

# Alternatives for Gish Mill

Town of Vinton, Virginia  
Council Retreat

October 27, 2017



# Gish Mill Process



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INVESTIGATION

# Gish Mill Environmental

## Part of Brownfield Study currently in progress by Draper / Aden

### ATTACHMENT II.5 – PROJECT BUDGET

The total budget for the proposed project is estimated at **\$110,000**, broken down as follows:

Task / Category	Type	Total	Source	
			Town Share	VBAF Grant Share
Site Acquisition*	Owner	\$57,500	\$57,500	\$0
Asbestos / Lead Based Paint Assessment	Consultant	\$5,000	\$0	\$5,000
Phase I ESA	Consultant	\$5,000	\$0	\$5,000
Phase II ESA	Consultant	\$40,000	\$0	\$40,000
Administrative Costs (5%)- In-Kind	Owner	\$2,500	\$2,500	\$0
<b>TOTAL</b>		<b>\$110,000</b>	<b>\$60,000</b>	<b>\$50,000</b>

**\*PROJECT MATCH:** The Town will utilize a portion of previously expended funds for acquisition of the property in October 2015. It is important to note the total cost of property acquisition was \$117,000, of which \$57,500 has been applied toward match for grant purposes.

# Gish Mill Structural

## Three Large Shed Additions:

Far Right- "... homemade support systems, then columns removed ... ! "

Center – Structural remediation required

Left – Structural remediation required

## Original Masonry Structure:

Exterior Walls – Generally Solid and Sound

Upper Floors – ... unsafe even to walk..."

## Large Concrete Bins

not inspected

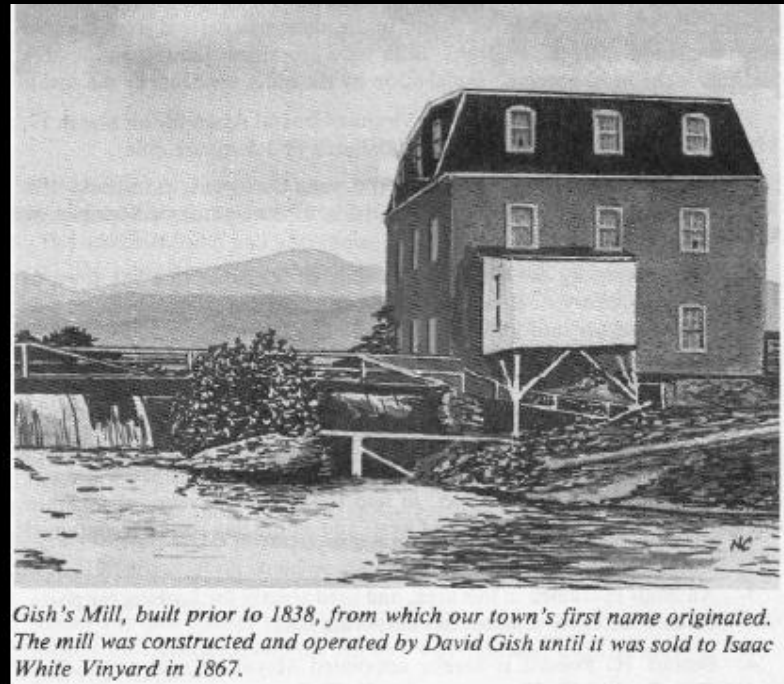
-- Jay Kinder, PE



# Gish Mill Historic

“ The old brick mill at the center of the existing building appears to date to the mid-19th century and might be potentially eligible for the National register of Historic Places if some or all of its added appendages are removed, and the modern materials associated with the recent retail business are removed from the first-floor interior space. ”

-- Mike Pulice, DHR



*Gish's Mill, built prior to 1838, from which our town's first name originated. The mill was constructed and operated by David Gish until it was sold to Isaac White Vinyard in 1867.*



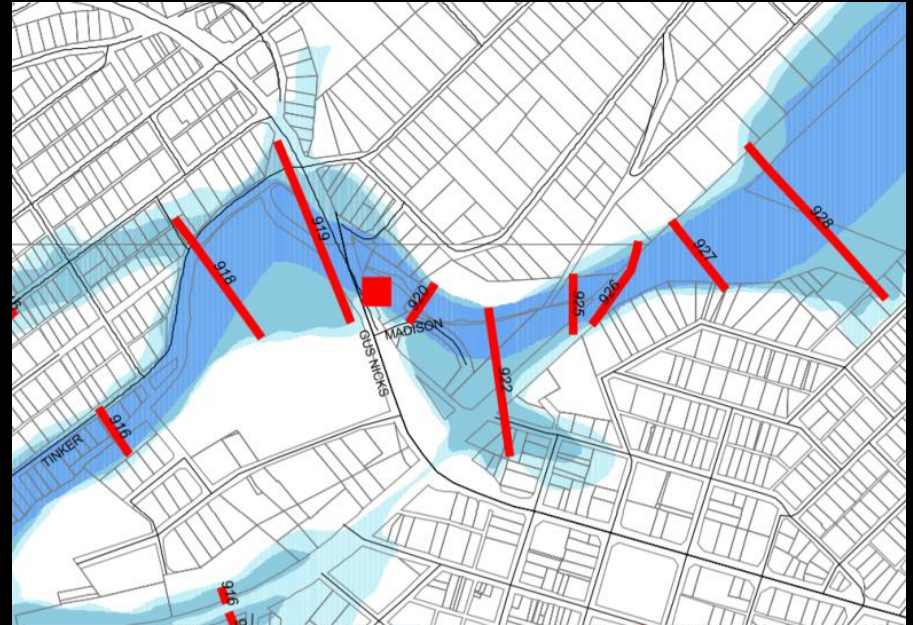
# Gish Mill Architectural and Zoning

## Architectural

Floodplain Base Elev – 919

Finish Floor about 919 –

Could elevate new floors

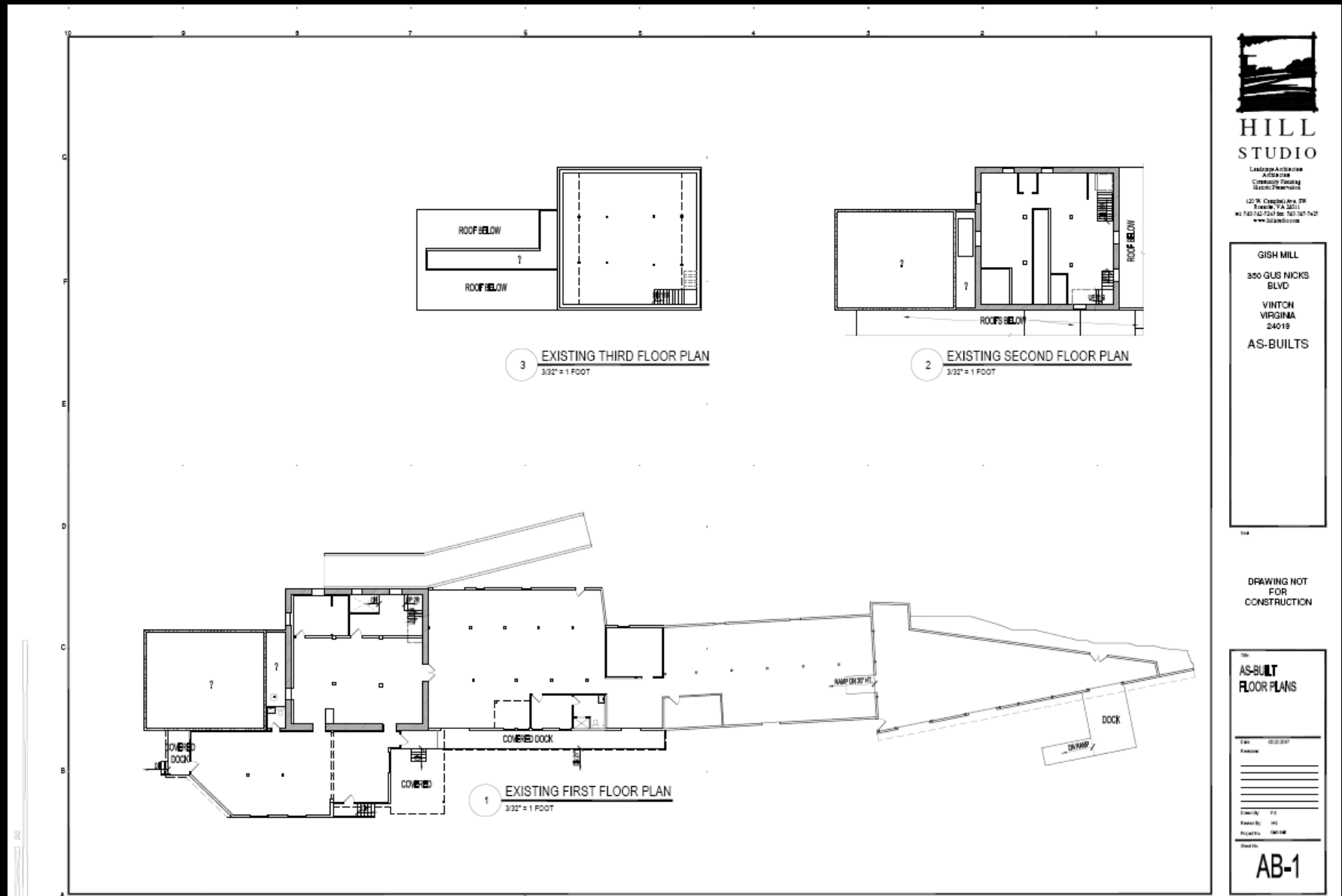


## Land Use and Zoning

Current – M1

Recommended – Mixed Use District (MUD)

# Gish Mill Base Measured Architectural Drawings











Holdren's Country  
Store

LAWN & GARDEN

Holdren's  
Country Store

















*These Photos by Pete Peters*











**DANGER!**  
UNGUARDED RECREATION  
EQUIPMENT MAY BE USED  
AND THIS CAN BECOME A TRIP  
Hazard







*This Photo by Pete Peters*

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DRAFT CONCEPT DEVELOPMENT

# Gish Mill

## *Fundamental Program for Success:*

### *1. Employ the Unique Place-based Assets*

- Historic, Landmark, Casual, Country, Greenway, Gateway to Downtown,*

### *2. Economy: Understand Critical Markets*

#### *2010 Downtown Master Plan Economic Analysis:*

- Lodging, Pub or Restaurant, Niche Retail, especially outdoors oriented*

### *3. Set Stage for Sustained & Continued Growth and Prosperity for Surrounding Properties*



Benchmark:  
Ladybird Grove and Mess Hall  
Atlanta





# Benchmark:

## Valley Pike Farm Market

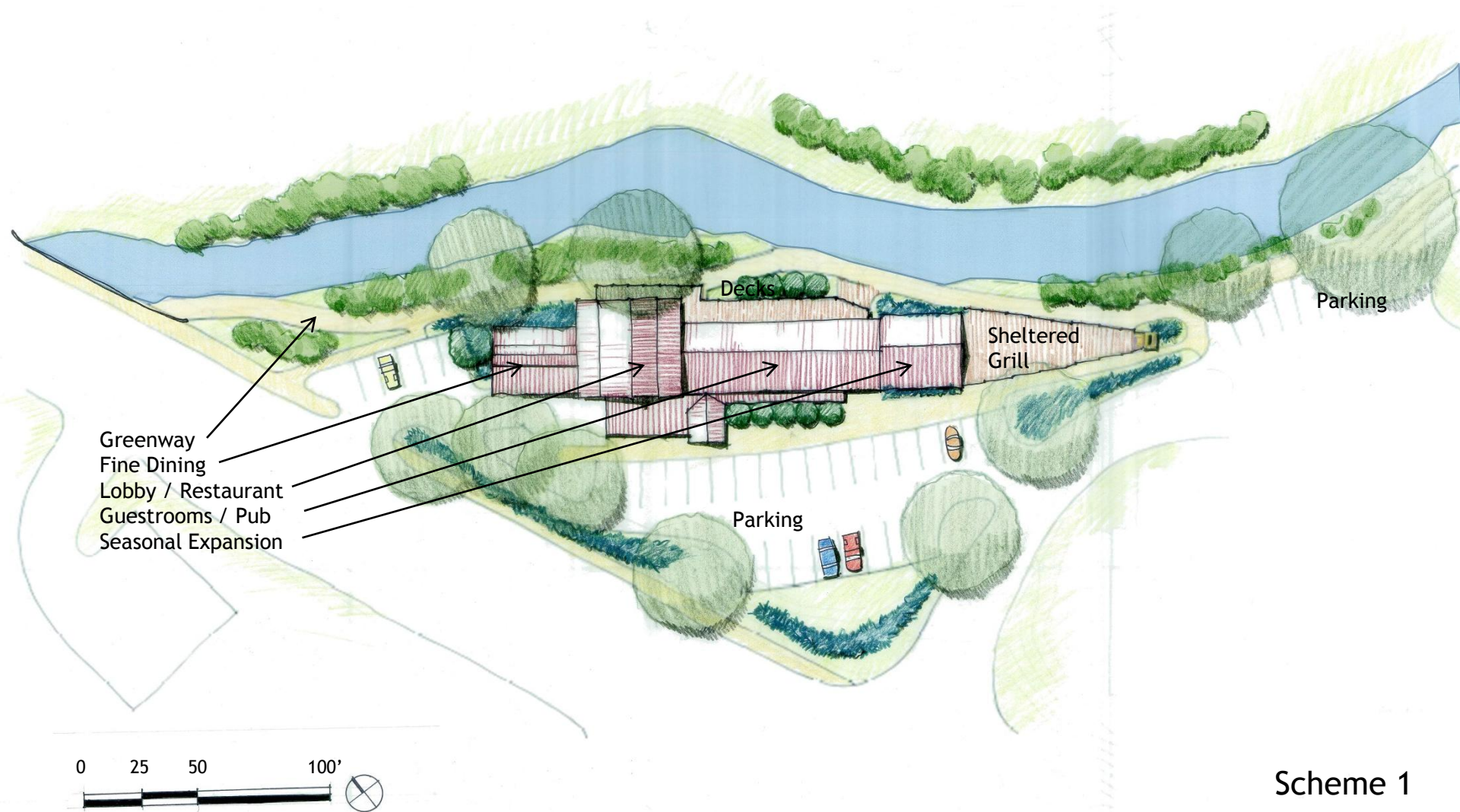
### Weyers Cave, VA



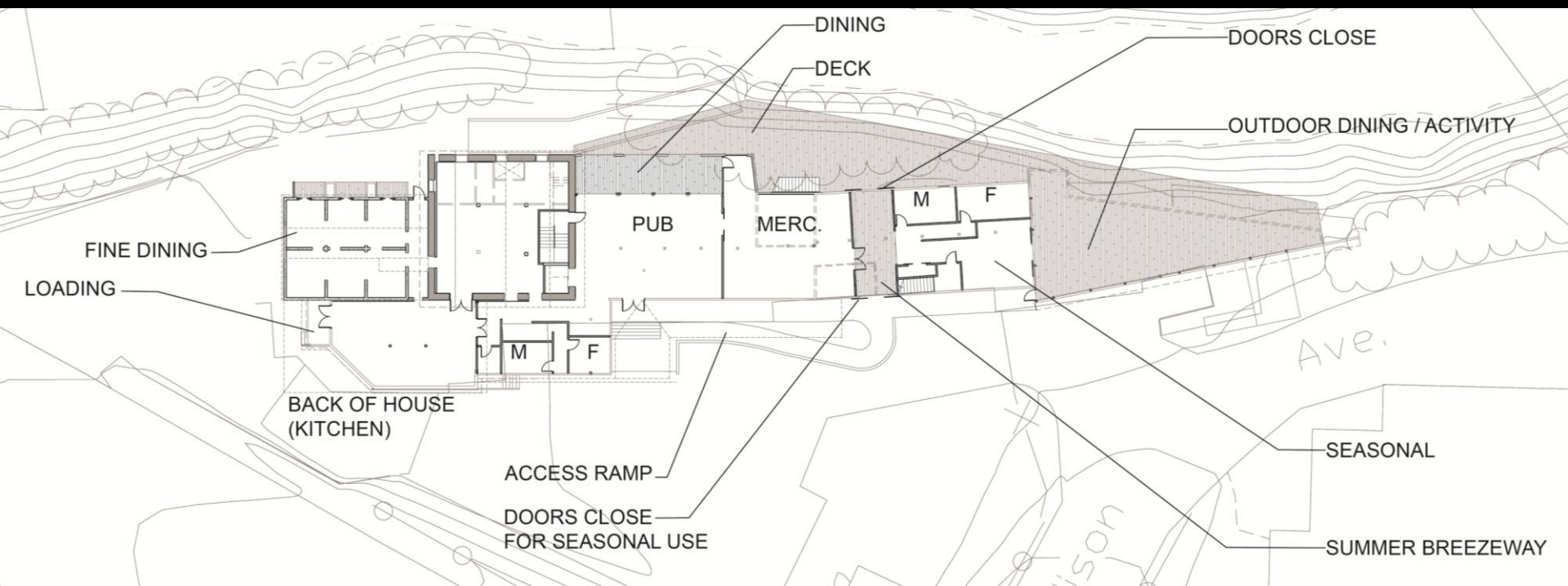
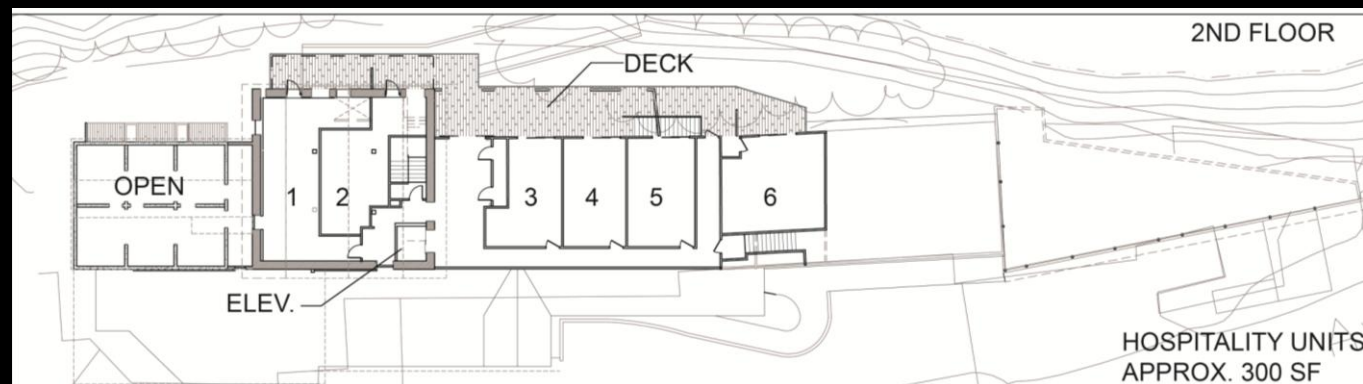
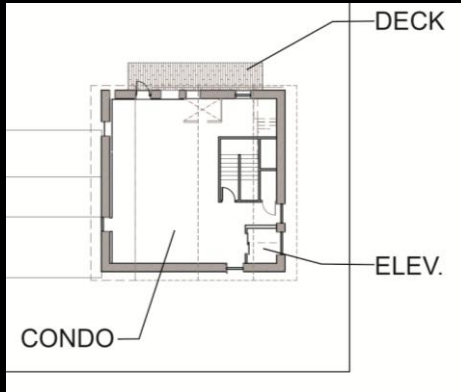
# Scheme 1: Quirky Hospitality

Scheme 1:		Quirky Hospitality
Lobby	1200 sf	Includes restrooms, welcome counter , exhibits
Standard Guestrooms	6	Fit into special places within the building, featuring equipment left in place
Premium Guestrooms	1	Top of Old Mill VRBO vibe
Restaurants		
Breakfast	30	Breakfast guests of the hotel
	20	locals eating breakfast
Outdoor Grill	80	Guests in outdoor pavilion, weather permitting Large outdoor kitchen and bar for guests
Retail	600 sf	Mill Store format - products from local mills, local specialties - Grits, etc Tended by lobby

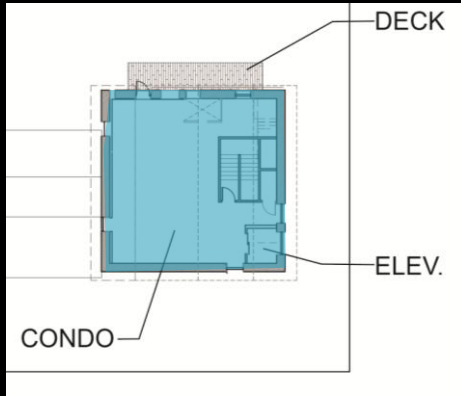




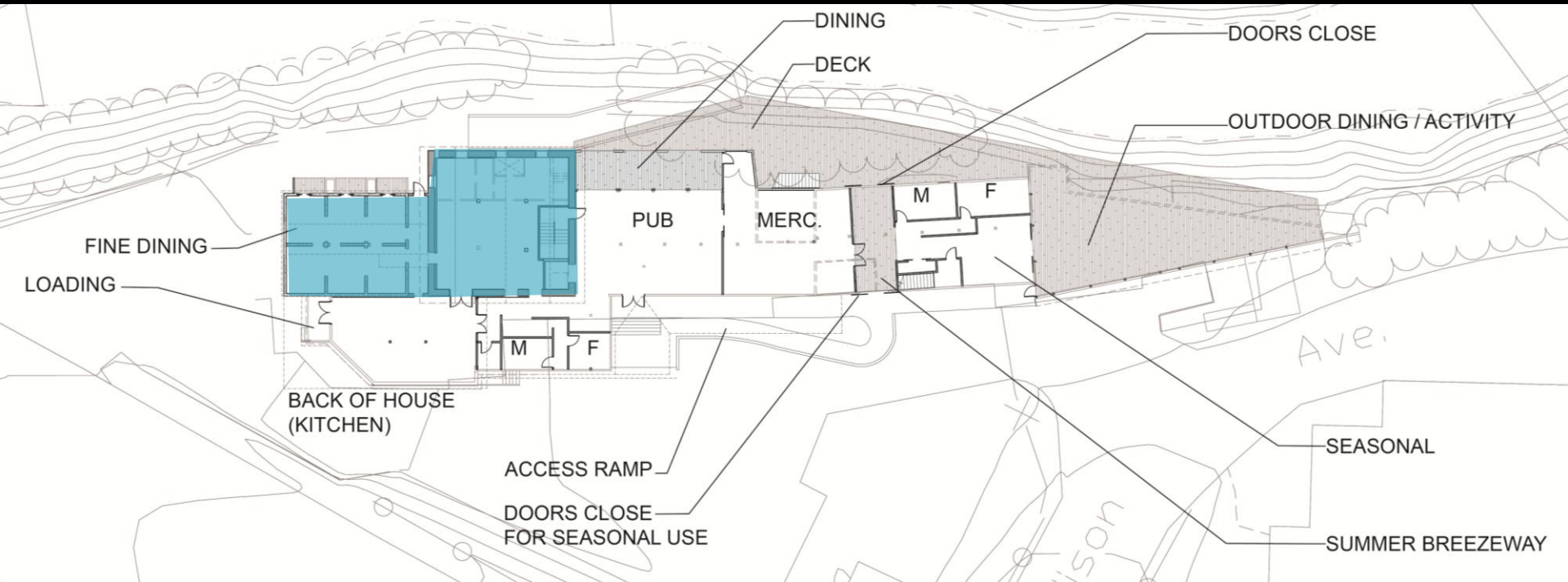
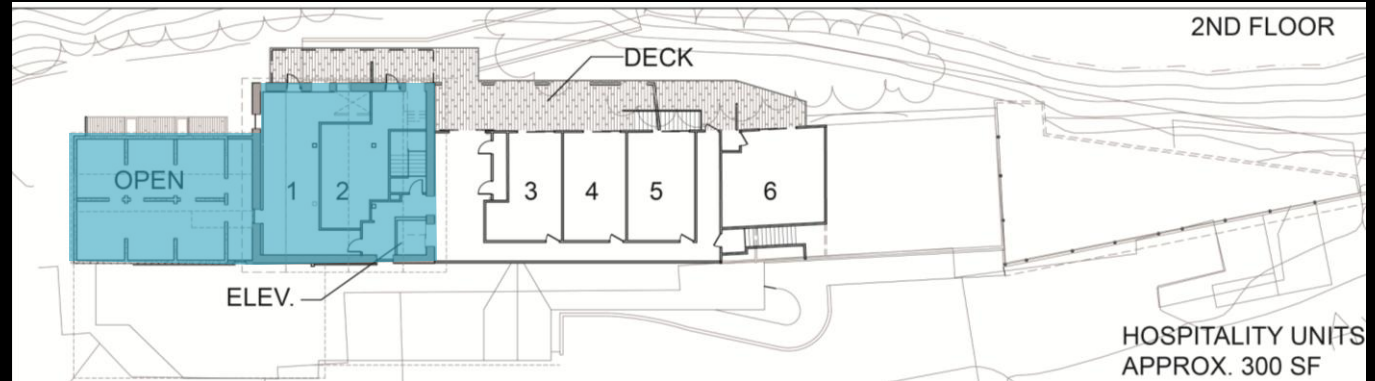
# Scheme 1



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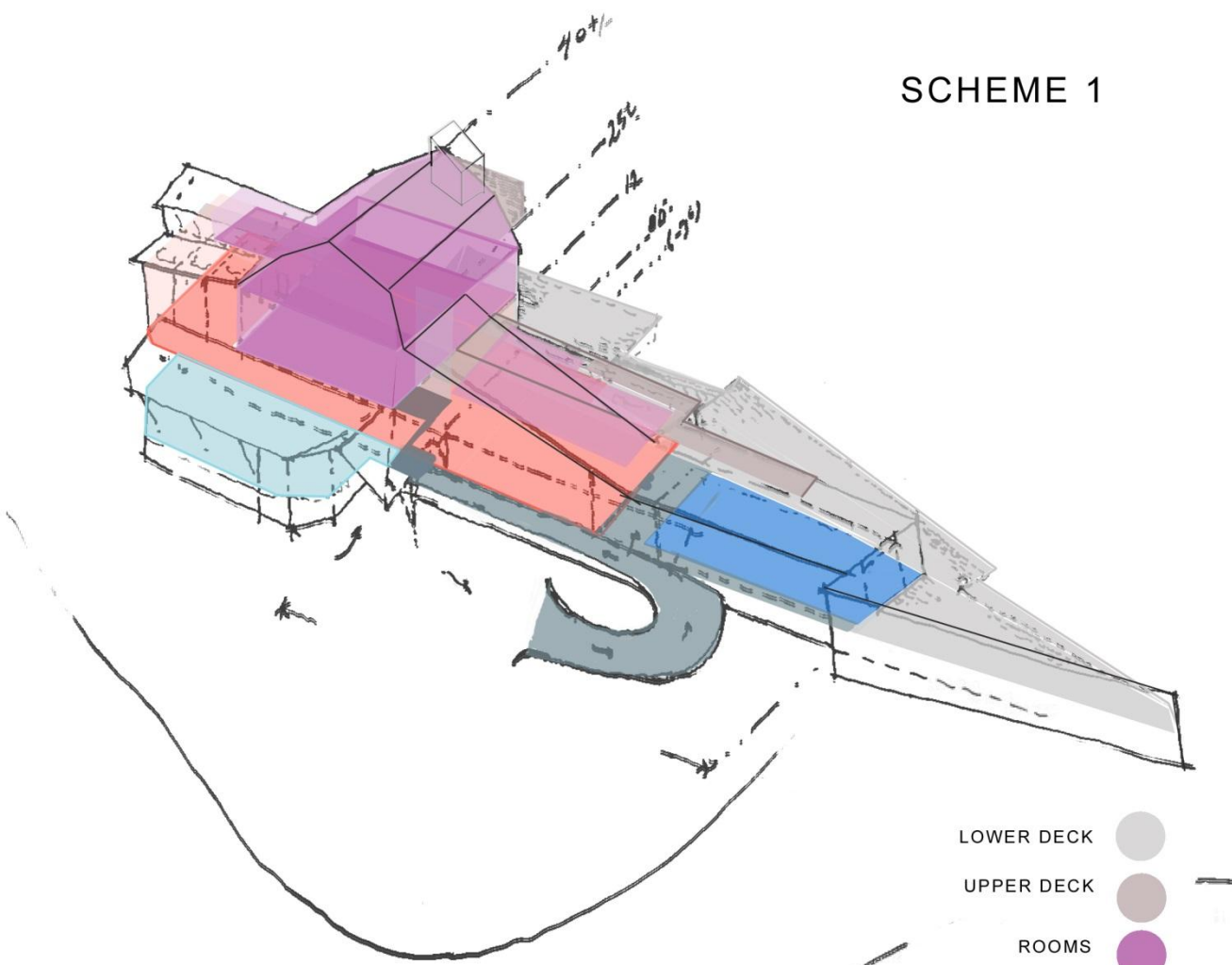


Historic Mill Remaining





# SCHEME 1

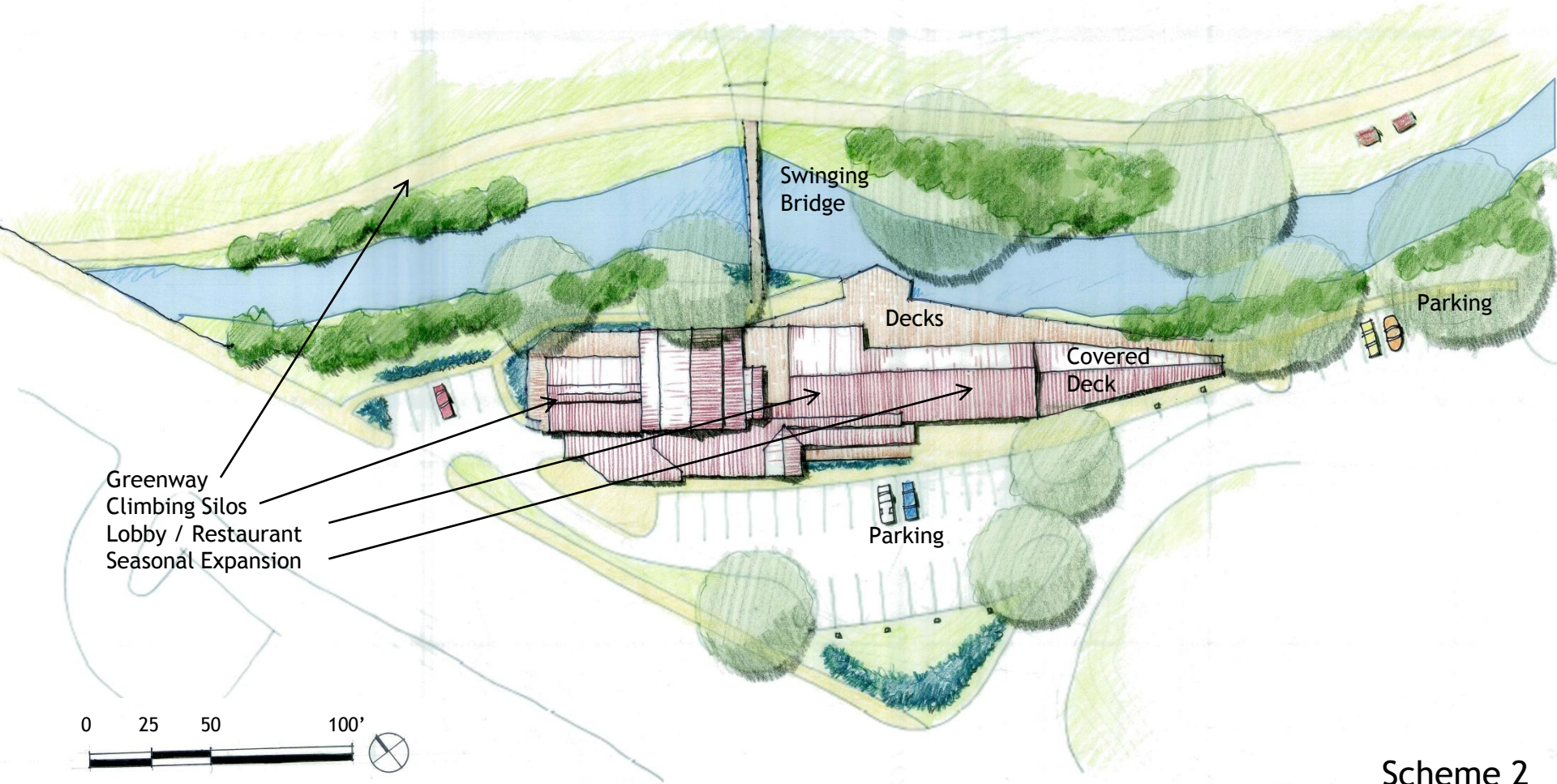


- LOWER DECK
- UPPER DECK
- ROOMS
- DINING -PUB  
RESTRAUNT
- BACK OF HOUSE  
KITCHEN, STO
- MERCNATILE
- CIRCULATION

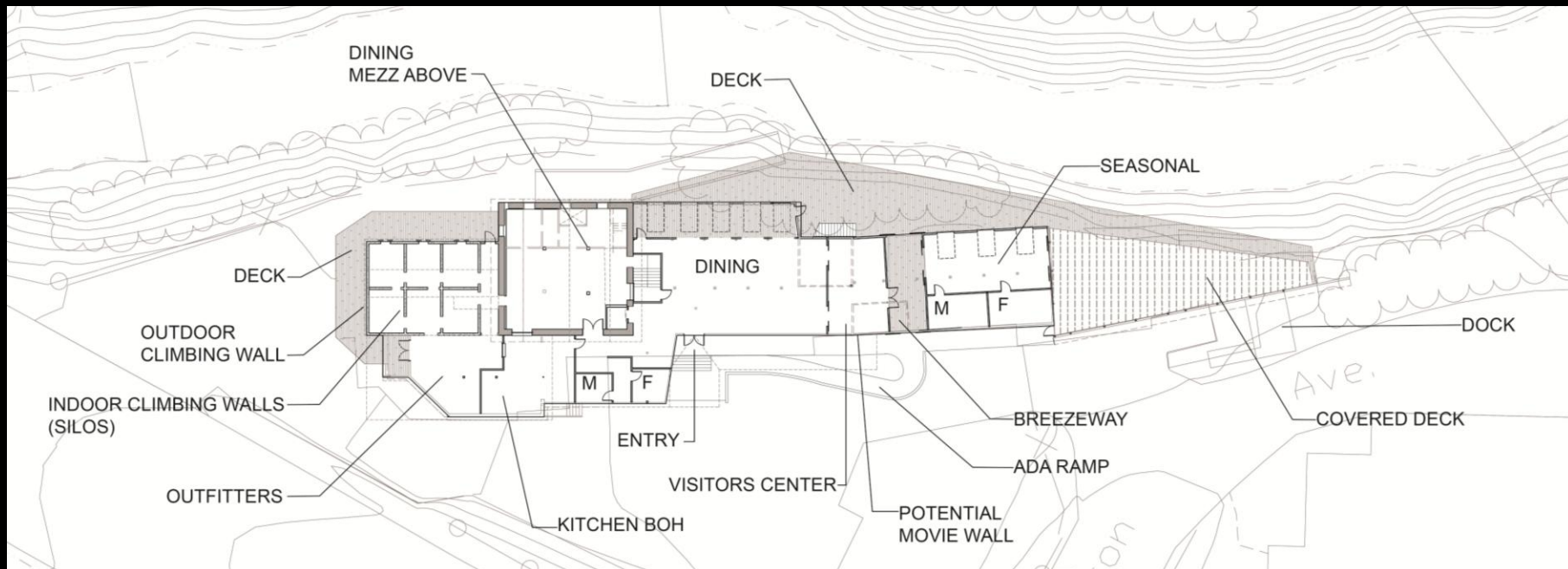
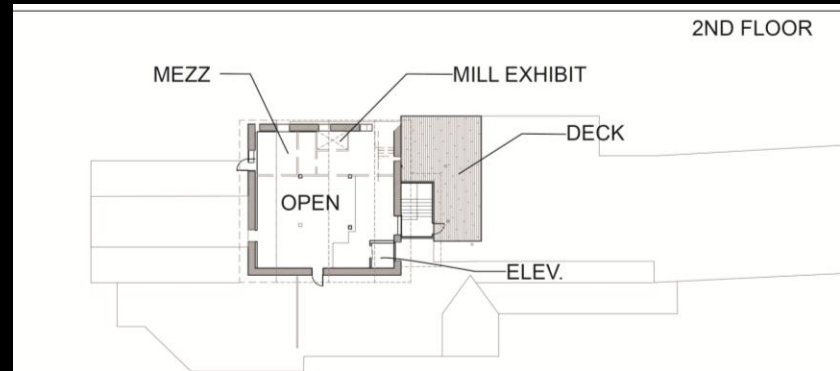
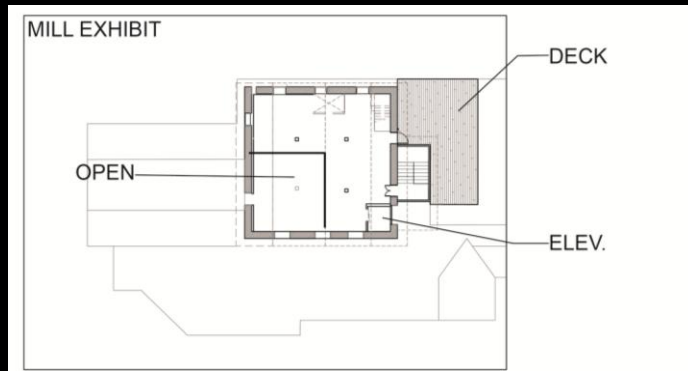
Scheme 1:  
Multi-use Space Diagram

## Scheme 2: Destination Restaurant / Bar

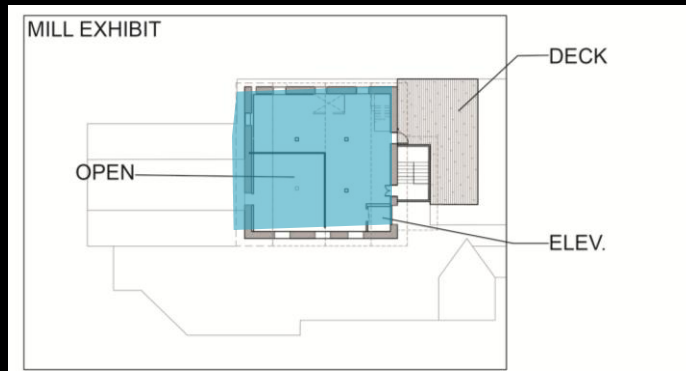
Scheme 2:		Destination Restaurant / Bar			
Lobby	600 sf	Includes Vinton history counter, exhibits			
Restaurants					
Restaurant	100	Lunch and Dinner Guests, locavore theme			
Bar	100	Developed as sky terraces within the existing mill and interpret leave existing wood and equipment			
		Create new metal stairs and balconies within			
Outdoor Grill	120	Guests in outdoor pavilion, weather permitting			
Restrooms		As per code - indoor, supplemented by a bank of outdoor for summer			
Retail	600 sf	Indoor: Mill Store format - products from local mills, local specialties - Grits, etc tended by lobby			
	1200 sf	Outdoor : Outfitter for greenway and climbing gear			
Entertainment	6	Climbing silos - individual climbing, multiple skill levels			
	500	Guests for outdoor movie nights (summer) project against the large blank wall of building			
	10	Food Truck plug ins for movie night			



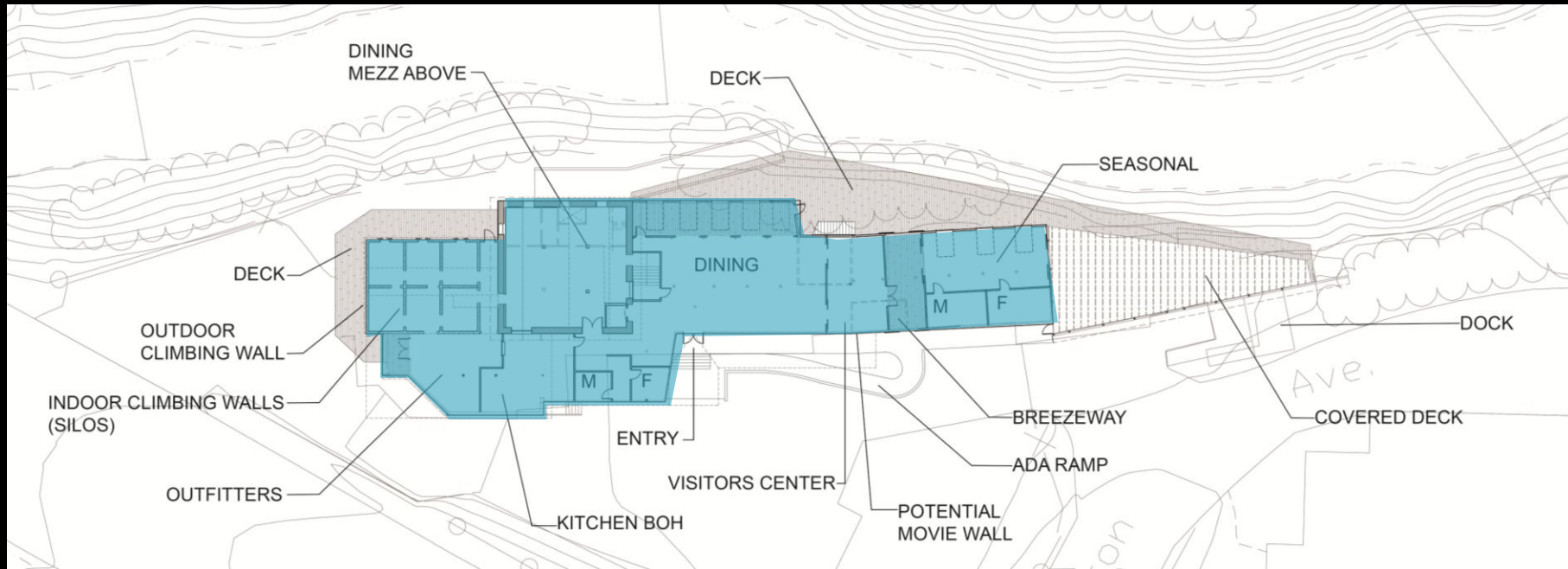
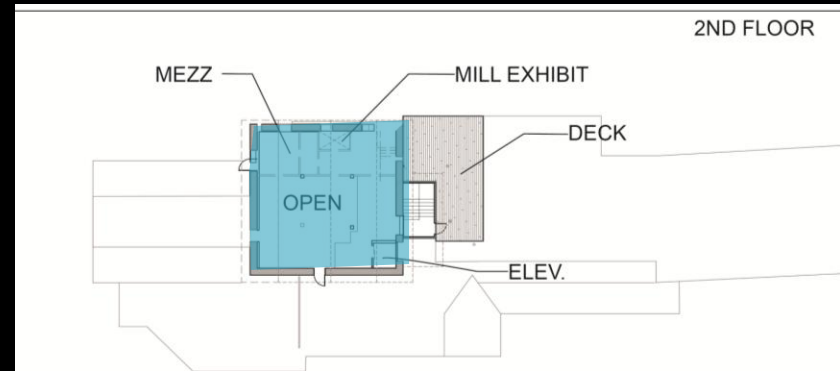
Scheme 2

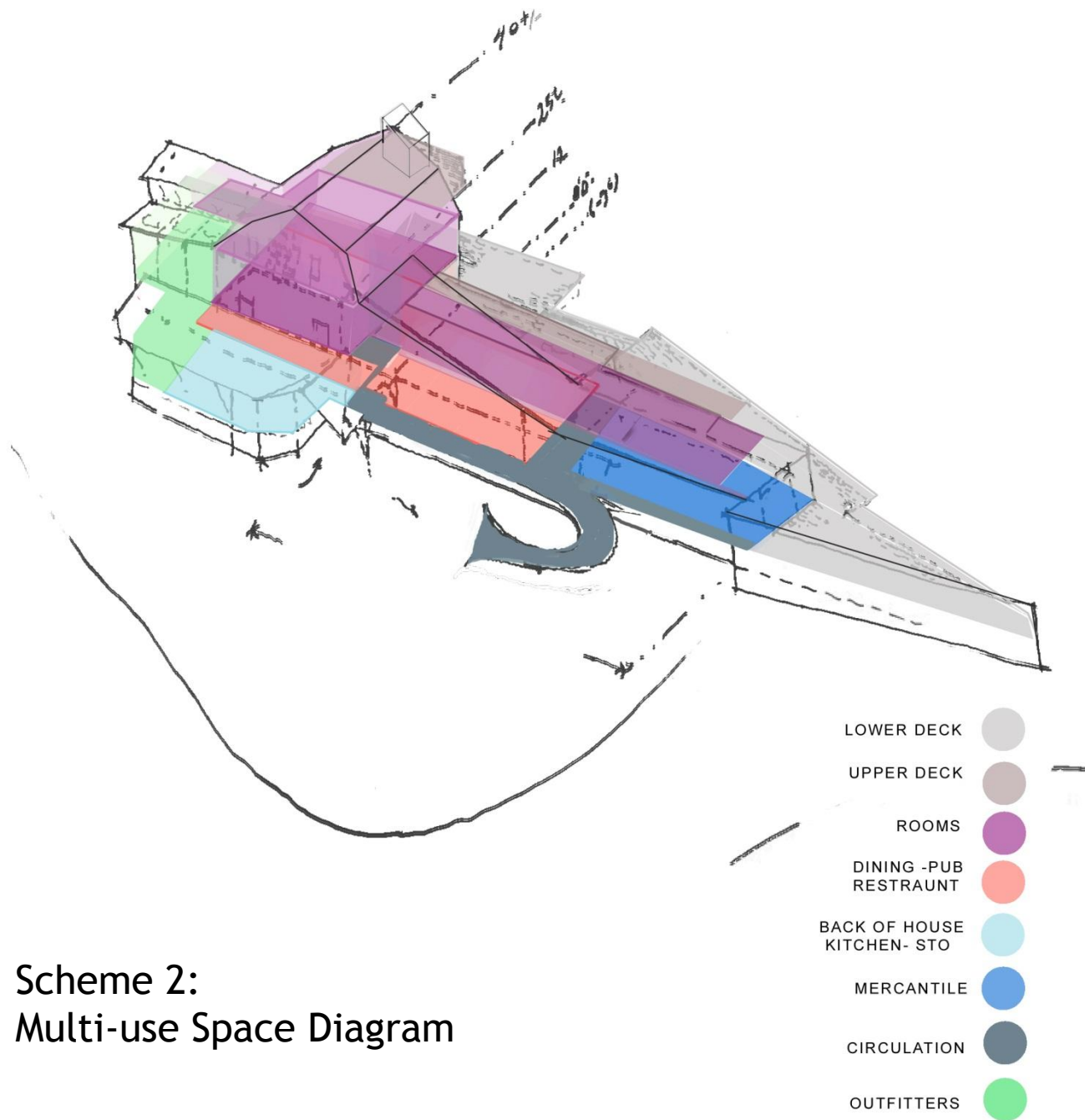






Historic Mill Remaining



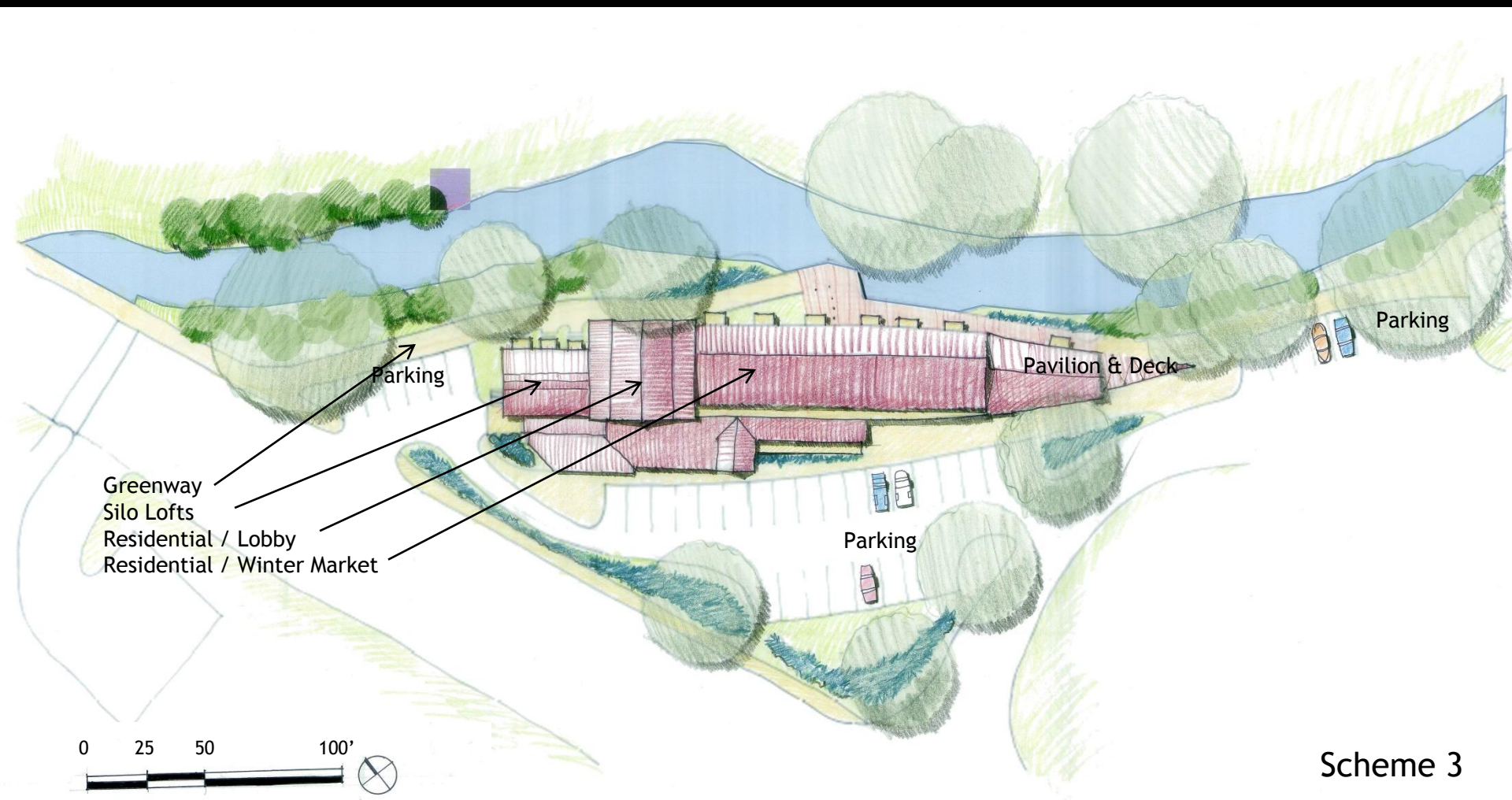


Scheme 2:  
Multi-use Space Diagram



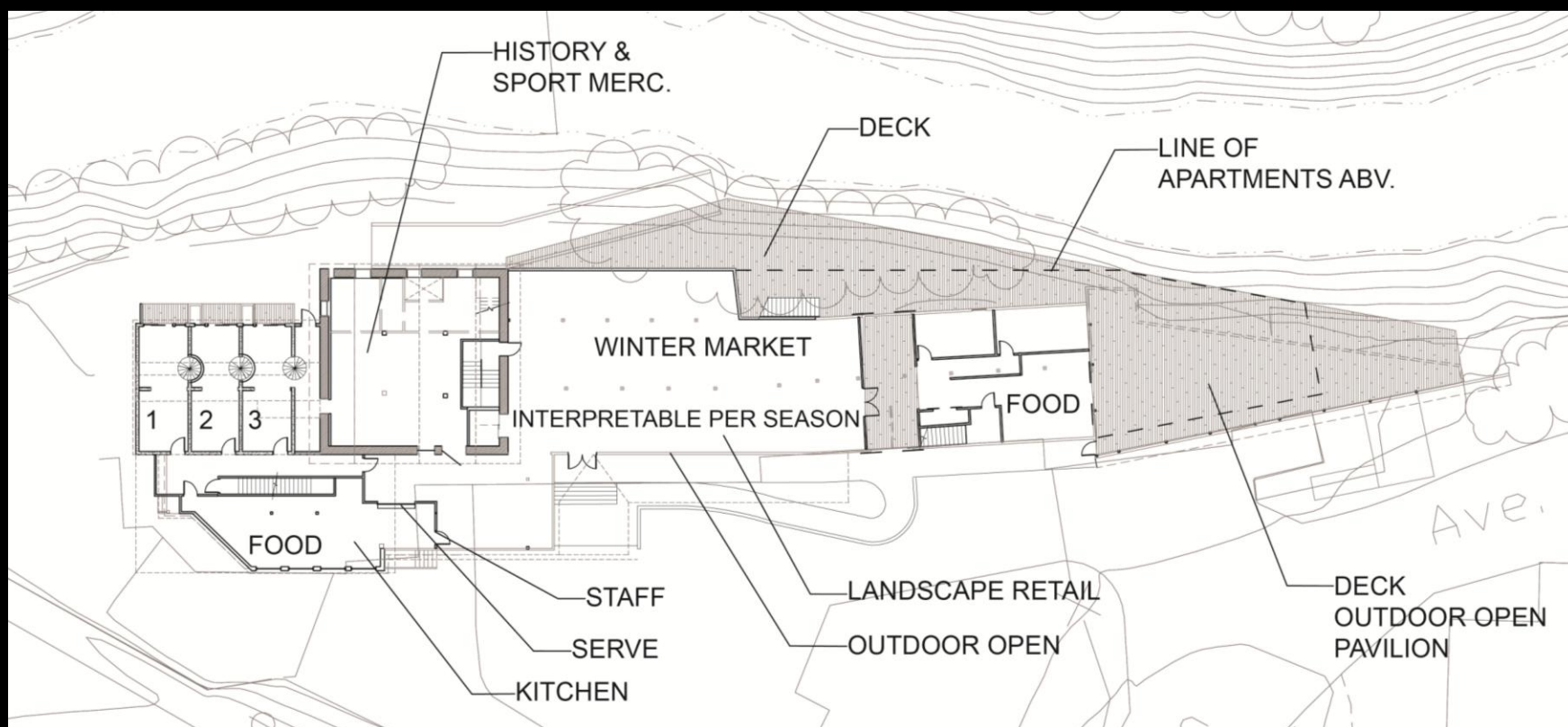
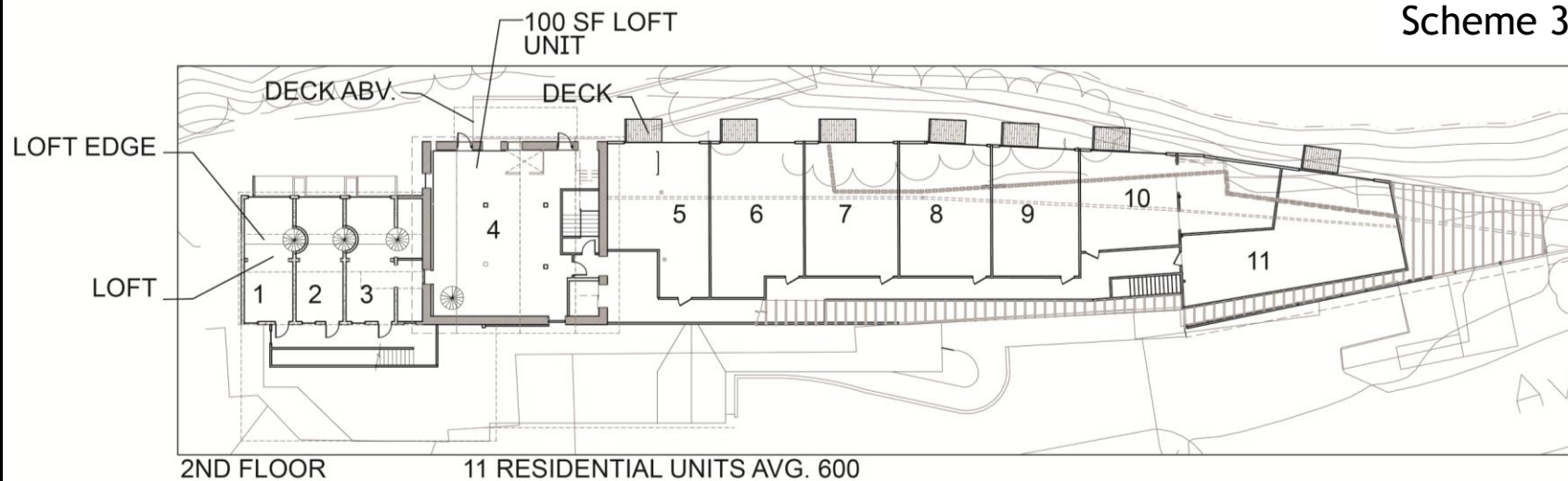
# Scheme 3: Curated Mercantile / Residential

Scheme 3:		Curated Mercantile / Residential
Lobby	1200 sf	Vinton Welcome Center: Includes Vinton history counter, exhibits Includes Blue Ridge Parkway exhibits, Roanoke Valley Greenway, SML Exhibits
Retail	4000 sf	The Vinton Winter Market - conditions existing space into winter facility for farmers market Features special canning, cider making, BBQing teaching spaces Lake and Parkway provisions, picnic baskets, special carry-out Market transforms in summer months to be specialty Landscape Retail Center with outdoor components and teaching gardens (edibles, rain gardens, butterflies, etc)
Residential	11	quirky apartments in floors 2,3 and in square silos
Outdoor Grill	120	Guests in outdoor open pavilion, weather permitting
Restrooms		As per code - indoor

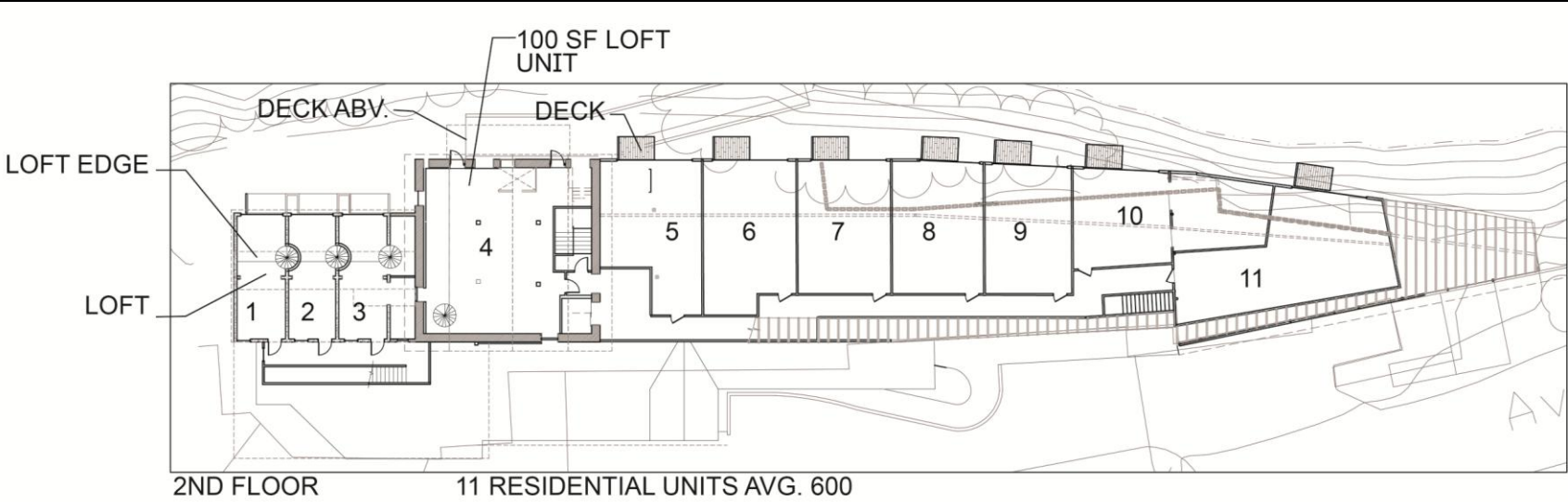
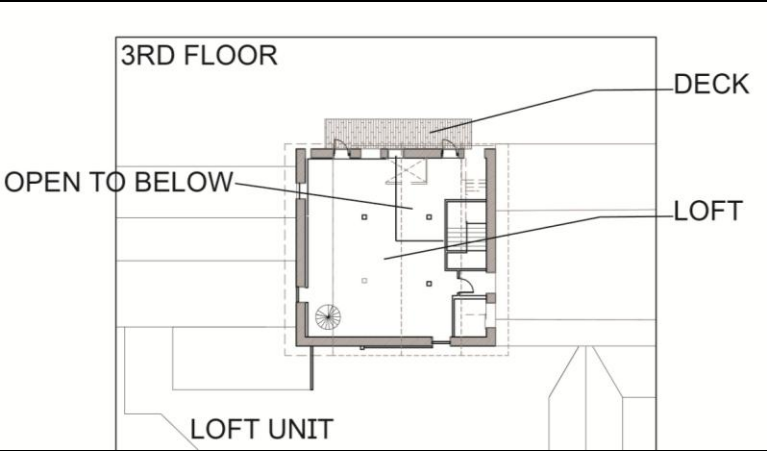


Scheme 3

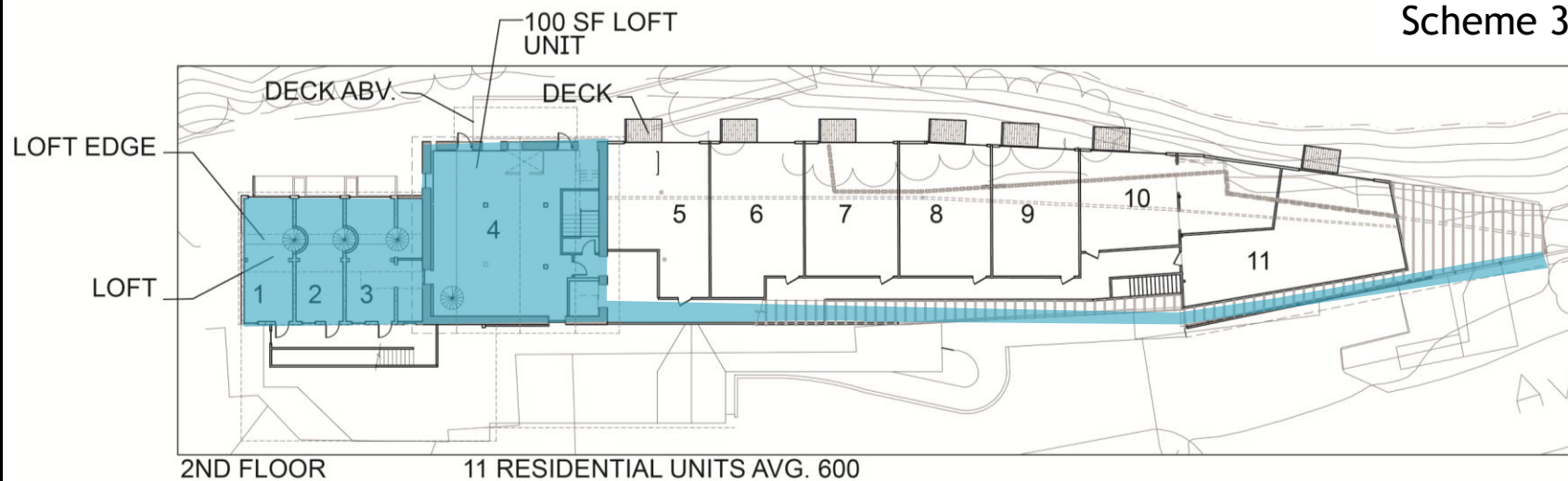
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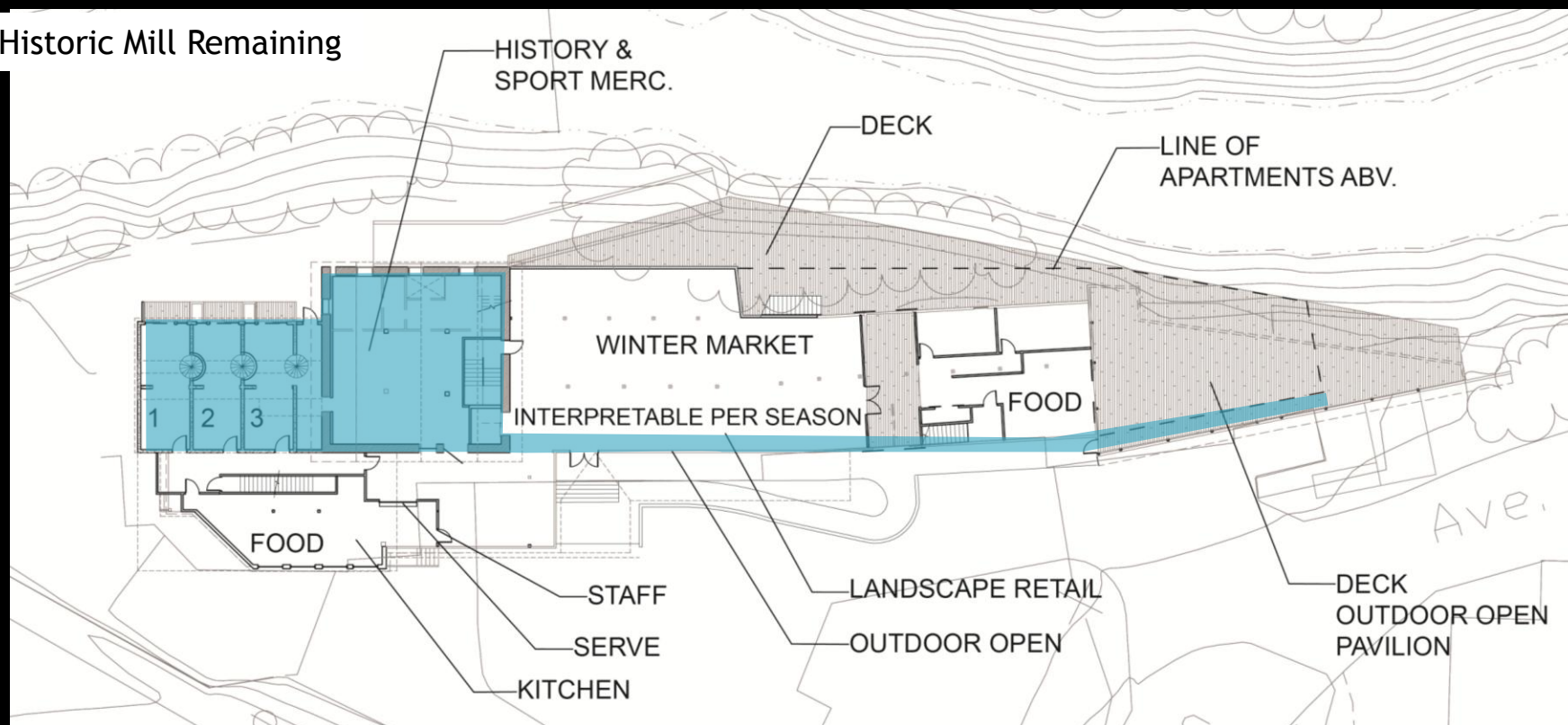




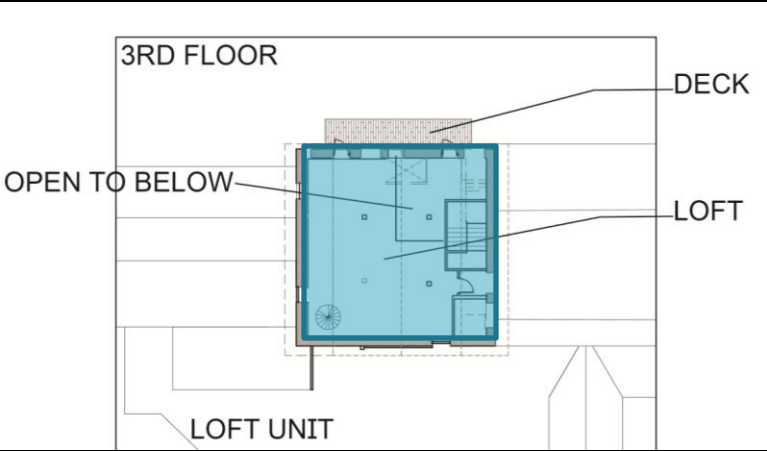
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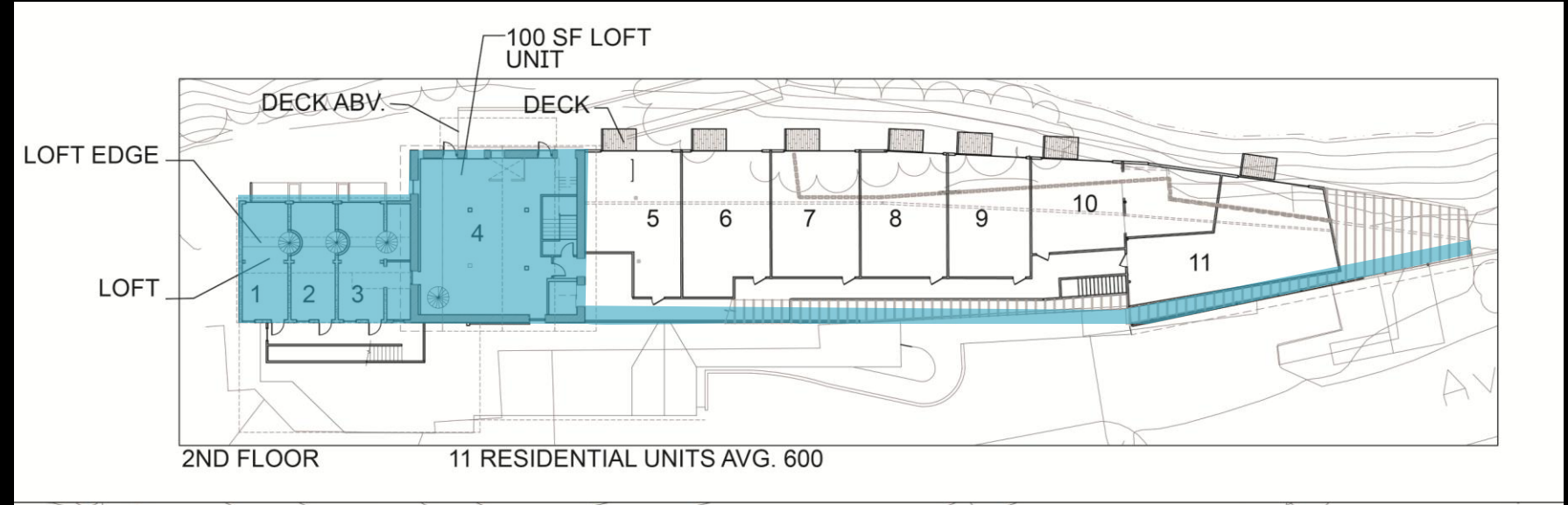
## Historic Mill Remaining

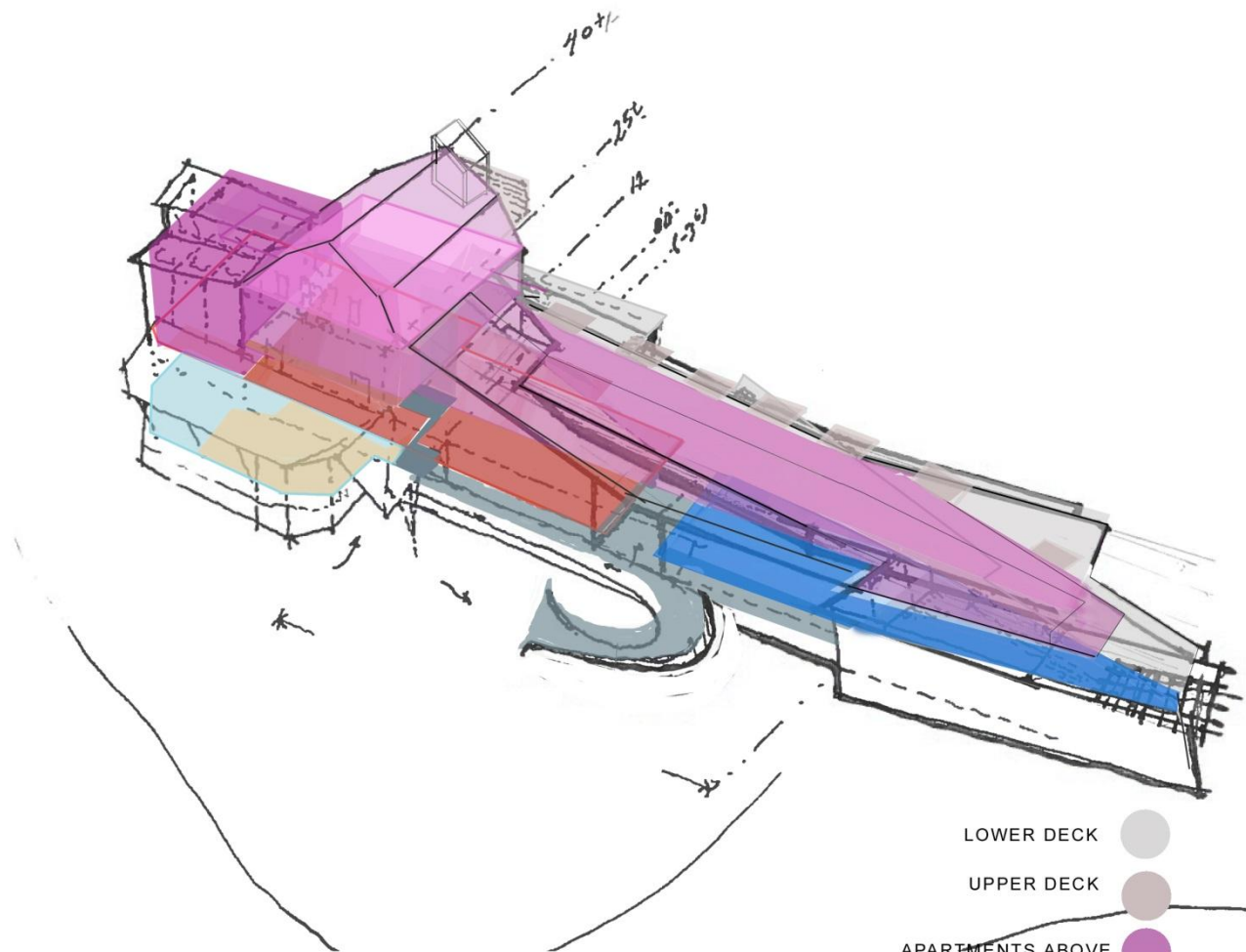






Historic Mill Remaining





Scheme 3:  
Multi-use Space Diagram

- LOWER DECK
- UPPER DECK
- APARTMENTS ABOVE
- HERITAGE//  
MERCANTILE
- BACK OF HOUSE  
- STO
- SHOP - ROTATING AND  
SEASONAL VENDORS
- CIRCULATION
- LIGHT FARE/COFFEE