

Dante, VA: Conceptual Redevelopment of the Dante Depot



Prepared for the Dante Community Association
July 2018

Dante, VA: Conceptual Redevelopment of the Dante Depot

Project funding provided through a Brownfields Assessment grant through the Environmental Protection Agency (EPA).



Project Team

Elizabeth Gilboy
Director

Nick Proctor
Project Manager

Lisa Tucker
Professor, Dept. Chair, Interior Design

Kontessa Roebuck
Landscape Designer

Meredith Tobias
Interior Design Student

Samantha Piotrowski
Interior Design Student

Tori Smith
Interior Design Student



CDAC team members (left to right):

Nick Proctor, Meredith Tobias, Tori Smith, Kontessa Roebuck, Samantha Piotrowski
Not pictured: Elizabeth Gilboy, Lisa Tucker

The Community Design Assistance Center (CDAC) is an outreach center in the College of Architecture and Urban Studies at Virginia Tech that assists communities, neighborhood groups and non-profit organizations in improving the natural and built environments. Assistance is provided in the areas of landscape architecture, architecture, planning, and interior design. Working with communities, the conceptual planning and design provides communities with a graphic vision of their project that can then be used for grant applications and fundraising for the next steps toward implementation.

Community Design Assistance Center
101 South Main Street, Blacksburg, Virginia 24060
p: 540.231.5644 f: 540.231.6089
<http://www.cdac.arch.vt.edu>

ACKNOWLEDGMENTS

The CDAC team would like to acknowledge the following individuals for their contributions throughout the project:

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Dante Community Association

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Dante Community Association

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Dante Community Association

Lou Wallace

Russell County Board of Supervisors, Member

and

Those who volunteered time for the betterment of their community

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PROJECT DESCRIPTION

Project Overview

This project was the third community planning project organized as Dante works to revitalize its community and downtown region. This third phase of work focused on the redevelopment of the Dante Depot.

The Community Design Assistance Center (CDAC) of Virginia Tech received a U.S. Environmental Protection Agency (EPA) Brownfields Assessment grant to assess and help communities develop conceptual redevelopment plans for potentially contaminated sites in southwest Virginia communities.

The EPA Assessment Grant funding allowed CDAC to help communities determine if a site, such as the Dante Depot, was contaminated (and if so, with what), and then plan for the possible redevelopment of that site through a conceptual design development process. EPA does not require or commit communities to any cleanup if the community participates in this process.

EPA's goals are to:

- protect human health and the environment
- sustain reuse
- promote partnerships, and
- strengthen the marketplace

The EPA describes Brownfields as:

“A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

Preceding Design Work:

This project was the third design project that CDAC has worked on with the Dante community since 2017.

For phase one, the Virginia Tech Landscape Architecture Program, with funding support from a Virginia Department of Forestry grant and from The Richard G. Gibbons Public Landscapes Planning and Design award, held a charrette to begin generating a host of ideas for short-term and long-term actions to improve public open space located by the former trail depot for use by Dante residents and visitors. This charrette was held in January 2017. Second through fifth-year landscape architecture students participated in the charrette.

The charrette addressed public landscape issues and opportunities in Dante. Students and faculty met with Dante and Russell County representatives to learn about the town and its rich social, cultural, economic, and environmental heritage as well as its current challenges and opportunities. Student groups were tasked with identifying and investigating options for community revitalization using public open

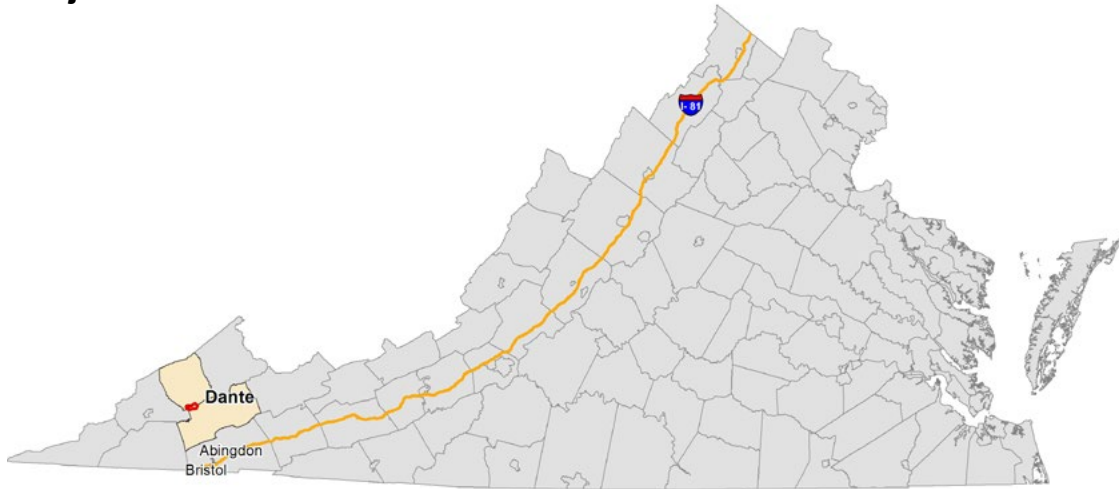
PROJECT DESCRIPTION

space. After a week of intensive work, each of the ten student teams developed a themed concept for the downtown Dante area. These were presented to Dante representatives in Blacksburg.

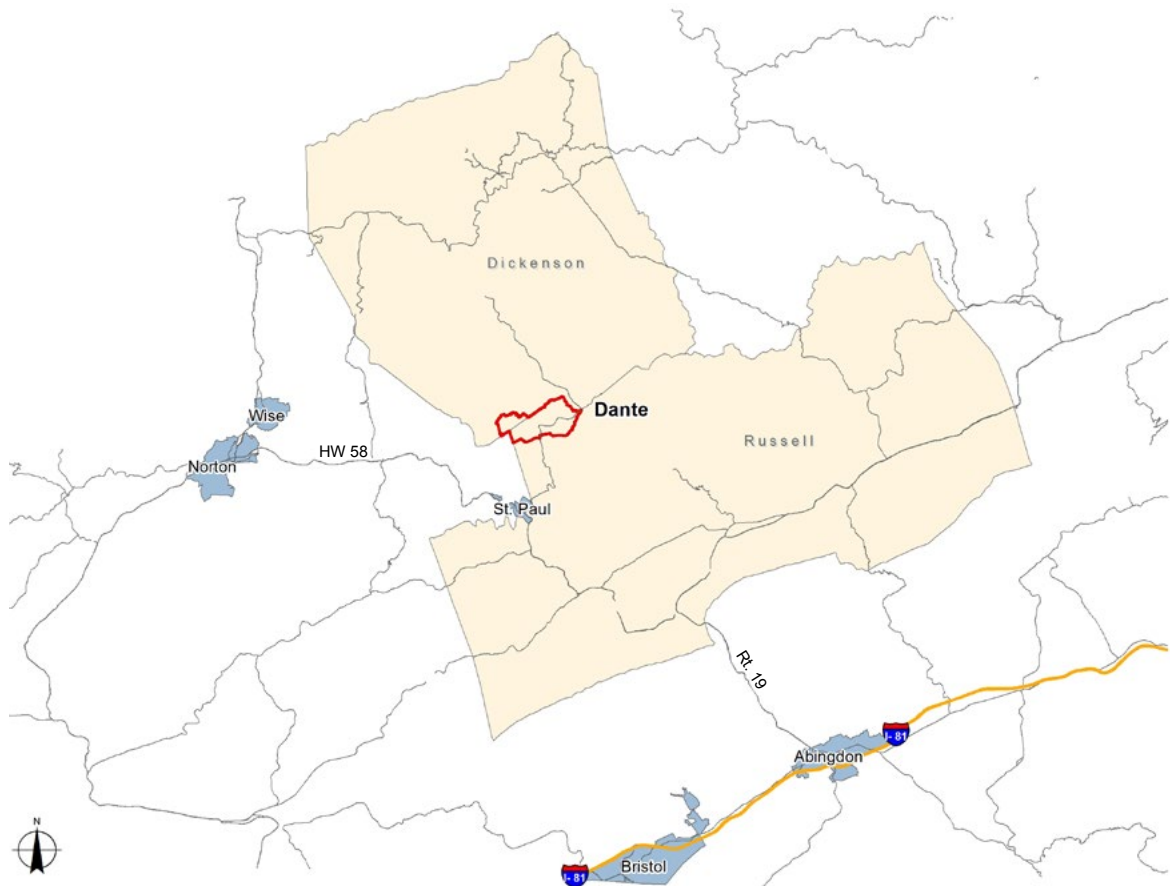
The second phase of work used the ideas from the charrette to create a refined Dante Downtown Master Plan. CDAC created two refined alternative conceptual designs by working with the community to take the best themes and ideas for both the downtown area and surrounding open space. The two preliminary design concepts were presented for feedback, then revised into one final conceptual master plan for the downtown area, one for the open space as a park, and planting recommendations.

PROJECT DESCRIPTION

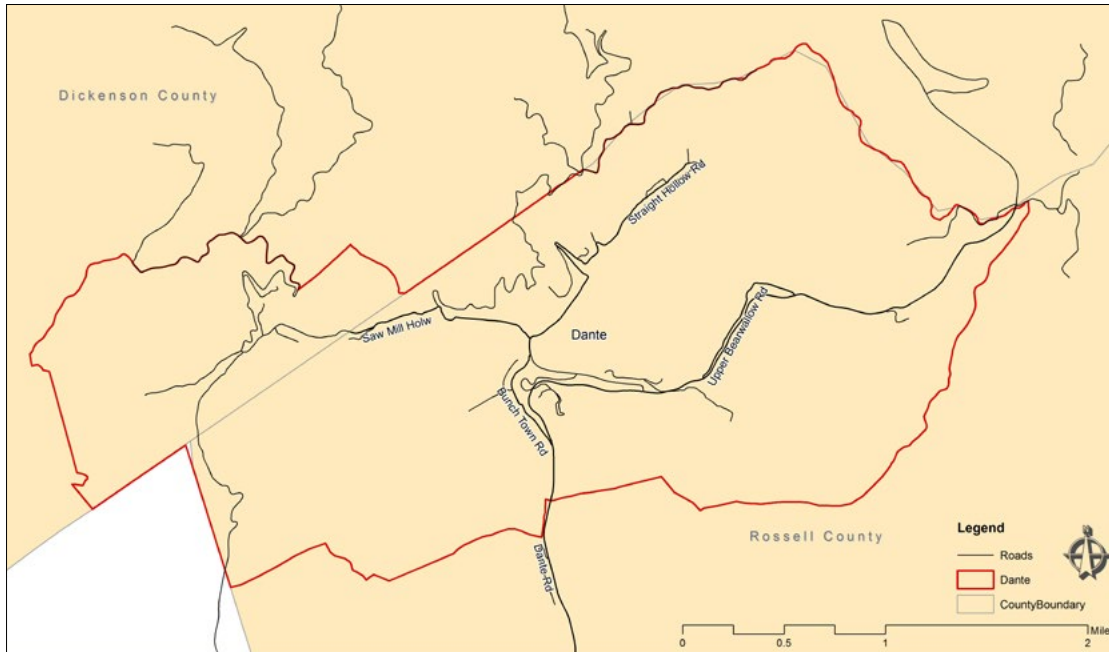
Project Location



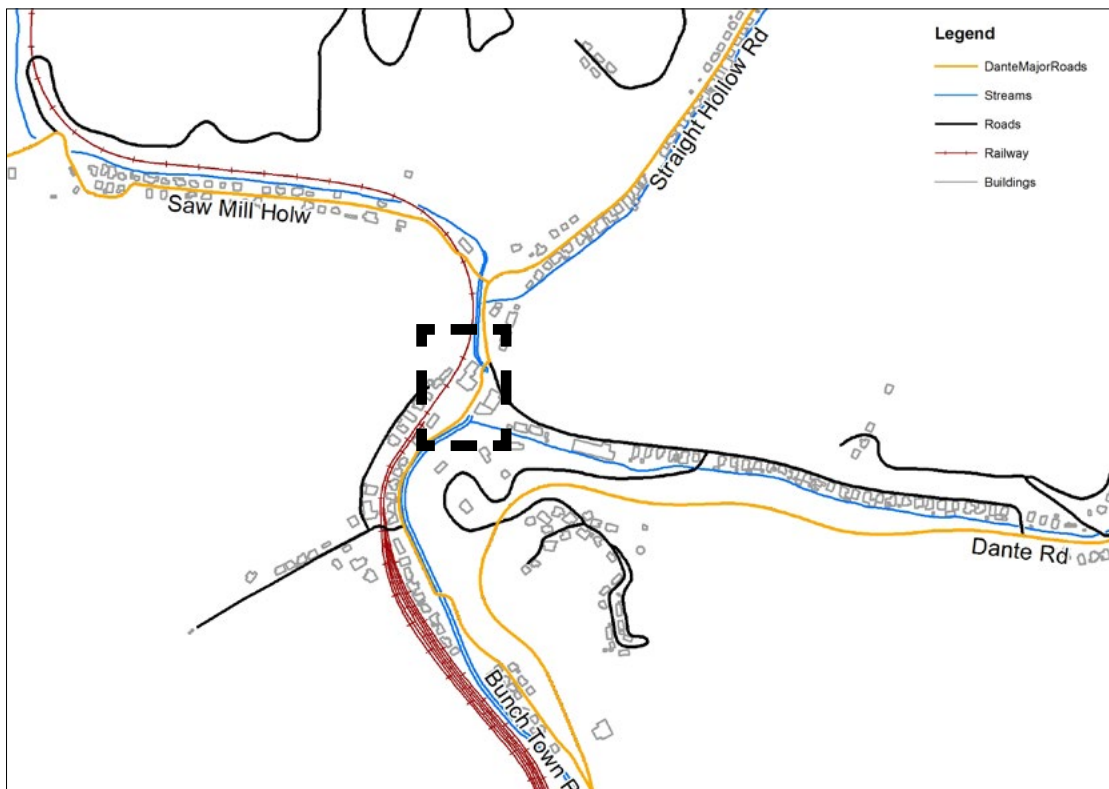
Dante, VA is located in Russell County in southwest Virginia (above), and is approximately ten minutes north of St. Paul, VA, fifty minutes west of Abingdon, VA, and forty minutes east of Norton and Wise, VA (below).



PROJECT DESCRIPTION



10 While Dante's town limits span seven square miles (above), CDAC's design efforts were focused on the Dante Depot, located in the community's downtown area across from the Post Office and the Dante Crossing apartments (below) in the community's core (dashed box).



PROJECT DESCRIPTION



The design process focused on Dante Depot (A) which is surrounded by other points of interest:

- A. Dante Depot
- B. Community open space and playground
- C. Concrete pad
- D. Stage
- E. Post Office and Dante Crossing apartments
- F. to Dante Rescue Squad building
- G. Dante Coal Mining and Railroad Museum
- H. Former steam building

PROJECT DESCRIPTION

Town Background

Dante was originally called “Turkeyfoot” due to the confluence of three hollows. Originally settled in the late 1700s and early 1800s by western frontiersmen and farmers, explosive growth occurred in the early 1900s with the discovery and exploitation of numerous bituminous coal seams. Southern industrialist George L. Carter made it the northern terminus of the Clinchfield Railroad and the headquarters of the Clinchfield Coal Company, which began to mine the nearby hollows during the early part of the 20th century. Immigrants from Germany, Hungary, Greece, Poland, and other central European countries flocked to the area. In 1912, Sandy Ridge, which lies immediately to the north of Dante, was punctured by the Sandy Ridge Tunnel and allowed the Clinchfield Railroad to extend all the way to Elkhorn City, Kentucky¹.

During its heyday in the 1950s, Dante had 6,000 residents, a hotel, a rail depot, an auto dealership, and numerous shops. The coal seams surrounding the town were largely exhausted by the mid 1960s and were closed in favor of new mines such as Moss #3 in Duty, Virginia. The last area mines closed in the late 1970s after mining the combined Jawbone and Tiller seams to a height in excess of 30 feet of clean, refinable coal. With the loss of the coal economy, the town began a steep economic decline. Clinchfield coal began selling off the houses it rented to miners in the late 1940s. Between 1956 and 1978, the town’s hotel, dress shop, and Store B (a major meeting space) all closed. Pittston, who purchased Clinchfield Coal, moved its headquarters to Lebanon, VA in 1972.

In 2016, however, a renewed interest from its residents prompted community organizations to begin discussions on a path to revitalization. CSX Transportation still operates the Dante Yard and the Clinchfield Coal Company offices are now apartments.

¹Adapted from the Dante Community Association’s project application to CDAC.

PROJECT DESCRIPTION

Design Process

The design process began with a town visit and stakeholder input session on December 14, 2017. During that visit the CDAC team facilitated a discussion with several community members and representatives of the Dante Community Association to discuss the broad vision of the community and what specific uses they thought a revitalized Dante Depot would move the community closer to achieving their long term revitalization. Photographs, early sketches, and input from the community members, combined with measurements of the building and historical research, created a comprehensive foundation that the CDAC team used to develop three initial conceptual master plans.

The team returned to Dante on March 13, 2018 to present three preliminary design concepts for the Dante Depot. Following the presentation, community members were encouraged to provide feedback about what they (dis)liked and what they thought might have been missing in each of the three concepts.

The team revised the three preliminary design concepts into a final conceptual redevelopment plan with supporting drawings, which were presented to the Dante community on May 3, 2018.

Meeting notes from the input sessions and community presentations can be found in the Appendix.

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CDAC student designers Tori Smith (left), Samantha Piotrowski (center), and Meredith Tobias (right) present three conceptual designs to Dante community members on March 13, 2018.

Project Description

Site Visit

The CDAC team visited Dante three times over the course of the project, beginning with a stakeholder input session held on December 14, 2017. During this visit CDAC had the opportunity to visit several key sites including the Dante Rescue building, Dante Depot, downtown area (including the stage, open space, and playground), surrounding residential housing, and the former Arty Lee school property where several recreational amenities are located. CDAC took measurements of the Dante Depot to serve as an accurate foundation for their design work.



CDAC project manager Nick Proctor works with student designers Samantha Piotrowski and Meredith Tobias and Joe Morici of Cardno to measure the exterior of the Dante Depot.



Lisa Tucker (right), interior design program chair, and Tori Smith (left) measure the southwest corner of the Dante Depot.

**PART 1:
FINAL DESIGN CONCEPT**

FINAL DESIGN CONCEPT

Design Description

A general store with a self-serve catering kitchen provides a local destination for visitors and the Dante community. Customers can experience the welcoming, historic atmosphere of the Depot while enjoying a cup of coffee or shopping in the general store, which offers local goods and crafts from the surrounding community.

Cafe:

The entrance of the building invites visitors to experience a comfortable yet rustic cafe seating area. Historic materials are adaptively reused in the Depot's renovation. Naturally textured wood, with its warmer touch and feel, compliments the restored, original brick walls. Local artwork is used to decorate the walls throughout the entire Depot. Visitors can order coffee, local baked goods, or light snacks from the serving counter. The serving counter is reminiscent of the Depot's historic ticket booth, which was an essential part of the passengers' rail experience. Visitors have the opportunity to sit at the bay window, overlooking the train tracks, or lounge within plush chairs and engage in casual conversation.

General Store:

The general store sells locally produced packaged food, crafts, and general goods unique to Dante and southwest Virginia. The general store provides an opportunity for neighboring communities to be represented at the Depot. Simple barrels and wood shelves with metal rods are open and inviting, allowing visitors to clearly see any merchandise for sale. A central pathway through the general store allows visitors to easily see the adjacent playground and outdoor seating area or toward the cafe.

A retail counter is located on the east side of the general store with the same materials found at the cafe serving counter on the west side of the Depot. A private office is located behind the retail counter. This office space can be used by the general store staff or in partnership with regional organizations such as Spearhead Trails. A storage room is located in the northeast corner of the general store for items that must be secured such as surplus merchandise.

Public Restrooms:

A vestibule with a restroom is located between the outdoor patio and general store. This allows business owners the opportunity to lock the general store after hours while keeping the restroom near the playground and outdoor seating area accessible in the evenings or during special events. A second restroom is located in the cafe and is ADA accessible.

FINAL DESIGN CONCEPT

Depot Accessibility and Outdoor Seating:

An ADA-compliant ramp and stairwell lead guests from the general store to outdoor seating on the ground level. The outdoor seating is open to the public and is a wonderful location to sit while enjoying a drink from the cafe or watching children play on the playground. The entrance to the ADA ramp and stairwell are also adjacent to the Depot parking lot for better accessibility.

Pages 18-27 contain supporting drawings that include a master plan, floor plan, perspectives, precedent images, as well as recommendations for furnishes and finishes.



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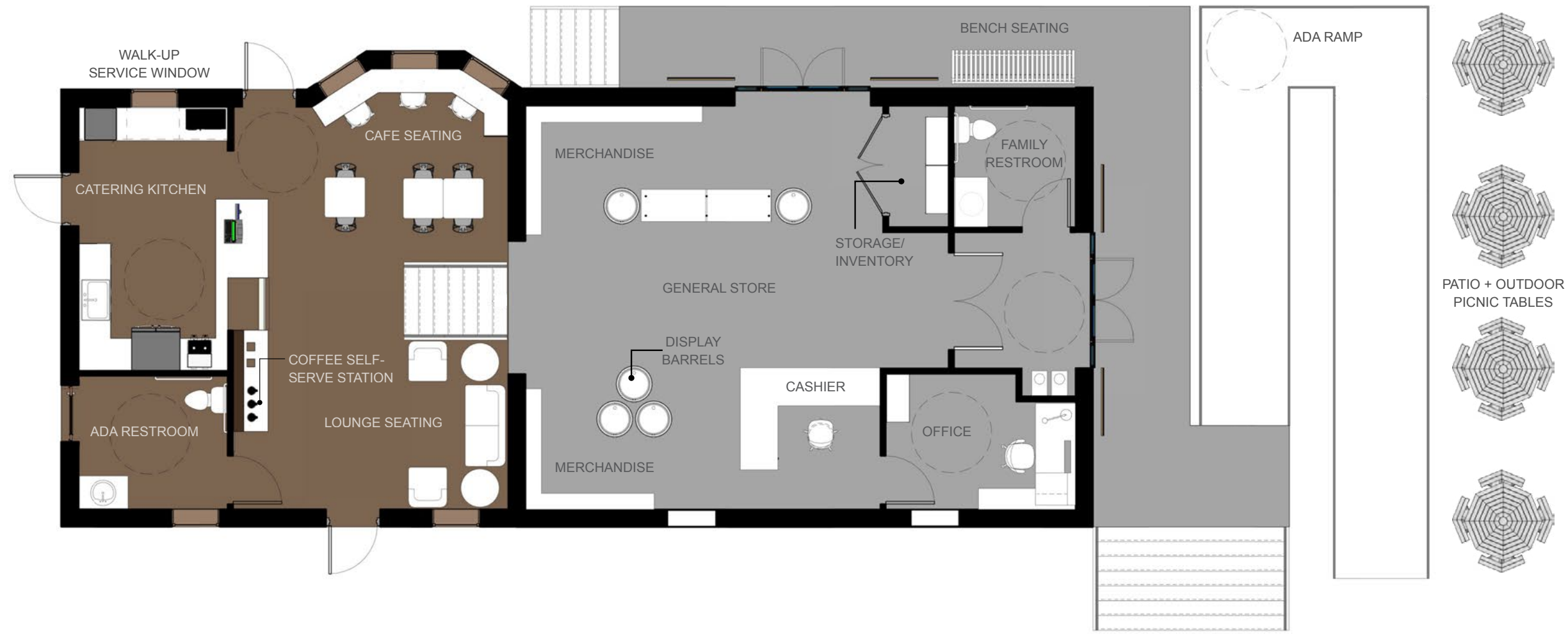
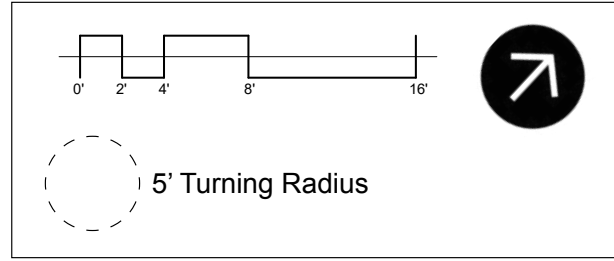
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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018
Master Plan



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018
Floor Plan

A casual, self serve cafe and general store will welcome visitors and the Dante community to experience the coal camp heritage of the town. Industrial and rustic materials are used to evoke a sense of nature and immerse users into the history of Dante.

The layout is guided by the overall and intended uses of the building, starting with the cafe and moving towards the general store on the east side of the building. The cafe and the general store are connected by staircase and walkway that spans the center of the building. The exterior, sliding doors create a central axis that is carried through the central stair into the cafe. The vestibule on the general store level allows users to access the restroom after hours, as the interior double doors can be locked when the general store closes. In order to enhance the bay window, counter seating allows customers to experience the unique shape and enjoy the natural lighting and views of the outdoors.

- Space Dimensions:**
- Catering kitchen: 148.5 ft², 3 people
 - Restroom 1: 72 ft², 1 person
 - Seating area: 378 ft², 15 people
 - General store: 550 ft², 20 people
 - Office: 90 ft², 2 people
 - Restroom 2: 56 ft², 1 person



The view driving into town on Bunchtown Road highlights the original Dante Depot sign style and historic door placement from the 1900's. The new parking lot and landscaping formalizes the entrances to the renovated Dante Depot. The new parking lot provides safer access not only to the renovated Dante Depot but also to the new playground and Miners Memorial just beyond the Depot.



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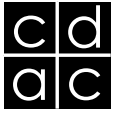
Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018

Perspective 1: Exterior from Bunchtown Road



The original gravel around the Depot is replaced with traditional asphalt parking, a patio, and formal landscaping that provides sufficient space for casual seating near the playground. Friends and family are able to sit comfortably outdoors while watching their children play. Orange umbrellas provide shade and represent the former Dante school's colors. The original, large sliding doors on the Depot are kept to preserve the historic integrity of the Depot. Stairs and an ADA ramp improve the overall accessibility of the renovated Dante Depot.



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018
Perspective 2: Exterior from Playground



The cafe captures the Depot's former industrial qualities as a railroad depot. The original, exposed brick and reclaimed wood floors, and metal furnishings give people insight into Dante's coal camp and railroad heritage. Beadboard paneling adds historic character to the Depot. Bar-height seating takes advantage of the bay window, and the natural lighting it provides. The proposed cafe counter, selling self-serve coffee and sandwiches, is reminiscent of the original ticket window that was such a familiar moment in the original Depot passenger railroad experience.



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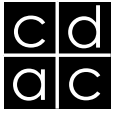
Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018

Perspective 3: Cafe and Bay Window Seating



The cafe lounge, located inside the front door, provides users with an area for casual conversation. The plush, leather seating contrasts the industrial materials in the rest of the cafe area. The central stair invites visitors to the general store on the upper level. There are also opportunities to display artwork that represent Dante's history on the walls throughout the building.



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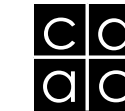
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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018
Perspective 4: Cafe Lounge Seating



The general store is an excellent opportunity for a local entrepreneur to sell local goods, crafts, and everyday essential items. The glass doors provide views to the playground and downtown park. Old-time barrels are used to display products and add to the overall character of the store.



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018

Perspective 5: General Store toward Playground



Shelving in the general store is designed with dark wood (such as walnut or by using a dark stain) and industrial black pipe. Beadboard siding is also used in the general store on the check-out desk in a manner that is consistent with the lower cafe. The central stair provides direct visibility to the cafe, which helps users navigate the Depot without confusion.



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018
Perspective 6: General Store toward Cafe



Self-serve coffee station



Warming station, chalkboard menu, and industrial lighting



Counter window seating with metal frame stools



Restroom with beadboard siding; industrial pipe fixtures



Pipe shelving display



Cafe chairs and tables



General store lighting and reclaimed wood floors



General store shelving and product display



Old-time barrel product display

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Dante, VA:
Conceptual Redevelopment of the Dante Depot

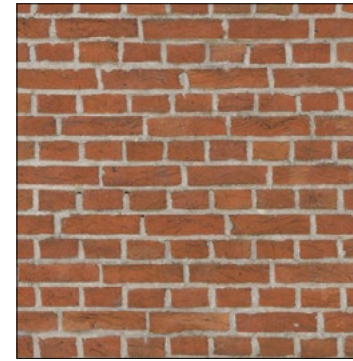
Final Design Concept
May 3, 2018
Precedent Images



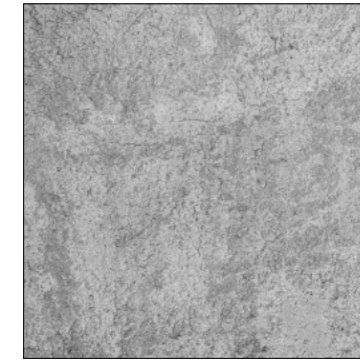
Pipe shelving



Old-time barrel display



Existing brick



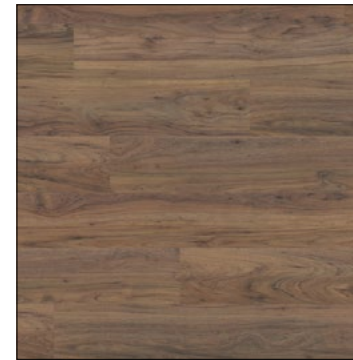
Existing concrete platform
Semi-polished



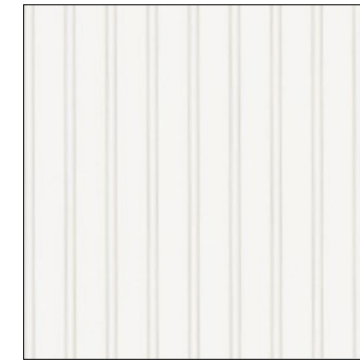
Metal cafe chair



Metal cafe barstool



Reclaimed wood flooring



Beadboard
White



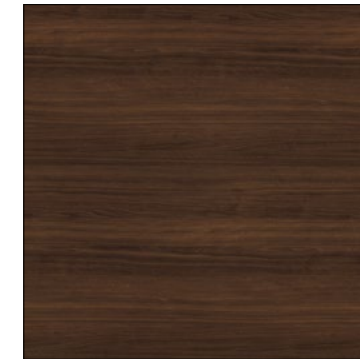
Cafe pedestal table



Lounge side table



Leather upholstery
Dark plum



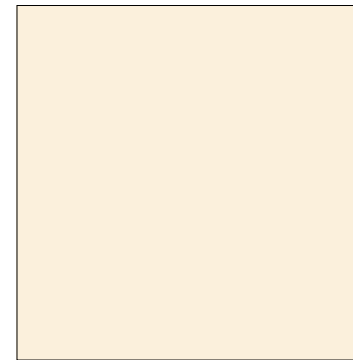
Wood veneer
Walnut



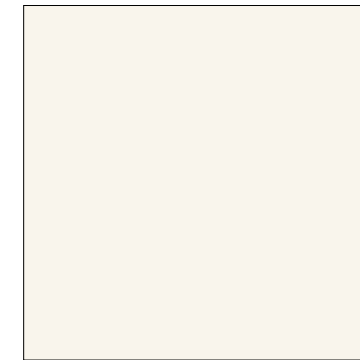
Lounge club chair



General store cashier chair



Benjamin Moore
Butterfield



Benjamin Moore
Simply White

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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Final Design Concept
May 3, 2018
Furnishes and Finishes

PART 2: INVENTORY AND ANALYSIS

INVENTORY AND ANALYSIS

Inventory Summary

The CDAC team began their design work by conducting a review of historical images of the Dante Depot as part of a site inventory. The inventory documented the existing conditions of the interior and exterior of the building. The team also took approximate dimensions of the Dante Depot.

From the inventory, the CDAC conducted an analysis to understand the opportunities and constraints of the site. The analysis revealed possible areas of concern or strengths that could be integrated into the design process.

CDAC's environmental consultant, Cardno, also conducted a Phase I Environmental Site Assessment (ESA). The primary goal for this activity was to make an "appropriate inquiry into previous ownership and use of the property consistent with good commercial or customary practice."

The Phase I ESA consisted primarily of the following components:

- An on-site reconnaissance of the property, including a review of adjacent properties;
- Interviews with owners/occupants and local government officials to obtain information indicating recognized environmental conditions in connection with the property;
- A review of database records to help identify recognized environmental conditions in connection with the subject property and nearby properties;
- Preparation of a final report which details the assessment findings and includes supporting documentation.

The Phase I Environmental Site Assessment was conducted in accordance with ASTM Standard E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and EPA All Appropriate Inquiry (AAI) Rule (Title 40 Code of Federal Regulations Part 312). An executive summary of the Dante Depot Phase I ESA is provided on pages 35 and 36. A copy of the complete environmental assessment can be found by contacting the Dante Community Association.

The following pages contain historical images, existing condition images, approximate floor plan dimensions, opportunities and constraints, and an executive summary of the Dante Depot Phase I Environmental Assessment.



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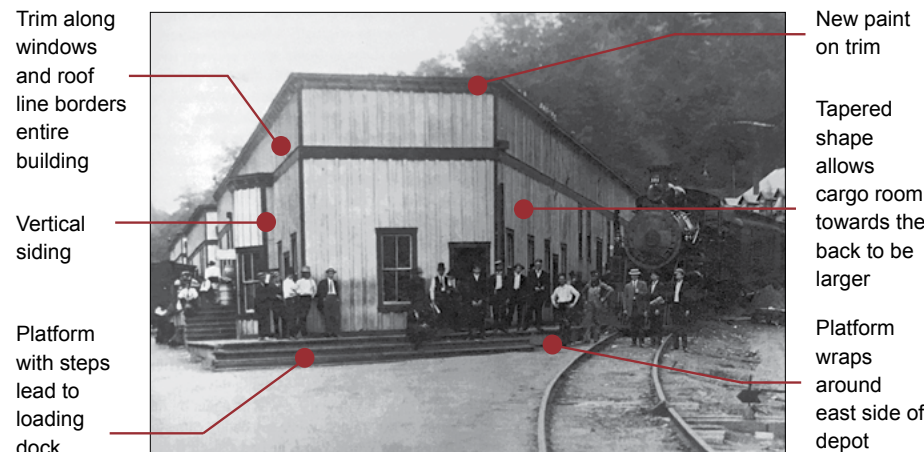
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Image 1
CC&O engine at the Dante Depot, 1909.
Courtesy of Frank Kilgore



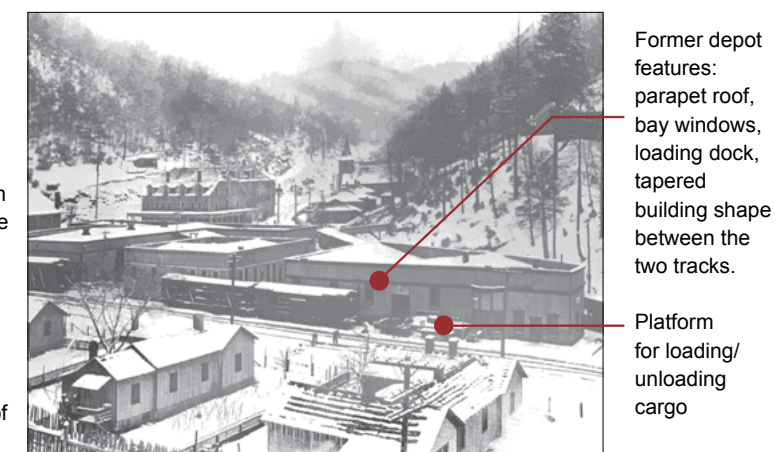
The first recorded image of the depot features vertical siding and a parapet roof.

Image 2
The Dante Depot, 1910.
Courtesy of Karen Dishman Clay



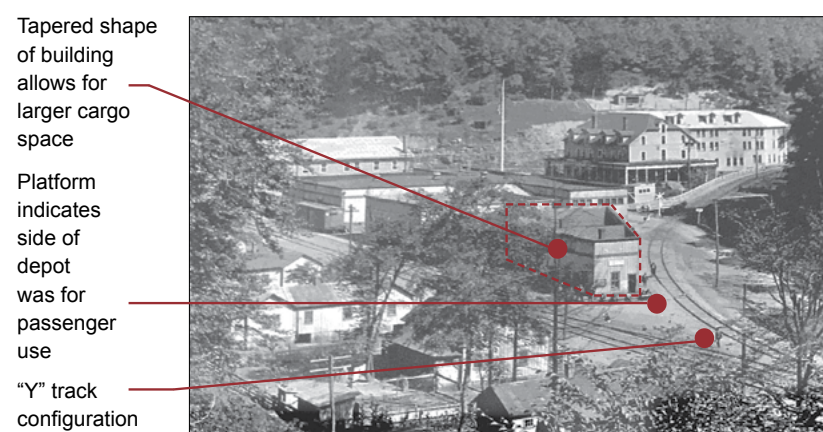
This image of the Dante Depot shows how the construction materials and exterior finishes differ compared to the brick seen today. This image, taken in 1910, displays passengers on both sides of the building due to the "Y" shaped track.

Image 3
Downtown Dante during the winter of 1917.
Courtesy of Clinchfield Coal Company



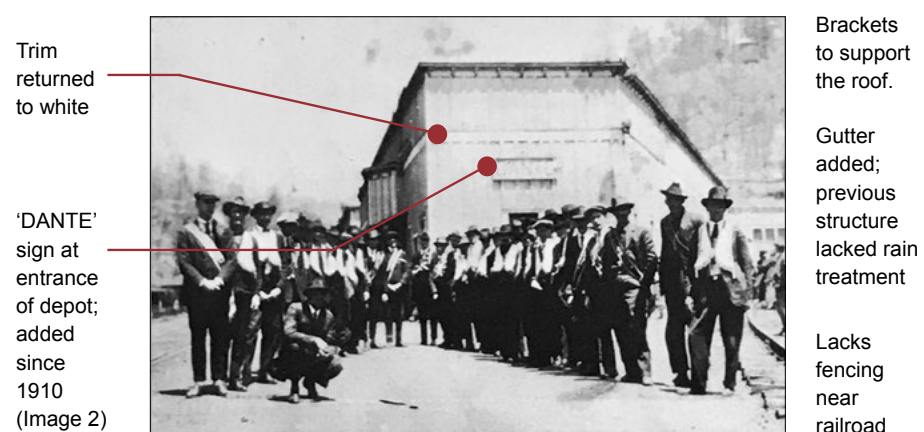
This image shows the Dante Depot's location within the town. It also reveals the original parapet roof, in contrast to the current sloped roof. The cargo platform was originally smaller than the new wrap around platform.

Image 4
The layout of the "Y" track in downtown Dante.
Courtesy of John Anderson



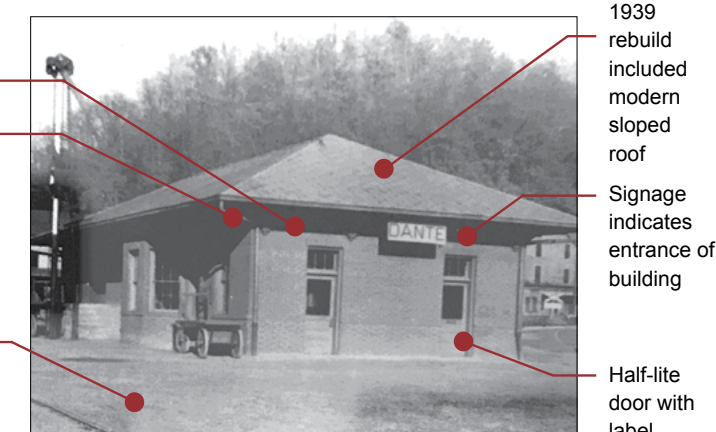
The view of the Dante Depot from the entrance of the town. The "Y" shaped track determined the original tapered shape of the building. The tapered shape of the building allowed the cargo space to be larger. The road that leads into Dante has replaced the right side of the track, seen above.

Image 5
The Dante Depot called 'The Odd Fellows Lodge', 1929.
Courtesy of John Anderson



At some point between 1910 and 1929, the depot trim was painted white. Additionally, the "DANTE" sign was added to the building toward the entry side of town. Passengers congregated towards the narrower side of the building.

Image 6
The Dante Depot in 1939.
Courtesy of Roy and Mary Worley Mays



This image displays the current Dante Depot, which is a new depot that was constructed sometime between 1929 and 1939. It is located in the same location as the original and includes a bay window. The new design features a sloped roof with supportive brackets, wraparound platform, and two half-lite doors.

Dante, VA:
Conceptual Redevelopment of the Dante Depot

Historical Images of the Dante Depot



Northeast corner and existing train platform



East facade



Northeast facade and existing train platform



West facade



Southwest facade



Northeast steps & platform



Northeast steps



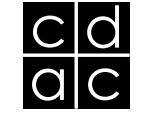
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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Existing Conditions
Exterior Images



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Interior passenger space facing east



Interior view from northeast side



Former restroom and ticket window facing west



Barn door to exit northeast side



Interior ticket booth



Interior ticket window



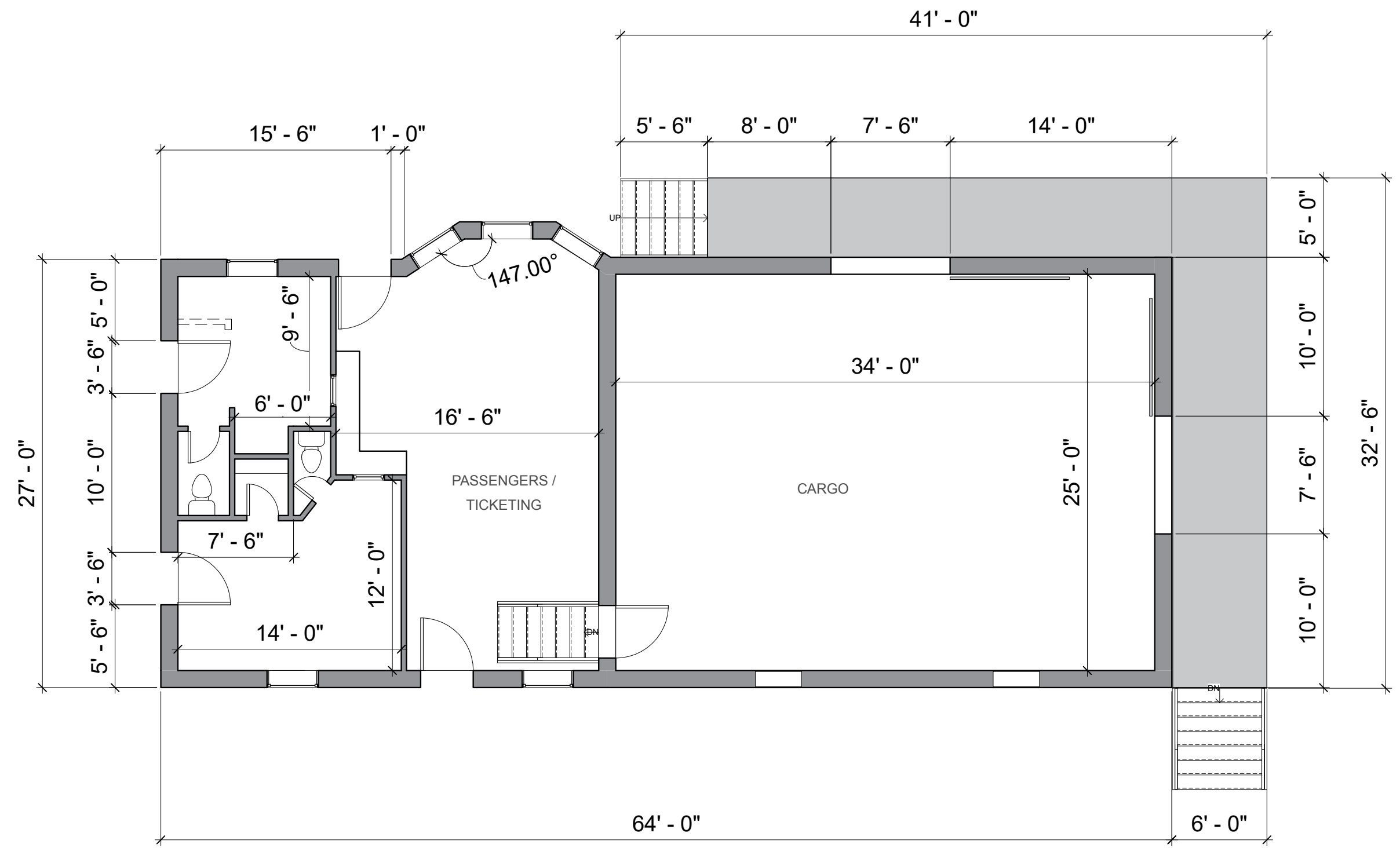
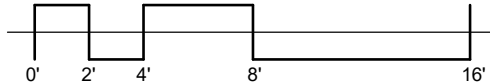
Interior passenger space facing west



Interior door detail

Dante, VA:
Conceptual Redevelopment of the Dante Depot

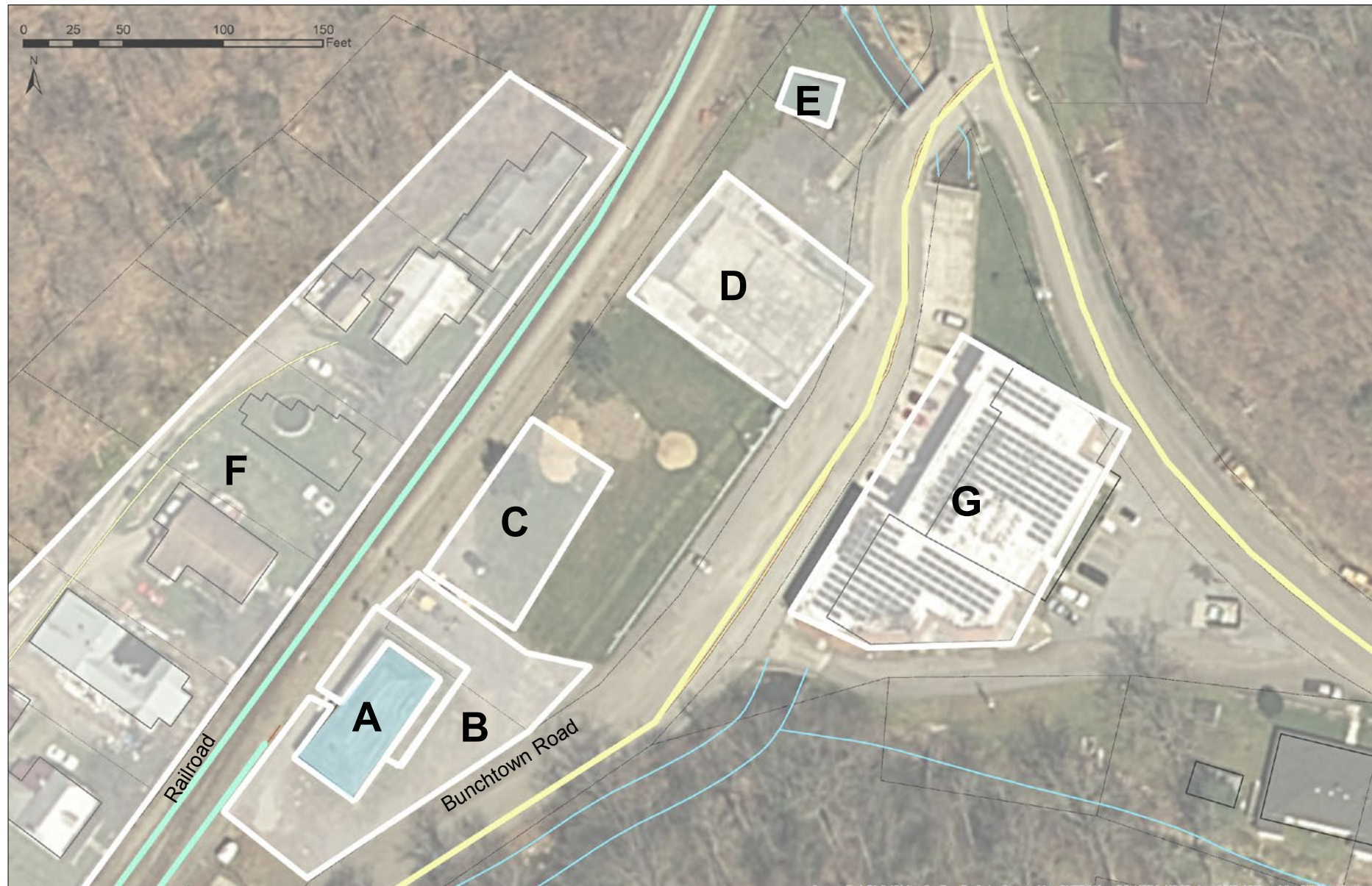
Existing Conditions
Interior Images



Note: Approximate floor plan and as built dimensions created from field measurements. For conceptual uses only.

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<p>Dante, VA: Conceptual Redevelopment of the Dante Depot</p>	<p>Existing Conditions Approximate Floor Plan Dimensions</p>
---	---



KEY

A - DEPOT

- Platform extends around building
- Near playground and railroad

Opportunities:

- Provide a social space with seating for visitors
- Promote connection between playground and Depot
- Preserve historical integrity

Constraints:

- Grade difference within building.
- ADA ramp needed to allow accessibility into other half of the building.

B - GRAVEL

- Around Depot and next to playground

Opportunities:

- Extend patio or platform
- Create a vegetation buffer or path leading towards the Depot
- Build a memorial feature
- Create parking for visitors and food trucks

Constraints:

- Limited ADA accessibility
- Lack of transition into depot
- Inefficient parking

C - PLAYGROUND

- Children's playground equipment
- Grass close to Dante depot and railroad

Opportunities:

- Connect the playground and Depot with fencing
- Connect Depot outdoor seating with playground

Constraints:

- Need fencing between playground and railroad
- Depot platforms and ramps can't extend into playground

D - CONCRETE PAD

Opportunities:

- Basketball court
- Expanded stage
- Re-established lawn
- Shelter

Constraints:

- Far away from the Depot
- Lack of safety fence

E - STAGE

- Near Lick Creek
- Located at edge of downtown area

Opportunities:

- Shelter
- Restrooms
- Entertainment

Constraints:

- Far away from the Depot
- Lack of traditional viewing and seating opportunities for special events

F - RESIDENTIAL AREA

- Near Depot
- Close proximity to the Depot and playground

Constraints:

- Noise from railroad
- Safety hazard crossing over the railroad towards the Depot

G - POST OFFICE AND DANTE CROSSING APARTMENTS

- Close proximity to the Depot

Opportunities:

- Connect the downtown community to the Depot

Constraints:

- Bunchtown Road between Depot and Dante Crossing apartments

Dante, VA: Conceptual Redevelopment of the Dante Depot

Analysis: Opportunities and Constraints



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ENVIRONMENTAL ASSESSMENT EXECUTIVE SUMMARY



March 22, 2018

Elizabeth Gilboy, Director
Virginia Tech Community Design Assistance Center
101 S Main St (0450)
Blacksburg, VA 24060

Cardno

534 Industrial Park Rd
Bluefield, VA 24605-9364
USA

**Subject: Lead and Asbestos Survey Results
Dante Depot • Dante, Virginia**

Phone: +1 304 809 0629
www.cardno.com

Dear Ms. Gilboy:

Cardno, Inc. (Cardno) is pleased to provide the **Community Design Assistance Center (CDAC)** at Virginia Tech the results of a lead and asbestos survey for the Dante Depot located at 36.97741 degrees north Latitude, 82.2986 degrees Longitude in Russell County, Bunchtown Road, Dante, Virginia (the Site). This survey was performed on March 8, 2018 to support a Phase I Environmental Site Assessment (ESA) submitted for the Site. CDAC was awarded a U. S. Environmental Protection Agency's (EPA) Brownfields Assessment grant to assist communities in Southwest Virginia assess and develop conceptual designs for the redevelopment of potentially contaminated sites. This lead and asbestos survey was performed for CDAC and the Dante Community Association, Dante, Virginia in order to facilitate redevelopment of the Site.

Asbestos

Cardno visually inspected the Dante Depot and collected six samples (DD-1 through DD-6) at locations shown on *Figure 1*. A photo log is attached. The following suspect asbestos containing materials (ACMs) were identified and sampled:

1. Drywall was observed in the ticket office, bathrooms, closet, waiting room, and lobby waiting room. Three representative samples (DD-1, DD-2, and DD-3) of the wallboard system were collected from the southeast wall in the waiting room located at the south corner of the building; and
2. Insulation remnants were observed in the interior and exterior walls throughout the building, except for the warehouse room. Three representative insulation samples were collected near the north corner of the waiting room located at the south corner of the building.

Completed Asbestos Inspection Field Sheets and Chain-of-Custody copies are attached. The samples were submitted to **Hayes Microbial Consulting** in Midlothian, Virginia for analysis of bulk asbestos in accordance with United States Environmental Protection Agency (USEPA) Method 600/R-93, M-4/82-020 Polarized Light Microscopy (PLM).

Analytical results are presented in *Table 1* and the laboratory analysis report is attached. These analytical results indicate that asbestos was not detected in any of the Site materials.

Lead

Cardno used an Inov-X A-2000 x-ray fluorescence (XRF) analyzer (Analyzer Identification Number 6375) to screen four materials (L-1 through L-4) for lead. The XRF screening locations are shown on *Figure 2*. Completed XRF Screening Field Sheets copies are attached. The handheld XRF analyzer uses an x-ray beam to cause electrons in the inner shells of atoms to temporarily move to higher energy orbitals. The vacancies created in the lower energy orbitals create instability causing the electrons to return to their original orbital releasing fluorescent light. This

Australia • Belgium • Canada • Colombia • Ecuador • Germany • Indonesia •
Kenya • New Zealand • Nigeria • Papua New Guinea • Peru • Philippines • Singapore •
United Arab Emirates • United Kingdom • United States • Operations in over 100 countries

ENVIRONMENTAL ASSESSMENT EXECUTIVE SUMMARY



2

Virginia Tech Community Design Assistance Center
March 22, 2018

process occurs within a fraction of a second. As distances between electron orbitals are unique to each element, the fluorescence emitted is used to identify the elements present, in this case, lead.

Cardno inspected the Dante Depot identifying the following suspect lead-containing materials (see photo log):

1. Light green wall paint was observed on wallboard throughout the building except for the warehouse room. A representative sample was screened near the east corner of the waiting room at the south corner of the building;
2. White paint was observed on the doors and exterior door frames throughout the building. A representative sample was screened on the exterior door frame located on the southwest wall of the waiting room located at the south corner of the building;
3. Brown paint was observed as an undercoat for the light green paint throughout the building except for the warehouse room. A representative sample was screened on the northeast wall of the waiting room at the south corner of the building; and
4. White ceramic toilets were observed between the ticket office and waiting room on the southwest side of the building. A representative sample was screened on the waiting room toilet.

Following a visual inspection of the Dante Depot, Cardno used an Inov-X A-2000 XRF analyzer (Analyzer Identification Number 6375) to screen the four samples (L-1 through L-4) of the suspected lead-containing materials. The XRF screening locations are shown on *Figure 2*. Completed XRF Screening Field Sheets copies are attached.

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A positive lead level of 2.57 parts per million (*ppm*) was detected in the white paint on doors and doorframes throughout the structure. A positive lead level of 1.79 ppm was detected in the green paint throughout the building except the warehouse room (*Table 2*). Other materials tested negative.

Please feel free to contact us with any questions regarding this lead and asbestos survey.

Sincerely,

Christopher Atwell
Field Technician/Equipment Operator
VA Asbestos Inspector License #3303004079
for Cardno, Inc.
Direct Line +1 304 809 0546
E-mail: chris.atwell@cardno.com

George A. Robertson
Senior Scientist
for Cardno, Inc.
Direct Line +1 304 809 0537
E-mail: George.robertson@cardno.com

**PART 3:
PRELIMINARY
DESIGN CONCEPTS**

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 1: Full-service Restaurant

Design Description:

A full service restaurant with a small general store creates a local destination for visitors and the Dante community. Customers will experience the welcoming, historic atmosphere of the restored Dante Depot while enjoying a meal with family or friends.

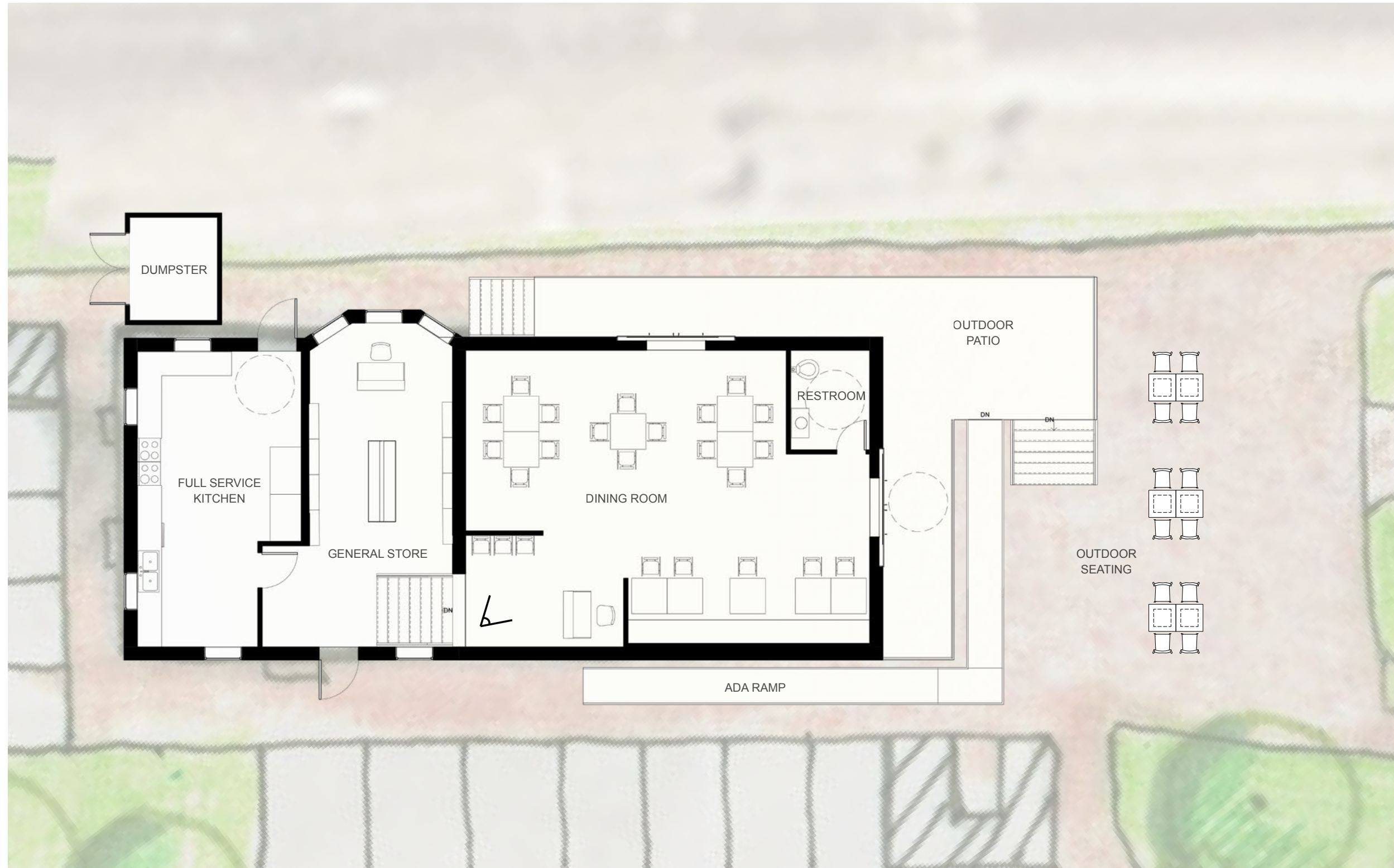
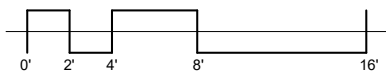
The reception space of the restaurant includes a general store that could house locally produced food items or general goods. The restaurant can seat 24 patrons served by a staff of three restaurant employees. The restaurant would require a kitchen staff, a general store clerk, and a host to seat guests. As guests follow the stairs up to the dining room a host will greet them and seat them at a table. This is a sit-down restaurant where waiters would provide a complete dining experience for patrons visiting. The dining room also opens up to an outdoor platform where there is both outdoor seating and views of the playground. An ADA-compliant ramp and stairwell lead guests to additional outdoor seating on the ground-level patio. The ground-level patio can be used by both restaurant patrons and people using the playground and park.

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Inspiration for the interior design of the space is drawn from existing farm-to-table restaurants in southwest Virginia. Harvest Table in Meadowview, Virginia has a general store that sells local goods that place an emphasis on the historic uniqueness of the region. Simple wooden, painted shelves display products. The Harvest Table also functions as a restaurant that uses rustic elements such as wood beams and columns, natural wood floors, and warm tones to create an inviting dining space. Sweet Donkey Coffee in Roanoke, Virginia uses a variety of seating styles in their dining space.

The Dante Depot is a compact space that requires flexible seating arrangements that maximize space for guests. Furniture and material selection are inspired by elements from Dante's history such as the scenic surroundings and coal/ railroad history. These design elements will provide character and allow all guests to feel welcome. A banquette (ie. an upholstered bench) featured in the space is a good example of how to save space. It is also a functional piece because tables and chairs can be adjusted to accommodate various party sizes.

The following pages contain a floor plan, perspective, and precedent images.



A full service restaurant, with a small general store, provides a local destination for visitors and the Dante community. Customers will experience the welcoming, historic atmosphere of the Depot while enjoying a meal with family and friends.

Perspective Viewshed

Space Dimensions:
 Full Service Kitchen: 306 ft.², 3 People
 General Store: 368 ft.², 5 People
 Dining Room: 795 ft.², 24 People
 Restroom: 55 ft.², 1 Person



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Dante, VA:
 Conceptual Redevelopment of the Dante Depot

Preliminary Design Concept 1
 March 13, 2018
 Floor Plan



Rustic restaurant decor



Harvest Table general store
Meadowview, Virginia



Harvest Table general store
Meadowview, Virginia



Sweet Donkey Coffee
Roanoke, Virginia



Dining room view



Overall design



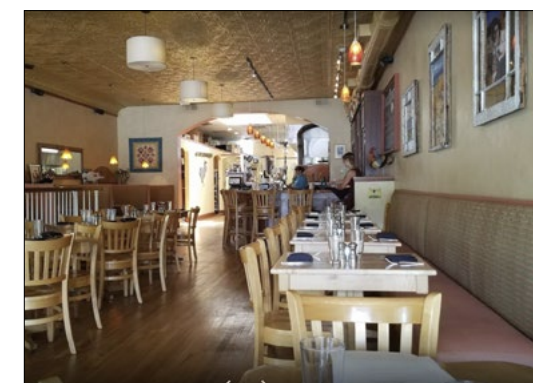
Harvest Table Restaurant
Meadowview, Virginia



Palisades Restaurant
Eggleston, Virginia



Swinging Bridge Restaurant
Paint Bank, Virginia



Local Roots Restaurant
Roanoke, Virginia



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Preliminary Design Concept 1
March 13, 2018
Perspective, Axon, and Precedent Images

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 2: Coffee Shop and Co-working Space

Design Description:

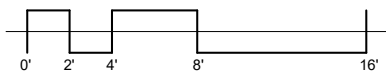
A coffee shop and co-working space offer an environment for independent work and casual conversation that encourages professional development.

The coffee shop features a barista station that sells an assortment of coffee and locally made pastries. This barista area features the necessary appliances such as a refrigerator, microwave, sink, dishwasher, and coffee machines. The restroom, which is ADA-compliant, is located on the lower level of the Dante Depot because it allows all users to access it without the use of the ramp. There is casual bar seating along the bay window and club chairs that create a comfortable and welcoming atmosphere.

The co-working space is intended to inspire collaboration among professionals and provide a space within the community for independent work activity. Wifi is provided as an additional resource within the space, which will give users an opportunity to work remotely. Co-working environments are unique because they house multiple companies and freelance workers under the same roof. Within this space, there are multiple seating options for all users. There is lounge seating, table seating, and bar height seating. Additionally, there is outdoor seating available during the warmer months where patrons can enjoy coffee and the scenic mountainsides that surround Dante's downtown area. The outdoor seating is also a great option for parents who would like to watch their children play on the adjacent playground.

Inspiration for the interior design of the Depot is derived from other local coffee shops in southwest Virginia and WeWork spaces in Washington DC. It is important to consider the historic context of the Depot when designing the interior and selecting materials and furniture. Staying true to the original materials, like brick, wood, and concrete, will help users feel immersed in the coal camp history of the building. Restore Community Coffee in Lebanon, Virginia uses a lot of natural materials, primarily wood, in their space. The use of wood enriches the atmosphere and relates to the surrounding context. Restore also exhibits the coffee bar idea with display cases of baked goods and various beverage options. Additionally, Restore has counter seating along their front window, similar to the seating in the bay window in the Dante Depot. WeWork is a popular co-working site with various locations. The co-working site provides many seating options from lounge seating to independent desks. WeWork also features the use of raw materials throughout the space, similar to the design of the Dante Depot.

The following pages contain a floor plan, perspective, and precedent images.



A coffee shop and co-working space will cater to independent work activity and casual conversation, while encouraging professional development. The Dante Depot will attract patrons and inspire collaboration.

Perspective Viewshed

Space Dimensions:
 Coffee Shop Catering Kitchen: 150 ft.², 2 People
 Bar Counter/ Lounge Seating: 425 ft.², 14 People
 Co-working Space: 850 ft.², 28 People
 Restroom: 75 ft.², 1 Person



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Dante, VA:
 Conceptual Redevelopment of the Dante Depot

Preliminary Design Concept 2
 March 13, 2018
 Floor Plan



Sweet Donkey Coffee shop order area
Roanoke, Virginia



Restore Community Coffee order area
Lebanon, Virginia



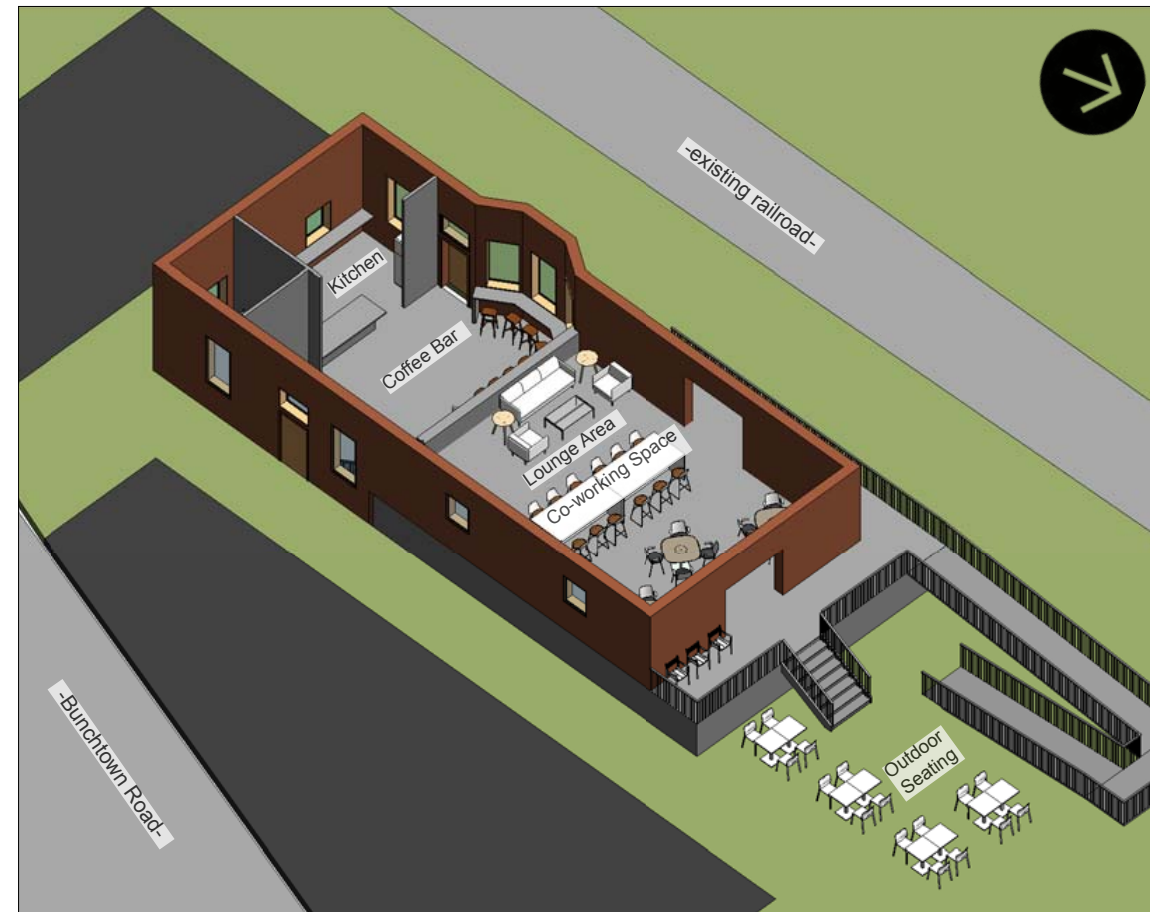
Restore Community Coffee window seating
Lebanon, Virginia



Restore Community Coffee
Lebanon, Virginia



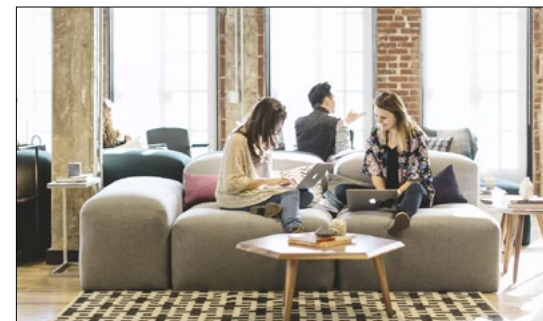
Co-working space view



Overall design



WeWork lounge space
Washington, D.C.



WeWork lounge space
Washington, D.C.



WeWork shared desk work space
Washington, D.C.



Sweet Donkey Coffee shop
Roanoke, Virginia



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Preliminary Design Concept 2
March 13, 2018
Perspective, Axon, and Precedent Images

PRELIMINARY DESIGN CONCEPTS

Preliminary Design Concept 3: Continuing Education and General Store

Design Description:

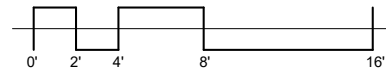
Concept 3 transforms the Dante Depot into a flexible community meeting space with a large general store and visitor center, providing an opportunity for visitors and the surrounding community to engage into the local culture of Dante. Customers experience a friendly, genuine ambiance of the Depot general store while the surrounding community have a large meeting space socialize and collaborate within.

Using the west entrance, visitors enter into the large general store that could supply local food items, artisan crafts, or general goods. This retail space creates an opportunity for neighboring communities to collaborate to provide a unique shopping experience that represents the talent of the local area. The Dante community, and neighboring communities, will be able to showcase their works, talents, and culture within this general store.

The community meeting space is located near the playground (east portion of building) and the ADA-compliant ramp. This meeting space would provide an opportunity for students, professionals, or anyone within the surrounding communities to continue their education or to collaborate freely. Flexible seating and tables are available so that users may rearrange seating configurations to best suite their meeting needs. Large presentation screens would provide the opportunity for presentations about potential trail heads, hikes, or the history of Dante and coal mining communities. Technology stations with computers and power outlets would also be available to accommodate the individuals. This large meeting space could also host large events since the furniture may be stored and the space is near the outdoor platform and playground. Users would be able to conveniently move from the outdoor activity into the indoor venue.

Inspiration for the interior design of the space is drawn from precedent images of historic general stores throughout the Appalachian mountains. Other general stores integrate local goods in a way that preserves the culture and historic integrity of the region. Simple wooden shelves display arts or locally crafted goods. The rustic atmosphere provides multiple rows of displayed goods, with little open space, which allows visitors to become surprised on finding a unique item at every turn. The simple, raw architectural and furniture elements used, like weathered wood, create a unique and timeless aesthetic. Furniture and material selections can also inspired by the elements of Dante's history as a former railroad and mining community.

The following pages contain a floor plan, perspective, and precedent images.



This community center aims to immerse its users into the culture of Dante with a general store of local goods, visitor information, and a multi-purpose room. The multi-purpose room will host presentations for visitors and provide continuing education opportunities within the community.

Perspective Viewshed

Space Dimensions:
 General Store: 574 ft.², 8 People
 Continuing Education: 639 ft.², 21 People
 Storage: 100 ft.², 1 Person
 Restrooms: 60 ft.², 1 Person



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Dante, VA:
 Conceptual Redevelopment of the Dante Depot

Preliminary Design Concept 3
 March 13, 2018
 Floor Plan



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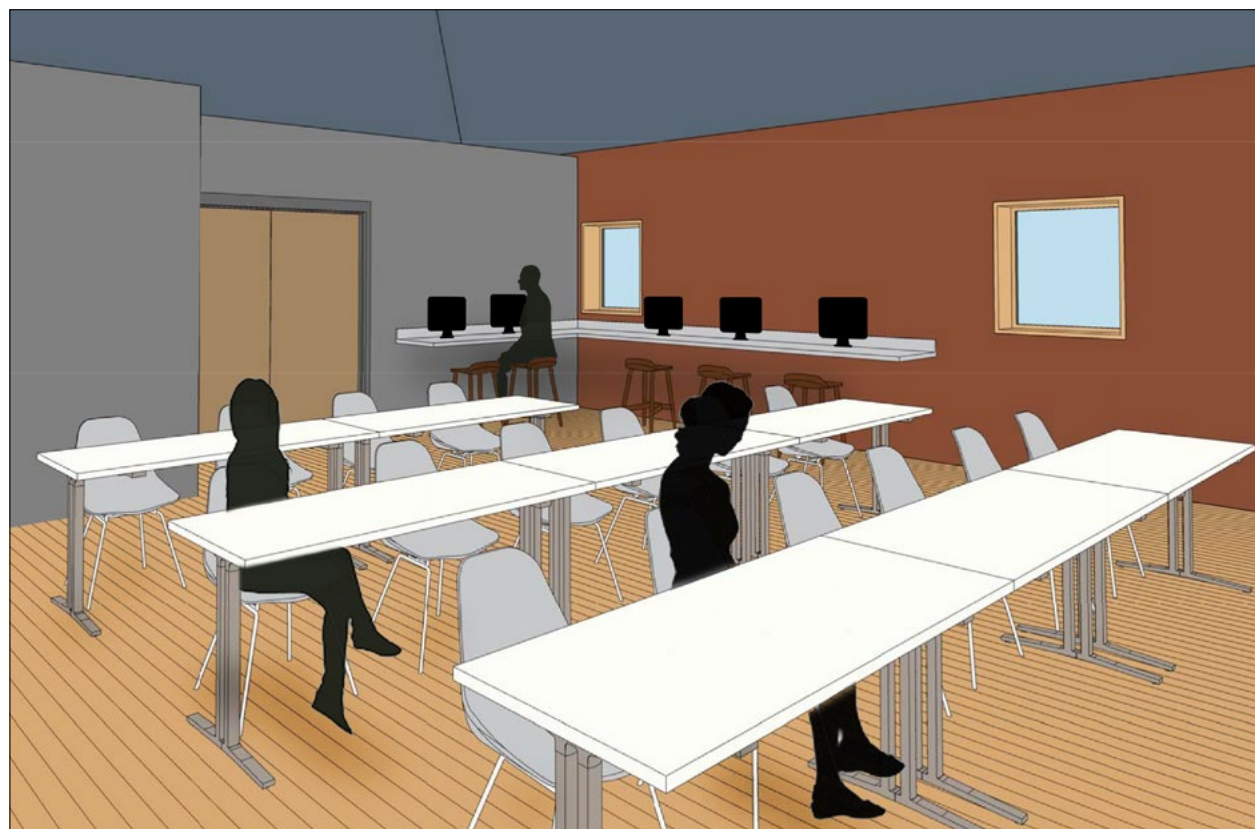
Convenience store aisle with general store aesthetic



Convenience store aisle



Store shelving



Continuing education room view



Overall design



Check-out counter



Store display



Convenience store aisle with general store aesthetic

Dante, VA:
Conceptual Redevelopment of the Dante Depot

Preliminary Design Concept 3
March 13, 2018
Perspective, Axon, and Precedent Images

PART 3:
APPENDIX

CASE STUDIES: TRAIN DEPOT RESTORATIONS

Summary

The following train depot restoration case studies provide insight into other historic depot restorations in Virginia. After reviewing the case studies below, certain strengths and weaknesses should be considered when restoring the Dante depot.

Strength: Sensitivity to Historical Character

One of the most prominent strengths is maintaining the historic qualities of the structure, while still being able to introduce new uses. The addition of fencing along the railroad is crucial because Dante is required by CSX Railroad to have a safety fence between the depot and the railroad tracks. Fence style is important to consider because it should remain true to the historic character of both the exterior and interior of the renovated depot. For example, the Culpeper and Chatham depots have fences that are historically accurate and resemble the original depot's design.

Strength: Relationship to Surrounding Features

Improving the relationship between the depot and its surrounding features is important in Dante to facilitate community interaction. Paint Bank Depot Lodge and the Purcellville depot are exemplary because they connect the community by immersing visitors in local culture. Purcellville's formal outdoor space guides people to the depot and encourages visitors to use the Washington and Old Dominion biking trail while Paint Bank's adjacent general store and restaurant provide people the opportunity to purchase local crafts.

Weakness: Inappropriate Use of Modern Construction Materials

The most common weakness in the case studies was the inappropriate or excessive use of drywall and other modern construction materials. Without careful material considerations, these new materials disguise the depot's historical character. The Chatham depot used drywall, carpet, an acoustical drop ceiling, and fluorescent lights that take away from the interior historical aesthetic and does not reflect the original appearance of the room.

Weakness: Pedestrian Safety, Parking, and Accessibility

Parking and accessibility to the various depots were an important factor to consider. While a portion of the depots have parking, they often lack a crosswalk or other considerations for pedestrian safety. For example, the Rural Retreat depot does not incorporate a buffer between the building and the parking lot across the street. The Americans with Disabilities Act (ADA) is a federal law that requires all buildings to have appropriate access for people with a wide range of disabilities. The Winchester Little Theatre does not provide a ramp or entry path that complies with ADA standards. The addition of an ADA ramp, appropriate door and corridor widths, surface heights, and parking are examples of necessary considerations for the Dante depot.

Chatham Depot

Location: 340 Whitehead St, Chatham, Virginia

Built: 1919

Closed: 1975

Renovated: 2007

\$1.4 million total project (\$1.1 million from VDOT, \$300,000 from matching funds)

Current uses include:

- + Museum and library
- + Meeting space (up to 100 people)
- + Public space

Strengths:

- + Features a bicycle rack, outdoor benches, and ADA ramp
- + Roof restored to original design
- + Restored fence between depot and railroad track, while maintaining exterior aesthetic
- + Covered observation area to watch trains that matches the design of the depot
- + Maintained historic wood floors in some areas of the depot

Weaknesses:

- + Use of dry wall on the interior covers original materials
- + Addition of acoustic tiles and fluorescent light fixtures
- + Modern ADA ramp is in stark contrast to railing on the train observation deck
- + Addition of carpet in some areas of the depot



Depot aerial



Historical image, 1920, and original railing style



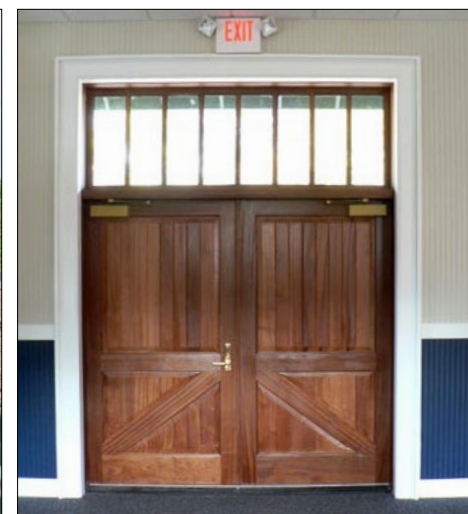
Renovated exterior with new signage, roof, and supports



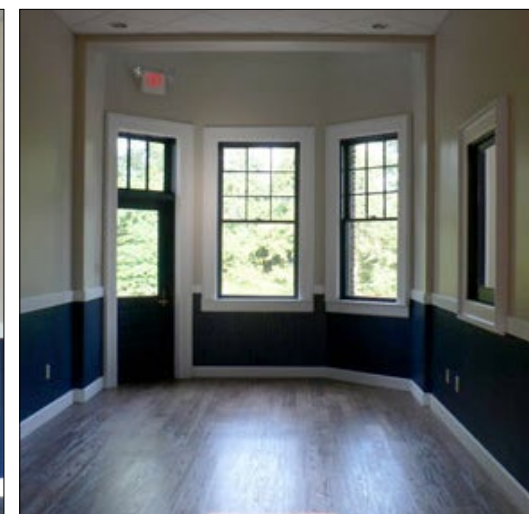
Pre-renovation with collapsed roof



Modern ADA ramp railing does not match other fencing styles used around the structure



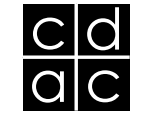
Interior entrance doors and period paneling



Interior view; drywall over original materials



Interior view; variety of outlet placements and dropped ceiling



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Train Depot Restoration Case Studies
Chatham, VA

Orange Depot

Location: 122 E Main St, Orange, VA

Built: 1910

Closed: 1979

Renovated: 1997

\$700,000 grant amount

Current uses include:

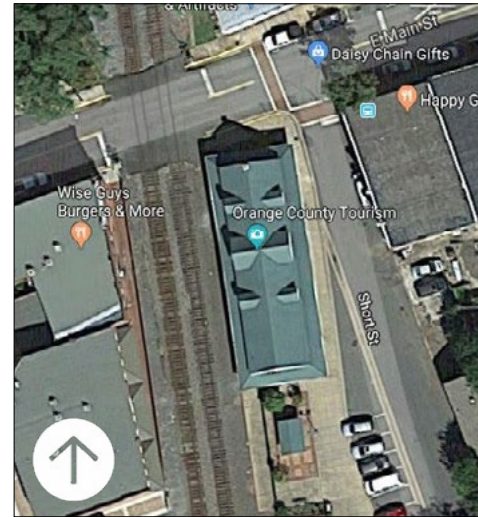
- + Community meeting space (up to 10 people, large gathering space available)
- + Orange County Department of Tourism and Visitors Bureau offices

Strengths:

- + Original doors, windows, and millwork have been restored to match original integrity
- + Elevated freight flooring and exterior freight platform removed to create leveled floor plan similar to original proportions
- + Benches located around exterior are well-designed and add to intent of the renovation

Weaknesses:

- + No safety fence between depot building and active railroad tracks
- + Exposed HVAC equipment detracts from the buildings overall historical exterior aesthetic
- + Minimal parking available



Depot aerial



Historical image, 1969



Depot adjacent to railroad tracks without safety fencing



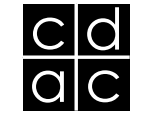
Depot adjacent to surrounding buildings; pedestrian friendly



Lack of safety fence; required in Dante by CSX Railroad



Interpretive signage, roof supports, benches, and planters create interactive outdoor space



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Train Depot Restoration Case Studies
Orange, VA

Rural Retreat Depot

Location: 105 W Railroad Ave, Rural Retreat, VA

Built: 1856 (by VA&TN Railroad)

Closed: Early 1970's

Renovated: 2012-2017

Reopened: 10/14/2017

\$500,000 (11% grants, 89% donation)

Current uses include:

- + Museum
- + Event space (up to 80 people)
- + Farmers market
- + Education venue

Strengths:

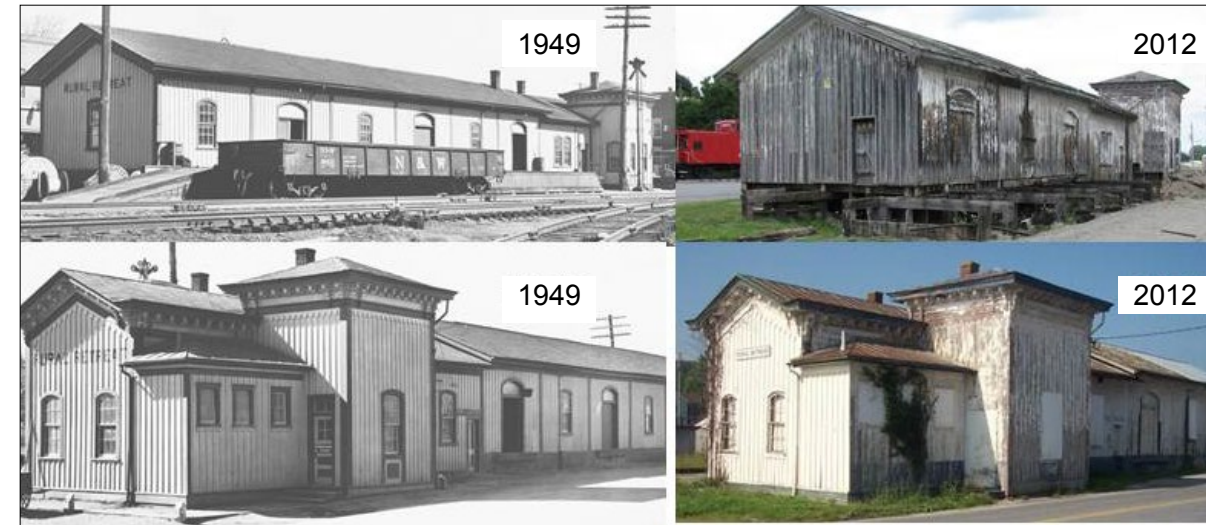
- + Picnic tables available to accommodate farmers market customers
- + Open plan concept for ease of accessibility
- + Lighting similar to original design
- + Outside decks to watch trains go by
- + Ornamental fencing along railroad

Weaknesses:

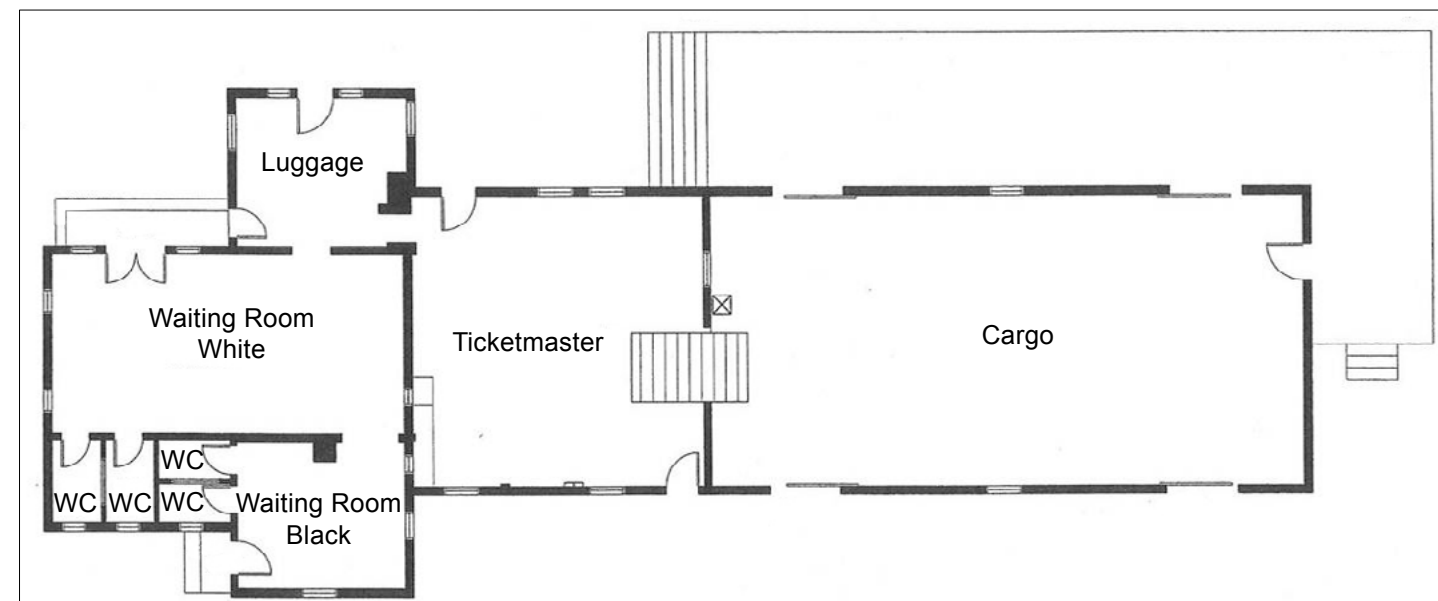
- + Lacks material variation
- + No pedestrian crosswalk from parking to depot
- + Did not consider surrounding landscape; no landscaping, pavers, or formal outdoor gathering spaces



Depot aerial



Transformation over 63 years



Original floor plan



Interior option: farmers market during colder months



Interior option: education venue



Outdoor farmers market



Renovated exterior featuring picnic tables and flag pole

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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Train Depot Restoration Case Studies
Rural Retreat, VA

Purcellville Train Station

Location: 200 N 21st St, Purcellville, VA

Built: 1904

Closed: 1968

Renovated: 1999

\$200,000 grant from VDOT, \$200,000 from unknown source (Washington Post, 1994)

Current uses include:

- + Restroom facilities
- + Public meeting space (up to 99 people)
- + Small kitchen area

Strengths:

- + Trailhead for W&OD trail; intentional connection to trail and exterior
- + Access to restrooms from exterior, exterior water fountain, and bicycle racks
- + Landscaping around depot

Weaknesses:

- + Use of dry wall on the interior covers original materials
- + Lack of interior character in portions of depot
- + Exterior and interior aesthetics do not match



Depot aerial



Historical image, date unknown



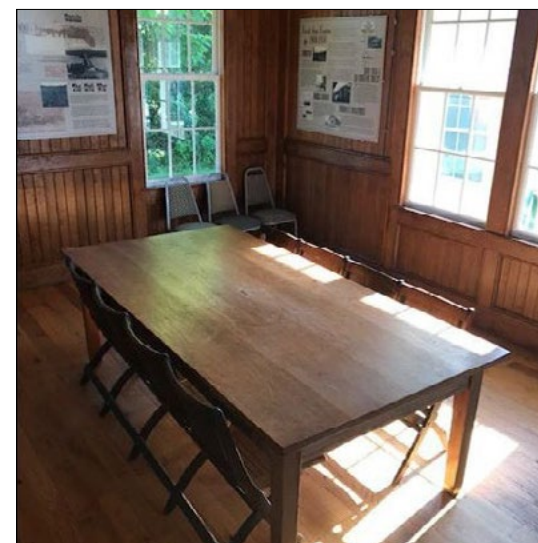
Exterior restroom access and water fountain access



Additional amenities: bicycle racks, water fountain, and benches



Large meeting room; blinds to control lighting and storage space for chairs and tables



Small meeting room; display space on walls



Unique marketing opportunities (Virginia Tourism Corporation)

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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Train Depot Restoration Case Studies
Purcellville, VA

Culpeper Train Depot

Location: 111 South Commerce Street, Culpeper, VA

Built: 1874

Closed: 1904

Renovated: 2003

\$700,000 grant from VDOT

Current uses include:

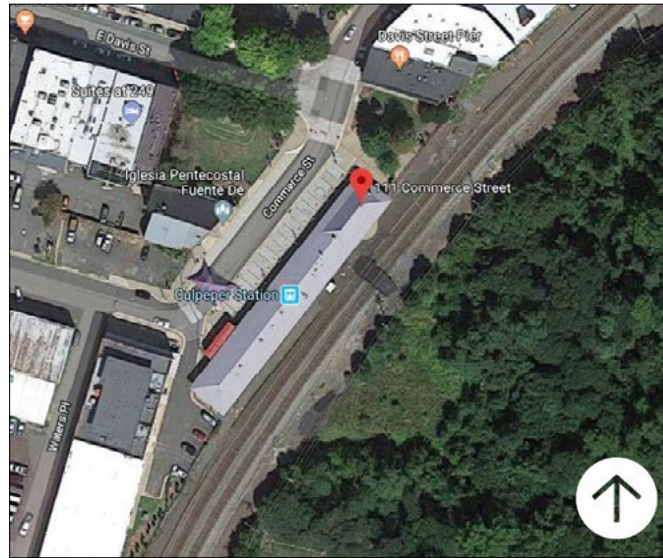
- + Unmanned Amtrak Station with lobby
- + Offices for Culpeper Chamber of Commerce
- + Museum of Culpeper History and exhibition space

Strengths:

- + Restored to keep historical context; interpretive signage, roof style, millwork, supports, and chimneys
- + Continued use as passenger station
- + Fence style increases pedestrian safety
- + Fence coordinates with architectural character
- + Features a full kitchen
- + At one point in time had moveable partitions, now sectioned off different exhibit space

Weaknesses:

- + Lack of transition from “platform” into train car
- + Dry wall inside covers original materials



Depot aerial



Historical image, 1910



Functioning Amtrak station



Historical image, date unknown



Interior museum with rotating exhibits and adjustable light fixtures (left)



Outdoor gathering space for large special events



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Train Depot Restoration Case Studies
Culpeper, VA

The Winchester Little Theatre - Former Pennsylvania Railroad Freight Station

Location: 315 W Boscawen St, Winchester, VA

Built: 1895

Closed: date unknown

Renovated: date unknown (Little Theatre moved into building in 1974)

Renovation Includes:

- + Local theatre (seats 99 people)
- + Child care center

Strengths:

- + Unique, successful reuse
- + Reuse encourages community interaction
- + Maintained historic context
- + Features original exterior lighting

Weaknesses:

- + Signage has not been updated and lacks character
- + No ADA access; no ramp
- + Gutter and HVAC equipment detract from exterior appearance and makes it look cluttered



Depot aerial



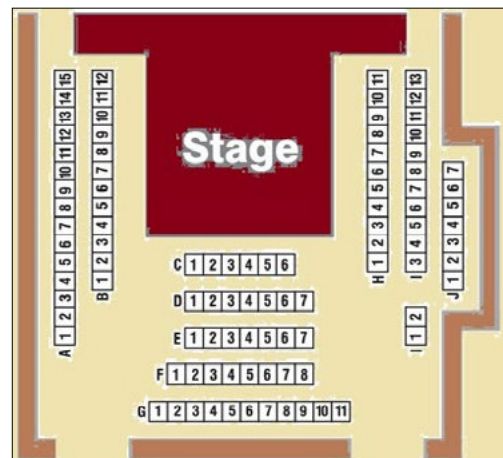
Entrance view



Original platform and stairs adjacent to tracks



Signage for Winchester Little Theatre



Stage floor plan



Interior theatre set



Interior theatre set



Depot view from street; window arches and porch



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Train Depot Restoration Case Studies
Winchester, VA

Paint Bank Depot Lodge

Location: VA-311, Paint Bank, VA

Built: 1909

Closed: date unknown

Tracks Removed: 1930's

Renovated: date unknown

Current uses include:

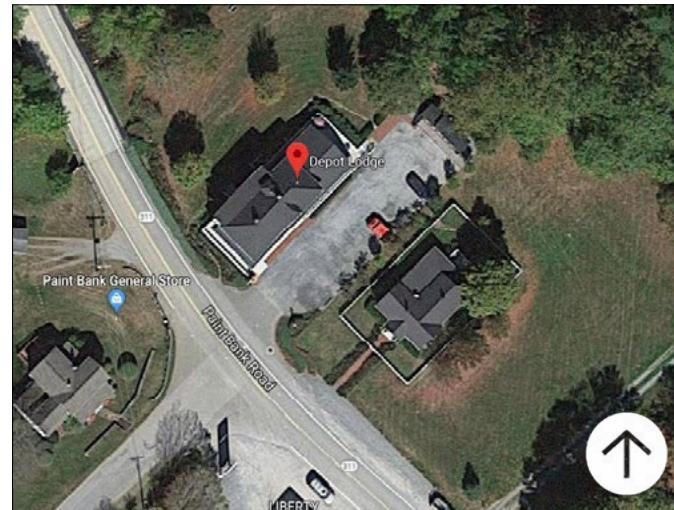
- + Lodging Space (can sleep 12 people):
 - 4 Bedrooms
 - 1 Master Bedroom
- + General Store & Restaurant within walking distance

Strengths:

- + Creative reuse of the depot; encourages guests to immerse themselves into local culture
- + General store and restaurant across the street from the lodge, but still within walking distance
- + Railroad car used as optional guest lodging space, which is a unique experience

Weaknesses:

- + Exterior finishes do not inform visitors of historic context
- + Shortage of railroad history
- + Needs crosswalk for pedestrians to restaurant and general store across the street



Depot aerial



Depot Lodge (left) adjacent to surrounding houses (right)



Architecturally unique from other depots due to the porches and multiple levels. Lodge view (left) as seen from VA-311



Train car (far right) and railroad signage



Train car guest room interior



Original sliding doors used in rooms



Typical guest room interior using rustic materials



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Train Depot Restoration Case Studies
Paint Bank, VA

SUN STUDIES

Summary

The following set of images demonstrates how the sun can be expected to impact the Dante Depot during the following times of the year:

Spring Equinox	March 20
Summer Solstice	June 21
Fall Equinox	September 21
Winter Solstice	December 21

Of particular interest, the sun studies indicate the quality of natural light that could be expected to enter through the existing windows to illuminate interior spaces. Due to the Dante depot's general east-west orientation, the interior spaces will experience moderate to strong natural light throughout the year. The south-facing windows will see strong natural light in the winter, with an added benefit of passive solar heating.

SOUTHEAST CORNER



SPRING EQUINOX

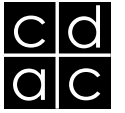
MARCH 20

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SOUTHWEST CORNER



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Sun Studies
Spring Equinox: March 20

SOUTHEAST CORNER



SUMMER SOLSTICE

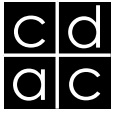
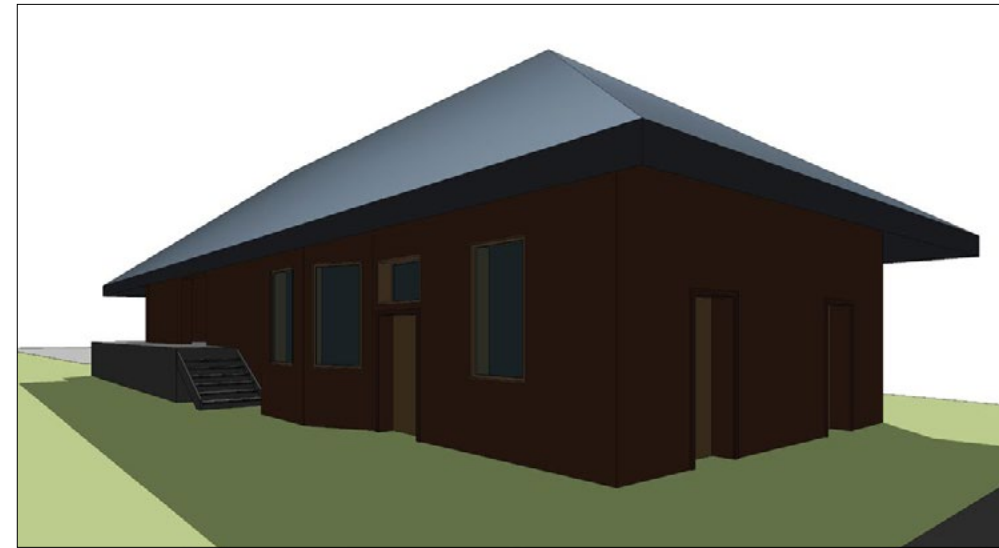
JUNE 21

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SOUTHWEST CORNER



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Sun Studies
Summer Solstice: June 21

SOUTHEAST CORNER



FALL EQUINOX

SEPT. 20

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SOUTHWEST CORNER



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Sun Studies
Fall Equinox: September 20

SOUTHEAST CORNER



WINTER SOLSTICE

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SOUTHWEST CORNER



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Dante, VA:
Conceptual Redevelopment of the Dante Depot

Sun Studies
Winter Solstice: December 21



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0 60 120 180 Feet

Dante, VA:
Conceptual Redevelopment of the Dante Depot

Soil Tests
Soil Sample Locations

SOIL TESTS

Results: Sample 1

Lab ID: 18-17855

2018-07-03

VPI & SU CAMPUS / 911

Virginia Cooperative Extension Soil Test Report

Questions? Contact:

Virginia Tech Soil Testing Laboratory
145 Smyth Hall (0465)
185 Ag Quad Ln
Blacksburg, VA 24061
www.soiltest.vt.edu

SEE NOTES:

1 19

at www.soiltest.vt.edu under Report Notes

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SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
DANT1										

LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	35	182	6028	664	9.1	18.5	0.4	7.3	0.5	
Rating	M+	H-	VH	VH	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	7.4	6.60	18.0	0.0	100.0	83.5	15.2	1.3	

FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: FLOWER GARDEN (211)

619. Lime recommendations: NONE NEEDED.

991. "Explanation of Soil Tests, Note 1" and other referenced notes are viewable at www.soiltest.vt.edu under Report Notes.

222. FERTILIZER RECOMMENDATIONS: Apply 4 lbs (9 cups) of 5-10-5 per 100 square feet. For additional information on fertilization, see Note 19.

SOIL TESTS

Results: Sample 2

Lab ID: 18-17856

2018-07-03

VPI & SU CAMPUS / 911

Virginia Cooperative Extension Soil Test Report

Questions? Contact:

Virginia Tech Soil Testing Laboratory
145 Smyth Hall (0465)
185 Ag Quad Ln
Blacksburg, VA 24061
www.soiltest.vt.edu

SEE NOTES:

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at www.soiltest.vt.edu under Report Notes

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SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
DANT2										

LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	37	225	8219	834	6.1	12.0	0.1	1.7	0.6	
Rating	H-	H	VH	VH	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	7.3	6.60	24.2	0.0	100.0	84.6	14.2	1.2	

FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: FLOWER GARDEN (211)

619. Lime recommendations: NONE NEEDED.

991. "Explanation of Soil Tests, Note 1" and other referenced notes are viewable at www.soiltest.vt.edu under Report Notes.

223. FERTILIZER RECOMMENDATIONS: Apply 2 lbs (4 1/2 cups) of 10-10-10 per 100 square feet. For additional information on fertilization, see Note 19.

SOIL TESTS

Results: Sample 3

Lab ID: 18-17857

2018-07-03

VPI & SU CAMPUS / 911

Virginia Cooperative Extension Soil Test Report

Questions? Contact:

Virginia Tech Soil Testing Laboratory
145 Smyth Hall (0465)
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Blacksburg, VA 24061
www.soiltest.vt.edu

SEE NOTES:

1 19

at www.soiltest.vt.edu under Report Notes

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SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
DANT3										

LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	6	140	2385	450	1.5	18.3	1.0	21.8	0.1	
Rating	L	M	VH	VH	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	6.6	6.29	8.6	7.6	92.4	68.9	21.5	2.1	

FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: FLOWER GARDEN (211)

619. Lime recommendations: NONE NEEDED.

991. "Explanation of Soil Tests, Note 1" and other referenced notes are viewable at www.soiltest.vt.edu under Report Notes.

221. FERTILIZER RECOMMENDATIONS: Apply 4 lbs (10 cups) of 5-10-10 or 2 lbs of 10-20-20 per 100 square feet. For additional information on fertilization, see Note 19.

SOIL TESTS

Results: Sample 4

Lab ID: 18-17858

2018-07-03

VPI & SU CAMPUS / 911

Virginia Cooperative Extension Soil Test Report

Questions? Contact:

Virginia Tech Soil Testing Laboratory
145 Smyth Hall (0465)
185 Ag Quad Ln
Blacksburg, VA 24061
www.soiltest.vt.edu

SEE NOTES:

1 19

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SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
DANT4										

LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	21	192	9475	546	10.6	11.6	0.1	1.9	0.6	
Rating	M	H-	VH	VH	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	8.0	6.60	26.1	0.0	100.0	90.5	8.6	0.9	

FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: FLOWER GARDEN (211)

619. Lime recommendations: NONE NEEDED.

630. Soil pH needs to be lower. So first, do NOT apply any liming material, including wood ashes. To help reduce the pH, do one of the following. OPTION #1 - Apply 10 pounds of aluminum sulfate per 100 square feet. OPTION #2 - Apply one and a half pounds of elemental ("free"/85-100% pure) sulfur (as a fine powder, called "flowers of sulfur") per 100 square feet. Preferably, mix either one into the soil, and retest the soil after 4 to 6 months to determine if further applications are needed. Option #2 works slower, but is longer lasting, and safer, especially for blueberries. Option #1 works faster and is better for obtaining blue hydrangeas. Take care not to over apply either one to existing plants, and it is safest to apply no more than 5 pounds of aluminum sulfate per 100 square feet per month until the full amount has been applied.

991. "Explanation of Soil Tests, Note 1" and other referenced notes are viewable at www.soiltest.vt.edu under Report Notes.

222. FERTILIZER RECOMMENDATIONS: Apply 4 lbs (9 cups) of 5-10-5 per 100 square feet. For additional information on fertilization, see Note 19.

MEETING NOTES

Stakeholder Input Session: December 14, 2017

Dante Rescue Squad Building

Dante, Virginia

Depot Initial Ideas

- Historical landmark
- Food service need
- Tied in with the playground that is being implemented on 12/20-12/21(see CDAC downtown master plan)
- Want seating to overlook playground
- Sustainability focus
- “Rebuilding a community”
- Restaurant
- Food truck
- Maintain coal camp character
- Visitor’s Center
 - Brochures
 - Interpretive panels
 - Artisan/ craft goods
 - Retail/ produce
 - Outdoor gear
- Layer multiple uses under the same roof
 - Tangent Outfitter: Pembroke, VA
 - Draper Mercantile: Draper, VA
 - Floyd Country Store: Floyd, VA
 - Cass Scenic Railroad: Cass, WV
 - Harvest Table: Meadowview, VA
 - Paint Bank General Store and Gift Shop: Paint Bank, VA
- Public restrooms readily available
- Case studies for depot renovations
 - <https://blog.virginia.org/2017/10/train-depots-part-1/>
 - <https://blog.virginia.org/2017/11/train-depots-part-2/>
 - <https://www.virginia.org/listings/HistoricSites/TheDepot/>
 - <http://www.depotmaps.com/>
 - Abingdon, Virginia
 - North Tazewell
 - Cambria, Virginia
 - Pulaski, Virginia
 - Bramwell, West Virginia
 - Coeburn, Virginia
 - Dungannon, Virginia
 - Pamplin, Virginia
 - Luray, Virginia

MEETING NOTES

- <https://downtownluray.com/restored-train-depot/>
- Rural Retreat, Virginia
 - <https://theruralretreatdepot.com/>

Arty Lee School Initial Ideas

- Originally an African American school, later integrated
- Arty= Artimus; Community Leader
- Lee= Coal company employee (Lee Long)
- Would like to keep some parts of the building
- Creek runs by site; educational opportunities
- Nature center
- Satellite environmental education campus from Wetland Estonoa (in St. Paul)
- Ballfield is “a memorial to the workers who constructed the Sandy Ridge tunnel”
 - Tunnel constructed in 1914
 - 2 miles long through the mountain near the ball field and school
 - Newspaper article cites length at “8,000 ft.”
- Need a walking trail
- Ballfield needs to remain a functioning ballfield
- Little/ tiny houses/ affordable housing

67

Steam Building Initial Ideas

- Property owner is still interested in doing something with the property
- 3 rooms; 2 small, 1 large
- Brewery/ distillery
- Community room/ meeting spaces associated with the Museum
- Would be nice to have an economic development component

MEETING NOTES

Preliminary Design Presentation: March 13, 2018

Dante Rescue Squad Building

Dante, Virginia

Likes

- Seating near playground
- Like the idea of co-work space, “but not here (Dante).”
- Restroom access from the outside and after normal business hours
- Vestibule near restrooms; add water fountain
- Coffee service but...
 - Locate within the general store
 - Does not need to have a barista making specialty drinks
 - Air pots could be set out with rotating roasts/ tea, milk, sugar
 - Sell a small selection of whole beans
- Restaurant (Concept 1)
- Walk-up service from the outside; possibly integrated into the window alcove on the back of the building
- Hostess stand (Concept 1); slide to front door
- Ramp (Concept 3), if space allows
- Food truck; refine its parking spot in relation to interior layout, ramp, parking, and playground

Dislikes

- Co-work space; Arty Lee would be more appropriate if the school was renovated
- Educational space; also, more appropriate for Arty Lee school if it was renovated

What's Missing

- Need a big, interior space in the community for large gatherings, weddings, family reunions, etc.; a redevelopment Arty Lee site could fill this role
- Office space
 - Spearhead Trails (ideal in the long-term)
 - VISTA worker
 - Dante Community Association volunteer

Reorganization

- Restaurant
 - Accepts EBT program

MEETING NOTES

business in St. Paul

- Generally, down-scaled
- Yes-seating

Other

- Must maintain 16' wide truck access for CSX between playground and depot
 - Adjust ramp accordingly
- Do it all....no seriously...do it all.
 - The space should be layered with multiple uses in the same space. See comments above about the coffee service
- Locate kitchen on upper level?