
National Park Service
Cultural Landscapes Inventory

2014

Peaks of Otter Lodge
Blue Ridge Parkway

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Cultural Landscapes in the Cultural Resources Inventory System:

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources and cultural landscapes. The set of CRIS records for cultural landscapes is referred to as CRIS-CL. CRIS-CL records conform to a standardized data structure known as the Cultural

Landscapes Inventory (CLI).

The legislative, regulatory and policy directions for conducting and maintaining the CRIS are: Section 110 of the National Historic Preservation Act, NPS Management Policies (2006), Director's Order 28 (Cultural Resources) and Director's Order 28a (Archeology).

The Cultural Landscapes Inventory (CLI)

The CLI is the data structure within CRIS used to document and evaluate all potentially significant cultural landscapes in which NPS has, or plans to acquire any enforceable legal interest.

Each CRIS-CL record is certified complete when the landscape is determined to meet one of the following:

- Landscape individually meets the National Register of Historic Places criteria for evaluation; or,
- Landscape is a contributing element of a property that is eligible for the National Register; or,
- Landscape does not meet the National Register criteria, but is managed as cultural resources because of law, policy or decisions reached through the park planning process.

Cultural landscapes vary from historic sites, historic designed landscapes, historic vernacular landscapes to historic ethnographic landscapes, but may also fit within more than one type. Those eligible for the National Register have significance in the nation's history on a national, state or local level, as well as integrity or authenticity.

The legislative, regulatory and policy directions for conducting and maintaining the CLI within CRIS are: *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...

Executive Order 13287: Preserve America, 2003. Sec. 3(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...

Cultural 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.

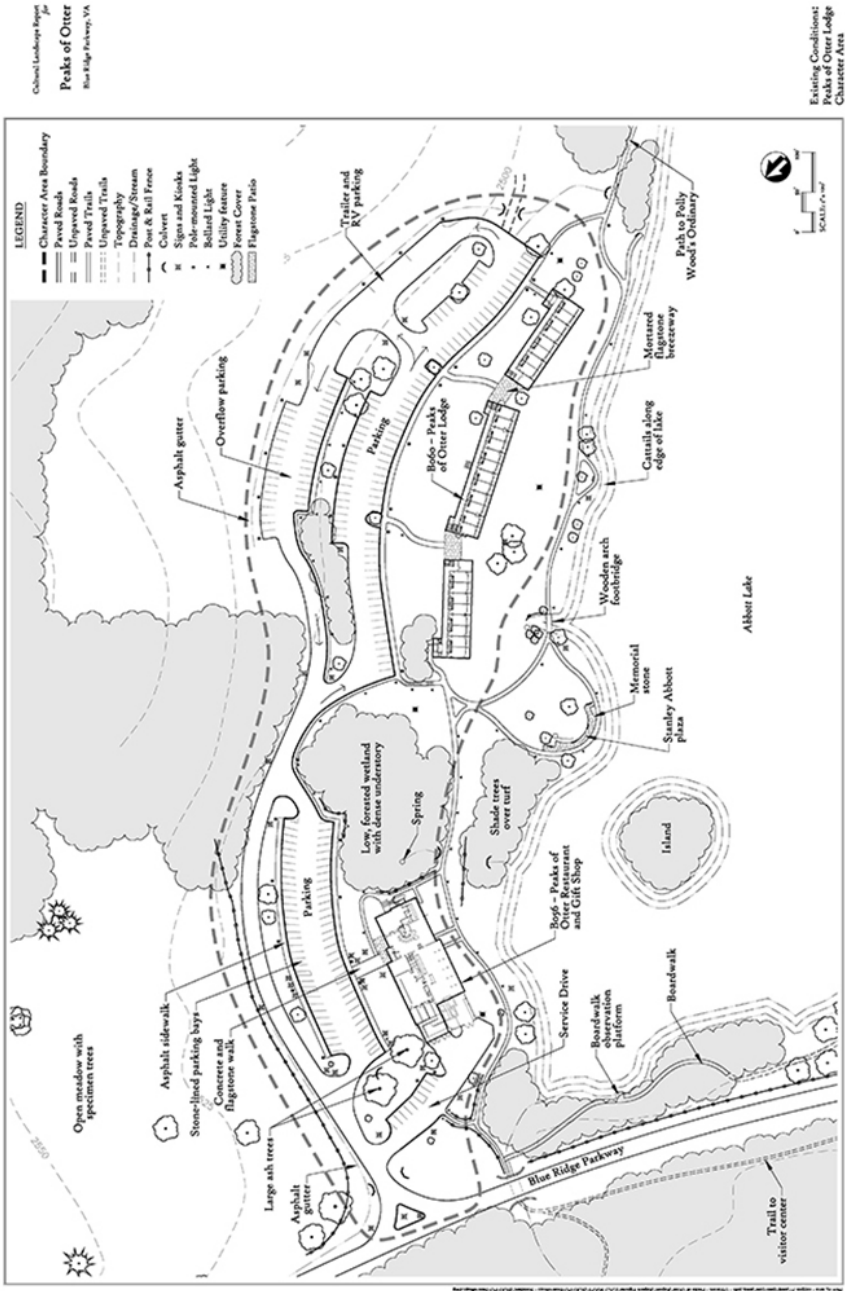
Inventory Unit Description:

The Peaks of Otter Lodge and Abbott Lake component landscape, one of eight component landscapes of the Peaks of Otter developed area, is located along the Blue Ridge Parkway at milepost 85.6 in the state of Virginia. While construction of the Blue Ridge Parkway through the Peaks of Otter began in 1939, the Lodge and Abbott Lake component landscape was constructed from 1962 to 1964, with trails added in the 1970s, restaurant modifications in 1999, and improvement to the trails around Abbott Lake in 2010.

Major features associated with the Peaks of Otter Lodge and Restaurant complex include the Lodge, Restaurant, Gift Shop within the Restaurant and associated vehicular and pedestrian circulation routes around the site. Along the Abbott Lake shore between the Lodge and lake is a commemorative plaza dedicated to Blue Ridge Parkway designer Stanley Abbott. Additional features associated with Abbott Lake include the dam, a trail around the lake, and the structure interpreted as Polly Wood's Ordinary, a local nineteenth-century inn and tavern.

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

Site Plan



Peaks of Otter Lodge

Peaks of Otter Lodge
Blue Ridge Parkway

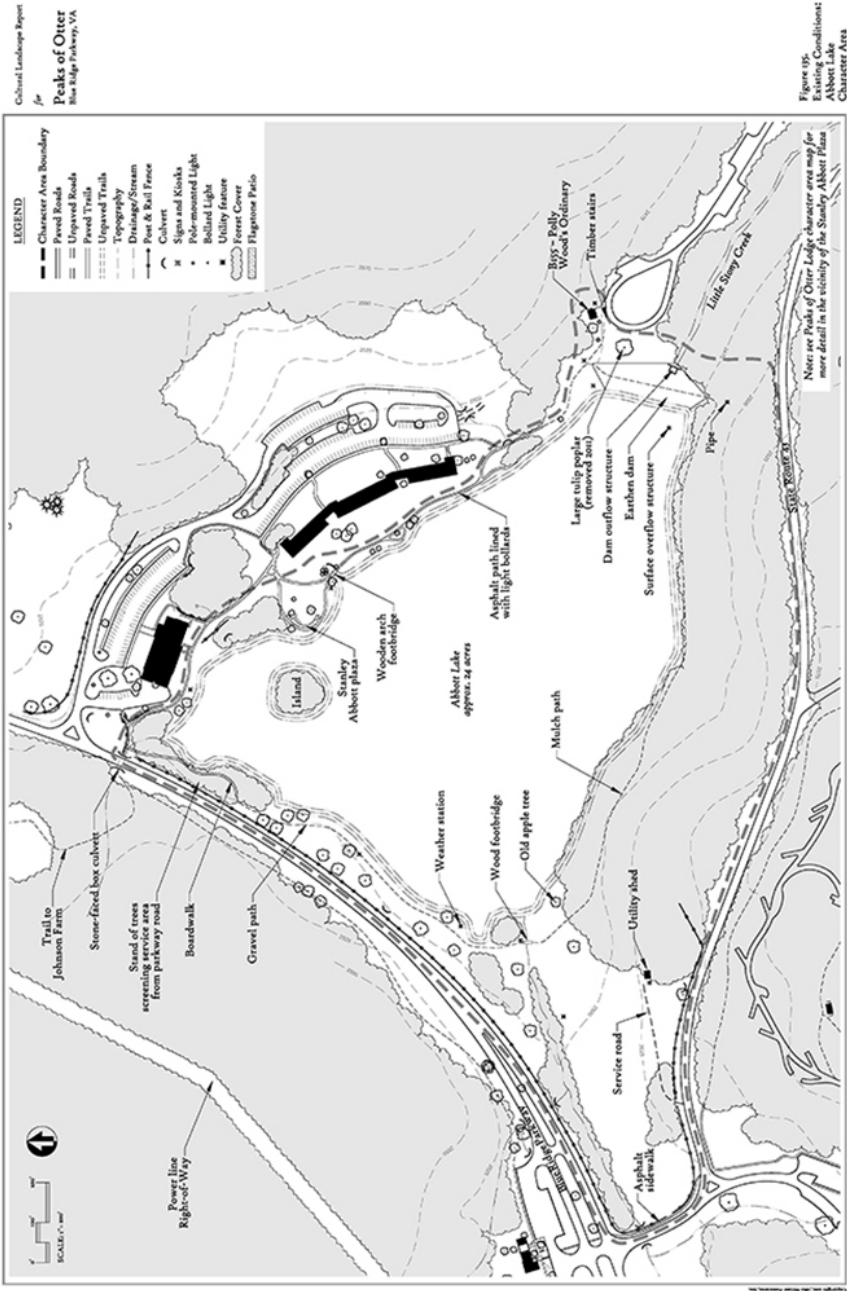


Figure 195.
Existing Conditions:
Abbott Lake
Character Area

Abbott Lake

Property Level and CLI Numbers

Inventory Unit Name:	Peaks of Otter Lodge
Property Level:	Landscape
CLI Identification Number:	550209
Parent Landscape:	550239

Park Information

Park Name and Alpha Code:	Blue Ridge Parkway - Peaks of Otter Lodge - BLRI
Park Organization Code:	5140
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.

The Peaks of Otter Visitor Center was constructed in 1957, adjacent to a gas station that was constructed in 1951, at the intersection of the Blue Ridge Parkway and State Route 43. The prominent siting in an opening in the eastern deciduous hardwood forest on the base of Harkening Hill emphasized the function of the Visitor Center as a primary point of orientation for visitors to the developed area. 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.

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

National Register Concurrence Narrative:

Concurrence Graphic Information:

Attachment File Path



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

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



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 Concurrence 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.

Geographic Information

Geographic Information & Location Map

State and County:

State:	North Carolina
County	Buncombe County

Size (Acres) 55

Land Tract Number(s)
11-102, 11-103, 11-105, 11-120

Inventory Unit Boundary Description:

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

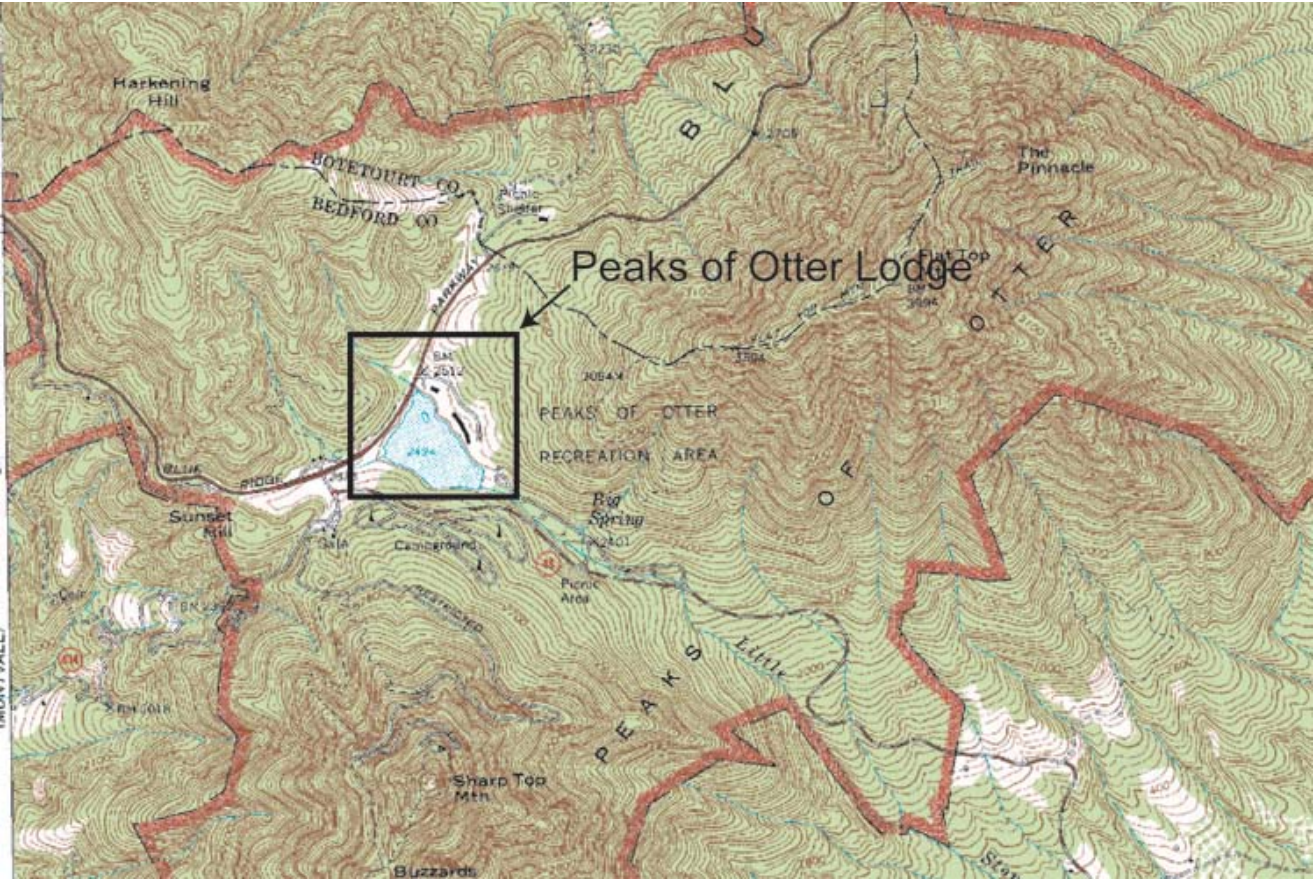
Within this six-mile segment of the parkway, the boundary begins to expand near milepost 82.3 at Wilkerson Gap, which is also the site of the trailheads for the Flat Top and Fallingwater Cascades trails. Near milepost 84, the boundary also expands to the east and west to encompass much of Flat Top and Sharp Top mountains and the southern slopes of Harkening Hill. The Parkway boundary pinches down again to a narrow corridor beyond Buzzard’s Roost and Sharp Top Mountain near Sunset Hill west of Abbott Lake, continuing thus for the remainder of the developed area.

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

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

The Peaks of Otter Lodge and Abbott Lake component landscape, located on the east side of the Blue Ridge Parkway from approximately milepost 85.6 to State Route 43, is bounded by the parkway on the west, State Route 43 on the south, successional forest on the east and northeast, and an open pasture on the northwest corner.

Location Map:



Peaks of Otter Lodge

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. Beginning in the 1730s white settlers began moving into the mountains of Virginia. Many of these people were of Scots-Irish or German ancestry. The earliest references to settlers in the Peaks area are from the 1760s. This area remained a predominantly agricultural region until the coming 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 Lodge and Abbott Lake component landscape falls within Virginia Congressional District 5.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 03/24/2014

Management Category Explanatory Narrative:

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Concession Contract/Permit

Type of Context:

Management Agreement Explanatory Narrative:

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

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

Type of Agreement: Special Use Permit

Type of Context:

Management Agreement Explanatory Narrative:

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

NPS Legal Interest:

Type of Interest: Fee Simple

Narrative:

Located in managed wilderness?: Unknown

Public Access:

Type of Interest: Unrestricted

Explanatory Narrative:

Adjacent Lands Information

Do Adjacent Lands Contribute? No

Adjacent Land Narrative:

National Register Information

Documentation Status:

Undocumented

National Register Explanatory Narrative:

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

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

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

Concurrence Narrative:

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:	Creating Social Institutions and Movements
Subtheme:	Recreation
Facet:	Tourism
Other Facet:	None
Time Period:	CE 1939 - 1965
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Social and Humanitarian Movements
Facet:	Historic Preservation Movement
Other Facet:	None

Time Period:	CE 1939 - 1965
Historic Context Theme:	Developing the American Economy
Subtheme:	Service Industry
Facet:	Food
Other Facet:	None
Time Period:	CE 1939 - 1965
Historic Context Theme:	Developing the American Economy
Subtheme:	Service Industry
Facet:	Lodging
Other Facet:	None
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
Other Facet:	None
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	NPS Mission 66
Other Facet:	None
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Rustic Architecture
Other Facet:	None

Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	NPS Mission 66--Landscape Architecture
Other Facet:	None
Time Period:	CE 1939 - 1965
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	Protection Of Natural And Cultural Resources
Other Facet:	None

Area of Significance:

Area of Significance Category:	Landscape Architecture
Explanatory Narrative:	
Area of Significance Category:	Conservation
Explanatory Narrative:	
Area of Significance Category:	Transportation
Explanatory Narrative:	
Area of Significance Category:	Agriculture
Explanatory Narrative:	
Area of Significance Category:	Entertainment - Recreation
Explanatory Narrative:	

Statement of Significance:

As one of fifteen developed areas along the Blue Ridge Parkway, and one of just eight in the state of Virginia, the Peaks of Otter developed area is historically significant because its historic structures and cultural landscapes physically represent the full range of National Park Service recreational design from camping area

design to Mission 66 architecture. Consideration of those historic events and associations of the Peaks of Otter developed area suggests an overall period of significance for the developed area from 1939 to 1965. This period extends from initial parkway construction to the completion of the majority of the recreation area resources as originally proposed by early parkway designers. As a representative example of developed areas, the Peaks of Otter Lodge and Abbott Lake component landscape includes some elements from the post-World War II era recreational design palette—the rustic stone-faced parkway underpass culvert and other stone site features such as flagstone paving and parking curbing, and the variety of wood fences—as well as elements showing the influence of the Mission 66 initiative and Modern style modifications to the NPS palette—primarily in the Modern style Restaurant and Lodge buildings, and the associated vertical-board utility screening fence.

The Peaks of Otter developed area, as well as the Peaks of Otter Lodge and Abbott Lake component landscape, is significant under Criteria A, C, and potentially D.

The Peaks of Otter Lodge and Abbott Lake component 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 identified in the 1934 master plan for the Blue Ridge Parkway as key properties to be located along the parkway. Over decades the Peaks of Otter developed area would grow to include the amenities first envisioned by parkway designers for the recreation areas: food, lodging, and fuel, as well as trails, exhibits, and other recreational facilities.

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

The Lodge and Abbott Lake component landscape serves as an additional example of the historic significance of the Peaks of Otter developed area, representative of recreational themes such as providing visitor services and lodging, as well as Mission 66 landscape design and architecture. These services were provided when the Lodge and Restaurant complex and Abbott Lake were completed in 1964, with associated site features such as the parking areas, walkways, signage, fences, fishing areas and interpretive information helping to identify the site as a unit of the National Park Service on the Blue Ridge Parkway. In summary, the Lodge and Abbott Lake component landscape exemplifies the principles of parkway design and recreational tourism planning and development through its landscape design, architecture, recreational and interpretive function within the Peaks of Otter developed area.

The Peaks of Otter cultural landscape is 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. New Deal programs, including the CCC, contributed to the constructed features of the Peaks of Otter site. The Peaks of Otter developed area contributes to the significance of the Blue Ridge Parkway, a designed historic landscape that is currently being nominated to the National Register of Historic Places as a NHL district.

The Lodge and Abbott Lake component landscape has representative landscape features typical of the range of NPS recreation node design including: the rustic style stone-faced culvert parkway underpass, other stone culverts and drive edging that helped connect the road to the rural Appalachian landscape, and various types of wood fencing that represent the continuation of the initial parkway design style begun during the New Deal era and continued post-World War II. Further, the Modern style Restaurant and Lodge buildings reflect that continued design tradition through their arrangement as low linear constructs placed in a broken line along the lake edge, along with the use of vertical wood fencing to screen utility areas, all of which shows the influence of Modern design in the National Parks via the Mission 66 initiative.

Finally, the Peaks of Otter cultural landscape appears significant under Criterion D in the areas of prehistoric and historic archeology. Based on the discovery of American Indian artifacts within the Peaks of Otter developed area that can be linked to occupation and use of the area over thousands of years, the site appears significant for its prehistoric archeological information potential. The prehistoric archeological significance dates to at least the Archaic period, based on archeological studies conducted at the base of the Abbott Lake dam (Steven Kidd, "Trip Report on Archeological Field Work," 1-14, and David I. Bushnell, Jr., "Evidence of Early Indian Occupation near the Peaks of Otter, Bedford County, Virginia" [Smithsonian Miscellaneous Collections 99, no. 15]). Additionally, the sites of historic farmstead settlement and hotel construction likely have historic information potential, which may range from the early eighteenth century through the 1930s. Further archeological study is warranted to support additional evaluation of the Criterion D significance of the developed area. The excavations mentioned at the base of the dam occurred within the Lodge and Abbott Lake component landscape, as a part of an archaeological survey conducted by the National Park Service and Virginia Military Institute in 1964 prior to the construction of the lake. This archaeological site appears to contribute to the significance of the historic landscape for information potential related to prehistoric occupation, based on the evidence of charcoal in a hearth or pit, and artifacts such as weapon points (Lecroys), scrapers, and other lithics that suggest that the area had been at least seasonally-occupied as long ago as 8,000 years. In addition, many structures from the former Mons community existed within the component landscape, including a school and church, which may yield further evidence if excavated, although construction of the NPS buildings likely destroyed much of the community remnants.

State Register Information:

Identification Number: DHR File NO. 2013-1145

Name:

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Designed Landscape

Current and Historic Use/Function:

Primary Historic Function: Hotel (Boarding House)

Primary Current Use: Hotel (Boarding House)

Other Use/Function **Other Type of Use or Function**

Current and Historic Names:

Name	Type Of Name
Peaks of Otter Lodge	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 ...Thomas Vint, Stanley Abbott, Gilmore Clarke (Landscape Architects) Jay Downer, William Austin (Engineers)

Physical History:

The Peaks of Otter Lodge and Abbott Lake Component Landscape Site History

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

Construction of the Blue Ridge Parkway through the Peaks of Otter began in 1939, at which time the Hotel Mons and surrounding structures, including a school and lodge, were razed (Whisnant 2006, 235). While the Peaks of Otter recreational area was called for from the earliest Blue Ridge Parkway master plan in 1934, and modified by the Peaks of Otter Developed Area Plans beginning in 1943, the placement of the Lodge complex in the valley varied from plan to plan, as parkway designers considered alternatives for the development. The current site was selected for the Lodge as part of a 1951 development plan. Similarly, a lake was broadly suggested by Resident Landscape Architect Stanley Abbott in a 1934 proposal, with it specifically proposed for its current location by Abbott in 1936. However the presence of Abbott Lake was questioned during each iteration of the development plans with the lake disappearing and reappearing throughout the design process. The issue was settled in 1952, when Blue Ridge Parkway Superintendent Sam Weems again proposed construction of a lake at Peaks of Otter in the marshy area that was proving difficult to maintain. The idea gained traction as simultaneously, NPS Director A. E. Demaray decided there were too few lakes along the parkway overall and called for a lake to again be included in the Peaks of Otter master plan (Quin 1997, 197). A 1961 master plan update included development of the proposed lake.

A 75-room lodge facility and restaurant/office for the Peaks of Otter was designed in 1959 by Floyd Elmer Johnson of the Charlottesville, Virginia, architectural firm of Johnson, Craven, and Gibson (Quin 1997, 199). Construction on the Lodge began by 1962 and was completed in 1964. State Route 43, which originally ran through where the proposed lake location was to be, was relocated sometime prior to 1964, when work on the lake began with the construction of a dam and spillway. Archaeological investigations were carried out prior to the construction of the lake.

In 1973 the Peaks of Otter Lodge began operating year-round. Improvements were made to the Lodge and Restaurant buildings from 1999-2001 to address accessibility and functional issues, and the parking lot of the Lodge was expanded (Concession Services Study Report. Draft, March 2004. National Park Service). In 2010, improvements were made to the asphalt and crushed stone trail circling Abbott Lake. A new dam, outflow and related structures designed to meet contemporary safety requirements were installed at an unknown date, replacing the original.

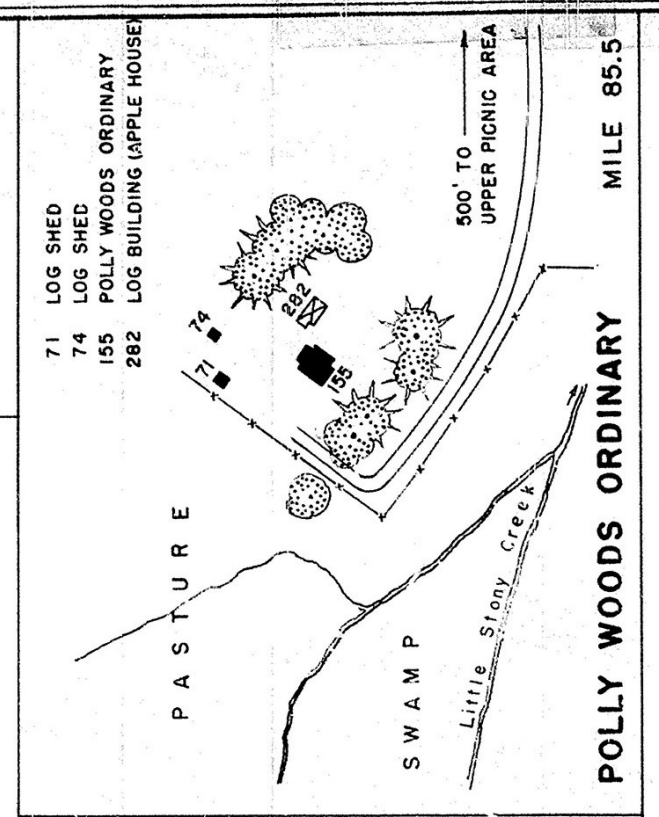


FIGURE 6. Plan of Polly Wood's Ordinary in its original location, as restored and interpreted, prior to relocation for construction of Abbott Lake (1953 Pioneer Culture Interpretation exhibit within the Blue Ridge Parkway Master Plan from 2012 Peaks of Otter)



FIGURE 7. An undated photo of the archeological investigation at the site of Abbott Lake (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 8. The Peaks of Otter Lodge under construction in 1963 (2012 Peaks of Otter Cultural Landscape Report).



FIGURE 9. A 1974 view of Abbott Lake with the Peaks of Otter Lodge in the background (2012 Peaks of Otter Cultural Landscape Report).

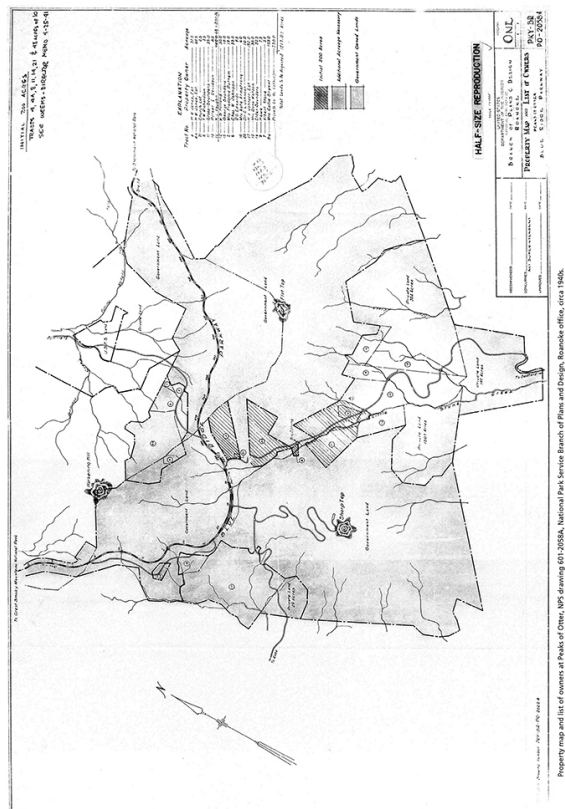


FIGURE 10. Property map and list of owners at Peaks of Otter prior to development of the Lodge and Lake complex. (NPS drawing 601-2058A, National Park Service Branch of Plans and Design, Roanoke office, circa 1940s from 2012 Peaks of Otter CLR).

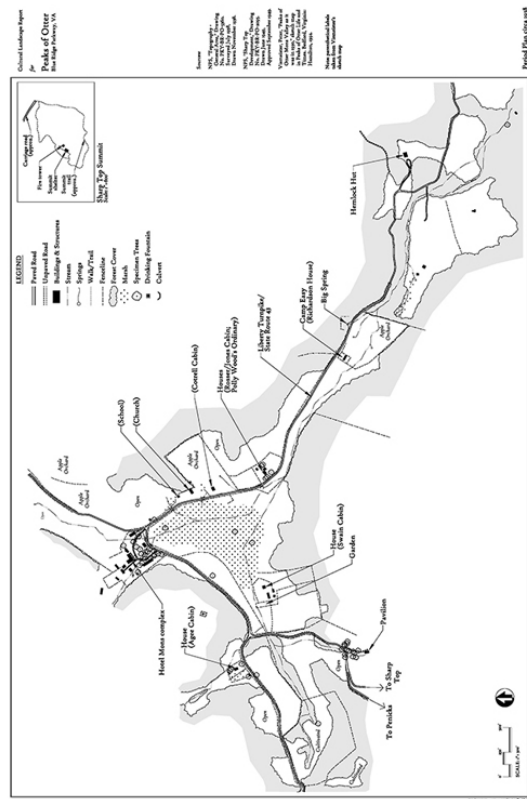


Figure 11. Period Plan of the Peaks of Otter developed area circa 1938. (2012 Peaks of Otter CLR).

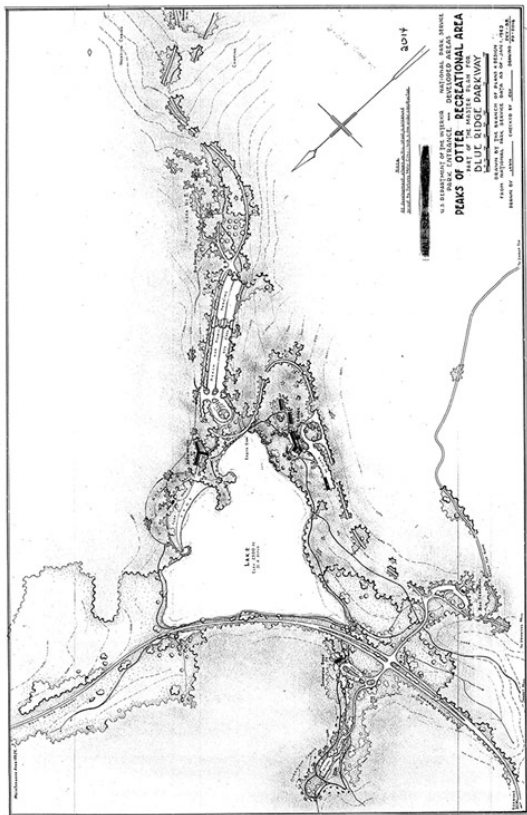


FIGURE 12. 1943 plan of the proposed Peaks of Otter Recreational Area with Abbott Lake shown in its current position. (NPS drawing 601-2014, National Park Service, January 1, 1943 from 2012 Peaks of Otter Cultural Landscape Report).

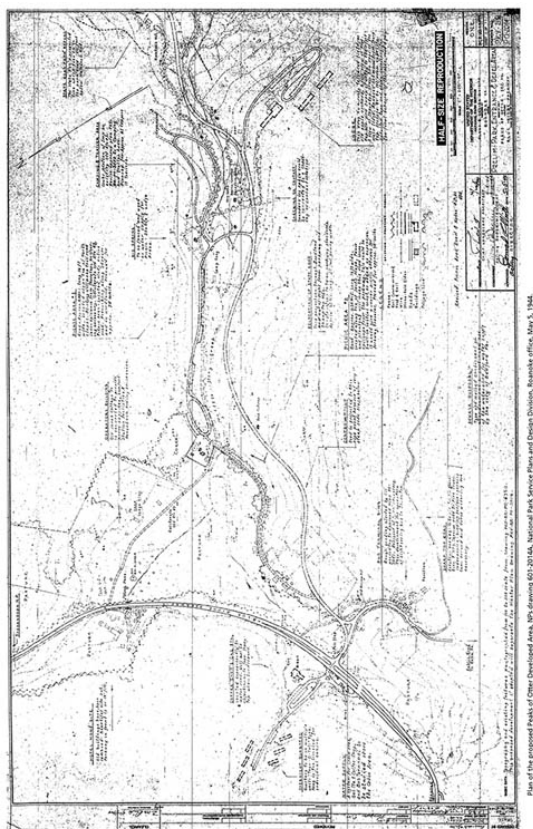


FIGURE 13. Plan of proposed Peaks of Otter Developed Area where Abbott Lake does not exist & the Lodge is to east on SR 43 (NPS drawing 601-2014A, National Park Service Plans and Design Division, Roanoke office, May 5, 1944 from 2012 Peaks of Otter CLR).

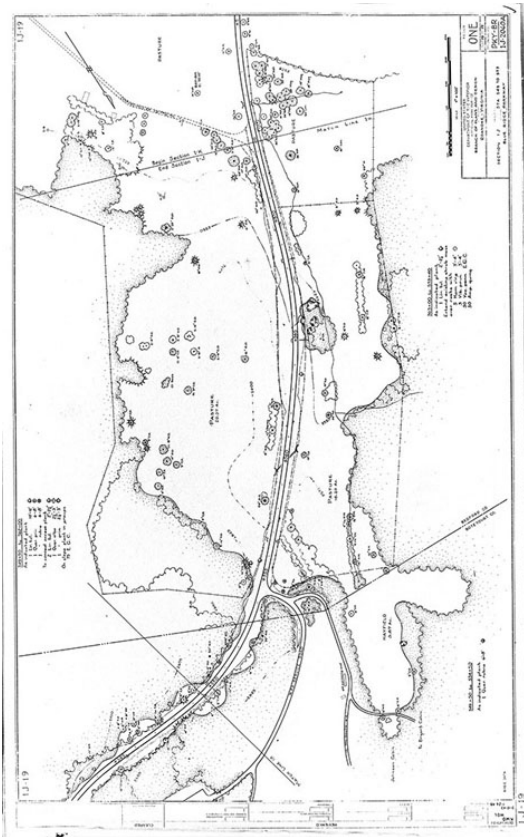


Figure 14. Former Hotel Mons area, on west side of parkway, shown as pasture & scattered trees.(Blue Ridge Parkway Landscape and Maintenance Plan, section 1J, NPS drawing 601-2060A, sheet 19 of 19, 1948 from 2012 Peaks of Otter CLR).

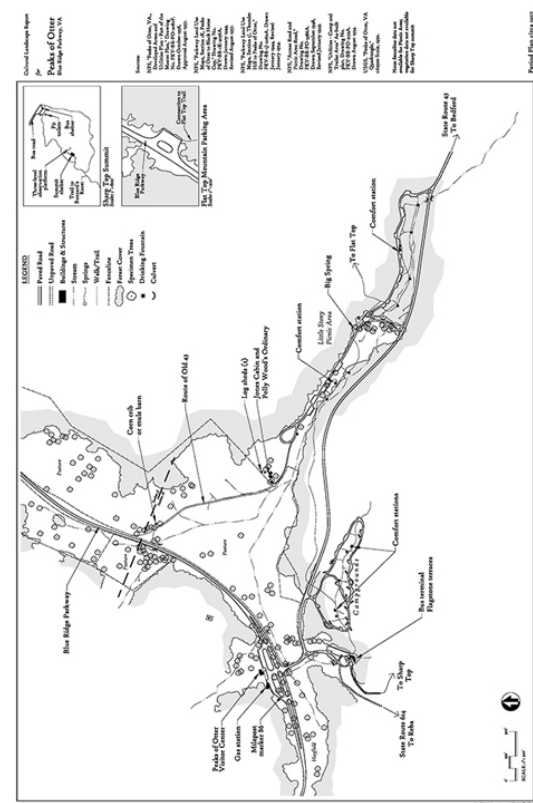


Figure 15. The 1957 Period Plan indicates that State Route 43 has been realigned to intersect with the Gas Station and Visitor Center, yet the Lodge and Abbott Lake do not yet exist. (2012 Peaks of Otter CLR).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Peaks of Otter Lodge and Abbott Lake 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, Cluster Arrangement, Topography, Vegetation, Circulation, Buildings and Structures, Views and Vistas, Small-Scale Features and Archaeological Sites. This section provides an overview of these existing features, as well as a discussion of their integrity related to the historic significance of the parent landscape, Peaks of Otter developed area.

Landscape Characteristics Summary

The Peaks of Otter Lodge and Abbott Lake component landscape exists within the natural systems and features as defined by three peaks—Sharp Top Mountain, Flat Top Mountain, and Harkening Hill—and the valley formed by their topography. Further, an eastern deciduous hardwood forest, named and unnamed creeks and waterways associated with the area have been present since the 1939-1965 historic period of significance. Although the expansion of the forested area on the northeast, east, south and west sides of the component landscape does not contribute to the significance of the historic landscape, the overall integrity of the natural systems and features in the Peaks of Otter Lodge and Abbott Lake component landscape remains intact and contributes to its significance.

Spatial organization within the Peaks of Otter Lodge and Abbott Lake component landscape revolves around the visual relationship between Abbott Lake and Sharp Top Mountain. The linear arrangement of the lodge buildings, associated parking areas in terraces at the base of Flat Top Mountain on the northeast edge of the

lake, and the design decision to keep all vehicular access behind the buildings so as not to interfere with views of the lake and Sharp Top Mountain, reinforces Abbott Lake and Sharp Top Mountain as the focal points. Native eastern successional forest continues to surround and in some cases enter the component landscape, most notably on the south side of Abbott Lake. The spatial organization and design has integrity to the original 1934 Blue Ridge Parkway Master Plan, the 1951 NPS development plan and the 1939-1964 construction of the elements of the Lodge and Abbott Lake component landscape.

Associated with spatial organization is cluster arrangement. The clustering of features in the Peaks of Otter Lodge and Abbott Lake component landscape is character-defining for the period of significance. The arrangement of the parking areas in association with the individual lodge buildings not only minimized the impact of parking and cars on the primary views, it also aided in the functioning of the facility. Commemorative elements were clustered to form the Stanley Abbott memorial plaza, and remain as designed. This cluster arrangement has integrity to the 1939-1964 construction of the Lodge and Abbott Lake component landscape.

Several topographic modifications are character-defining for the parkway period of significance within the Peaks of Otter developed area, and can be seen in the Lodge and Abbott Lake component landscape. These include the design of the roads, trails, and buildings to carefully fit into the landform and terrain, the use of level plateaus and mountain gaps to site developed-area features, and the sensitive use of site engineering, retaining walls, paving, and graded earth to minimize cut and fill, and dramatic changes to natural landform and topography. Within the Peaks of Otter Lodge and Abbott Lake component landscape, the use of terraces along the base of Flat Top Mountain to site buildings and parking areas, reinforces the topographic modification philosophy of the period of significance. While the presence of Abbott Lake is a contributing feature of the historic landscape, a major element of topographic change—the dam—was replaced after the period of significance and does not contribute to the historic landscape. Overall topographic modifications are evident within the Lodge and Abbott Lake component landscape, and survive with integrity from the period of significance.

Within the Lodge and Abbott Lake component landscape, the land uses related to providing visitor services such as lodging, food service, education and interpretation, commemoration and recreation continue as originally designed. Parkway visitor services perpetuate land uses in this area from as early as the 1830s when Polly Wood's Ordinary provided lodging to visitors, as well as the mid-nineteenth century Otter Peaks Hotel and hut on top of Sharp Top Mountain for guests who chose to make the arduous ascent.

Several circulation features located within the Peaks of Otter developed area were established during, and survive from, the period of significance. The pedestrian and vehicular circulation patterns and materials throughout the Lodge and Abbott Lake component landscape survive from the period of significance and retain integrity. The only exceptions are the lake trail which was added in the 1970s and the service drives built at an unknown date, likely after the period of significance.

At the time of construction, vegetation within the Peaks of Otter Lodge and Abbott Lake component landscape consisted of the pasture area within which the lodge and lake were built, as well as the presence of a deciduous hardwood successional forest. Native trees and shrubs were planted around the Lodge complex, many of which survive today including, rhododendron (*Rhododendron* sp.), flowering dogwood (*Cornus florida*), ash (*Fraxinus* sp.), red maple (*Acer rubra*), Canadian hemlock (*Tsuga canadensis*), white pine (*Pinus strobus*), black cherry (*Prunus serotina*), sourwood (*Oxydendron arboreum*), pecan (*Carya illinoensis*), white oak (*Quercus alba*), and sugar maple (*Acer saccharum*); as such, these features all contribute to the significance of the historic landscape. Deciduous hardwood successional forest has expanded beyond that shown on the 1957 Parkway Planning and Land Use Maps (PLUM) including a westward expansion on the south side of Abbott Lake, an expansion of the forest to the edge of the lake between the lodge and Polly Wood's Ordinary, and just outside the northwest boundary of the component landscape, across the Blue Ridge Parkway. These expansions do not contribute to the significance of the historic landscape. Foundation plantings that frame the front of the Lodge are more recent additions to the landscape, and do not contribute to the significance of the historic landscape. Many of the species are non-native shrubs, perennials, and ground covers set in mulch beds that are not consistent with the native palette used by early designers. Shrub plantings around the building entries are visible in a 1964 photograph of the Lodge shortly after opening; these have been removed since the period of significance.

The dominant buildings and structures within the Peaks of Otter Lodge and Abbott Lake component

landscape—the Lodge and Restaurant buildings, Polly Wood’s Ordinary, and the large stone-faced culvert beneath the parkway near the northwest corner of Abbott Lake—constructed from 1948-1964, all retain integrity to the historic period. Changes were made to the Lodge and Restaurant buildings from 1999-2001 to address accessibility and functional issues, yet the buildings retain integrity to the period of significance. Polly Wood’s Ordinary has lost integrity of location, yet contributes to the historic landscape as an educational and interpretive element. The original dam was removed and replaced, therefore the present dam does not contribute to the historic landscape.

The siting of features within the Peaks of Otter developed area was predicated in part on their visual connection to the summit of Sharp Top. This is especially evident within the Lodge and Abbott Lake component landscape where views of Sharp Top, with Abbott Lake as foreground, continue to be featured from areas around and within the Lodge and Restaurant buildings. While some expansion of the forested areas has occurred, it has not impacted the historic views. Views around Abbott Lake include: Sharp Top, Flat Top Mountain, the parkway, and through the stream corridor to the east into the Picnic Area. Views into the component landscape from the parkway remain as designed. All of these noted views survive with integrity to the period of significance.

Small-scale features within the Peaks of Otter developed area consistent with the period of significance represent the rustic design principles employed during the early years of parkway development, the more streamlined unornamented machine-made features and materials representative of the modified rustic, or the Modernist design principles of the Mission 66 period. These small-scale features addressed: visitor needs, such as site furnishings; were related to roadway use including signage and utilities; or define space and place, such as the wood fences. Several small-scale features located within the Peaks of Otter Lodge and Abbott Lake component landscape survive from the period of significance with integrity including wood post-and-rail fences, wood worm fences, painted wood post and board fences, stone curbing, stone-faced culvert headwalls, and the gunboard sign at Polly Wood’s Ordinary.

Limited archeological investigations have been conducted within the Peaks of Otter landscape, although an archaeological survey was conducted by the National Park Service and Virginia Military Institute prior to the construction of Abbott Lake in 1964. Further, the Peaks of Otter Lodge and Abbott Lake component landscape may contribute to the period of significance for its ability to relay information about prehistoric occupations. The 1964 survey uncovered evidence of charcoal in a hearth or pit, and yielded artifacts such as weapon points (Lecroys), scrapers, and other lithics that suggest the area had been at least seasonally-occupied as long ago as 8,000 years. In addition, many structures from the former Mons community existed within the component landscape, including a school and church, which may yield further evidence if excavated, although construction of the NPS buildings likely destroyed much of the remnants of the community.

Aspects of Integrity Summary

Based on the comparative analysis of historic and existing conditions conveyed in the 2012 Peaks of Otter Cultural Landscape Report, the Peaks of Otter Lodge and Abbott Lake component landscape possesses integrity to contribute to the overall Peaks of Otter developed area 1939-1965 period of significance conveying its important historical associations. The functions present at the Lodge and Abbott Lake component landscape today were identified in the 1934 Blue Ridge Parkway Master Plan and subsequent updates, as well as the 1939 General Development Plan Peaks of Otter Park Blue Ridge Parkway, and further defined in later plans. The parkway master plan called for a 125-room lodge that would replace the Hotel Mons, and recreational opportunities. The 1939 plan called for, among other uses, a lodge and a 37-acre lake. The 1951 NPS development plan and the 1961 Master Plan update further directed the creation of the Lodge and Abbott Lake component landscape, including finalizing locations, fulfilling the design intent of the parkway designers. The provision of food and lodging, as well as recreational opportunities through availability of trails and designated fishing areas and the availability of interpretive/educational exhibits, such as Polly Wood’s Ordinary, make this component landscape an example of the realized design intent of parkway designers. As a recreation area, the characteristics most critical to the integrity of the Peaks of Otter Lodge and Abbott Lake component landscape are those that support uses intended for inclusion by early designers—land use, circulation and buildings and structures.

1. Location: The Lodge and Abbott Lake component landscape possesses integrity of location based on the content of the 1934 Blue Ridge Parkway Master Plan, the subsequent Master Plan updates, and the 1951 NPS development plan. The placement of the complex within and in relationship to the mountainous terrain and the landmark forms of Sharp Top, Flat Top and Harkening Hill, as well as the valley formed by these three peaks,

remains as designed. Further the relationship of the complex to the intersection of the Blue Ridge Parkway also retains integrity to the period of significance.

2. Setting: The Lodge and Abbott Lake component landscape possesses integrity of setting based on: the content of the 1934 Blue Ridge Parkway Master Plan and subsequent Master Plan updates; the 1951 NPS development plan; the continued association with native successional hardwood forests and woodland plant communities; the relationship to the mountainous terrain of Sharp Top, Flat Top and Harkening Hill; the continuing presence of Abbott Lake in the location first identified by Stanley Abbott in 1936; the continuing relationship to the Blue Ridge Parkway corridor; and the continuing function of the site as a visitor focal point. The increased amount of woodland around the perimeter of the component landscape and the south side of Abbott Lake, as well as the changes to signs and site lighting, have somewhat diminished the integrity of setting.

3. Design: The Lodge and Abbott Lake component landscape possesses integrity of design based on: the content of the 1934 Blue Ridge Parkway Master Plan and subsequent Master Plan updates; the 1951 NPS development plan; and the 1959 Lodge and Restaurant design documents. The Modern style Restaurant and Lodge buildings characteristic of the Mission 66 initiative remain, although with some changes for function and accessibility that slightly diminish integrity of design. Site features associated with the Mission 66 initiative work include: stone-lined parking areas at the Restaurant and Lodge buildings; vehicular circulation associated with the parking areas and access to the buildings and parkway; pedestrian access features such as asphalt sidewalks and flagstone paving at entries to the Lodge building; and small scale features such as the commemorative elements in Stanley Abbott plaza and the variety of wood fence types indicative of parkway development all remain as designed. Many of the design elements also reveal characteristics of the NPS rustic or modified-rustic style such as the wood fencing and stone work in the culvert underpass and in the piped culverts throughout the landscape, indicating a continuity of design thought even as overall styles were changing. Abbott Lake remains as designed, although the replacement of the dam reduces the integrity of that element of the design. The materials of all these landscape features is as designed, including the fieldstone curbing within the parking areas. The changing styles and materials of the signage, site lighting, replacement of the dam, changes to the Restaurant building, changes to the planting design at the Restaurant entrance, and increase in the amount of woodland around the perimeter of, and within the component landscape on the south side of the lake, have somewhat diminished integrity of design.

4. Materials: The Lodge and Abbott Lake component landscape possesses integrity of materials based on the material descriptions on the 1934 Blue Ridge Parkway Master Plan, the subsequent Master Plan updates, and the 1959 Lodge and Restaurant design documents. The component landscape possesses integrity of materials primarily due to the minimal changes to construction materials and site features such as the flagstone paving at the Lodge building and in Stanley Abbott plaza, the fieldstone curbing throughout the parking areas, the wood fencing and stone culverts throughout the landscape, the asphalt gutter north of the restaurant, and the gunboard sign at Polly Wood's Ordinary. The replacement of the dam, changes to the planting design at the Restaurant, changes to the Restaurant building, and the changes to signs and site lighting have somewhat diminished the integrity of materials.

5. Workmanship: The Lodge and Abbott Lake component landscape possesses integrity of workmanship as a result of the continued existence of the Restaurant, Lodge, Polly Wood's Ordinary, fieldstone curbing, and wood fencing from the period of significance. The building materials, as well as stone construction seen in the flagstone entry paving at the Lodge and in Stanley Abbott plaza, and in the stone culverts, reflects the methods used throughout the Blue Ridge Parkway corridor. The post-and-rail wood fencing, the worm wood fencing, and the post-and-board fencing all remain as designed and installed similar to other areas of the parkway. Additionally, the sculpting of topography continues to exist as an example of the methods used to accommodate parking areas and buildings and return quickly to surrounding grades with minimal changes to the natural terrain. The siting of the Lodge complex with a view to Sharp Top over Abbott Lake, and with views created from the parkway of the lake, Flat Top and Sharp Top, signifies the workmanship of parkway designers in their efforts to create the identifying elements of the Blue Ridge Parkway and the Peaks of Otter recreation area. Changes to the Restaurant building, the plantings at the Restaurant entry, the replacement of the dam, and the changes to site furnishings have somewhat diminished integrity of workmanship.

6. Feeling: The Lodge and Abbott Lake component landscape possesses integrity of feeling primarily due to: the continued existence of the Restaurant, Lodge, lake, Polly Wood's ordinary, and associated site features; the

relationship with the surrounding eastern deciduous woodlands; the visual connections to the mountainous terrain and Sharp Top and Flat Top; and the activity of the Blue Ridge Parkway corridor coupled with the uses of the Lodge complex. Taken together these elements and functions maintain the component landscape in a condition very similar to that present during the period of significance. The integrity of location, setting, design, materials and workmanship creates the integrity of feeling in the component landscape. The changes to Restaurant, signage and site lighting design and materials have somewhat diminished integrity of feeling.

7. Association: As with feeling, the Lodge and Abbott Lake component landscape possesses integrity of association due in large part to the integrity of location, setting, design, materials and workmanship as described above. The Restaurant, Lodge, lake, and Polly Wood's Ordinary and associated landscape features together create the historic association with the design of—and events happening within—the component landscape during the period of significance. The changes to the Restaurant, signage and site lighting design and materials have somewhat diminished integrity of association.

Landscape Characteristic: Natural Systems and Features -

Historic Condition:

The Peaks of Otter Lodge and Abbott Lake component landscape features were built in 1964 on the relatively level valley at the base of Sharp Top Mountain, Flat Top Mountain, and Harkening Hill. Second-to-third growth oak-hickory successional forest with scattered hemlock and pine stands, characteristic of the history of logging and cultivation in the area, existed to the north, east and south of the component landscape, as well as across the Blue Ridge Parkway on the west. Several small streams flowed from the west, northwest, northeast and east to meet in a marshy meadow that drained to Little Stony Creek prior to the construction of Abbott Lake in 1964. Most of the area within the component landscape outside of this meadow, with the exception of a finger of woodland on the south side bordering State Route 43, was open pasture with scattered trees, characteristic of the open landscapes along the parkway.

Existing condition:

The Peaks of Otter Lodge and Abbott Lake component landscape remains in the valley at the base of three peaks: Sharp Top, Flat Top, and Harkening Hill. Native eastern deciduous hardwood successional forest continues to border the northeastern, eastern and southern portions of the component landscape, as well as across the Blue Ridge Parkway. There has been expansion of the forest beyond the historic period limits on the northeast, east and south sides of the complex, and to the edge of the parkway on the west. Despite the history of logging and cultivation in the area, some larger and older trees remain in the more rugged areas of the Peaks of Otter developed area. The streams and springs that formerly fed the marshy meadow now feed Abbott Lake. In addition, a small wetland area fed by springs is located between the lodge and restaurant on the north side of the component landscape. North of the Peaks Restaurant and Gift Shop is a 30-acre meadow managed as pasture and set with a number of specimen trees. The meadow falls outside the component landscape, but is a part of the Peaks of Otter developed area. While there are some minor changes to the forest has matured, the existing conditions of the natural systems and features within the Peaks of Otter Lodge and Abbott Lake component landscape largely reflects the period of significance.

**Landscape Characteristic:
Spatial Organization -**

Historic Condition:

The Peaks of Otter Lodge and Abbott Lake component landscape was built with the approximately 24 acre lake as the focal point and primary organizing element of the area. Edged on its north side by a row of two-story buildings, the Lodge and Restaurant, the buildings, access roads and parking areas were set on terraced steps that gently went up Flat Top mountain. The design and location of the lodge and lake complex established a relationship between the buildings and the lake, by crafting unimpeded views to Sharp Top by placing all of the vehicular circulation to the east and out of the view. The buildings were arranged in a linear fashion to ensure that each guest room and the primary spaces within the restaurant could take advantage of the view. The restaurant building and its associated parking were sited in close proximity to the parkway to be easily visible and accessible to visitors. The lodge building and its associated parking were sited southeast of the restaurant, further away from the road to increase privacy.

Existing Condition:

Spatial organization of the Lodge and Abbott Lake component landscape retains integrity to the period of significance as all of the relationships of the originally designed features remain intact, including: Abbott Lake, the row of two-story buildings along the northeast side of Abbott Lake, the terraces stepping up the hillside, the access road, parking areas and vehicular circulation, and unobstructed views of Sharp Top and the lake. The only addition that was likely added after the period of significance, is the multi-surfaced pedestrian trail encircling the lake which occupies a band of open space between the lake and the lodge buildings, extends across the dam, continues through woodlands, and returns through a meadow edged by trees. Because of the retention of the features noted above, the spatial organization of the Lodge and Abbott Lake component landscape has integrity to the period of significance.

**Landscape Characteristic:
Cluster Arrangement -**

Historic Condition:

The design of the Peaks of Otter Lodge and Abbott Lake clustered the lodge buildings and restaurant on the north side of the lake. The lodge buildings, although aligned in a linear fashion along the edge of the lake to accommodate views, were clustered all together. For ease of access and use, parking areas were clustered near the Restaurant building, and several others near the Lodge. As a part of the construction from 1962-1964, a plaza was built between the Restaurant and Lodge in commemoration of parkway landscape architect Stanley Abbott. The plaza consisted of a stone paved area and a memorial stone bearing a plaque that were clustered at the edge of the lake on a prominent point extending out beyond the surrounding shoreline. Signs, site furnishings and site lighting are assumed to have been in place during the period of significance, and clustered at key informational and decision-making points throughout the landscape, although no information was specifically noted in the 2012 CLR.

Existing Condition:

The original cluster arrangements of the lodge buildings, restaurant, parking and commemorative plaza are still evident in the Peaks of Otter Lodge and Lake component landscape today. It is unknown the extent to which the clustering of small scale features has changed from the historic period. The parking areas remain clustered with the two buildings. Signs are grouped on either side of the access drive at the intersection with the parkway, providing direction and information for visitors. Signs, site furnishings and lights are grouped at the main entrance to the Restaurant, and lights are grouped at the entry walks to the Lodge. The grouping of elements at Abbott Plaza remains in place. The earthen dam and overflow features, such as an anti-vortex surface drain and a concrete outflow structure, are clustered at the east end of the lake with the dam. The linear corridor of the multi-surfaced pedestrian trail around Abbott Lake is edged at intervals by arrangements of lighting, fencing, signage, and benches. Overall the cluster arrangement of the Lodge and Abbott Lake component landscape largely reflects the period of significance.

Landscape Characteristic:
Topography -

Historic Condition:

During construction of the parkway corridor in the Peaks of Otter Lodge and Abbott Lake area (1939-1941), topographic modifications included rock removal and grading of the road corridor and shoulders to create smooth connections to the natural contours of the land, as well as creation of ditches to address storm water management. Grading for the construction of the Lodge and Lake complex from 1962-1964 further resulted in topographic changes. Perhaps the most notable was the dam and spillway constructed in 1964 to impound the flow of two drainages near their former juncture at the headwaters of Little Stony Creek, forming Abbott Lake. Additional grading was done to accommodate the Lodge and Restaurant buildings, parking areas and sidewalks, as well as other pedestrian access features such as stairs at the west and east ends of the lodge buildings. The hillside that sloped toward the lake was shaped to establish three terraces. The access road followed the upper terrace, parking areas were sited along the middle terrace, and buildings were placed on the lower terrace at the edge of the lake. Other topographic modifications included crafting a plateau for the relocated Polly Wood's Ordinary on a knoll overlooking the lake.

Existing Condition:

Topographic modifications from the historic period remain evident throughout the Lodge and Abbott Lake component landscape, including the grading to accommodate buildings, parking areas and sidewalks on three relatively level or gently sloping terraces that step down the hillside to the lake, and the storm water conveyances (asphalt gutters and ditches) through the area to Abbott Lake. Polly Wood's Ordinary remains on the plateau at the east side of the component landscape. The original dam and spillway was removed at an unknown date, and replaced in the same location with an earthen dam constructed with contemporary safety features. The dam is approximately 350 feet long and rises to an elevation of 2,498 feet AMSL, approximately 6 feet above the mean water level of the lake (National Park Service, "Blue Ridge Parkway, Peaks of Otter Recreational Area, Lake Construction" Drawing No. PKY-BR-PO-5038A. Approved April 16, 1964.). Grading to create trails around the lake was carried out sometime after the period of significance. Because of the retention of the modifications related to the buildings, parking, sidewalks and storm water conveyances, the topography retains integrity to the period of significance.

Landscape Characteristic:
Land Use -

Historic Condition:

With the commencement of parkway construction in the area at the beginning of the historic period in 1939, remnants of commercial, civic, agricultural and residential land uses associated with the Mons community were removed. After construction of the Lodge and Abbott Lake component landscape elements in 1964, land use focused on the commercial, recreational and visitor services offered through the NPS facilities - Lodge and Restaurant complex, the interpretive/museum/educational uses associated with the relocated Polly Wood's Ordinary, and the commemorative use associated with Abbott plaza. While the date of placement of the plaque has not been determined, it is likely to fall within the period of significance.

Existing Condition:

The primary land uses associated with the Lodge and Abbott Lake component landscape remain intact from the historic period, including: commercial, recreational, and visitor services provided by the Peaks of Otter Lodge and Restaurant. Together those facilities house overnight accommodations, meeting rooms, a gift shop, a camp store, lounge, dining room, and a coffee shop. Commemorative uses associated with the plaza continue as does the interpretive/museum/educational uses associated with Polly Wood's Ordinary. Recreational uses on the trail around the lake and designated fishing areas postdate the period of significance. Utilities associated with land uses in the complex include water, electricity, and sewage disposal services.

Landscape Characteristic:
Circulation -

Historic Condition:

Roads developed during the period of significance include: the Blue Ridge Parkway constructed through the region circa 1939–1941; the access road and all parking areas associated with the Restaurant and Lodge complex constructed from 1962-1964; and State Route 43 which was rerouted sometime between 1944-1957 to accommodate construction of Abbott Lake by 1964. Similar to other visitor service nodes along the Blue Ridge Parkway, asphalt pavement was used for vehicular circulation, parking (typically stone-lined), and sidewalks connecting parking areas to buildings. All of those features were fully in place by 1964 in this component landscape. Asphalt paths lining the parking areas and leading to the entries of the buildings, as well as concrete paved walks and steps at the Lodge building were in place during the period of significance. The asphalt path following the northeast edge of Abbott Lake, as well as spur paths from the Restaurant, and from the west and east ends of the Lodge to the path at the edge of the lake were likely installed as a part of the overall complex construction from 1962-1964, although this cannot be confirmed in the 2012 CLR. Flagstone paving was installed in the two breezeways between the three Lodge buildings by 1964. A concrete walk was installed through the large stone-faced box culvert under the Blue Ridge Parkway near the northwest corner of Abbott Lake connecting to the trail to the Johnson Farm outside of the component landscape area, although it cannot be confirmed from the CLR if it dates to 1948 or 1964. Flagstone paving was installed circa 1964 in the plaza commemorating Stanley Abbott on a point extending into the lake near the west end of the Lodge. An asphalt sidewalk was installed in the southwestern corner of the component landscape along State Route 43 circa 1962-1971, connecting the Visitor Center to the Nature Center and Sharp Top Trail. Parking at the Lodge was expanded as a part of the 1999-2001 improvements.

Dates could not be determined from the CLR for an existing grass service drive near the southeast corner of the parking area at the Lodge or a grass and gravel service drive near the southwest corner of the component landscape leading to a utility building near State Route 43. Pedestrian paving at the Restaurant was replaced sometime after the period of significance, including the concrete walk and flagstone patio leading to the entrance, and the asphalt walk leading from the entrance around the east side of the building to the lake path. The majority of the multi-surfaced trail that circles Abbott

Lake was installed sometime after the period of significance, likely in the 1970s, with the portion along the west side of the lake and the boardwalk at the northwest corner of the lake both dating to 2010.

Existing Condition:

The Peaks of Otter Lodge and Abbott Lake component landscape is primarily accessed via an asphalt road that extends east from the Blue Ridge Parkway, which runs generally northwest to southeast along the west side of component landscape. A small, grassy, stone-lined road island, roughly triangular in shape, marks the entrance into the lodge complex. A sign placed within the traffic island triangle identifies the lodge and directs exiting traffic north or south onto the parkway.

The asphalt access road runs to the southeast along a relatively level plateau that parallels the edge of the lake. The 20 foot 6 inch wide road is sited east of the buildings out of view of the lake. After it passes the Restaurant building and the forested wetland area, the road becomes a one-way loop that passes through a parking area adjacent to the Lodge. Looping around to the northeast it passes through a trailer and overflow parking area then rejoins the main access road. White arrows painted on the surface of the roadway indicate the direction of traffic.

About 100 feet from the access road's intersection with the Blue Ridge Parkway, a spur road leads to the Restaurant's service areas and parking. Both sides of the service spur and its associated parking area are lined with mortared fieldstone curbing. An asphalt path, lined with post-and-rail fencing extends from the northwest edge of the service entrance to provide connections to the lake and Johnson Farm trails.

Associated with the Peaks of Otter Restaurant and Gift Shop is a large linear parking area. The parking area parallels the front of the building. It is connected to the main access road at either end and is striped to indicate one-way use. Mortared fieldstone curbing edges the parking areas. A second, larger parking area is located next to the Lodge, separated from the buildings by an 80-foot-wide mown grass lawn. The parking area consists of two sets of stone-lined parking spaces. On the western, lower portion of the parking lot, three 20-space parking areas line the side closest to the lodge, while one 20-space lot and two smaller areas are incised into the islands dividing the two halves of the lot. The smaller incised areas do not have stone curbs. The eastern, upper portion of the parking lot has two 20-space areas, one on each side of the one-way access road.

In addition to the parking areas for personal vehicles, a four-space lot is located along the access road to accommodate parallel parking for trailers and recreational vehicles (RVs). The lot is located in the southeast portion of the Lodge parking area. A grass service road leads off the south end of the Lodge parking area, near the edge of the RV parking.

Asphalt sidewalks are directly adjacent to most of the parking areas in the component landscape. The longest of these sidewalks runs along the west edge of the restaurant parking area, and then follows the main access road past the forested area separating the buildings. It continues along the three parking areas that parallel the Lodge, before connecting the lake trail south of the lodge. Asphalt ramps provide universal access routes to this sidewalk from the adjacent parking areas.

In the Lodge area, four asphalt sidewalks branch off of the main walk. Two of these lead to mortared flagstone patios (identical in style to the Visitor Center breezeway) between each of the building sections, while the other two extend to flagstone patios at either end. The two sidewalks at either end of the Lodge include concrete steps edged by wood railings to help pedestrians navigate the slope. The railings are 2 feet 6 inches tall, supported by 4x4 posts and have handrails composed of a 5-inch-wide board with a 6-inch-wide, round-edged cap. The edge of each concrete tread is etched to prevent pedestrians from slipping. The sidewalk at the north end of the Lodge connects to the lake trail, which runs between the buildings and the edge of the lake. Although the sidewalks are in good condition, there are cracks in a few areas.

A 13 foot 10 inch wide concrete walkway connects a flagstone patio at the entrance of the Restaurant to the asphalt path along the parking lot. The edges of the concrete walkway are inset with flagstone to visually connect it to the covered entry. A separate asphalt walk leads east from the south edge of

the walkway. This walk initially parallels the building, then curves west, skirting the edge of the low, forested wetland, and ends at the lake trail. Spurs from this path allow pedestrians to access exterior stairwells on the southeast facade of the restaurant.

A multi-surfaced pedestrian trail circumscribes Abbott Lake. Along most of the northeast side of the lake, adjacent to the Lodge and Restaurant buildings, the lake trail is approximately 6 feet wide and paved with asphalt. The asphalt is in fair condition, although cracked in some areas and has some biological growth. The trail generally follows the shape of the lake edge; spurs lead to the water's edge and to the nearby Lodge and Restaurant. One of these branches leads to the very edge of the water, so that the asphalt surface is partially submerged. An arched wood footbridge carries pedestrians over a spring that empties into the lake. The trail also connects to the flagstone terrace that features a plaque commemorating Stanley Abbott. The horseshoe-shaped terrace is similar in style to the mortared flagstone porches and patios associated with the Lodge. The terrace has deteriorating mortar, as well as grass growing between the joint of the plaza and the adjacent asphalt path.

Southeast of the asphalt portion of the lake trail, the surface of the trail changes to a loose, light-gray gravel material. Near the dam, a hard-packed earth spur leads to Polly Wood's Ordinary, and timber stairs embedded in the slope lead past the building to the Picnic Area parking lot below. The gravel portion of the trail extends across the dam and continues into the woods that edge the lake to the south. Within the woods, the trail surface changes to hard-packed earth, with occasional mulch and gravel sections. Round wood timbers or stone edge the trail within the woodland section. A wood pedestrian bridge carries the trail over a stream that empties into the lake just beyond the edge of the woods.

Along the west side of the lake, the path is 5 feet wide and surfaced in grey pea gravel. The gravel portion of the trail gives way to a boardwalk, which is 6 feet wide, with a plastic tread and edging of 4x4 wood boards. Portions of the boardwalk have a four board, 3 foot 6 inch high handrail, and a bump-out observation platform extends over the lake, providing views of the lake, Restaurant and Lodge buildings, and Sharp Top and Flat Top. The boardwalk connects back to the asphalt-surfaced trail west of the Restaurant's service area. Nearby, a concrete spur passes beneath the parkway through a large stone-faced box culvert and connects to the Johnson Farm Trail. The concrete path through the culvert is in poor condition. It is severely cracked and degraded along the edges, and water collects in areas where the surface of the path has worn away.

An asphalt path runs along State Route 43 on the southwest edge of the component landscape. The asphalt path is approximately 3 feet wide, and connects the Visitor Center and the Nature Center. A grass service road runs from a gap in the fence along State Route 43 to the small utility building in the field on the southwest side of the lake. A portion of the road is paved in gravel where the grass has worn away. Circulation within the Lodge and Abbott Lake component landscape remains as it was during the period of significance to a large degree, due to the retention of the parking areas, access roads and walkways throughout the Lodge complex area.

Landscape Characteristic: Vegetation -

Historic Condition:

A marshy meadow, open pastures and deciduous successional hardwood forests existed during the construction of the Peaks of Otter Lodge and Abbott Lake component landscape from 1962-1964. During the construction period the wet meadow was transformed into a lake, some areas were used as pastures around the lake and north of the building complex, and areas of native forest on the edge of the component landscape were maintained.

Deciduous hardwood successional forest existed on the northeast, east, and south sides of the component landscape during the period of significance, as well as on the south side of Abbott Lake. Several large and older ash trees existed in the vicinity of the Lodge/Restaurant/Gift Shop building

and were maintained during construction, thus predating construction of the component landscape. Native trees and shrubs were planted around the lodge complex at the time of its construction. The area around Abbott Plaza was likely completed at the time the lake was built, and included low berms planted with dwarf Japanese pine trees. The native vegetation in the low, forested area between the Restaurant and Lodge buildings was likely in place prior to construction, as dense growth and larger trees are visible in this area in a 1968 photograph. Plantings proposed for the Blue Ridge Parkway corridor and the developed areas focused on native species found locally, which would both tie the road to the natural environment and serve as the basis for education and interpretation.

Existing Condition:

Vegetation within the Peaks of Otter Lodge and Abbott Lake component landscape includes: ornamental herbaceous and shrub plantings around the Peaks of Otter Restaurant; specimen trees planted over mown lawn in the parking islands and other mown areas adjacent to the buildings; scattered ornamental and shade trees planted over mown turf between the building complex and Abbott Lake; deciduous successional hardwood forested areas at the northeast, east and southeast edges of the component landscape, as well as on the south side of Abbott Lake; and mixed hardwood and coniferous trees over grass understory on the west side of the lake, fronting the Blue Ridge Parkway.

Planting beds line both sides of the flagstone and concrete entrance walk of the Restaurant building, and extend along the foundation in front of the building to both sides of the entrance. Species within these planting beds include creeping juniper (*Juniperus horizontalis*), Russian sage (*Perovskia atriplicifolia*), mountain laurel, cotoneaster (*Cotoneaster* sp.), variegated liriopse (*Liriope* sp.), and creeping phlox (*Phlox subulata*). Several taller shrubs, such as viburnum (*Viburnum* sp.), rhododendron, and dwarf nandina (*Nandina domestica*) are planted in the bed near the northeast corner of the building, screening the stairwells along the east facade.

A small planting bed is located along the access road between the service entrance and the Restaurant parking lot. A small flowering dogwood in the center of the bed is surrounded by creeping juniper, liriopse, spirea (*Spiraea* sp.), and purple barberry (*Berberis thunbergii*). Both this bed and the planting beds in front of the Restaurant are mulched with red-dyed shredded bark.

Coniferous and deciduous specimen trees, as well as large shrubs, are planted in the lawn areas around the Restaurant and Lodge buildings. Species include rhododendron, flowering dogwood, ash (*Fraxinus* sp.), red maple, Canadian hemlock (*Tsuga canadensis*), white pine, black cherry, sourwood (*Oxydendron arboreum*), pecan (*Carya illinoensis*), white oak, and sugar maple (*A. saccharum*). Two very large ash trees, measuring 84 inches and 58.6 inches diameter at breast height (DBH) are located in the lawn area between the service entrance and the Restaurant parking lot, and may be surviving from the period of significance.

Native vegetation within the component landscape is concentrated in the low, forested area between the two buildings. Species observed in this area include maple, pine, dogwood, black cherry, sweet gum (*Liquidambar styraciflua*), and ash. Several non-native, potentially invasive species, including Asiatic dayflower (*Commelina communis*), were also observed in this area.

Areas directly between the buildings and the lake are kept mostly in mown grass so that vegetation does not interfere with views from the buildings of the lake and Sharp Top Mountain beyond, and is more ornamental in nature, consisting primarily of shade and ornamental trees over the mown grass. Tree species present in this part of the component landscape include flowering dogwood, ornamental cherry and pear trees, willow (*Salix* sp.), pine, red maple, black cherry, sweet gum, and ash (*Fraxinus* sp.). Dwarf pines set in colored mulch beds are located at either end of the Stanley Abbott plaza. Cattails are present in several areas along the lake edge, obscuring views across the lake.

The dam in the eastern part of the component landscape is maintained as mown turf. Below the dam is a 50.6 inch DBH tulip poplar. This tree was removed in 2011 as part of dam safety modifications.

Vegetation on the south side of Abbott Lake is characterized by deciduous hardwood successional

forest that continues along the slopes of Sharp Top Mountain. Here, the treeline extends between State Route 43 and the water's edge, so that the plane of vegetation extending up the mountainside is unbroken by swathes of mown turf. Trees typical to the hardwood forest, including ash (*Fraxinus* sp.), red maple, tulip poplar, spicebush, dogwood, coralberry (*Symphoricarpos orbiculatus*), box elder (*Acer negundo*), black cherry, white pine, and shagbark hickory (*Carya ovata*), are found in this area. Flood-tolerant vegetation, such as birches (*Betula* sp.), ferns, and Jack-in-the-Pulpit (*Arisaema triphyllum*), grow along the edge of the lake. Non-native, potentially invasive vegetation, such as tree-of-heaven (*Ailanthus altissima*) was also observed. An island within the lake is also wooded and contains similar species, as is the area surrounding Polly Wood's Ordinary.

An old apple tree (*Malus* sp.) is located along the forest edge in the southwest portion of the component landscape. It is in poor condition; one trunk of the multi-trunked tree has collapsed, exposing a large wound on the side of the trunk.

Vegetation along the western edge of the lake is composed of mixed hardwood and coniferous species with grass understory. The trees screen views of the road from the lake trail, but are spaced widely enough to allow parkway motorists to view the lake as they drive. Species include maples, pines, Canadian hemlock, box elder, dogwood, black locust (*Robinia pseudoacacia*), sourwood, cherry, and apple. A denser stand of similar species composition, but with a denser understory, is located in the northwest portion of the component landscape surrounding the boardwalk area, screening views of the restaurant service area from the parkway. Poison ivy (*Toxicodendron radicans*) is prevalent within these stands. Ferns, cattails, and emergent plants are located along the water's edge.

Many of the original native plantings throughout the Lodge complex remain in place from the period of significance, as does the surrounding native forest. In addition several native trees remain in the area that predate the historic period. Vegetation in this component landscape is maintained in a state very similar to that of the period of significance.

Landscape Characteristic: Buildings and Structures -

Historic Condition:

Prior to construction of the Peaks of Otter Lodge and Abbott Lake component landscape, several buildings existed in the area including the former Hotel Mons and several associated buildings and structures, a barn, school, church, the Cotrell Cabin, the Rosser/Jones Cabin, and Polly Wood's Ordinary and the Swain Cabin. All of these buildings, with the exception of the barn, the Rosser/Jones Cabin and Polly Wood's Ordinary were removed by 1957; the barn and Rosser/Jones Cabin was removed by 1964, and Polly Wood's Ordinary was moved to its current location in 1964. The Ordinary is interpreted as a structure constructed in 1834. However, at the time of lake construction in 1964, National Park Service personnel debated which of two structures was actually Polly Wood's Ordinary. The Jones Cabin was considered to be the real ordinary by residents of nearby Bedford and architect Charles Grossman similarly believed the Jones cabin was in fact the historic ordinary. Over his objections, another structure was moved, restored, and interpreted as Polly Wood's Ordinary, while the Jones Cabin was demolished.

The Peaks of Otter Lodge grew out of proposals developed as early as 1934-1936, including the 1934 Blue Ridge Parkway master plan and the 1936 master plan update which suggested the area become a major parkway recreation area featuring a 125-room lodge to replace the Hotel Mons, a service station, picnic grounds, campgrounds, and trails for hiking and horseback riding. The Peaks of Otter Lodge, Restaurant and Gift Shop building was designed by Floyd Elmer Johnson of the Charlottesville, Virginia firm of Johnson, Craven, and Gibson in 1959. Constructed from 1962 to 1964 the complex consisted of two buildings sited along the north side of Abbott Lake, which was also constructed in 1964. The buildings were built in the NPS Modern style associated with the Mission 66 initiative. The Restaurant was constructed as a cross-gable structure while the Lodge was designed and built as three interconnected two-story buildings. Both facilities were constructed with stone

veneer and board and batten siding, set into the stepped terrain.

Development of the parkway included the need to convey water under the parkway near the marshy meadow. Although on 1944 plans a “stock pass” is indicated, construction in that same area in 1948 of a substantial stone-faced concrete culvert was completed to convey the parkway over a drainage way emptying into Abbott Lake. The culvert was designed to be large enough to accommodate both the stream flow as well as pedestrian access beneath the road corridor, and is consistent in style with similar structures found elsewhere along the parkway. This style was influenced by Charles Grossman, who worked for the Bureau of Roads and served as the historic architect for the parkway from 1947-1962. Initially, his efforts were focused on developing plans for the numerous bridges the parkway required where he advocated the use of regional stone veneer on a reinforced concrete structure. Details for the culvert in 1964 may indicate the culvert was enhanced in some way from the original 1948 plans.

Abbott Lake, established in 1964, was constructed through the shaping of the wet meadow and grading to form a large dam.

A footbridge was installed in 1966, at the request of then-Superintendent Sam Weems, who wanted to create a more graceful, charming structure than the level plank bridge that formerly crossed the spring from the forested area between the Restaurant and Lodge buildings to Abbott Lake near Stanley Abbott plaza. The design of the bridge was inspired by a trip Weems had taken to Japan (Viemeister 1992, 235). Another footbridge was installed over the unnamed stream entering the southwest corner of Abbott Lake as a part of the lake trail, likely constructed in the 1970s.

A small utility building was constructed in the southwest corner of the component landscape at an unknown date.

The Lodge and Restaurant buildings were modified in 1999-2001, including accessibility improvements, guest room refurbishment, the addition of three new universally accessible rooms, the establishment of new restrooms, relocation the lounge to the main floor, conversion of the old lounge to a meeting room, and construction of a dining room addition.

The Lodge complex has been operated by concessionaires since its inception.

Existing Condition:

The Peaks of Otter Restaurant and Gift Shop contains a 150-seat restaurant and kitchen (expanded in 1999), an 18-seat coffee shop, gift shop, lounge, meeting rooms, lodge offices, and three universally-accessible hotel rooms. The Peaks of Otter Lodge, situated to the south of the Restaurant, contains 63 hotel rooms. Both buildings are wood and concrete block structures clad with board-and-batten wood siding and asphalt shingle gable roofs. Constructed on a small hill, both buildings are two stories in height with the lower level partially built into the ground. The roof decks are comprised of asbestos cement panels.

The Peaks of Otter Restaurant and Gift Shop is composed of a gable-roofed, cross-shaped structure with two shorter flat-roofed wings extending to the north side of the building. The north elevation is defined by a gable-front wood-framed covered entry. Two doors with glass inset are centered on the covered entry, flanked by six floor-to-ceiling windows. On the east elevation, four casement windows are located on the north side and four floor-to-ceiling windows and a doorway are present on the south side. An exterior concrete stair leads to the lower level on this elevation. The south elevation of the building is defined by thirteen sets of floor-to-ceiling windows that extend the length of the second level of the building. Five doors with glass insets, three of which lead to grade level hotel rooms, and eleven wood windows extend along the south elevation on the first level. The west elevation of the Restaurant is defined by wood fencing concealing the service area. Two concrete block chimneys, one near the center of the structure and one at the west end of the building, extend from the peak of the gable roof.

Several maintenance conditions exist on the Restaurant building, including evidence of water damage on the wood siding near the base of the building, several instances where the siding has

become partially detached from the building and organic growth is prevalent on several of the wood-framed windows.

The Peaks of Otter Lodge is composed of three distinct structures connected by grade-level covered breezeways with stairs that lead to each floor. The breezeways are midway between the lower and second levels. The hotel rooms are located on the south side of the building, overlooking Abbott Lake, while exterior corridors with wood railings at the second level and concrete block walls at the lower level extend along the north side of the building. Also on the north side of the building, each guest room is entered through a louvered door that covers a solid wood door. Each room on the lower level has a patio, while rooms at the second level have balconies with metal railings. On the south side of the building, each room has a solid wood door concealed by a wood louvered door leading to the patio or balcony. A large window is present next to each door on the south elevation.

Several maintenance issues exist on the Lodge building including wood siding is detached in several locations, there is evidence of water damage along the base of the structure, concrete spalling is present at the lower level corridor, and there is damage related to insect infestation at the wood railings along the second floor corridor on the north side of the building.

The building interpreted as Polly Wood's Ordinary is a historic log structure, formed of hewn timbers from locally felled trees, approximately 23 feet 9 inches by 19 feet 6 inches in size, situated to the east of Abbott Lake. The building, which sits on a stone foundation, has a wood shingle gable roof with wood lap siding at the gable ends and chinking present between the logs. A stone chimney is present on the east side of the building, while on the south elevation, a wood door and a six-over-six wood double hung window are present. Two stones serve as stairs to the front door. A six-over-six window is centered on the west elevation, with a small wood-framed window above. A single wood door is centered on the north elevation, and two wood framed windows flank the chimney near the top of the structure. Organic growth and signs of insect infestation are present near the base of the structure.

A small utility building is located adjacent to the service road near the southwest corner of this component landscape, just north of State Route 43. This small building has a shallow-sloped gable roof. It is clad with vertical siding above a concrete foundation, and has a single door.

Several structures are located within the Peaks of Otter Lodge and Abbott Lake component landscape, including two wood pedestrian bridges, a concrete dam outflow structure, and a large stone-faced box culvert that allows pedestrians to pass under the parkway.

The two bridges are associated with the lake trail. One crosses an unnamed stream that empties into the west corner of the lake. The plank bridge, which is level and set at grade, is 5 feet wide with 39-inch-high handrails. The 23 foot 7 inch long bridge has a small grey placard attached to one of its support posts, with the number 2 routed into its surface.

The second footbridge is an arched structure that crosses a feeder spring on the east side of the lake near the Stanley Abbott plaza (National Park Service, "Blue Ridge Parkway, Peaks of Otter Recreational Area, Wooden Arch Foot Bridge" Drawing No. PKY-BR-PO-3061. Approved May 14, 1965). The wood bridge is 20 foot 6 inches long, 6 foot 9 inches wide, and has wood handrails bowed to mirror the curve of the bridge deck. It is supported on either end by concrete footers. A small grey placard, with the number 1 routed into its surface, is affixed to one of the support posts.

Set within the southeast corner of the lake is a concrete anti-vortex overflow structure. Within the earthen structure of the dam is a concrete structure with metal handrails that houses the mechanics of the dam and emergency spillway features. It is located on the southwest face of the dam, embedded in the slope. The structure is composed of three retaining walls and a horizontal base that together form an open-sided 19-foot by 24-foot box. Two 9-foot-long wing walls extend parallel to the top of the dam. Each of the walls is 15 inches thick. A concrete lip, approximately 6 inches above the streambed, extends between the wing walls, slowing down the speed of the water as it flows into Little Stony Creek. Gray, powder-coated steel pipe railings are attached to the top of each vertical surface. Rip rap extends up the slope along the wing walls, and along the bed of Little Stony Creek to

disperse the speed of the outflow.

A large stone-faced concrete culvert passes under the Blue Ridge Parkway near the intersection of the parkway and the access road to the Restaurant and Lodge area. The culvert opening measures 12 feet wide by 7 feet 6 inches high and is faced with a mortared stone veneer. The top is a segmental arch (National Park Service, "Blue Ridge Parkway, Pky Sec. 1K – Sta. 1+75, Stone Arch – Peaks of Otter Trail" Drawing No. PKY-BR-PO-3060. Drawn November 25, 1964). Stepped stone wing walls curve out from either side of the culvert opening to retain the slope. The wing walls are supported by concrete footings. A stream emptying into the lake is also conveyed through the culvert. Pedestrians can follow a trail through the culvert between the lake trail and trails located west of the parkway.

The Restaurant, Lodge, Polly Wood's Ordinary and stone-faced concrete box culvert structure all remain from the historic period and retain integrity. Polly Wood's ordinary has been moved and rehabilitated, losing integrity as a 19th century structure, but retaining integrity as an interpretive exhibit during the parkway period of significance. The dam and related structures, a utility building, and footbridges throughout the area have been installed since the period of significance, and do not contribute to the integrity of the historic landscape.

**Landscape Characteristic:
Views and Vistas -**

Historic Condition:

The Peaks of Otter Lodge and Restaurant buildings were sited on the terraced hillside at the base of Flat Top Mountain and the edge of the marshy meadow that became Abbott Lake to feature views of the lake and Sharp Top Mountain. The buildings were designed to provide framed views of the lake and mountain from the landings between the three lodge buildings, from the patios of each unit within the Lodge, and from the more prominent spaces within the restaurant. Views associated with the area around Abbott Lake were mostly directed across the lake, as well as toward Sharp Top, Flat Top, the parkway, and the Little Stony Creek stream valley east of the lake. Linear views occurred along the access road corridor northeast of the Lodge and Restaurant buildings. Episodic views of the lake, buildings, and mountains were made available into the component landscape from the parkway road, through the trees planted on the west side of the lake.

Existing Condition:

Views and vistas established during the period of significance remain essentially the same today, despite the expansion of some woodland areas on the east side of the component landscape, between the Lodge and Polly Wood's Ordinary, and on the south side of Abbott Lake near the southwest corner of the component landscape. Since views from within the component landscape were intended to be up and towards Sharp Top and Flat Top, or across Abbott Lake, this expansion of woodland has not substantially altered the views from the historic period. The Peaks of Otter Lodge and Restaurant buildings continue to provide views of Abbott Lake and Sharp Top Mountain from interior spaces and landings between the buildings. Linear views occur along the access road corridor northeast of the Lodge and Restaurant buildings although somewhat lessened by the expanded woodland on the northeast side of the component landscape. Views from the Blue Ridge Parkway into the component landscape and beyond to the surrounding Peaks, with the Restaurant and Lodge complex and Abbott Lake as foreground, remain as during the historic period. The lake trail, likely constructed after the period of significance, located within the woods is a linear corridor with limited views due to the density of the tree cover. Several vistas have been designed to take advantage of these views from key locations around the lake, including from an observation platform along the boardwalk and from benches placed at several areas along the lake trail. A few of the vistas from the benches along the lake trail are obscured by tall cattails growing along the water's edge.

**Landscape Characteristic:
Small Scale Features -**

Historic Condition:

Several small scale features were installed in the Lodge and Abbott Lake component landscape during the period of significance, including fences and gates, signs, interpretive elements, and utilities.

Rustic wood post-and-rail fencing was installed throughout the component landscape at an unknown time during the historic period. This fence type was identified as early as 1943 by parkway designers as one of ten fence styles to be used along the Blue Ridge Parkway road corridor. Another fence type, the wood worm fence, was installed between the southernmost Lodge building and the lake trail also at an unknown time during the historic period. A more formal painted post-and-rail fence, composed of milled wood posts and boards, was installed along the asphalt path between the Restaurant parking area and the Lodge parking area at an unknown time during the historic period. Utility screen fencing composed of 11-foot-high vertical boards supported by stringers on 4x4 posts was installed in service areas around the Restaurant at an unknown time during the historic period. This type of fencing is used elsewhere along the parkway to screen utility and service areas.

A commemorative plaque associated with parkway designer Stanley Abbott was installed by 1964. A

large wood interpretive sign was installed adjacent to Polly Wood's Ordinary, presumably at the time the building was relocated. This type of sign, called a gunboard as it featured a squirrel gun over the name of a particular place along the Parkway, is unique to the Blue Ridge Parkway, and is located where an interpretive message helps to connect the park visitors to a cultural or natural point of interest. The sign type began to show up along the parkway in 1942.

Stone curbing at all parking areas, with the exception of the two small areas at the south end of the Lodge parking area, was installed as a component of the overall site work done from 1962-1964. Stone curbing was also installed around the triangular island directing traffic flow where the access road meets the parkway during this original period of construction.

An asphalt gutter was installed along the north edge of the access drive and along the south side of the open meadow north of the intersection of the access road and the parkway during the construction period of 1962-1964. A second asphalt gutter, north of the Lodge parking area, is presumed to have been constructed during the original 1962-1964 time period. Piped culverts with stone headwalls exist in several locations throughout the component landscape. The 2012 CLR states that the piped culverts are contributing features dating to the historic period, but does not distinguish among them, or make clear whether some or all of them are contributing. The locations include: a piped culvert with stone headwalls at each end under the access road near its terminus at the parkway; where the asphalt gutter mentioned previously directed storm water beneath the drive; along the lake front, allowing water to pass beneath the lake trail; at the spring that emerges from the forested area between the Restaurant and the Lodge and just beyond the south end of the Lodge; in the parking island east of the Restaurant service drive; at the south end of the parking loop at the Lodge, where the grass service drive crosses the flow from a second asphalt gutter; and in at least four locations around Abbott Lake where streams or other drainageways enter the area.

Existing Condition:

Small-scale features associated with the Peaks of Otter Lodge and Abbott Lake component landscape include site furnishings, fences and gates, signs, interpretive elements, lighting, utilities, and a weather station.

All site furnishings located within the component landscape are associated with the buildings, Stanley Abbott plaza, and the lake trail. The entrance patio at the restaurant features several white-painted wood rocking chairs with woven rush seat and backs, and a green metal cylindrical trash receptacle with a silver dome top. A wood-slat trash receptacle mounted on an in-ground pole is located adjacent to the exterior stairwell on the southeast side of the restaurant. Plastic trash receptacles, vending machines, and wall-mounted pay phones are located on the flagstone breezeways of the lodge building, and two metal mesh chairs are located on each patio or balcony associated with an individual hotel room. Identical chairs are also placed on several concrete patios on the southwest side of the restaurant, facing the lake. Backless benches are located in the Stanley Abbott plaza and along the path near the Lodge. The benches, similar to those located in front of the Visitor Center, are composed of a single wood slab supported by three cast concrete blocks. The benches are generally in good condition, with some organic growth visible on the concrete supports. The supports of one bench, located close to the edge of the lake, have been undercut by erosion and the bench is now positioned at an odd angle. A bench of similar construction is located in the southeast corner of the component landscape, where the lake trail surface changes from gravel to packed-earth at the end of the dam.

Most fences within this component landscape are of a rustic wood post-and-rail design, composed of two unpainted posts (typically locust) driven into the ground parallel to one another, or with three or four boards (originally fashioned from chestnut) laid horizontally between them. The rails are alternately stacked between the paired posts, and wire is wrapped around the upright posts at the top and bottom rails for added stabilization. This type of post-and-rail fence is located along the edge of the open meadow, the entrance to the lake trail near the Restaurant service entrance, along the path leading to the lake trail on the southeast side of the Restaurant, surrounding a culvert headwall adjacent to the wood arch footbridge, and in a longer section that runs along the parkway road on the west side of the component landscape and bends to follow Route 43 to the woodline. A gap in this fence allows park vehicles to access the service road that leads to the utility building south of the

lake. These fences are generally in fair condition. Problems exhibited include a moderate amount of biological growth, rotted wood, and some missing rails.

A wood worm fence exists between the southernmost Lodge building and the lake trail. It is composed of three to five rails alternately stacked and configured in a zigzag pattern that affords stability, with single posts at the inside of each section where a change in direction occurs.

A more formal post-and-rail fence is located along the asphalt path leading between the Restaurant parking area and the Lodge parking area. This fence is composed of square 6x6 wood posts with their tops cut in a taper to shed water, set in poured concrete bases. Three horizontal rails are set between the posts, in notched grooves cut into the posts. The lower two rails are 1x5 boards, and the upper rail is a 3x4 board. From the base of the fence to the top of the upper rail measures 2 feet 9 inches, with the posts extending 3 inches past the top rail, for a total fence height of 3 feet. The fence is painted grey.

Utility screen fencing encloses several service areas at the Peaks of Otter Restaurant to shield them from view along the parkway and other visitor-use areas. The fence is composed of 11-foot-high vertical rough-sawn 8-inch-wide boards, fastened to the front of four horizontal stringers and mounted on 4x4 wood posts. Some sections of the fence are mounted to low concrete block walls, and the lower section of the fence has a top rail. Similarly-constructed paired gates mounted to the support posts with metal hinges are set within the fence. The gates are fastened in the center with a metal bolt mounted in a wood casing. The fence and gates are painted grey to match the buildings and other features within the developed area.

A variety of signs are located within the Peaks of Otter Lodge and Abbott Lake component landscape. Sign types and materials are generally consistent with those found in other areas at the Peaks of Otter developed area and throughout the Blue Ridge Parkway.

A double-sided wood panel sign, located in the triangular island where the access road intersects with the parkway, identifies the Lodge and Restaurant. The sign, measuring 7 feet inches wide, is composed of two round-cornered boards mounted back to back on 2 foot 6 inch high 6x6 wood posts with chamfered tops. Each board is 2 inches thick, giving the sign a total thickness of 10 inches. The boards and support posts are painted grey. The letters are routed into the wood in the standard Blue Ridge Parkway font and painted white. The sign is also routed with the Blue Ridge Parkway emblem, but the emblem is painted Parkway blue rather than white.

Several similar directional and identification signs, typical to the Peaks of Otter developed area and made of both wood and vinyl, are located throughout the component landscape. Smaller signs are mounted on single 6x6 wood posts, while larger signs are mounted on two posts. The signs vary in dimension and height, but are generally relatively low to the ground. They are all painted grey and have routed white letters. These signs do not incorporate the standard Blue Ridge Parkway font. This may be intentional, to distinguish the fact that the Lodge and Restaurant are operated by concessionaires. Several similar signs are located at various points along the lake trail. They are mounted on unpainted wood posts. A sign near Polly Wood's Ordinary features three vinyl signboards affixed to a single post.

Entry onto the parkway from the Lodge parking area is controlled via modern stop signs. These metal signs are attached to steel poles with a weathered finish, and typically painted brown on the back.

Several other types of signs are also present in this component landscape. Regulatory and directional signs, which vary in color and dimension, are mounted on single, grey-painted, 8x8 or 6x6 wood posts with chamfered tops. These signs generally indicate the direction of traffic or what type of parking is allowed in certain areas. The metal regulatory signs include small white signs with black letters mounted on tall posts, which indicate where parking is not allowed; small blue signs with white letters, mounted on 26-inch-high posts, which indicated accessible parking spaces; and signs along the main access road regulating the flow of traffic. In a few instances, the regulatory signs are affixed to the same post as the grey directional and identification signs. A larger sign, located along the main access road and indicating where recreational vehicle and trailer overflow parking is available, is

mounted to paired posts.

Several 5 foot 6 inch regulatory signs stand at the edge of the lake at intervals, each featuring two vinyl signboards affixed to a grey-painted 4x4 wood post. The upper sign, measuring 16 inches square, gives information about fishing regulations on the lake, and the lower sign, measuring 5 inches tall by 16 inches wide, lets visitors know the types of activities which are not allowed on the lake.

Both regulatory and identification signs located immediately adjacent to the Peaks of Otter Restaurant, though generally consistent in style to other signs in the component landscape, have 3-inch-tall pyramidal copper caps affixed to the top of the chamfered wood post.

The Peaks of Otter Lodge and Abbott Lake component landscape contains the only commemorative sign in the Peaks of Otter developed area. A small rectangular bronze plaque is embedded in a boulder within the flagstone patio along the lake path. The plaque, with raised letters, recognizes the contributions of Stanley Abbott, the landscape architect who designed the Blue Ridge Parkway and for whom the lake is named. A circular medallion with the parkway logo is affixed to the plaque. The plaque is in good condition, but the caulk visible along the edges of the plaque is cracked and missing in a few places.

A large wood interpretive sign is located adjacent to Polly Wood's Ordinary. The 6 foot 8 inch tall sign, known as a gunboard sign and unique to the parkway, is composed of two unfinished wood boards mounted to one 6x8 wood post and one 8x8 wood post. The upper board, measuring 1 foot 6 inches high by 5 feet 6 inches wide, identifies the Polly Wood's Ordinary in raised white letters, and includes a routed graphic of rifle with a powder horn. The rifle is painted blue and the powder horn white. The left side of the upper sign is affixed to the front of the 8x8 wood post, which extends 2 inches above the top of the board. The lower board, measuring 3 feet 3 inches high by 5 feet wide, features a paragraph of routed white text about the building, and is held between the two posts. The Polly Wood's Ordinary gunboard is in fair condition, due to biological growth along much of the top board.

A white sign with black lettering, in the style of an upright wayside, is located adjacent to the level plank footbridge along the lake trail. It is held in a black frame, between two tall, square metal posts and painted black. The text of the sign gives information about a project to restore the trail in this area.

Outdoor lighting in this component landscape consists of two types of fixtures: low bollard lights along pedestrian paths, including the asphalt portion of the lake trail near the Lodge and Restaurant buildings, and taller pole-mounted lights located along the edges of parking areas. The bollard lights are 18 inches tall, with a 6-1/2-inch-square wood housing and 1-1/2-inch wood cap. The grey-painted housing has cut-outs on three sides, inset with opaque white lenses. Each fixture is set in the ground on a round concrete base. The spacing between the lights varies. The pole-mounted lights are 7 feet tall, mounted to 4x4 wood posts, which are painted grey. An 8-inch-square by 18-inch-tall wood lantern is mounted 5 inches from the top of each post, with cut-outs on three sides inset with opaque white lenses. The post is mounted on a metal bracket, fastened to a square concrete base.

Drainage culverts with headwalls built of local stone are used to convey storm water beneath the pavement of the main access road and from lawn areas, as well as below roads and paths to the lake from various streams, springs, and runoff collection points. The majority of these features are similar in style to those found in other parts of the developed area and throughout the Blue Ridge Parkway. They are carefully sited to coordinate with the natural slopes and drainage patterns of the landscape. They have mortared or dry-laid stone-faced headwalls and a central concrete or metal pipe. Two carry water under the main access road, near the intersection with the parkway, and measure 5 feet wide by 18 inches high. Another outflow culvert is located between the two large ash trees near the restaurant, receiving storm water runoff from the adjacent parking lot. Several other culverts carry storm water from the upper Lodge parking lot to the lake in the eastern part of the component landscape. A larger culvert carries a feeder stream below Route 43 near the parkway intersection. At least four exist in various locations around Abbott Lake. There is also a concrete culvert on the east

side of the lake, which conveys runoff from the parking lot into the lake.

A wide asphalt gutter carries runoff along the north side of the main access road near the intersection with the parkway. A similar asphalt gutter is located along the edge of the upper lodge parking lot. Standing water is present in portions of this gutter.

A curved metal pipe, painted grey, is located in the woods near the south edge of the dam. The origin and function of this pipe is unknown.

A weather station, which collects and records data about environmental and weather conditions, is located near the level wood footbridge on the west side of the lake. The station is mounted on a metal pole and features a small solar panel and other weather detection equipment. A round metal box, painted grey, is located adjacent to the weather station and houses recording and computer equipment.

Other utility features present in the component landscape include metal grates covering concrete drop-inlets, steel manhole covers, HVAC units, a utility meter in the field between the parkway road and Route 43, other utility boxes, fire hydrants adjacent to the buildings, and underground telephone, water, sewage, and electricity lines.

Many small-scale features in the Lodge and Abbott Lake component landscape retain integrity and contribute to the historic period of significance, including: various wood fences throughout the area, stone culverts and other storm water conveyances, stone curbing around parking areas, a plaque placed in commemoration of Stanley Abbott's work on the parkway, and the gunboard sign at Polly Wood's Ordinary.

Landscape Characteristic: Archeological Sites

Historic Condition:

Prior to construction of Abbott Lake in July 1964, the National Park Service, in conjunction with the Virginia Military Institute, conducted an archeological survey of the proposed lake bed and monitored associated grading and excavation. The excavations were carried out near the present day lakeshore, in a location along the former State Route 43, just west of the complex formed by the Rosser/Jones cabin, Polly Wood's Ordinary, and two log sheds. These efforts indicated evidence of charcoal in a hearth of pit, and yielded artifacts such as weapon points (Lecroys), scrapers, and other lithics that suggest that the area had been at least seasonally-occupied as long ago as 8,000 years. Several boxes of artifacts were placed in storage at a National Park Service facility in Georgia, and the findings of the investigation were published in the December 1968 quarterly Bulletin of the Archeological Society of Virginia (Viemeister, Peaks of Otter, 227-231). Additionally, a variety of structures associated with the Mons community, including a school and church, are known to have once stood in the area. Evidence of these structures may still exist within the component landscape, although it is likely that construction of the Restaurant and Lodge buildings destroyed remaining vestiges of the community.

Existing Condition:

Museum exhibits in the Peaks of Otter Visitor Center display several artifacts excavated during the archeological survey conducted by the National Park Service and Virginia Military Institute at the lake site in July 1964, which suggest at least seasonal occupation of the region beginning 8,000 years ago.

Condition

Assessment Interval (Years): 8

Next Assessment Due Date: 03/24/2022

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 03/24/2014

Condition Assessment Explanatory Narrative:

see picnic cl

All resources are in good condition unless otherwise noted.

Deferred Maintenance (Internal)

Some stone edging exhibits problems associated with mortar joints and lost and broken stone.

The flagstone terrace at Stanley Abbott Plaza has deteriorating mortar, as well as grass growing between the joint of the plaza and the adjacent asphalt path.

There is some damage to the abutments of the arched bridge near Stanley Abbott plaza.

There is some damage to various wood benches and their bases around Abbott Lake.

An old apple tree (*Malus* sp.) is located along the forest edge in the southwest portion of the component landscape. It is in poor condition; one trunk of the multi-trunked tree has collapsed, exposing a large wound in the side of the trunk.

Drop inlets and other storm water management features associated with parking spaces, lots and culverts have some obstructions.

Erosion (External)

Erosion exists in several areas, including: Along the western edge of the Lodge complex and east of the Lodge complex parking area; The berms around Stanley Abbott plaza; At the culvert beneath State Route 43.

Exposure to Elements (External)

In the Lodge area, four asphalt sidewalks branch off of the main walk. Although the sidewalks are in good condition, there are cracks in a few areas.

A multi-surfaced pedestrian trail circumscribes Abbott Lake. The asphalt is in fair condition, although cracked in some areas and has some biological growth.

A concrete walk passes beneath the parkway through a large stone-faced box culvert at the northwest corner of Abbott Lake, and connects to the Johnson Farm Trail. The concrete path through the culvert is in poor condition. It is severely cracked and degraded along the edges, and water collects in areas where the surface of the path has worn away.

Several distress conditions exist on the Restaurant building. There is evidence of water damage on the wood siding near the base of the building. There are also several instances where the siding has become partially detached on this building. Organic growth is prevalent on several of the wood-framed windows.

Several distress conditions exist on the Lodge building. The wood siding is detached in several locations and there is evidence of water damage along the base of the structure. Concrete spalling is present at the lower level corridor. There is damage relating to insect infestation at the wood railings along the second floor corridor on the north side of the building.

Most fences within this component landscape are of a rustic wood post-and-rail design. These fences are generally in fair condition. Problems exhibited include a moderate amount of biological growth, rotted wood, and some missing rails.

The Polly Wood’s Ordinary gunboard is in fair condition, due to biological growth along much of the top board.

Improper Drainage (Internal)

An asphalt gutter is located along the edge of the upper lodge parking lot. Standing water is present in portions of this gutter.

Some storm water structures are no longer providing positive drainage due to changes in grade in the immediate area.

Inappropriate Maintenance (Internal)

The asphalt pavement of the access road and parking areas has become partially covered by successive layers of asphalt, raising the grade and altering the height of the stone curbing.

Light poles and bollards that have been damaged by string trimmers and mowers.

The Peaks of Otter Lodge and Abbott Lake component landscape contains the only commemorative sign in the Peaks of Otter developed area. A small rectangular bronze plaque is embedded in a boulder within the flagstone patio along the lake path. The plaque is in good condition, but the caulk visible along the edges of the plaque is cracked and missing in a few places.

Soil Compaction (Both Internal and External)

Divots and tracks exist in the lawn from maintenance vehicle access.

Social trails have been established in some areas of the component landscape.

Stabilization Measures:

Impacts

Type of Impact:	Deferred Maintenance
Other Impact:	
External or Internal:	Internal
Impact Description:	Some stone edging exhibits problems associated with mortar joints and lost and broken stone.

Stabilization Costs

Treatment

Treatment

Approved Treatment: Rehabilitation
Approved Treatment Document: Cultural Landscape Report
Document Date: 2013-01-18

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

Landscape Approved Treatment Cost Explanatory Description:

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Bibliography and Supplemental Information

Bibliography

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