

WEDDINGS | 2020

THE GAINES ESTATE



Come experience beauty and
elegance at *The Gaines Estate*.



PHOTOS BY: ALLIE BENNETT PHOTOGRAPHY

YOUR WEDDING AT THE ESTATE

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ACCOMMODATIONS

We offer several accommodation options for your event. Stay on-site in our bridal suite, or rent one of our four off-site properties for your event.





WELCOME TO THE GAINES ESTATE

*This estate has a history of making memories,
we are dedicated to helping you make yours.*

The Gaines Estate is a 1920's era mansion located in downtown Fayetteville, WV. The house was the most prominent residence in Fayetteville for many years until it was severely damaged by fire in 2008. Cascade Properties is restoring the house to its former glory to provide the perfect wedding venue.

Every detail of this stunning estate has been designed with your event in mind. We offer endless event opportunities, whether it be a romantic outdoor wedding in the field, a sunset cocktail hour on the second-floor balcony, or a private dinner in one of our beautifully appointed dining rooms.

This estate has a long history of making memories, and we want to help you make more, whether it be dancing the night away on our dance floor, or preparing for your wedding day festivities in our private bridal suite. Every detail has been carefully planned to make your event seamless.



WEDDING VENUE RENTAL FEES

RENTAL FEES EXCLUDE
6% WV STATE SALES TAX

Ceremony Site Set Up

The Gaines Estate has many beautiful outdoor locations for your wedding ceremony. Wedding packages include set up of chairs and other features to create the perfect wedding spot. Ceremonies can also be held inside the Gaines Estate House or in the pavilion or a wedding reception tent.

Reception Pavilion

A 40 x 100 pavilion that will seat up to 210 guests will be constructed next to the Gaines Estate house. A flagstone walkway will connect the pavilion to the house for guests to easily access the bar area, restroom facilities and other amenities. A portable bar can be set up in the pavilion and two bathrooms will be located there. The pavilion will be fully enclosed with heating and air conditioning for use during all seasons. Larger parties can be accommodated by seating additional guests on the covered side porch, in a wedding tent nearby or inside the house in the dining areas. The pavilion will be ready for weddings beginning in May 2020.

Wedding Reception Tent

The Gaines Estate has a 10 acre lawn and 50 acre pasture field behind the house. A large wedding reception tent can be set up anywhere on the grounds. Some of our wedding parties have elected to set up long tables on the grounds without a tent. In this case, the pavilion or a wedding reception tent can be used as the back-up plan in case of rain. If desired, the wedding reception tent will be rented and the cost will be added to the venue rental fee. The cost will depend on the size and type of tent.

Tables and Chairs

Tables and chairs are included in the venue rental fee. Table linens will be provided for a laundry fee of \$7.00 per linen.



Bridal Suite

The bridal suite is located on the first floor and is available for the bride to get ready for the ceremony. It includes an attached ADA accessible full bathroom with a large vanity sink, mirrors and four electrical outlets for curling irons and other electrical accessories. A full length mirror and three additional smaller vanities, each with a mirror and four outlets are located in the suite itself for the bride and bridesmaids to use. The adjacent bathroom will also be set up with a vanity, mirror, outlets and lighting for another bridesmaid, allowing the bride and four bridesmaids to get ready at the same time.

Second Floor Suite

A two room suite with bathroom and access to one of the outdoor decks is located on the second floor. The second floor suite can be used to prepare for the wedding.

Gaines Estate Lodging

The bridal suite and second floor suite can be reserved for overnight lodging before and after the wedding. The bridal suite on the first floor will have two single beds and an attached bathroom. The second floor suite has one bedroom with a queen size bed and a living room with a sofa bed. The second floor suite has a full bath and has access to a large deck.

Nearby Offsite Housing

The bride and groom and their attendants and families have four other nearby offsite options to prepare for the wedding. Both the McGrath House and the Wiseman Cottage have four bedrooms and two full baths and one half bath. The Gaines Estate Caretaker's House has two bedrooms and one full bath. All three are located a short walk from the Gaines Estate house.

Two other larger four bedroom houses are located about a mile from the property. These houses can also be used for overnight lodging before and after the wedding. These houses are rented separately from the wedding venue through vrbo.com. Pictures and links to vrbo.com are found at the end of this brochure.

Bar/Lounge Area

The Gaines Estate will have a fully stocked bar/lounge area available for your use. See below for pricing of beverages. A portable bar can be set up on the second floor of the house or in the pavilion.

Dance Floor

Three options are available for a dance floor for the reception.

Option 1 – The pavilion can be used to set up a stage and a dance floor.

Option 2 – The covered flagstone side porch of the Gaines Estate House makes an excellent dance floor.

Option 3 - A temporary dance floor can be set up in the front room of the Gaines Estate House. The cost of the temporary dance floor is \$250.

Balconies

The Gaines Estate has two 2nd floor balconies with beautiful views that can be used for drinks and hors d'oeuvres or breakfast.

Outdoor Fire Pit

A sandstone masonry outdoor fire pit will be available during the reception. The fee for setting up and tending the fire pit is \$25 per hour.

Golf Cart

We can provide a golf cart with driver to shuttle guests from the parking area to the house. The service costs \$50/hr including the driver.

**Antique Car/
Horse Drawn Carriage**

We can arrange for an antique car or horse drawn carriage for your ceremony. Please let us know what you are looking for and we will get you a quote.

ADA Access

The house will be equipped with a wheelchair lift to provide access for persons with disabilities to the first floor of the house. The bathrooms in the first floor are ADA compliant.

Extended Hours

If you want to have access to the house for additional hours for setting up for the wedding or if you want to continue the celebration later into the night we are happy to accommodate your needs. Additional set up time before the wedding is charged at \$100 per hour. Extended reception time is charged at \$200 per hour. Food and Beverage Service

Venue Rental

April 1-Nov 15

Nov 16- March 30

Half Day Rental (8:00 AM-2:00 PM)

Saturday.....	\$3000.....	\$1500
Sunday.....	\$2000.....	\$1250
Weekdays.....	\$500.....	\$250

Half Day Rental (5:00 PM-11:00 PM)

Saturday.....	\$4000.....	\$2000
Sunday.....	\$2500.....	\$1500
Weekdays.....	\$500.....	\$250

Full Day Rental (10:00 AM-10:00PM)

Saturday.....	\$6000.....	\$2500
Sunday.....	\$3000.....	\$1500
Weekdays.....	\$1000.....	\$750

Two Day Rental (10:00 AM Day 1-10:00PM Day 2)

Includes 1 night lodging in Gaines Estate House

Friday-Saturday or Saturday-Sunday.....	\$7000.....	\$3500
Sunday-Monday.....	\$3500.....	\$1750
Weekdays.....	\$1500.....	\$1250

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GAINES ESTATE

RENTAL RATES

Venue Rental	April 1-Nov 15	Nov 16- March 30
Three Day Rental (10:00 AM Day 1-10:00PM Day 3) <i>Includes 2 nights lodging in Gaines Estate House</i>		
Friday-Sunday or Saturday-Monday.....	\$8000.....	\$4500
Thursday-Saturday.....	\$7500.....	\$3750
Sunday-Tuesday.....	\$4500.....	\$2250
Other Days.....	\$3500.....	\$1750

*Venue Rental fees are for up to 150 guests. An additional charge of \$10.00 per guest over 150 will apply.
The pavilion has a seating capacity of 200 guests. The kitchen has a capacity to serve up to 250 guests.*

Overnight Lodging \$/night.....	\$500.....	\$300
Additional Venue Hours Wedding/Reception.....	\$250 hr.....	\$250 hr
Additional Venue Hours Set-up or Take Down.....	\$100 hr.....	\$100 hr

Other Services

Farm Table Set-Up Fee.....	\$20.00/table, each table seats 8, includes chairs
Linen Laundry Fee.....	\$7.00 per table
Golf Cart with Driver.....	\$50.00 per hr
Valet Service 2 Valets.....	\$75.00 per hour, includes golf cart
Valet Service 3 Valets.....	\$100.00 per hour, includes golf cart
Dance Floor in Gaines House.....	\$250
Dance Floor in Pavilion.....	no charge
Dance Floor on Side Porch.....	no charge
Portable Bar.....	\$50
Wireless Speaker w/Microphone.....	\$25
Patio String Lights.....	\$50
Tree String Lights.....	\$50
Wedding Ceremony Arch.....	\$50
Fire Pit with Firewood.....	\$50 per hr, includes attendant
12 Passenger Shuttle Bus.....	\$75 per hour, plus \$100 mobilization fee
Ceremony Site Set-up Fee.....	\$2.00/Chair or \$4/Bench, each bench seats 3 to 4



FOOD & BEVERAGES

IN-HOUSE CATERING BY DOBRA ZUPAS

Catering

The Gaines Estate House will be equipped with a commercial catering kitchen that will be capable of preparing meals for up to 250 guests. Dobra Zupa's Restaurant, one of the premier restaurants in Beckley, will be our in-house caterer. Becky Zupanick has owned and operated Dobra Zupas since 2011.

A wide selection of standard menu options are available or a customized menu can be prepared if different menu items are desired including vegan menu options. In addition to the reception dinner, Dobra Zupas can prepare and serve hors-d'oeuvres for a pre-wedding cocktail hour, the rehearsal dinner and breakfast and/or lunch on the day of the wedding. For weddings held in 2019, Dobra Zupas can cater your wedding from their Beckley location or the wedding party can bring in their own outside caterer. Beginning in 2020, wait staff and tableware are included in the in-house catering fee. We encourage you to use Dobra Zupas, however, wedding parties have the option to bring in their own outside caterer. The outside caterer must use Dobra Zupas servers and the outside caterer will not be allowed to use the on-site kitchen or food storage facilities. If an outside caterer is used, the Gaines Estate dinnerware can be used for the reception for a fee of \$3.50 per place setting. Dobra Zupa servers will be charged at \$35.00 per hour. Dobra Zupas is also available for catering events outside of the Gaines Estate.

Please contact Becky Zupanick at 304-673-8994 or at Rebecca.zupanick@dobrazupas.com to get menu options, pricing and to discuss your catering needs.

Beverages

The Gaines Estate will have a lounge with a bar on the first floor adjacent to the covered porch. Beer, wine and liquor can be provided. The beverage charge will include one bartender for the duration of the event and bar supplies. Wedding parties can choose the beer, wine, liquor and non-alcoholic beverages at your event and we will provide a price. A portable bar can be set-up in the pavilion or reception tent or on the second floor of the house. A \$50 set-up fee is charged for the use of the portable bar and the additional bartender fee is \$35.00 per hour.

GAINES ESTATE

BAR SERVICE

Cascade offers three options for bar service at your event. If you would like something different from our standard options, please contact us and we can price a custom package for you.

Option 1: Host Bar by the Drink

The host will be charged by the drink for beverages served at the event. Payment for beer will be based on the number of cans/bottles served or kegs tapped. Payment for wine and liquor will be based on the number of bottles served. Partial bottles and kegs will be charged at the full bottle/keg rate. Partially used bottles/kegs can be returned to the host the next day. An inventory of beer, wine and liquor will be available at the beginning of the event and will be taken at the end of the event to determine the bar charges. One bartender for every 75 guests will be provided at no charge.

Beer

Domestic..... 12 oz bottle or can.....\$3
Import or Craft.....12 oz bottle or can.....\$4

Domestic Draught

1/2 Barrel..... (\$2.42/12 oz beer).....\$400
1/4 Barrel..... (\$2.74/12 oz beer).....\$275

Premium and Craft Draught Beer

1/2 Barrel.....pricing based on beer selected
1/4 Barrel.....pricing based on beer selected
1/6 Barrel.....pricing based on beer selected

Wine

House Wine..... \$30 per bottle
Premium Wine..... \$45 per bottle

Mixed Drinks

Call Brands..... \$130 per one liter bottle
Top Shelf Brands..... \$160 per one liter bottle
Premium Brands.....\$190 per one liter bottle

Champagne Toast.....\$3 per person
Sangria | White or Red.....\$75 per gallon
Mimosas.....\$30 per bottle of Champagne
Coffee, Tea, Lemonade.....\$25 per gallon

GAINES ESTATE

BAR SERVICE

Option 2: Cash Bar

Guests will be charged by the drink. An extra bartender/cashier will be required for each 75 guests for the cash bar. The extra bartender charge is \$35/hour.

Beer

Domestic.....	12 oz bottle or can.....	\$3
Import or Craft.....	12 oz bottle or can.....	\$4

Wine

House.....		\$6 per glass
Premium.....		\$6 per glass

Mixed Drinks

Call Brand.....		\$6 per drink
Top Shelf Brands.....		\$7 per drink
Premium Brands.....		\$8 per drink

Bottled Water and Sodas.....		\$2 per bottle
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Option 2: Open Bar

The open bar is charged per person depending on the number of hours that the host wants the bar to be open.

Type	One Hr .	Two Hr .	Three Hr .	Addn. Hr
Beer and Wine Only.....	\$13 per guest.....	\$18 per guest.....	\$23 per guest.....	\$5 per hr/guest
Beer, Wine and Call Brands.....	\$18 per guest.....	\$24 per guest.....	\$30 per guest.....	\$6 per hr/guest
Beer, Wine and Top Shelf Brands.....	\$21 per guest.....	\$28 per guest.....	\$35 per guest.....	\$7 per hr/guest
Beer, Wine and Premium Brands*.....	\$24 per guest.....	\$32 per guest.....	\$40 per guest.....	\$8 per hr/guest

*Includes premium beer and wine options

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GAINES ESTATE

BAR SERVICE

Host can start with the open bar and change to a cash bar after a set period of time.

Domestic Beers include; Miller, Miller Light, Coors, Coors Light, Budweiser, Bud Light, Michelob Ultra, Yuengling, Yuengling Light, Rolling Rock, O'Doul's Non-Alcoholic, Redd's Apple Ale

Craft and Imported Beers include; Goose Island, Sam Adams, Heineken, Magic Hat, Great Lakes Brewery, Newcastle Brown Ale, Sierra Nevada, Angry Orchard, Corona, Corona Light, Shock Top, Killian's Irish Red

House Wines to be determined.

Premium Wines to be determined.

Additional wines available upon request.

Call brand drinks include; Smirnoff Vodka, Bacardi Rum, Beefeater Gin, Montezuma Tequila, Jim Beam Bourbon, Captain Morgan Spiced Rum, Kahlua, Southern Comfort, Peach Schnapps, Triple Sec

Top Shelf brand drinks include; Ketel One Vodka, Bombay Sapphire Gin, Tanqueray Gin, Jack Daniels Whiskey, Jameson Irish Whiskey, Johnny Walker Red Label, Dewar's White Label

Premium brand drinks include; Grey Goose Vodka, Tanqueray 10 Gin, Crown Royal Canadian Whiskey, Maker's Mark Bourbon, Knob Creek Bourbon, Patron Silver or Jose Cuervo Gold Tequila, Hennessy VS

All prices subject to 18% service charge and 6% sales tax.

All brands subject to substitution based on availability.

Please contact us If you would like to serve different brands of beer, wine, or liquor. We would be happy to quote a custom bar package for your event.

DOBRA ZUPAS

CATERING MENU

Hors d'oeuvres

Hot Crab Dip w/ toasts.....	serves 20.....	\$40/quart
Hummus w/ pita.....	serves 20.....	\$20/quart
Olive Tapenade w/ toasts.....	serves 20.....	\$25/quart
Smoke Salmon spread.....	serves 20.....	\$35/quart
Ham/cheese or Turkey cheese on mini croissants.....		\$3.50 each
Chicken or Tuna salad mini croissants.....		\$3.50 each
Pulled pork sliders.....		\$4.00 each
Antipasto platter (Italian meats and cheeses w/olives & pickled vegetables)....	serves 6-8.....	\$65/platter
Ham & Turkey pinwheel platter.....	serves 10.....	\$35/platter
Ham & Gruyere pinwheel platter.....	serves 10.....	\$35/platter
Smoked Salmon pinwheel platter.....	serves 10.....	\$50/platter
Mozzarella & Tomato platter.....	serves 10.....	\$60/platter
Cheese platter (selection of Brie, Havarti & cheddar w/crackers.....	serves 10.....	\$70/platter
Mini Crab Cakes.....	32 pieces.....	\$120/platter
Mini Crab Quiche.....	24 pieces.....	\$75/platter
Spinach & Mushroom Quiche.....	24 pieces.....	\$60/platter
Zesty Meatballs (30 servings per platter/3 pieces per serving).....		\$70/platter
Potato Martini bar (mashed potatoes served in a martini glass with toppings.....		\$5.00 each
Bacon wrapped Asparagus (serves 25/ 2 pieces per serving).....		\$65/platter
Bread (an assortment of freshly baked breads).....		\$1.00 per serving

Entrees: Buffet Style

Chicken Marsala-pan-seared chicken breast w/mushrooms, sautéed onions & fresh herbs topped with Marsala sauce. Served with a choice of two vegetable sides and a salad.....\$26 each

Grilled Salmon-topped with a Dill and Cucumber relish, served over a bed of rice with your choice of two sides and a salad.....\$26 each

Crab Risotto- Arborio rice cooked in a lemon, butter and parmesan sauce. Topped with Crabmeat and finished with fresh herbs. Served with your choice of two sides and a salad.....\$28 each

Pasta Buffet-Guest choice of pasta and marinara (with or without meat) or Alfredo sauce. Served with your choice of one vegetable side and a salad.....\$22 each

Grilled Chicken-Grilled chicken breast, served with your choice of two vegetable sides and a salad.....\$20 each

Sliced Beef Tenderloin-served with au jus, two vegetables and a salad.....\$28 each

Mediterranean Chicken-chicken breast cooked in a white wine sauce with artichokes, roasted red peppers, black olives, spinach, and sun-dried tomatoes. Served with two vegetables and a salad.....\$24 each

DOBRA ZUPAS

CATERING MENU

Desserts

Key Lime pie.....	\$25
Pecan pie.....	\$30
Cheesecake.....	\$50
Bread pudding with vanilla sauce.....13"x9" pan.....	\$50
Tiramisu.....13"x9" pan.....	\$50
Baklava.....	\$45

** Please note prices do not include servers assisting on buffet line and bussing tables. Servers are \$35/hour and the number required depends on the size of the event.

** The above entrees can be plated and served to guests individually at an additional cost of \$5 per plate. Servers will be responsible for bussing tables.

Note:

Pre-dinner-allow 3 to 5 pieces per person

Cocktail party (3-5 hours)-allow 4 to 6 pieces per person

Full length party without meal- allow 8 to 12 pieces per person

10 to 20 people have 6 different dishes

More than 20 people have 8 different dishes

** nuts and chips are not included in the calculation

If your favorites are not listed, please call for a price. We are able to customize the menu for your event.

** Pricing and availability may change.

** Prices do not include gratuity.

Other Services

Cascade Properties Is prepared to work with you to provide the perfect venue for your wedding. We can assist you in obtaining everything you need for your entire event. Please tell us what you want and we will make it happen. Other services that we can assist you with include caterers, flowers, photographers, and videographers, wedding cake, live music, DJ, decorations, shuttle services for guests, etc. If you need help with any other aspect of your wedding please let us know.

Other Lodging

Cascade Properties' partner company, Mountain Vacation Properties, has four vacation rental properties in Fayetteville. All four houses have been fully remodeled In the last five years. These houses can be rented through <http://VRBO.COM> for the wedding party or out of town guests. Links to view these houses are below.

Ramsey Mountain Lodge
212 High St.



4 bed | 3 bath
sleeps up to 14

[CLICK TO BOOK](#)

Sugar Creek Chalet
208 High St.



4 bed | 4 bath
sleeps up to 15, pet friendly

[CLICK TO BOOK](#)

Historic McGrath House
206 W. Maple Ave.



4 bed | 2 bath
sleeps up to 12

[CLICK TO BOOK](#)

Wiseman Cottage
205 Wiseman Ave.



4 bed | 2.5 bath
sleeps up to 10, pet friendly

[CLICK TO BOOK](#)

