

FAIRVIEW IN ABINGDON

CONCEPTUAL MASTER PLAN



The Community Design Assistance Center (CDAC) is an outreach center of the College of Architecture and Urban Studies and Virginia Tech that assists communities, neighborhood groups and non-profit organizations in improving the natural and built environments through design, planning, and research. Through the integration of the learning and working environment, the Center will execute projects that link instruction and research and share its knowledge base with the general public.

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ACKNOWLEDGEMENTS:

The CDAC team would like to thank the following individuals for their contribution to and participation in the development of this project:

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John Avioli	Executive Director, Frontier Culture Museum
Chris Johnson	Parks and Recreation Director, Town of Abingdon; Fairview Board Member
Lois Humphries	Mayor, Town of Abingdon; Fairview Board Member
Kitty Henninger	Fairview Board Member
Lori Tolliver-Jones	CDAC Design Review Panel Member; Administrative Director, Historic Smithfield Plantation
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Ellen Lee	Administrative Assistant, Parks and Recreation, Town of Abingdon
Gene Mathus	Fairview Board Member
Elizabeth Minnick	GIS Coordinator, Town of Abingdon
Dr. James Moore	Property donor
Allyn Morton	Fairview Board Member
Michael Pulice	Architectural Historian, Department of Historic Resources
Kevin Sigmon	Arborist, Town of Abingdon

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INTRODUCTION:

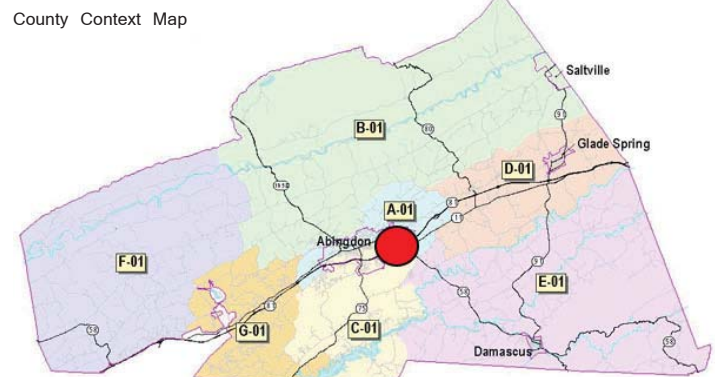
The Town of Abingdon is located in southwest Virginia, not far from the Tennessee border. It is centrally located within Washington County which is bordered to the north by Russell County, to the west by Scott County and to the east by Smyth County. The Fairview property is northeast of Abingdon's Central Business District (CBD), along Hillman Highway near the town's limits.

Washington County was an area rich in hardwoods that were exceptional for structures and furnishings. Even though the old growth hardwoods have long since vanished, remnants can be seen by the thoughtful observer. Scattered throughout the town are log structures left from the past. These links to the past have slowly been disappearing due to changing cultural values and shifts in industry. There is no Town program or structure in place to capture pioneer history and preserve it. The need for a "historical museum" was recognized by members of the community.

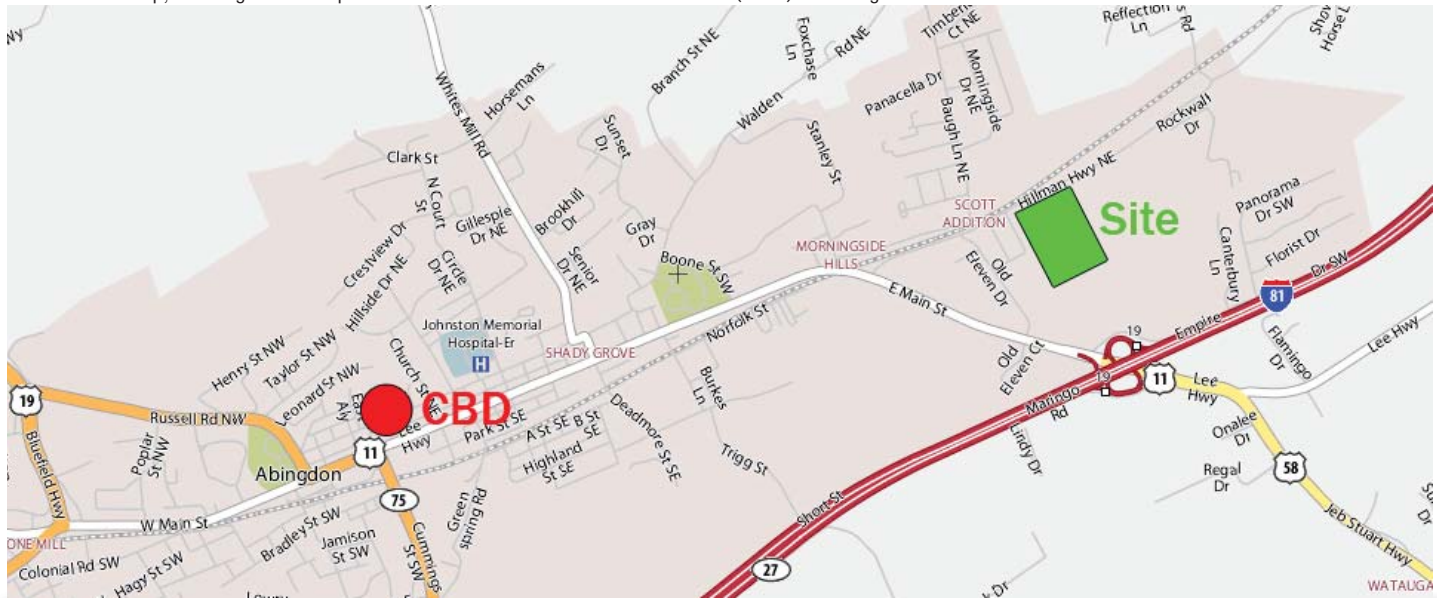
A non-profit group called Fairview in Abingdon, Inc. was formed and with the generous support of a local citizen, 2 acres of farmland with an historical log home known as the Hagey House, was donated to the group. The Hagey House, a log structure that dates back to the early 1800's, is an impressive example of construction from that time period, with logs of historically large proportions. The 2 acres of donated agricultural land

fronts Hillman Highway and was part of a larger 40-acre tract, that may also be donated to the non-profit group should the project continue to develop.

The Community Design Assistance Center was hired to work with Fairview in Abingdon, Inc. to create a conceptual master plan for a village that would highlight life in Washington County in the 19th century.



Area Context Map, showing relationship of the site to the central business district (CBD) of Abingdon



Town of Abingdon, Virginia

Fairview in Abingdon, Inc. has leased approximately 15 additional acres, a total of 17 acres, to utilize for the initial phase of design and construction of an historical village. For conceptual planning purposes and the cohesiveness of the overall design, the CDAC team considered all 40 acres in the design development and designated two phases.



Close-up view of the logs used in the construction of the Hagey house.

SITE, FAMILY & HOUSE HISTORY:

The property came originally from Dr. Thomas Walker's 6000 acre tract, which was known as Walker's Patent. Johann Martin Hagey purchased 600+ acres from Samuel Evans in the late 1780's-1800, exact dates are unknown. Johann died in 1812 with his will stating that the property be divided by his two sons. It was divided into a north and south portion with the current property lines inside the south portion. The Fairview in Abingdon, Inc. site went to son Jacob Hagey. Tax records indicate the site had improvements of \$50, believed to be the original house. It is believed that the first Hagey house on the property was the spring kitchen. A stone foundation towards the rear of the existing Hagey house was uncovered upon restoration and dates back to early 1815. No log remnants are present, however logs in the current structure have been dated from 1815 through 1824 suggesting another building was occupied during the construction of the existing structure. It is known that a man by the name Hoosier was contracted to erect the structure in 1815, however failed to do so. Another man was contracted to build the home and it was completed in 1824. This is one explanation as to why logs can be dated from both 1815 and 1824. The first logs being hewn by Hoosier in 1815 and the rest being hewn in 1824.

The larger property was comprised of subsistence farming and agriculture. No known pictures or drawings exist of the property prior to 1890, however there are a handful of pictures between 1890 and 1900 that show an animal barn and a crop barn to the south of the Hagey house. One picture of a spring is dated from the 1900's although the exact location of the spring today remains a mystery. The Hagey cemetery is located north of the property just outside of town limits on what would have been the north section left in Johann's will.

The Hagey family were immigrants of German descent that moved to the area in the late 1790's. It is well known that the Hagey family owned a wagon company that was based in downtown Abingdon. A few of these original Hagey wagons still exist today.

The Hagey house is the only current structure on the

property that is authentic to the site, all other outbuildings have been relocated here for preservation purposes. If the house was originally constructed with two floors, which is unconfirmed, the house itself would resemble an "I" plan house typical of the time period and is linked to wealthier farming families. If the house was constructed in two sections (1st story and then second) the house would be considered a "covered dog trot" structure which is also widely seen in the area. The length of the logs would suggest that the house was built at one time as no signs of addition are present. The log notchings are "V notchings" that were popular in the area and had links to German culture. Surprisingly a few square notches are present which is unusual and could possibly confirm the work of two different contractors. Two types of chinking are present; stone and clay.

Site history derived from research undertaken by Fairview Inc. & Morgan, John. "Log House of East Tennessee." Knoxville : University of Tennessee Press, c 1990.



1898 Picture of Hagey House

Picture from Warmuth, Donna Akers. "Abingdon, Virginia." Arcadia Publishing

AREA HISTORY¹

In 1760 Colonel William Byrd and his regiment of men cut the Great Road through what is now Abingdon and on to present-day Kingsport, Tennessee. During that same year, Daniel Boone came and camped in Abingdon. Along with his companion, Nathaniel Gist, he was on his way through the area on a hunting trip. While they camped here, wolves emerged from a cave before them and attacked their dogs. Boone then gave Abingdon its first name, “Wolf Hills.” Today, the Cave House Craft Shop sits on the site of the wolves’ den.

Abingdon carried the name of “Wolf Hills” until 1774 when Joseph Black erected a fort in the area, and gave it the name “Black’s Fort.” After fierce Indian invasions, the fort was enlarged to hold up to 600 men, women, and children. Here, the townspeople remained during the raiding season from early spring to late fall.

In December of 1776, the General Assembly of Virginia established the present-day Washington County. It was the first region in the world named after the great general and Father of our Country. Black’s Fort was designated the county seat of Washington County, and remained so until the incorporation of the town of Abingdon in 1778. The town’s name was derived from Martha Washington’s English home of Abingdon Parish. This loyalty to the Washington family, especially Martha, was to continue throughout Abingdon’s history.

By 1800, Abingdon was a well-established population center of Southwest Virginia. Abingdon was known as an outpost to the western world by many travelers. The Town of Abingdon expanded to accommodate these travelers in a linear fashion along the “great Road” which ran directly through the town center. The town primarily consisted of taverns, hotels, and supply stores all of which fronted on the “Great Road.” The Town of Abingdon consisted of four roads that ran perpendicular to Main Street (Great Road): Slaughter St., Court St., Tanner St., and Brewer St. The two roads that ran parallel to Main Street were: Water St. and Valley St. All of the aforementioned streets were named after what was to occur there.

Residents of the Town of Abingdon made a living through agriculture until the emergence of the railroad in 1856. Farming practices of the early 1800’s within the Town limits was subsistence farming; farming for family needs and possible selling excess produce at the market which was located behind the courthouse. For the most part grains, corn, and tobacco were grown here throughout the 1800’s, however the area is most widely known for burley tobacco which did not arrive until the 1870’s. With the production of grains came the need for mills which began to sprout up in the late 1790’s and became continually numerous until the arrival of other power types. Any and all livestock would have been raised here and it is likely that the Hagey family would have had horses, cows, chickens and possible other livestock within their farmstead.

Today, Abingdon is primarily a center for historical tourism, antiques, arts, and restaurateurs. Main attractions include: The Martha Washington Inn, Barter Theater, Fields-Penn House, and the William King Regional Arts Center all of which are historically based.

¹ Historical information on the Town of Abingdon was taken from <http://www.abingdon.com/our_rich_history.html> , Sanborn Maps, and “History of Southwest Va. & Washington County”



Breckenridge House (oldest log structure in Abingdon)

GOALS, OBJECTIVES, AND METHODS:

Goal:

To create a conceptual master plan that will capture and display the evolution of Washington County and the Town of Abingdon during the 19th century, including its architecture, agrarian culture, and economy.

Objectives:

- + To Create a historical museum for an appropriate time period.
- + Balance the static nature of a museum with dynamic activities within the museum.
- + Represent, via a created town layout, businesses historically found in the Town of Abingdon during the time period.
- + Present the Hagey House as a working farmstead.
- + Showcase agricultural practices, crops, and livestock found in Washington County.

Methods:

- + Conduct site visits to gain an understanding of the ecological, spatial, and practical opportunities and constraints that the site offers.
- + Conduct case studies and research that deal with the design and programming of a historical museum.
- + Work with Fairview in Abingdon, Inc. to gather input, needs and concerns for the overall vision of the historical museum.
- + Present design concepts to design professionals for review and comment.
- + Work with AEP and town arborists to provide a solution between two competing site elements (AEP Station and Historic Museum).

DESIGN PROCESS:

The design process for the Fairview project included a significant amount of time spent gathering information from Fairview in Abingdon, Inc. to gain insight into their initial desires and ideas as to how and what this historical museum was to represent. The initial visit to the Town of Abingdon was conducted on March 16th, 2007. The CDAC design team met with Allyn Morton, a member of Fairview in Abingdon, Inc., to walk the site, explore the Hagey House, and discuss prior research conducted by the board itself.

Once the project goal and objectives were outlined, CDAC team members began gathering base map data from various sources and conducting inventory and site analysis trips.

The initial site analysis trip was conducted on April 30th, 2007. The CDAC design team walked the entire 40 acre site taking photographs and noting vegetation, views, possible access points, topography and hydrology along with other factors that would play an important role in the authenticity of the project's program.

On May 14th, 2007 the CDAC design team along with members of Fairview in Abingdon, Inc. conducted a case study trip to the Frontier Culture Museum in Staunton, Virginia. The trip was meant to inspire questions and gather information and to experience a similar museum that was already established. The CDAC team later refined details of the trip into an outline of questions and research for Fairview in Abingdon, Inc. to review before the design portion of the project could continue. After receiving responses from Fairview in Abingdon, Inc. members the CDAC design team refined the site inventory and analysis and began to formulate preliminary concepts.

Three preliminary concepts were presented on June 27th, 2007 to Fairview in Abingdon, Inc. at Abingdon Town Hall. The CDAC design team and Fairview in Abingdon, Inc. members discussed the potential concepts, making note of likes and dislikes.

These concepts were then refined into two concepts presented to Fairview in Abingdon, Inc. on September

17th, 2007. Critiques and comments about both concepts were incorporated into a final master plan.

The final master plan and site element options were presented to Fairview in Abingdon, Inc. on December 5th, 2007. Minor adjustments were needed and the final conceptual master plan was submitted on December 15th, 2007.

This supporting report was prepared to document the design process and further explain the design concepts.



CDAC design team discussing concepts with members of Fairview in Abingdon, Inc.

RESEARCH & CASE STUDIES:

Prior to developing design ideas for the project, it was critical for the CDAC design team to understand Fairview in Abingdon's mission, aims, and objectives for the site. The CDAC design team and the board members explored a series of questions to help articulate the direction the design program should take, and to provide questions for future evaluation as the site and program evolve over time. The initial questions posed by the CDAC team included:

- + What time period is the site highlighting? Should it be a detailed representation of a period of two decades or snapshots in time from various periods of history?
- + What geographic level is the site representing: Hagey farm, Town of Abingdon, Washington County, beyond?
- + Is the board open to the idea of a non-static museum with interpreters, live demonstrations, or sales of goods grown/made on site at something like a farmer's market?
- + If the museum is non-static, would this be throughout the year or just during special occasions?
- + What is the desired programming or target venues for the amphitheater?
- + What is being showcased with the house and log cabins - construction practices of the time? Its interior?
- + Should these structures also serve as a community place for organizing events, hosting meetings, classroom space instead of mini-museums in and of themselves?
- + What are ways to bring activity and a revenue stream to the site? - could structures serve as studio space for artists/craftsmen (for example, Jacksonville Center in Floyd)?
- + The project may evolve and grow with time. How is this growth envisaged? Would it grow to include more historic buildings, would interpreters be employed some day?
- + Is the Hagey house representing a typical farm in Washington County at that time or representing the Hagey house itself?

The CDAC team investigated some case study examples to help the Board and the CDAC team answer some of the aforementioned questions. On May 14th, 2007 the CDAC design team and the Fairview Board took a trip to the Frontier Culture Museum in Staunton, Virginia. The group was fortunate to enough to be able to meet with the Museum's Executive Director John Avioli for a guided tour of the facility and discussions regarding the museum's funding, staffing, and vision for the future.

Further notes from the Frontier Culture Museum case study as well as a brief case study on Explore Park can be found on the following pages. Not all of the questions asked of the Fairview Board were intended to receive immediate answers. Some will need to be continuously contemplated and revisited as the project develops. Other answers, such as the goal of the site and the time period were needed to develop an authentic and time appropriate conceptual master plan for the proposed historical museum.



CDAC design team and members of the Fairview Board at the Frontier Culture Museum

RESEARCH & CASE STUDIES:

FRONTIER CULTURE MUSEUM:

Spread over 300 acres, the Frontier Culture Museum in Staunton, Virginia showcases 17th-, 18th-, and 19th-century working farmsteads which represent the origins of the Shenandoah Valley's and America's early settlers - Northern Irish, English, and German. The final amalgamation of these styles and cultures can be seen in the fourth farm, a typical colonial American homestead. These different historic farms have been moved from their country of origin and reconstructed at the museum site. Future displays will include a display of housing and lifestyle of the Igbo tribe from Nigeria, the origin of most African-Americans who arrived as slaves in that period. The master plan for the museum identifies three regions - the Old world, the crossing gallery, and the American region. Topography and screening are used to visually separate the farms from each other and help the visitor to imagine he or she has been transported back in time and place.

The mission of the museum lies in educating the public about the lives, reasons for immigration, and cultural synthesis of the ethnically diverse peoples who arrived in western Virginia and the mid-Atlantic during the 17th, 18th, and 19th centuries. While the old world represents the life that these immigrants had before they moved to America, it is the depiction of Early America that is most relevant in context for the design of the Fairview village.

The American area will be devoted to interpreting the settlement and development of the western frontier. Interpretive methods already established in the museum will help create a sense of progression as the visitor moves from site to site. The master plan represents a chronological progression. It includes a site devoted to the interpretation of Native American lifestyle in the area, a farmstead established by an early settler, a farmstead established by an immigrant in the eighteenth century that has evolved into a recognizably American farmstead by the early nineteenth century, and a farmstead established in the mid-nineteenth century by an American yeoman farmer.



CDAC design team and Fairview Board meeting with the Director of the Frontier Culture Museum



American Farmstead at Frontier Culture Museum

The interpretive purpose of the American village is to show how such communities were established and their role as centers of commerce and society in early American rural life. The central structure at this site will be a water-powered grist mill; other structures such as a general store, school, church, tavern, and tradesmen's shops creating a linear-planned village was prevalent around the 1850's will be included as well.

To address visitor circulation and site connectivity, the master plan calls for the creation of a tram line to service those who do not desire or are unable to walk the distances between the structures. The master plan also calls for the continued establishment of a network of walking trails.

The museum uses historic structures, artifacts, living history interpretation, and conventional audio/visual aids to facilitate the re-creation of the lives and times of the pioneers. Other services offered to visitors include a library, gift shop, and rental space for special events. Guided tours, seasonal events, and special educational programs are also provided. Several opportunities for hands-on experiences in the context of period-appropriate farming, food, and cultural events include frequently organized activities such as soap and broom making, corn-husking bees, and supper and barn dances.

The programmatic aspects of the Frontier Culture Museum build well around its mission and theme. Period appropriate animals and agricultural methodologies provide an apt landscape for historical houses and other buildings. Fully-costumed interpreters make the experience enjoyable and interactive. Even minute details like fences and improvised trash cans blend with the context. Such a museum bases its foundation on continual research, incremental planning and incorporation of several interpretative methods.

The organization of several events all-year round, incentives to schools, and community spaces bind together well into the functioning and purpose of the museum. It facilitates maximum possible interaction with the visitors and public. Other salient features: The museum works as a state agency, with an annual

state-awarded budget of 2 million dollars. It has a 61-person full time staff including 4 researchers, and a non-profit foundation that serves as the backbone of their museum.

RESEARCH & CASE STUDIES:

EXPLORE PARK:

Explore Park near Roanoke, Virginia presents 17th, 18th and 19th century life in Southwestern Virginia with costumed interpreters depicting life within a collection of buildings moved to the park from other locations in the area. Each century is presented in a different area and is bound by topography and vegetation in a way that other exhibits are not visible. Explore Park was not visited by the CDAC design team and Fairview in Abingdon, Inc., however it is included in this report as an example of a museum that has failed to continue due, at least in part, to lack of visitor attendance and thus county support. A discussion with former museum staff may offer the Fairview Board some insights of frequent problems that museums face and some issues that may influence why certain historical museums are not profitable in the long term. A lack of funding and backing by the county, and to a lesser degree, poor local community oriented activities may have sent this particular museum on the path of decline. A small article on the park has been included in Appendix B.



Native American exhibit at Explore Park

FURTHER QUESTIONS:

These case studies gave the CDAC team and the Fairview in Abingdon, Inc. some additional things to think about including:

- + How would a visitor enter the Fairview site - via a welcome center, a smaller ticket booth, or another means?
- + How would guests traverse the site? How will visitors with disabilities be accommodated?
- + How will exhibits be explained / presented? (signs, interpreters, tour guides, etc)
- + Will site security be necessary?
- + Will animals play a part in the museum?
- + Will a caretaker be necessary?
- + Are there any other amenities that are needed in the area that could be included on-site for revenue generation?

SITE INVENTORY AND ANALYSIS:

The site inventory and analysis process for the Fairview project included a thorough inventory of physical site attributes and constraints in addition to the property's cultural context. A photographic inventory of the site was conducted to reveal any visual aspects that may have been overlooked by members of Fairview in Abingdon, Inc. and would also serve as a reminder to the CDAC design team. The inventory and keyed maps can be found on the following pages.

Existing mapping was used to identify existing land features and physical structures. It was also used to begin to examine physical characteristics of the site. Information on the site's soils, slope, topography, and a synthesis of existing features and the opportunities or constraints they presented were also examined and analyzed.



High point of property along southern boundary near Spurgeon Fault looking toward Hagey House.



Panoramic view of entire site looking toward AEP Station



Panoramic view of site low point looking toward AEP Station



Unobstructed view of ridgeline from north of highpoint



Obstructed view from south of highpoint



Quality and character of edge (dense)



Ridgeline view toward adjacent residence



Ridgeline view toward adjacent residence



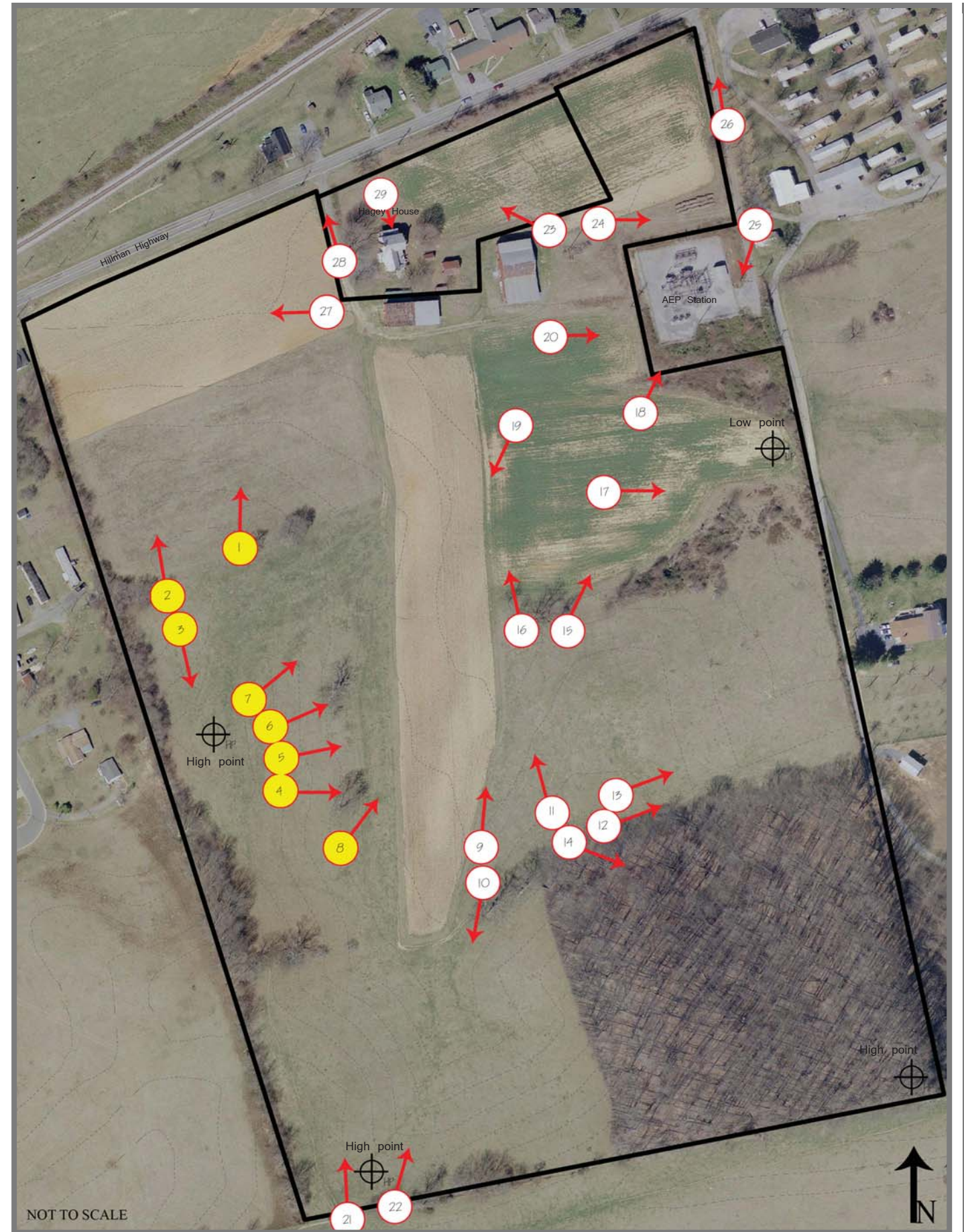
Ridgeline view of AEP Station



Ridgeline view of Hagey House and barn structures



Fallen vegetation with view of AEP Station from top of swale





View of most desirable area for development (swale)



Southern portion of property shows major swale



House and barn structures still visible from ridgeline



Well screened, low sloping land adjacent to forest patch



Gently sloping area suitable for development



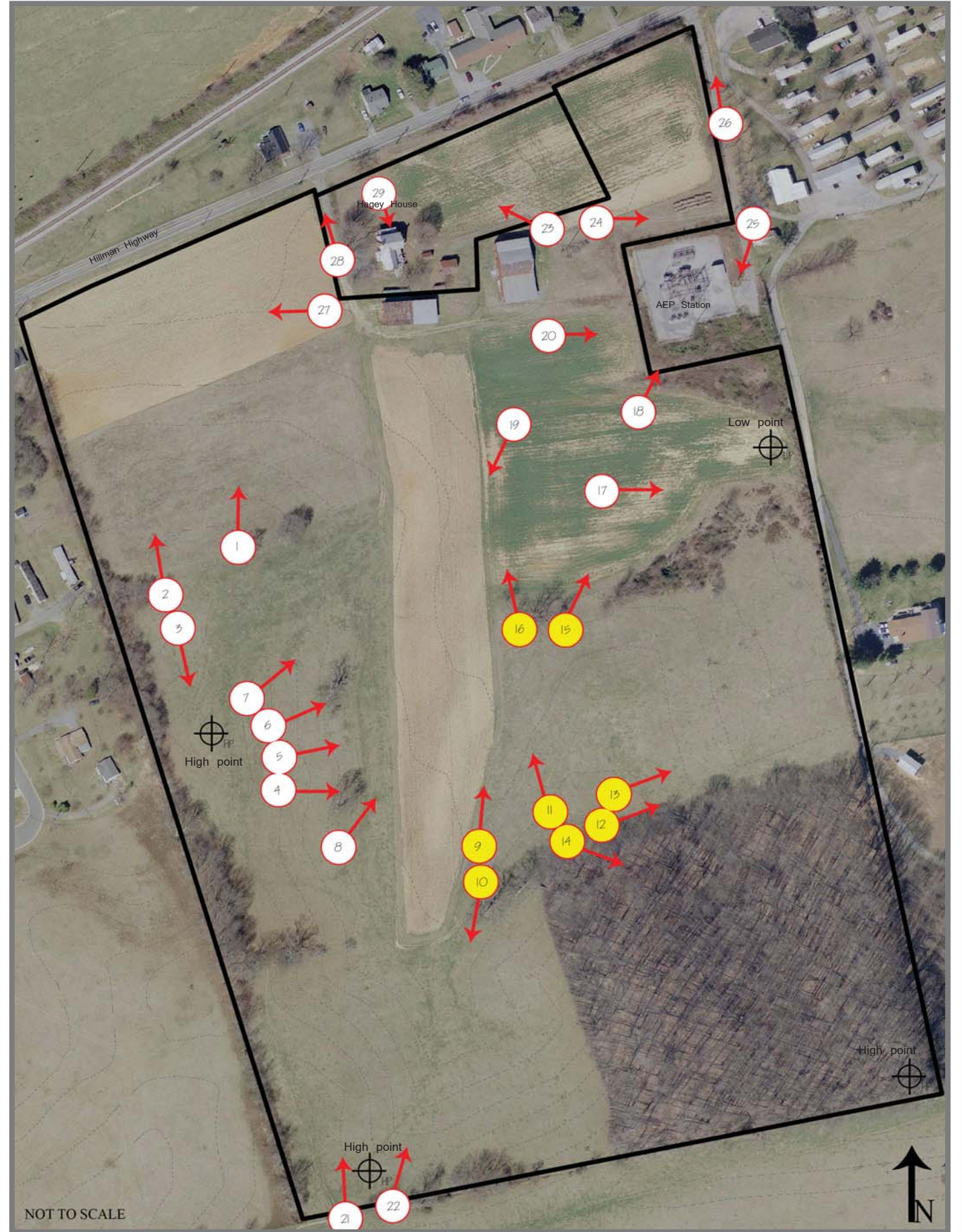
Good quality forest patch along southern portion of property



Slightly obstructed view of AEP Station



Slightly obstructed view of barn structures





View to site low point (major swale)



Unappealing view of AEP Station



Overall view of the major drainage swale



AEP Station with tire tracks indicating AEP access from onsite



View from site high point shows scenic mountain backdrop



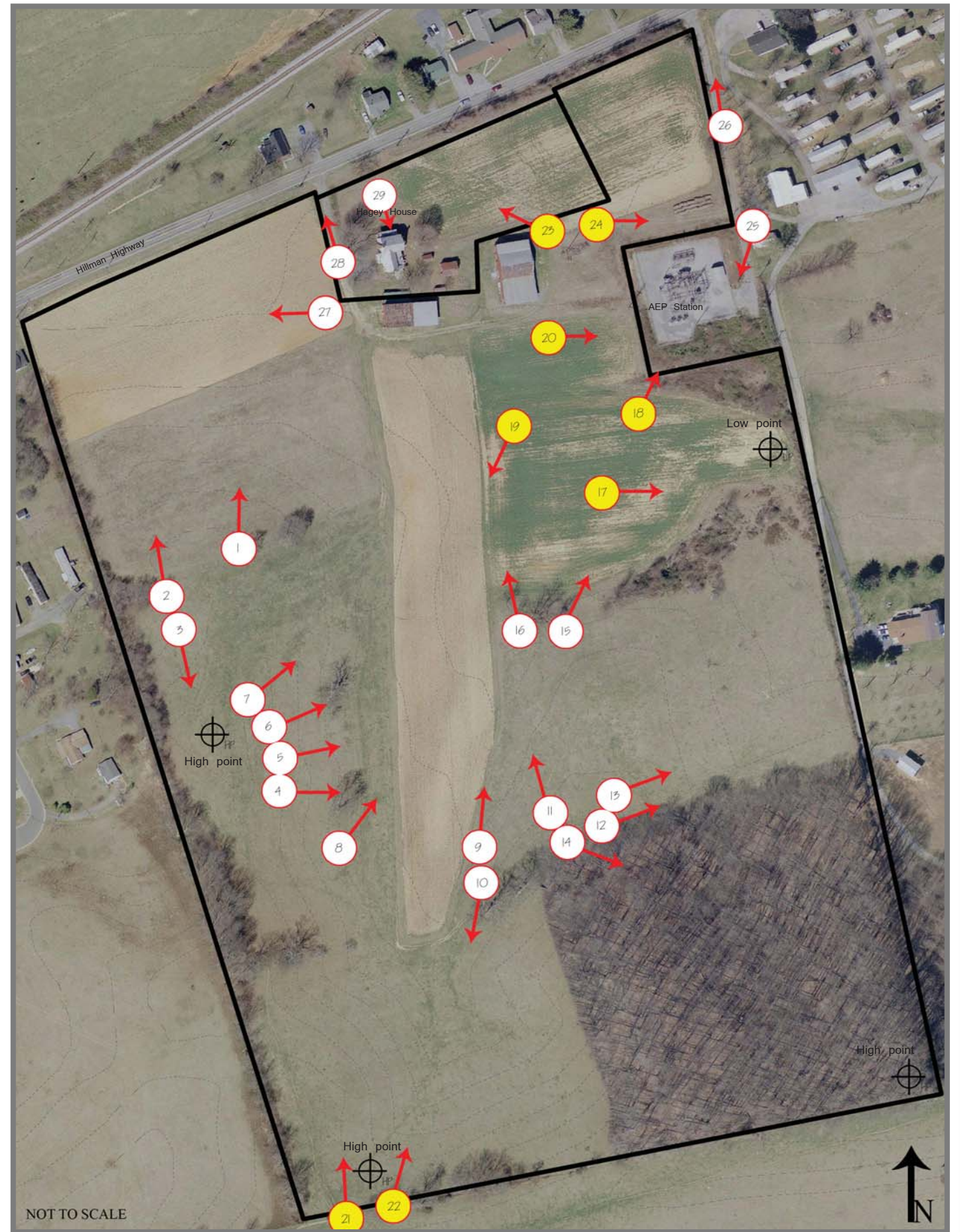
View from site high point: view obstructed by dense vegetation



View of front yard space and road visibility



Flat agricultural land, relatively moderate slope





View of AEP station: possible site access point



AEP station access road quality: substantial upgrade needed



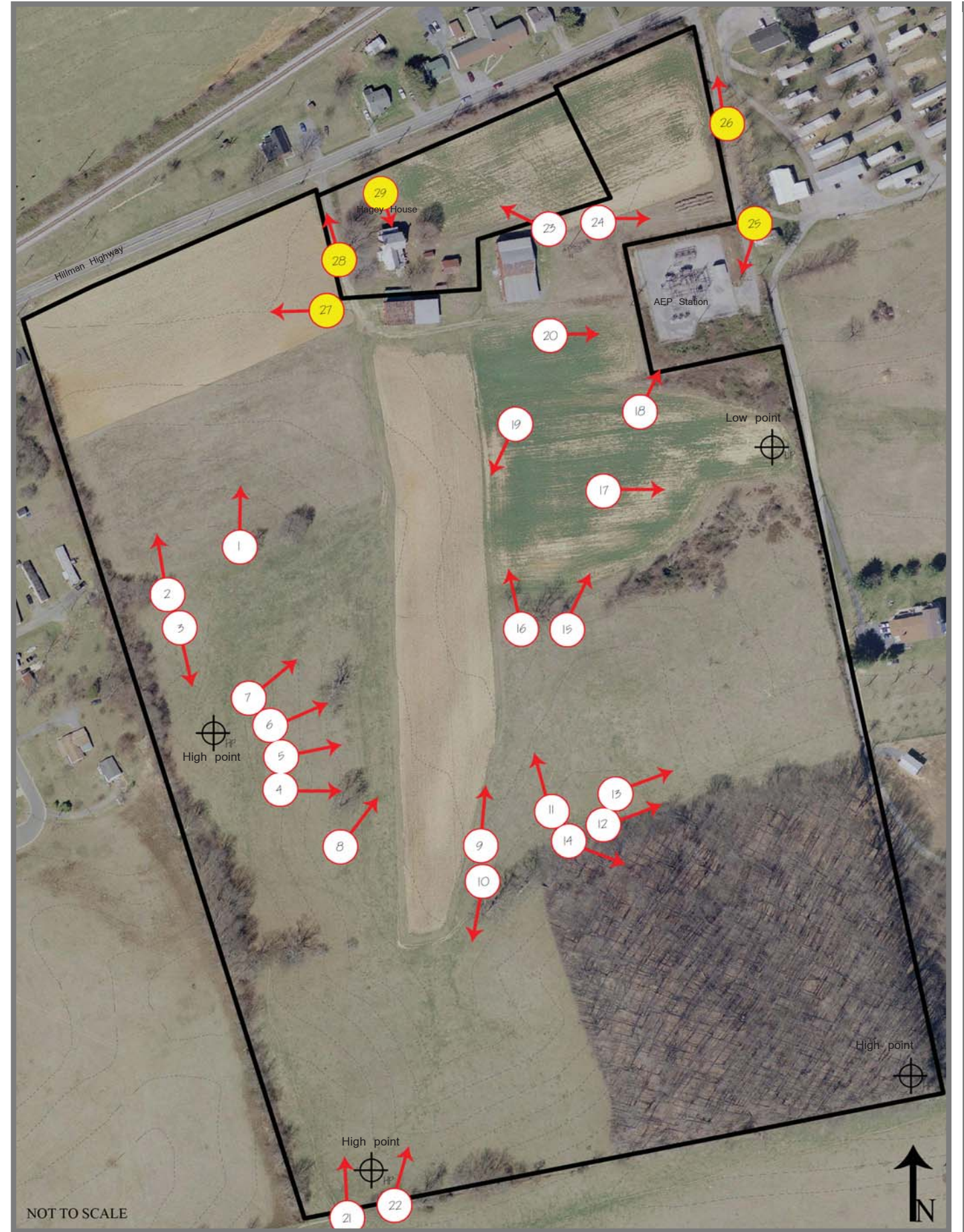
Low sloping agricultural field: promotes site visibility



Current site access point: high visibility coming in and leaving access point, low quality but high character



View of the Hagey House



SITE INVENTORY AND ANALYSIS CONT.:

The site analysis for the Fairview property began with aerial imagery from the Virginia Base Mapping Program and a topographic information from the Town of Abingdon. On April 30th, 2007, CDAC team members walked the Fairview property, assessing spatial qualities, taking photographs, inventorying vegetation, and conducting an overall site inventory.

The CDAC team researched soil and geologic conditions for the site. This was used to determine if and where karst topography may exist and if any other geologic abnormalities existed. A slope analysis was conducted to illuminate the best places for construction and ADA accessibility. The soil and slope analyses can be found on pages 24 and 25. Detailed descriptions of soil types and associated characteristics can be found in Appendix C

1. Soils research revealed no abnormal soils or soils that would hinder development.
2. Geologic research showed several areas of concern:
 - A. There have been no known areas of karst topography within the site, however karst topography was noted on an adjacent property. Karst topography is an area of irregular limestone in which erosion has produced fissures, sinkholes, underground streams, and caverns and could result in failed structures and roads.
 - B. Two fault lines were noted; the Spurgeon Fault runs along the southern portion of the property and the Abingdon Syncline runs directly through the middle of the property. The severity of these faults is not known. An outside source would need to be consulted to determine if any threat exists.
3. The CDAC team used the slope analysis drawing to identify areas on the site that would be difficult to develop as well as areas that would be difficult to reach on foot or by the elderly. A large portion of



The visibility and proximity of the AEP Station may detract from the museum without adequate screening.



Good view of site topography (low sloping areas are concentrated in the middle of the property and increasingly steep along site limits)



Good quality forest along southeast border of property

SITE INVENTORY AND ANALYSIS CONT.:

the site possesses steep slopes. ADA accessibility will be a major concern. The slope analysis does depict three areas best suited for development (depicted by the lightest color).

The CDAC team also prepared a composite site analysis that examines views, topography, vegetation, site access and structure location.

Major features and/or conditions noted as a result of the composite analysis are as follows:

1. The AEP station is a concern as it is easily viewed from most places on the site. Buffering of the AEP station will be required to help create an authentic environment for the 1800's themed historic museum.

2. Site access is limited to two places: the current gravel driveway located on the middle of the northern property line and the AEP access road on the eastern border of the property. The AEP access road has visibility issues that would need to be addressed if it served as a main public entry or exit to the site.

3. The best areas for parking, based on topography, are the two open fields to the east and west of the Hagey House. These areas are also two of the best locations for crops.

4. Views that extend into the site from Hillman Highway include views of the Hagey House, views of the crop field to the west of the Hagey House, and the rolling hills of the site.

5. Views that extend out of the site include views of the distant mountain ranges along the highpoints of the site near the southern



View of Hagey House from Hillman Highway



Condition of property outbuildings



Geologic abnormality (Abingdon Syncline)

SITE INVENTORY AND ANALYSIS CONT.:

border. These views are desirable and are an attraction in and of themselves; preserving and framing these views should be a priority. Views from the Hagey House to Hillman Highway may need to be buffered slightly to maintain a period-appropriate feel.

6. The site's major swale is an ecological concern. It is advised that the swale not be over-developed with impermeable pavement or structures. Rather should be maintained and enhanced as the major drainageway for the site.

7. Site vegetation overall is of poor quality along the borders of the property with the exception of the large patch of forest in the southeast corner of the property. It is advised that this large portion of forest be left alone for programmatic and ecological purposes.

8. Neighboring properties may need to be buffered through the use of vegetation. To the west a low income neighborhood, to the east a middle income development, and to the north multiple single family homes occupy the areas closest to the Hagey House. It is not considered a priority to buffer all of the neighborhoods for any purpose other than security.

Mildest



0% to 5% Slope



5% to 10% Slope



10% to 15% Slope



15% to 20% Slope

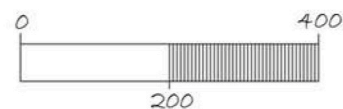
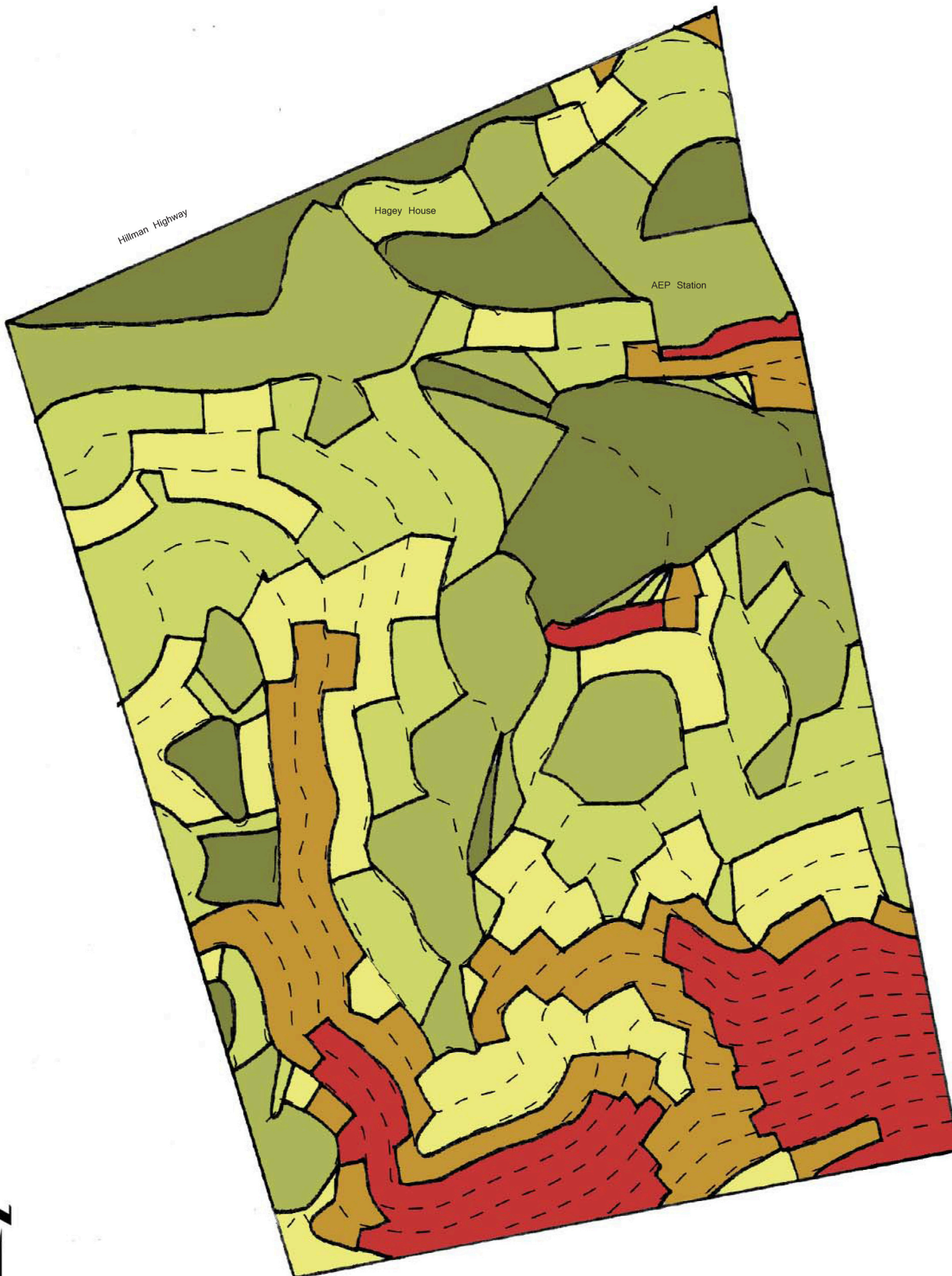


20% to 25% Slope

Steepest



25%+ x



SLOPE ANALYSIS

16C

Frederick silt loam, 7 to 15 percent slopes (9.3 AC)

16D

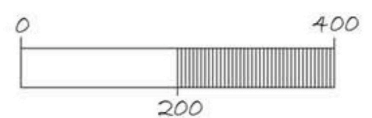
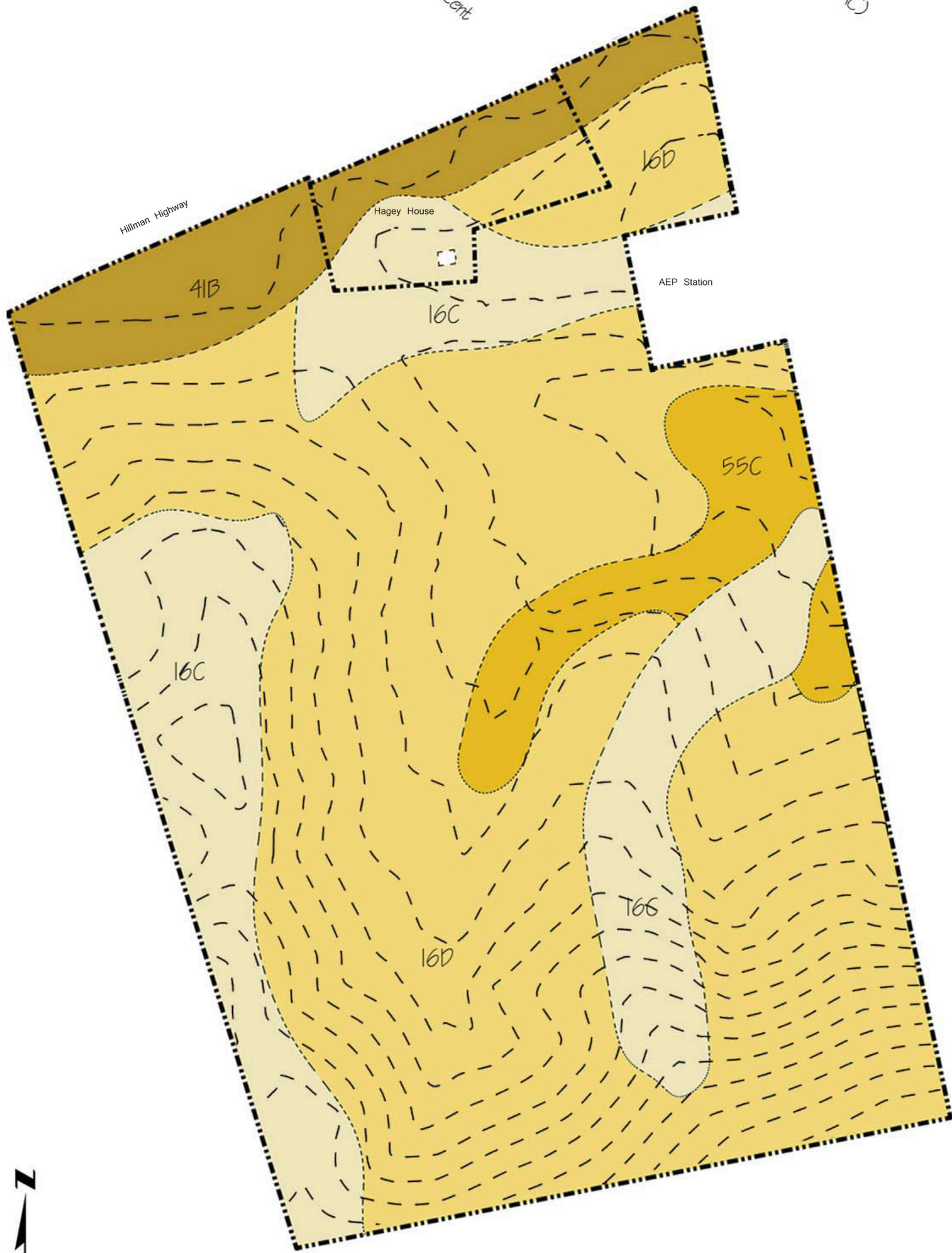
Frederick silt loam, 15 to 25 percent slopes (25.9 AC)

55C

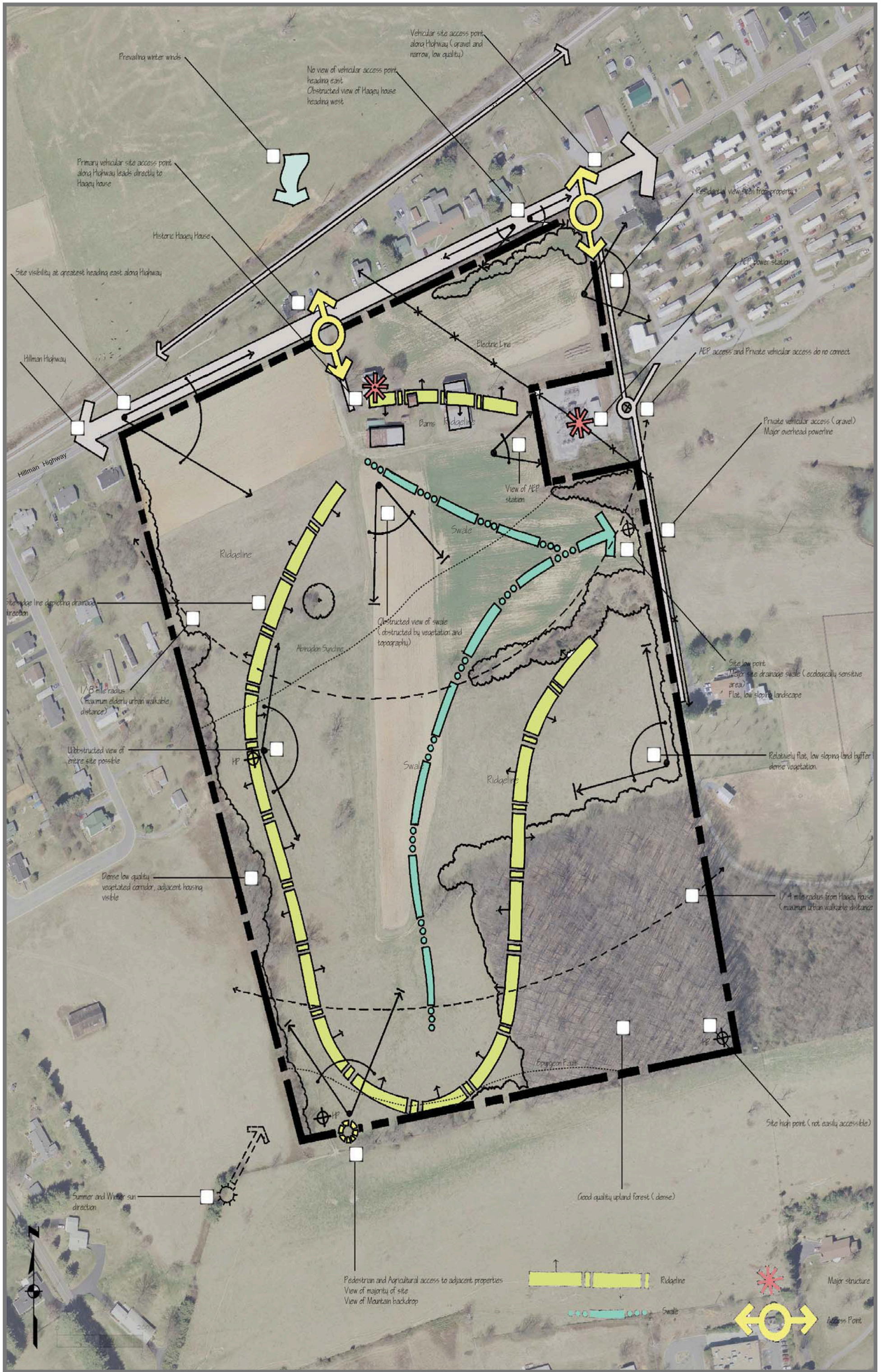
Wirrick-Marble complex, 7 to 15 percent slopes (2.6 AC)

41B

Timberville-Marble complex, 2 to 7 percent slopes, frequently flooded (3.4 AC)



SOILS ANALYSIS



SITE ANALYSIS

DESIGN:

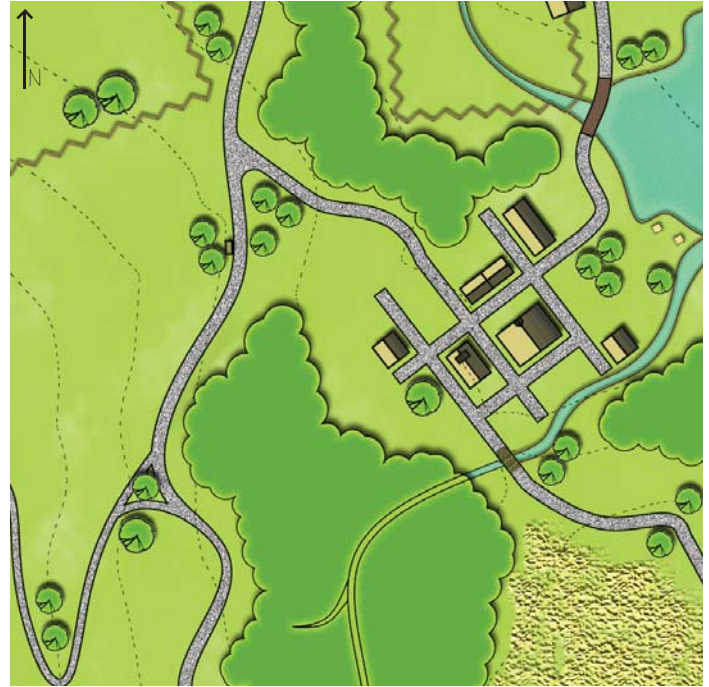
PRELIMINARY DESIGN CONCEPTS:

Two preliminary design concepts were prepared for the Fairview Board. These concepts were guided by site analysis findings and informed by the case studies and conversations with board members. Concepts A and B offer different spatial approaches to several design objectives. First and foremost to the design team was authenticity of the representation of a typical Appalachian farmstead and an Appalachian pioneer town of the early 1800's.

Each concept seeks to provide a balance of museum activities and activities to repeatedly engage and attract the local community and visitors. Both concepts aim to address the approach to the Hagey house, respond to the site constraints that would undermine the program's visual authenticity (adjacent AEP Station, Hillman Highway, residential developments), and designate the best areas for agriculture use. Both concepts deem the northeastern most portion of the property as the most suitable for parking and site access. The concepts are shown in detail on page 30 and 31

CONCEPT A:

Concept A aims to capture the experience of the settler of the early 1800's. Three experiences are highlighted in the layout of the master plan: the farmer traveling to town, the relationship between the town and the farmstead, and the progression of town or farmstead into wilderness. These experiences were literally and figuratively represented through the circulation system and the placement of the farm, the town, and the wooded areas on site. As towns were often sited along a water body of some significance, the Appalachian pioneer community on this site was positioned near the major swale. The concept proposes enhancing this swale to create a dry creek bed that would be filled with water during storm events. This could represent Abingdon's 13 mile creek, which runs through the town or just the common development pattern in that time period. The enhanced swale opens into a small pond, creating a site attraction as well as a means to address storm water. Concept A highlights certain features on the site. The



Proposed Appalachian pioneer community, located along water source as most pioneer communities were in the 1700-1800's

overlook and pavilion are proposed at a high point on site that would take advantage of scenic vistas and provide a space for dynamic activity that could function independent of the museum's programming.

The site is home to one of the larger patches of forest within the Town of Abingdon. Concept A aimed to not only keep this area of forest cover, but expand upon it. Other proposed site amenities include a second, large pavilion; an amphitheater; a welcome center; and small picnic pavilions and rest shelters located throughout the site. The circulation system was phased in loops to provide the opportunity for certain structures to be erected as additional land is acquired and allow for future expansion. The circulation system would be constructed of stone dust which is period appropriate and ADA friendly. Trails should be constructed to double as emergency access routes. A representation of Hillman Highway in the 1800's was also included for pedestrian use as well as a possible connection to other area facilities. The roadside along Hillman Highway is screened slightly with small ornamental trees and snake rail fencing.

DESIGN CONT.:

CONCEPT B:

Concept B was structured by the concept of creating different “rooms” of experience on the site. Topography, existing and proposed vegetation, and physical structures all add in defining each room of the site.

The farmstead is situated where the best agricultural land is found. The town is located along the foot of a ridge to allow for a prominent view from the welcome center. The American settler exhibit is located in a clearing near the existing treeline, and the Native American exhibit is located within the existing forest. Each of the aforementioned amenities are positioned so as to fill the site with ample buffer space between each room to allow for separation of activities that may not be closely related to one another.

Concept B also strives to make each section of the property as multi-functional as possible. The ability to provide multi-functional activities on-site will help ensure that the local community has reason to visit repeatedly. Local, community-based activities suggested include a pick-your-own pumpkin patch and apple orchard, a corn maze, wagon rides, hay rides, agricultural demonstrations, wooded campsites, and special events for the holidays.

One difference between this concept and Concept A is the entry sequence. The design team felt it best for the visitor to experience the Hagey House immediately upon entering the site, since it is a key feature and the only historically original structure on the site.



Proposed Hagey Farmstead; crop fields and barn, animal barn, main house, summer kitchen, garden, well and Virginia split rail fencing.



Proposed one-way entry drive highlights the Hagey House upon arrival.

DESIGN CONT.:

Concepts A & B were presented to the Fairview Board on September 17th, 2007. After the presentation several likes and dislikes were voiced about each concept and about things each concept did not address. The Fairview Board preferred the entry sequence in Concept B as well as the parking lot layout, with some minor modifications. The overall circulation system of Concept A was preferred by the board because it lent itself more readily to the possibility of phasing and emergency access. Fairview in Abingdon, Inc. felt that the proposed picnic pavilion in Concept A would best serve the local community if it was located along the ridge near where the overlook pavilion was sited.

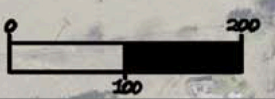
Upon further discussion, it was agreed upon by the CDAC design team and members of Fairview in Abingdon, Inc. that the southernmost ridge on site should be left relatively untouched and that perhaps more vegetation should be added. The board welcomed the idea of an amphitheater. Some board members raised concerns over the proposed water body and if the site was capable of generating the amount of water needed to keep the pond full.



Fairview board members Allyn Morton, Lois Humphries, and Kitty Henninger (l to r) discuss the preliminary design concepts.



- Small picnic shelter with tables
- Stone dust connector trail (gated at night)
- 48 Regular Parking Spaces
4 Handicap Parking Spaces
2 Bus Parking Spaces
- Vegetative screening
- Welcome center with extending pergola (to include restrooms & ticket office)
- Wooded buffer (excluding overhead powerlines through property; not to exceed 30' in height)
- Small house with barn & snake fenced pasture (horses, sheep, cattle)
- Stone bridge
- Pond and creek
- Appalachian Community (Blacksmith, Mill, Church, School, Houses, Small Courthouse)
- Wooden bridge
- 200 person pavilion (with surrounding tables & grills)
- Corn fields
- Indian encampment
- Hagey House with detached kitchen (to include well and garden)
- "Virginia Rail" fencing (to surround Hagey House and crop field)
- Crops
- Snake Fencing
- Crop & Animal Barn
- Grazing Pasture
- Rest shelter
- Overlook Gazebo (with picnic tables)
- Log cabin construction demonstration
- Rest shelter
- Amphitheatre



FAIRVIEW IN ABINGDON: CONCEPT A

This drawing is conceptual and was prepared to show approximate location and arrangement of site features. It is subject to change and is not intended to replace the use of construction documents. The client should consult appropriate professionals before any construction or site work is undertaken. The Community Design Assistance Center is not responsible for the inappropriate use of this drawing.





Hagey House with detached kitchen
(to include well and garden)

Share-Cropper House

89 Regular Parking Spaces
9 Handicap Parking Spaces
6 Bus Parking Spaces

Site Entry
(Fountain, Garden, Central
Pedestrian Walk)

Vegetative screening

Welcome center with
patio and formal garden
(to include restrooms &
ticket office & coffee shop)

Hagey Wagon Shop & Barn

Wooded buffer
(excluding overhead
powerlines through
property; not to exceed
30' in height)

Stone bridge

Mill Pond & Grist Mill

Corn fields & corn maze

Tobacco Crop &
Drying Barn

Crops

Crops

Pumpkin Patch &
Pavillion

Appalachian Community
(Blacksmith, Cooper, Church,
School, Houses, Small
Courthouse)

Crops

Apple Orchard & Pavillion

American Settler Exhibit
(Log Cabins & Gardens)

Native American encampment

FAIRVIEW IN ABINGDON: CONCEPT B

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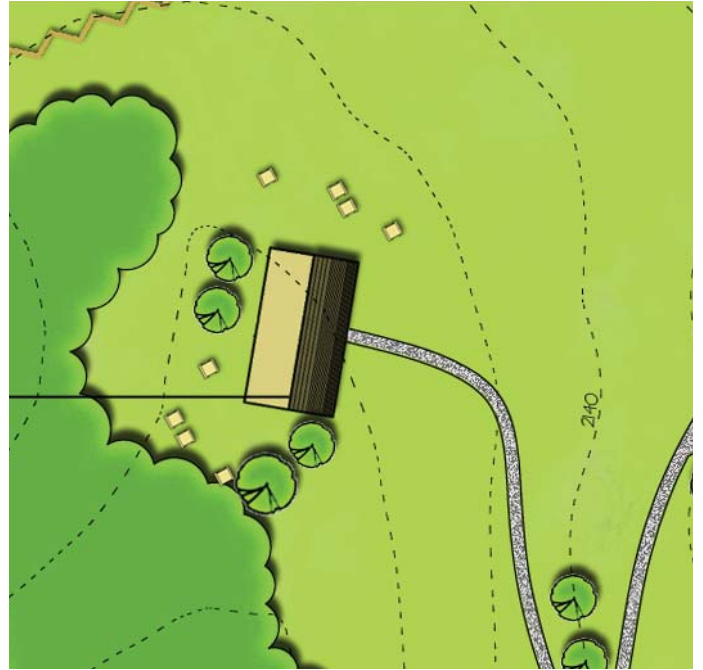
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DESIGN CONT.:

SEMI-FINAL CONCEPT:

The Semi-Final Concept was a marriage of the two previous concepts and responded to the likes, dislikes and concerns of the Fairview Board. The overall appearance of the semi-final concept more closely resembles Concept A. Changes reflected in the Semi-Final Concept include:

- + Adding an entry drive to Concept A
- + Utilizing the main parking lot in Concept B with slight modifications
- + Relocating the 200-person picnic pavilion to the ridgetop
- + Adding an orchard along the southern ridge
- + Changing the stream and water body to a dry creek bed and wetland/pond



200 person picnic pavilion on ridgetop



FAIRVIEW IN ABINGDON: SEMI-FINAL CONCEPT

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DESIGN CONT.:

In November of 2007 the CDAC design team met with a design review panel that consisted of two local landscape architects to receive feedback regarding the proposed concepts and the Semi-Final Concept. A few comments from that review influenced the Semi-Final Concept:

- + Explore the possibility of making the Appalachian community more of a linear representation of a town, similar to the evolution of the Town of Abingdon.
- + Consider adding a nature trail through the forest along the southern portion of the property to capitalize on the large patch of existing forest.

FINAL CONCEPT:

Fairview Board members asked the CDAC design team to divide the final conceptual master plan into two options with two phases. The first option, Plan A, is a conceptual design for the 11 acres of the site that is currently available to Fairview in Abingdon, Inc. and would contain the Appalachian Pioneer Community as well as the Hagey House and Welcome Center. The second option, Plan B is a conceptual master plan for the entire 40 acres, divided into two phases.

The Final Concept was presented on December 5th, 2007 and reflected changes made in response to both the September meeting with the Fairview Board and the meeting with the CDAC Design Review Panel. Minor changes were needed after the presentation. These changes include:

- + Moving the Appalachian pioneer community in Plan B further north
- + The addition of a phasing line on Plan B



Appalachian pioneer community moved further north and redesigned in a linear fashion



FAIRVIEW IN ABINGDON: FINAL CONCEPT PLAN A

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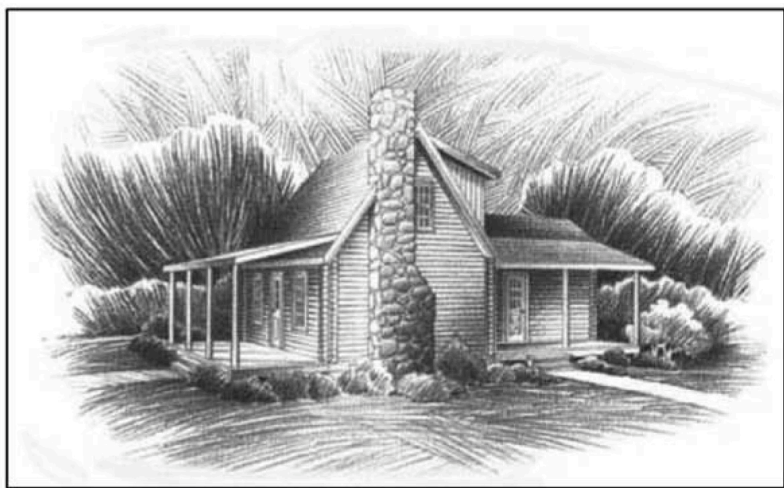
FAIRVIEW IN ABINGDON: FINAL CONCEPT PLAN B

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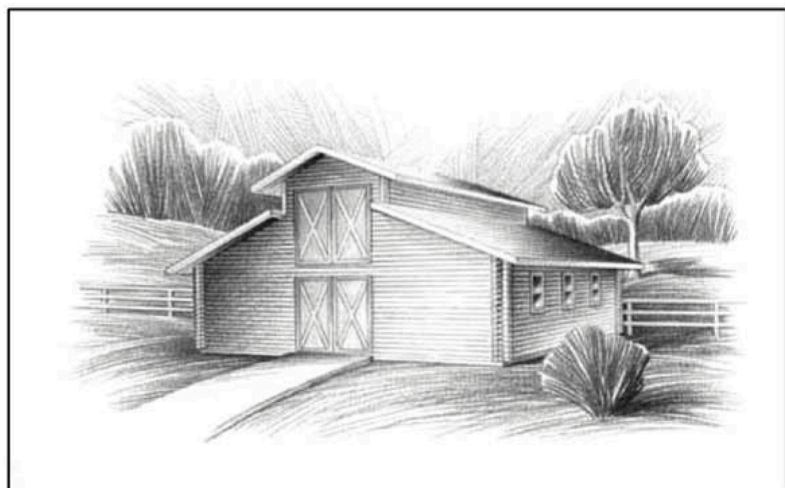
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Pioneer Appalachian Community Perspective



Visitors Center A



Visitors Center B



Pavilion structure



Agricultural ponds



Wooden bench & grassed amphitheaters



Wet & dry creek beds



Bridge types (Wood and Stone)



Fence types (Snake and VA Split Rail)



Pergola options



Stonedust paths / trails



SITE ELEMENT EXAMPLES

CONCLUSION:

When completed, the Fairview Historic Village promises to be a true asset to the Town of Abingdon, the surrounding community and Washington County. The historic village will provide guests the opportunity to experience early Appalachian life through the structures that occupied that time period. The village will offer visitors a rich experience of the unique cultural and historical qualities found within the Town of Abingdon and help to preserve Abingdon's earliest history in an authentic fashion.

The Fairview Historic Village will provide the members of Fairview in Abingdon, Inc. with a functional foundation on which members will be able to base future decisions and fundraising activities. As a community resource, the planning, construction, and maintenance will offer ample opportunity for public participation. Additionally, access to the village will be a valued asset for educators wishing to provide their students with authentic learning environments.

Perhaps most importantly, the completed village will boost a variety of activities that will enhance the local community and the facilities available to them. The outlook pavilion, corn maze, apple orchard, campsites and walking trails will all provide activities that can operate independent of the museum. The variety of activities will ensure that repeat visits occur and occupancy is always at a high level.

APPENDICES:

Appendix A: Case Study Support Documents

11x17 for Frontier Culture Museum

Article on Explore Park

Appendix B: Correspondence and Contact

Information for Mike Pulice, DHR

Appendix C: Site Soil Descriptions

APPENDIX A: CASE STUDY SUPPORT DOCUMENTS

FRONTIER CULTURE MUSEUM

Commentary

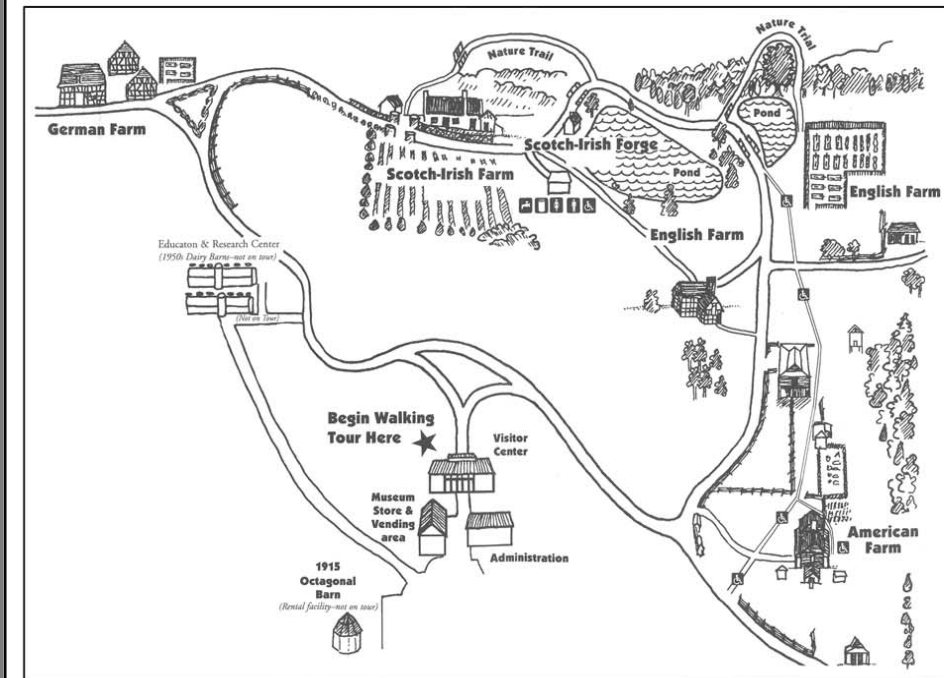
The programmatic aspects build well around the mission and the theme of the museum. Period appropriate animals and agricultural methodologies provide an apt landscape to the historical houses and other buildings. Fully-costumed first person interpreters make the experience enjoyable and interactive. Even minute details like fences and improvised trash cans as barrels, blend within the context. Such a museum bases its foundations on continual research, incremental planning and incorporation of several interpretive methods.

The organization of several events all year round, incentives to schools and, community spaces bind together well into the functioning and purpose of the museum. It facilitates maximum possible interaction with the visitors and the public.

Other salient features:

- Works as a state agency
- A small picnic area and amphitheater are sited next to the parking area and are not accessible from within the interpretive tour area.
- Central parking area located at the end of the entrance road, upon arrival the parking lot and administration buildings are the first completely visible structures
- Each farm (i.e. Irish, English, German, American and The Bowman House) are physically and visually separated.
- There are two rentable spaces within the property: The Octagonal Barn, for indoor activities, and the outdoor pavilion which seats roughly 500 people and is a source of \$450,000 in annual revenue.
- The current pedestrian circulation system is approximately 5/8ths a mile and is accessible by foot or golf cart.
- Future plans call for additional farms such as a Native American encampment, an African American encampment, a voyager ship to transition between the Old and New World. These additions will extend the walking loop to approximately two miles at which time construction will begin on a trolley system to transport visitors through the expanded site.
- Total site acreage: 300 AC
- There are currently 61 full time employees and 31 seasonal/volunteer employees.
- Result of a successful collaboration of the American Frontier Culture Foundation (founded in 1982 to accept private donations for the museum) and the public agency with its Board of Trustees.

References
http://www.fodors.com/miniguide/mgrresults.cfm?destination=blue_ridge@609&cur_section=sig&property_id=23707
 Official web page of Frontier Culture Museum, Staunton Virginia- <http://www.frontiermuseum.org/>
<http://www.museumusa.org/museums/info/1162419>



The German Farm
 From the late-17th century to the late-20th century, the German farm at the Museum stood in the small village of Hordt in the Rhineland-Palatinate, one of the regions in Germany which many emigrants called home. The house is of timber-frame construction, called fachwerk in German, and sometimes called "half-timbered" in English. This was the dominant construction method for ordinary structures, such as houses and shops, in the Palatinate, and in the adjacent areas

The German Barn
 Village farms in the Palatinate were often built around a courtyard. The gable end of the house faced the street. The barn was constructed at a right angle to the house, parallel to the street or road. Some farms had a third building parallel to the house. This enabled the entire complex to be closed off with a wall and large gate at the road. Other farms, such as the Museum's, were built right against the neighboring farmhouse or barn, with the court entrance also opening to the street. The barn for the Hördt farm was built in 1727, and is of the same Fachwerk construction as the house. The barn was originally of three bays with a central threshing bay and animal stables on each side.



The Ulster Farm
 The Frontier Culture Museum's Ulster Farm was originally built near the town of Drumquin in County Tyrone of the historically known Ulster, the northern most of Ireland's four provinces. It is included represent the type of farms left behind by the people who emigrated from Ulster to England's American colonies in the eighteenth century. These people, who came to be known as Scotch-Irish, were prominent among the earliest settlers of the colonial frontier. This farm complex is comprised of the house which also has a byre (barn) and a small pig crow and henhouse with a dove-cote. There is also a long four-bay outbuilding which contains the turf store, cart shed, horse stable, and cow byre. These building were constructed before 1830 and conforms to the traditions and styles near the active period of emigration i.e. the 18th century.

The Ulster Forge
 The Ulster forge comes from the townland of Keenaghan in the Parish of Kinawley in County Fermanagh, Northern Ireland. Forges were indispensable features of the Irish countryside in the 18th and 19th centuries. A blacksmith might provide his services for a population of one or two hundred families living near his forge, right from repairing farm equipment to making horse shoes. This forge building dates to the late-18th century. It is one of the most interesting sights of the tour with an interpreter working as the blacksmith.



The English Farm
 The English house is the oldest structure at the Frontier Culture Museum and originally stood near the town of Hartlebury in Worcestershire, in England's West Midlands region. This house belonged to a yeoman. The house is a timber-frame structure, a form of construction found all over England from the middle Ages into the 18th century. It showcases the construction methodologies: wall framing patterns, wattle and daub construction, roof frames etc.. The house is appropriately furnished with reproductions of higher quality than that found on the rest of the farms. The second structure on the English site is the cattle shed from West Sussex in the South of England. This is a late-18th century building traditionally found opening onto the yard of English farms.



The American Farm
 The American farm at the Museum originally stood southwest of the town of Eagle Rock in Botetourt County, Virginia. It represents the lifestyle of the first century of settlement that developed as the three European cultures moved into the same regions. This farm is an unusually complete example of a middling farm in the Valley of Virginia in the 1820's.

The Museum's American farmhouse is built of logs. Its original part is the two-story section, with one large room downstairs, one room above, and an end chimney. The other buildings include two barns one of which was used for curing tobacco. The outbuildings consist of the springhouse, meat house or the smoke house which was used for salt curing or smoking of meats, wash house, chicken house, granary, wagon or buggy shed, and a bee house or apiary. Furnishings are appropriate to the context and speak of the lifestyle and culture in farming communities.



The Bowman House
 The Bowman House originally stood in northern Rockingham County, Virginia. The oldest section of the house dates to 1773 while the addition was carried out approximately fifty years later. The original section of the Bowman House is an example of a traditional German architectural form that is variously referred to as a "Pennsylvania German House," an Ernhaus, or as a flurküchenhaus, a German term that roughly translates to, "entry way kitchen house." The new portion characterizes a uniquely American house form. The bowman house serves as a remarkable example of two styles existing within the same house highlighting the transition with time, of immigrants to Americans.



The Roanoke Times

Roanoke.com

Monday, November 19, 2007

Explore Park fires go out for last time

Visitors said they will miss the history exhibits, but some hold out hope. The heritage park is shuttering after 13 years.

By [Jeff Sturgeon](#)
981-3251

Related



Photo by Eric Brady | The Roanoke Times

Interpreter Eddie Goode shoots a cannon at the Frontier Fort on Sunday, the last day Explore Park was open to the public. 'We've got good programs. We've got interesting programs,' he said. 'We've got a beautiful facility.'

Keep exploring

At milepost 115 on the Blue Ridge Parkway in Roanoke County, you still can:

- Go bicycling, mountain biking and hiking on Explore Park property
- Visit the overlooks on the parkway spur
- Stop by the Blue Ridge Parkway interpretative center

Sunday at Explore Park, an American Indian interpreter made crafts, men in militia gear fired guns and smoke rose from a rustic cabin, but nobody on staff said, "Come back again" to the visitors.

The living history area and chief attraction at Explore Park closed Sunday because of financial problems after 13 years. Sunday was the regular seasonal closing date, but the typical April reopening has been canceled because no 2008 season is planned. The Brugh Tavern, the park's restaurant, is closed, while outdoor recreation continues this winter.

Some of the 160 visitors who strode the wooded grounds decried the shutdown. Among the park's dozen employees, the reality that a developer is poised to remake the park triggered sadness and doubt, but also some hope. Most everyone seemed to agree that change is coming, and that it can be good, but that it also means the historic area -- beloved as it was by followers from near and far -- is unlikely to ever be the same.

"We just hate to see that it's closing," said Shelia Meadows of Elliston, who has visited the park since 1999. "We've been here for birthdays. We've been here for our anniversary."

Touring with her husband, Ferlin, she snapped a group picture of the militiamen, shook some hands and gave thanks.

Another visitor, Mark Cathey of Roanoke, with children William and Emily, both 9, took what he judged will be his final spin through the park, too.

"This place is immensely valuable," he said. "The kids have gotten a lot out of this place."

The exhibits, including a rustic house and outbuildings surrounded by a tree-post wall -- modeled after the fortified home of Ephraim Vause as it was in 1757 -- will be mothballed in coming weeks. That prospect left some of its creators glum.

"We put four years into this," said Walt Barker, one of the frontier interpreters, gazing up at the settlement built from materials found on the park's 1,100 acres beside the Blue Ridge Parkway.

Much hand labor also went into a 17th-century Toter Indian village and 19th-century home, barns, schoolhouse and grist mill.

"We've got good programs. We've got interesting programs. We've got a beautiful facility," said interpreter Eddie Goode. But the park needs new attractions that make money or some other external private support to continue its rich historic programs for the public and schoolchildren, he said. Existing public funding is unreliable and comes with too many strings attached.

Asked for examples of possible attractions, Goode floated such ideas as a campground that accommodates RVs, a gas station, horseback riding and a short-line steam railroad. More marketing that packages the park and such area amenities as the new art museum in Roanoke would help, too, he said.

Government leaders have given Florida developer Larry Vander Maten until next summer to elect to lease the park property and act on his vision to create an overnight family vacation destination. Officials decided to not reopen the historic areas pending this next phase, details of which have not been made public.

Whatever it is, make it fun, said 9-year-old William Cathey.

"I hope that they are going to build something new that's pretty nice and I know it's never going to be as good as it is," the youngster said.

THE ROANOKE TIMES
roanoke.com

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APPENDIX B: CORRESPONDENCE WITH MIKE PULICE, DHR

Michael Pulice is an Architectural Historian for the Virginia Department of Historic Resources. His thesis in architecture focused on a log structure on the Virginia Tech campus, the second oldest building on campus.

Although the Fairview site is not a likely candidate for the National Historic Register since the proposed village is an interpretative creation rather than a restoration or recreation of the elements that historically existed on site, Mr. Pulice has expressed a willingness to look at the Hagey House and his thoughts and suggestions related to the restoration process.

Mr. Pulice's contact information is:

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Architectural Historian
Virginia Department of Historic Resources
Roanoke Regional Preservation Office
1030 Penmar Ave. SE
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540-857-7586
Fax: 540-857-7588
www.dhr.virginia.gov

APPENDIX C: SITE SOIL DESCRIPTIONS

Four primary soil types are found on the site. A description of each soil type and its properties is found below:

Timberville-Marbie Complex, 2 to 7 percent slopes:

The Timberville series consists of very deep, well drained soils formed in alluvial/colluvial materials. Permeability is moderate. The soils are subject to frequent flooding of very short duration during the period April thru October. Mean annual temperature is about 53 degrees F and mean annual precipitation is about 35 inches. Slopes range from 0 to 15 percent.

Drainage and Permeability: Well drained; slow to moderate runoff; moderate permeability. Most areas are subject to brief periods of flooding during periods of intense rainfall.

Use and Vegetation: Most areas are cleared and are used for cultivated crops and pasture. The remainder is wooded. Native vegetation is mixed hardwood species.

Distribution and Extent: Limestone valleys in Virginia, West Virginia, and possibly Kentucky and Tennessee. The series is estimated to be of moderate extent.

Geographic setting: Timberville soils are on colluvial fans, on concave areas at the heads of drainageways, or on low areas adjacent to upland drainageways throughout the limestone valley. Slopes range from 0 to 15 percent. The soils have formed in colluvial/alluvial material from soils dominantly derived from limestone and containing interbedded sandstone and shale. The mean annual temperature ranges from 50 to 57 degrees F, and mean annual precipitation ranges from 30 to 40 inches near the type location.

Wyrick-Marbie Complex, 7 to 15 percent slopes:

The Wyrick series consists of very deep, well drained, moderately permeable soils on benches, toe slopes, concave side slopes and in upland depressions. They formed in colluvium and alluvium weathered dominantly from limestones with inclusions of shale, siltstone, and fine-grained sandstone over residuum.

Slopes range from 2 to 25 percent. Mean annual air temperature is 55 degrees F. Mean annual precipitation is 42 inches.

Drainage and Permeability: Well drained. Permeability is moderate. Runoff is slow to rapid.

Use and Vegetation: These soils are used mainly for cropland. Major crops are corn and hay.

Distribution and Extent: Limestone valleys in Virginia and possibly West Virginia, Maryland, and Tennessee. The series is of moderate extent.

Geographic setting: Wyrick soils formed in colluvial and alluvial materials weathered dominantly from limestone with inclusions of shale, siltstone, and fine-grained sandstone over residuum in limestone valleys. Wyrick soils are in gently sloping to moderately steep concave upland drainageways, toe slopes, sinks, and saddles in the Ridge and Valley province. Slopes range from 2 to 25 percent. Mean annual air temperature is 55 degrees F. Mean annual precipitation is 42 inches.

Frederick Silt Loam, 7 to 15 & 15 to 25 percent slopes:

The Frederick series consists of very deep, well drained soils formed in residuum derived mainly from dolomitic limestone with interbeds of sandstone, siltstone, and shale. They are on are nearly level to very steep uplands. Permeability is moderate. Slopes range from 0 to 60 percent. Mean annual precipitation is about 42 inches, and mean annual temperature is about 55 degrees F.

Drainage and Permeability: Well drained. Permeability is moderate. The potential for surface runoff is low to very high.

Use and Vegetation: Most of these soils are cleared and cultivated. Crops are corn, small grain, hay, tobacco, and apple orchards. Most of the steeper areas are in pasture or forest. Vegetation is largely hardwoods such as oak, hickory, maple, and yellow poplar.

Distribution and Extent: Virginia, West Virginia, Kentucky, Maryland, and Tennessee. The series is of large extent.

Geographic setting: Frederick soils are on convex shaped uplands and are sloping to very steep. Slopes are mainly 2 to 15 percent, but may range from 0 to 60 percent. The soils formed in clayey residuum derived from dolomitic limestone with a small component of sandstone, siltstone, and shale. In some areas the upper part of the solum is developed in as much as 20 inches of silty material. The mean annual temperature ranges from 54 to 57 degrees F., and the mean annual precipitation ranges from 38 to 44 inches.

Soil information taken from:
<http://soils.usda.gov/technical/classification/osd/index.html>