

ART AND ARCHITECTURAL REVIEW BOARD (AARB)

Project Data Sheet

Revised February 6, 2025

(Due by 3:00 p.m. on the Friday two weeks before the meeting to AARB@dgs.virginia.gov)

Date Submitted: April 17, 2026 for the May 1, 2026 meeting

Agency Name: Virginia Tech

Project Name, Number, and Location [** must include the project number*]

Demolition of University Building No. 0428 and 0429

Blacksburg, Virginia

Project Number: Demolition Preparation for Capital Project 208-L00085-000

Representatives for the Agency and the Architect/Engineer

Agency representative:

Sandra P. Graham, AIA, MBA

Director of Design

Division of Facilities

Virginia Tech

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Current Project Status/Phase and Schedule [** must select one of the following*]

- Preliminary Design Submission: ☐
- Final Design Submission: ☒

The university will coordinate review with the Department of Historic Resources and the Art and Architectural Review Board prior to demolition. Demolition activities are anticipated to begin in 2027 following receipt of all required approvals and completion of enabling work associated with the New Residence Halls capital project.

Request for Consent Agenda: Yes: ☒ No: ☐

* Please refer to the [AARB Agency Project Submission and Presentation Guidelines](#) – Project Submission Section for additional information and guidance on the Consent Agenda versus Regular Agenda.

PLEASE NOTE: If you did not check the box for Consent Agenda, your project will be posted on the Regular Agenda and the agency will be required to attend the meeting to make a presentation to the board on the day of the meeting. ***Presentations are not to exceed 15 minutes.***

Project Description

The university proposes the demolition of University Building Nos. 0428 (Tobacco Barn) and 0429 (Seed House), located on the golf course at the northwest corner of the main Blacksburg campus.

Building No. 0428 (Tobacco Barn): A 1,564-square-foot structure constructed in 1918. The building originally supported early agricultural operations and is currently used for equipment storage and limited office functions associated with golf course operations.

Building No. 0429 (Seed House): A 954-square-foot structure constructed in 1940. The building currently provides equipment storage and workshop space in support of golf course operations.

Both structures are functionally obsolete, do not meet current operational needs, and are located within the footprint of the approved New Residence Halls capital project. Their removal is necessary to accommodate required grading, infrastructure, and site development associated with this project. Replacement space to support golf course operations will be provided at a nearby location.

The university will obtain review from the Department of Historic Resources and the Art and Architectural Review Board, and all required approvals prior to demolition.

Architectural Aesthetic:

The project area is characterized by open landscape associated with the university golf course, with scattered small-scale, utilitarian support structures. Buildings 0428 and 0429 reflect early agricultural and service-related uses of the site but are not architecturally significant within the broader campus context.

Both structures exhibit simple, vernacular construction and have undergone incremental modifications over time. Their continued presence does not contribute to the architectural cohesion or long-term vision of the campus. Removal of these buildings will allow for a more cohesive and intentional site design aligned with future residential development..

Relationship to Approved Master Plan [** this section must contain information for Board review, do not leave blank*]

The proposed demolition is consistent with Beyond Boundaries 2047: The Campus Plan (2018), which identifies the golf course and Inn at Virginia Tech area as a strategic location for future campus growth, including expanded residential capacity.

The New Residence Halls capital project advances the university's strategic objective to enhance the on-campus residential experience and increase student housing capacity. Removal of Buildings 0428 and 0429 is necessary to implement this planned development and supporting infrastructure improvements.

Existing Architectural Context

The project site is located on the northwest edge of the main campus within the golf course landscape. The surrounding context is defined by open greenspace, the Duck Pond, and nearby university facilities including The Inn at Virginia Tech.

Buildings 0428 and 0429 are small-scale, detached structures situated within this open setting. Both buildings exhibit aging materials, limited functionality, and deferred maintenance. Their condition and location are incompatible with planned site redevelopment.

AARB History (for return presentations on the same project): [** this section must contain information for Board review, do not leave blank / if this section does not apply to your project, please indicate with N/A*]

- State when previous presentation(s) were made to the Board on the project. N/A
- Restate previous Board comments. N/A
- Show actions taken to address Board comments; use visuals to compare previous renderings with updates. N/A

DEMOLITION of UNIVERSITY BUILDINGS **0428 and 0429**

ART AND ARCHITECTURAL REVIEW BOARD

May 1, 2026

PROJECT LOCATION



Virginia Tech
Blacksburg, VA

/ DEMOLITION OF BUILDINGS 0428 AND 0429

PROJECT SITE



/ DEMOLITION OF BUILDINGS 0428 AND 0429

EXISTING CONDITIONS

BUILDING NO. 0428



VIEW TO THE WEST



VIEW TO THE EAST

EXISTING CONDITIONS

BUILDING NO. 0429



VIEW TO THE NORTH



VIEW TO THE SOUTHEAST