

Marion, VA: Octagon House  
Barn Complex Conceptual Design



Prepared for the Octagon House Foundation  
February 2019

Marion, VA: Octagon House  
Barn Complex Conceptual Design

Project funding provided through:



Marion, VA: Octagon House  
Barn Complex Conceptual Design

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**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.

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Marion, VA: Octagon House  
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**ACKNOWLEDGMENTS**

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

**Derek Orr**

President, Octagon House Foundation

**Ken Hall**

Octagon House Foundation

**Nancy Smith**

Octagon House Foundation

and

**Those who volunteered time for the betterment of their community**

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## PROJECT DESCRIPTION

### Project Overview

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

The EPA Assessment Grant provides funding for CDAC to help communities determine if a site is contaminated (and if so, with what), and then to plan for the possible redevelopment of that site through conceptual design development. 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.”

The current property owned by the Octagon House Foundation is about 1 acre in size and is located at the corner of Thomas Bridge Road/VA 657 and Octagon House Rd. Several adjacent and nearby properties were included in the planning for their vision of the Octagon House. At the request of the Octagon House Foundation, one adjacent property located at the rear of the property (Richardson Property), two properties just behind the adjacent property (another Richardson property and then an Evans property), and the two properties across Octagon House Road were included when creating the conceptual site master plan in a previous project. The Thomas Cemetery was also included. This public cemetery, is located within walking distance down the street from the Octagon House and contains the Thomas family graves.

CDAC previously worked with the Octagon House Foundation through a Virginia Department of Forestry Urban & Community Forestry grant to develop a conceptual site master plan for the Abijah Thomas House (herein referred to as the Octagon House) including its current grounds and surrounding properties, which the Octagon House Foundation intends to purchase in the future. The conceptual site master plan depicts the Octagon House Foundation's vision for a historical, educational, and cultural attraction. CDAC also explored opportunities to link the Octagon House to regional trail networks such as the Appalachian Trail and the Gorge Trail.

## PROJECT DESCRIPTION

The Octagon House Foundation is interested in purchasing adjacent properties in order to fulfill their vision for a historical, educational, and cultural attraction. The property was previously operated by an apple orchard company and included a gas pump. Consequently, CDAC provided an opportunity to conduct a Phase I environmental site assessment (ESA) followed by the creation of a conceptual redevelopment plan through the EPA Brownfields Assessment grant that CDAC received by working with representatives of the Foundation. Cardno, an environmental consultant working with CDAC, conducted the ESA. Through a previous project, CDAC worked with the Foundation to develop a site master plan. The focus of this project was to recreate the historic barns that were proposed in the master plan as event spacing and on-site lodging.

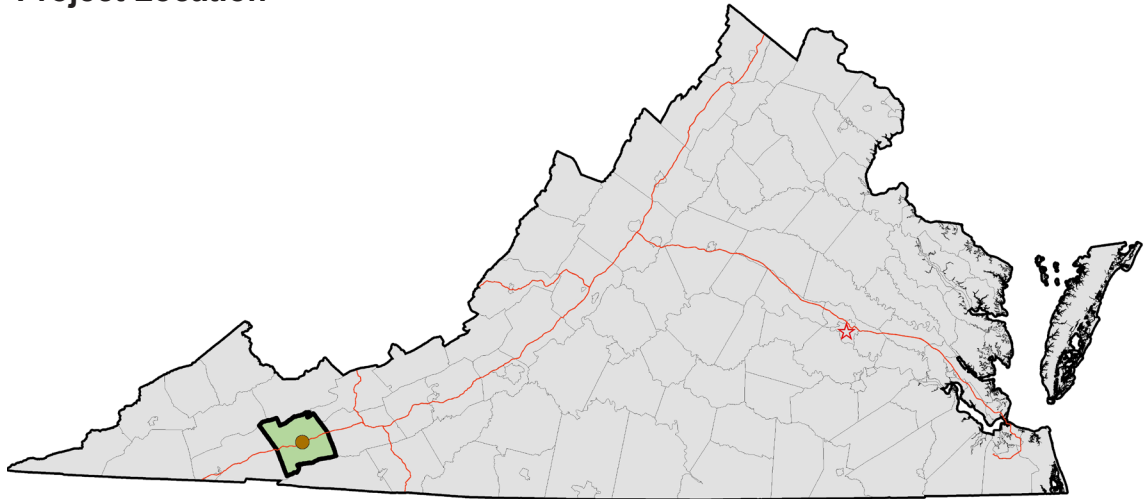
The grant does not require cleanup, but rather is an opportunity to work with the stakeholders committee to develop conceptual redevelopment plans that help create a vision for the property's future.



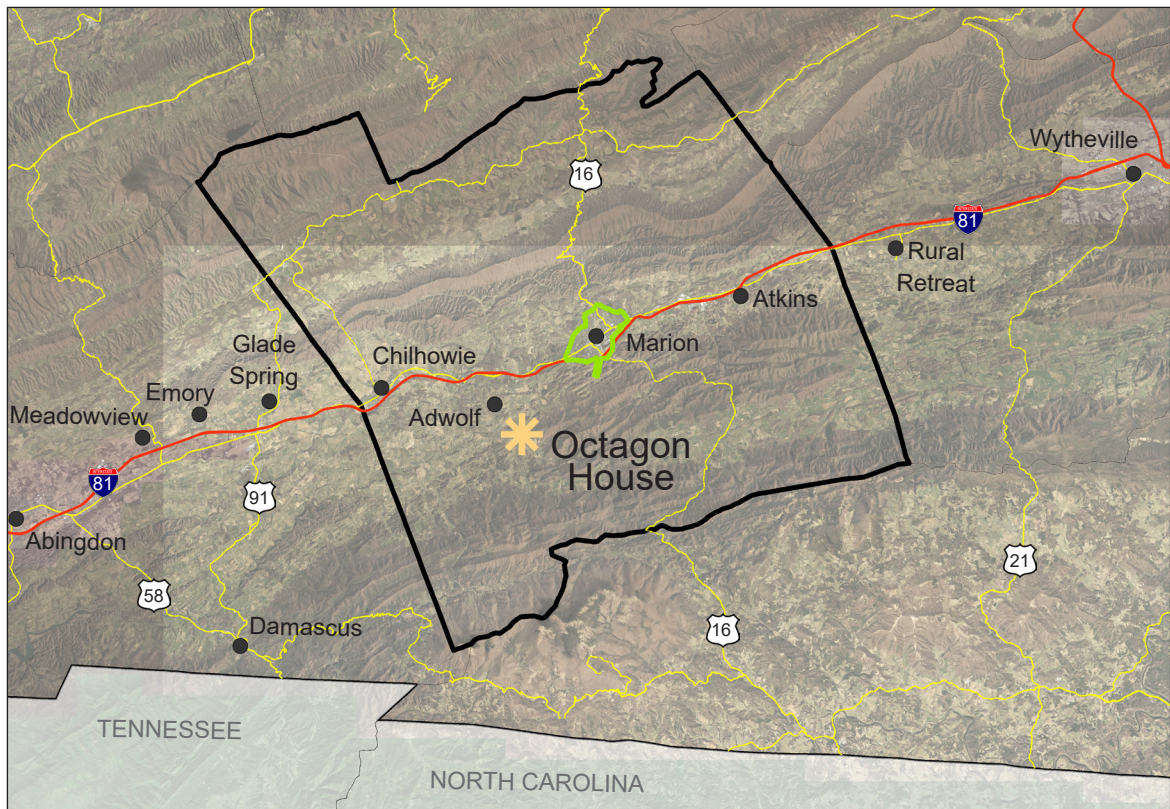
Marion, VA: Octagon House  
Barn Complex Conceptual Design

**PROJECT DESCRIPTION**

**Project Location**



The Octagon House is located in Smyth County in southwest Virginia (above), and is easily accessible from Interstate 81.



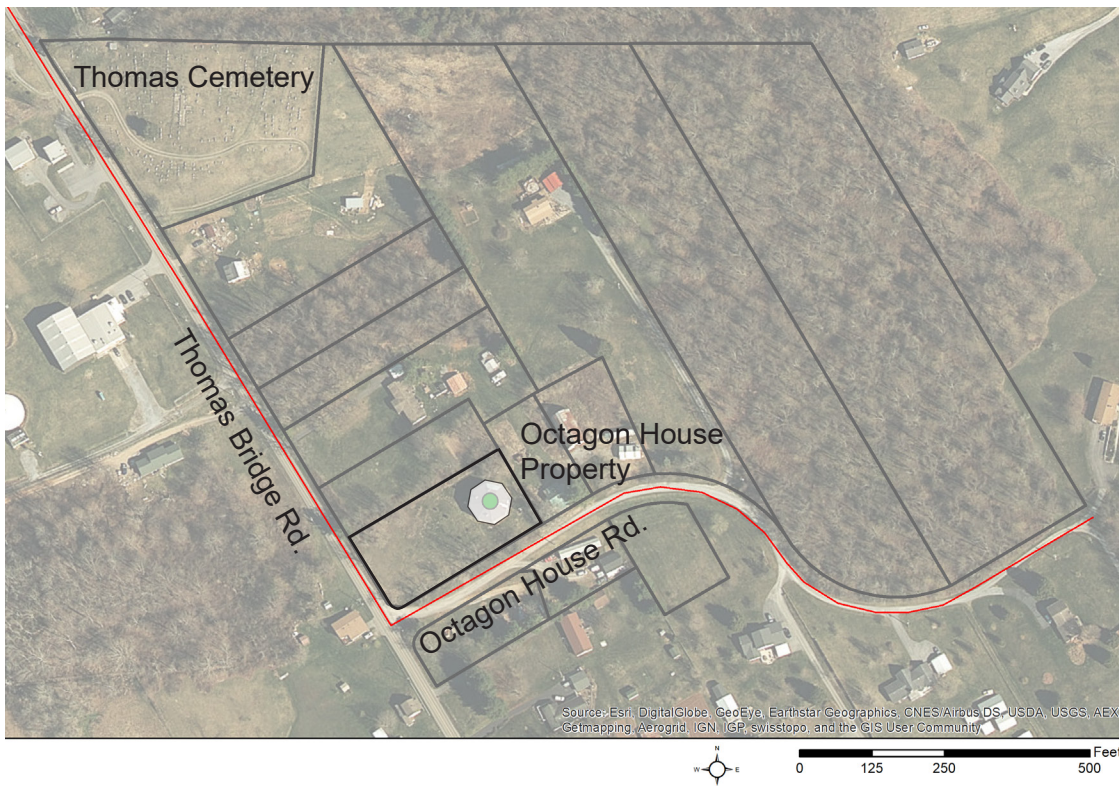
Marion, VA: Octagon House  
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**PROJECT DESCRIPTION**



The property is a 15 minute drive southwest of Marion, VA. The house is located on 1 acre parcel owned by the Octagon House Foundation at the corner of Thomas Bridge Road and Octagon House Road shown below. Potential adjacent properties to be acquired by the Foundation are outlined below.

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## PROJECT DESCRIPTION

### Background of the Abijah Thomas House

The Abijah Thomas House is an octagon house, which was a part of the trend of octagon architecture of 1850s America. The house was completed in 1858 for Abijah Thomas of Smyth County, who was a property, slave owner, and owner of Holston Woolen Mills and a pig iron furnace also in the Smyth County area. The house and property around it consisted of 400 acres and was assessed at being worth \$5,000 in 1857.

Encompassing nearly 6,000 square feet, the house is the largest remaining octagon house in Virginia. The building consists of seventeen rooms, ten closets, and a storage room. The exterior walls are made of brick, which were made by slaves on the property. The structure consists of a handmade brick exterior with interior post and beam construction, with the addition of iron plates to strengthen connections. Interior design-wise, the house features beautiful faux marbleizing, stenciling, and graining throughout the interior, with classic federal architecture combined with early Victorian architecture and design. The home, which is listed on the national historic landmark register, is rare, not only in Virginia, but in antebellum architecture altogether.

Originally inhabited by Abijah and his family, the house passed out of the hand of the Thomas family after Abijah and his wife Priscilla died. The home was eventually purchased and used as a barn by the Bonham Brothers Apple Orchard Company. Long-term vacancy has taken a substantial toll on the building though recent engineering reports have determined that the building remains structurally sound to this day.

The house sat abandoned for many years and now it is hoped that the process of rehabilitating the house can begin. The Octagon House Foundation and CDAC want the site to reflect some of the history of Smyth County, drawing people from all over the world to see the unique home.

In the spring of 2014, Virginia Tech Professor Lisa Tucker's Interior Design Studio developed ideas for reuse of the structure and corresponding interior design furnishings and finishes.

In 2018, CDAC developed a conceptual site master plan with funding from the VA Department of Forestry's Urban & Community Forestry grant program.

## Project Description

### Design Process

The CDAC team had the opportunity to visit the Octagon House property on September 12, 2018. The team met with Derek Orr of the Octagon House Foundation. During this visit the team toured the Octagon House, taking note of surrounding residential housing, and possible connections to future trails. The interior of the Octagon House gave the CDAC team a better understanding of the architecture and stylistic properties that could be incorporated into the proposed barn complex designs. The team also took interior and exterior dimensions of the existing barn located on the property for reference.



The CDAC team visited the Octagon House property for the first time on September 12, 2018. Haley Twillman (left), Jennalee Rowden, Jessica Peterson, Kontessa Roebuck, and Lisa Tucker (far right) get a quick history of the Octagon House by Derek Orr (second from right).

Marion, VA: Octagon House  
Barn Complex Conceptual Design

## PROJECT DESCRIPTION

The team returned on October 17, 2018 to present preliminary design concepts. CDAC's presentation included two concepts for an event and lodging barn. CDAC project manager Nick Proctor facilitated a discussion with stakeholders in order to reaffirm the organization's vision for the new structures, define parameters to measure success, and what specific design elements they felt would move the Foundation closer to achieving their long term expansion goals. Diagrams, early drawings, and input from the stakeholders, created a comprehensive foundation that the CDAC team used to help further develop a final concept. Following the presentation, stakeholders were encouraged to provide feedback about what they (dis)liked and what they thought might have been missing in each of the two concepts. The CDAC team returned on November 13, 2018 and presented the final design concept for the barn complex .

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



Nick Proctor (right) introduces (left to right) Jessica Peterson, Stephanie Nguyen, and Haley Twillman during the preliminary design presentation on October 17, 2018.



**PART 1:  
FINAL DESIGN CONCEPT**

## FINAL DESIGN CONCEPT

### Design Description

The Octagon House and its restored period-specific surrounding landscape has the potential to be a major historical attraction in the region. With the surrounding structures carefully considered in the design, the entire property has the ability to become a destination for day visitors, hikers from the nearby Appalachian Trail, and history enthusiasts. The current property and adjacent properties (to be acquired in the future) contain large open areas as well as dense hardwood forest. In a recently completed site master plan, supporting structures are located in approximate historical locations. These include two barn structures that flank the center axis of the Octagon House. This barn complex provides intentional spaces for events and lodging opportunities with a mix between public, semi-public, and private rooms.

#### Lodging Barn:

Upon entering, visitors are welcomed to the lodging barn with a beautiful central staircase, welcome area, store, reception desk, and common lounge seating. Day visitors can visit the reception desk to purchase self-guided or guided tour tickets to access the rest of the Octagon House grounds. Basic refreshments and locally made crafts can also be purchased from the store. There is ample gathering space with a common lounge seating area opposite the reception desk as well as behind the staircase. Restrooms, laundry units, and a common kitchen are also located on the first floor.

Overnight lodging is located on the second floor of the lodging barn. There are a total of six rooms, each having its own bathroom and shower. Two rooms are private guest suites with a single large bed. The remaining four are shared guest suites with two separate beds and a bathroom. There is a common lounge space at the top of the stairs where guests can gather at any time.

#### Event Barn:

Designing the event barns with an open concept allows for a variety of events and group sizes for maximum use of the space. The barn's central axis and location of amenities to the perimeter of the building allows users to enjoy a space that is open, flexible, and "grand". The event space has a cathedral ceiling to the roof of the barn, accentuating the architecture of the barn and the open feel for an event. Modular furniture can be placed anywhere in the building based on the size of the event held. Other amenities include a designated corner for a dance floor, restrooms, small catering kitchen, storage, and a bar serving area. Large sliding barn doors lead to a covered outdoor patio with additional seating and a fire pit. Storage for extra furniture is located next door in one of the restored slave quarter buildings.

Additional seating is located on the second floor of the event barn in the form of a U-shaped loft. This unique seating option adds space for an additional 49 seats that overlook the main event space below.

The conceptual site master plan, barn floor plans, and other supporting drawings can be found on the following pages.





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**LEGEND**

- A- Parking
- B- Open Outdoor Space
- C- Lodging Barn
- D- Barn Breezeway
- E- Event Barn
- F- Outdoor Patio
- G- Slave Quarters
- H- Slave Quarters Gardens
- I- Native Fruit Tree Orchard
  - Apple
  - Paw Paw
  - Mulberry
  - Serviceberry
  - Elderberry
- J- Octagon House
- K- Brickyard
- L- Demonstration Barn

--- Existing  
--- To Be Acquired

**Marion, VA: Octagon House Barn Complex Conceptual Design**

Final Design Concept  
Master Plan  
November 13, 2018



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**Space Dimensions:**

<b>Event Barn</b>	
Open Event Space:	1,354 ft <sup>2</sup> ; 78 People
Catering Kitchen:	132 ft <sup>2</sup>
Restrooms:	215 ft <sup>2</sup>
Bar and Storage:	73 ft <sup>2</sup>
<b>Net Total:</b>	<b>1,774 ft<sup>2</sup></b>

**Lodging Barn**

Welcome Area + Store:	117 ft <sup>2</sup>
Reception:	41 ft <sup>2</sup>
Office:	75 ft <sup>2</sup>
Laundry:	36 ft <sup>2</sup>
Communal Kitchen + Dining:	526 ft <sup>2</sup>
Common Lounge Space:	188 ft <sup>2</sup>
Restrooms:	189 ft <sup>2</sup>
Private Guest Suite (ADA): up to 2 people	167 ft <sup>2</sup> ; 1 bed
<b>Net Total:</b>	<b>1,339 ft<sup>2</sup></b>



Marion, VA: Octagon House Barn  
Complex Conceptual Design

Final Design Concept  
Level 1 Floor Plans  
November 13, 2018



01 6 16 ft



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**Space Dimensions:**

<b>Event Barn</b>	
Loft Seating	621 ft <sup>2</sup> ; 49 people
Net Total:	621 ft <sup>2</sup>

<b>Lodging Barn</b>	
Private Guest: up to 4 people	370 ft <sup>2</sup> ; 2 beds
Shared Guest: up to 8 people	739 ft <sup>2</sup> ; 8 beds
Common Lounge:	411 ft <sup>2</sup>
Net Total:	1,520 ft <sup>2</sup>



EVENT BARN

LODGING BARN



01 6 16 ft

Marion, VA: Octagon House Barn  
Complex Conceptual Design

Final Design Concept  
Level 2 Floor Plans  
November 13, 2018



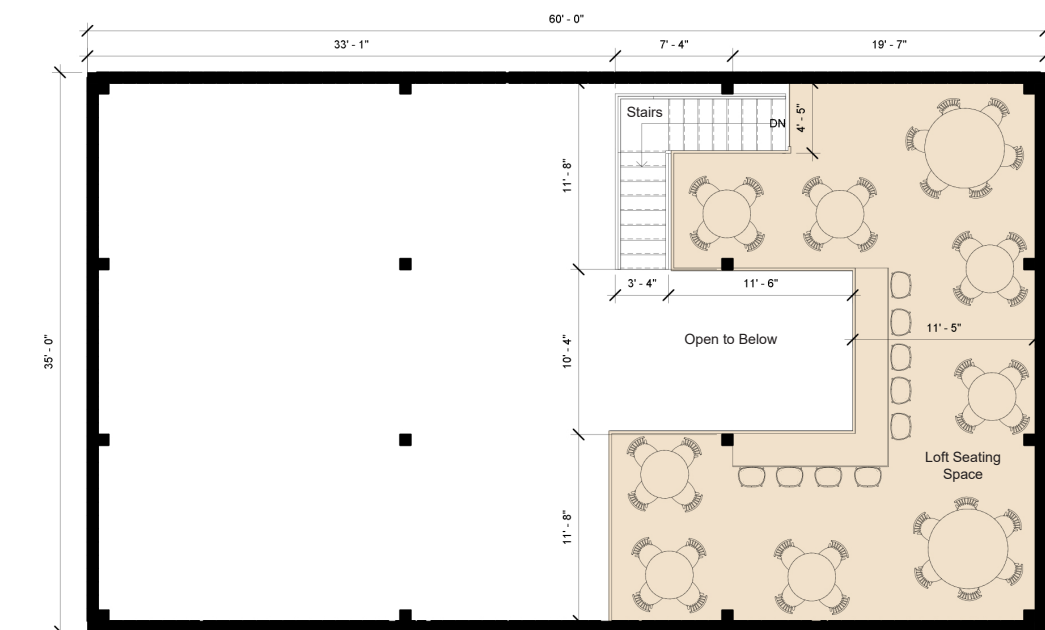
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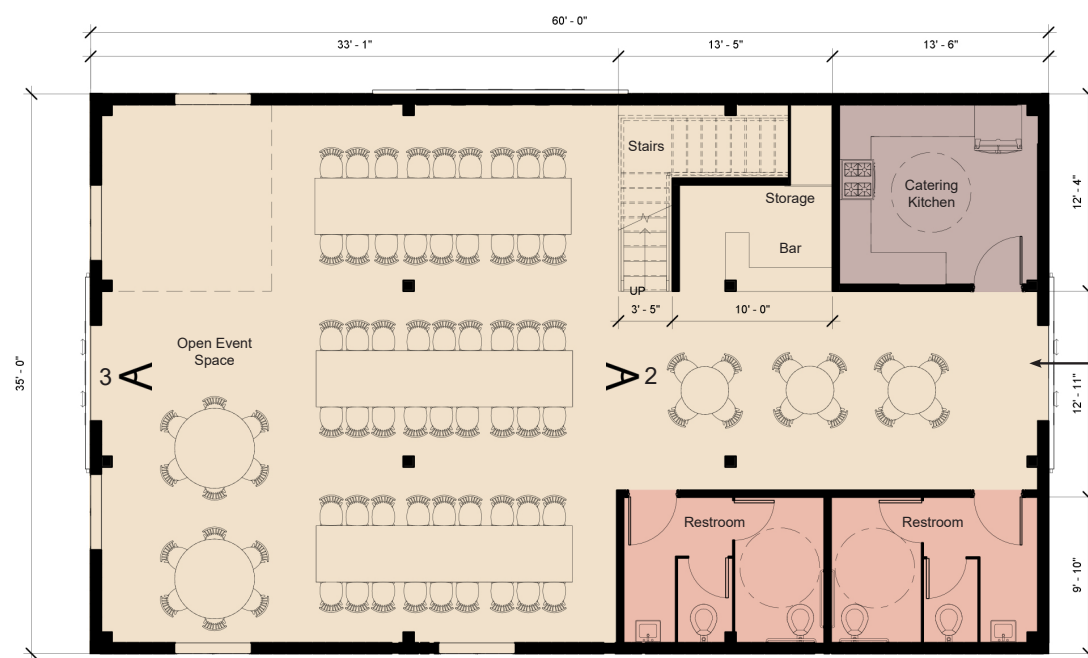
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Marion, VA: Octagon House Barn  
Complex Conceptual Design

Final Design Concept  
Programmatic Diagram and Dimension Summary: Event Barn  
November 13, 2018

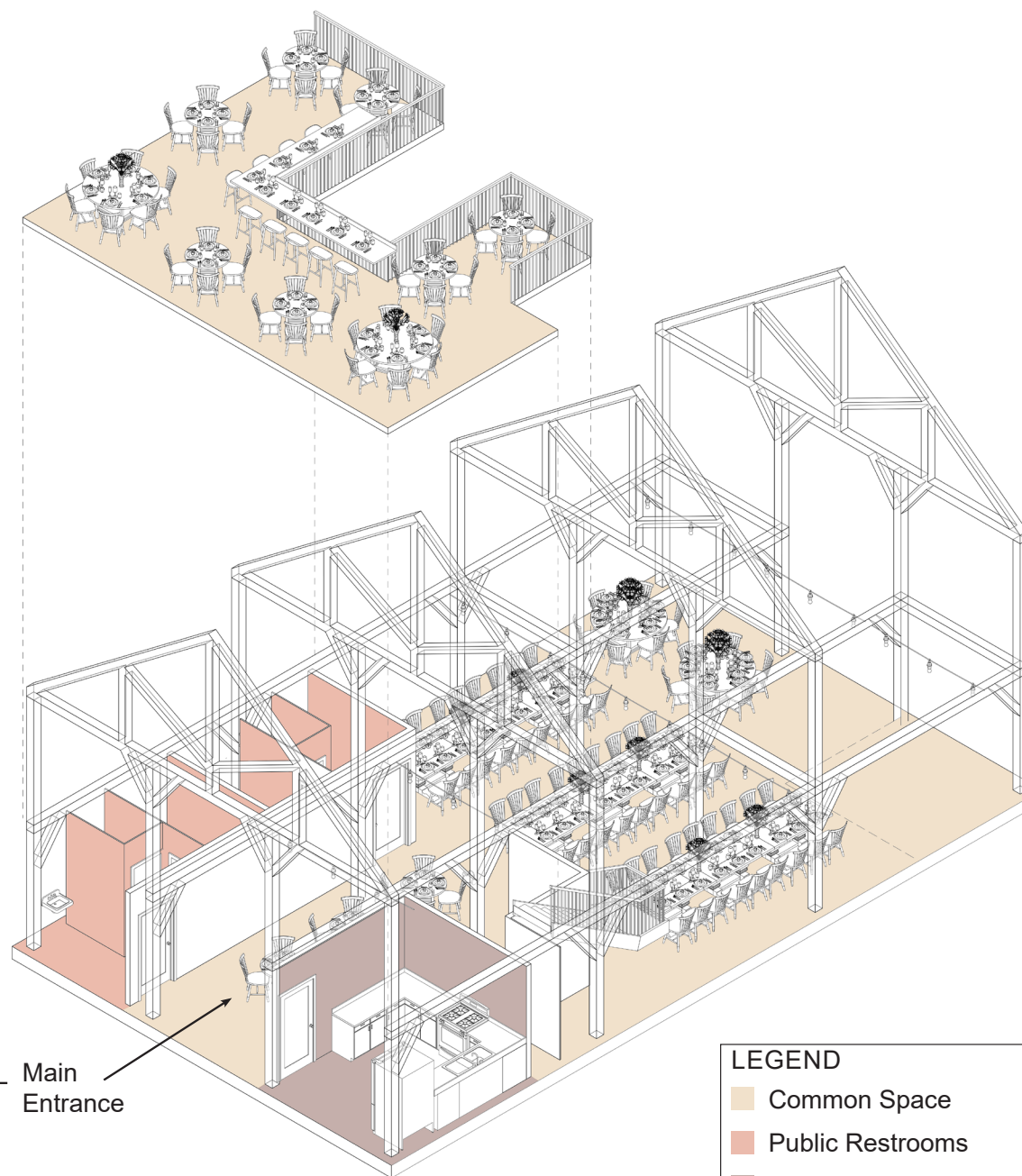


Level 2 - Event Barn



Level 1 - Event Barn

Event Barn Axon



Main Entrance

**LEGEND**

- Common Space
- Public Restrooms
- Utilitarian Space
- A Perspective Viewshed





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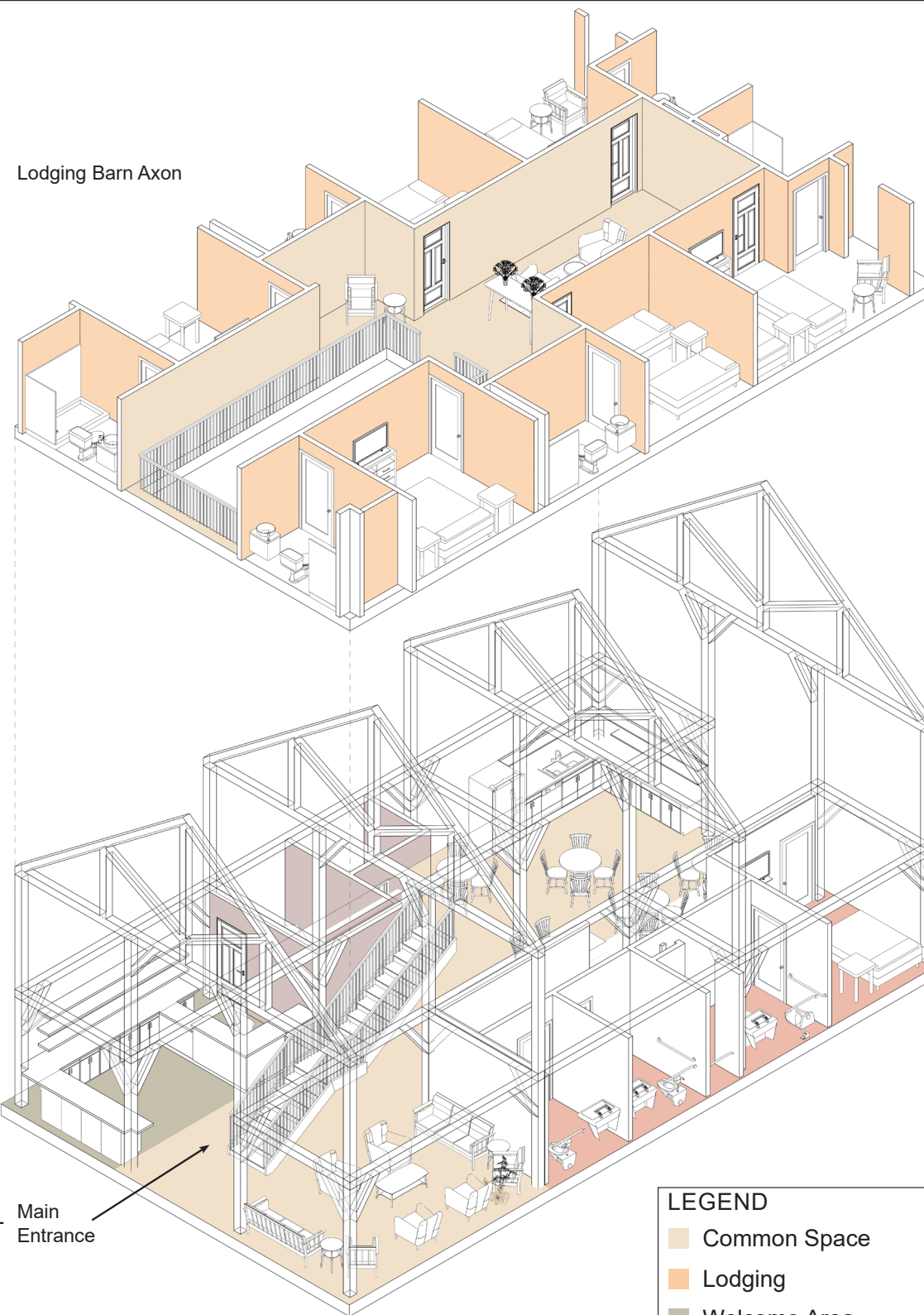
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Level 2 - Lodging Barn



Level 1 - Lodging Barn



Lodging Barn Axon

Main Entrance

**LEGEND**

- Common Space
- Lodging
- Welcome Area
- Public Restrooms
- Utilitarian Space
- Perspective Viewshed



Marion, VA: Octagon House Barn  
Complex Conceptual Design

Final Design Concept  
Programmatic Diagram and Dimension Summary: Lodging Barn  
November 13, 2018



Perspective 1: Exterior View Toward Octagon House:

The outdoor patio space is covered which allows guests to enjoy the outdoor patio space surrounding the two barns . A fire pit adjacent to the event barn (right) creates a unique gathering spot and welcoming approach to the barns. Additional outdoor furniture creates ample seating options.



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Marion, VA: Octagon House Barn  
Complex Conceptual Design

Final Design Concept  
Perspective 1: Barn Complex Exterior, Breezeway, and Fire Pit  
November 13, 2018



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Perspective 2: Entry Into Event Barn with Double-Height Ceiling

The double height ceiling of the event barn creates a grand event space atmosphere. The floor plan is left open with a cathedral ceiling. The exterior walls of the barns, made of vertical wooden slats, replicate a typical barn that would have been found in southwest Virginia in the 1850s.



Perspective 3: Front of Barn Looking Toward Main Event Space and Upper Level Loft

Adjacent to the stairs, a built-in bar and full catering kitchen can be used to serve food and drinks at a variety of events. The upper level loft could serve as either flexible overflow seating or an overlook to the ground floor.

Marion, VA: Octagon House Barn  
Complex Conceptual Design

Final Design Concept  
Perspectives 2 and 3: Event Barn  
November 13, 2018



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Perspective 4: Entry of Lodging Barn with Double-Height Foyer and Central Staircase

The double height entry to the lodging barn houses the central staircase (center), reception area and small convenience store (left), and open lounge seating (right). The walls lining the double height space on the second floor feature a gallery of local art and highlights the central axis of the space.



Perspective 5: Second Floor Common Lounge Space

The central staircase lead guests up to the second floor of the lodging barn. Single and double guest suites can be found on either side with an open lounge seating area and pedestal tables in the common area. Local art and the tin roof add a unique, eclectic feel to reflect both the local identity of Marion, Virginia and the Octagon House's original interior.

Marion, VA: Octagon House Barn  
Complex Conceptual Design

Final Design Concept  
Perspectives 4 and 5: Lodging Barn  
November 13, 2018



**Event Barn**



Event Seating  
Windsor Chair  
White



Bar Stool  
Backless, Square-Top  
Glossy Silver



Circular Event Table (4 guests)  
Wooden Pedestal Dining Table w/ Turned Details  
Weathered Grey

**Decorative Lighting**



Chandelier  
Traditional  
Oiled Rubbed Bronze



Wall-Mounted Fixture  
Gooseneck Farm Light  
Oil Rubbed Bronze



Rectangular Event Table  
Wooden Extendable Table w/ Molded Legs  
Belgian Grey



Viewing Area Stool  
Windsor Stool  
White



Circular Event Table (6 guests)  
Wooden Pedestal Dining Table w/ Molded Legs  
Belgian Grey



Table Lamp  
Industrial  
Black



Floor Lamp  
Farmhouse/Industrial  
Bronze

**Lodging Barn**



Queen-Sized Guest Bed  
Bed w/ Upholstered and Carved-Wood Headboard  
Weathered Grey



Upholstered Sofa  
Button Tufted Sofa w/ Rolled Arms  
Performance Fabric in Ivory

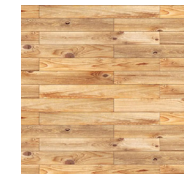


Guest Suite Nightstand  
Carved-Wood Nightstand w/ Cabriole Legs  
Natural Finish w/ Brass-Finished Drawer Pulls

**Finishes**



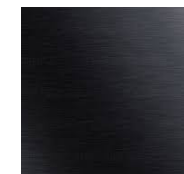
Vertical Wood Slats  
Barn Exterior



Unfinished Wood Floor  
Event Barn Flooring



Corrugated Tin  
Barn Roof Material



Black Metal  
Accents



Weathered Grey Wood  
Furniture



Cream Colored Upholstery  
Furniture



Twin-Over-Twin Guest Bunk Bed  
Wooden Webbed-Slat Adjustable Bunk Bed  
Grey Stain



Lounge Chair  
French Antique Upholstered Armchair  
Weathered Grey



Rectangular Coffee Table  
Marble-Top Coffee Table w/ Turned Details  
Weathered Grey

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**Marion, VA: Octagon House Barn**  
**Complex Conceptual Design**  
 Final Design Concept  
 Furniture and Finishes Suggestions  
 November 13, 2018

**PART 2:  
PRELIMINARY  
DESIGN CONCEPTS**

## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 1: Apple Orchard

#### Design Description

The addition of an event barn and a lodging barn creates a gathering area for the Marion and Sugar Grove communities. The barn complex also has the ability to attract users of the nearby Appalachian Trail. Visitors will have the opportunity to explore and learn about the historic Octagon House and grounds. The barn complex also serves as a unique venue for community events, weddings, educational purposes, and overnight lodging.

#### Lodging Barn:

The lodging barn is built to accommodate a variety of guests. The bottom floor is open and includes a communal kitchen which has a refrigerator, sink, microwave, and counter space for food preparation. There is a shared dining space and seating area for guests to use. An ADA bedroom is available for occupants to utilize if needed on the ground floor. The upper floor offers a variety of bunk and single bedrooms. This allows there to be option for hikers or for wedding parties to house more people in their wedding party.

Inspiration for the lodging barn came from the Gedney Farm ([www.gedneyfarm.com](http://www.gedneyfarm.com)) lodging. This barn lodge is fairly rustic in appearance with common gathering spaces where visitors can get to know each other during their stay.

#### Event Barn:

The Octagon House event barn is built to resemble what a barn might have looked like during the time when the Octagon House was a working plantation (late 1860s). An open space allows multi-functional uses where flexible seating arrangements are necessary. Furniture and material selections are inspired by the Octagon House's scenic surroundings and rich history.

Inspirations sprouted from Yesterday's Spaces, an event venue located in Leicester North Carolina (<https://yesterdayspaces.com/>). This working farm has re-purposed their decades old barn into an event space that speaks to the community and environment. The structure is rustic in appearance to emphasize the barn's historic structure. The Barn at Old Bethpage Village ([www.obvrweddings.com](http://www.obvrweddings.com)) also offered design inspiration.

The primary event space in the barn is surrounded by secondary smaller rooms. The smaller rooms create a more private or semi-private atmosphere. The more open center can be used as a place for communal interactions. A catering kitchen allows caterers to store or warm food that may be served during an event. There is ample space for storing chairs and tables. The event barn can accommodate up to 64 people. Two ADA bathrooms are provided to accommodate this occupant load. The mezzanine has bar-style seating that overlooks the first floor. This can be utilized as more seating options for larger events.

The following pages contain the site plan, floor plans, perspectives, and precedent images.



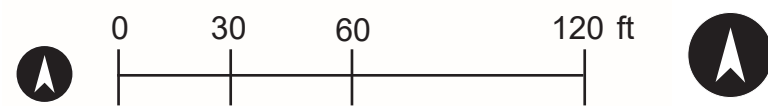
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- KEY**
- 1 - Parking
  - 2 - Event Barn
  - 3 - Lodging Barn
  - 4 - Small Outdoor Patio
  - 5 - Open Outdoor Space



Marion, VA: Octagon House Barn  
Complex Conceptual Design

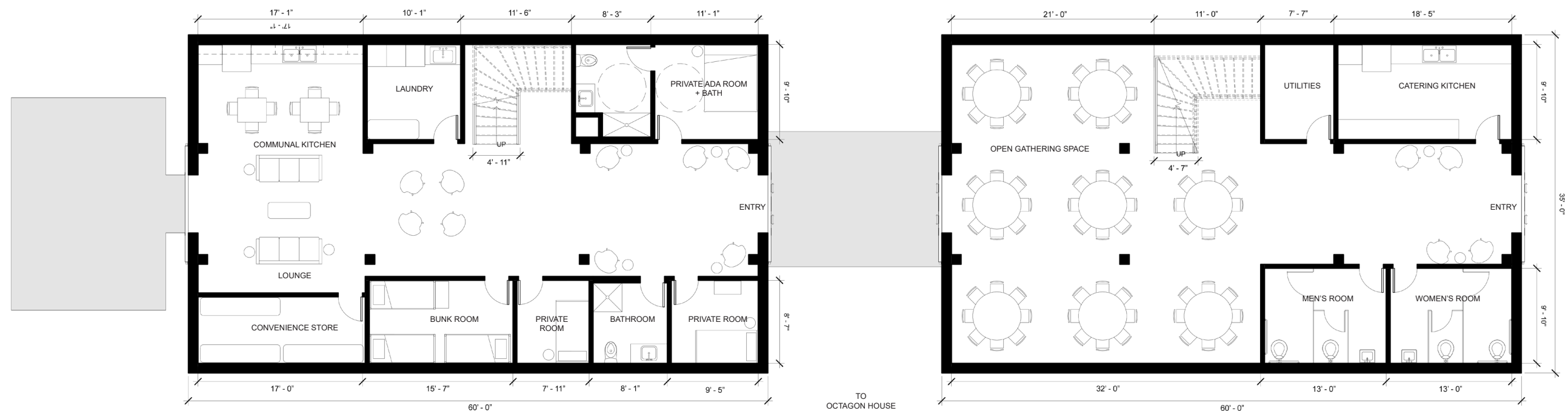
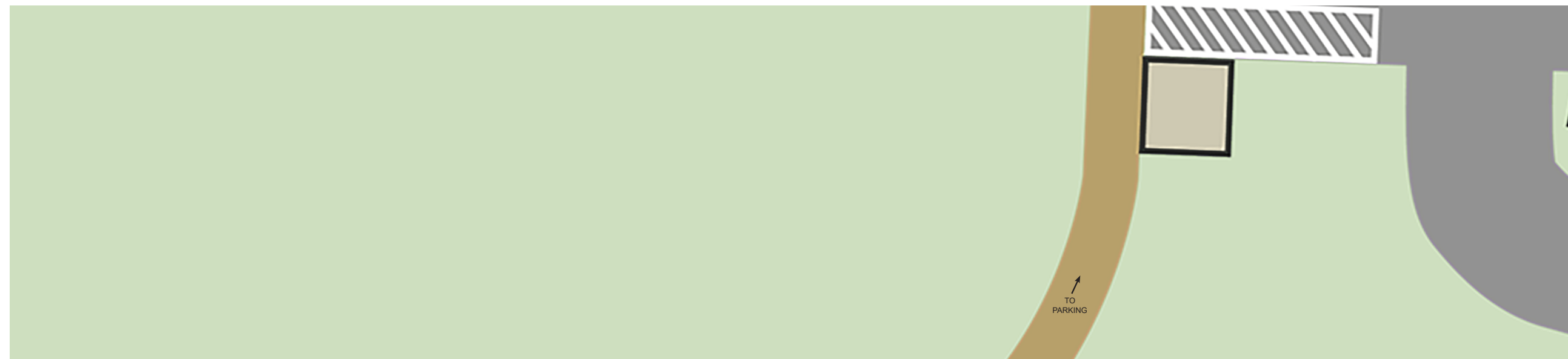
Preliminary Design Concept 1  
Site Plan  
October 17, 2018



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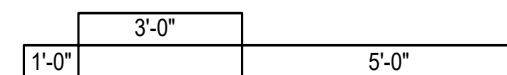
**Space Dimensions:**

**Event Barn**

Open Gathering Space: 1,000 ft<sup>2</sup>, seats 64 People  
Catering Kitchen: 180 ft<sup>2</sup>  
Entry: 330 ft<sup>2</sup>

**Lodging Barn**

Communal Kitchen: 175 ft<sup>2</sup>, 8 People  
Lounge: 225 ft<sup>2</sup>, 10 People  
Bunk Room: 130 ft<sup>2</sup>, 6 People



Marion, VA: Octagon House Barn  
Complex Conceptual Design

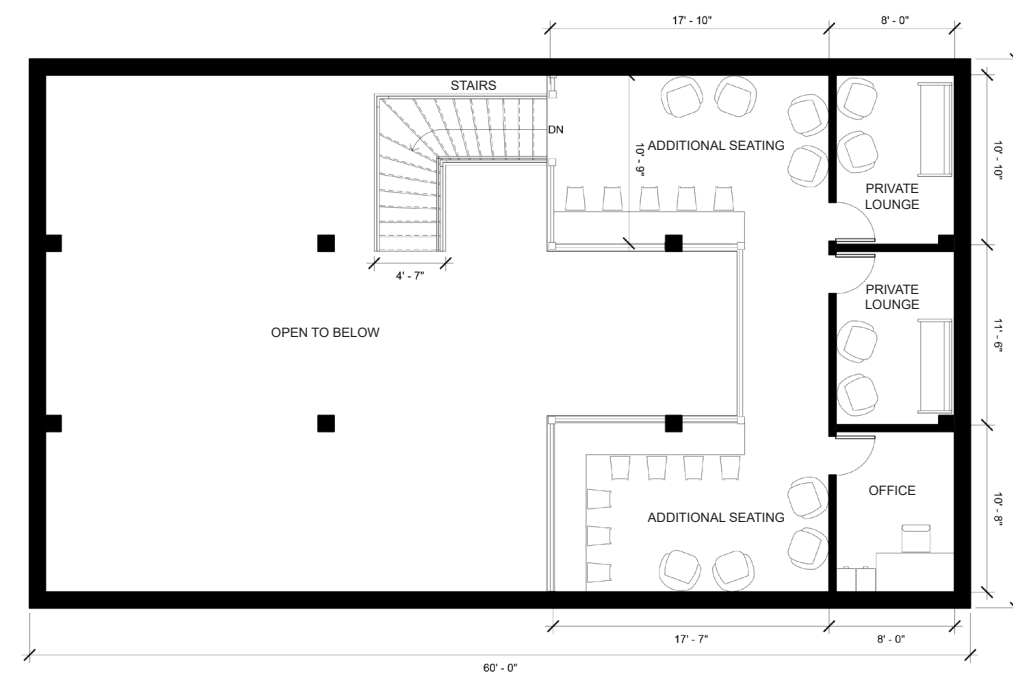
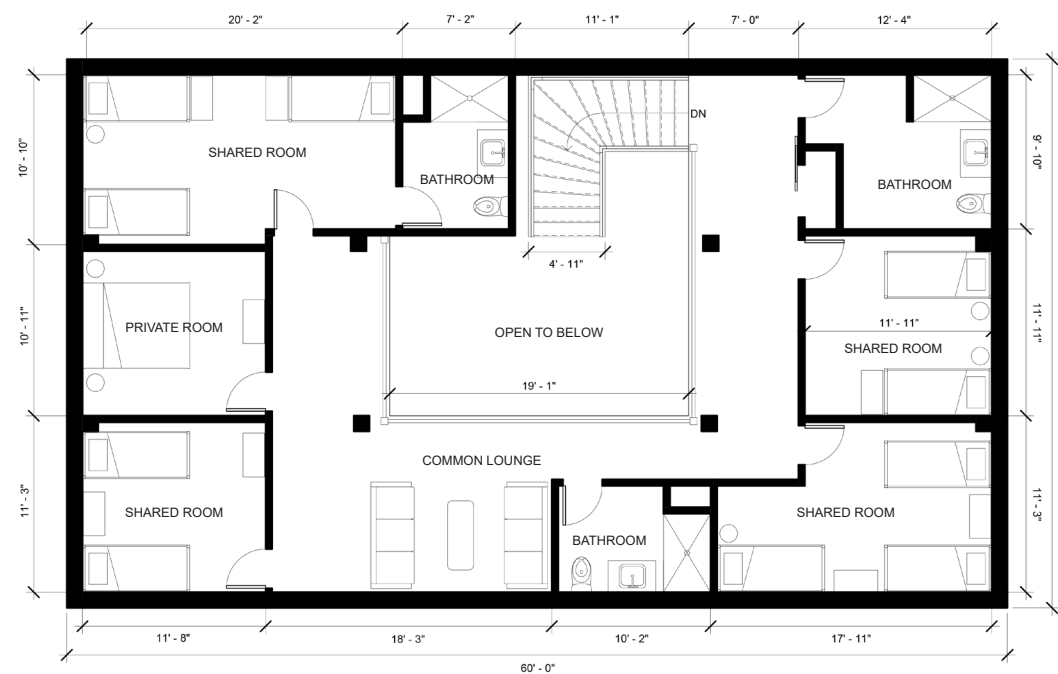
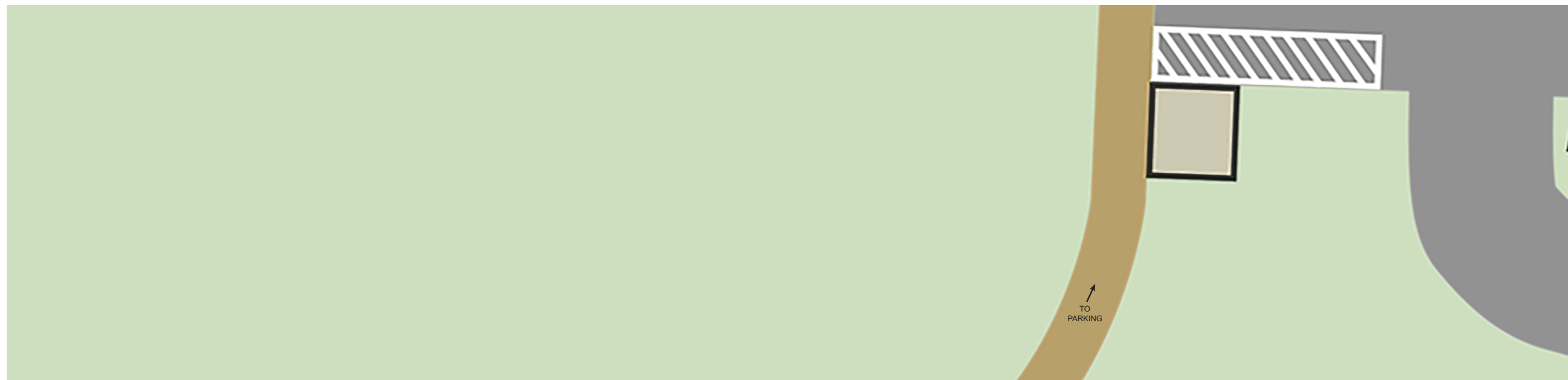
Preliminary Design Concept 1  
Level 1 Floor Plans  
October 17, 2018



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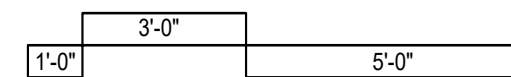
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**Space Dimensions:**

**Event Barn:**  
Open Gathering Space: 868 ft<sup>2</sup>, 46 People

**Lodging Barn:**  
Single Bedroom: 122 ft<sup>2</sup>, 1 or 2 People  
Double Bedroom: 130 ft<sup>2</sup>, 2 People  
Bathroom 1: ft<sup>2</sup>, 1 Person  
Bathroom 2: ft<sup>2</sup>, 1 Person



Marion, VA: Octagon House Barn  
Complex Conceptual Design

Preliminary Design Concept 1  
Level 2 Floor Plans  
October 17, 2018



Interior Structural Support



Community Space



Kitchen



First Floor Community Space



Second Floor Overlook



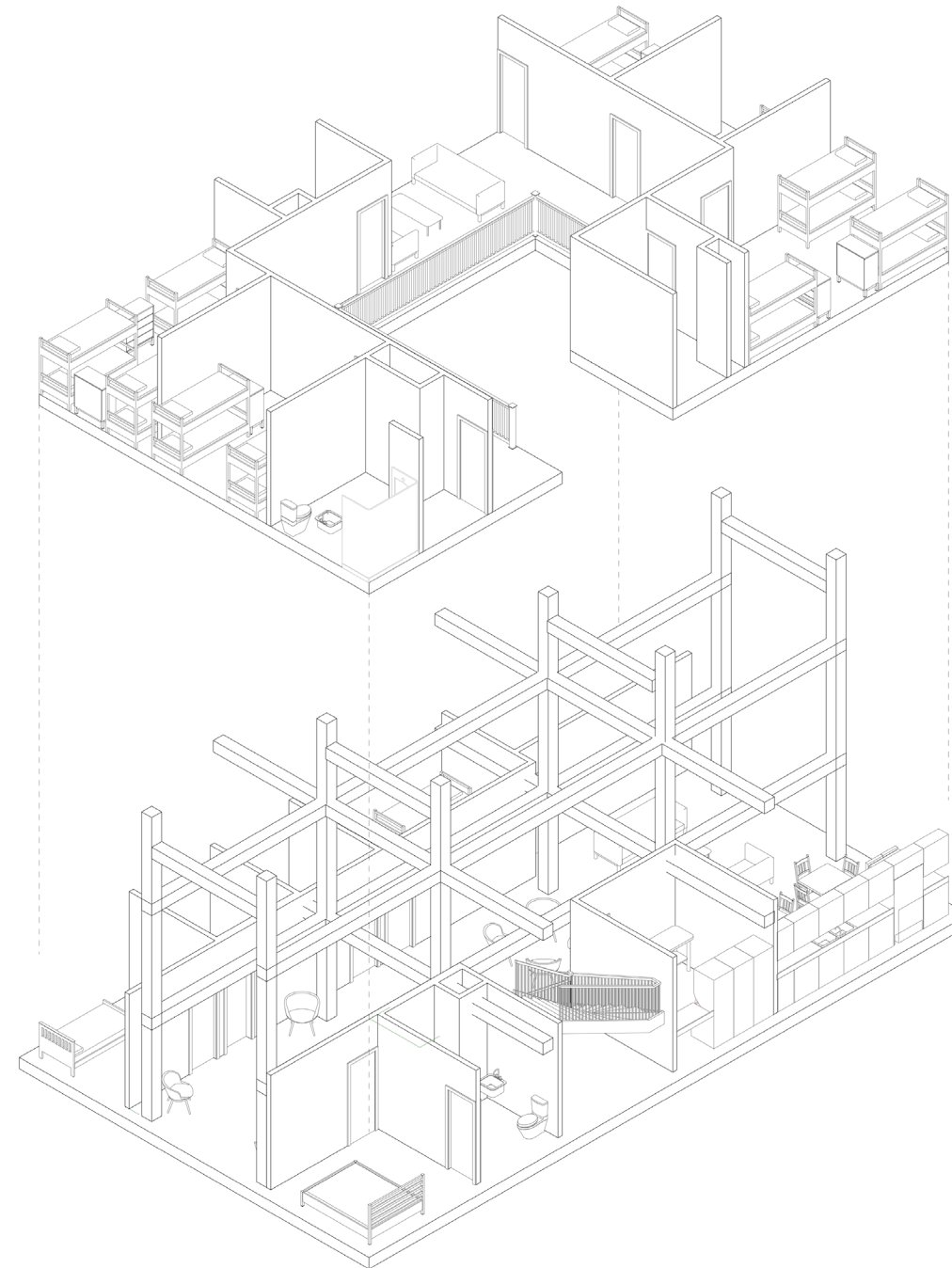
Gedney Farm's Guest Room



Mini Convenience Store



Gedney Farm's Guest Bathroom



Lodging Barn Axon

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**Marion, VA: Octagon House Barn  
Complex Conceptual Design**

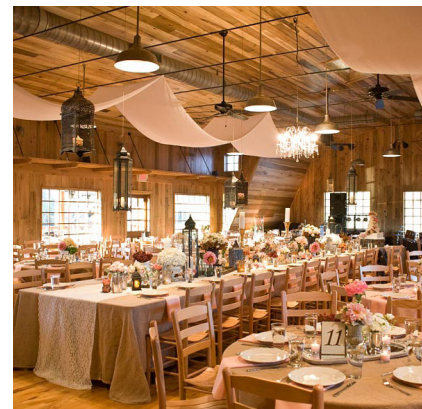
Preliminary Design Concept 1  
Event Barn Perspectives, Precedent Images, and Axon  
October 17, 2018



Interior Structural Support



Outdoors Space



Open Event Area



First Floor Community Space



Second Floor Overlook



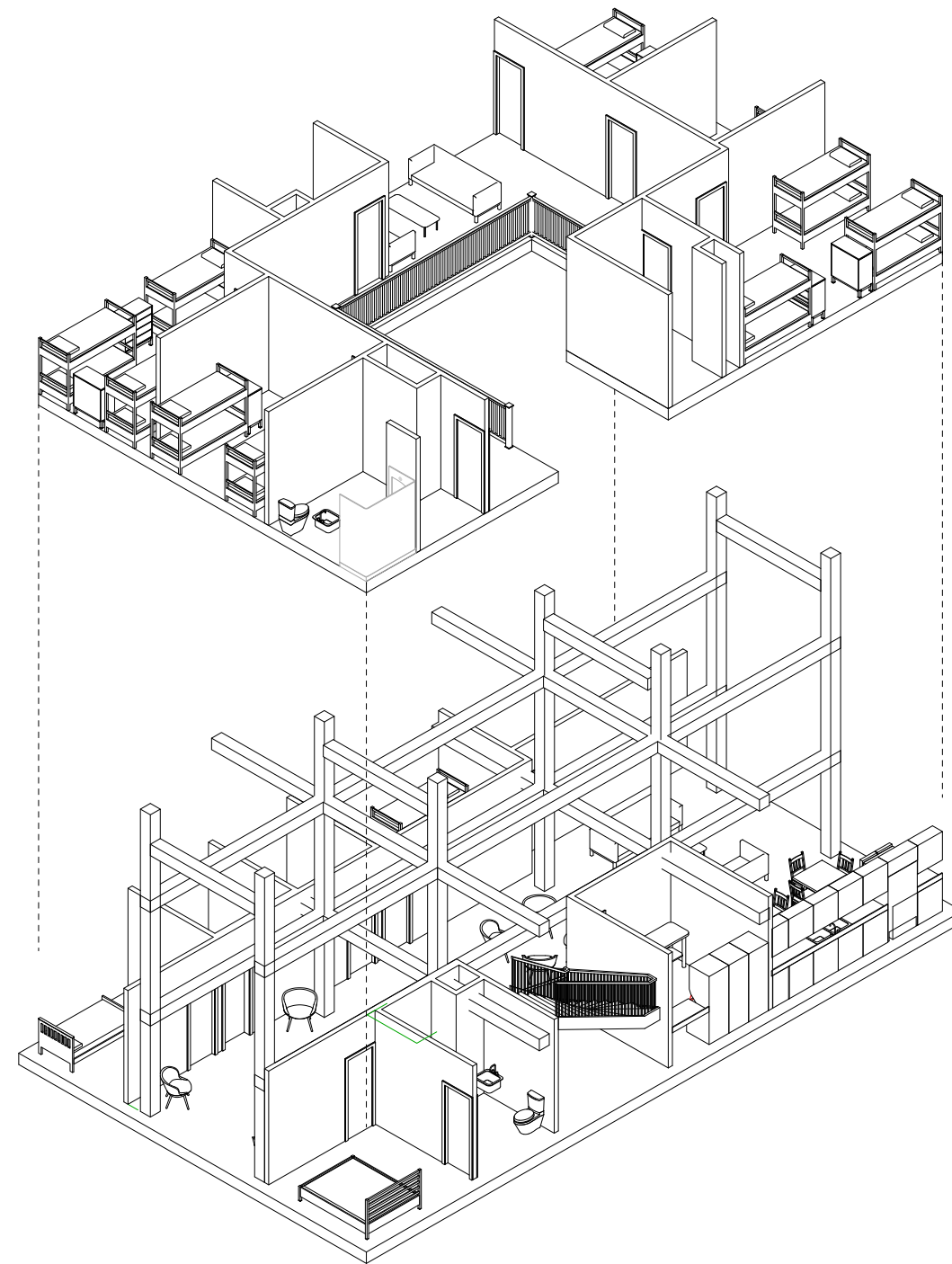
The Barn at Old Bethpage Exposed Structure



Yesterday's Spaces Seating Options



Yesterday's Spaces Event Barn



Event Barn Axon

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**Marion, VA: Octagon House Barn Complex Conceptual Design**

Preliminary Design Concept 1  
Lodging Barn Perspectives, Precedent Images, and Axon  
October 17, 2018



## PRELIMINARY DESIGN CONCEPTS

### Preliminary Design Concept 2: Parlor

#### Design Description

Both the event barn and lodging barn situated on the Abijah Thomas Octagon House property serve to provide the Marion community and visitors a look into the rich history of the area by experiencing and learning what it would have felt like to live on the property when it operated as a plantation in the late 1860's. The design focuses on the experience of a parlor, where guests can meander about the building in order to have a different experience per room. The parlor-like spatial organization allows for visitors to interact with others as they move throughout the semi-defined rooms of the space. The barns and the adjoining open land have the potential to host both casual guests, community events, weddings, and receptions.

#### Lodging Barn:

The lodging barn, designed to hold a variety of visitors ranging from casual tourists to wedding guests, serves to provide a facility that reflects the Octagon House, both aesthetically and functionally. The lodging barn reflects the eclectic style of the Octagon House through its furnishings, decor, and parlor-like layout. This lodging barn includes a library/reading nook, small convenient store/gift shop, and an open kitchen. Overnight rooms located upstairs follow the central axis provided by the plaza, and the second floor reflects this by providing a break in the center of the floor to showcase the double height barn structure. Inspiration for the lodging barn came from both the Octagon House and barefoot Hills Hotel, which is located at the start of the Appalachian trail in Georgia. The hotel caters to outdoor enthusiasts ([www.barefoothills.com](http://www.barefoothills.com)).

#### Event Barn:

The layout of the event barn follows the central breezeway which connects the two barns through a central outdoor plaza with views to the Octagon House, re-created slave cabins, and the surrounding mountains. The smaller rooms, such as the catering kitchen and restrooms, are situated along this axis and attached to the exterior of the building in order for direct circulation throughout the space. Overhead, dropped ceilings line the different rooms in order to give a parlor-like feel. The second level of the barn serves as overflow seating and viewing space with a variety of seating arrangements. The barn can hold around 75 people both upstairs and downstairs.

Design inspiration for the event barn came from a variety of case studies which emphasize the use of the columns and beams to enclose the private rooms on either side of the large central corridor. This layout provides direct access, both visual and physical, from one side of the barn to the other.

Outdoor spaces play a key role in the parlor concept as well. The central "plaza" connects the breezeways of the two barns and provides key views, while the adjacent land can serve as overflow event space or casual outdoor seating.

The following pages contains the site plan, floor plans, perspectives, and precedent images.





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**KEY**  
1 - Parking  
2 - Lodging Barn  
3 - Event Barn  
4 - Small Outdoor Patio  
5 - Open Outdoor Space

Marion, VA: Octagon House Barn  
Complex Conceptual Design

Preliminary Design Concept 2  
Site Plan  
October 17, 2018



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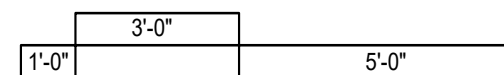
**Space Dimensions:**

**Event Barn:**

Open Gathering Space: 970 ft<sup>2</sup>, 50+ People  
Catering Kitchen: 180 ft<sup>2</sup>, 2 People  
Restroom 1: 120 ft<sup>2</sup>, 2 People

**Lodging Barn:**

Store: 220 ft<sup>2</sup>, 3-5 People  
Community Kitchen: 510 ft<sup>2</sup>, 20 People  
ADA Room & Bathroom: 240 ft<sup>2</sup>, 1-2 People



Marion, VA: Octagon House Barn  
Complex Conceptual Design

Preliminary Design Concept 2  
Level 1 Floor Plans  
October 17, 2018



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**Space Dimensions:**

**Event Barn:**

Open Gathering Space: 868 ft<sup>2</sup>, 46 People

**Lodging Barn:**

Single Bedroom: 158 ft<sup>2</sup>, 1 or 2 People

Double Bedroom: 140 ft<sup>2</sup>, 2 People

Bathroom 1: 55 ft<sup>2</sup>, 1 Person

Bathroom 2: 64 ft<sup>2</sup>, 1 Person



Marion, VA: Octagon House Barn  
Complex Conceptual Design

Preliminary Design Concept 2  
Level 02 Floor Plans  
October 17, 2018



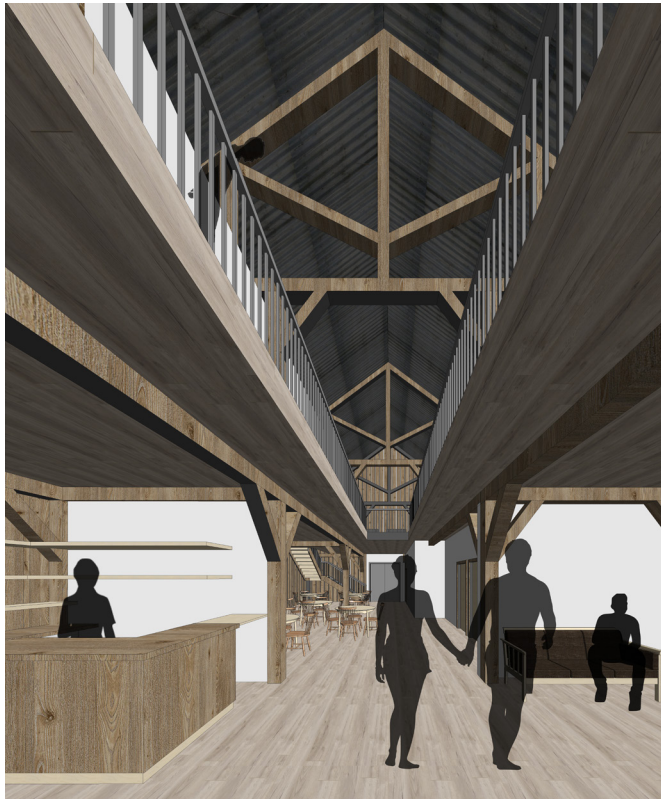
Interior Structural Support



Multi-Person Guest Suite



Kitchen and Lounge



First Floor Community Space



Second Floor Guest Suites Hallway



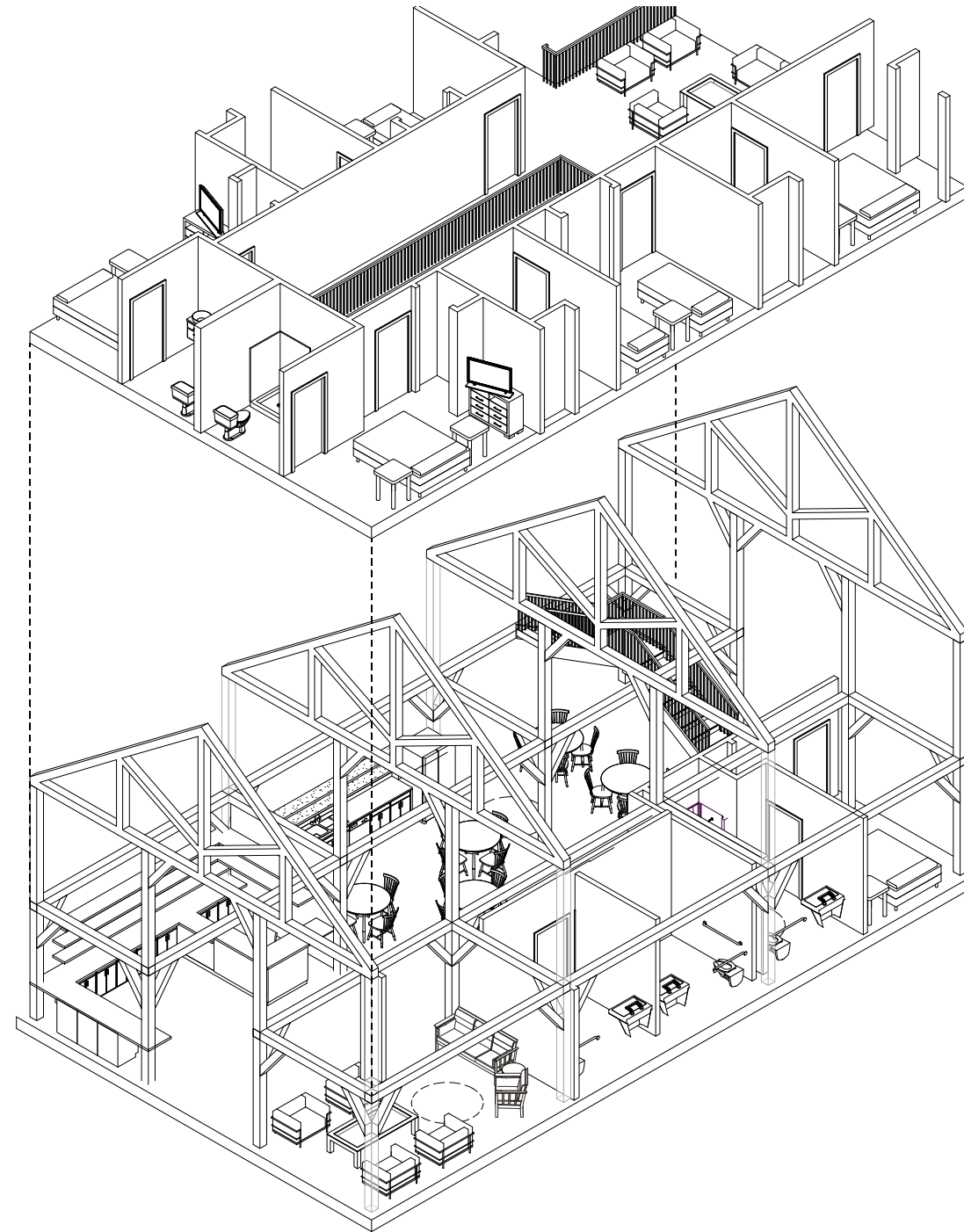
Mini Convenience Store



Barefoot Hills Hotel Guest Room



Barefoot Hills Hotel Guest Bathroom



Lodging Barn Axon

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**Marion, VA: Octagon House Barn  
Complex Conceptual Design**

Preliminary Design Concept 2  
Event Barn Perspectives, Precedent Images, and Axon  
October 17, 2018



Mezzanine Usable Space



Mezzanine Viewing Area



Central Aisle



First Floor Open Event Space



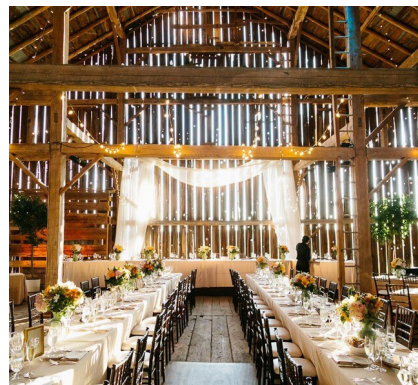
Mezzanine Open Event Space



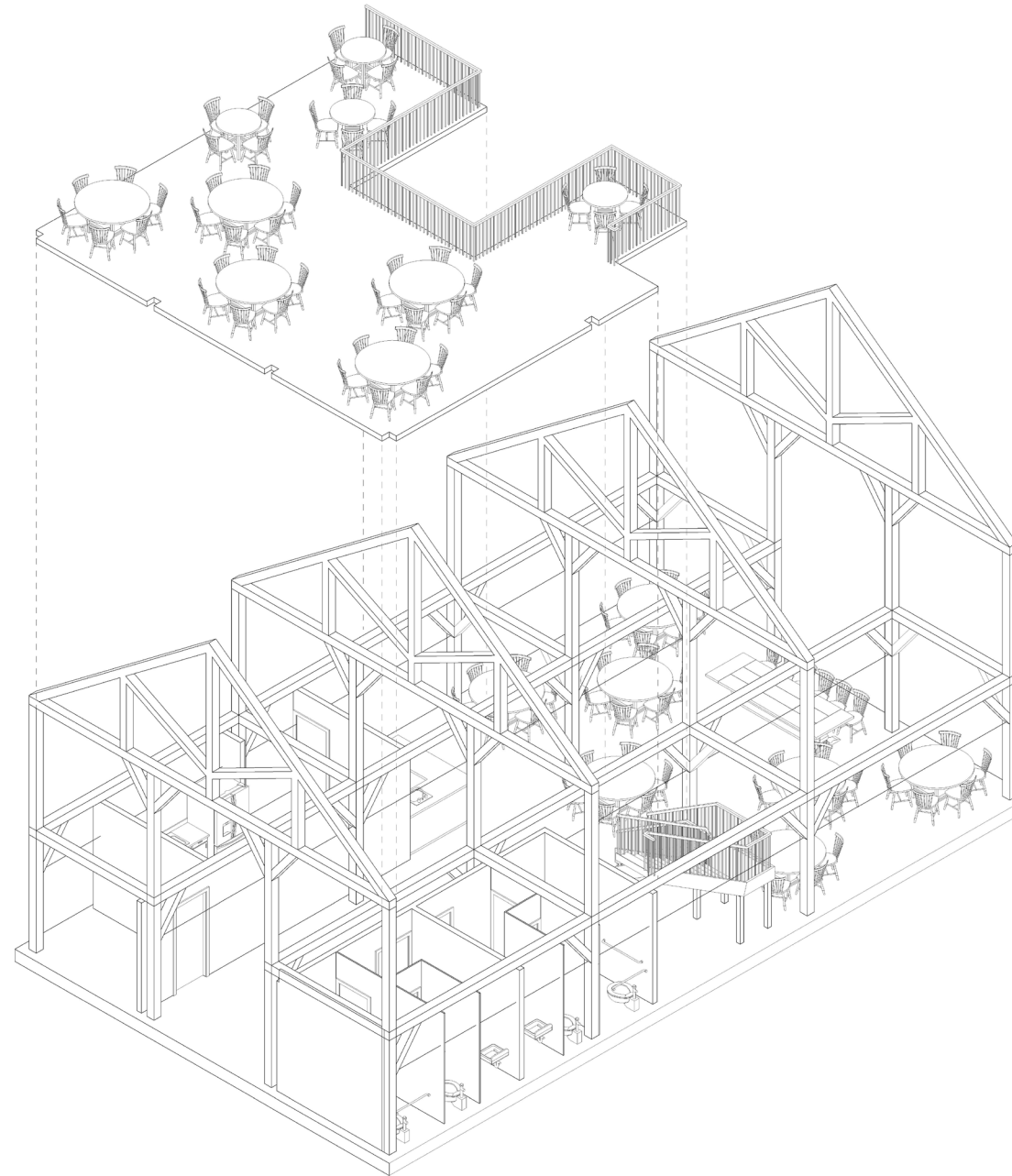
Built-In Bar



Adjoining Outdoor Patio



Double-Height Open Space



Event Barn Axon



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Marion, VA: Octagon House Barn  
Complex Conceptual Design

Preliminary Design Concept 2  
Lodging Barn Perspectives, Precedent Images, and Axon  
October 17, 2018

**PART 3:  
APPENDIX**



## MEETING NOTES

### **Preliminary Design Presentation: October 17, 2018**

Smyth County Library, Copenhaver Community Room; 10:00-11:30am  
118 Sheffey Street, Marion, VA 24354

#### General:

- It is hoped that this complex becomes a basecamp for regional experiences
- Overall, like the general shape and aesthetic of the barns
- Overnight lodging: private vs bunk rooms/shared
  - 50/50; both options
  - No more than four beds (two bunks) per room
- Need to account for special event/overflow parking
- Trim down the square footage of utility uses so that primary spaces be slightly bigger
- Downstairs in the event barn should accommodate 100 people
  - “more open, less structured”
- Need check-in point at the barns for day users
- Explore opportunity for there to be a small office on the ground floor at the lodging barn. This could support both the lodging and day visitor needs.
- Slave quarters
  - Must remain sensitive to the slave heritage with regards to proposing overnight stay in the reconstructed slave quarters
  - 10 cabins total
- Place event barn farther from parking
  - Events can utilize/expand outdoors into the surrounding green space
- Shade is needed on the north and east sides for outdoor gatherings

## FURNITURE OPTIONS

### Event Barn

#### Event Seating

##### Higher End:

- Salt Chair by Design Within Reach  
Colors Available: Black, Grey, Red, or White  
Price: \$150 per unit  
Available at: [www.dwr.com](http://www.dwr.com)

##### Lower End:

- New Haven Side Chair by HomeSullivan  
Colors Available: Dark Oak and Black Wood/Metal  
Price: \$234.08 (Set of 4)  
Available at: [www.homedepot.com](http://www.homedepot.com)

#### Stools

##### *Bar Stool*

##### Higher End:

- Judith 30" Bar Stool by Trent Austin Design  
Colors Available: Matte Black, Sand Matte Black, or Sand Matte White  
Price: \$106.99 (Set of 2)  
Available at: [www.allmodern.com](http://www.allmodern.com)

##### Lower End:

- Barchetta 30" Bar Stool by Trent Austin Design  
Colors Available: Glossy Silver, Distressed Black, and 19 others  
Price: \$38.94  
Available at: [www.wayfair.com](http://www.wayfair.com)

##### *Viewing Area Stool*

##### Higher End:

- Salt Barstool by Design Within Reach  
Colors Available: Black, Grey, and White  
Price: \$345  
Available at: [www.dwr.com](http://www.dwr.com)

##### Lower End:

- Elise 29 in. Bar Height Swivel Bar Stool  
Colors Available: Black, Green, and Walnut  
Price: \$180.68  
Available at: [www.homedepot.com](http://www.homedepot.com)

#### Event Tables

##### *Rectangular*

##### Higher End:

- Linden Dining Table  
Colors Available: Belgian Grey or Mink Brown  
Price: \$1,018.99-\$1,699

## FURNITURE OPTIONS

Available at: [www.potterybarn.com](http://www.potterybarn.com)

### Lower End:

- Selina Wood Dining Table by Gracie Oaks  
Colors Available: Aged Gray or Walnut  
Price: \$252.99  
Available at: [www.wayfair.com](http://www.wayfair.com)

### *Circular (4 guests)*

#### Higher End:

- Owen Extending Pedestal Dining Table  
Colors Available: Antique White or Weathered Grey  
Price: \$599  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Lower End:

- Sophia 36" Round Pedestal Dining Table by International Concepts  
Colors Available: Almond & Espresso, Rich Mocha, Unfinished or Weathered Taupe Grey  
Price: \$257.39-\$379.50  
Available at: [www.homedepot.com](http://www.homedepot.com)

### *Circular (6 guests)*

#### Higher End

- See Extendable Option for Circular (4 guests) OR
- Linden Pedestal Dining Table  
Colors Available: Belgian Grey or Mink Brown  
Price: \$898.99  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Lower End

- Florence Round Pedestal Dining Table by Coaster Home Furnishings  
Colors Available: Rustic Smoke  
Price: \$685  
Available at: [www.amazon.com](http://www.amazon.com)

### Decorative Lighting

#### *Chandeliers*

#### Higher End

- Valentina 6-Light Oxidized 1-Tier Chandelier  
Finishes Available: Bronze  
Price: \$839  
Available at: [www.homedepot.com](http://www.homedepot.com)

#### Lower End

- Swag Chandelier 9-Light  
Finishes Available: Oil Rubbed Bronze  
Price: \$399  
Available at: [www.shadesoflight.com](http://www.shadesoflight.com)

## FURNITURE OPTIONS

### *Wall-Mounted Fixtures*

#### Higher End

- All Weather Gooseneck Farm Light Wall Mount  
Finishes Available: Black, White, Dark Green, Rust, or Galvanized  
Price: \$161  
Available at: [www.barnlight.com](http://www.barnlight.com)

#### Lower End

- 519504 by Design House  
Finishes Available: Oil Rubbed Bronze  
Price: \$38.97  
Available at: [www.build.com](http://www.build.com)

### **Lodging Barn**

#### Queen-Sized Guest Beds

##### Higher End:

- Montreal Upholstered Panel Bed  
Sizes Available: Queen or King  
Price: \$919.99 (for Queen)  
Available at: [www.jossandmain.com](http://www.jossandmain.com)

##### Lower End:

- Claremont Headboard with Metal Bed Frame  
Sizes Available: Full, Queen, or King  
Price: \$618 (for Queen)  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Twin-Over-Twin Guest Bunk Bed

##### Higher End:

- Zinus Easy Assembly Quick Lock Twin over Twin Classic Metal Bunk Bed with Dual Ladders  
Color Available: Black  
Price: \$234.08  
Available at: [www.amazon.com](http://www.amazon.com)

##### Lower End:

- Ecker Convertible Metal Twin Over Twin Bunk Bed by Harriet Bee  
Colors Available: Black, White, or Silver  
Price: \$198.99  
Available at: [www.wayfair.com](http://www.wayfair.com)

#### Sofa

##### Higher End:

- Chesterfield Upholstered Sofa  
Colors Available: 45+ Fabric/Color Combinations  
Price: \$1,999-\$3,299  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

## FURNITURE OPTIONS

### Lower End:

- Holyoke Sofa by Threshold  
Color Available: Linen  
Price: \$419.99  
Available at: [www.target.com](http://www.target.com)

### Lounge Chair

#### Higher End:

- Edward Upholstered Armchair  
Colors Available: 13+ Fabric/Color Combinations  
Price: \$899-\$1,399  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Lower End:

- Alford Rolled Arm Tufted Chair  
Colors Available: Cream or Gray  
Price: \$341.99  
Available at: [www.target.com](http://www.target.com)

### Accent Chair

#### Higher End

- See Extendable Option for Circular (4 guests) OR
- Linden Pedestal Dining Table  
Colors Available: Belgian Grey or Mink Brown  
Price: \$898.99  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Lower End

- Florence Round Pedestal Dining Table by Coaster Home Furnishings  
Colors Available: Rustic Smoke  
Price: \$685  
Available at: [www.amazon.com](http://www.amazon.com)

### Guest Suite Nightstand

#### Higher End

- Claremont Dresser  
Colors Available: Rosedale Brown  
Price: \$599  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Lower End

- Cannery Bridge Nightstand with Drawer and Storage Shelf  
Colors Available: Lintel Oak  
Price: \$100.99  
Available at: [www.target.com](http://www.target.com)

## FURNITURE OPTIONS

### Coffee Table

#### Higher End

- Alexandra Marble Rectangular Coffee Table  
Colors Available: Birch with Marble Top  
Price: \$809  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Lower End

- One Allium Way Aldrik Coffee Table  
Colors Available: Weathered Oak  
Price: \$359.99  
Available at: [www.walmart.com](http://www.walmart.com)

### Decorative Lighting

#### *Table Lamp*

#### Higher End

- Magnolia Home Chaste Glass & Metal Desk Lamp  
Finishes Available: Black  
Price: \$99  
Available at: [www.pier1.com](http://www.pier1.com)

#### Lower End

- Hudson Industrial Desk Lamp - Threshold  
Finishes Available: Black and Brass  
Price: \$49.99  
Available at: [www.target.com](http://www.target.com)

#### *Floor Lamp*

#### Higher End

- PB Classic Articulating Floor Lamp  
Finishes Available: Bronze  
Price: \$299  
Available at: [www.potterybarn.com](http://www.potterybarn.com)

#### Lower End

- Harper Blvd Vande Floor Lamp  
Finishes Available: Black  
Price: \$102.14  
Available at: [www.overstock.com](http://www.overstock.com)