
National Park Service
Cultural Landscapes Inventory
2014



Peaks of Otter Campground
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))

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:

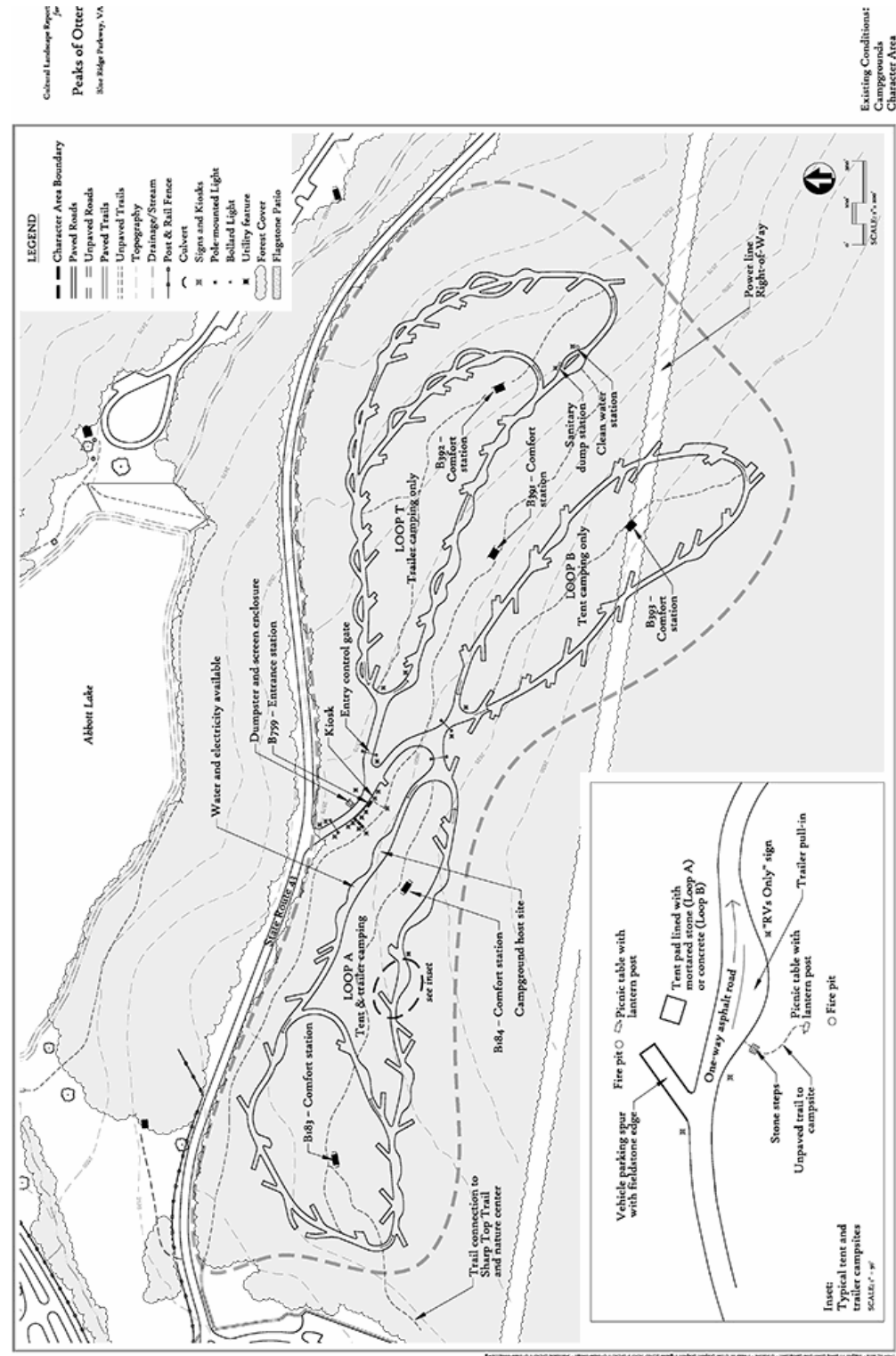
The Peaks of Otter Campground component landscape, one of eight component landscapes within the Peaks of Otter developed area, is located along State Route 43 east of the Blue Ridge Parkway in the state of Virginia. While construction of the Blue Ridge Parkway through the Peaks of Otter area began in 1939, the campground was constructed between 1955 and 1964.

The Campground component landscape resides in a generally wooded and shady area as part of a succession Eastern deciduous hardwood forest. It is accessed via a single entry road with adjacent features like a manned check-in booth (entrance station), an informational kiosk, and a screened dumpster area. This primary road splits into three camping loops: one for tent camping (56 sites), one for trailer camping (77 sites) and one with combined tent and trailer camping (44 sites). Minimally graded to accommodate curvilinear road corridors that fit the topography, the camping loops collectively offer 140 parking areas for campers and tent sites that each has a grill, picnic table, and lantern hanger. The campground also includes several historic comfort stations that reflect the evolution of park architecture, specifically Mission 66 era development.

This component landscape is significant under Criteria A, C, and potentially D, contributing to the period of significance identified for the parent landscape—Peaks of Otter developed area 1939–1965. That period 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 campground, 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.

Peaks of Otter Campground
Blue Ridge Parkway - Ridge District

Site Plan



Campground component landscape site plan (2012 Peaks of Otter CLR)

Property Level and CLI Numbers

Inventory Unit Name:	Peaks of Otter Campground
Property Level:	Component Landscape
CLI Identification Number:	550213
Parent Landscape:	550208

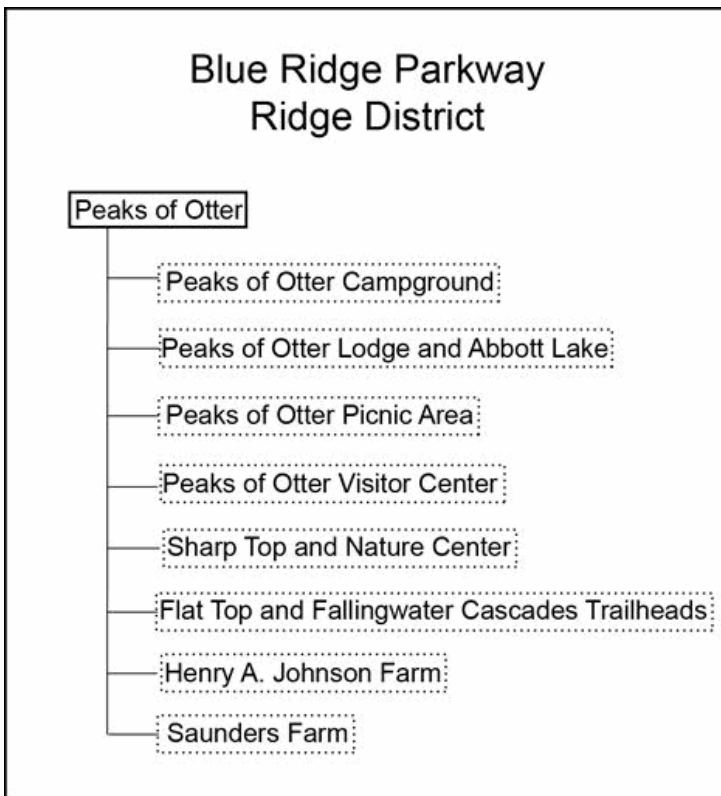
Park Information

Park Name and Alpha Code:	Blue Ridge Parkway - Ridge District -BLRI
Park Organization Code:	5154
Subunit/District Name Alpha Code:	Blue Ridge Parkway - Ridge District - BLRI
Park Administrative Unit:	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, while the Peaks of Otter Visitor Center was constructed in 1957 adjacent to the gas station on the Blue Ridge Parkway. 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.



CLI hierarchy (NPS SERO) 2013

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

Field work was conducted for all the landscapes and component landscapes at Peaks of Otter during Summer 2001 by David Hasty, Lucy Lawliss and summer interns Patrick Beasley, Tom Gibney and Lindsey Heller. The park contacts are: Al Hess, Historian, and Gary Johnson, Chief of Planning.

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 

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

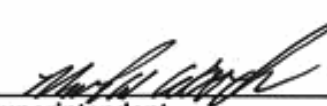
Cultural Landscape Management Category

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:

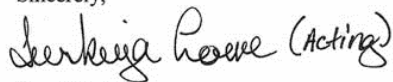
- The Peaks of Otter Developed Area contributes to the significance of a potential Blue Ridge Parkway Historic District.
- The Peaks of Otter is nationally significant under Criteria A and C, and possibly D.
- The Areas of Significance for Peaks of Otter are Architecture, Conservation, Entertainment/Recreation, 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.

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

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 Campground component landscape, located at milepost 85.9, is bounded by state route 43 to the north, the Nature Center to the east, the base of Sharp Top Mountain to the south, and native hardwood successional forest to the west of the campground development.

State and County:

State: VA

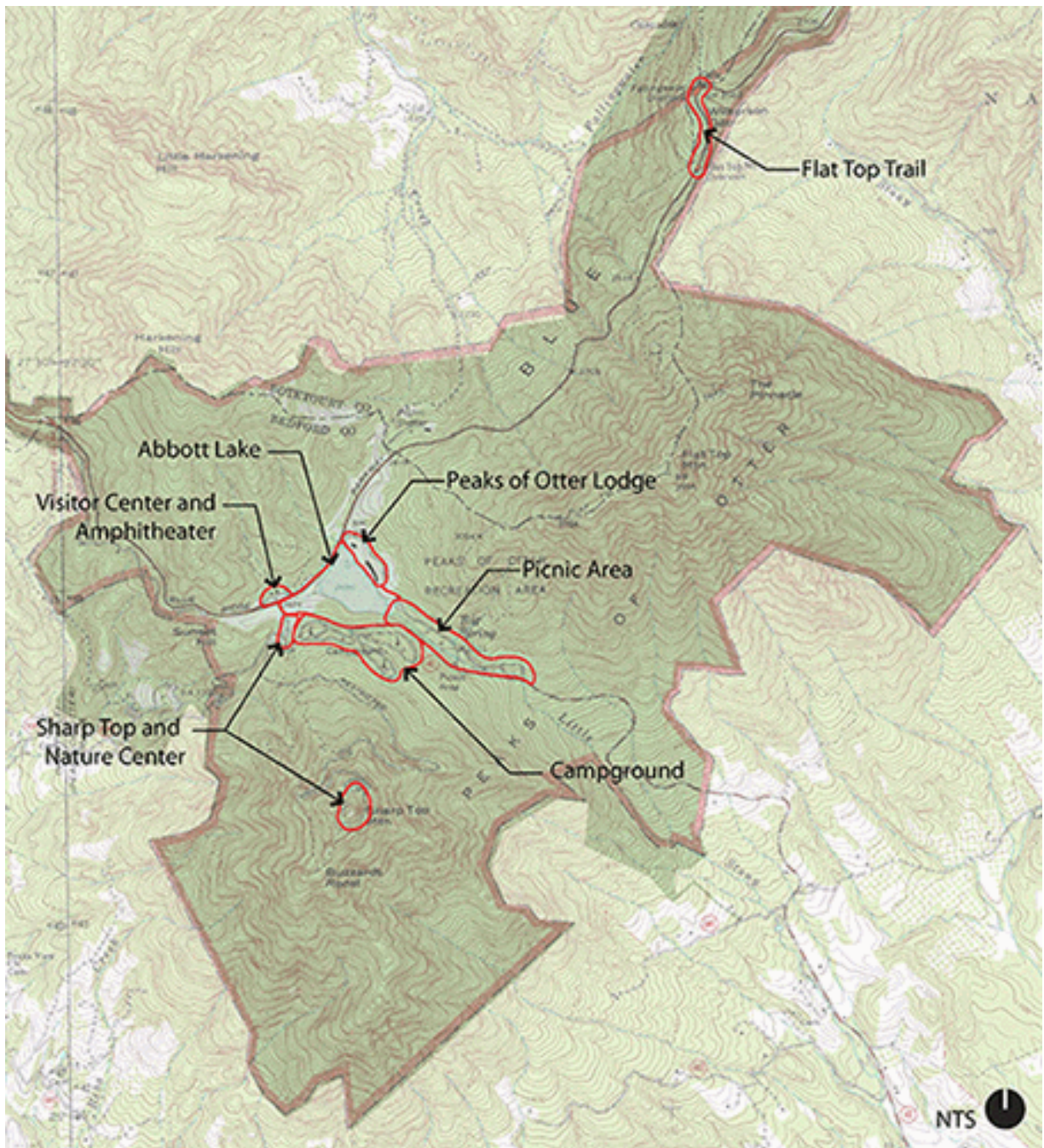
County: Bedford County

State: VA

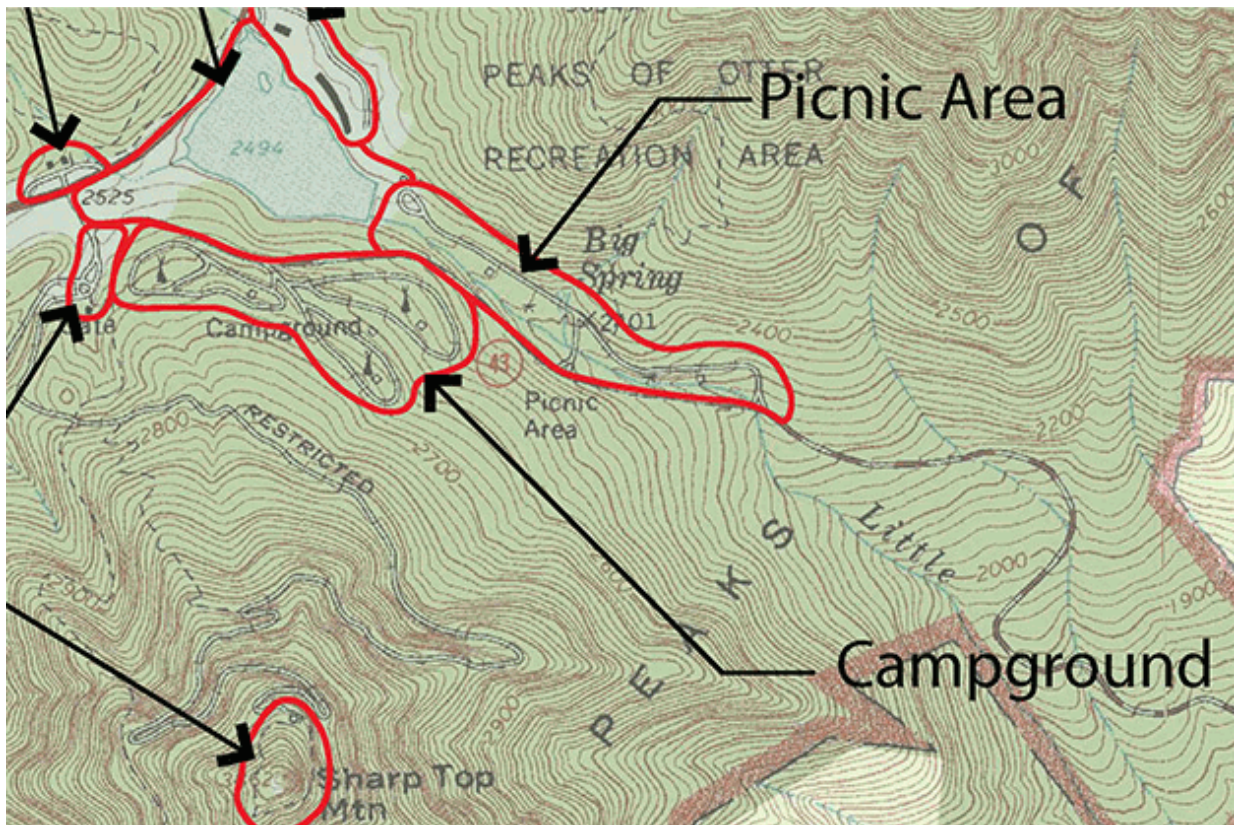
County: Botetourt County

Size (Acres): 41.31

Location Map:



Peaks of Otter developed area/Parent Landscape (2012 CLR)



Peaks of Otter campground component landscape (2012 CLR)

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 Campground component landscape falls within Virginia Congressional District 5.

Management Unit: BLRI

Tract Numbers: 11-102, 11-120

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Explanatory Narrative:

As part of the potential Blue Ridge Parkway National Historic Landmark nomination, Peaks of Otter Campground receives a category of ‘Must Be Preserved and Maintained’ as a contributing component landscape.

Agreements, Legal Interest, and Access

Management Agreement:

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.

Type of Agreement: Concession Contract/Permit

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

Expiration Date: 6/13/2023

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.

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Unrestricted

Adjacent Lands Information

Do Adjacent Lands Contribute? Undetermined

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.

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. Although Firth's findings did not include Mission 66 era features, the 2012 CLR conclusions do find the Mission 66 era features contributing; hence the 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

Period of Significance:

Time Period:	CE 1939 - 1965
Historic Context Theme:	Developing the American Economy
Subtheme:	Transportation by Land and Air
Facet:	Carriage Roads, Touring Roads and Parkways
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Rustic Architecture
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	NPS Mission 66--Landscape Architecture
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	Protection Of Natural And Cultural Resources
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	The 1930's: Era Of Public Works
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Other Expressing Cultural Values
Facet:	Other Expressing Cultural Values
Other Facet:	Architecture, Carriage Roads, Touring Roads and Parkways
Time Period:	CE 1939 - 1965
Historic Context Theme:	Transforming the Environment
Subtheme:	Conservation of Natural Resources
Facet:	Scenic Preservation

Time Period:	CE 1939 - 1965
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Social and Humanitarian Movements
Facet:	Historic Preservation Movement
Time Period:	CE 1939 - 1965
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Recreation
Facet:	Tourism

Area of Significance:

Area of Significance Category:	Architecture
Area of Significance Category:	Conservation
Area of Significance Category:	Landscape Architecture
Area of Significance Category:	Entertainment - Recreation

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 its inception along the Blue Ridge Parkway in the late 1930s through the height of Mission 66 development in the mid-1960s. 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.

The Peaks of Otter developed area, as well as the Peaks of Otter Campground 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 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.

Peaks of Otter Campground

Blue Ridge Parkway - Ridge District

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 parkway master plan 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 significant as an early example of a new type of interpretation and public education developed by the National Park Service for its historic sites.

The Campground component landscape serves as an additional example of the historic significance of the Peaks of Otter developed area, representative of recreational themes, such as outdoor grilling, picnicking, and camping, as well as Mission 66 landscape design and architecture features. For example, the design of the parking spurs, complete with stone edging, follows design principles developed in the 1930s by the U.S. Forest Service, and adapted by the National Park Service. Additionally, many of the picnic tables found in the campground also reflect design guidelines dating back to this time. These features, among others, are still extant today, reflecting the historic period of significance.

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 Civilian Conservation Corps (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 Campground component landscape exemplifies the principles of parkway design and recreational tourism planning and development through its landscape design and architecture. For example, the comfort stations found within the campground represent a transitional phase between the rustic style of early park architecture to the more modern style associated with Mission 66 construction. Additionally, the siting of campgrounds within, and conforming to, the sloped terrain and wooded landscape represents the scenic and naturalistic setting park designers had in mind for campgrounds.

Finally, the Peaks of Otter developed area 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 (Kidd, 1-14). 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. Within the Campground component landscape there is currently no evidence of existing archaeological sites. However, archaeological research may reveal the presence of such sites.

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: Campground/Picnic Area

Primary Current Use: Campground/Picnic Area

Current and Historic Names:

Name

Peaks of Otter Campground

Type of Name

Both Current And Historic

Chronology:

Year	Event	Annotation
CE 1934	Designed	Final plan for Blue Ridge Parkway route drafted and approved. The master plan included the Peaks of Otter as one of eighteen proposed recreation areas Gilmore Clarke Jay Downer Stanley Abbott Thomas Vint William Austin
CE 1935	Built	Initial construction on 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
CE 1939	Designed	General Development Plan for Peaks of Otter Park
	Built	Construction of the Blue Ridge Parkway through the Peaks of Otter began.

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CE 1943	Designed	Peaks of Otter Recreational Area plans
CE 1944	Designed	Peaks of Otter Developed Area plans
CE 1955	Built	A campground loop, including two comfort stations, was completed adjacent to Sharp Top.
CE 1961	Designed	Blue Ridge Parkway Master Plan Update, including Peaks of Otter alterations
CE 1962	Built	An additional two loops were constructed at the existing campground site. Two comfort stations were built at the new loops.
CE 1964	Built	A fifth comfort station is constructed at the campground
CE 1974	Built	A small check-in station was constructed at the south side of the campground access drive.
CE 2000 - 2009	Built	A former on-site wastewater collection system that used collection tanks and septic leach fields set within the ground was replaced in the 2000s with a municipal pipe collection system that flows to a treatment plant in Bedford. The older tank system remains in place.

Physical 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 Campground, for an overarching physical history of the Peaks of Otter Developed Area, refer to that parent landscape physical history.

The Peaks of Otter Campground Component Landscape Site History

Campgrounds were an important component of the Parkway recreation areas. They provided another way for visitors to connect with the mountain environment, as described by U.S. Forest Service landscape architect Frank Waugh in 1935:

Camping is, in fact, primarily a psychological experience. Comfort and convenience need not be neglected; but we must not forget that every one of our guests could have found greater physical comfort and more practical convenience by staying at home in his city flat. It seems clear therefore, that the whole camp set-up is to be studied primarily from the standpoint of its appeal to the mind and to the emotions. There is spiritual refreshment in camping, and this is in fact its essential character. And the park planner who cannot rise to these spiritual levels in the study of his layout would be better engaged in breaking stone for paving (Waugh, 1935, 5).

Campgrounds were rarely back-country sites, but instead grouped campers together in a single developed area that offered individual trailer pads, tent sites, and cabins, and featured amenities such as grills, lantern poles, picnic tables, water pumps, and waste receptacles.

Structures associated with the campgrounds were primarily comfort stations and check-in stations designed in the rustic or modified rustic style. These simple frame buildings were often clad in vertical boards and battens that sometimes included flagstone porches and shake roofs.

The design of vehicular circulation and campsite organization for the campgrounds used along the Blue Ridge Parkway was first developed in the 1930s by the U.S. Forest Service and later refined by the National Park Service. As recommended by E. P. Meinecke in his 1934 book titled *Camp Planning and Camp Reconstruction*, campsites were to be accessed by short spurs angled at approximately 45 degrees arising from one-way roads (Meinecke, 1934, 7 and 13). The purpose of this arrangement was to minimize damage to natural features. This design made it convenient for drivers to easily locate empty sites and park quickly without having to turn around or pass other cars. Each parking spur was located in close proximity to a tent site edged by a picnic table and fireplace, set within trees and undergrowth that would convey some privacy to the individual campsites (Good, 1995, 5).

As trailer camping grew in popularity in the 1940s and 1950s, the parking spaces were found to be too short for the newer, larger vehicles. The trailers were also difficult to back up. To accommodate this new type of vehicle, designers developed bypass pull-off lanes so that cars towing trailers could simply park alongside the travel lane and then rejoin it without having to back up. The bypass could be a simple widening of the campground road, or could be separated from the road by a grass island (Good, 1999, 5-9).

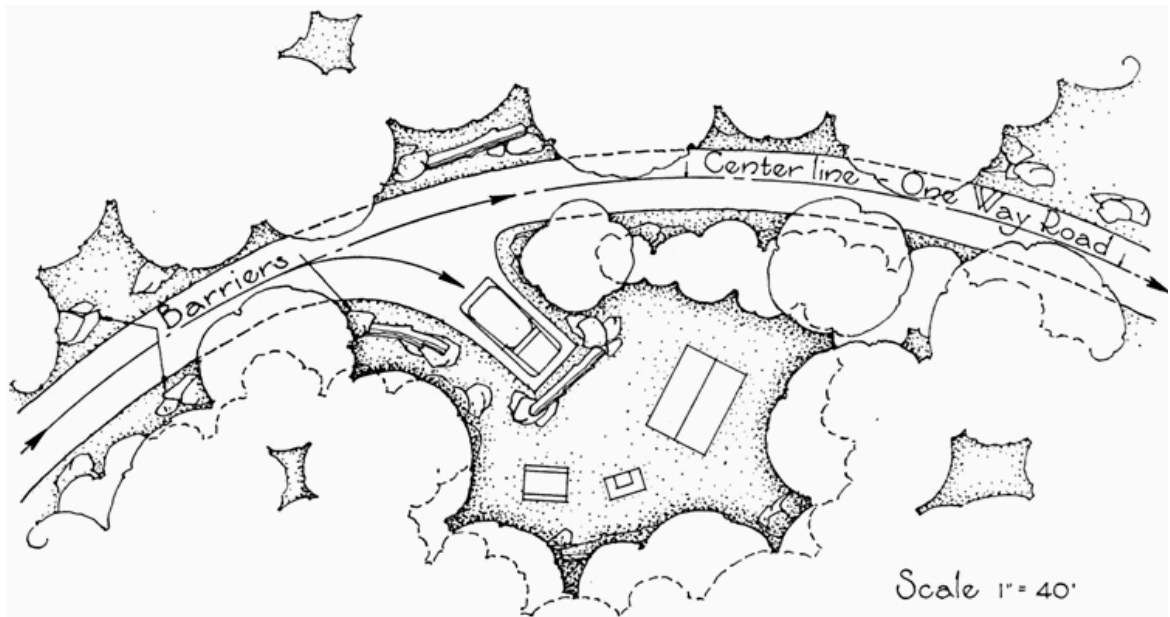
The Peaks of Otter developed area includes one campground first established in 1955 and extended during the Mission 66 era.

Peaks of Otter Campground

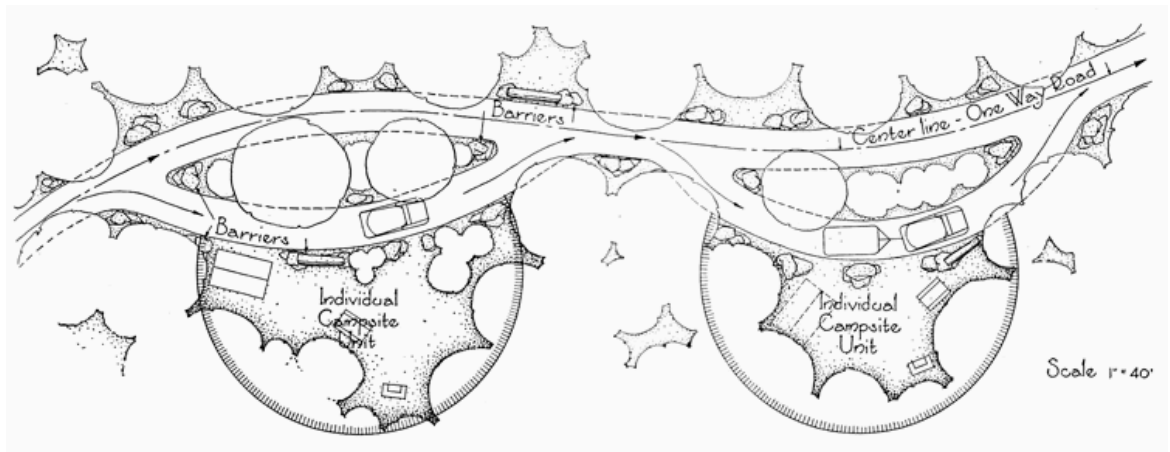
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In 1955 a campground loop, including two comfort stations, was completed adjacent to Sharp Top. In 1962, an extension was made to the existing campground to accommodate ninety additional camping sites (NPS Drawing 601-3051A-Z15, "Peaks of Otter Campground Extension," January 12, 1962, National Park Service). The extension contained two loops, one for tent camping and the other for trailer camping (refer to Figure 9). As part of the extension of the campground, two comfort stations were constructed. The comfort stations were different in style than those built in the 1950s. They were characterized by shallow-pitched gable roofs with long overhangs above the entrances at either end. A third comfort station was constructed in 1964 and is similar in style to the comfort stations constructed in 1962. In 1974 a small check-in station was constructed at the south side of the campground access drive.

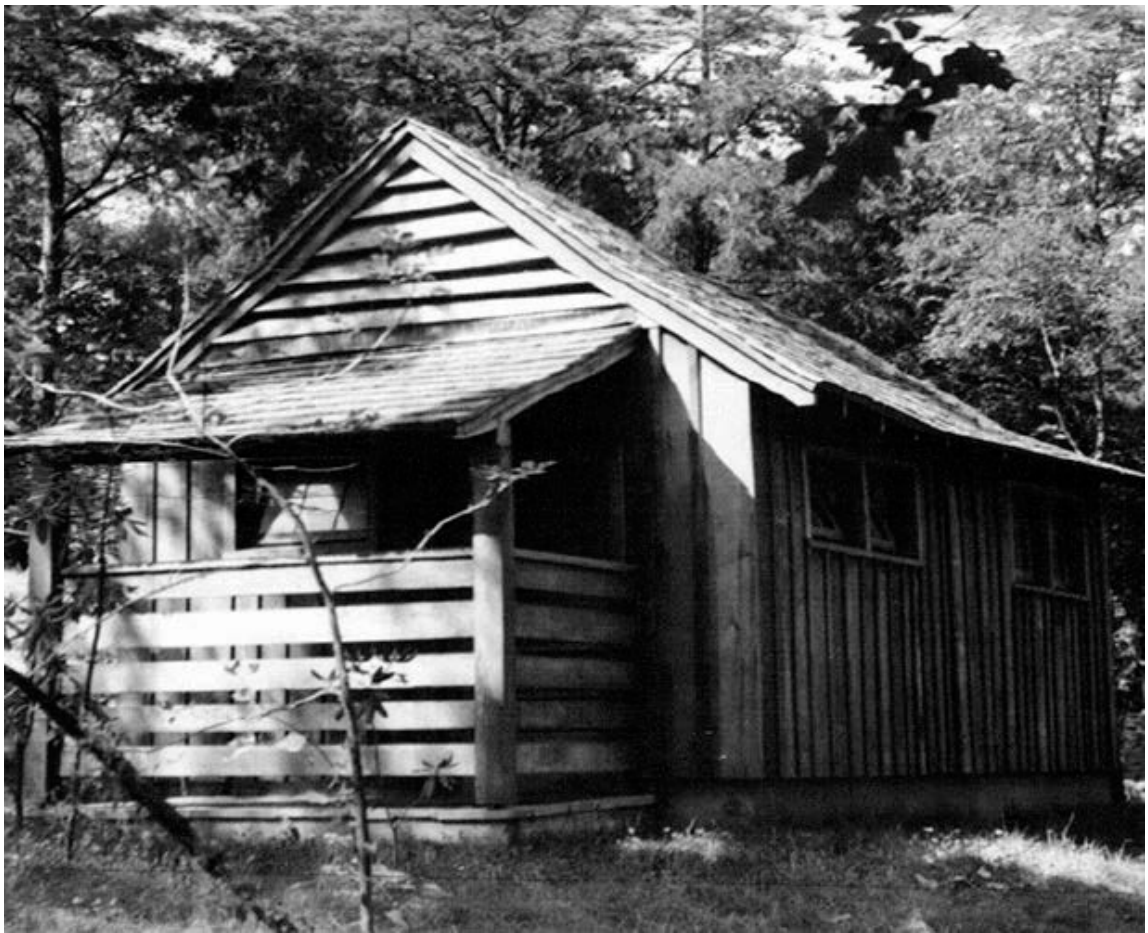
The Peaks of Otter campground exhibits many of the design principles associated with early Blue Ridge Parkway planning as well as Mission 66 park development. At their core, campgrounds were designed to refresh body and spirit.



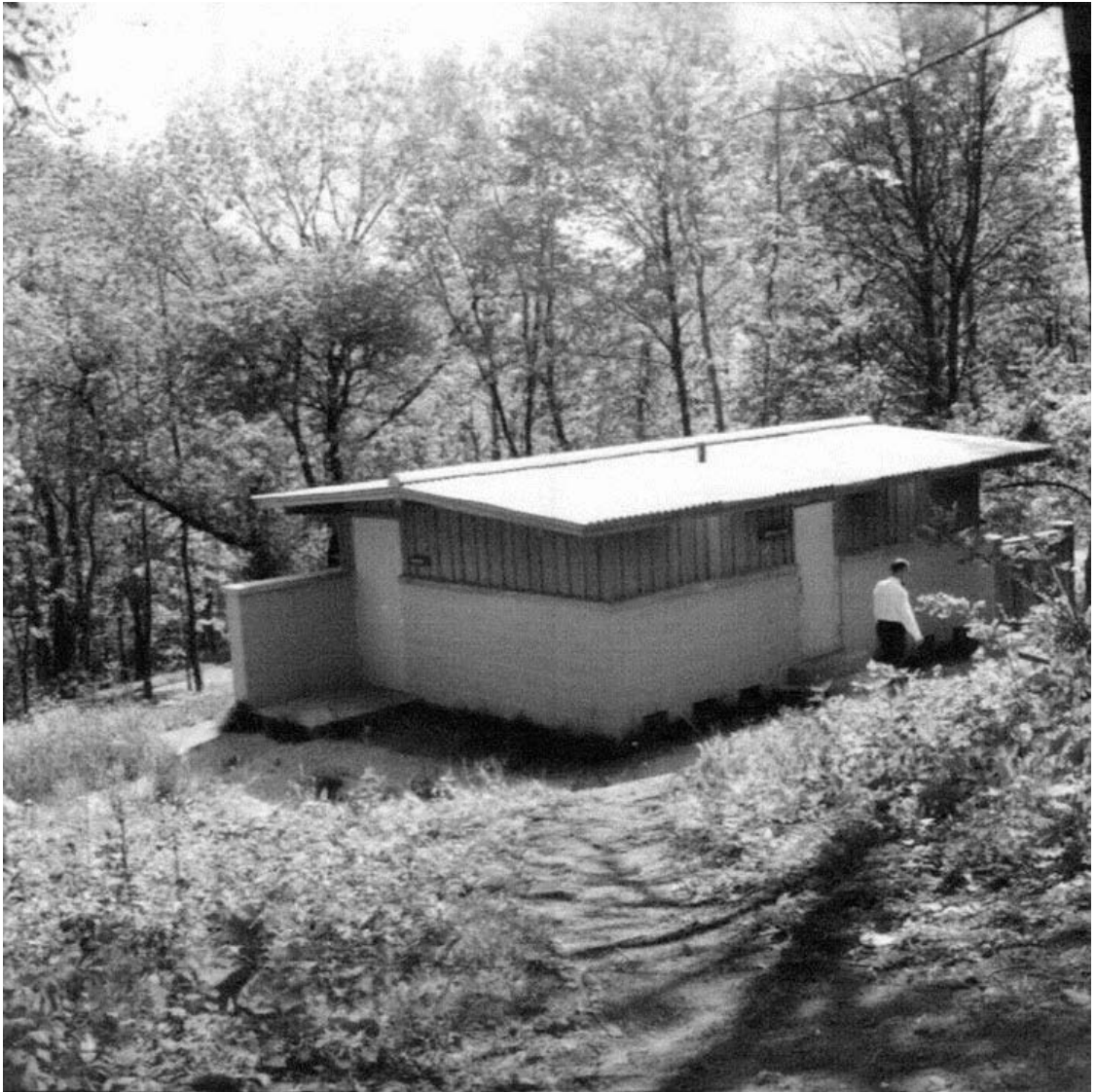
Campground road with parking spur and typical campsite. (Good, 9. from 2012 Peaks of Otter Cultural Landscape Report)



Campground road with trailer pull-offs and associated campsites. (Good, 13 from 2012 Peaks of Otter Cultural Landscape Report)

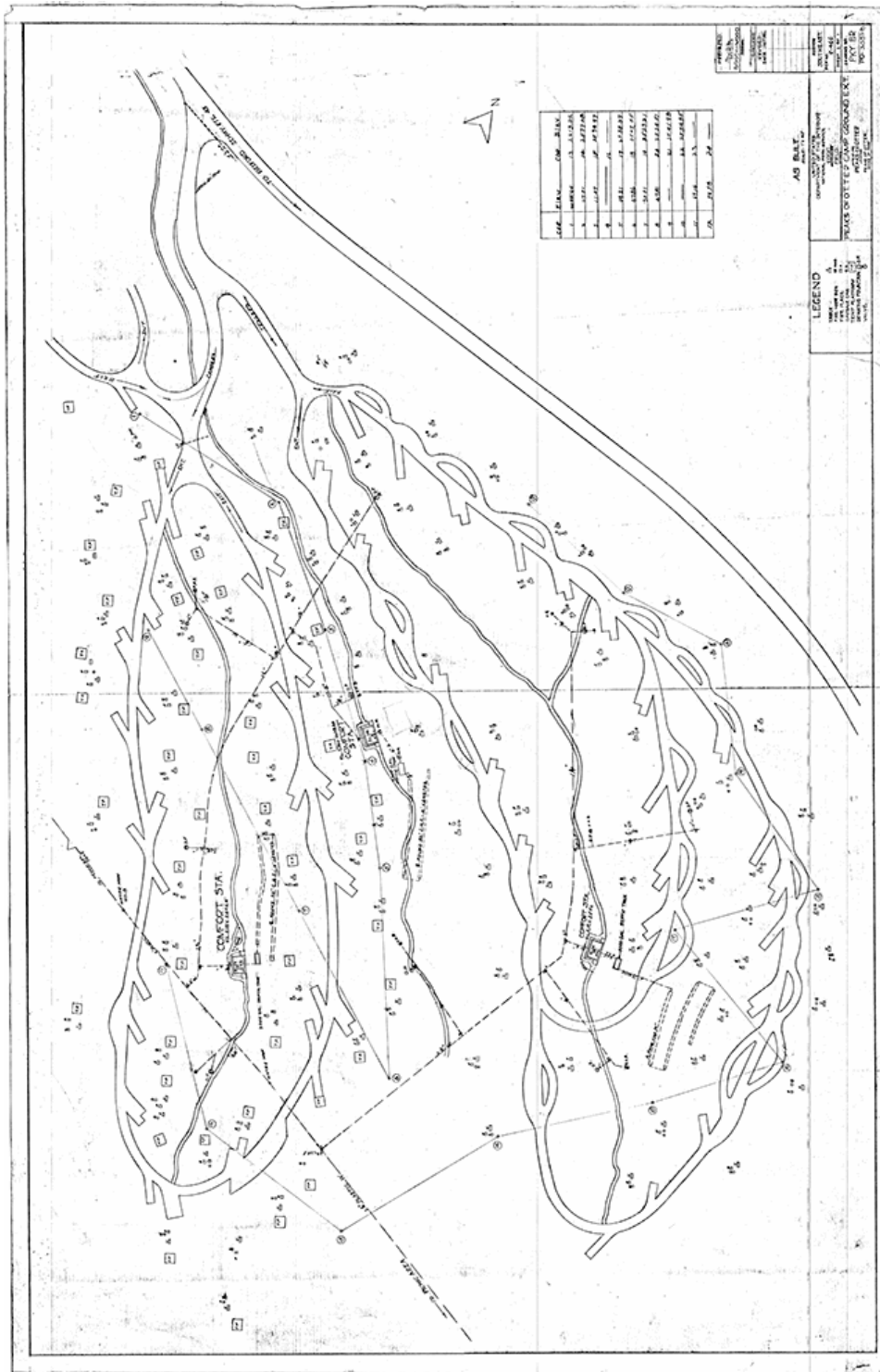


A 1957 view of a comfort station at the Peaks of Otter campground (2012 Peaks of Otter Cultural Landscape Report).



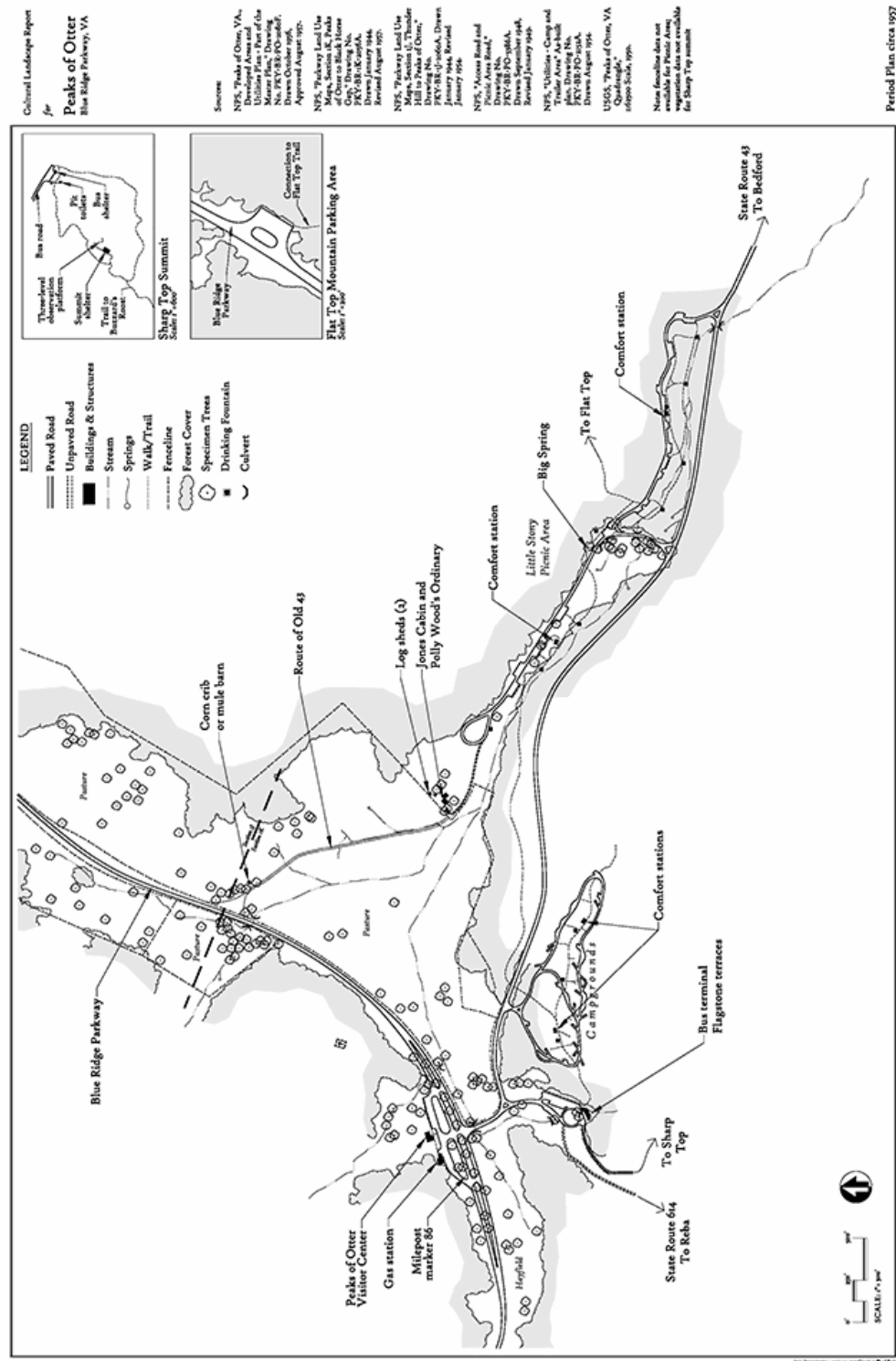
A comfort station at the Peaks of Otter campground in 1965 (2012 Peaks of Otter Cultural Landscape Report).

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As-built drawing of Peaks of Otter campground extension, NPS drawing 601-3051B, National Park Service Eastern Office of Design and Construction, no date. (2012 Peaks of Otter Cultural Landscape Report)

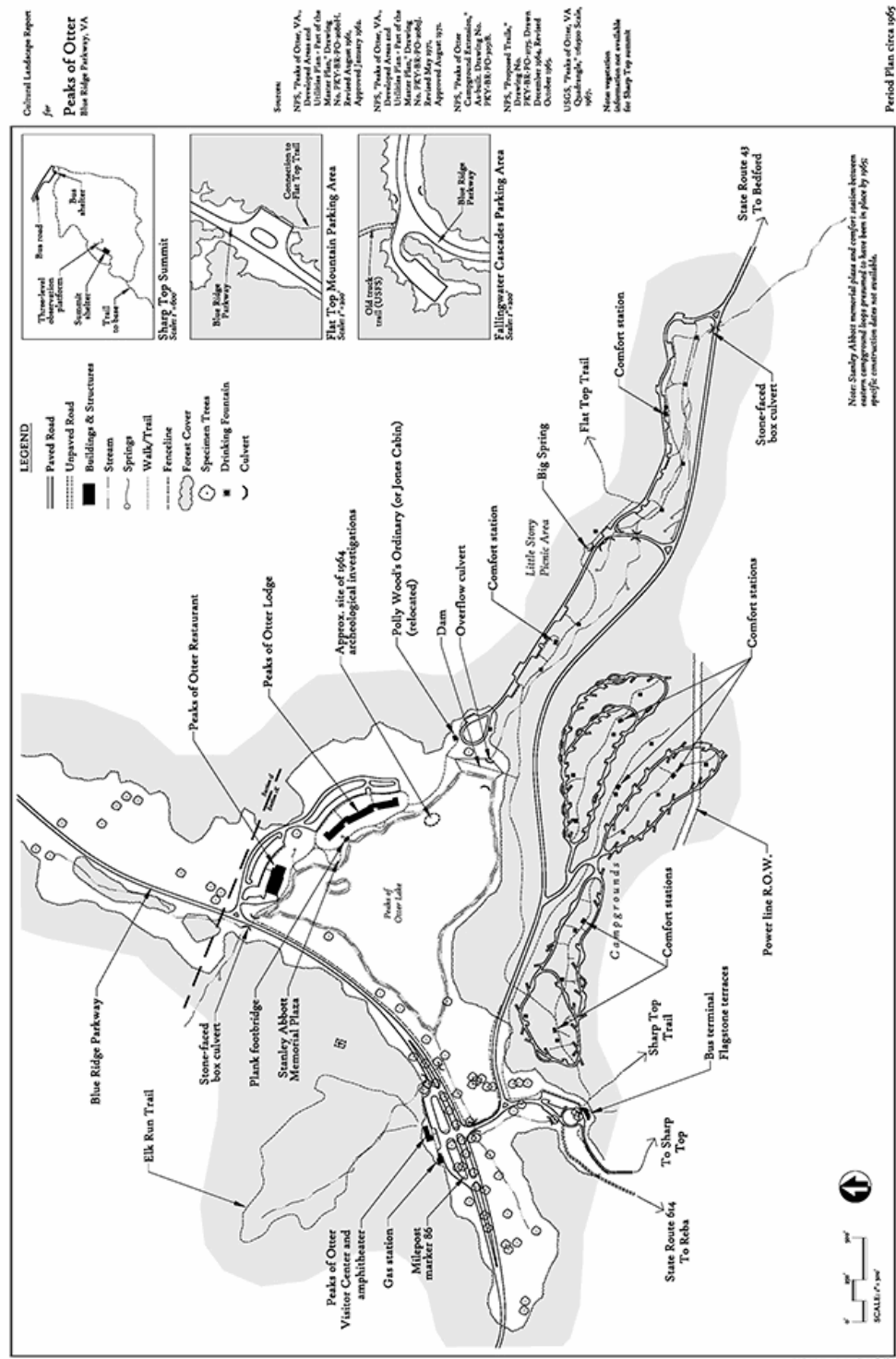
Blue Ridge Parkway - Ridge District



Period Plan circa 1957; notice the campground loop near the bottom center of the drawing (2012 Peaks of Otter Cultural Landscape Report)

Peaks of Otter Campground

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Period Plan circa 1965, note the campground extension (2012 Peaks of Otter Cultural Landscape Report)

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Peaks of Otter Campground component landscape, within the Peaks of Otter developed area, contains landscape features related to the landscape characteristics of Natural Systems and Features, Spatial Organization, Land Use, Topography, Vegetation, Circulation, Buildings and Structures, 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

In terms of natural systems and features, the Campground component landscape and its associated features are sited on a gently sloping area at the base of Sharp Top Mountain. Historically, this area contained a mature native chestnut forest; however chestnut blight and settlement-associated activity destroyed this pre-settlement landscape. The campground is currently set within native successional Eastern deciduous hardwood forest, which also covers the slopes of the mountain. There is little underbrush in the more heavily used areas of the campground.

Spatially, the Campground component landscape has changed little since its development in the 1950s and 1960s. The campground is still spatially organized and defined by a single entry drive from Route 43 to the north that divides into three paved vehicular driving loops. The oval loops generally extend east-west parallel to Route 43, winding through a wooded and canopied landscape.

Land use within the Campground has remained the same since the period of significance. While it is unknown the specific land use of the area before the period of significance, the successional forest indicates the area was previously cleared for pasture or some related land use. However, after park development, the primary land uses associated with the campground were and remain recreation, utility, and visitor services related to the campsites and comfort stations. Additionally, the campground entrance kiosk allows for commercial and administrative uses within the area.

Cluster arrangement within the Campground component landscape is characterized by the clustering of small-scale features within each campsite. These features include tent pad, grill, lantern hanging pole, and picnic table. These features are in close proximity to the parking spaces related to both trailer pull-offs and smaller automobiles. Additional clustering is found at the entry drive where an informational kiosk, Entrance Station, entry control gate, and dumpster and screen enclosure exist.

Overall, the topography within the Campground component landscape reflects pre-development slope and character. Modifications to the pre-development topography are gentle, and comprised mostly of grading for campground uses such as siting of comfort stations and camping pads.

The vegetation contained within the Campground component landscape reflects the broader native successional Eastern deciduous hardwood forest, specifically: hickory (*Carya* sp.), white oak, southern red oak (*Quercus falcata*), pin oak, chestnut oak, tulip poplar, shagbark hickory, American beech, dogwood, white pine, hackberry (*Celtis* sp.), sassafras, mountain laurel, red maple, black cherry, witch hazel, deciduous magnolia (*Magnolia* sp.), coralberry, black locust, and several species of fern. Loop intersections feature shrubs and groundcovers, such as sumac (*Rhus* sp.), black cohosh (*Actaea racemosa*), and violets (*Viola* sp.).

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Views and Vistas pertaining to the Campground component landscape are limited to short, narrow views along the curving road corridors.

Circulation within the Campground component landscape remains essentially the same as it was throughout the period of significance, three loop roads and their associated parking areas, and the pedestrian paths connecting campsites to parking spaces, comfort stations, and entrance station. These roads and parking areas were built between the 1950s and 1960s, following design guidelines developed in the 1930s by the U.S. Forest Service and later refined by NPS.

A total of six buildings exist within the Campground component landscape: five comfort stations containing both men's and women's restroom facilities that were built between 1954 and 1964, as well as a check-in entrance station built in 1974. An additional wooden kiosk structure displays various sign boards, a bulletin board, and a map box that provides information about campground rules and procedures.

Small-scale features existing within the Campground component landscape consist of site furnishings, fencing and gates, and various signs. The site furnishings at the campsites include a picnic table, fire pit, and lantern post; tent campsites further include a tent pad. Four double-armed gates, one at the main entrance into the campground and one across the entrance to each camping loop are extant. Numerous signs are located within the Campground component landscape. Sign types and materials are representative of signs present within the Peaks of Otter developed area and throughout the Blue Ridge Parkway.

Limited archeological investigations have been conducted within the Peaks of Otter developed area landscape. Hence, the presence of any archaeological sites, either past or present, within the Peaks of Otter campground component landscape has not been determined.

Aspects of Integrity Summary

1. **Location:** The Campground component landscape possesses integrity of location as many of its features remain in the same place as when originally constructed. The roads and campsites have not been moved or redesigned, and numerous of the small-scale features such as fire rings, lantern poles, etc. also remain in situ, hence this area retains a high level of integrity to the historic period of significance.
2. **Materials:** The Campground component landscape possesses integrity of materials due to the retention of numerous contributing small-scale features such as the lantern poles and grills at each of the 141 camping sites, circulation features such as the native rock edging the parking spaces, as well as the materials pertaining to the construction of the comfort stations in each of the three camp loops. Modern vinyl signage, while non-historic, does not severely detract significance from the site. The same can be said for the repaving of the campground roads.
3. **Design:** The Campground component landscape possesses integrity in terms of its design. The roads, parking areas, and camp sites were designed following guidelines developed by the National Park Service in the 1930s. While not fully implemented until the initial construction phase during the mid-1950s, the development of the campground reflects the historic intent of the early planning process for a recreation area along the Blue Ridge Parkway located at the Peaks of Otter. Particular design features include the siting and design of the parking curbs, small-scale features including the picnic tables, as well as placement of the loops within the existing topography and wood cover.

4. **Setting:** The Campground component landscape is situated in the same native successional Eastern deciduous hardwood forest as it was when it was constructed. No other developments have been constructed around or near the campground to impact the integrity of setting. The combination of the intact design and setting affords this component landscape to retain a high degree of integrity.
5. **Workmanship:** Integrity of workmanship is retained throughout the area through landscape features that survive from the original design concept and implementation dating from the 1930s through the 1960s. Integrity of workmanship is evident in the construction of the stone/wood comfort stations, the roadways weaving through the native successional forest, the campsites, picnic tables, pre-1970s signage and other site furnishings.
6. **Feeling:** The Campground component landscape retains the ability to reflect the sights, sounds, and overall feeling of a mid-twentieth century campground. As such, this area possesses integrity of feeling. While the forest has expanded in areas where pastures or clearings may have historically existed, the campground was designed to fit into the woods, and therefore, feels quite similar to the historic period of significance.
7. **Association:** The Campground component landscape retains integrity of association due to its retention of setting, location, materials, workmanship, feeling, and design. Despite some modern intrusions on the historic character such as forest maturation, incompatible features like vinyl signage, and the repaving of the roads the Campground component landscape still conveys similarity to when it was first developed.

Aspects of Integrity:

Setting
Location
Design
Association
Workmanship
Materials
Feeling

Landscape Characteristic:

Land Use

Historic Conditions:

During the period of significance, the Campground component landscape contained a recreational land use related to its function as a campground. With the construction of comfort stations and utilities, the additional land uses of visitor services and utility were created.

Existing Conditions:

Current land use within the Campground component landscape remains the same as during the period of significance. The primary land uses associated with the campground are recreation and visitor services related to the campsites and comfort stations. Utility uses are associated with the comfort stations, underground sewage disposal, potable water access stations, litter disposal, telephone service at the entrance kiosk, electricity connections at the campground host site, and the aboveground power lines which cut through Loop B. Additionally, commercial and administrative uses are associated with the campground entrance kiosk, where camping fees are collected.

Character-defining Features:

Feature: Visitor Services

Feature Identification Number: 165019

Type of Feature Contribution: Contributing

Feature: Utility

Feature Identification Number: 165021

Type of Feature Contribution: Contributing

Feature: Recreation

Feature Identification Number: 165023

Type of Feature Contribution: Contributing

Feature: Commercial

Feature Identification Number: 165025

Type of Feature Contribution: Non contributing – compatible

Feature: Comfort station (Building B183, 1955)

Feature Identification Number: 165485

Type of Feature Contribution: Contributing

Feature: Comfort station (Building B184, 1955)

Feature Identification Number: 165487

Type of Feature Contribution: Contributing

Feature: Comfort station (Building B391, 1962)

Feature Identification Number: 165489

Type of Feature Contribution: Contributing

Feature: Comfort station (Building B392, 1962)

Feature Identification Number: 165491

Type of Feature Contribution: Contributing

Feature: Comfort station, (Building B393, 1964)

Feature Identification Number: 165493

Type of Feature Contribution: Contributing

Vegetation

The 2012 CLR does not address any specific vegetation for the campgrounds area, likely because it elects to address only cultural vegetation. The only Cultural vegetation in the Campground landscape appears to be the groundcovers and shrubs.

Historic Conditions:

The campground was originally established within an existing deciduous hardwood forest located on the slopes of Sharp Top Mountain.

Existing Conditions:

The campground continues to be located within a deciduous hardwood forest. Species observed in the campground component landscape include: hickory (*Carya* sp.), white oak, southern red oak (*Quercus falcata*), pin oak, chestnut oak, tulip poplar, shagbark hickory, American beech, dogwood, white pine, hackberry (*Celtis* sp.), sassafras, mountain laurel, red maple, black cherry, witch hazel, deciduous magnolia (*Magnolia* sp.), coralberry, black locust, and several species of fern. Loop intersections feature shrubs and groundcovers, such as sumac (*Rhus* sp.), black cohosh (*Actaea racemosa*), and violets (*Viola* sp.). Due to trampling, there is little understory vegetation within the campground where campsites are present. Despite this condition issue, the campground successional forest species reflect the period of significance. It is undetermined if the loop intersection plantings reflect the period of significance in composition.

Character-defining Features:

Feature: Loop shrubs and groundcover

Feature Identification Number: 165041

Type of Feature Contribution: Undetermined

Buildings and Structures

Historic Conditions:

Two comfort stations were constructed circa 1954, sited in Loop A. Two additional comfort stations were constructed in circa 1962 and sited in Loop B and Loop T, while a fifth comfort station was constructed in 1964, and sited between Loops B and T. All five comfort stations were sited along the main pedestrian trails through the campground for easy access by visitors.

A small check-in station was built on the south side of the two-way access drive in 1974 after much of the campground had been completed.

An informational kiosk was sited adjacent to the entrance station, though the CLR does not indicate a date of construction for this feature.

Existing Conditions:

The campground features five comfort stations, each of which contains men's and women's restroom facilities. Also extant is a check-in station, an informational kiosk, and culverts that convey storm water beneath paths and the camp road.

There are two styles of comfort stations. The first, similar in style to the comfort stations located in the picnic area, is a rectangular one-story building, approximately 13-1/2 feet by 25 feet in plan,

With a gable roof clad with asphalt shingles. This style exemplifies the modified rustic architecture developed in the national parks in the 1940s and early 1950s. Entrances are present in each of the gabled end walls. The doors are set on the left hand side of each gable end. A square window occupies the right hand side of the wall. The long dimension of the building features two sets of 3 foot by 3 foot double windows, placed closer to each gable end. The building walls are composed of vertical wood board-and-batten siding. Over each door a shed roof extends from the gable wall that is supported by 6 by 6 wood posts. Wood railings, consisting of horizontal boards nailed between the posts, are present at each entrance.

The second style of comfort station, constructed in 1962 and 1964, is a one-story structure, 15 feet by 23-1/2 feet in plan, with a shallow-pitched gable roof and long overhangs above the entrances at either end. This style exemplifies the shift to a more modern architectural style during Mission 66. The doors are set within the far right hand sides of the gable ends. There are no windows in the building. Vertical boards compose the walls of the structure. The boards extend halfway up the walls, where they are joined to a double horizontal board. Above the horizontal boards, board-and-batten siding continues to the eaves. A door is set within the center of the long dimension of the building. Two concrete steps lead to the door. The comfort stations are generally in good condition, with organic growth present on the concrete and wood siding near the base of the exterior walls. A small check-in station is located on the south side of the two-way access drive. The rectangular board-and-batten sided structure, approximately 6 feet by 12 feet in plan, is situated at the entrance to the campground. The structure sits on a concrete foundation and has a gable roof clad with asphalt shingles. Sliding windows are centered on the north, west, and south sides of the building. A small covered porch supported by two wood posts is located at the east side of the building. A door is centered on the east side of the structure. Below the window on the west side of the check-in station is a small wood bin.

The informational kiosk is a wood structure, painted grey, that accommodates a number of sign boards, a bulletin board, and a map box that provide information about campground rules and procedures. The structure is constructed of two posts supporting a gable roof, clad with asphalt shingles, which overhangs the information boards mounted between the posts. The kiosk is 7 feet, 9 inches wide and 6 feet, 4 inches tall. The top of the sign is set at 4 feet, 6 inches, painted grey, with white letters painted across the top in the standard Blue Ridge Parkway font reading "Peaks of Otter Campground." The kiosk is set in a gravel bed.

The five comfort stations retain integrity from the period of significance. The check-in station and kiosk, being added after the historic period, are non-contributing.

Character-defining Features:

Feature: Comfort station (Building B183, 1955)
Feature Identification Number: 165089
Type of Feature Contribution: Contributing

Feature: Comfort station (Building B183, 1955)
Feature Identification Number: 165091
Type of Feature Contribution: Contributing

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Feature: Comfort station (Building B184, 1955)

Feature Identification Number: 165097

Type of Feature Contribution: Contributing

Feature: Comfort station (Building B391, 1962)

Feature Identification Number: 165099

Type of Feature Contribution: Contributing

Feature: Comfort station (Building B392, 1962)

Feature Identification Number: 165101

Type of Feature Contribution: Contributing

Feature: Comfort station, (Building B393, 1964)

Feature Identification Number: 165103

Type of Feature Contribution: Contributing

Feature: Check-in station at campground (Building B759)

Feature Identification Number: 165105

Type of Feature Contribution: Non contributing – compatible

Feature: Informational kiosk

Feature Identification Number: 165107

Type of Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



A circa 1954 comfort station. (2012 Peaks of Otter Cultural Landscape Report)



A circa 1962 comfort station. (2012 Peaks of Otter Cultural Landscape Report)



A stone-edged asphalt sidewalk runs alongside the entrance station. (2012 Peaks of Otter Cultural Landscape Report)



A gravel pad allows access to the dumpster. (2012 Peaks of Otter Cultural Landscape Report)

Views and Vistas

Historic Conditions

The CLR does not indicate the historic views and vistas of the Campground component landscape.

Existing Conditions:

Vegetation limits long views within the campground and individual campsites. Narrow, linear views are afforded along the road corridors at open breaks through the generally wooded site.

Landscape Characteristic Graphics:



Connection to campground Loop T, an example of limited views within campground. (2012 Peaks of Otter Cultural Landscape Report)

Small Scale Features

Historic Conditions:

Over the course of the development of the Campground component landscape, various small-scale features were added including site furnishings, fences and gates, lighting, signage, and utilities. Plans and as-built maps indicate the number and location of many of these small-scale features. Fire pits are indicated on 1954 drawings of the campground; however, the maps show only the location of the fire pits, not the materials or design. The 2012 CLR lists the lantern poles as contributing, although no date is given for their installation, and they do not appear to be indicated on the early plans. The picnic tables had concrete table tops with wood plank benches, one of the standard designs for picnic tables developed for the Blue Ridge Parkway in the 1940s and 1950s. This style dates to the early 1950s. The 2012 CLR does not indicate the dates of construction for the fences, gates, lighting, signage, or certain utilities, although all were determined non-contributing to the period of significance.

Existing Conditions:

Many of the small scale features developed historically continue to exist in 2012, although there have been some changes. Site furnishings are primarily found in association with individual campsites. Campsites intended for tent camping have a tent pad, picnic table, fireplace, and metal lantern pole. Trailer campsites are similar, but do not include tent pads. Both types of campsites are often accessed from a parking space via a short set of wood or stone steps.

Generally, the picnic tables remain as the historic-era concrete table tops with wood plank benches. The table top is composed of two reinforced cast concrete slabs, set side-by-side to create a 3-foot-by-6-foot surface. A bench is set on either side of the table, each composed of an unpainted, treated 3'x12' timber, fastened to its supports with strap iron anchors. Both the table top and benches are supported by cast concrete piers, one on each end. In at least one instance the two-slab table top and timber benches have been replaced with a table featuring a single-slab top with grey-painted timber benches. It is not currently known when this replacement occurred. As the 1950s-era picnic tables have required replacement due to deteriorating condition problems, the National Park Service has begun installing a new style of picnic table composed of a metal frame supporting wood plank benches and a wood plank table top. Those picnic tables are mounted on a single tubular metal post set within a concrete footing.

A metal lantern pole mounted in a concrete base is usually set on one end of the picnic table. The lantern pole is constructed of a 68-inch-high hollow, square steel post, with a 12-inch-long handle welded perpendicular to the post approximately 5 inches from the top. The handle has a notch cut into one end to accommodate a hanging lantern.

Several different types of metal fire pits are located within the campground, almost all of which exhibit some degree of rusting. Many of the campsites feature a hinged-grate-style fire pit, which has a cast concrete base set slightly above grade with a metal grate attached to one side on a hinge. The second type of fire pit is an adjustable-height grate set over a bed of stones. A circular steel band surrounds the pit and has notched supports attached to one side to hold a metal grate that can be adjusted using attached handles. A metal beam connecting the tops of the notched supports prevents the grate from being removed. A variation of this type of circular fire pit, in which the steel band is embedded into the ground and the metal grate and notch supports are slightly more integrated, is also located in several campsites. The third type of fire pit is an upright grill mounted on a single metal post. A three-sided metal box is mounted on top of the post; interior notches hold an adjustable metal grate. Several campsites also feature more primitive fire pits in conjunction with modern grills; these are shallow depressions dug into the ground and lined with stones.

Tent camping sites also have level pads to provide a suitable surface to erect small tents. The tent pads are compacted sandy gravel material edged with concrete or mortared fieldstone. The pads measure 13 feet 10 inches by 11 feet 3 inches. Overall, the tent pads are in fair condition; several of the concrete-edged tent pads have cracked edges, and many have either lost gravel to erosion or have weeds growing through the gravel surface.

Thirteen food storage containers were installed within the campground for the 2011 season. These brown-painted metal cubes are 2 feet 10 inches wide, and stand 3 feet 6 inches high at the center. The top of the container slants down from the center both toward the back and the front, where it is 2 feet 4 inches high. The containers have latched doors that can be opened for visitor use in storing food that is safe from bear access.

Four double-armed gates, one at the main entrance and one across the entrances to each camping loop, are used to control access to the campground. Each gate arm is approximately 15 feet in length and is composed of a cross-braced 4"x6" beam with a metal bracket latch at the extreme end. The two arms are joined at the center of the road when closed, and the metal brackets can be locked together. Each arm is attached to a 10" x10" hinge wood post, and has a secondary wood post to hold it in place while it is open. The entire assembly is painted grey. Each right-hand gate arm has a small "Closed" sign visible when the gate is closed. The main entry gate also has orange and white striped signs bolted to each arm to increase its visibility. The gates are generally in fair condition; there are signs of rot in the base of several of the hinge posts.

The only fencing within the campground is a grey-painted, plank screen fence that surrounds three sides of the dumpster that sits near the entrance to the campground. The screen fencing forms three sides of a square. Two sides stand 10 feet 6 inches wide, while the third is 5 feet 8 inches wide. The screen is formed from three 4"x4" wood posts, 6 feet 9 inches high. Wood 10"x 2 inch boards are nailed between the posts. The wood posts and boards are painted grey. The dumpster, provided for visitor use of the campground, is stored within the opening in the structure.

A large number of signs are located within the Campground component landscape. Sign types and materials are typical of those found in other areas at the Peaks of Otter developed area and throughout the Blue Ridge Parkway. Several metal regulatory and informational signs are found at the entrance to the campground. They are bolted to wood or steel posts and vary in size, shape, and color. Some of the signs, such as the "Litter Deposit" sign adjacent to the dumpster enclosure and the "Stop" sign at the campground entrance, are standard National Park Service and regulatory signs, while others, such as the "Bear Country" sign, appear to have been fabricated specifically for the Blue Ridge Parkway. Two metal signs are also located at the sanitary dump station and clean water station, providing direction on how to use these amenities. Both signs measure 8 inches wide by 28 inches high, have rounded corners, and are bolted to a 42 inch tall 4"x4" wood post. The signs are brown with white letters and have a white border.

The directional signs, found throughout the Peaks of Otter developed area, are made of both wood and vinyl, and are located at trail and road intersections within the campground. Each of the rectangular wood signs, generally found at the road intersections, is composed of a single natural wood board with rounded corners. The signs vary in dimension but are all bolted to two unpainted 6"x 6" wood posts driven into the ground. Letters on the sign are routed into the wood in the standard Blue Ridge Parkway font and painted white. The vinyl signs, generally found at trail intersections, 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 vinyl signs are also rectangular with rounded corners, but are mounted on a single unpainted

6"x 6" wood post driven into the ground. One vinyl sign, located at the campground entrance and indicating campground vacancy, is mounted on a grey plastic PVC pipe for easy reorientation when the campground is full.

Each camping loop features a standard complement of signs. Individual campsites are marked with a plastic post of dark green recycled plastic, shaped into a 6"x 6" wood board, and standing approximately 45 inches tall. Small white signs denoting the camping loop and campsite number are affixed to the side of the posts near the top, with black letters in the standard Blue Ridge Parkway font. A black diamond is painted at the base of the white sign. Trailer pull-ins are also marked with small "RV Only" signs in addition to the plastic posts. These signs are small, metal, rectangular markers with rounded corners, measuring 12" by 3 inches and painted brown with white letters in the standard National Park Service font. They are bolted to a single 3-foot-tall square steel post and mounted in a concrete base. Some of the signs have white-painted edges. A variety of small wood directional signs are placed at intervals along the loop roads and pedestrian trails, indicating the route to the comfort stations and other notable locations such as the site of the campground host, as well as the direction of traffic. These small wood signs vary in dimension but are all composed of an unpainted wood board with rounded corners bolted to a single unpainted 6"x 6" wood post. Letters on the sign are routed into the wood in the standard Blue Ridge Parkway font and painted white.

Very little outdoor lighting is located within the campground. The comfort stations and entrance kiosk all feature outdoor lights by their entrances, but visitors are required to bring their own sources of light to the individual camping areas. A few of the trailer pull-offs are equipped with built in utilities: electricity is provided by a covered electrical outlet mounted on a wood post, painted grey; clean water is available from a metal faucet fastened to a wood post; sewage disposal services are supplied by a drainpipe covered with a white PVC cap. The comfort stations are serviced via underground water and electrical lines. Manholes for these utilities are visible in various places throughout the campground, and a standard electrical box is located adjacent to the entrance station. A former on-site wastewater collection system that used collection tanks and septic leach fields set within the ground was replaced in the 2000s with a municipal pipe collection system that flows to a treatment plant in Bedford. The older tank system remains in place. The entrance kiosk is also serviced by underground electrical and telephone lines. A public pay phone is attached to the exterior of the structure for the convenience of visitors.

A sanitary dump station and a clean water station are located in a pull-off on the southeast portion of Loop T. These two features are typical of NPS campgrounds that allow RVs and trailers. The sanitary dump station is used to empty the waste holding tanks of RVs and trailers. It consists of a concrete pad set with a hole in the center, covered with a small metal lid. The hole is large enough to accommodate a standard-sized RV or trailer sewer hose and connects to the underground sewage system. A water hose is located adjacent to the dump station for rinsing the sewer hose and concrete pad after RV or trailer use. The water connection is red rubber hose with a metal nozzle, mounted to a tall metal pole, also painted red. The pole has two sections, including a thicker base, connected to thinner, more flexible metal pipe. A spring is mounted where the two sections connect so that the hose may be manipulated more easily. The pole is bolted to a concrete base and connects to the underground water system. This water is unsafe to drink due to its proximity to the dump station. The clean water station is located at the opposite end of the pull-off from the sanitary dump station. It is identical to the water hose at the dump station, but this water is potable, used to fill the water tanks in an RV or trailer.

Other utility features in the campground include stone culverts and metal grate drop inlets, similar in style to those found in other parts of the developed area, the metal dumpster across from the check-in station, manhole covers, and underground telephone, electricity, sanitary sewer, and water lines.

The 2012 Peaks of Otter CLR indicates that certain small-scale features reflect the period of significance, while others do not. While no construction or installation dates are given for specific features, it is likely that the site furnishings and road-related drainage features do reflect the period of significance. The CLR determines that fences, gates, lighting, signage, and certain utilities are non-contributing to the historic period.

Landscape Characteristic Graphics:



Each campsite has a picnic table, lantern pole, and fireplace. (2012 Peaks of Otter Cultural Landscape Report)



Several of the original picnic tables in the campground have been replaced with a single-slab model with timber benches. (2012 Peaks of Otter Cultural Landscape Report)



The new type of picnic tables are mounted on a single tubular metal post set within a concrete footing. (2012 Peaks of Otter Cultural Landscape Report)



An upright grill fireplace, with a primitive stone fire pit in the foreground. (2012 Peaks of Otter Cultural Landscape Report)



The campground dump station, where campers with recreational vehicles can empty their holding tanks. (2012 Peaks of Otter Cultural Landscape Report)



Metal regulatory and informational signs edge the access road. (2012 Peaks of Otter Cultural Landscape Report)



Directional sign in the campground, typical of the developed area. (2012 Peaks of Otter Cultural Landscape Report)

Natural Systems and Features

Historic Conditions:

The campground was originally built within an existing successional Eastern deciduous hardwood forest at the base of Sharp Top Mountain – a 3862 foot tall mountain, one of three in the area known as Peaks of Otter. As a successional forest, it means that at one time there were open spaces into which the forest grew. Although it is unknown how those open spaces came to be, and the CLR does not provide further clarity, it is suspected the area may have been used for agricultural activities for some time prior to government acquisition. After government acquisition, the forest was allowed to continue its successional processes.

Existing Conditions:

The Campground component landscape and its associated features are sited at the base of Sharp Top Mountain. The campground is set within a native successional Eastern deciduous hardwood forest, which also covers the slopes of the mountain. While, there is little underbrush in the more heavily used areas of the campground, and the forest has matured, the existing conditions of the natural systems and features within the Campground largely reflect the period of significance.

Character-defining Features:

Feature: Successional Eastern deciduous hardwood

Feature Identification Number: 165009

Type of Feature Contribution: Contributing

Spatial Organization

Historic Conditions:

The spatial organization of the Campground component landscape was designed as a single entry road that split into three oval camping loops. These roads opened the tree canopy, creating distinct spaces, and subsequent use which included not only the 141 camping sites, but also communal areas for uses such as visitor services and waste disposal.

Existing Conditions:

The campground continues to be spatially organized by the single entry drive from Route 43 and three camping loops. Each of the loops is characterized by a one-way asphalt road encircling the camping area, with asphalt single-vehicle parking spaces branching from either side of the central travel lane. Two of the loops have one-way interior spur roads, which also provide several asphalt parking spaces. Woodland flanks the sides of the roads throughout the campground. Because of the retention of roadways, parking spaces, and vegetation, the spatial organization of the campground maintains that of the period of significance.

Character-defining Features:

Feature: Woodland along the road margins

Feature Identification Number: 165011

Type of Feature Contribution: Contributing

Feature: Clearings associated with developed node
Feature Identification Number: 165013
Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Asphalt parking spurs and trailer pull-offs branch from either side of the camping loops. (2012 Peaks of Otter Cultural Landscape Report)

Topography

Historic Conditions:

The campground, as well as the curvilinear roads, was sited to complement the naturally sloping topography.

Existing Conditions:

Topographic modifications evident in the component landscape are generally modest and include grading for the loop roads, comfort station sites, parking bays, and camping pads associated with individual camp sites. The construction of the check-in station, built after the historic period, also required grading. Erosion problems in several areas have been mitigated by the placement of wood timbers in the slope. Despite this issue, the Campground component landscape largely maintains the topography of the period of significance.

Character-defining Features:

Feature: Grading to accommodate historic features

Feature Identification Number: 165015

Type of Feature Contribution: Contributing

Feature: Graded swale around campground check-in

Feature Identification Number: 165017

Type of Feature Contribution: Contributing

Cluster Arrangement

Historic Conditions:

Identifiable cluster arrangement within the Campground component landscape during the historic period pertains primarily to within the campsites themselves, and the cluster of small-scale features belonging to each site.

Existing Conditions:

Clustered within each tent campsite is a tent pad, picnic table, fireplace, and metal lantern pole. The camping sites designated for trailer use contain a similar clustering of features, with the exception of the tent pad. This clustering reflects that of the period of significance.

Comfort stations are positioned in the center of each loop, with paths leading to the buildings from each individual campsite, but are not part of any distinct clustering.

Along the entry road to the three loop drives is a clustering of features. Here, the check-in station, dumpster with screen enclosure, informational kiosk, a variety of signs, and the host campsite, occupied seasonally by the campground manager, are all within close proximity of each other as one enters the campground. However, these features are non-contributing to the period of significance.

The sanitary dump station, required for the disposal of waste from recreational vehicles, is sited at the end of Loop T, furthest from its connection to the rest of the campground and away from most of the campsites. A clean water station provides water to fill domestic tanks on recreation vehicles, and is located adjacent to the dump station. These features are not part of any distinct clustering, nor contribute to the period of significance.

Character-defining Features:

Feature: Campsite-specific features

Feature Identification Number: 165027

Type of Feature Contribution: Contributing

Feature: Entry drive features
Feature Identification Number: 165029
Type of Feature Contribution: Non contributing – compatible

Circulation

Historic Conditions:

During the historic period, circulation within the campground was designed and constructed to afford a single entry drive, three loop roads and their associated parking areas, as well as pedestrian paths connecting campsites to parking spaces and comfort stations. Loop A and its associated pedestrian trails were established circa 1954, and predate the other two loops and their associated pedestrian trails, established circa 1962. The original entry point from Route 43 connected to Loop A, but was removed in 1962 during the construction of Loops B and T. A new entrance drive was established circa 1962 when Loops B and T were constructed. The various pedestrian pathways developed over time, some during the period of significance, and some post-period of significance.

Existing Conditions:

The campground provides campsites for up to 140 cars and trailers. Camping Loop T accommodates trailers, Loop B offers tent campsites, and Loop A accommodates both types of campsites. The asphalt-paved, one-way, loop roads wind through the campground and are connected by an entry drive accessed from a single point along the south side of Route 43. The entrance drive is 20-foot-wide and paved in asphalt. Access is controlled by a double-armed wood gate. A single painted yellow line marks the centerline, dividing the lanes. Past the wood campground entrance kiosk, a short connector road intersects with the entrance drive, leading through a double-armed gate to Loop T. The entrance drive continues past this intersection up a short incline, where it divides, with one branch leading west to Loop A and the other leading east to Loop B. Access to Loops A and B is controlled via a double-armed wood gate. All three loop roads consist of a one-way, 12-foot-wide asphalt travel lane, with traffic travelling in a counter-clockwise direction around the loop. Additionally, Loops A and T each have central link lanes that consist of a one-way driveway leading off the loop road on one side and reconnecting on the other, to increase the number of available campsites. The roads are in fair to poor condition, with much cracking, lifting, and biological growth. The edge of the pavement is degraded in many locations where erosion has led to the exposure of the subgrade.

Two types of single-vehicle parking spaces are located along the one-way drives. Stone-edged parking spurs, each accommodating one or two cars, branch off of the one-way drives at approximately 45-degree angles. These are typically associated with the tent camping sites. Parking spaces for recreational vehicles (RVs) and trailers are curved pull-offs that offer an easy transition from the roadway for larger vehicles. The pull-offs are divided from the one-way loop road with either a white stripe painted on the road or a small island. One of the trailer pull-offs in Loop T has been modified to serve as the sanitary dump station for the campground. This pull-off, unlike the rest of the trailer pull-offs, has a mortared stone edge and a number of associated small-scale utility features. The parking spaces and trailer pull-offs are in fair to poor condition, with much of the cracking, lifting, biological growth, and pavement edge degradation exhibited on the loop roads. The mortar between stones on the parking spur curbs is also deteriorating in many places. Trailer pull-offs are too narrow for the modern, wider models of recreational vehicle, which has led to the loss of turf on many of the grass islands dividing the spaces from the loop road.

Several pedestrian trails lead between comfort stations in the campground. The trails follow the topography to minimize the need for steps. Each camping loop is bisected by one of these trails, while a fourth trail extends between Loops B and T, across the two-way access drive, and along the north side of Loop A. This trail, which begins at the sanitary dump station in Loop T, connects to the visitor center and nature center areas as it passes near the northwest boundary of the Campground component landscape. The trail bisecting Loop A also connects to the nature center, as well as to the Sharp Top Trail. All four trails are paved with a combination of gravel and hard-packed earth. Much of the gravel has been lost to erosion. Short, unpaved pedestrian trails connect each parking space to its associated campsite and to one of the central trails. Short sets of steps, varying in style and length, are often associated with these connecting trails to accommodate the change in grade. The types of steps found in the campground include stone slabs set directly into the slope, stone steps with stone cheek walls, 6x8 wood timber steps with gravel inset between the steps and 6x8 wood timber cheek walls, and cast concrete steps. Little is currently known about the construction dates of stone and timber steps, but it is likely that rustic stone steps were added during earlier periods and that timber and concrete steps are later, possibly post-1965, additions. Social trails are found throughout the campground.

Other circulation features within the campground include a gravel pull-off in front of the dumpster near the entrance, a gravel pad accommodating a wood informational kiosk adjacent to the entrance station, and a stone-edged asphalt sidewalk running from the entrance station to the steps leading to the campground host campsites.

The majority of the circulation features, with the exception of social trails and timber and concrete stairs, reflect the historic period of significance.

Character-defining Features:

Peaks of Otter Campground
Blue Ridge Parkway - Ridge District

Feature: Campgrounds loop roads and parking areas

Feature Identification Number: 165031

Type of Feature Contribution: Contributing

Feature: Paths within the campgrounds

Feature Identification Number: 165033

Type of Feature Contribution: Contributing

Feature: Social trails

Feature Identification Number: 165035

Type of Feature Contribution: Non contributing – compatible

Feature: Timber and concrete stairs

Feature Identification Number: 165037

Type of Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



The entrance drive to the campground, with double-armed gate. (2012 Peaks of Otter Cultural Landscape Report)



A stone-edged parking spur associated with a tent camping site. (2012 Peaks of Otter Cultural Landscape Report)



Pedestrian trails connect the individual campsites to the comfort stations. (2012 Peaks of Otter Cultural Landscape Report)



Some of the native stone steps were constructed with cheek walls. (2012 Peaks of Otter Cultural Landscape Report)



*A longer set of steps composed of cast concrete slabs leads to the campground from the access road.
(2012 Peaks of Otter Cultural Landscape Report)*

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 09/16/2013

Condition Assessment Explanatory Narrative:

According to the CLR, all of the resources present within the campground have been assessed as being in good condition unless otherwise noted. See Analysis and Evaluation section

Impacts

Type of Impact: Exposure To Elements

External or Internal: Both Internal and External

Impact Description: While the gates are generally in fair condition, there are signs of rot in the base of several of the hinge posts. The comfort stations are generally in good condition, with organic growth present on the concrete and wood siding near the base of the exterior walls.

Type of Impact: Removal/Replacement

External or Internal: Internal

Impact Description: As the 1950s-era picnic tables have required replacement due to condition problems, the National Park Service has begun installing a new style of picnic table composed of a metal frame supporting wood plank benches and a wood plank table top.

Type of Impact: Erosion

External or Internal: Both Internal and External

Impact Description: Campsites have lost gravel due to erosion. Additionally, sloping areas display erosion issues.

Type of Impact: Visitation

External or Internal: Both Internal and External

Impact Description: Trailer pull-offs are too narrow for the modern, wider models of recreational vehicle, which has led to the loss of turf on many of the grass islands dividing the spaces from the loop road.

Type of Impact:	Structural Deterioration
External or Internal:	Both Internal and External
Impact Description:	The roads are in fair to poor condition, with much cracking, lifting, and biological growth. The edge of the pavement is degraded in many locations where erosion has led to the exposure of the subgrade. The parking spaces and trailer pull-offs are in fair to poor condition, with much of the cracking, lifting, and pavement edge degradation exhibited on the loop roads. The mortar between stones on the parking spur curbs is also deteriorating in many places. Overall, the tent pads are in fair condition; several of the concrete-edged tent pads have cracked edges, and have weeds growing through the gravel surface.

Treatment

Treatment

Approved Treatment:	Rehabilitation
Approved Treatment Document:	Cultural Landscape Report
Document Date:	01/18/2013
Approved Treatment Document Explanatory Narrative:	

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.

Approved Treatment Completed: No

Approved Treatment Costs

Cost Date: 01/18/2013

Level of Estimate: B - Preliminary Plans/HSR-CLR

Cost Estimator: Contractor

Bibliography and Supplemental Information

Supplemental Information

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