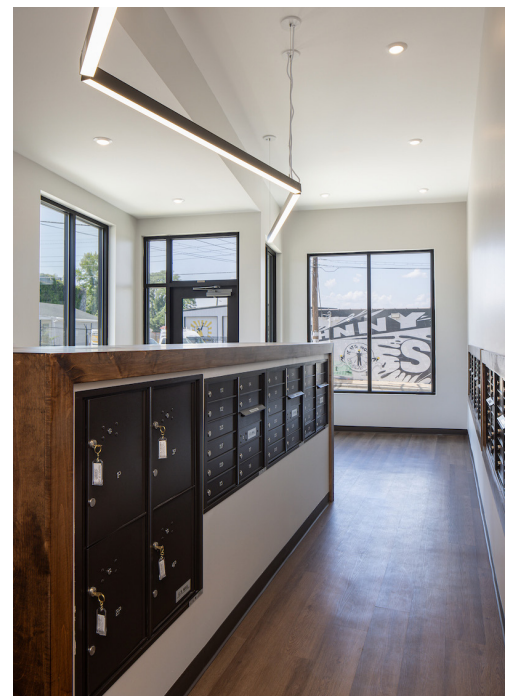
The local non-profit organization project:HOMES acquired a former coal storage facility on the corner of Bainbridge and 21st Street to develop its first multi-family mid-rise in Richmond's Swansboro neighborhood. In creating 83 senior apartments, 2100 Bainbridge adds a mix of one- and two-bedroom units to the neighborhood, constructed using low-income housing tax credits. To establish a distinct identity reinforcing its value in the community, the architecture breaks down the building massing with alternating colors and vertically stacked decks. By combining these

elements with sloping parapets, project:HOMES creates a self-contained skyline along the primary facade of Bainbridge Street.

Around the corner on 21st Street, preservation and reconstitution of an original one-story structure yields a community building and gathering space for residents. The structure engages the neighborhood on a pedestrian scale, welcoming residents while serving as a sheltered location for ride-share arrivals and departures. Remaining exposed steel beams inside the building highlight the original industrial use, as does an existing bridge crane

now fixed in place. With its colorful, sloping shapes, 2100 Bainbridge fosters a vibrant atmosphere for its senior residents while promoting project:HOME's goal of accessible and affordable housing.

Project Team: Owner/Developer: project:HOMES; Architect: Johannas Design Group; Engineer: Speight Marshall Francis (Structural), Salas O'Brien (MEP), VHB (Civil); Contractor Urbancore Construction



Chasen Apartments

2922 W Marshall St

Located in Scott's Addition, Chasen Apartments is a mixed-use multifamily community bringing 352 units to a compact 2.45-acre urban infill site. The Chasen Apartments development includes three interconnected six- and seven-story buildings with studio, one-, two-, and three-bedroom apartments, plus more than 5,350 SF of ground-level retail.

As Capital Square's fifth opportunity zone development in Scott's Addition, Chasen builds on the neighborhood's transformation from a primarily industrial district into one of the Richmond region's

most active mixed-use communities. Careful coordination was required to create seamless transitions between buildings, outdoor spaces, and surrounding streets.

Approximately 30% of the apartments feature two or more bedrooms, a notably high proportion for new multifamily construction. Amenities include a zero-edge pool, fitness and wellness spaces, coworking areas, resident lounges, a rooftop terrace, and landscaped courtyards complete with native Virginia plantings. Shared spaces display a rotating VCUarts gallery showcasing work from Richmond's creative community.

Ground-floor retail adds street-level activity while a publicly accessible pocket park strengthens connections to the surrounding neighborhood. By combining diverse housing options, public green space, retail, and shared amenities on a constrained infill site, Chasen complements the character and energy of one of Richmond's most dynamic neighborhoods.

Project Team: Owner/Developer: Capital Square; Architect: Poole & Poole Architecture; Engineer: Timmons Group; Contractor: Hourigan; Landscape Architect: Marvel Designs; Interior Designer: ENV



NOON Ingram

2200 Ingram Ave

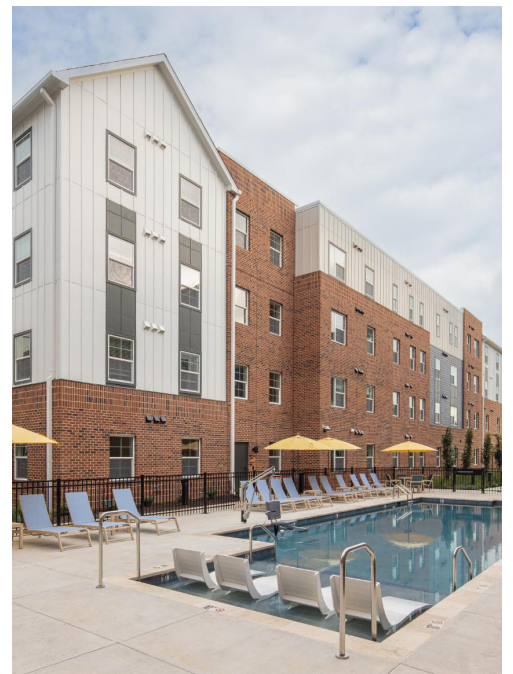
Once the sprawling 5.1-acre grounds of the former Oak Grove Elementary School, abandoned for a decade, NOON Ingram now stands as a testament to thoughtful transformation. Through a visionary partnership these once-dormant halls have graduated into a vibrant affordable housing community.

With 250 units and fifteen single-family dwellings, NOON Ingram is a neighborhood rooted in its surroundings. Designed with deep respect for context, the structure draws inspiration from adjacent bungalows, utilizing familiar materials like brick and plank siding.

Shifts in material spacing and pitched roofs echo the surrounding scale and form, while modern elements, such as metal accents, add a contemporary touch.

The amenities add natural connection to everyday life. A swimming pool offers relaxation, while expanded tree cover helps mitigate urban heat. Electric vehicle charging stations advance sustainability goals. At the heart of it all, a 2,500-SF community hub serves as a welcoming space for meetings, gatherings, and essential services for residents and neighbors alike.

Project Team: Owner/Developer: Oak Grove Partners (a collaboration between Lynx Ventures and Maggie Walker Community Land Trust); Architect: Baskervill; Engineer: Baskervill (MEP), Dunbar (Structural), VHB (Civil); Contractor: L. F. Jennings, Inc.; Landscape Architect: Waterstreet Studio; Interior Design: Baskervill; Muralist: Hamilton Glass



Platform @ Spur Line Lofts

1021 E 4th St

The Platform at Spur Line Lofts is a new-construction, urban infill, and low income multifamily building. It is the latest addition to an existing mixed use and affordable housing complex that includes a mix of contemporary construction and historic tax credit rehabilitation at the former Southern Stove Works facility in Manchester.

This four-story, wood-framed building adds 127 one- and two-bedroom apartments to the complex. The dynamic and modern facade features corrugated metal panels, fiber-cement panels, brick, and a storefront that creates a

distinctive yet cohesive addition to the industrial neighborhood. The building materials add visual interest to the existing landscape and serve a functional purpose beyond cladding. The perforated metal panels are strategically placed to conceal the numerous intake and exhaust wall caps that would otherwise litter the elevations.

All amenities on the complex are shared between the multiple buildings and many are currently getting refreshed. Developed with financing from Virginia Housing, this low-income housing tax credit community has achieved ENERGY

STAR, EarthCraft Gold, and Department of Energy Zero Energy Ready Home certifications, reflecting a commitment to energy efficiency, sustainability, and high-performance design for its residents.

Project Team: Owner: New Manchester Flats 6 LLC; Developer: Lynx Ventures; Architect: WPA Studios; Engineer: Westwood, Lu + S Engineers, Timmons Group; Contractor: LF Jennings, Inc.; Landscape Architect: Timmons Group



Sampson Paint / The Hues

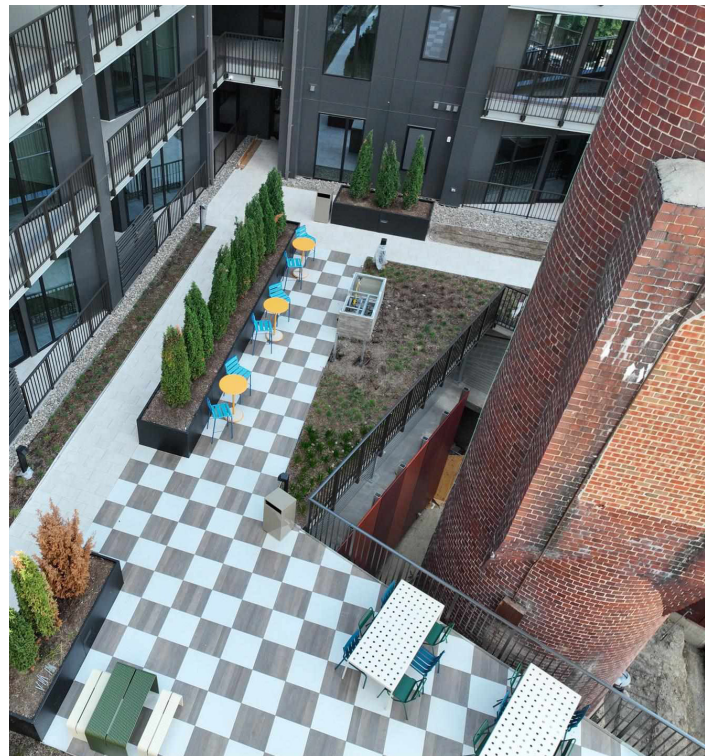
301 Hull St

The Hues is a 330,000 SF, seven-story mixed-use building in Richmond's Manchester neighborhood. Sitting prominently along Hull Street, the design complements the area's industrial history through a modernized approach using geometric forms and stacked, thin Norman-style brick cladding.

Built on the site of the former Sampson Paint factory, preserving and celebrating the original smokestack was essential, paying homage to the site's roots while anchoring the new construction in its historic surroundings. The lower

two levels integrate commercial space, amenities, and parking screened by perforated metal panels that balance light and privacy. On the third level, elevated courtyards offer tenant amenities, including a wood-fired pizza oven, lounge areas, a pool, and a 360-degree view of the central smokestack. Floors 3–7 feature angled balconies that switch direction at Level 4. Painted cementitious panels and corrugated metal siding create a trompe-l'oeil effect, mimicking the balconies' geometry and turning a flat firewall into a dynamic visual feature.

Project Team: Owner/Developer: Thalhimer Realty Partners; Architect: Champlin Studios; Engineer: ONeil Engineering Services (MEP), Speight Marshall Francis (Structural); Contractor: WM Jordan; Landscape Architect: Timmons Group; Interior Designer: Champlin Studios & Hickok Cole



Signal at Medallion Park

10551 Telegraph Rd

Completed in 2026, Signal at Medallion Park is a five-story, 279-unit multifamily community in Glen Allen, Virginia, that introduces new housing to an established office park. Built on land previously used for surface parking, the project transforms underutilized space into a vibrant residential community that complements the surrounding commercial uses and connects residents to nearby employment, shopping, dining, and recreation.

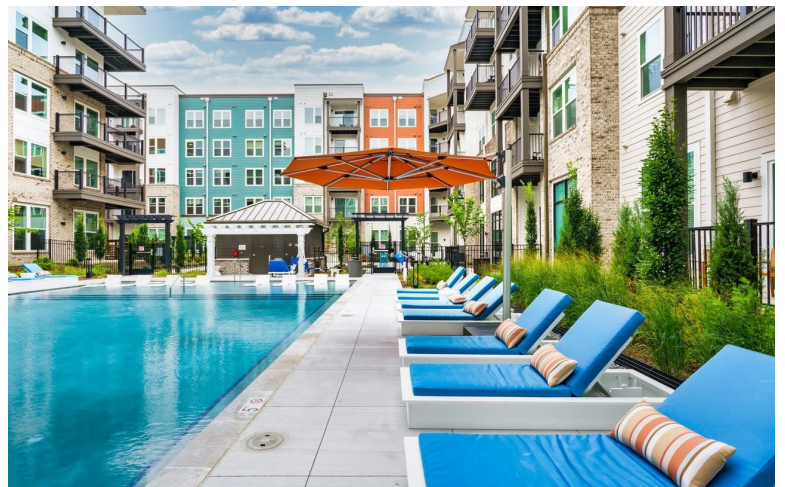
Inside, one- and two-bedroom apartments offer spacious floor plans, modern finishes, and energy efficient appliances. Co-working areas and private micro-offices respond to

evolving ways residents live and work, while an Open Seed Meditation Pod, a yoga studio offering interactive classes, and a Technogym Fitness Center support residents' physical and mental well-being.

Outdoors, a resort-style saltwater pool and beautifully landscaped courtyards with grilling stations create inviting spaces for relaxation and gathering. A 9,100 SF leasing and clubhouse space serves as another community hub, complemented by a billiards lounge. Dedicated bicycle storage, electric vehicle charging stations, and a pet spa round out the robust collection of shared amenities.

By adding 279 units within an existing office park, Signal at Medallion Park makes productive use of previously developed land, bringing housing and employment together to create a community built around wellness, connection, and convenience.

Project Team: Owner/Developer: Bristol Development Group; Architect: Poole & Poole Architecture; Engineer: Timmons Group; Contractor: Fortune-Johnson LLC; Landscape Architect: Timmons Group



The Ace

1201 N Arthur Ashe Blvd

The Ace is a seven-story, \$98M mixed-use development transforming Arthur Ashe Boulevard in Richmond's Scott's Addition neighborhood. The 295-unit community integrates 13,000 SF of ground-floor commercial space with residential living, supporting local retail growth and an active, pedestrian-oriented public realm.

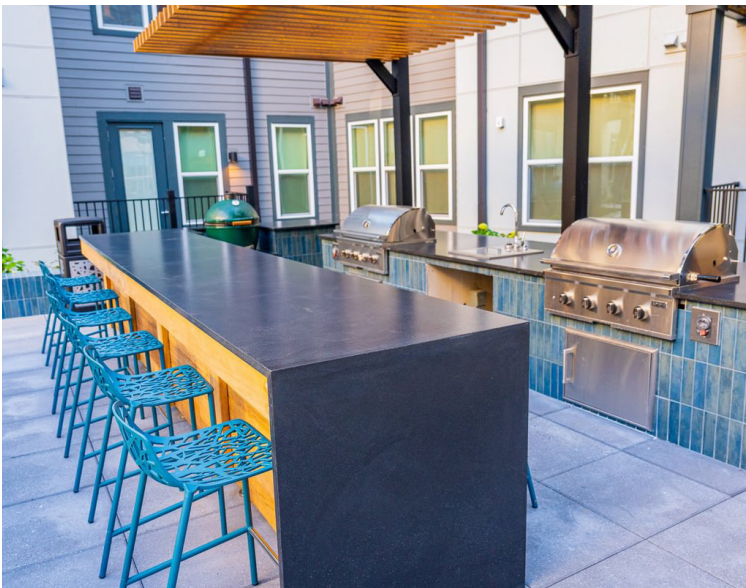
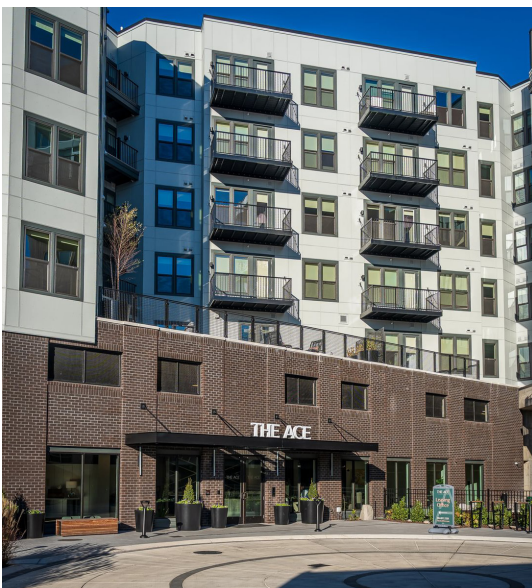
Designed to meet evolving market expectations, the project incorporates forward-thinking amenities, including EV charging stations, an access-controlled parking garage, tech-enabled fitness spaces, and a coworking lounge. At the heart of the development is a courtyard amenity space that serves as the social and recreational hub of the

community, featuring a waterfall pool, a game lawn, flexible seating areas, and a pet park with a hydration station, lounge area, and indoor grooming spa.

Landscape architecture elements, site furnishings, lighting, and planting design were thoughtfully coordinated to create an inviting environment. The project's streetscape and open space improvements strengthen relationships among the building and surrounding neighborhood, activating the area through enhanced pedestrian circulation, high-quality landscape treatments, and integrated public spaces that create a welcoming sense of arrival for residents and visitors.

Through thoughtful urban design and placemaking, The Ace Apartments deliver a vibrant residential destination that supports walkability, community engagement, and the continued growth of Richmond's urban neighborhoods.

Project Team: Owner/Developer: SJG Properties / Level 2 Development / Peakline Real Estate Funds; Architect: Poole & Poole Architecture; Engineer: Timmons Group; Contractor: Fortune-Johnson; Landscape Architect: Timmons Group



The HUB Apartments

500 Maury St

Located at the edge of Manchester at the new roundabout off I-95, The Hub is a new six-story multifamily development bringing 162 modern apartments to the neighborhood. It is an amenity-rich building and some of the highlights include a central courtyard, co-working spaces, fitness, lounge rooms, and a clubroom off the courtyard. Designed with efficiency and modern living in mind, The Hub also features units with outdoor spaces that include roof terraces, direct access courtyard, and private balconies of various sizes.

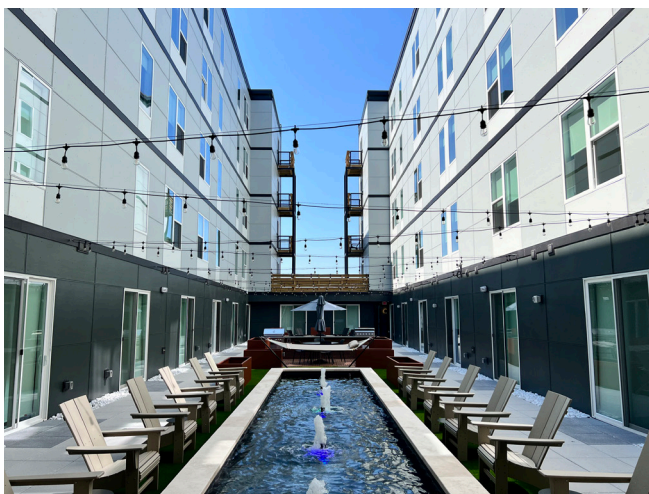
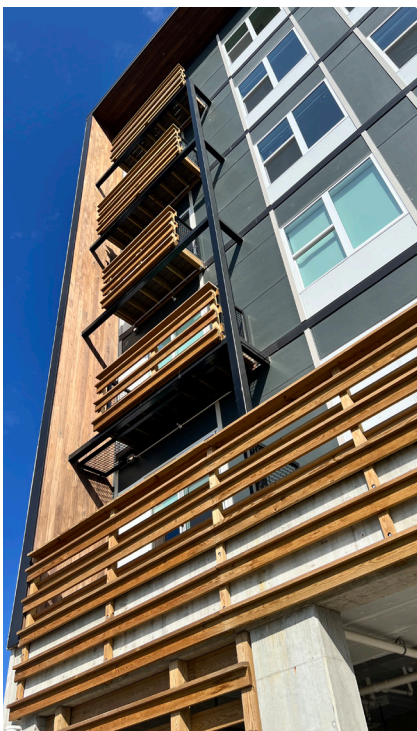
The building facade is intentionally modern and the design

acknowledges that each facade is highly visible because of its location and height when compared to the surrounding industrial neighborhood.

The exposed concrete, brick, glass, and wall panels are intentionally screened by wood. Initially inspired by shipping pallets, the kiln-dried, pressure-treated wood elements allowed for an inventive and visually interesting use of a cost-effective material. At the edges of the building, thermally modified wood is used as an accent. These wood features are strategically illuminated to accentuate the warmer natural elements against the fiber cement

cladding and metal balcony framing. The facade overlooking 6th Street features a monumental mural of dogs at play, paying homage to Richmond's murals and referencing Old Manchester's nickname as "Dogtown."

Project Team: Owner/Developer: THE 95 APTS, LLC; Architect: WPA Studios; Engineer: Westwood, MEI Engineering Inc. , Sekiv Solutions; Contractor: KBS, Inc.



Veterans Village

5501 Midlothian Tpke

Liberation Veteran Services' Veterans Village redevelops an underutilized, largely paved site on Midlothian Turnpike into a supportive housing campus for veterans experiencing homelessness.

Phase I includes 50 private micro-apartments, each with its own bedroom and bathroom, along with a community building containing a dining hall, kitchen, gathering spaces, laundry, conference space, and an outdoor courtyard. The new campus provides greater privacy and stability than Liberation Veteran Services' former open-bay facility while keeping meals, case management, and supportive services close at hand.

Site work addressed recurring ponding, unsuitable soils, utility coordination, and constrained staging in an active pedestrian setting. An ADA-accessible path also connects the property to the adjacent GRTC bus stop, improving residents' access to jobs, medical appointments, benefits, and other services. Despite labor and sequencing challenges, the team maintained the owner's goal of opening the campus for a Veterans Day ribbon cutting on November 11, 2025. The project gives LVS a more residential, purpose-built environment for helping veterans move toward greater stability and independence.

Project Team: Owner/Developer: Liberation Veteran Services; Architect: Baskervill; Engineer: Timmons Group (Civil), Dunbar PLLC (Structural); Contractor: Hourigan; Interior Designer: Baskervill; Owner's Representative/Advisory Services: STRUCTR





BEST PLACEMAKING

Arts and culture projects, park and green-space projects, transportation and infrastructure projects, or other neighborhood enhancing features.

Barb's Run | 2519 Hermitage Rd

Belle Isle Nature Exploration Area | 1 Belle Isle

Cardinal Points | Termination of Addison St

Henrico CASA's Home for Good Playhouse Installation | 11800
W Broad St

IllumiNATION at Virginia Museum of History and Culture | 428
Arthur Ashe Blvd

The Maymont Virginia Wildlife Trail Enhancement | 1700
Hampton St

Barb's Run

2519 Hermitage Rd

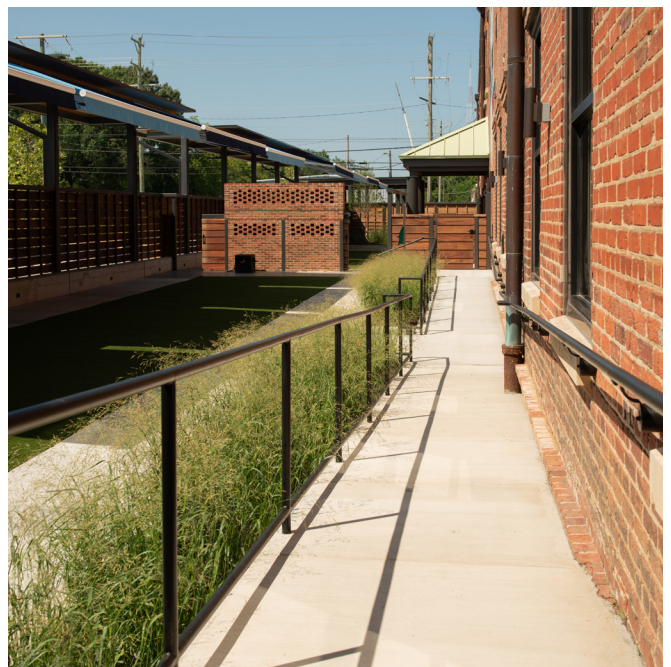
With few dedicated outdoor spaces available on campus, homeless dogs in the care of the Richmond SPCA often relied on staff- and volunteer-led outings for fresh air and exercise. The organization envisioned something more permanent on its own grounds. That vision became Barb's Run, a 4,000-SF outdoor dog recreation area on the Richmond SPCA's Hermitage Road campus, transforming a formerly paved parking lot into a safe, engaging space for play, exercise, training, and meet-and-greets that strengthen connections between pets and future families. The concept originated with the Richmond SPCA's former facilities

manager, Barclay Finck, while completing his architecture degree.

Barb's Run features two distinct play areas surfaced with expansive self-cleaning turf spaces accented by bands of colored and stamped concrete finishes. The play areas can operate separately or combine into a large open space. A shaded adoption patio, surrounded by native plantings, provides potential adopters a comfortable place to bond with future companions. Enhanced planting areas, a large canopy shade structure, and thoughtfully planned fencing and walls provide visual and sound

separation for sensitive dogs. Three accessible entrances connect Barb's Run directly to the building and new parking area, creating a seamless flow for staff and visitors. Through thoughtful design and collaboration, Barb's Run strengthens the Richmond SPCA's mission of finding loving homes for every pet.

Project Team: Owner/Developer: Richmond SPCA; Architect: Architecture Design Office (ADO); Engineer: Timmons Group; Landscape Architect: Timmons Group; Design Concept: Barclay Finck



Belle Isle Nature Exploration Area

1 Belle Isle

The Belle Isle Nature Exploration Area is the first step towards adventure in the James River Park System (JRPS). Sitting centrally on Belle Isle, the project embodies the qualities that make the island the most popular in the JRPS. Working with the JRPS and Friends of James River Park, the landscape architects developed the Nature Exploration Area to better engage the park's growing number of visitors. By improving underutilized, disturbed areas beneath the Route 1 Bridge, JRPS hopes to expand park access to a more diverse audience, whether it is their first or thousandth visit.

Inspired by log jams in the James River, the play space at the island's arrival area is an invitation to explore. Built of repurposed park materials—tree trunks, boulders, driftwood, and historic granite curbstones—the Nature Exploration Area encourages parkgoers to build outdoor confidence. It supports a broader effort to expand recreational experiences on Belle Isle, which has the park system's most diverse user population according to a 2021 use study.

Simply built, nature-based play features encourage children to stack, climb, balance, and build with natural

materials. This helps children test their abilities, develop motor skills, and build resilience as they cultivate a relationship with the outdoors.

Project Team: Owner/Contractor: City of Richmond James River Park System; Landscape Architect: Marvel; Fabricator of Timber Elements: Truetimber Arborists; Nonprofit Partner: Friends of James River Park; Primary Funder: Robins Foundation



Cardinal Points

Termination of Addison St

On the edge of the Parkline Townhomes project, at the terminus of Addison Street, a forgotten trash dump occupied a site that also serves as the entrance to the only pedestrian-only bridge crossing the RMA. As a result, the space is frequently used by dog walkers, runners, and bicyclists. The project reimagined the terminus of Addison Street as a community-centered sculpture space. The accumulated trash was removed and the area cleaned and reshaped. Boulders replaced the existing guardrail, and a corten-steel sculpture was perched on a concrete plinth.

Created by Noah Scalin, the sculpture depicts a steel cardinal—the state bird of Virginia—when viewed parallel to Addison Street. From a perpendicular perspective, however, the piece becomes an abstract representation of the city's street grid: the same urban pattern interrupted by the RMA. The curved ramp connecting Addison Street to the pedestrian bridge allows visitors to encounter the sculpture from multiple angles, revealing these shifting interpretations as they move through the space.

The sculpture has also become a vessel for community expression.

Visitors leave trinkets, objects, and offerings within and around the piece, causing its appearance and meaning to continually evolve. In this way, the sculpture is not simply an object placed within the landscape; it has become a living reflection of the community that surrounds it.

Project Team: Artist: Noah Scalin; Fabricator: Chris Martin; Developer: Parkline Townhomes: Lory Markham, Jason Vicker-Smith, Kevin O'Leary, Richard Souter, Walter Parks; Owner: Sculpture gifted to the City of Richmond



Henrico CASA's Home for Good Playhouse Installation

11800 W Broad St

Playhouses remind us that childhood should be carefree, joyful, and safe. That simple idea is the foundation of Henrico CASA's Home for Good®, an annual placemaking initiative held in RVA every April during Child Abuse Prevention Month. Home for Good® brings together local builders, designers, students, and community partners to design and construct one-of-a-kind playhouses. These imaginative structures temporarily transform the central gathering space at Short Pump Town Center into a vibrant community destination where families stop, explore, play, take photos, and connect around a shared belief: every child deserves a safe home.

Since its launch, Henrico CASA has hosted six Home for Good® displays and expanded the concept with a Holiday Edition in 2025 and 2026. Each year, a new creative theme inspires participating teams. In April 2025, Enchanted Childhoods reminded the community that vulnerable children need support to write a happy ending to their story and in April 2026, It Takes a Village celebrated our community's shared responsibility for protecting and uplifting children. Through playful architecture and thoughtful design, Home for Good® turns an ordinary public space into something more: a place for imagination, connection, and civic engagement. The

installation invites our community to experience the joy of childhood while discovering how we can work together to ensure that brighter futures are possible for every child.

Project Team: Nonprofit Lead: Henrico CASA; Design/Build Team Participants: Arnold Design Studio, Baskervill, Branch Construction, Clark Construction, Classic Construction, Cornerstone, DPR Construction, ENV, Hanbury, Henrico CTE, KBS Construction, LaBella, Lane Homes & Remodeling, Loughridge Construction, Riverstone, Urban Core Construction, WM Jordan



IllumiNATION at Virginia Museum of History and Culture

428 N Arthur Ashe Blvd

To commemorate America's 250th anniversary, the Virginia Museum of History & Culture partnered with Riggs Ward Design to create IllumiNATION, a large-scale projection mapping experience that transformed the museum's historic facade into a vibrant canvas for the American story.

The 20-minute experience combined artistic light, historic imagery, original motion graphics, music, and pyrotechnics to take audiences on a powerful journey through the people, places, cultures, and defining moments that have shaped the nation. Designed to help viewers see themselves within the fabric of

American history, IllumiNATION encouraged reflection, deepened understanding, and celebrated the many voices that contribute to our shared story.

The experience served as the centerpiece of a free, four-night community celebration held June 25–28, 2026. Each evening featured live music, living history, cultural demonstrations, art displays, community organizations, family activities, food vendors, and after-hours access to the museum's galleries and exhibitions. Performances by the Long Eagle Singers and Virginia Tribal Dancers led into the nightly projection.

The community response exceeded expectations, with more than 30,000 visitors attending across four evenings. IllumiNATION created an accessible, welcoming celebration that brought history to life while inviting audiences of all ages to consider America's past, present, and future.

Project Team: Owner/Developer: Virginia Museum of History and Culture; Production and Art Direction: Riggs Ward; Contractor: Zero Liability Unlimited, BES Studios



The Maymont Virginia Wildlife Trail Enhancement

1700 Hampton St

The Virginia Wildlife Trail Enhancement Project renovated and expanded Maymont's 40-acre animal sanctuary. The project focused on improving accessibility, upgrading habitats, expanding wildlife, and providing more educational opportunities. Additionally, these improvements allowed for better flow and connectivity among the animal habitats for enhanced visitor experience. With a focus on the ADA-accessibility to better accommodate guests, these improvements included multiple new ADA-compliant ramps, repairs and resurfacing of existing paths, and the addition of new elevated walkway and plaza. Major renovations and additions were made

to the animal habitats to improve the lives of the wildlife, the experience of park guests, and the ability of the staff to maintain care for the animals and facilities. The renovations to existing habitats were made to the bear, bobcat, and fox habitats. These renovations improved safety and wellbeing of the animals, park guests, and animal caretakers, while further improving the viewing and educational opportunities.

Two new wildlife habitats were constructed that feature new species in Maymont Park: coyotes and porcupines. These habitats were each constructed with animal well-being at the forefront and were designed with

educational rooms to provide more intimate experiences for visitors. Brand new signage was also installed throughout the park and habitats to further improve education and navigation of Maymont Park.

Project Team: Owner/Developer: City of Richmond/Maymont Foundation; Architect: CPL Architecture Engineering Planning; Engineer: 1200 Architectural Engineers, CPL Architecture Engineering Planning, VHB; Contractor: Daniel & Company, Inc.; Landscape Architect: VHB





BEST INTERIOR DESIGN

Includes creative and thoughtful interior transformations
that blend beauty, function and craftsmanship

Historic Hill House | 324 S Cherry St
MARTIN* 3West Wing | One Shockoe Plaza
Taylor House Interiors | 2325 Monument Ave
The Bolling Haxall House | 211 E Franklin St

Historic Hill House

324 S Cherry St

Historic Hill House is the restoration and transformation of a circa-1910 Oregon Hill rowhouse, exploring how historic architecture can become a foundation for new design. With designer and homeowner one and the same, the house became a place to explore architecture, interiors, material, and craft. Existing proportions and details became a point of departure for new work, with the majority of the design carried through construction, fabrication, and preservation firsthand.

Over six years, the renovation reached nearly every part of the house. Failing structure was stabilized, building systems replaced,

and original yellow pine floors, plaster, mantels, early lighting, windows, and a wire-glass skylight preserved. New interventions reshaped how the house is experienced. A sculptural millwork portal opens the living room to the original stair, reinterpreting its arches and fluted details in bentwood. A vaulted ceiling, skylight, and painted mural transform a once-dim bedroom, while the kitchen was rebuilt around its 11-foot volume with deep green cabinetry, a library ladder, and a fluted marble hearth inspired by Edwardian-era English kitchens. Throughout, historic architecture is layered with contemporary design, nuanced

color, antiques, art, and collected objects. The result is neither a period restoration nor a sharp contrast between old and new, but a house where preservation, repair, and new design continually inform one another.

Project Team: Owner: Rachel Howlett; Architect: Studio Howlett; Contractor: Studio Howlett; Interior Designer: Studio Howlett



MARTIN* 3West Wing

One Shockoe Plaza

MARTIN* 3West transforms outdated executive offices and dark corridors into a flexible, light-filled workplace for hybrid collaboration, employee wellness, client engagement, and community events. The LEED Gold-certified renovation returns a formerly exclusive, underused area of the headquarters to staff and visitors while extending the life of its building in historic Shockoe Slip.

At its center is the Bridge, a 150-person event space conceived as a captured outdoor courtyard between the building's two wings. Full-height, greenhouse-inspired glass partitions draw daylight deep into the floorplate and create visual

connections across teams. Exterior brickwork continues indoors, joined by a wood-look trellis ceiling and concrete-toned flooring to blur the boundary between inside and out. Flexible furnishings and integrated technology allow the space to shift among daily collaboration, hybrid meetings, client pitches, agency gatherings, and public programming.

A dedicated wellness wing, nursing and reflection spaces, and acoustically considered meeting rooms support a healthy, inclusive workplace. Adaptive reuse, high-efficiency HVAC systems, low-flow plumbing fixtures, low-emitting materials, energy modeling, and

enhanced commissioning reduce environmental impact. By expanding MARTIN*'s ability to host community events and welcome outside groups, 3West strengthens the agency's connection to Richmond while contributing creative and economic activity to Shockoe Slip.

Project Team: Owner: The Martin Agency; Architect: 3North; Engineer: Salas O'Brien (MEP); Contractor: Kjellstrom & Lee; Interior Designer: 3North



Taylor House Interiors

2325 Monument Ave

One house, one family, four generations, and a legacy of quality, philanthropy, and stewardship guided the interior design of Taylor House, a 1915 Monument Avenue residence by architect Duncan Lee. After the home served as the 2023 Richmond Symphony Orchestra League Designer House, Taylor descendants returned it to full-time family life while continuing its tradition of hospitality and charitable use. The design challenge became one of balance: creating comfortable, functional spaces for a contemporary family without allowing new furnishings to compete with the home's distinctive architecture.

Restored heirlooms, reallocated furnishings, local artwork, and custom pieces were layered with new selections so rooms feel collected rather than newly decorated. In the sunroom, restrained lounge furnishings preserve views of the original latticework and gardens, while a custom cabinet by local artisan Owen Suter conceals a television on a hydraulic lift and doubles as bar storage for events. In the dining room, Suter created a 16-seat table for family holidays, catered functions, or local community meetings. Across the house, furnishings were selected for flexibility, durability, and scale,

allowing formal rooms to support family gatherings, teenagers, homework, overnight guests, and philanthropic events. The result is an interior that feels personal and enduring—honoring generations of stewardship while making the house genuinely livable for the family shaping its next chapter.

Project Team: Architect/Interior Designer: Glavé & Holmes Architecture; Custom Furniture: Owen Suter's Fine Furniture; Photographer: Gordon Gregory; Photography Styling: Jane Candler



The Bolling Haxall House

211 E Franklin St

Built in 1857/1858 as a private residence and acquired by The Woman's Club in 1900, the Bolling Haxall House is an enduring landmark in downtown Richmond. The Woman's Club has maintained a steadfast commitment to preserving the architectural integrity of this historic property while thoughtfully incorporating additions to serve contemporary needs.

This comprehensive renovation of the auditorium (a 1916 addition) exemplifies successful adaptive reuse by maintaining its authentic architectural character while accommodating modern assembly expectations. Balancing functional demands with historical preservation,

a focus was correcting room acoustics by installing a perforated tin ceiling system with acoustic insulation designed to absorb sound, and custom fitted acoustic wall paneling. A new, discreetly integrated Audio/Visual system was installed. The project also included a new roof-top mounted HVAC unit, new baseboard radiators, modernized lighting with crystal chandeliers and wall sconces, custom fluted pilasters, and hand-applied gold leaf accents along the proscenium arch. Complementing these modern upgrades, work was performed on the room's historic leaded windows, window frames, and decorative plaster.

This effort honors the building's 170-year legacy, preserving an exceptional historic asset while equipping it for another century of community engagement.

Project Team: Owner: The Bolling Haxall House Foundation; Design/Build Contractor: Daniel & Company, Inc.; Interior Designer: Nita Enoch; Architect: 510 Architects; Other: Joseph F. Yates, Architect (Assisted and Guided Owner through Preconstruction Processes), 3 North (Historic Structures Report)





BEST RESIDENTIAL - SINGLE FAMILY

Includes preservation, restoration and rehabilitation projects by a homeowner, contractor or developer.

1 S Stafford Ave | 15 S Stafford Ave
Terrace Townhouse | 1701 Hanover Ave
The Dollar House | 1716 Monteiro St

15 S Stafford Ave

15 S Stafford Ave

This Uptown residence, built in 1915, remains the narrowest on the street. The redesign of this 13.5-foot wide dilapidated townhome relocated primary living spaces to the second floor, converted the first floor into two bedrooms and one and a half bathrooms, and added a rear-facing third-floor suite that is intentionally designed to be hidden from view when looking at the front of the home.

The renovation inserted a floating stair, finished a basement, and reimaged the façade with a welcoming entry and added approximately 600 SF of landscaped

outdoor areas - including the addition of three large decks, a green roof, and a vertical garden. Varied overhangs create valuable interior spaces, allowing floor-to-ceiling windows to overlook steel-framed decks on all levels. Original materials were reclaimed when possible, including refinishing the original heart pine floors, converting the original stair treads into bathroom vanities, and transforming the original framing into new stair treads. Close collaboration between the owner and architect ensured the home's unique design met every functional and spatial request.

Project Team: Owner/Developer: Amanda & Aza Wintersieck; Architect: Johannas Design; Engineer: Dunbar Structural; Contractor: Sticks & Bricks; Other: Zach O'Carroll from Ore & Fiber



Terrace Townhouse

1701 Hanover Ave

Terrace Townhouse transforms an ornamented, Italianate-influenced Richmond townhouse, built in 1900, by finding room to grow within the constraints of its urban site. Like many houses in the neighborhood, the property was already at its allowable lot coverage, making outward expansion impossible. But the house's low relationship to the sidewalk offered an opportunity in the opposite direction: to grow upward while remaining within the 35-foot height limit.

A new third floor adds nearly 1,000 SF within the existing footprint. From the street, a curved slate mansard inspired by historic roof forms found throughout the Fan rises from

the original cornice, with copper detailing and dormers that draw from the proportions and material richness of the existing façade. A broad central window gives the new level a distinct presence while reinforcing the composition of the house below.

At the rear, the addition becomes deliberately more contemporary. A south-facing terrace opens through a folding glass wall to sunlight and treetop views, while the existing stair is extended upward to connect old and new. At ground level, a redesigned garden, custom curved fence, patterned paving, built-in seating, and integrated storage complete the transformation—allowing the house to grow upward,

outward to the terrace, and into the garden while remaining distinctly rooted in its historic Richmond neighborhood.

Project Team: Owner: Megan & Billy Newman; Architect: Studio Howlett; Engineer: Kevin Floyd; Contractor: David Clark of Richmond Rebuilders; Landscape Architect: Studio Howlett; Interior Designer: Flourish Spaces



The Dollar House

1716 Monteiro St

Built by James Barton around 1893, this Queen Anne Victorian house is a survivor. Originally a single family home, it was duplexed sometime in the 1970's. When Clark Glavé first encountered it in 2014, the building had been vacant for some time and the roof was severely compromised. In late 2020, Glavé went inside for the first time. He heard that three contractors had told the current owner that the building was beyond saving and should be demolished. The main roof had collapsed, one of the chimneys had fallen into the house, the front staircase was a waterfall whenever it rained, and three out of four inside corners were rotten. There were huge holes in the floors and the termites had made

their way all the way to the roof. The back stair hall with its witches hat roof was the only intact section and it was that feature that enticed Glavé to try and save the home.

Everything that could be saved was reused. Original trim, window sashes and glass, doors and hardware, porch posts and slate mantle parts were pulled from the rubble and put back together. The roof was jacked up four feet and the soffits and built in gutters were taken apart and put back together. Roughly half of the original slate on the main roof was salvaged and reused including the colored accent diamonds. Decorative exterior trim pieces were replicated such as crown molding and corbels for the soffits and the porch roof

under decking on the front porch. It is now a 4 bedroom 3 1/2 bath home with an in-law suite suitable for conversion to an accessory dwelling unit.

Project Team: Owner: Corner Minor LLC ; Developer/Contractor: ARK Construction & Development Corp.; Draftsman: Clark Glavé





BEST RESTORATION

Includes restoration and stewardship of
Richmond's most significant historic resources.

Flagler Housing Success Center | 8000 Brook Rd
Maymont Mansion Improvements | 1700 Hampton St
William Fox Elementary School | 2300 Hanover Ave

Flagler Housing Success Center

8000 Brook Rd

The Flagler Housing Success Center marks a new chapter in St. Joseph's Villa's commitment to developing innovative housing solutions that address homelessness and the factors that contribute to generational poverty. This \$4 million adaptive reuse project transformed a historic 10,000-SF Villa cottage, formerly one of eight campus dormitories built in 1931 when the organization operated as an orphanage, into a space dedicated to supporting housing stability and lasting independence.

Purpose-built spaces support both rapid re-housing and mental health services for individuals and families, including a Community Room for life-skills workshops, the

Atlantic Union Bank Work Center for technology access, a Food Pantry and Educational Kitchen, and a Welcome Home Room providing household items for participants transitioning into permanent housing. Co-locating these services facilitates earlier intervention, stronger coordination among providers, and faster responses to challenges before they escalate into housing crises. The Center also connects participants with the Villa's larger continuum of on-campus services and is accessible by GRTC's expanded Route 1 bus line.

Using Virginia historic tax credits for the first time, the Villa maximized philanthropic investments while

demonstrating how preservation can support new community needs.

Project Team: Owner: St. Joseph's Villa; Developer: Rob Hargett and Joe Gibbons, Rebkee; Architect: Architecture Design Office (ADO); Engineer: ONeil Engineering Services; Contractor: Cross Creek Builders; Landscape Architect: Greenfield Landscaping; Interior Designer: Baskerville; Tax Credit Consultant: Urban Development Associates



Maymont Mansion Improvements

1700 Hampton St

Maymont Foundation was the recipient of a competitive \$8 million grant from the U.S. Department of Commerce Economic Development Administration in 2022 under a program to boost tourism throughout the country. The Maymont Foundation raised an additional \$4 million in public and private funds to complete a \$12 million series of enhancements designed to enrich guest experience, expand accessibility and capacity, and ensure a more resilient future.

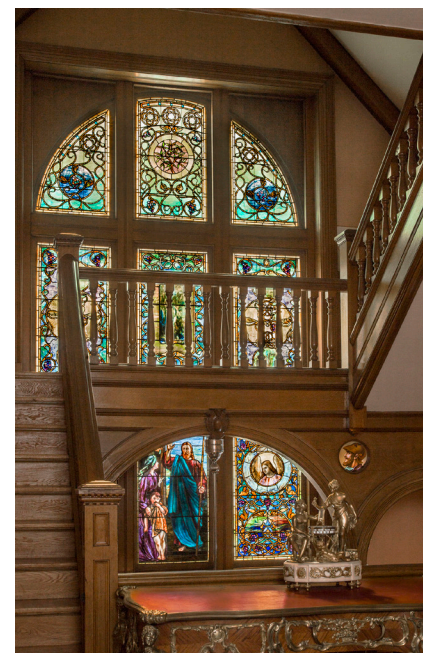
For the Mansion, funds were invested in replacing the 60-year-old roof, returning it to its original red slate, and modernizing its ventilation, fire detection and safety systems. In

addition, historic plaster repairs were carried out throughout the interiors to repair the years of damage due to a leaking roof and critical structural support was added above the original Tiffany stained-glass window. Adaptively reusing some historic ductwork and chimneys, the infrastructure upgrades were able to be added invisibly to the historic interiors. The structural support was carefully hidden within the architecture of the building and adds no additional stress to the building.

An example ultimately undetectable, much needed structural stabilization involved the historic Tiffany stained glass wall. The existing faux gable and ridge box beams were removed.

The existing plaster was removed to allow for new structural steel columns, ridge steel, and gable steel reinforcing to prevent any future settlement that could damage the historic stained-glass window. All beams and finishes were restored to original condition so the structural repairs are not visible.

Project Team: Owner/Developer: City of Richmond/Maymont Foundation; Architect: CPL Architecture Engineering Planning; Engineer: 1200 Architectural Engineers, CPL Architecture Engineering Planning, VHB; Contractor: Daniel & Company, Inc.; Landscape Architect: VHB



William Fox Elementary School

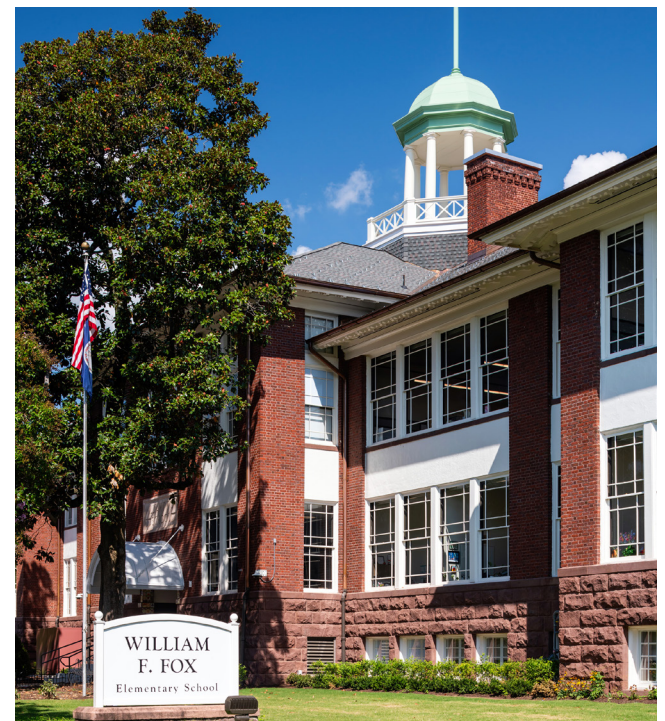
2300 Hanover Ave

For more than a century, William Fox Elementary School has been a beloved landmark and community anchor in Richmond's Fan District. A devastating three-alarm fire in 2022 destroyed the roof and iconic cupola and caused extensive water and weather damage throughout the 1911 school. Rather than simply replacing what was lost, the project transformed recovery into an opportunity to carefully restore the historic building while adapting it for contemporary teaching and learning. A collaborative planning process with Richmond Public Schools staff, Fox administrative leadership, and project stakeholders informed a new program responsive to the school's

educational, operational, safety, and accessibility needs. Historic classrooms, corridors, stairwells, masonry, plaster, woodwork, flooring, and character defining Arts and Crafts details were preserved or restored. Reconfigured entry and administrative spaces create a secure, welcoming arrival, while reclaimed back-of-house areas now support collaboration, special education, music, reading, and teacher workspaces. A flexible "gymnasium" accommodates physical education, performances, assemblies, and everyday learning. By working within the existing building footprint, the design conserves embodied resources, supports

Virginia Historic Rehabilitation Tax Credits, and returns a safer, more sustainable, and more flexible school to the generations of Richmond families who fought to save it.

Project Team: Owner/Developer: Richmond City Public Schools; Architect: Quinn Evans; Engineer: Dunbar PLLC, Thompson Consulting Engineers, Setty; Contractor: Gulf Seaboard General Contractors, Inc.; Landscape Architect: Quinn Evans; Interior Designer: Quinn Evans; Tax Credit Consultant: Commonwealth Advisors Capital; Foodservice Consultants: Studio Inc., Shen Milsom & Wilke, Rathcet Designs



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