
National Park Service
Cultural Landscapes Inventory
2014



Flat Top and Fallingwater Cascades Trailheads
Blue Ridge Parkway - Ridge District

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI) is an evaluated inventory of all significant landscapes in units of the national park system in which the National Park Service has, or plans to acquire any enforceable legal interest. Landscapes documented through the CLI are those that individually meet criteria set forth in the National Register of Historic Places such as historic sites, historic designed landscapes, and historic vernacular landscapes or those that are contributing elements of properties that meet the criteria. In addition, landscapes that are managed as cultural resources because of law, policy, or decisions reached through the park planning process even though they do not meet the National Register criteria, are also included in the CLI.

The CLI serves three major purposes. First, it provides the means to describe cultural landscapes on an individual or collective basis at the park, regional, or service-wide level. Secondly, it provides a platform to share information about cultural landscapes across programmatic areas and concerns and to integrate related data about these resources into park management. Thirdly, it provides an analytical tool to judge accomplishment and accountability.

The legislative, regulatory, and policy direction for conducting the CLI include:

National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish...a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places...of historic properties...

Executive Order 13287: Preserve America, 2003. Sec. 3(a)...Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA...No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior... (c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying... historic properties in its ownership and make the report available to the Council and the Secretary...

The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A))

Flat Top and Fallingwater Cascades Trailheads

Blue Ridge Parkway - Ridge District

Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories...about cultural resources in units of the national park system...Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,... and historic sites...
ural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

Responding to the Call to Action:

The year 2016 marks the 100th anniversary of the National Park Service. A five-year action plan entitled, “*A Call to Action: Preparing for a Second Century of Stewardship and Engagement*” charts a path toward that second century vision by asking Service employees and partners to commit to concrete actions that advance the agency’s mission. The heart of the plan includes four broad themes supported by specific goals and measurable actions. These themes are: Connecting People to Parks, Advancing the NPS Education Mission, Preserving America’s Special Places, and Enhancing Professional and Organizational Excellence. The Cultural Landscape Inventory relates to three of these themes:

Connect People to Parks. Help communities protect what is special to them, highlight their history, and retain or rebuild their economic and environmental sustainability.

Advance the Education Mission. Strengthen the National Park Service’s role as an educational force based on core American values, historical and scientific scholarship, and unbiased translation of the complexities of the American experience.

Preserve America’s Special Places. Be a leader in extending the benefits of conservation across physical, social, political, and international boundaries in partnership with others.

The national CLI effort directly relates to #3, Preserve America’s Special Places, and specifically to Action #28, “Park Pulse.” Each CLI documents the existing condition of park resources and identifies impacts, threats, and measures to improve condition. This information can be used to improve park priority setting and communicate complex park condition information to the public.

Responding to the Cultural Resources Challenge:

The Cultural Resources Challenge (CRC) is a NPS strategic plan that identifies our most critical priorities. The primary objective is to “*Achieve a standard of excellence for the stewardship of the resources that form the historical and cultural foundations of the nation, commit at all levels to a common set of goals, and articulate a common vision for the next century.*” The CLI contributes to the fulfillment of all five goals of the CRC:

- 1) *Provide leadership support, and advocacy for the stewardship, protection, interpretation, and management of the nation’s heritage through scholarly research, science and effective management;*
- 2) *Recommit to the spirit and letter of the landmark legislation underpinning the NPS*

- 3) *Connect all Americans to their heritage resources in a manner that resonates with their lives, legacies, and dreams, and tells the stories that make up America's diverse national identity;*
- 4) *Integrate the values of heritage stewardship into major initiatives and issues such as renewable energy, climate change, community assistance and revitalization, and sustainability, while cultivating excellence in science and technical preservation as a foundation for resource protection, management, and rehabilitation; and*
- 5) *Attract, support, and retain a highly skilled and diverse workforce, and support the development of leadership and expertise within the National Park Service.*

Scope of the CLI

CLI data is gathered from existing secondary sources found in park libraries, archives and at NPS regional offices and centers, as well as through on-site reconnaissance. The baseline information describes the historical development and significance of the landscape, placing it in the context of the landscape's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit and generates spatial data for Geographic Information Systems (GIS). The CLI also identifies stabilization needs to prevent further deterioration of the landscape and provides data for the Facility Management Software System

Inventory Unit Description:

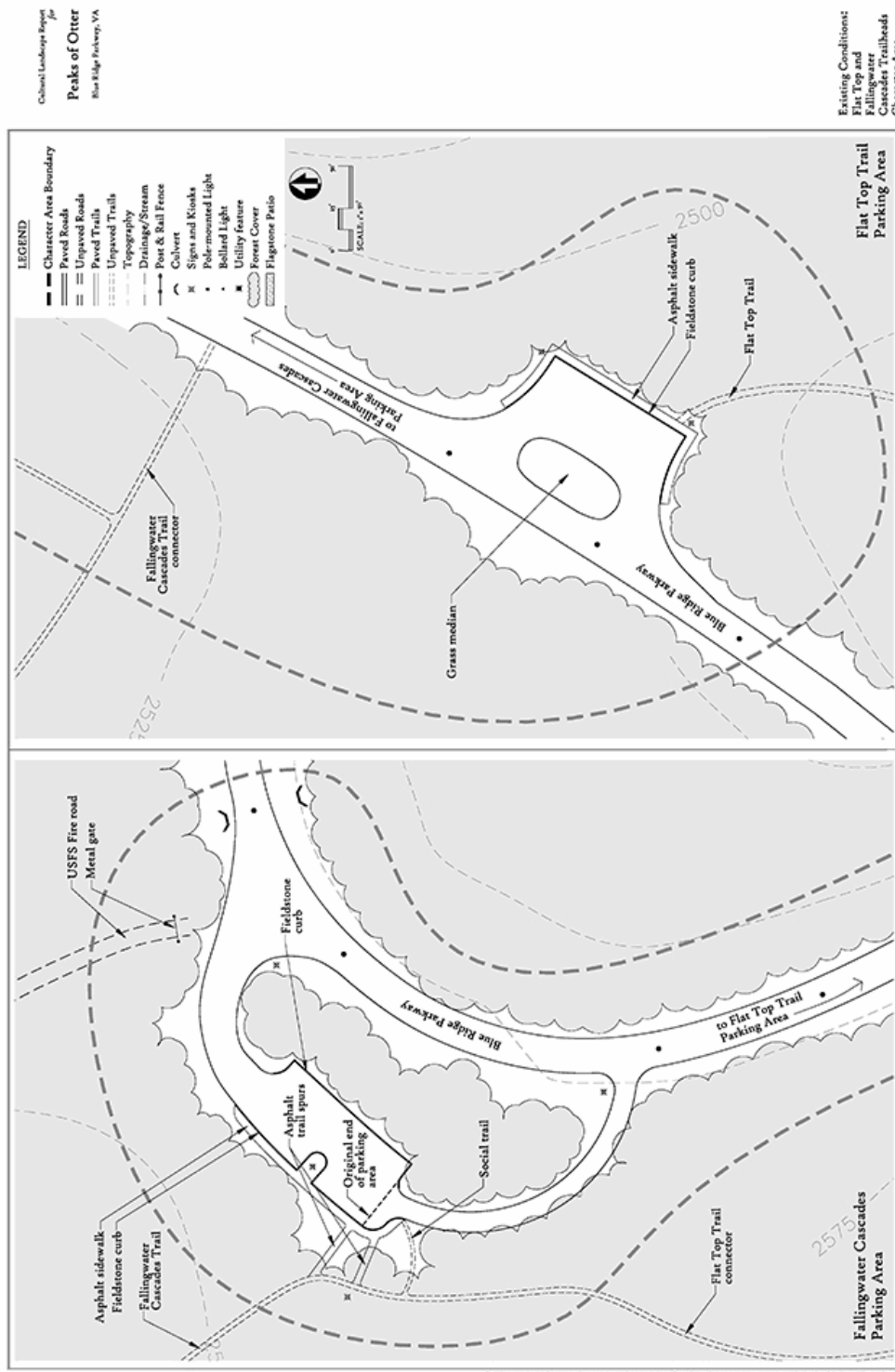
The Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape, one of eight component landscapes of the Peaks of Otter developed area, is located near Wilkerson Gap, Virginia, approximately two miles northeast of the Peaks of Otter Visitor Center. The component landscape is comprised of two designated parkway overlooks: the Fallingwater Cascades parking area at milepost 83.1 and the Flat Top Trail parking area at milepost 83.5. The Flat Top Trail Overlook was developed circa 1957. The Fallingwater Cascades Trail Overlook was developed circa 1965, with an exit road added to the original dead-in design, likely prior to 1971.

Overlooks are a distinct landscape type along the Blue Ridge parkway containing several elements, and as such the term can be used as an overarching description that implies the presence of various features. In the Peaks of Otter developed area, each overlook features a small parking area, interpretive signage, pedestrian sidewalks, and a trailhead for the Fallingwater-Flat Top National Recreation Trail. The Fallingwater-Flat Top National Recreation Trail is actually two connected trails: the Fallingwater Cascades Trail, a loop trail that extends between the Fallingwater Cascades parking area and the falls along Fallingwater Creek; and the Flat Top Trail which leads from the Flat Top Trail parking area over Flat Top Mountain to the picnic area. A spur trail connects the two paths.

This component landscape is significant under Criteria A, C, and potentially D. The period of significance identified for the parent landscape—Peaks of Otter developed area—is 1939–1965, which encompasses initial parkway construction through completion of proposed developments consistent with early master plans for the site. Parkway design principles are conveyed throughout the developed area, including the Flat Top and Fallingwater Cascades Trailheads component landscape, tying it to the broader 469-mile linear historic landscape. In addition, Peaks of Otter affords several of the key components that early designers considered important for motorists to experience when traveling the corridor, including opportunities for visitors to connect more deeply with the region through recreation and education, and to avail themselves of food, lodging, and other amenities.

Flat Top and Fallingwater Cascades Trailheads Blue Ridge Parkway - Ridge District

Site Plan



Trailhead siteplans.

Property Level and CLI Numbers

Inventory Unit Name:	Flat Top and Fallingwater Cascades Trailheads
CLI Identification Number:	975886
Parent Landscape:	550208

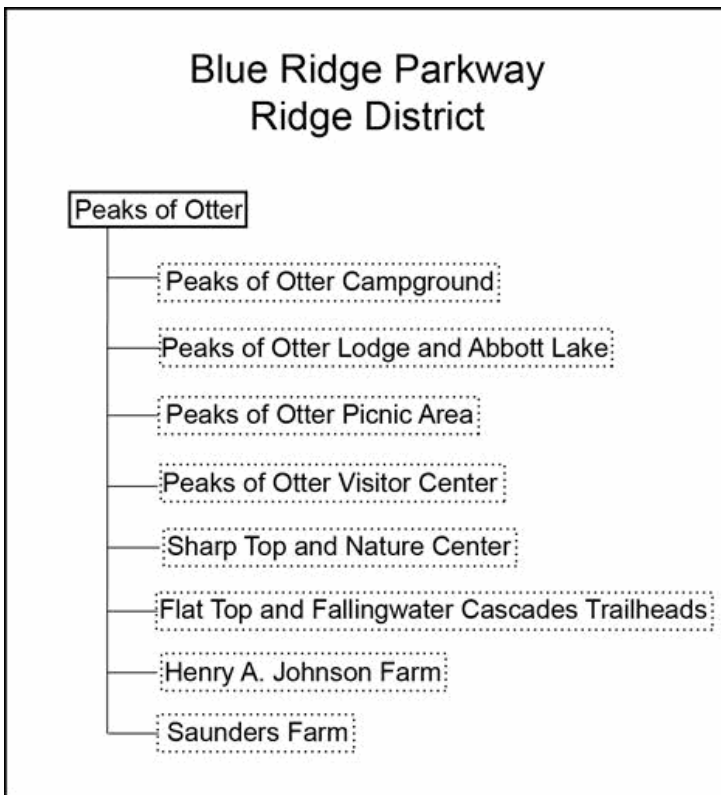
Park Information

Park Name and Alpha Code:	Blue Ridge Parkway - Ridge District -BLRI
Park Organization Code:	5154 – BLRI
Subunit/District Name Alpha Code:	5154
Park Administrative Unit:	Blue Ridge Parkway - Ridge District - BLRI Blue Ridge Parkway

CLI Hierarchy Description

The Peaks of Otter parent landscape –Peaks of Otter Developed Area – contains eight component landscapes: Peaks of Otter Campground, Peaks of Otter Lodge and Abbott Lake, Peaks of Otter Picnic Area, Peaks of Otter Visitor Center, Sharp Top and Nature Center, Flat Top and Fallingwater Cascades Trailheads, Henry A. Johnson Farm, and Saunders Farm.

The Sharp Top and Nature Center component landscape has been a tourist destination since the mid-1800s, with the nature center originally built in 1948 as a bus terminal at the foot of Sharp Top; it was converted to a nature center likely in the 1990s. Henry A. Johnson Farm was incorporated into the Blue Ridge Parkway in 1943, and today is a historically interpreted Appalachian farm northwest of the visitor center. The Saunders Farm was occupied until 1947 and is another historically interpreted vernacular farm east of the campground. Peaks of Otter Picnic Area was built between 1950 and 1955 east of the present location of Abbott Lake. The Peaks of Otter Visitor Center was constructed in 1957, adjacent to a gas station that was constructed in 1951 at the intersection of the Blue Ridge Parkway and State Route 43. The Peaks of Otter Campground was developed between 1954 and 1964 within a preexisting successional native hardwood forest. The Flat Top Trailhead was developed circa 1957, while the Fallingwater Cascades Trailhead was developed later, circa 1965. Peaks of Otter Lodge and Abbott Lake were both constructed in 1964 in a depression north of Sharp Top.



Peaks of Otter CLI Hierarchy

Concurrence Status

Inventory Status: Complete

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	03/24/2014
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	09/29/2014

Concurrence Graphic Information:



United States Department of the Interior



NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303

IN REPLY REFER TO:
H22 (SERO-CRD)

5 September 2013

Memorandum

To: Superintendent, Blue Ridge Parkway

From: Chief, Cultural Resource Division, Southeast Region

A handwritten signature in black ink, appearing to be "D. Hasty".

Subject: Cultural Landscapes Inventory – Peaks of Otter

We are pleased to transmit Cultural Landscape Inventories (CLI) for six component cultural landscapes at Peaks of Otter Developed Area: the Campground, Picnic Area, Visitor Center, Lodge, Flat Top and Fallingwater Cascades Trailheads, and Sharp Top and Nature Center. These CLIs were produced through a CESU agreement with the University of Georgia, using data from the Cultural Landscape Report treatment document that was recently completed and approved by the Parkway superintendent.

The CLI is an evaluated list of landscape properties in the National Park System eligible for listing on the National Register of Historic Places (NR) or that contribute to an existing historic property. In order for the CLIs to be certified, the State Historic Preservation Office (SHPO) or Keeper of the NR needs to concur on the eligibility of the property for listing. David Hasty, CLI Coordinator for the Southeast Region, will send a request to the Virginia Department of Historic Resources for concurrence on the CLI findings.

The Park Superintendent also needs to concur on CLIs, including the condition assessment and management category provided within the inventory. A signature page is enclosed for Park Superintendent approval. The assessment form needs to be signed and returned to the Regional Office for final certification. If the findings of the CLIs, including condition assessment and management category are agreed upon, please sign the attached approval forms and return to our office to the attention of David Hasty.

Attachments



Memo to Superintendent

**CULTURAL LANDSCAPE INVENTORY
CONDITION ASSESSMENT CONCURRENCE SHEET – 5 September 2013**

Park Information

Park: Blue Ridge Parkway
District: Ridge
State: Virginia
Counties: Bedford and Botetourt

Cultural Landscape Information

Inventory Name	CLI Id #	Condition
Peaks of Otter Lodge and Abbott Lake	550209	Good
Peaks of Otter Picnic Area	550212	Fair
Peaks of Otter Campground	550215	Fair
Peaks of Otter Visitor Center	550208	Fair
Flat Top and Fallingwater Cascades Trailheads	975832	Good
Sharp Top and Nature Center	550210	Fair

Cultural Landscape Management Category

Must Be Preserved and Maintained

Park Superintendent Concurrence

Concur ☒

Do Not Concur ☐


Superintendent

3-24-14
Date

Superintendent Signature



United States Department of the Interior

NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303



IN REPLY REFER TO:
H22 (SERO-CRD)

26 September 2014

Ethel R. Eaton, Ph.D.
Senior Policy Analyst
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

Dear Dr. Eaton:

Enclosed please find two paper copies and a digital file of the Cultural Landscapes Inventory (CLI) for the Peaks of Otter Developed Area of Blue Ridge Parkway (DHR NO. 2013-1145) near Bedford, VA. With the exception of Brinegar Cabin and the Moses Cone Estate, no Blue Ridge Parkway property is listed in the National Register of Historic Places. A National Historic Landmark Nomination is underway, however, and this CLI will provide information for that effort. We seek your concurrence that the Peaks of Otter Developed Area is potentially eligible for listing in the National Register as a contributing element of an overall Blue Ridge Parkway Historic District.

The CLI is an evaluated list of landscape properties in the National Park System considered eligible for the National Register of Historic Places or that contribute to an existing historic property. In order for CLI data to become certified, National Park Service regulations require concurrence from the SHPO on the eligibility of these properties (please see attached memo).

Some sections of the CLI are written for park management and other NPS functions, but we ask that you look particularly at the Landscape Description, History, National Register and Analysis and Evaluation chapters, as they contain information more pertinent to your review. This CLI is comprised primarily of data from the Peaks of Otter Cultural Landscape Report (CLR). The CLR was completed in 2012 and approved by the Parkway superintendent and Southeast Regional Director.



Virginia SHPO Signature page 1

The Statement of Significance in the CLI proposes that the Peaks of Otter is nationally significant under National Register Criteria A and C as a designed historic landscape that met the physical needs of travelers as they traversed through the Blue Ridge Mountains. Peaks of Otter is nationally significant under Criterion A as a recreational node, a key design feature of the Blue Ridge Parkway; and Criterion C for the areas of Landscape Architecture and Engineering. The property is also potentially significant under Criterion D for the areas of prehistoric and historic archeology. For its association with travelers and its ability to provide them with a deeper connection to the area through recreation and education, the CLI considers the Peaks of Otter significant in the areas of Architecture, Conservation, Entertainment/Recreation, Landscape Architecture, and Transportation. The CLI defines the Period of Significance for Peaks of Otter as 1939 - 1965 AD, in order to encompass Parkway development at Peaks of Otter.

The CLI goes on to propose a list of contributing and noncontributing features for various landscape characteristics. Landscape characteristics include such categories as views and vistas, vegetation, spatial organization, circulation, buildings and structures, and small-scale features. These landscape features are found in the Analysis and Evaluation chapter, but for ease of review, these landscape features are also compiled separately as an attachment to this letter. The landscape characteristics of buildings & structures, circulation, and small-scale features correlate with National Register property types; we seek your concurrence that these particular features may be listed as contributing and noncontributing buildings, structures and objects in the forthcoming nomination. Other landscape characteristics, like views and vistas and spatial organization, do not fit so neatly into National Register property types, but the information provided for them in the CLI becomes useful when describing a property's integrity. We ask that you concur with these landscape characteristics as a potential portion of an integrity assessment, particularly for the aspects of setting and feeling.

In summary, we seek your concurrence on the following:

- The Peaks of Otter Developed Area contributes to the significance of a potential Blue Ridge Parkway Historic District.
- The Peaks of Otter is nationally significant under Criteria A and C, and possibly D.
- The Areas of Significance for Peaks of Otter are Architecture, Conservation, Entertainment/Recreation, Landscape Architecture, and Transportation.
- The cultural landscape retains integrity to the Period of Significance of 1939 - 1965 AD.
- Peaks of Otter retains landscape features that contribute to the property's historic character, and also contains noncontributing and undetermined landscape features (see attached table). These may be incorporated into a future nomination's list of buildings, structures and objects, as well as a description of the property's integrity.

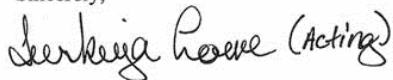
It should be stressed that these elements may be further updated and refined as they are incorporated into the ongoing National Historic Landmark nomination.

Flat Top and Fallingwater Cascades Trailheads
Blue Ridge Parkway - Ridge District

With written concurrence from your office, these findings become certified in the CLI database. Your concurrence also gives us justification to use this cultural landscape information in the development of the NHL nomination. If you have any questions about these documents, please contact David Hasty, CLI Coordinator, Southeast Region (SER), at (404) 507.5780 or by e-mail at david_hasty@nps.gov. If you do concur with the findings of this inventory, then written confirmation of that can be returned by fax at (404) 562-3202, or e-mail (david_hasty@nps.gov).

We greatly appreciate your office's assistance with the project.

Sincerely,



Dan Scheidt
Chief, Cultural Resource Division
Southeast Region

Attachments

I concur that the Peaks of Otter Developed Area is eligible for listing in the National Register of Historic Places as a contributing portion of a potential Blue Ridge Parkway Historic District, and also with the categorization of Peaks of Otter landscape features, as contributing, noncontributing, and undetermined.


Virginia State Historic Preservation Officer

29 September 2014
Date

Virginia SHPO Signature page 3

Geographic Information & Location Map

Inventory Unit Boundary Description:

The Peaks of Otter developed area encompasses the approximately 4,500-acre recreation area reservation that falls between mileposts 83.1 and 89.1 of the Blue Ridge Parkway. The developed area straddles the boundary between Botetourt County to the west and Bedford County to the east. Within the developed area, the parkway expands from a narrow road corridor edged by a narrow buffer that varies from 200 to 1,000 feet in width, to a large park-like land bay encompassing portions of the three mountain landforms that comprise the Peaks of Otter.

Within this six-mile segment of the parkway, the boundary begins to expand near milepost 82.3 at Wilkerson Gap, which is also the site of the trailheads for the Flat Top and Fallingwater Cascades trails.

Near milepost 84, the boundary also expands to the east and west to encompass much of Flat Top and Sharp Top mountains and the southern slopes of Harkening Hill. The Parkway boundary pinches down again to a narrow corridor beyond Buzzard's Roost and Sharp Top Mountain near Sunset Hill west of Abbott Lake, continuing thus for the remainder of the developed area.

The boundary of the developed area does not appear to follow any specific cultural or natural regulating lines. Land administered by the U.S. Forest Service as part of the Thomas Jefferson National Forest surrounds the parkway on all sides.

Within the developed area there are several concentrations of cultural resources, visitor services, and park administration and operations features that are the focus of the information contained in this report. These concentrations include the Fallingwater Cascades and Flat Top Trailheads at mileposts 83.1 and 83.5, the Peaks of Otter Lodge and Abbott Lake, at milepost 85.6, and the Peaks of Otter Visitor Center, picnic area, campgrounds, and Sharp Top complex at milepost 85.9.

The Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape includes parking areas at the two overlooks, as well as the 0.4 miles of parkway connecting the two overlooks. Both overlooks and the parkway are bounded by native successional forest on all sides, as well as by the long, dramatic views provided by Wilkerson Gap on the east side of the parkway.

State and County:

State: VA

County: Botetourt County

State: VA

County: Bedford County

Size (Acres): 10.14

Boundary Coordinates:

Source:	USGS Map 1:24,000
Boundary Source Narrative:	NNE: 37° 28' 23.16" N 79° 34' 47.50" W NE: 37° 28' 21.49" N 79° 34' 48.26" W E: 37° 28' 16.14" N 79° 34' 45.63" W SE: 37° 28' 6.35" N 79° 34' 48.32" W SSE: 37° 28' 4.78" N 79° 34' 49.64" W SSW: 37° 28' 5.94" N 79° 34' 52.25" W SW: 37° 28' 8.48" N 79° 34' 51.20" W W: 37° 28' 15.82" N 79° 34' 47.75" W NW: 37° 28' 22.22" N 79° 34' 52.02" W NNW: 37° 28' 24.53" N 79° 34' 49.84" W The boundary points for the Flat Top and Fallingwater Cascades Trailheads component landscape were collected from Google™ Earth software.
Type of Point:	Area
Datum:	NAD 83

Location Map:

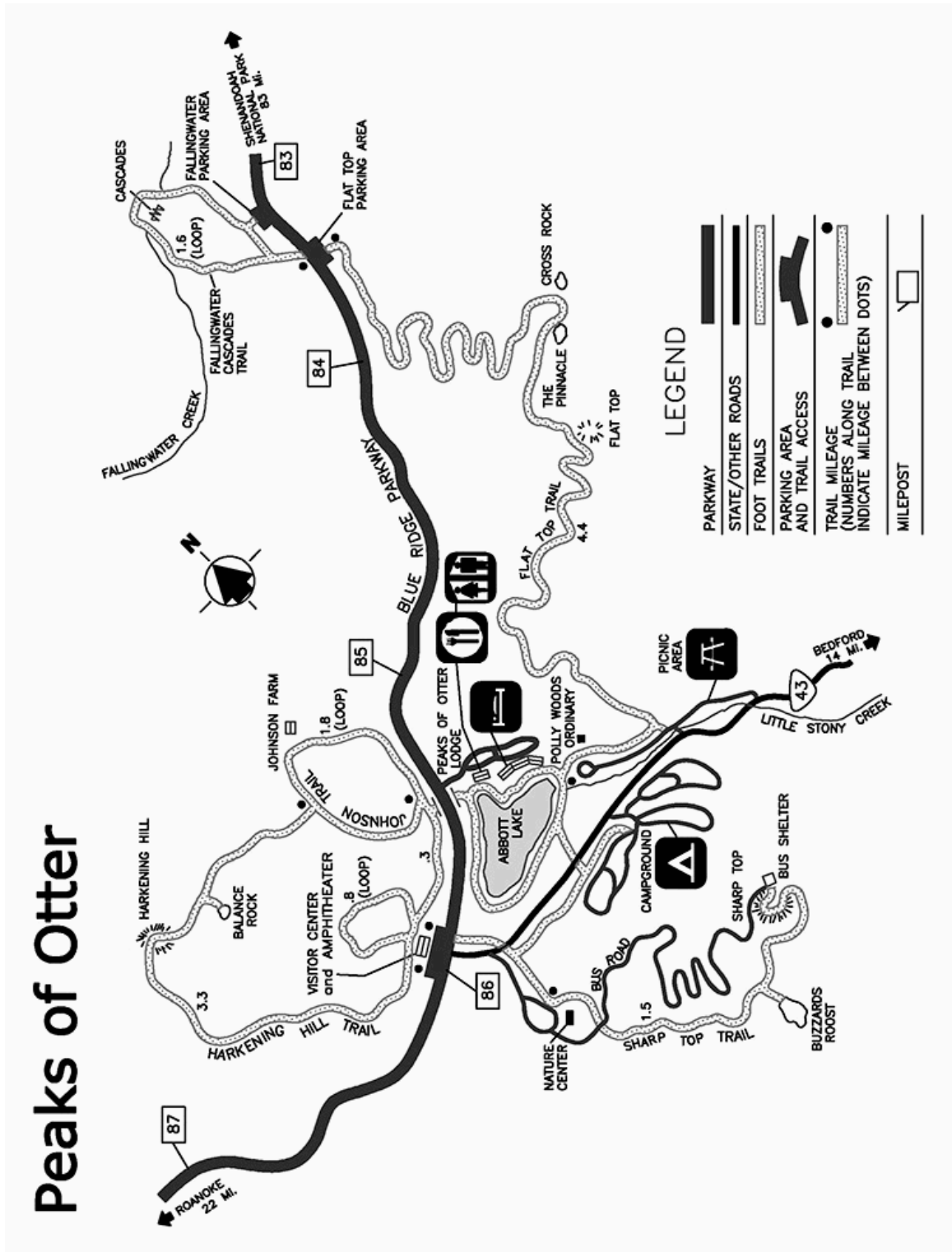
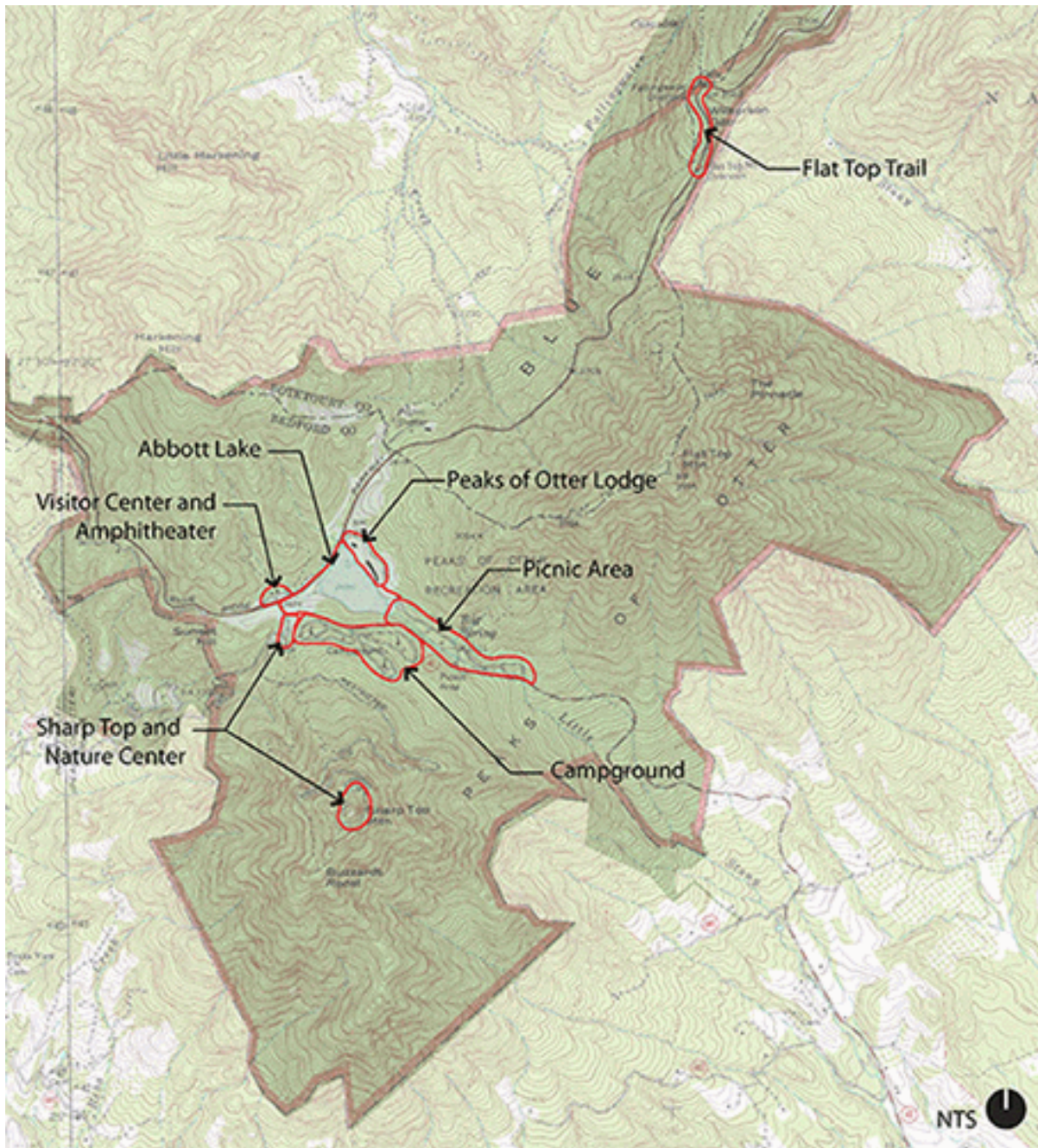
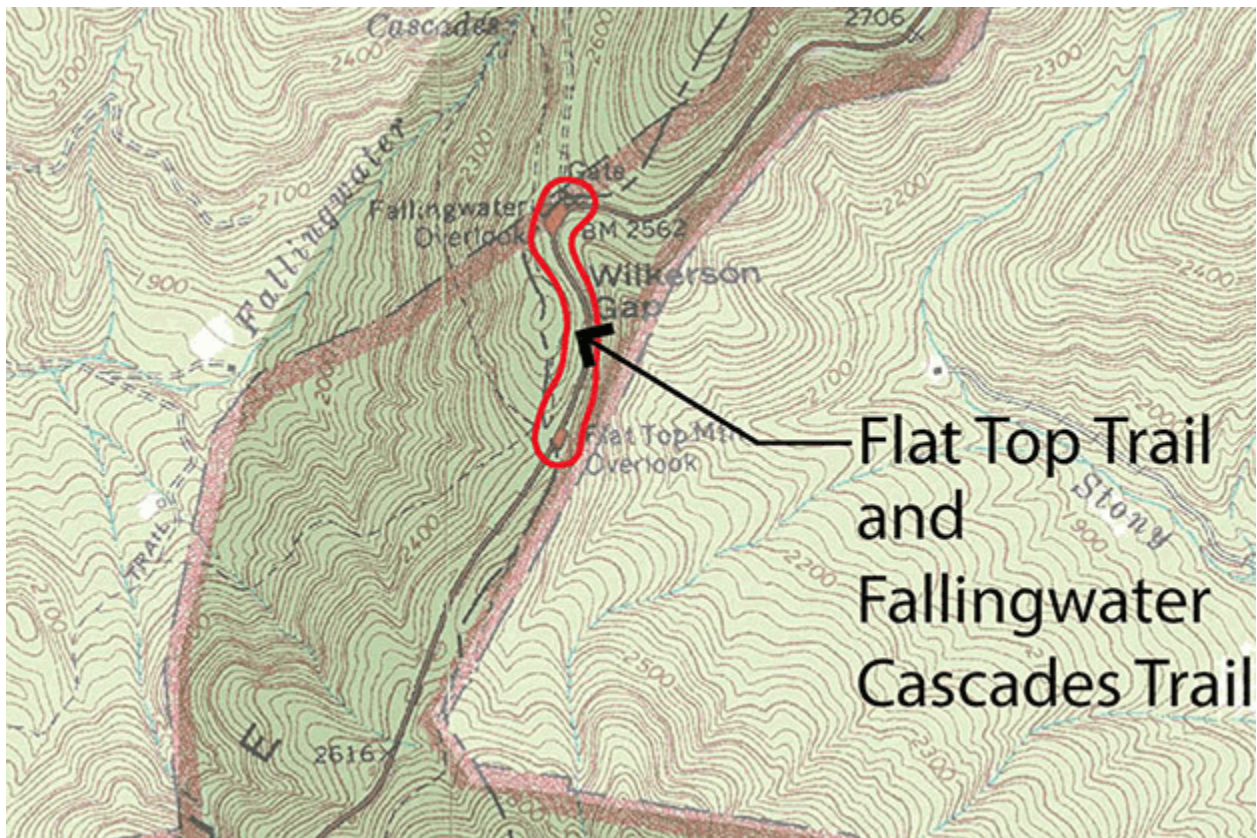


FIGURE 5. Peaks of Otter developed area, showing location of Fallingwater Cascades Trail (upper right) and Flat Top Trail (bottom right) (2012 Peaks of Otter Cultural Landscape Report).

Flat Top and Fallingwater Cascades Trailheads
Blue Ridge Parkway - Ridge District



Peaks of Otter Location Map



Flat Top and Fallingwater Cascades Trailheads Location Map

Regional Context:

Type of Context: Cultural

Description:

The Peaks of Otter area has many features which favored human settlement. Its location at the edge of the Piedmont and the Appalachian Mountains made the area especially attractive because the natural resources of each zone were within reach. The area is also important because it features a gap between the mountains, which provides a natural corridor for transportation. Finally, the Peaks area features the Mons Valley, a rare flat area in the mountains with permanent springs and streams. Archeological evidence from the Mons Valley indicates that prehistoric Native Americans (Paleo Indian, Archaic, and Woodland cultures) repeatedly visited the area for thousands of years. During the historic period, Monahassanoes, Monacans, Tutelo, and Saponi were some of the tribes known to have lived nearby. Beginning in the 1730s white settlers, many of Scots Irish or German ancestry, began moving into the mountains of Virginia. The earliest reference to settlers in the Peaks area is from the 1760s. This area remained a predominantly agricultural region until the development of the Blue Ridge Parkway.

Type of Context: Physiographic

Description:

Peaks of Otter lies within the Blue Ridge geomorphic province of Virginia. This province is characterized by a rugged and steep topography of moderate to low elevations. Vegetation at these elevations is an oak hickory forest, with the dominant tree species being the yellow poplar (*Liriodendron tulipifera*) or chestnut oak (*Quercus prinus*). Locally, magnolias and rhododendrons are present in great numbers. The Peaks of Otter lie very near where the Appalachian Mountains meet the Piedmont. Sharp Top, Flat Top, and Harkening Hill are three main mountains/hills of the area. The historic Mons Valley lies between the Flat Top and Sharp Top mountains. Today it is partially filled by Abbott Lake. Little Stoney Creek flows from the dam impounding the lake, through a gap to the Piedmont where it eventually flows into the Otter River and James River network.

Type of Context: Political

Description:

The Peaks of Otter straddles two Virginia counties, Botetourt and Bedford. The Flat Top and Fallingwater Cascades Trailheads component landscape falls within Virginia Congressional District 6.

Tract Numbers: 10-102, 11-120, 110-121

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 03/24/2014

Management Category Explanatory Narrative:

As part of a potential Blue Ridge Parkway National Historic Landmark, the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape receives a category of “Must Be Preserved And Maintained” as a contributing component landscape.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Concession Contract/Permit

Management Agreement Explanatory Narrative:

CC-BLRI004-13, from June 17 – 2013 to June 16, 2023, awarded to Delaware North Companies Parks and Resorts at Peaks of Otter Inc.

CC-BLRI004-88 (Former) From April 1, 1988 to November 30, 2012, operated by Virginia Peaks of Otter Company, a subsidiary of Weatherly Investments.

Type of Agreement: Special Use Permit

Management Agreement Explanatory Narrative:

The Peaks of Otter developed area offers one-day special-use permits for certain approved events and activities.

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Unrestricted

National Register Information

Existing National Register Status

National Register Landscape Documentation:

Undocumented

National Register Explanatory Narrative:

Neither the Blue Ridge Parkway nor any of its constituent component landscapes—with the exception of Brinegar Cabin at Doughton Park—are currently listed in the National Register of Historic Places. National Register nomination is currently pending for Flat Top Manor, part of the Moses Cone Estate.

However some documentation has occurred for the Blue Ridge Parkway including draft Historic Resource Studies crafted in 1993 and 2005, and a draft National Historic Landmark (NHL) nomination prepared in 2005. All of these cultural resource documents were prepared by Ian Firth, Professor Emeritus in the College of Environment and Design at the University of Georgia. The 2005 draft NHL nomination suggests the likely areas, aspects, and period of significance for the road corridor and associated resources. Whereas Firth's findings did not include Mission 66 era features, the 2012 CLR conclusions do find the Mission 66 era features contributing, hence they Mission 66 features within the Peaks of Otter developed area are considered significant.

There currently are two contracts in place to complete the NHL nomination: the first being a contract for an inventory of all buildings, structures, bridges, tunnels and overlooks, to support section 7 of the NHL nomination. The inventory project started in the Fall of 2012 and preparation of the National Historic Landmark nomination is scheduled to begin in the Fall of 2013.

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Contributing
National Register Classification:	District
Significance Level:	National
Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
Significance Criteria:	D - Has yielded, or is likely to yield, information important to prehistory or history

Area of Significance:

Area of Significance Category: Landscape Architecture

Area of Significance Subcategory: None

Area of Significance Category: Conservation

Area of Significance Subcategory: None

Area of Significance Category: Entertainment - Recreation

Area of Significance Subcategory: None

Area of Significance Category: Architecture

Area of Significance Subcategory: None

Area of Significance Category: Transportation

Area of Significance Subcategory: None

Statement of Significance:

As one of fifteen developed areas along the Blue Ridge Parkway, and one of just eight in the state of Virginia, the Peaks of Otter developed area is historically significant because its historic structures and cultural landscapes physically represent the full range of National Park Service recreational design from camping area design to Mission 66 architecture. Consideration of those historic events and associations of the Peaks of Otter developed area suggests an overall period of significance for the developed area from 1939 to 1965. This period extends from initial parkway construction to the completion of the majority of the recreation area resources as originally proposed by early parkway designers. As a representative example of developed areas, the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape includes elements from the post-World War II era recreational design palette, including the rustic stone curbing and stone culvert headwalls.

The Peaks of Otter developed area, as well as the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape, is significant under Criteria A, C, and potentially D.

The Peaks of Otter cultural landscape is significant under Criterion A as a recreation area along the Blue Ridge Parkway and as a destination for travel and tourism. The Peaks of Otter developed area was one of several recreation areas parkway designers identified in the 1934 Blue Ridge Parkway master plan as key

Flat Top and Fallingwater Cascades Trailheads

Blue Ridge Parkway - Ridge District

properties to be located at intervals along the road corridor, and one of eight recreation areas proposed for the Virginia segment of the parkway. Over decades the Peaks of Otter developed area grew to include amenities first envisioned by parkway designers for the recreation areas: food, lodging, and fuel, as well as trails, exhibits, and other recreational facilities.

Additionally, the Johnson Farm at the Peaks of Otter is significant as an example of living history interpretation by the National Park Service. Development of the Johnson Farm exhibit at Peaks of Otter was a part of the extensive efforts by the National Park Service in the 1960s to develop a living historical farm program. The Johnson Farm at Peaks of Otter was identified as part of the 1953 master plan for the parkway as a location where the recreational use of the parkway could be supplemented with educational experiences to enhance visitors' appreciation of the region, its history, and historic resources. Thus, the Johnson Farm is a significant and early example of a new type of interpretation and public education developed by the National Park Service for its historic sites.

The Flat Top and Fallingwater Cascades Trailheads component landscape serves as an additional example of the historic significance of the Peaks of Otter developed area, representative of recreational themes such as providing opportunities for interaction with the landscape via hiking trails and scenic overlooks, as initially envisioned for this type of landscape along the parkway.

The Peaks of Otter cultural landscape is also significant under Criterion C in the areas of Landscape Architecture and Engineering. A character-defining feature of the parkway is the inclusion of more intensely developed locations for recreation and interpretation, of which Peaks of Otter is one. The Blue Ridge Parkway, including the Peaks of Otter developed area, was developed in phases that included the New Deal era period of planning and design and early construction, post-World War II continuation of work initiated during the New Deal era, and the completion of many outstanding components of the original plan during the Mission 66 initiative, which provided much needed funding. New Deal programs, including the CCC, contributed to the constructed features of the Peaks of Otter site. The Peaks of Otter developed area contributes to the significance of the Blue Ridge Parkway, a designed historic landscape that is currently being nominated to the National Register of Historic Places as a NHL district.

The Flat Top and Fallingwater Cascades Trailheads component landscape exemplifies the principles of parkway design and recreational tourism planning and development as a representational NPS trailhead with associated parking edged with stone, and interpretation/recreation opportunities. At each parking area there are features such as rustic style stone-faced culverts and signage. Numerous such recreational opportunities exist along the length of the Blue Ridge Parkway, with these being prime examples in the Peaks of Otter Developed Area landscape.

Finally, the Peaks of Otter cultural landscape appears significant under Criterion D in the areas of prehistoric and historic archeology. Based on the discovery of American Indian artifacts within the Peaks of Otter developed area that can be linked to occupation and use of the area over thousands of years, the site appears significant for its prehistoric archeological information potential. The prehistoric archeological significance dates to at least the Archaic period, based on archeological studies conducted at the base of the Abbott Lake dam (Steven Kidd, "Trip Report on Archeological Field Work," 1-14, and David I. Bushnell, Jr., "Evidence of Early Indian Occupation near the Peaks of Otter, Bedford County, Virginia" [Smithsonian Miscellaneous Collections 99, no. 15]). Additionally, the sites of historic farmstead settlement and hotel construction likely have historic information potential, which may range from the early eighteenth century through the 1930s. Further archeological study is warranted to support additional evaluation of the Criterion D significance of the developed area. Little is currently known about specific archaeological resources associated with the Flat Top and Fallingwater Cascades Trailheads area, but given the findings in other parts of the developed area, archaeological investigations could potentially yield both prehistoric and historic period information.

State Register Information

Identification Number: DHR File NO. 2013-1145

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed

Current and Historic Use/Function:

Primary Historic Function: Hiking Trail

Primary Current Use: Hiking Trail

Current and Historic Names:

Name	Type of Name
Peaks of Otter Flat Top Trailhead	Both Current And Historic
Peaks of Otter Flat Top Overlook	Both Current And Historic
Peaks of Otter Fallingwater Cascades Trailhead	Both Current And Historic
Peaks of Otter Fallingwater Cascades Overlook	Both Current And Historic
Peaks of Otter	Both Current And Historic

Ethnographic Study Conducted: No Survey Conducted

Chronology:

Year	Event	Annotation
CE 1934	Designed	Preliminary Blue Ridge Parkway Master Plan...Thomas Vint, Stanley Abbott, Gilmore Clarke (Landscape Architects) Jay Downer, William Austin (Engineers)
CE 1971	Altered	Fallingwater Cascades parking area modified with addition of exit road
CE 1935	Built	Initial construction of the Blue Ridge Parkway began on a twelve-mile stretch of the road just south of the North Carolina/Virginia border near Low Gap, North Carolina
CE 1936	Designed	Blue Ridge Parkway Master Plan Update, including Peaks of Otter as a recreation area...Thomas Vint, Stanley Abbott, Gilmore Clarke (Landscape Architects) Jay Downer, William Austin (Engineers)

Flat Top and Fallingwater Cascades Trailheads
Blue Ridge Parkway - Ridge District

CE 1939	Designed	General Development Plan for Peaks of Otter Park...Thomas Vint, Stanley Abbott (Landscape Architects)
CE 1943	Designed	Peaks of Otter Recreational Area plans...Thomas Vint, Stanley Abbott (Landscape Architects)
CE 1944	Designed	Peaks of Otter Developed Area plans...Thomas Vint, Stanley Abbott (Landscape Architects)
CE 1951	Designed	NPS development plan... Thomas Vint, Stanley Abbott (Landscape Architects)
CE 1957	Built	Flat Top Trail parking area built circa 1957.
CE 1961	Designed	Blue Ridge Parkway Master Plan Update, including Peaks of Otter alterations...Thomas Vint, Stanley Abbott, Gilmore Clarke (Landscape Architects) Jay Downer, William Austin (Engineers)
CE 1962 - 1965	Built	Fallingwater Cascades parking area
CE 1965 - 1971	Altered	Connection of Fallingwater Cascades Trail to Flat Top Trail and other areas of Peaks of Otter developed area, including trail paralleling parkway

Physical History:

The Peaks of Otter Flat Top and Fallingwater Cascades Trailheads Component Landscape Site History

This physical history has been adapted from the 2012 Peaks of Otter Cultural Landscape Report Site History. The citations were converted from footnotes in the CLR to parenthetical citations in this CLI. As this physical history only covers the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape, for an overarching physical history of the Peaks of Otter Developed Area, refer to that parent landscape physical history.

The design of the Blue Ridge Parkway roadway is a deliberate and thoughtful composition intended to take advantage of the natural and cultural resources of the area and to maximize the visitor's driving experience. Parkway designers sought a road corridor that would emphasize the variety of views and conditions within the dramatic mountain terrain. The use of standard details repeatedly throughout the 469-mile corridor assisted in unifying the Parkway experience for motorists. Some of those repeated details included a consistent road cross-section, regular overlooks, rustic stonework, similar sign types and mileposts.

Within the recreation areas, trails, picnic areas, and campgrounds were featured. The design of those areas was based on principles and practices illustrated in manuals prepared by Albert Good and Frank Waugh in 1935 that suggested fitting recreational features harmoniously into the landscape. Waugh believed “The absolute foundation of all inspirational outdoor recreation lies in the beauty of the landscape.” (Frank A. Waugh, *Landscape Conservation: Planning for the Restoration, Conservation, and Utilization of Wild Lands for Park and Forest Recreation* (Washington, D.C.: 1935), 5.) Trails were designed to link points of interest while providing a variety of experiences, mimicking the design of the Parkway. Trails were typically 4 feet wide and followed gentle topography while avoiding steep slopes. Stone and log steps were used where trails traversed steeper slopes.

There are 275 small pull-offs, collectively called overlooks, edging the road corridor of the Blue Ridge Parkway. These stopping points are an integral part of the design of the Parkway, each offering opportunities for trail access, picnics, and/or scenic views. Overlooks take different forms that relate to their location, purpose, available views, and the adjacent topography. Depending on the space available, overlooks may be separated from the Parkway by side grass islands, simple stone pavement, or a painted stripe. Others are completely hidden from view from the Parkway by woodland vegetation or topography, which is often used to limit the visual impact of the overlook on the Parkway. There are four main types of overlooks: pull-out overlooks, which occur as simple pavement extensions along the edge of the Parkway; crescent overlooks, which are similar to pull-outs but have a grass strip separating them from the main road; loop overlooks, which have a two-way access road connected to one-way entrance and exit drives connected to a small parking area; and dead-in overlooks, which have a single two-way access drive and parking lot, but do not have an exit drive (Historic American Engineering Record, National Park Service, Lia M. Dikigoropoulou, Lidia Klupaz, 1997 “Blue Ridge Parkway, Virginia to North Carolina, 1935 to 1987.” Sheet 27 of 28 “Overlooks”).

Many overlooks were designed to take advantage of long-range views from the parkway, known as vistas. Parkway designers identified four main types of vistas of interest: open vistas, where vegetation is cleared to provide a panoramic view; framed vistas, where vegetation is strategically removed to direct visitors’ attention, sometimes called a directed vista; canopy vistas, where lower limbs are removed to allow views through the trees; and woods vistas, where undergrowth is removed to provide deep views of the forest.

Two overlooks are located within the Peaks of Otter developed area. Both of these are parking areas associated with trailheads and were designed to have canopied and woods vistas. The Flat Top Trail Overlook is an example of a crescent-style overlook, while the Fallingwater Cascades Overlook was initially constructed as a dead-in overlook, but later modified to include an exit drive.

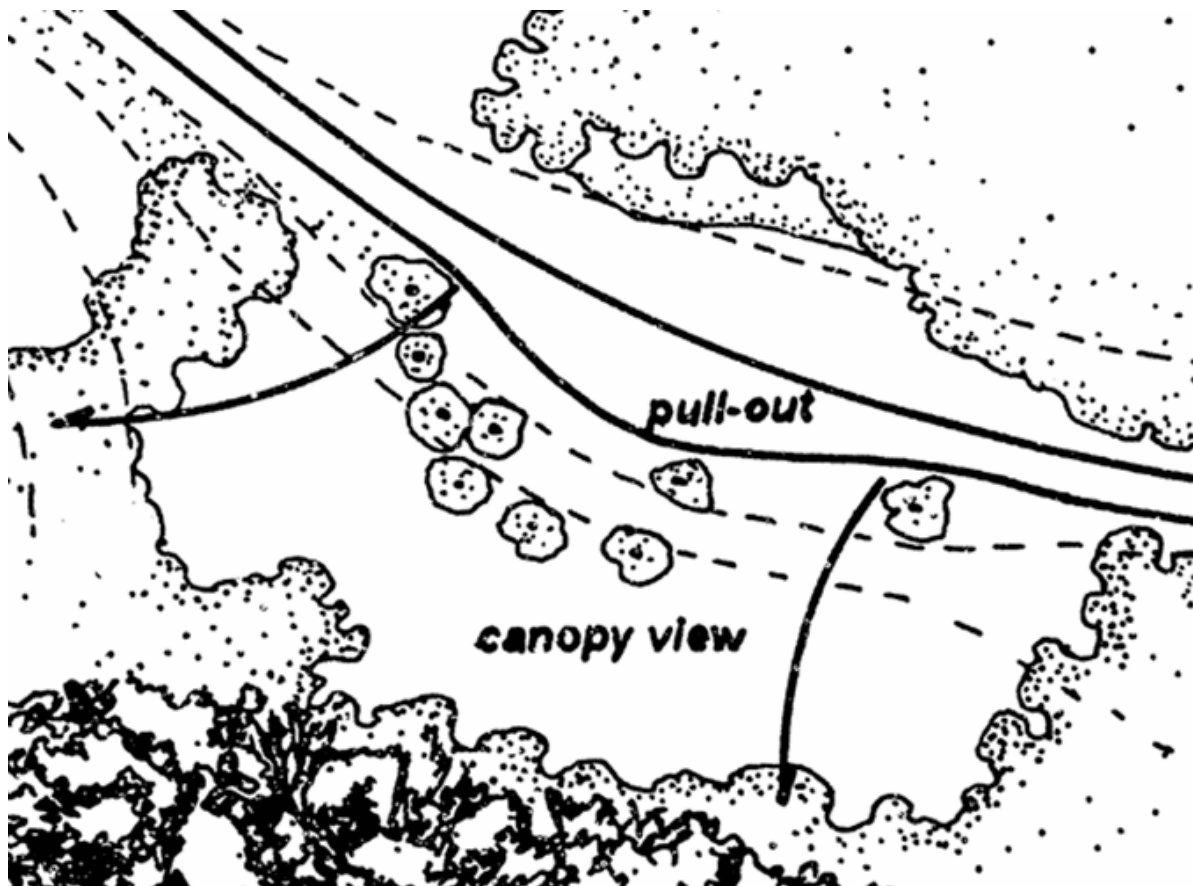


FIGURE 6. A typical Blue Ridge Parkway pull-out overlook with a canopy vista. HAER, sheet 27 (2012 Peaks of Otter Cultural Landscape Report).

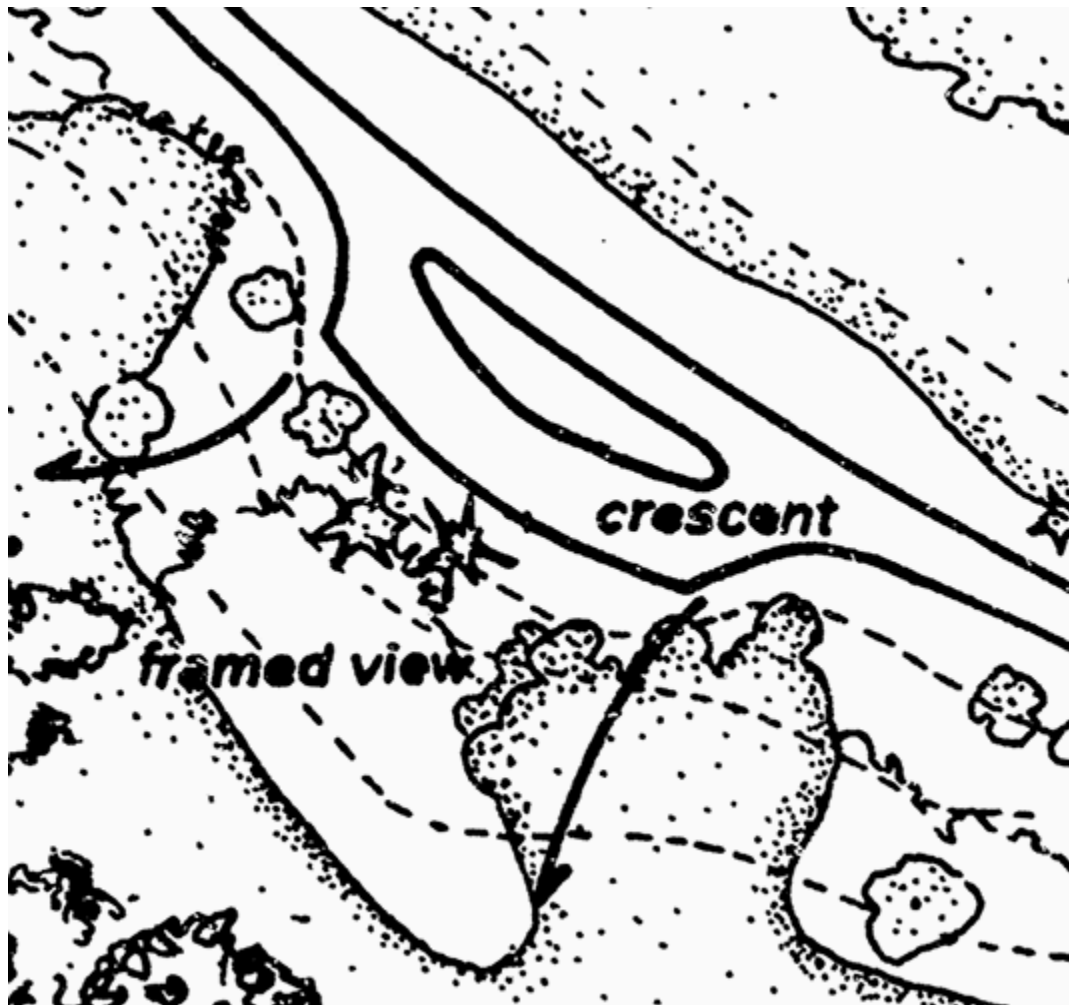


FIGURE 7. A typical Blue Ridge Parkway crescent overlook with a framed vista. HAER, sheet 27 (2012 Peaks of Otter Cultural Landscape Report).

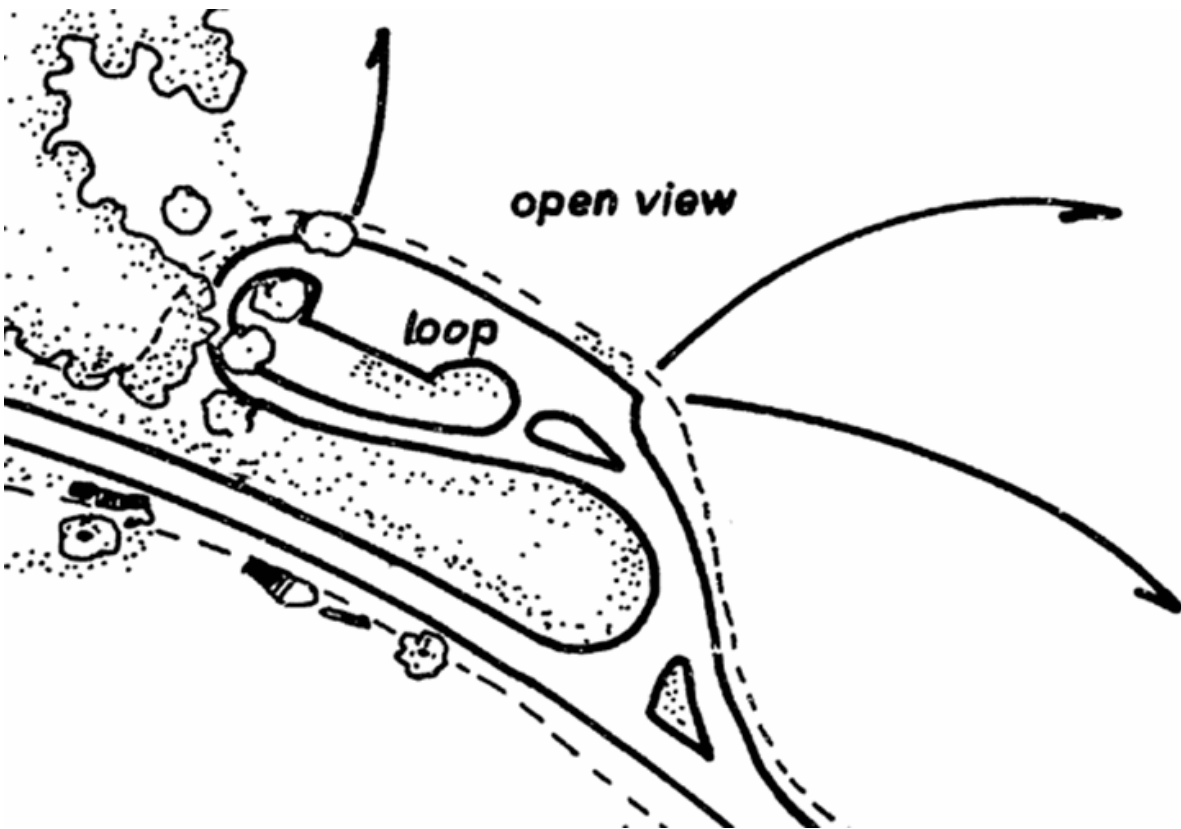


FIGURE 8. A typical Blue Ridge Parkway loop overlook with an open vista. HAER, sheet 27 (2012 Peaks of Otter Cultural Landscape Report).

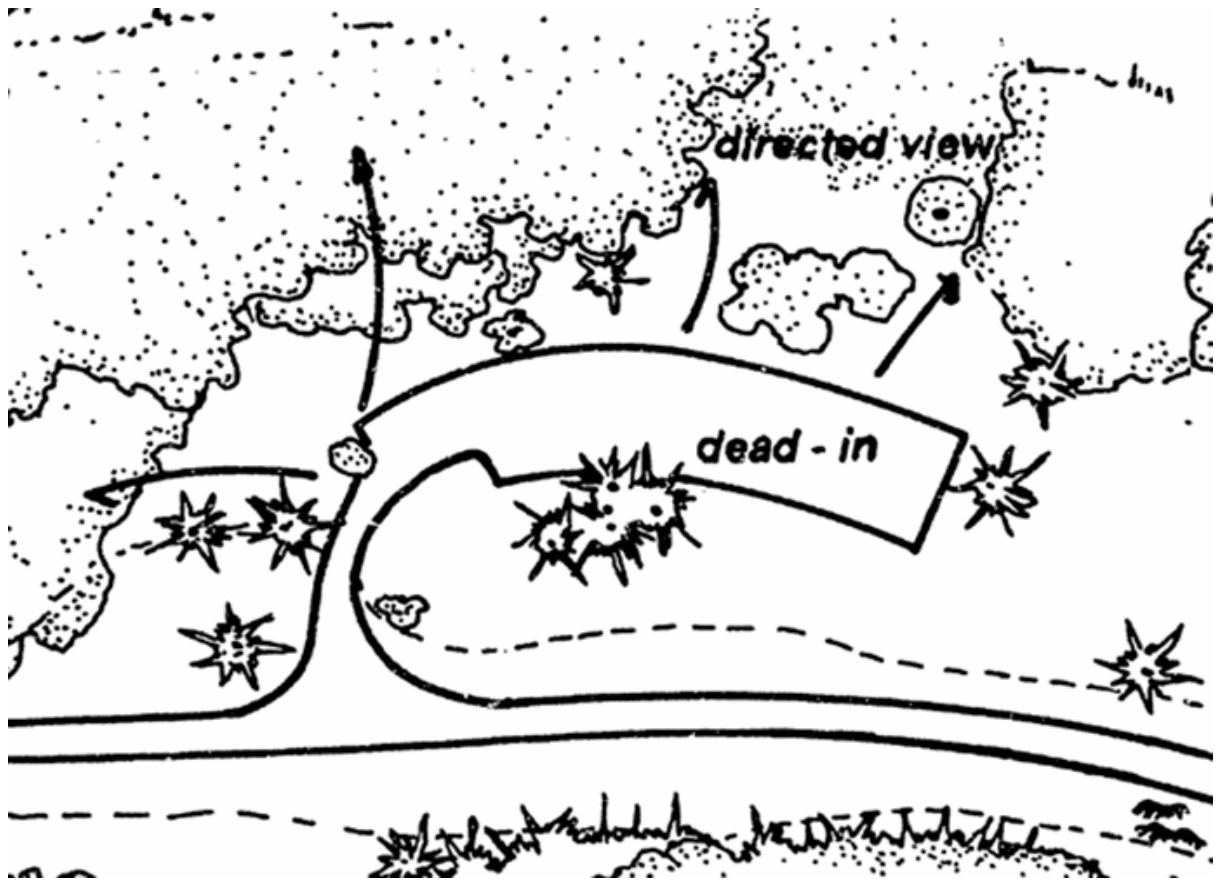


FIGURE 9. A typical Blue Ridge Parkway dead-in overlook with a framed vista. HAER, sheet 27 (2012 Peaks of Otter Cultural Landscape Report).

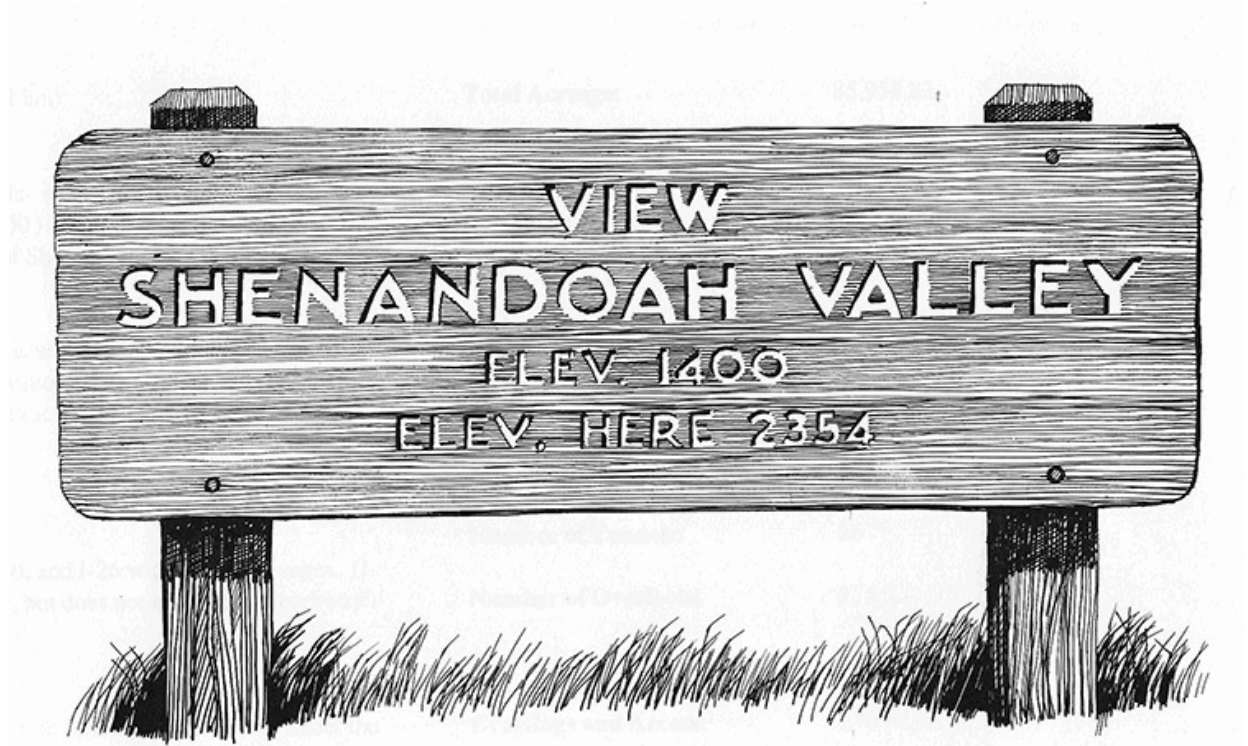


FIGURE 10. Sketch of an overlook sign along the Blue Ridge Parkway by Carlton Abbott (2012 Peaks of Otter Cultural Landscape Report).

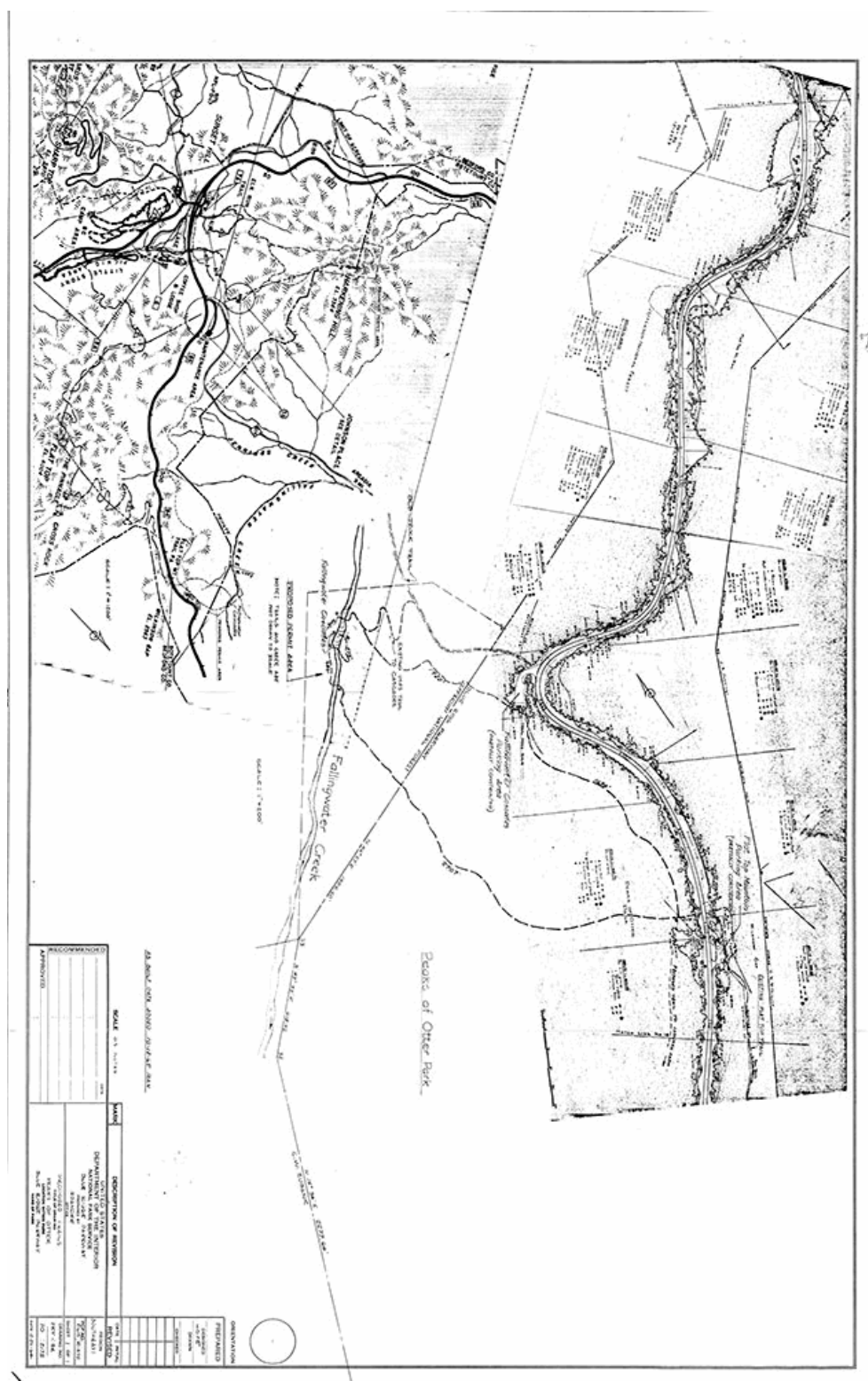


FIGURE 12. Proposed trails to Fallingwater Cascades. (NPS drawing 601-2175, Blue Ridge Parkway, Roanoke office, December 29, 1964 from the 2012 Peaks of Otter Cultural Landscape Report).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Peaks of Otter Flat Top and Fallingwater Cascades component landscape contains landscape features related to the landscape characteristics of Natural Systems and Features, Spatial Organization, Land Use, Cluster Arrangement, Topography, Vegetation, Circulation, Views and Vistas and Small-Scale Features. This section provides an overview of these existing features, as well as a discussion of their integrity related to the historic significance of the parent landscape, Peaks of Otter developed area.

Landscape Characteristics Summary

The extant natural systems and features, including Flat Top Mountain, Wilkerson Gap, Fallingwater Creek, the surrounding native eastern deciduous hardwood forest, and the rock formations known as Pinnacle and Cross Rock associated with the Flat Top and Fallingwater Cascades Trailheads component landscape have been present since the 1939-1965 historic period of significance. The overall integrity of the natural systems and features in the component landscape remains intact and contributes to its significance.

Spatial organization within the Flat Top and Fallingwater Cascades Trailheads component landscape is similar to other component landscapes in the Peaks of Otter developed area—relating to the parkway and surrounding natural features. Flat Top Trail parking area remains in its original form as a crescent type overlook, parallel to the parkway, defined by its separation from the road corridor via a small grassed median with entry and exit points on each end of the parking area. Fallingwater Cascades parking area was originally a dead-in type overlook, which is defined by a single entry/exit access point from the parkway, hence somewhat removed from the road corridor. In this case a natural median approximately 50' in width was maintained between the parkway and the parking area, providing separation from the flow of traffic and immersion in the surrounding native forest. The addition of an exit drive has modified this arrangement slightly, although the separation from the parkway remains. The parking area is roughly parallel to the parkway, with perpendicular parking such that parking vehicles either face the median at the edge of the parkway or the descending slope leading down to Fallingwater Creek.

Flat Top Trail parking area has integrity to the 1948 Blue Ridge Parkway Landscape and Maintenance Plan (PLUM) as well as the 1964 Proposed Trails to Fallingwater Cascades Plan. Both plans indicate a spatial arrangement for the Flat Top parking area as a crescent overlook, which still remains today.

Although Fallingwater Cascades parking area was originally spatially organized as a dead-in overlook, the circa 1971 addition of a 200' exit drive changed that configuration. Hence, Fallingwater Cascades does not retain integrity due to alternations after the period of significance.

Cluster arrangement within the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape is seen primarily in the arrangement of small-scale features at the vehicular entries to the overlooks, as well as at the trailheads within the overlook areas. This function likely has integrity to the 1957-1965 construction within the component landscape, although almost certainly with replaced elements.

Flat Top and Fallingwater Cascades Trailheads

Blue Ridge Parkway - Ridge District

Several topographic modifications can be seen in the Flat Top and Fallingwater Cascades Trailheads component landscape. These include the design of the roads and trails to carefully fit into the landform and terrain, the use of level plateaus and mountain gaps to site developed-area features, and the sensitive use of site engineering, retaining walls, paving, and graded earth to minimize cut and fill and dramatic changes to natural landform and topography. These kinds of topographic modifications are evident within the Flat Top and Fallingwater Cascades Trailheads component landscape, and survive with integrity from the period of significance.

Within the Flat Top and Fallingwater Cascades Trailheads component landscape, the land uses remain—as the designers of the Blue Ridge Parkway intended—providing visitors with interpretational and recreational services.

Several circulation features located within the Peaks of Otter developed area were established during, and survive from, the period of significance and contribute to the significance of the historic landscape. Both the Flat Top Trail and Fallingwater Cascades parking areas are consistent with the design of similar features located throughout the Blue Ridge Parkway, including the use of asphalt paved parking areas edged with stone, with asphalt sidewalks for pedestrian access. The Flat Top Trail parking area is an example of a crescent style overlook. Crescent-style overlooks have a grassy median between the parking area and the parkway. At Flat Top Trail parking area, this median is approximately 12'x70', and the single-loaded parking bay to the east of this median has spaces for nine cars. The Fallingwater Cascades parking area was originally designed as a dead-in overlook. Dead-in overlooks are set farther back from the road than crescent style overlooks. The Fallingwater Cascades parking area circulation was modified at a later unknown date to include an exit drive. The Fallingwater Cascades parking area is set approximately 50' to the west of the parkway, with a double-loaded parking bay containing spaces for twelve cars. Both overlooks have small, head-in asphalt-paved parking areas graded to take advantage of natural topography as much as possible, with flagstone curbing and asphalt sidewalks that connect from the parking to the trailheads. At Flat Top Trail parking area the trailhead is paved with large gravel that is not consistent with the historic period. The Fallingwater Cascades parking area trailheads are packed earth, which is consistent with the historic period. All of the circulation features, with the exception of the gravel material, are consistent with early parkway guidelines. Flat Top Trail arises from the southeast corner of the parking area on its way to the summit of Flat Top Mountain, then continues on to the Picnic Area on the south side of Flat Top Mountain along State Route 43, and connects to other trails within the developed area. Fallingwater Cascades Trail connects to the western corner of the parking area, connecting to the south to Flat Top Trail, and to the north to the cascades along Fallingwater Creek, before looping back to the parking area.

The Flat Top Trail parking area was established circa 1957 and survives with integrity from the period of significance. Although the Fallingwater Cascades parking area was constructed circa 1962-1965, during the period of significance, because it was subsequently altered through the addition of an exit drive circa 1971, it has lost some integrity. While the parking area in general and the entry drive do retain integrity, the addition of the exit drive and the area on the south side of the parking does not have integrity to the period of significance.

With regard to vegetation, the 1948 Blue Ridge Parkway Landscape and Maintenance Plan for the area called for the creation of a woods vista near Fallingwater Cascades parking area, and a canopy vista near the Flat Top Trail parking area, both featuring the surrounding native eastern deciduous hardwood forest. There has been some loss of the designed vistas at both overlooks due to vegetative growth; however the relationship of the overlooks to—and within—the surrounding forest remains as during the historic period of significance. Trees observed within the component landscape include: hickory (*Carya* spp.), tulip poplar (*Liriodendron tulipifera*), southern red oak (*Quercus falcata*), white pine (*Pinus strobus*), striped maple (*Acer pensylvanicum*), white oak (*Quercus alba*), chestnut oak (*Q. prinus*) and mulberry (*Morus* sp.)

Flat Top and Fallingwater Cascades Trailheads

Blue Ridge Parkway - Ridge District

There are no buildings or structures within the Flat Top and Fallingwater Cascades Trailheads component landscape.

Two types of designed vistas remain from the period of significance: a woods vista where undergrowth is removed to provide deep views of the forest near Fallingwater Cascades parking area; and a canopy vista where lower limbs are removed to allow views through the trees near Flat Top Trail parking area. Directed views along the parkway remain from the Flat Top Trail parking area, as do the scenic views afforded along the Flat Top and Fallingwater Cascades trails. These views and vistas are character-defining, and contribute to the significance of the historic landscape.

Small-scale features for the Peaks of Otter developed area are consistent with either the rustic design principles employed during the early years of parkway development, the more streamlined unornamented machine-made features and materials representative of the modified rustic, or the Modernist design principles of the Mission 66 period. These small-scale features either: address visitor needs, such as site furnishings; relate to roadway use, including signage and utilities; or define space and place. A few small-scale features located within the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape survive from the period of significance with integrity, including the rustic stone curbing around the parking areas and rustic-style stone-faced culvert headwalls, as well as drop inlets and manhole covers.

Little is currently known about specific archaeological resources associated with the Flat Top and Fallingwater Cascades Trailheads component landscape.

Aspects of Integrity Summary

Based on the comparative analysis of historic and existing conditions conveyed in the 2012 Peaks of Otter Cultural Landscape Report, the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads component landscape possesses integrity and contributes to the overall Peaks of Otter developed area 1939-1965 period of significance. The Fallingwater Cascades parking area has integrity of location, materials, workmanship and association, while the Flat Top Trail parking area has integrity of location, setting, design, materials, workmanship, feeling and association. Some of the functions present at the overlooks today were proposed in the 1936 Blue Ridge Parkway master plan update, in which Stanley Abbott called for trails and other recreational uses at the Peaks of Otter. These functions and the design of the overlooks were further clarified and shown on the 1948 Blue Ridge Parkway Landscape and Maintenance Plan, in which both overlooks are shown in their present locations. Further, the 1961 master plan update includes the relocation of some trails within the developed area, likely the genesis for the relocation of the Fallingwater Cascades Trail.

1. Location: The Flat Top and Fallingwater Cascades Trailheads component landscape possesses integrity of location based on the content of the 1948 Blue Ridge Parkway Landscape and Maintenance Plan. The placement of the overlooks along the parkway, in relationship to Fallingwater Creek and Wilkerson Gap, and within the native eastern deciduous forest remains as designed.

2. Setting: The Flat Top and Fallingwater Cascades Trailheads component landscape possesses integrity of setting based on the content of the 1948 Blue Ridge Parkway Landscape and Maintenance Plan. The trailheads continue to have an association with native woodland plant communities and the mountainous terrain of Flat Top and Wilkerson Gap, a continuing relationship to the Blue Ridge Parkway corridor, and the continuing function of overlooks as stopping points along the parkway within the native forest. The additional of an exit drive to Fallingwater Cascades parking area diminishes its integrity of setting by making the overlook more open to the parkway.

3. Design: The Flat Top and Fallingwater Cascades Trailheads component landscape possesses partial integrity of design based on the content of the 1948 Blue Ridge Parkway Landscape and Maintenance Plan. Flat Top Trail parking area maintains integrity of design because of the continued presence of the vehicular and pedestrian circulation features as originally constructed. Essentially Flat Top Trail parking area retains its original design hence has integrity to the period of significance, while the addition of an exit drive to Fallingwater Cascades parking area negatively impacted the original design, hence does not retain integrity to the period of significance. The changes to signage at both overlooks has somewhat impacted integrity of design.

4. Materials: The Flat Top and Fallingwater Cascades Trailheads component landscape possesses integrity of materials based on the continued presence of the vehicular circulation, such as stone curbing around the parking areas at both overlooks. Further, the stone-faced headwalls on culverts and the drop inlet drainage features at the Fallingwater Cascades parking area also retain integrity to the period of significance. Changes to signage materials within both component landscapes has somewhat impacted integrity of materials.

5. Workmanship: The Flat Top and Fallingwater Cascades Trailheads component landscape possesses integrity of workmanship due to the continued existence of stone site features at both overlooks, including stone curbing and stone-faced culvert headwall. This stonework remains as installed, and represents techniques used throughout the Blue Ridge Parkway corridor. The sculpting of topography at both overlooks also continues to exist as an example of the methods used throughout the parkway corridor to accommodate parking and other features while fitting into the natural terrain by quickly returning to original surrounding grades. Changes to the vehicular circulation at Fallingwater Cascades parking area have somewhat diminished integrity of workmanship.

6. Feeling: The Flat Top and Fallingwater Cascades Trailheads component landscape possesses overall integrity of feeling due to the continued existence of the parking areas, related site features, and their relationship with the surrounding native eastern deciduous woodlands as woods and canopy vistas created at both overlooks. Taken together these elements and functions maintain the Flat Top and Fallingwater Cascades Trailheads component landscape in a condition very similar to that present during the period of significance. The additional combination of integrity of location, setting, design, materials and workmanship enhances the integrity of feeling in the component landscape. Changes to the vehicular circulation pattern at Fallingwater Cascades parking area has diminished integrity of feeling at that overlook, while changes to signage have also somewhat diminished integrity of feeling at both overlooks.

7. Association: As with feeling, the Flat Top and Fallingwater Cascades Trailheads component landscape possesses integrity of association due in large part to the combined integrity of location, setting, design, materials, workmanship and feeling. Association continues to be exhibited through the extant overlook parking areas and their associated landscape features and the relationship to the original Forest Service fire road and Flat Top Trail. The change to vehicular circulation patterns at Fallingwater Cascades parking area, as well as changes to signage at both overlooks have diminished integrity of association.

Aspects of Integrity:	Location
	Design
	Setting
	Materials
	Workmanship
	Feeling
	Association

Landscape Characteristic:

Natural Systems and Features

Historic Condition:

The Peaks of Otter Flat Top Trail parking area was built on the east side of the Blue Ridge Parkway in 1957, just south of Wilkerson Gap in an opening abutting the east side of the parkway that allows for long views across the landscape. The siting of the overlook near this gap, is typical of siting along the parkway that features natural terrain and provides a variety of experiences for travelers. Fallingwater Cascades parking area was built on the west side of the parkway circa 1962-1965, where a U.S. Forest Service fire road provided access down the side of the mountain to a nearby cascade along Fallingwater Creek. Both overlooks were constructed within the existing successional deciduous hardwood forest with minimal clearing around the parking areas. This second-to-third growth successional woodland vegetation is primarily characterized by oak-hickory forest that includes scattered hemlock and pine stands in various stages of succession, characteristic of the history of logging and cultivation in the area. Mountain laurel (*Kalmia latifolia*) and rhododendron (*Rhododendron* spp.) are common understory shrubs on the mountain slopes and along the stream corridors.

Existing Condition:

The Flat Top and Fallingwater Cascades Trailheads component landscape and its associated features remain in its original location, at the base of Flat Top Mountain on the north and south extents of Wilkerson Gap, hence retain integrity and contribute to the historic period of significance. Successional eastern deciduous hardwood forest surrounds both overlooks. Named geologic features are located along the two trails, including Flat Top Ridge, the Pinnacle, and Cross Rock along the Flat Top Trail and Fallingwater Creek and Cascades along the Fallingwater Cascades Trail.

Character-defining Features:

Feature:	Flat Top Mountain
Feature Identification Number:	170648
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	0.0000000000

Flat Top and Fallingwater Cascades Trailheads
Blue Ridge Parkway - Ridge District

Feature: The Pinnacle
Feature Identification Number: 170650
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Cross Rock
Feature Identification Number: 170652
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Fallingwater Creek and Cascades
Feature Identification Number: 170654
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Perennial and intermittent drainageways
Feature Identification Number: 170656
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Successional eastern deciduous hardwood forest
Feature Identification Number: 170658
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: More extensive forest cover than was present at the time of parkway development

Feature Identification Number: 170660

Type of Feature Contribution: Non contributing – compatible

Latitude

Longitude

0.0000000000

0.0000000000

Landscape Characteristic Graphics:



FIGURE 13. View of Flat Top, from the summit of Sharp Top (2012 Peaks of Otter Cultural Landscape Report).

Spatial Organization

Historic Condition:

The Flat Top Trail and Fallingwater Cascades parking areas were built as a part of a system of 275 such features along the Blue Ridge Parkway. These stopping points were an integral part of the design of the parkway, providing opportunities for trail access, picnics, and scenic views (Abbott 1997, 61-70; Historic American Engineering Record, National Park Service, Lia M. Dikigoropoulou, Lidia Klupaz, 1997 "Blue Ridge Parkway, Virginia to North Carolina, 1935 to 1987." Sheet 27 "Overlooks."). Although they were referred to as overlooks, they did not always offer open scenic views.

Spatial organization of the two parking areas in the period of significance was influenced by their location on the parkway in relation to traffic flow, their purpose, the available views, and the adjacent topography. The Flat Top Trail parking area was built on the east side of and parallel to the parkway in 1957 as a crescent type overlook. It was built with a bay of parking abutting the parkway yet separated by a grassed median from the traffic flow. The Fallingwater Cascades parking area was built on the west side of the parkway as dead-in type overlook circa 1962-1965. That parking area roughly paralleled the parkway, was separated from the traffic flow of the parkway by an area of native woodland vegetation and a shared entry/exit drive.

Existing Condition:

Spatial organization within the Flat Top and Fallingwater Cascades Trailheads component landscape remains essentially as it was during the historic period, with the exception of the additional exit drive added to the south side of the Fallingwater Cascades parking area in 1971.

The Flat Top Trail parking area continues to be a crescent overlook, named for the shape of the road and parking area. The parking area arises from the northbound side of the parkway, where a grass median divides the overlook from the parkway. Deciduous hardwood forest with dense undergrowth surrounds the overlook and forms a strong spatial edge, conveying an enclosed feeling. A gravel trail leading to Flat Top summit starts at the southeastern corner of the parking area, while a similar trail leading to the Fallingwater Cascades area begins at the Fallingwater Cascades parking area on the opposite side of the parkway.

The Fallingwater Cascades parking area, on the southbound side of the parkway, was originally designed as a dead-in overlook, yet later amended to include an exit drive at its southern end. Like the Flat Top Trail parking area, the Fallingwater Cascades parking area is surrounded by deciduous hardwood forest with dense undergrowth. Instead of a grassy median, this overlook is both physically and visually divided from the parkway by a band of woodland vegetation. The Fallingwater Cascades loop trail begins in the southwest corner of the parking area. The trail initially includes two asphalt spurs that join together west of the parking area, and continues down the slope towards the falls as a hard-packed earth path.

Character-defining Features:

Feature: Blue Ridge Parkway corridor

Feature Identification Number: 170662

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Feature: Woodland along the road margins

Feature Identification Number: 170664

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Feature: Clearings associated with developed nodes

Feature Identification Number: 170666

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Feature: Flat Top Overlook

Feature Identification Number: 170668

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Feature: Fallingwater Cascades Overlook

Feature Identification Number: 170670

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Cluster Arrangement

Historic Condition:

Cluster arrangement in the Flat Top and Fallingwater Cascades Trailheads component landscape during the historic period consisted of signs clustered at trailheads, and signs clustered at parkway access drives.

Existing Condition:

Cluster arrangement in the Flat Top and Fallingwater Cascades Trailheads component landscape remains as during the historic period, although almost certainly with replaced elements.

Character-defining Features:

Feature: Clustering of signs at vehicular entry to parking areas

Feature Identification Number: 170682

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Feature: Clustering of signs at trailheads

Feature Identification Number: 170684

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Topography

Historic Condition:

During construction of the parkway corridor in the Peaks of Otter Flat Top and Fallingwater Cascades Trailheads area (1939-1941), topographic modifications included rock removal and grading of the road corridor and shoulders to create smooth connections to the natural contour of the land, and creating ditches to address storm water management. Grading for the construction of these overlooks—in 1957 for Flat Top and circa 1962-1965 for Fallingwater Cascades—further resulted in grading to accommodate the parking areas, sidewalks and the trail connections. The trails starting from these parking areas included sections that were built as a part of the Peaks of Otter development, as well as sections in existence prior to parkway establishment, such as the U.S. Forest Service fire road at the Fallingwater Cascades parking area.

Existing Condition:

Topographic modifications that continue to be evident within this component landscape include grading to accommodate the Flat Top Trail and Fallingwater Cascades parking areas, trailheads, trails, and general grading to accommodate the parkway corridor. The only topographic modifications beyond the period of significance was grading to accommodate the construction of an exit road on the south end of the Fallingwater Cascades parking area in 1971, changing the overlook from its original dead-in configuration.

Character-defining Features:

Feature: Grading associated with Blue Ridge Parkway corridor

Feature Identification Number: 170676

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Feature: Grading to accommodate Flat Top Trail and Fallingwater Cascades parking areas and trailheads

Feature Identification Number: 170678

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Feature: Grading to accommodate trail corridors to the summit of Flat Top and to Fallingwater Cascades

Feature Identification Number: 170680

Type of Feature Contribution: Contributing

Latitude

0.0000000000

Longitude

0.0000000000

Land Use

Historic Condition:

Interpretation and recreation have been key land uses of the Peaks of Otter developed area since early parkway development. Recreation became the primary land use in the Flat Top and Fallingwater Cascades Trailheads component landscape with the construction of the overlooks along the Blue Ridge Parkway—Flat Top in 1957 and Fallingwater Cascades circa 1962-1965. Both of the trailheads provided access to existing and newly created trails providing visitors with recreational opportunities.

Existing Condition:

The primary land use associated with the Flat Top and Fallingwater Cascades Trailheads component landscape continues to be recreation associated with the Flat Top and Fallingwater Cascades trailheads and parking areas, as it was during the historic period.

Character-defining Features:

Feature: Interpretative/Museum/Educational
Feature Identification Number: 170672
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Recreation
Feature Identification Number: 170674
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Circulation

Historic Condition:

The Blue Ridge Parkway was constructed through the region circa 1939–1941. The Flat Top Trail access drive, parking area and pedestrian circulation was built in 1957, followed by the original Fallingwater Cascades access road, parking area and pedestrian circulation circa 1962-1965. As with other overlooks along the parkway, and other parking areas within the Peaks of Otter developed area, both of these parking areas were paved with asphalt, edged with native fieldstone curbs, and used asphalt sidewalks for pedestrian circulation. At Fallingwater Cascades parking area the sidewalk was on the west side of the twelve-car double bay of parking, while at Flat Top Trail parking area the sidewalk wrapped the north, east and south sides of the nine-car single parking bay. An unpaved fire road leading onto U.S. Forest Service land from the entrance drive to the Fallingwater Cascades parking area was in place by 1944, and was labeled as an “old truck road” on maps dating to the 1950s and 1960s. The trail to the namesake Fallingwater Cascades, which follows a former U.S. Forest Service fire road alignment (the “old truck road” of older maps), was built circa 1939-1950, and the trail to the summit of Flat Top by 1951. Based on the 1964 Proposed Trails plan, a new trail for Fallingwater Cascades, and a connection to the Flat Top Trail, was built circa 1965. Both trail surfaces were hard-packed earth.

Existing Condition:

Circulation features within the Flat Top and Fallingwater Cascades Trailheads component landscape remain from the historic period and contribute to the period of significance. The exceptions are the addition of an exit drive on the south side of the Fallingwater Cascades parking area, and the use of large, grey gravel on a portion of Flat Top Trail. Vehicular circulation consists of the asphalt access roads and parking areas associated with the overlooks. The Flat Top Trail parking area, which accommodates nine cars, is accessed from the northbound lane of the parkway via a short, single-lane pull-off drive leading into the south side of the parking area. An identical exit drive on the north side of the parking area allows cars to rejoin the northbound lane. A small grass island divides the access drives and single parking bay from the parkway. The head-in parking spaces are aligned parallel to the parkway and face east. The Fallingwater Cascades parking area, which accommodates twelve

Flat Top and Fallingwater Cascades Trailheads

Blue Ridge Parkway - Ridge District

cars, is accessed from the southbound lane of the parkway via a 100-foot-long drive. The 20-foot-wide drive was originally intended to be both an entrance and an exit, but currently serves as an entrance. The approximately 200-foot-long exit drive, extending from the southern end of the double-bayed parking area, allows cars to rejoin the southbound lane of the parkway. The parking bays are generally oriented parallel to the parkway. One bay, located on the west side of the overlook, faces west and is divided by a small parking island, while the other bay faces east. Both are lined with a native fieldstone curbing.

An unpaved U.S. Forest Service fire road (“old truck road”) extends from the entrance drive of the Fallingwater Cascades parking area, near its intersection with the parkway, and continues onto U.S. Forest Service land. The entrance to the fire road is gated and not accessible to the public. Pedestrian circulation in the Flat Top and Fallingwater Cascades Trailheads component landscape consists of both paved sidewalks and unpaved trails. In the Flat Top Trail parking area, a 5-foot-wide asphalt path runs along the north, east, and south ends of the parking area. A mortared fieldstone curb divides the path from the parking area. Moss is growing over both the path and the stone edging and the margins of the path are obscured by a significant layer of leaf debris, reducing its width and making it difficult to use. The Flat Top trailhead is located at the southeast corner of the asphalt path. The trail is paved with large-sieve crushed stone. This trail is part of the Fallingwater—Flat Top National Recreation Trail, designated in 1982, which includes the Flat Top Trail and Fallingwater Cascades Trail.

In the Fallingwater Cascades parking area, an asphalt path runs along the west edge of the divided parking bay. Mortared fieldstone curbing divides the path from the parking area. The path and edging exhibit some lichen growth but are generally in good condition. Asphalt spurs lead from the southwest end of the path down a short slope to the Fallingwater Cascades Trail, which is composed of a mix of hard-packed earth and gravel. This trail extends beyond the limits of the Blue Ridge Parkway reservation into U.S. Forest Service land associated with the Jefferson National Forest. Spurs of the trail lead to the Fallingwater Cascades along Fallingwater Creek and to the Flat Top Trail parking area and trail beyond. A social trail is located south of the asphalt access paths, leading from the parking lot to the Flat Top Trail branch.

Character-defining Features:

Feature: Blue Ridge Parkway

Feature Identification Number: 170686

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

Feature: Flat Top Overlook

Feature Identification Number: 170688

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

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Feature: Flat Top Trail
Feature Identification Number: 170690
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Fallingwater Cascades Overlook
Feature Identification Number: 170692
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Fallingwater Cascades Trail
Feature Identification Number: 170694
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Feature: Fire Road
Feature Identification Number: 170696
Type of Feature Contribution: Contributing
Latitude Longitude
0.0000000000 0.0000000000

Landscape Characteristic Graphics:



FIGURE 14. Flat Top Trail parking area. The grass strip separating the parking area from the parkway is a distinguishing feature of the Blue Ridge Parkway crescent-type overlook (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 15. Fallingwater Cascades parking area entrance. This was the only access to the parking area prior to the addition of the exit drive (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 16. Fallingwater Cascades parking area. In its original dead-in configuration, the exit drive in the distance did not exist (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 17. A U.S. Forest Service fire road leads north from the Fallingwater Cascades parking area (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 18. The asphalt sidewalk along the edge of the parking area at the Flat Top Trail parking area (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 19. The gravel trailhead of the Flat Top Trail (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 20. The Fallingwater Cascades Trail is surfaced with gravel and hard-packed earth (2012 Peaks of Otter Cultural Landscape Report).

Vegetation

Historic Condition:

The two parking areas associated with the Flat Top and Fallingwater Cascades Trails were constructed within an existing eastern deciduous hardwood forest near Wilkerson Gap. The 1948 Blue Ridge Parkway Landscape and Maintenance Plan for this area called for the creation of a woods vista near Fallingwater Cascades overlook—where undergrowth is removed to provide deep views of the forest, and a canopy vista near the Flat Top overlook—where lower limbs are removed to allow views through the trees.

Existing Condition:

The two parking areas associated with the Flat Top and Fallingwater Cascades Trails maintain their association with Wilkerson Gap and the eastern deciduous hardwood forest, as during the historic period. There has been some loss of the designed vistas at both overlooks due to vegetative growth.

Vegetation species observed in the vicinity of the Flat Top trailhead include: hickory (*Carya* spp.), tulip poplar (*Liriodendron tulipifera*), May apple (*Podophyllum peltatum*), black cohosh (*Actaea racemosa*), violet (*Viola* sp.), Solomon's seal (*Polygonatum* sp.), wild ginger (*Asarum* sp.), poison ivy (*Toxicodendron radicans*), bee balm (*Monarda* sp.), Virginia creeper (*Parthenocissus quinquefolia*), and hawthorn (*Crataegus* sp.).

Vegetation species observed in the vicinity of the Fallingwater Cascades trailhead include: southern red oak (*Quercus falcata*), tulip poplar (*Liriodendron tulipifera*), snowbell, hickory (*Carya* spp.), white pine (*Pinus strobus*), striped maple (*Acer pensylvanicum*), day lily (*Hemerocallis* sp.), mountain laurel (*Kalmia latifolia*), common blackberry (*Rubus fruticosus*), black cherry (*Prunus serotina*), black cohosh (*Actaea racemosa*), poison ivy (*Toxicodendron radicans*), white oak (*Quercus alba*), Virginia creeper (*Parthenocissus quinquefolia*), chestnut oak (*Quercus prinus*), mulberry (*Morus* sp.), and huckleberry (*Vaccinium* sp.).

Invasive species in the component landscape include Japanese stiltgrass (*Microstegium vimineum*) and tree of heaven (*Ailanthus altissima*). Lily of the valley (*Convallaria majalis*) was also observed in this area, which may be indicative of a former settlement.

Character-defining Features:

Feature: Roadside vegetation in 1948 PLUMs

Feature Identification Number: 170698

Type of Feature Contribution: Contributing

Buildings and Structures

Historic Condition:

It is unclear from the 2012 Peaks of Otter Cultural landscape Report whether buildings and/or structures ever existed within the boundary of the Flat Top and Fallingwater Cascades Trailheads component landscape.

Existing Condition:

There are no buildings or structures located in the Flat Top and Fallingwater Cascades Trailheads component landscape.

Views and Vistas

Historic Condition:

Two types of views were created in the Flat Top and Fallingwater Cascades component landscape during the historic period, as noted on the 1948 Blue Ridge Parkway Landscape and Maintenance Plan for this section of the parkway. Views associated with the Fallingwater Cascades parking area were classified as “woods vistas,” one of the four basic types of vistas designed to provide views from the parkway (Historic American Engineering Record, National Park Service, Lia M. Dikigoropoulou, Lidia Klupaz, 1997 “Blue Ridge Parkway, Virginia to North Carolina, 1935 to 1987.” Sheet 27 “Overlooks.”). Woods vistas were intended to provide deep views into the forest by removing undergrowth. Views associated with the Flat Top Trail parking area were classified as “canopy vistas,” where lower limbs were removed to allow for views through the trees. Additionally, directed views along the parkway were made available from the Flat Top Trail parking area, which was open to the parkway on one side. Several scenic views existed along the Flat Top and Fallingwater Cascades trails, including a view from the summit of Flat Top and of the cascades along Fallingwater Creek.

Existing Condition:

Views associated with the Flat Top and Fallingwater Cascades component landscape remain essentially as they were during the historic period, although lack of cyclical maintenance of the woods vista and canopy vista have allowed heavy undergrowth to occur. Directed views along the parkway remain from the Flat Top Trail parking area, as do the scenic views afforded along the Flat Top and Fallingwater Cascades trails.

Character-defining Features:

Feature: Views from Flat Top summit

Feature Identification Number: 170700

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

Feature: Views of Fallingwater Cascades

Feature Identification Number: 170702

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

Landscape Characteristic Graphics:



FIGURE 21. Directed views along the parkway at the Flat Top Trail Parking Area (2012 Peaks of Otter Cultural Landscape Report).

Small Scale Features

Historic Condition:

Small-scale features constructed during the period of significance in the Flat Top and Fallingwater Cascades Trailheads component landscape include the stone curb edging around the asphalt parking areas, the stone-faced culvert at the edge of the parkway just north of the Fallingwater Cascades parking area, and drop inlets and manholes throughout the component landscape. It is assumed that signs similar to some in existence today were installed during the historic period, but this could not be confirmed in the CLR.

Existing Condition:

Small-scale features associated with the Flat Top and Fallingwater Cascades Trailheads component landscape consist of: gates to control physical access, informational and regulatory signs and features related to visitor movement and control, and storm water management. The stone curbing around parking areas, the stone-faced culvert, and the drop inlets and manholes in the component landscape remain from the historic period. There are no site furnishings within this component landscape.

A metal gate limits access to the fire road extending north from the Fallingwater Cascades parking area entrance road, closing the fire road to public traffic. The gate is a single metal crossbar, supported on either side of the road by square tubular metal posts. It is painted grey, with painted red letters that read “FIRE ROAD DO NOT BLOCK” centered on the crossbar.

Several types of signs are located within this component landscape and are typical of those found in other areas at the Peaks of Otter developed area and throughout the Blue Ridge Parkway.

A wood sign identifying the Flat Top Trail stands at the trailhead in the Flat Top Trail parking area. It gives the distance to the summit and to the picnic area beyond. The sign is composed of a natural wood board with rounded corners. The board measures 42 inches long by 13 inches high and is bolted to two 6x6 wood posts in the ground for an overall sign height of 29 inches. Letters on the sign are routed into the wood in the standard Blue Ridge Parkway font and painted white. A similar sign is located at the Fallingwater Cascades parking area where the trail divides into the Fallingwater and Flat Top branches. This wood sign, also mounted on two 6x6 posts, is taller than the other, but also provides visitors information about the distances to various features. The board portion measures 3 feet high by 4 feet long and does not have the rounded corners of the Flat Top Trail sign. Some of the routed letters have lost their white paint and are difficult to read. Additionally, a small shield is fastened to the center of the board with metal screws; the logo of the National Recreation Trail Program attached to the shield is missing. The Fallingwater—Flat Top National Recreation Trail, designated in 1982, includes the Flat Top Trail and Fallingwater Cascades Trail. The National Recreation Trails program website lists the name of the trail as “Flat Top-Falling Water Cascade,” but signs at both overlooks and within the picnic area read “Fallingwater—Flat Top National Recreation Trail.”

Two vinyl signs are located in the area, one associated with each overlook. Each is mounted on two unpainted 6x6 wood posts mounted in the ground. The signs themselves are composed of a white vinyl material sandwiched between outer layers of grey vinyl. Letters are routed out of the grey layer in the standard Blue Ridge Parkway font, exposing the white underneath. The corners of the signs are rounded, similar to the wood sign at the Flat Top trailhead. The sign in the Flat Top Trail parking area has a National Recreation Trail Program shield logo fastened to the center with metal screws.

Regulatory signs in the component landscape consist of yield signs at the exits of the Fallingwater Cascades parking area. The yield signs are standard metal signs, bolted on square metal poles that are painted brown to make the sign less obtrusive. The poles are mounted in a concrete base set flush with the ground. The signs are generally in good condition.

There are no light features associated with this component landscape. Storm water management features located in this component landscape are the wood waterbars incorporated into the trails to prevent erosion due to storm water runoff, at least one stone culvert beneath the parkway just north of the Fallingwater Cascades parking area, and at least three other culverts under the parkway. The waterbars are partially embedded into the surface of the trail, and set across the trail at an angle to divert runoff. The stone culvert appears to be the piped culvert with stone headwall type found throughout the developed area that has an associated drop inlet. The other three culvert types are not specified in the 2012 Peaks of Otter Cultural Landscape Report.

Character-defining Features:

Feature:	Culverts-pipe
Feature Identification Number:	170704
Type of Feature Contribution:	Contributing
<u>Latitude</u>	<u>Longitude</u>
0.0000000000	0.0000000000

Flat Top and Fallingwater Cascades Trailheads
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Feature: Culverts-pipe, stone headwalls

Feature Identification Number: 170706

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

Feature: Drop inlets

Feature Identification Number: 170708

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

Feature: Waterbars

Feature Identification Number: 170710

Type of Feature Contribution: Non contributing – compatible

Latitude

Longitude

0.0000000000

0.0000000000

Feature: Stone curbing along parking bays

Feature Identification Number: 170712

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

Feature: Manhole covers

Feature Identification Number: 170714

Type of Feature Contribution: Contributing

Latitude

Longitude

0.0000000000

0.0000000000

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Feature: Identity signs (wood signs possibly contribute)
Feature Identification Number: 170716
Type of Feature Contribution: Non contributing – compatible
Latitude Longitude
0.0000000000 0.0000000000

Feature: Directional signs (wood signs possibly contribute)
Feature Identification Number: 170718
Type of Feature Contribution: Non contributing – compatible
Latitude Longitude
0.0000000000 0.0000000000

Feature: Wayfinding signs (wood signs possibly contribute)
Feature Identification Number: 170720
Type of Feature Contribution: Non contributing – compatible
Latitude Longitude
0.0000000000 0.0000000000

Feature: Regulatory signs
Feature Identification Number: 170722
Type of Feature Contribution: Non contributing – compatible
Latitude Longitude
0.0000000000 0.0000000000

Landscape Characteristic Graphics:



FIGURE 22. Waterbars are incorporated into the trails to direct the flow of storm water runoff (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 23. The parking bays are divided by a stone-edged island, containing signage replaced sometime since the period of significance (2012 Peaks of Otter Cultural Landscape Report).

Condition

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 03/24/2014

Condition Assessment Explanatory Narrative:

Below is a description of all of the landscape feature conditions noted in the 2012 Peaks of Otter Cultural Landscape Report; if a feature is not listed below, it was not discussed in the CLR.

Impacts

Type of Impact:	Deferred Maintenance
External or Internal:	Internal
Impact Description:	In the Flat Top Trail parking area, a 5-foot-wide asphalt path runs along the north, east, and south ends of the parking area. A mortared fieldstone curb divides the path from the parking area. Moss is growing over both the path and the stone edging and the margins of the path are obscured by a significant layer of leaf debris, reducing its width and making it difficult to use.
Type of Impact:	Exposure To Elements
External or Internal:	External
Impact Description:	Portions of the asphalt sidewalks at both the Fallingwater Cascades parking area and the Flat Top Trail parking area are broken and cracked.
Type of Impact:	Inappropriate Maintenance
External or Internal:	Internal
Impact Description:	The asphalt pavement of the access road and parking areas has become partially covered by successive layers of asphalt, raising the grade and altering the height of the stone curbing. The crushed stone portion of the Flat Top Trail has some problems with steep slopes and migration of paving material. Additionally, the stone type used is not historically accurate; it is too large and the wrong color.

Type of Impact:	Soil Compaction
External or Internal:	Both Internal and External
Impact Description:	A social trail is located south of the asphalt access paths, leading from the parking lot to the Flat Top Trail branch.

Treatment

Treatment

Approved Treatment:	Rehabilitation
Approved Treatment Document:	Cultural Landscape Report
Document Date:	01/18/2013
Approved Treatment Completed:	No

Approved Treatment Costs

Cost Date:	01/18/2013
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Landscape Approved Treatment Cost Explanatory Description:

According to the 2012 Peaks of Otter Cultural Landscape Report rehabilitation is recommended as the most appropriate overarching treatment approach for the Peaks of Otter developed area to assist the park's need to meet current and projected future interpretive, functional, and management goals. Because rehabilitation is defined as the act or process of making possible a compatible use for a property, this approach allows for protection of the site's historic character and resources while carefully addressing the need for limited enhancement of interpretive opportunities and circulation routes, ecological maintenance and restoration, and the improvement of visitor amenities.

As part of rehabilitation, stabilization, protection, and preservation of historic and natural resources are assumed even when new uses are accommodated. Areas of the landscape that are particularly sensitive to change and disturbance, such as sites of known and potential archeological resources, should be treated with great care. In general, the CLR recommends preservation of archeological resources unless a compelling research question or informational need justifies disturbance or excavation, or mitigation to accommodate unavoidable change is necessary.

In considering the other treatment alternatives recognized by the Secretary of the Interior for the Peaks of Otter developed area cultural landscape, the CLR found them inappropriate for the following reasons:

Preservation is overly restrictive because it does not allow for the changes associated with interpretation and access currently proposed by the park.

Restoration and reconstruction are not practical because they assume, as a prerequisite, that sufficient documentation exists to accurately portray a lost historic condition. At this time, it does not appear that there are documentary sources detailed enough to support comprehensive restoration or reconstruction of the park's cultural landscape to a particular time period, and removal of some features that postdate the likely period of significance is not currently recommended.

Bibliography and Supplemental Information

Bibliography

Citation Title: See Peaks of Otter parent landscape for a full list of references.