

## Chapter 6. Treatment Plan and Implementation

### Overview

1 This CLR is the principal treatment document  
 2 for the cultural landscape of Big Spring  
 3 Historic District. This section presents  
 4 treatment recommendations for the repair,  
 5 protection and stewardship of the cultural  
 6 landscape its contributing features. Treatment  
 7 recommendations are intended to guide the  
 8 overall aesthetic and future appearance of the  
 9 cultural landscape, and are founded on review  
 10 of historical documentation, assessment  
 11 of existing condition, and application of  
 12 the Secretary of Interior's standards and  
 13 guidelines as they apply to the treatment  
 14 of historic landscapes.<sup>6.1</sup> At the end of this  
 15 chapter, implementation guidance is provided  
 16 for undertaking these recommendations and  
 17 organizes them into distinct tasks in order to  
 18 identify future projects.

### 20 Treatment Approach

21  
 22 Rehabilitation is the selected treatment  
 23 approach for the cultural landscape.  
 24 Rehabilitation is well-suited for Big Spring  
 25 Historic District as the cultural landscape has  
 26 a long period of significance with contributing  
 27 features from multiple periods. Rehabilitation  
 28 will include new construction and adaptive  
 29 reuse for contemporary and compatible uses.

### 31 Treatment Terminology

32  
 33 In recognition of the Big Spring Historic  
 34 District's listing in the NRHP, all future work  
 35 planned for the cultural landscape will be  
 36 guided by *The Secretary of the Interior's*  
 37 *Standards for the Treatment of Historic*  
 38 *Properties – Historic Landscapes*. The

41 6.1 Birnbaum, Charles A. and Christine Capella Peters. The  
 42 Secretary of the Interior's Standards for the Treatment of  
 43 Historic Properties with Guidelines for the Treatment of  
 44 Cultural Landscapes. Washington, DC: U.S. Department of  
 the Interior, National Park Service, 1996.

1 following terminology is used in this CLR to  
 2 describe recommended actions.<sup>6.2</sup>  
 3  
 4 *Consider* is to routinely evaluate if a treatment  
 5 action can be undertaken. Budget restraints  
 6 and long-term maintenance may result in  
 7 delayed treatment action. As circumstances  
 8 change, the treatment action should be re-  
 9 evaluated and eventually completed.

10  
 11 *Design intent* refers to the creative objectives  
 12 that were applied to the development of a  
 13 historic property.

14  
 15 *Introduce* is the addition of a new, non-  
 16 historic feature that is compatible with the  
 17 cultural landscape. This may also include the  
 18 replacement of a missing historic feature.

19  
 20 *In-kind* refers to the replacement of feature  
 21 that is extensively deteriorated or missing  
 22 parts of features using materials that match  
 23 the historic detail, configuration, and  
 24 appearance as closely as possible.

25  
 26 *Maintain* refers to measures that sustain the  
 27 form, integrity and materials of contributing  
 28 features, either on a regular basis or as a non-  
 29 recurring event.

30  
 31 *Preserve* refers to those measures necessary  
 32 to sustain the existing form, integrity, and  
 33 materials of contributing features. It includes  
 34 initial stabilization work, where necessary,  
 35 as well as ongoing preservation maintenance  
 36 and repair of historic materials and features.

37  
 38 *Protect* refers to actions to safeguard a  
 39 historic feature by defending or guarding it  
 40 against further deterioration or loss. Such

41  
 42 6.2 Adapted from The Secretary of Interior the Interior  
 43 Standards for the Treatment of Historic Properties as  
 44 amended and annotated, 1995 and <http://www.nps.gov/dscw/definitions.htm>.

## Study Area Treatment Recommendations

1 action is generally of temporary nature and  
2 anticipates future preservation treatment.  
3  
4 *Reconstruct* refers to the act or process of  
5 depicting, by means of new work, the form,  
6 features, and detailing of a non-surviving  
7 historic structure or any part thereof, for the  
8 purpose of replicating its appearance at a  
9 specific time in its original location.  
10  
11 *Rehabilitate* refers to the act or process of  
12 allowing a compatible use through repair,  
13 alteration, or additions as long as those  
14 features that convey the historical, cultural, or  
15 architectural values are preserved.  
16  
17 *Repair* refers to those measures that are  
18 necessary to correct deteriorated, damaged,  
19 or faulty materials of features. These  
20 measures are more extensive than regular  
21 maintenance and undertake work necessary  
22 to bring a contributing feature or area to good  
23 condition.  
24  
25 *Restore* refers to those measures necessary  
26 to accurately depict the form, features, and  
27 character of a property as it appeared during  
28 a particular period of time by means of the  
29 removal of features from other periods in  
30 history and reconstruction of missing features  
31 from the restoration period.  
32  
33 *Retain* are those actions that are necessary  
34 to allow a feature (contributing or non-  
35 contributing) to remain in place in its current  
36 configuration and condition.  
37  
38 *Stabilize* refers to those measures that require  
39 more work than standard maintenance  
40 practices, and that are necessary to prevent  
41 the further deterioration, failure, or loss of  
42 contributing features.  
43

1 The treatment recommendations for the Big  
2 Spring Historic District guide the preservation  
3 and rehabilitation of the cultural landscape.  
4 These recommendations offer guidance  
5 for the park holistically, with measures for  
6 preserving extant features and qualities,  
7 and methods for rehabilitating contributing  
8 features associated with the study area as a  
9 whole.  
10  
11 The overall vision for the cultural landscape  
12 is to enhance visitor experience and  
13 understanding of the work completed by  
14 the CCC and WPA. The history of landscape  
15 development will be revealed to visitors, who  
16 will experience an overnight stay in a CCC-  
17 built cabin, follow historic trails, dine in the  
18 rehabilitated Dining Lodge (HS-422), and  
19 explore the natural wonders of Big Spring  
20 and the Current River. The Wilderness Area  
21 will be a primitive backcountry experience  
22 and cultural resources will be rehabilitated as  
23 possible.  
24  
25 The treatment recommendations identify  
26 locations where the cultural landscape needs  
27 rehabilitation in order to reveal historic  
28 features, retain character, and maintain its  
29 integrity. Where features are damaged or non-  
30 contributing features diminish the historic  
31 setting, they will be replaced with materials  
32 and design that reflects the historic character  
33 of the district. Vegetation patterns will be  
34 repaired to match the historic condition, with  
35 areas of open fields in contrast to shaded  
36 woodlands. Clearings around buildings will  
37 allow views to adjacent natural features  
38 (the river, hills and streams) and provide  
39 opportunities for naturalistic yet deliberate  
40 plantings that utilize native species.  
41  
42  
43  
44

1 Natural Systems and Features

- 2 1. Preserve and protect the Current River,  
3 Big Spring, Big Spring branch, Chubb  
4 Creek, and other natural drainages as  
5 contributing features to the cultural  
6 landscape.  
7  
8 2. Preserve and protect natural rock  
9 outcroppings where they occur.  
10  
11 3. Continue to provide river access and  
12 egress where these functions occur.  
13 Do not expand these uses into new  
14 areas, instead focus river use to specific  
15 locations in order to maintain a healthy  
16 riparian edge.

17 Wilderness Area and Cultural Resources

- 18 1. Preserve and maintain all cultural  
19 resources that contribute to the cultural  
20 landscape located within the proposed  
21 Wilderness Area.  
22  
23     ° Do not remove existing cultural  
24 resources that are contributing  
25 features including roads, trails,  
26 structures, and other features.  
27  
28     ° Minimizing the development of  
29 new features in these locations is  
30 appropriate.  
31  
32     ° Potential impacts to the Wilderness  
33 Area will require additional  
34 evaluation for compliance, which  
35 would include proposed work at  
36 the CCC camp, Chilton Creek Barn,  
37 and trail work (see Circulation  
38 recommendations).  
39

40 Spatial/Topography/Views

- 41 1. Preserve contributing spatial  
42 organization, topography, and views.  
43

- 1 2. Preserve the scale and form of the cultural  
2 landscape as a contributing feature, with  
3 the naturalistic landscape design, use of  
4 native materials, and Rustic architecture.  
5  
6 3. Preserve the established pattern of open  
7 versus enclosed spaces.  
8  
9 4. Repair contributing views by thinning  
10 vegetation to Big Spring branch, Big  
11 Spring, and the river.  
12  
13 5. Site utilities outside of major views and  
14 place utilities to have a minimal impact  
15 upon the landscape.

16 Archeological Sites

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Sensitive Information hidden for Public  
Review Draft

### **Defining Principles of CCC/WPA Rustic and Naturalistic Design at Big Spring**

The history of Naturalistic Design has its roots in the landscape gardening traditions of England as further developed by landscape designers in America such as the Olmsted brothers. These styles fused idealistic visions of quaint villages that were nestled into their environment, creating views to natural features, and emphasizing hand-craftsmanship. Naturalistic designs often showcase work that was labor intensive and honored the experience of the craftsman. Marks of the craftsman using hand-tools are visible in worked stone and timbers. It is characterized by these defining principles:

#### **1. Hand craftsmanship**

- Hand-peeled/hand-hewn logs
- Irregular sized, chiseled stone
- Avoidance of rigid, straight lines

#### **2. Use of native materials**

- Native stone
- Oak timbers
- Locally-sourced crushed rock

#### **3. Native plants arranged in informal groupings**

- Unsymmetrical, not obviously balanced
- Seamless edges, plantings are not marked by visible boundaries between man-made and wild.

#### **4. Form follows topography and is human-scaled**

- Trails, retaining walls follow topography
- Built features are small scale

#### **5. Minimal ornamentation**

- If used, reflects local Ozark culture

#### **6. Framed views to natural and built features**

- 
- 1 Circulation
- 2 1. Preserve contributing roads. Do not
- 3 widen existing roads or modify road
- 4 alignments.
- 5
- 6 2. Preserve contributing trails. Do not alter
- 7 the alignment of historic trails or widen.
- 8 Maintain trails throughout the study area
- 9 as pedestrian routes only. Do not allow
- 10 horseback riding or mountain biking
- 11 on historic trails within the Big Spring
- 12 Historic District.
- 13
- 14 3. Maintain trails with natural surfacing and
- 15 natural, native materials for water breaks
- 16 and steps.
- 17
- 18     ° Care for trails by maintaining a clear
- 19 width, at 36" minimum along trails.
- 20 Protect from erosion as necessary.
- 21
- 22     ° Replace dimensional lumber used on
- 23 historic trails with a style that more
- 24 closely resembles that which would
- 25 have been used historically, such as
- 26 round, unpeeled lumber, or stone.
- 27
- 28     ° Repair paths adjacent to footbridges
- 29 to mitigate tripping hazards.
- 30
- 31 4. Allow bicycles on vehicular routes only
- 32 throughout the Big Spring Historic
- 33 District.
- 34
- 35 5. Maintain the width of the historic CCC
- 36 road along the Fire Tower Trail, but
- 37 close the route to vehicular traffic. Allow
- 38 pedestrian use.
- 39
- 40 6. Preserve Rocky Ridge Trail as a
- 41 contributing feature. Repair stone steps
- 42 at the base of the trail. Consider adding
- 43 an overlook at the trail summit to provide
- 44 a view to Big Spring branch and the
- 45 surrounding hills.
- 46
- 47
- 1 7. Close Ebb and Flow Road (Spring Loop),
- 2 and allow the route to be reclaimed as
- 3 part of the proposed Wilderness Area.
- 4
- 5 8. Within the Wilderness Area monitor
- 6 contributing trails and trail features
- 7 (culverts, retaining walls) for damage
- 8 and decay. The intent for trails in the
- 9 Wilderness Area is to provide a primitive
- 10 Wilderness experience, and trail work
- 11 within the Wilderness should be as
- 12 minimal as possible. As resources become
- 13 available, Wilderness trails should
- 14 be restored, prioritized in the order
- 15 presented below.
- 16
- 17     ° Repair Long Bay Loop Trail.
- 18
- 19     – Repair trail where it is eroded in the
- 20 lower elevations. Resurface the route
- 21 to match material of trails elsewhere
- 22 in the historic district.
- 23
- 24     – Clarify the north trailhead by
- 25 providing a safe pull-out and small
- 26 parking area off of Highway Z.
- 27
- 28     – Provide visitor parking at Partney
- 29 House to access the south end of
- 30 Long Bay Loop Trail.
- 31
- 32     – Repair water bars, and replace
- 33 damaged trail signs.
- 34
- 35     ° Repair Chilton Trail and Kinnard
- 36 Loop. Rehabilitate these trails to
- 37 connect with Fire Tower Trail.
- 38
- 39     – Clear trails by clearing vegetation
- 40 from the routes to reveal the historic
- 41 trail width and road corridor
- 42 (approximately 15 to 20 feet wide).
- 43
- 44     – Repair stone creek crossings (at least
- 45 three) and stone culverts along the
- 46 trails. New crossings are required in
- 47

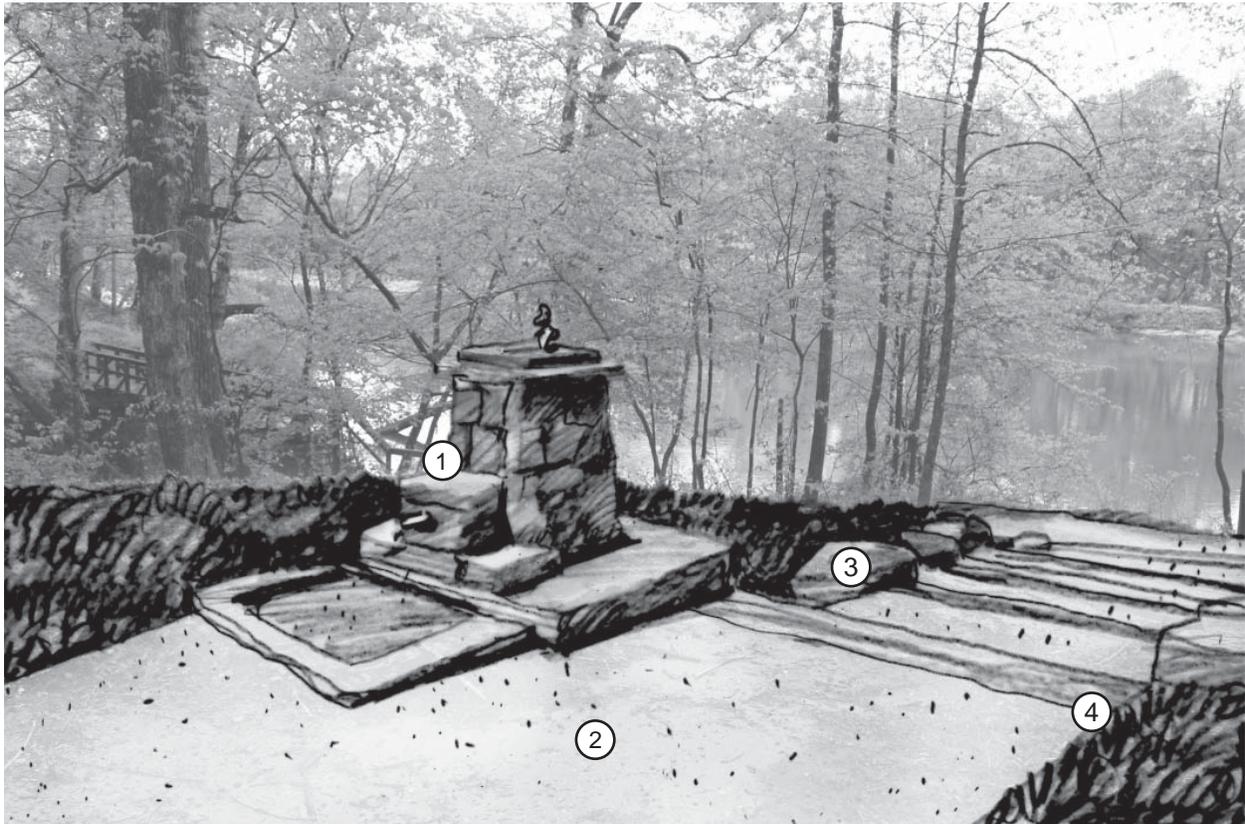


Treatment Notes

- ① Rehabilitate footbridges to blend with the historic character
- ② Repair paths adjacent bridges to mitigate tripping hazards

Figure 6-1. Rehabilitate footbridges to more closely resemble the historic aesthetic by replacing dimensional lumber with irregular, hand-peeled timbers.

- |   |   |
|---|---|
| <p>1 several locations where the creek has<br/>                 2 shifted position and/or the historic<br/>                 3 crossing has been completely washed<br/>                 4 out.<br/>                 5<br/>                 6 – Resurface the trails to match the<br/>                 7 native stone material of trails<br/>                 8 elsewhere in the historic district.<br/>                 9<br/>                 10 ◦ Repair Chilton Loop as a contributing<br/>                 11 part of the circulation system. This<br/>                 12 route provides an opportunity<br/>                 13 for visitors to experience upland<br/>                 14 vegetation and views.<br/>                 15<br/>                 16 – Clear grasses and vegetation from<br/>                 17 trail including fallen timber.<br/>                 18<br/>                 19 – Re-align lower portions of the trail in<br/>                 20 the hollows, where the trail has been<br/>                 21 washed away.<br/>                 22<br/>                 23 – Resurface the trail to match the<br/>                 24 native stone material of trails<br/>                 25 elsewhere in the historic district.<br/>                 26<br/>                 27 – Repair contributing features of this<br/>                 28 trail including stone retaining walls,<br/>                 29 stone culverts, drainage ditches, and<br/>                 30 overlook.<br/>                 31<br/>                 32 – Clear vegetation at the overlook to<br/>                 33 repair the view to the surrounding<br/>                 34 hills.<br/>                 35<br/>                 36 ◦ Repair Tatum Trail and associated<br/>                 37 features (stone culverts and stone<br/>                 38 retaining walls).<br/>                 39<br/>                 40 – This route creates a loop but enters<br/>                 41 private land. The southern end of the<br/>                 42 route would need to be realigned to<br/>                 43 be entirely on NPS land.<br/>                 44<br/>                 45<br/>                 46</p> | <p>1 – Clear vegetation, including trees and<br/>                 2 fallen timber.<br/>                 3<br/>                 4 – Restore the lower elevations of the<br/>                 5 trail where they have been eroded<br/>                 6 and washed away.<br/>                 7<br/>                 8 – Resurface the trail to match the<br/>                 9 native stone material of trails<br/>                 10 elsewhere in the historic district.<br/>                 11<br/>                 12 ◦ Consider restoring McSpadden Trail<br/>                 13 and Water Hollow Trail. Further<br/>                 14 research is needed to verify the<br/>                 15 original route of these trails.<br/>                 16<br/>                 17 <u>Buildings and Structures</u><br/>                 18 1. Preserve and protect contributing<br/>                 19 buildings and structures.<br/>                 20<br/>                 21 2. Allow specific additions or alterations<br/>                 22 to buildings and structures that are<br/>                 23 compatible with the historic character of<br/>                 24 the landscape and meet contemporary<br/>                 25 needs.<br/>                 26<br/>                 27 3. Preserve Peavine Pavilion (HS-428) and<br/>                 28 its park-like setting with mown lawn and<br/>                 29 shade trees.<br/>                 30<br/>                 31 ◦ Provide universally accessible access<br/>                 32 to the structure by modifying the walk<br/>                 33 from the parking area to the pavilion,<br/>                 34 meeting width, surface, and slope<br/>                 35 requirements.<br/>                 36<br/>                 37 ◦ Maintain existing Peavine Latrine<br/>                 38 adjacent the Peavine Pavilion;<br/>                 39 consider modifying the appearance of<br/>                 40 the latrine to be compatible with the<br/>                 41 historic setting.<br/>                 42<br/>                 43 4. Preserve the Fire Tower/Lookout Tower<br/>                 44 (HS-1404), and allow NPS staff and<br/>                 45 guided visitor access only.<br/>                 46</p> |
|---|---|



#### Treatment Notes

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- ① Repair Fountains (HS-712) to working order and repair adjacent step and access from trail
- ② Repair trail with locally sourced material that matches native bedrock
- ③ Repair trail edge by clarifying edge, consider boulders where used historically
- ④ Repair steps by removing dimensional lumber and replace with stone or rounded timbers

Figure 6-2. Repair contributing Fountains (HS-712) throughout the study area. Trails should be maintained with natural surfacing and native, hand-crafted materials used for water breaks and steps.

- 1 5. Maintain existing footbridges throughout  
2 the study area.  
3  
4     ° Rehabilitate the footbridges to reflect  
5 the historic character of the district.  
6 Replace dimensional lumber with  
7 hand-peeled timbers that reflect  
8 the historic aesthetic of hand-  
9 craftsmanship and style that reflects a  
10 Rustic appearance.  
11
- 12 6. Preserve the Chilton Creek Barn (HS-467)  
13 as a contributing structure.  
14  
15     ° Repair the barn as needed, and  
16 maintain the open setting around the  
17 structure.  
18  
19     ° Allow visitor access from the adjacent  
20 Chilton Trail.  
21
- 22 7. Preserve the May/Winters Quarters  
23 (HS-444), May/Winters Quarters Garage  
24 Foundation (HS-444A), and contributing  
25 features.  
26  
27     ° Repair the setting of the residence by  
28 reestablishing foundation plantings,  
29 maintaining the lawn and trees  
30 around the home, and resetting the  
31 fence enclosing the domestic yard.  
32

### 33 Small Scale Features

- 34 1. Repair contributing water Fountains (HS-  
35 712) throughout the study area, replacing  
36 materials as necessary.  
37  
38     ° Repair water connections and restore  
39 the Fountains to working condition.  
40
- 41 2. Allow new, contemporary signs, however  
42 minimize the use of signs in the cultural  
43 landscape as this may detract from the  
44 historic setting.  
45  
46

- 1     ° For new signs, utilize a style and  
2 material that does not mimic the  
3 historic CCC/WPA aesthetic, but  
4 rather is contemporary in nature.  
5
- 6     ° Provide a new sign at the intersection  
7 of Peavine Road/State Highway 103  
8 and State Highway Z, to clearly guide  
9 visitors to either the Dining Lodge  
10 (HS-422) and Cabins, or to Big Spring.  
11
- 12     ° Minimize the use of interpretive  
13 waysides and provide this information  
14 within the museum or other methods  
15 (digital, brochures, etc).  
16

### 17 Vegetation

- 18 1. Maintain areas around buildings  
19 and structures with a more park-like  
20 appearance than currently. Remove  
21 downed timber and forest debris, re-  
22 establish native shrubs and groundcovers  
23 to create a more cared-for/maintained  
24 appearance. Preserve other areas that are  
25 away from the building clusters as natural  
26 forested areas.  
27
- 28 2. Manage future Wilderness areas as  
29 Wilderness, until status is officially  
30 declared.  
31
- 32 3. No spraying of exotic species should  
33 occur. Allow controlled burns where  
34 possible (excluding potential Wilderness  
35 Zones) per OZAR Prescribed Fire Plan.<sup>6.3</sup>  
36

### 37 Recommendations for Further Research

- 38 1. An update to the CLI is needed, in order  
39 to include all resources that were planned  
40 and implemented by the CCC/WPA. This  
41 includes trail resources south of the  
42 current CLI boundary.  
43

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44 <sup>6.3</sup> Ozark National Scenic Riverways, Prescribed Fire Plan,  
45 Big Spring Cabins. National Park Service, U.S. Department  
46 of the Interior, 2013.

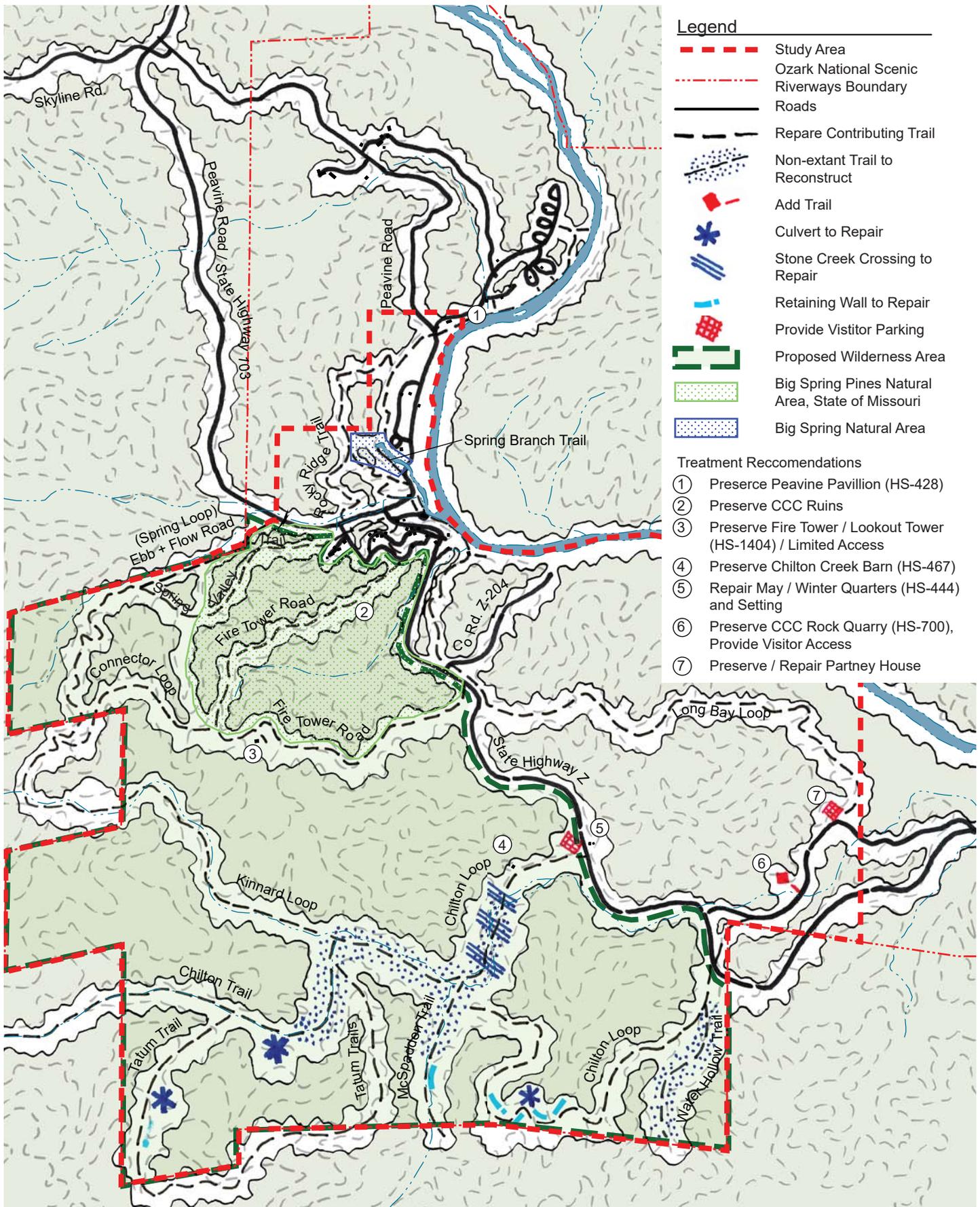


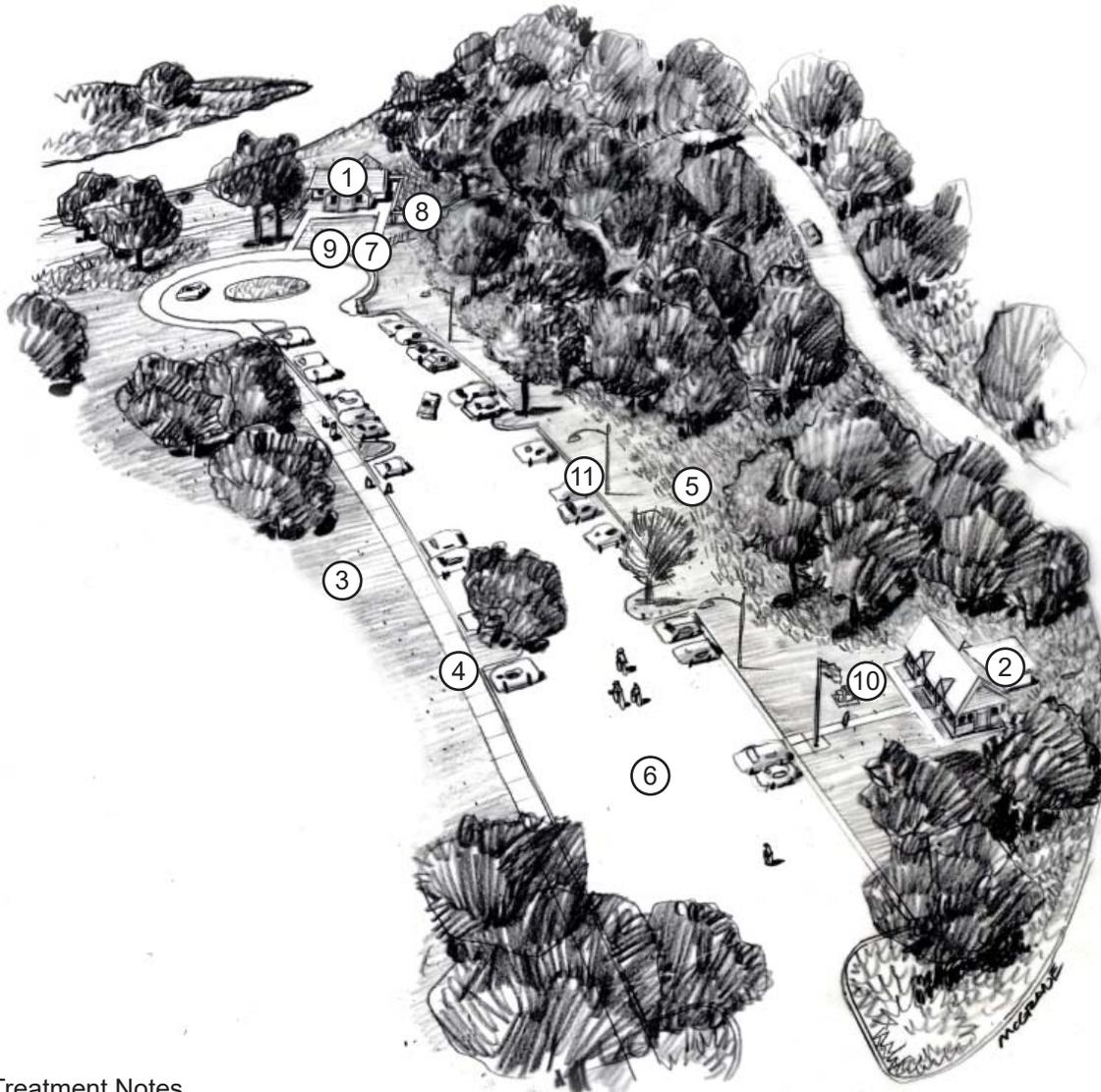
Figure 6-3. Treatment recommendations for the study area identify opportunities to repair the setting and overall character of the CCC/WPA designed landscape. Recommendations include preserving contributing buildings and structures, and rehabilitating historic spatial qualities by managing vegetation, repairing small scale features and trails. (Mundus Bishop 2015).



- 1 2. Update the Dining Lodge HSR in order  
2 identify contributing features of the  
3 building and acceptable modifications.  
4
- 5 3. Historic Structure Reports (or similar) are  
6 needed for the Entrance Building (HS-  
7 432), Maintenance buildings, Museum  
8 (HS-420), cabins, and Latrine (HS-  
9 423). These buildings warrant further  
10 investigation regarding contributing  
11 features.  
12
- 13 4. A Furnishing Study should be included  
14 as part of building rehabilitation work, in  
15 order to inform appropriate interiors that  
16 respect the historic design.  
17
- 18 5. Archeological resources need further  
19 documentation, in order to record the  
20 extent of archeological scatter and  
21 resources. This may include archeological  
22 surveys and testing.  
23
- 24     ° An archeological inventory for historic  
25 resources (CCC/WPA-era) is needed.  
26

#### 27 Accessibility

- 28 1. Provide universal accessibility to key  
29 locations throughout the study area,  
30 particularly buildings that provide  
31 essential visitor functions. Due to  
32 topography, access is not possible for all  
33 buildings and structures. The intent is to  
34 provide routes to key feature and provide  
35 similar experiences for everyone. (Refer  
36 to specific areas for further guidance.)  
37
- 38 2. Establish accessible routes along historic  
39 patterns, where possible.  
40
- 41 3. Accessible routes will need to be  
42 accommodated by modifications to  
43 buildings, including modifying door  
44 widths and thresholds, as necessary.  
45
- 46 4. Routes must ensure appropriate slope,  
width, and surfacing to meet code  
requirements.



#### Treatment Notes

- ① Rehabilitate Dining Lodge (HS-422) and Open for Visitor Use / Concessions
- ② Rehabilitate Museum (HS-420) and Open for Visitor Use – Flexible Use Space (Museum or Concessions)
- ③ Maintain Open Play Field
- ④ Provide Accessible Pedestrian Route at North Edge of Main Parking Area (HS-714) to Connect Dining Hall (HS-422) and Museum (HS-420)
- ⑤ Reestablish Historic Character Plantings and Open Setting with Park-Like Character
- ⑥ Repair Main Parking Area (HS-714), Reveal Concrete Curb, Remove Non-Contributing Features (Waysides)
- ⑦ Establish Accessible Route and Entrance along Historic Patterns at Dining Lodge (HS-422)
- ⑧ Repair Dining Lodge Retaining Wall and Fountain (HS-422A) to Full Extent
- ⑨ Reestablish Historic Character of Plantings (ornamental Vegetation)
- ⑩ Repair Fountain #2 (HS-712)
- ⑪ Lighting Compatible with Setting and Dark Sky Requirements

Figure 6-4. The vision for the core development area is to create a series of experiences that greet, welcome, and accommodate visitors.

1 **Core Development Area**

2  
3 Treatment recommendations for the core  
4 development area reestablish the historic  
5 setting of the Entrance Building (HS-432),  
6 Dining Lodge (HS-422), Museum (HS-420),  
7 cabins, Chubb Hollow, and Maintenance  
8 Area. The recommendations are grouped  
9 by area and offer guidance for preserving  
10 contributing features and qualities, and  
11 methods for rehabilitating the historic  
12 character of the landscape.

13  
14 The vision for the core development area is  
15 to create a series of experiences that greet,  
16 welcome, and accommodate visitors. The  
17 entrance corridor will be rehabilitated to  
18 create a sense of arrival. Spatial qualities  
19 created by vegetation will be rehabilitated,  
20 and views and small scale features will be  
21 repaired.

22  
23 At the Dining Lodge (HS-422) and Museum  
24 (HS-420), the buildings will be opened to  
25 the public, the existing Main Parking Area  
26 (HS-714) will be repaired to fully reveal  
27 the historic concrete curb, shade will be  
28 provided along the edge of the parking area  
29 and integrated with new lighting. The open  
30 playfield to the north and the forested edge to  
31 the south will remain and will be maintained  
32 as a clean, park-like space, with views  
33 between the buildings and river.

34  
35 Accessible paths will accommodate visitors  
36 into the Dining Lodge (HS-422), Museum  
37 (HS-420), and cabins. The cabin setting will  
38 be enhanced by repairing retaining walls,  
39 steps, and adjacent vegetation to reflect the  
40 naturalistic setting envisioned by the CCC and  
41 WPA.

42  
43 Entrance Building (HS-432)

44 1. Preserve the gateway and entrance  
45 experience created by the stone walls,  
46 Entrance Building, and trees that frame  
47 the view into the park.

1 2. Rehabilitate the setting of the entrance,  
2 creating a welcoming area by adding  
3 visitor contact and wayfinding within the  
4 Entrance Building.

5  
6 ° The building could be open  
7 temporarily, staffed with a seasonal  
8 employee and/or open for special  
9 events. The interior of the building  
10 could be opened for visitors with park  
11 orientation, maps, and wayfinding.

12  
13 ° If there is a need, the Entrance  
14 Building could become a Ranger's  
15 Office.

16  
17 3. Provide a gravel or soft-paved pull-out at  
18 the south edge of the road for visitors to  
19 stop for information, etc.

20  
21 4. Preserve the drainage ditches and  
22 culvert, and maintain these ditches to  
23 provide drainage away from the road and  
24 Entrance Building.

25  
26 ° Regrade the swales to ensure drainage  
27 flows through the Entrance Portal  
28 Wall (HS-432A) and does not back up  
29 against the wall(s).

30  
31 ° Maintain drainage swales free of  
32 woody vegetation.

33  
34 5. Restore missing features including the  
35 wooden fence that once occurred adjacent  
36 the building.

37  
38 6. Repair the gate at the north end of the  
39 northern Entrance Portal Wall, and the  
40 secondary path that once lead through the  
41 gate.

42  
43 7. Rehabilitate the vegetation at the  
44 entrance to enhance the feeling of arrival.

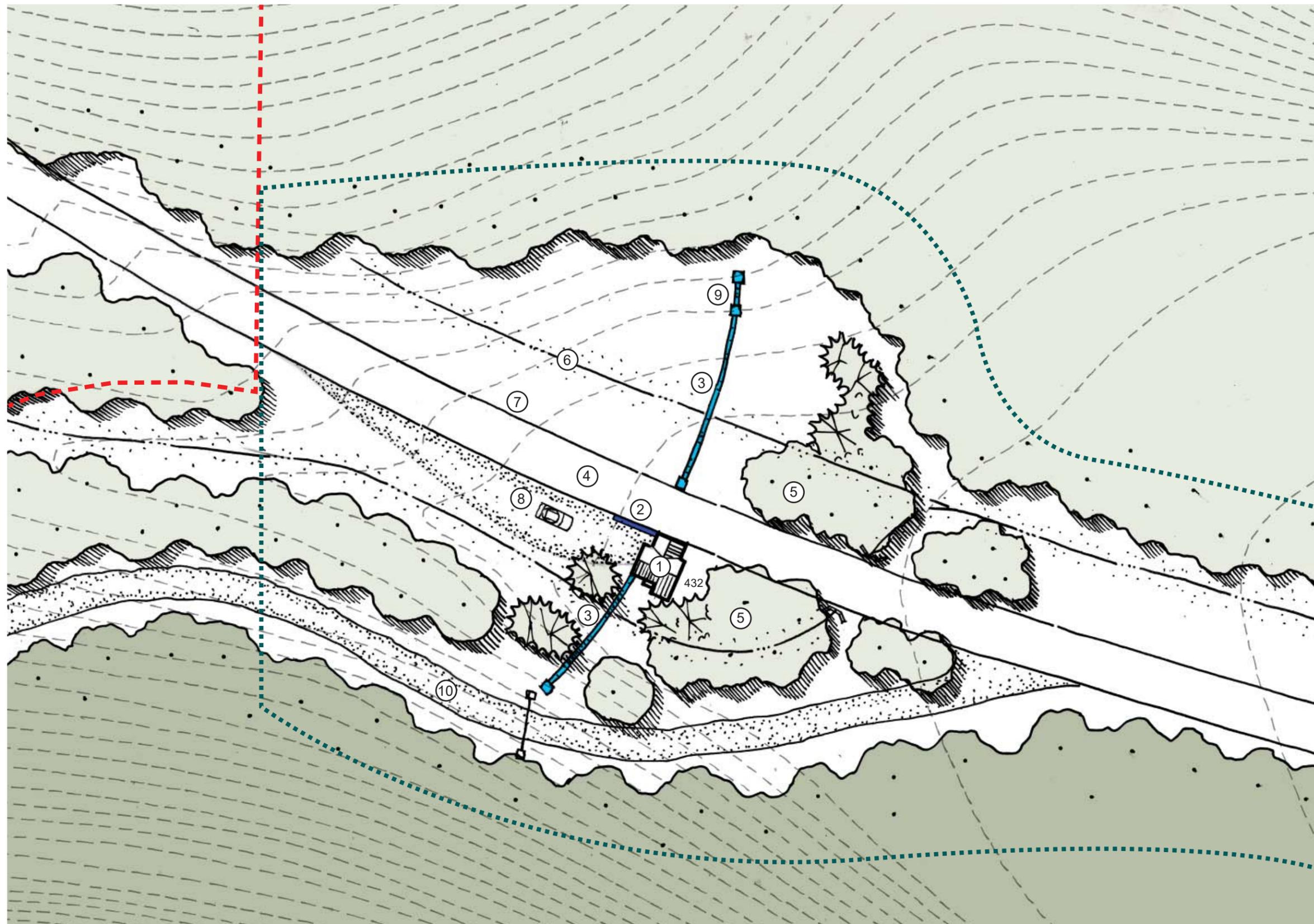
45  
46 ° Remove vegetation that encroaches  
47 into the view towards the entrance.



Treatment Notes

- ① Repair Entrance Building (HS-432)
- ② Replace missing wood fence
- ③ Repair Entrance Portal Walls (HS-432A)
- ④ Maintain open view to entrance
- ⑤ Repair deciduous tree backdrop
- ⑥ Repair drainage swales, maintain free of woody vegetation
- ⑦ Repair lawn to edge of road
- ⑧ Provide visitor soft surface pull-out

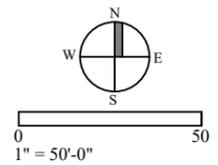
Figure 6-5. Rehabilitate the gateway and entrance experience created by the stone walls and Entrance Building by opening the building to visitors and repairing the woodland setting around the structure.



- Legend**
- - - - Study Area
  - Feature to Repair
  - Missing Feature to Replace
  - · - · - Swale to Repair
  - Big Spring Pines Natural Area
  - · - · - Extent of 'Maintained' Area

- Treatment Notes**
- ① Repair Entrance Building (HS-432)
  - ② Replace missing wood fence
  - ③ Repair Entrance Portal Walls (HS-432A)
  - ④ Maintain open view to entrance
  - ⑤ Repair deciduous tree backdrop
  - ⑥ Repair drainage swales, maintain free of woody vegetation
  - ⑦ Repair lawn to edge of road
  - ⑧ Provide visitor soft surface pull-out
  - ⑨ Repair gate and secondary path
  - ⑩ Maintain as secured road

**Buildings and Structures**  
 432 Entrance Building

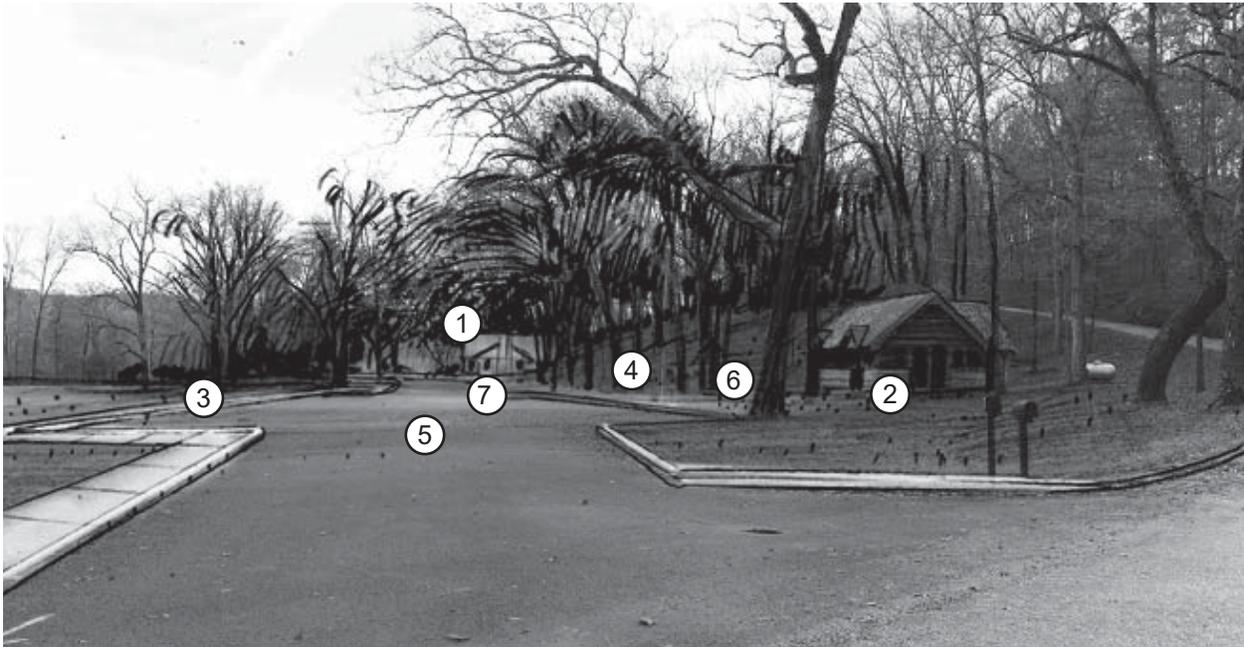


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TITLE OF PROJECT  
**CULTURAL LANDSCAPE REPORT  
 AND ENVIRONMENTAL ASSESSMENT**  
 TITLE OF DRAWING  
**TREATMENT - ENTRANCE**  
 NAME OF PARK  
**BIG SPRING HISTORIC DISTRICT**  
 REGION COUNTY STATE  
 MIDWEST CARTER MISSOURI

Illustration 6-1.

- |   |  |
|---|--|
| <p>1        ° Maintain a backdrop for the walls and<br/> 2        building by planting trees along the<br/> 3        road east of the Entrance Building.<br/> 4<br/> 5        ° Repair the grass at the edge of the<br/> 6        road, extending to the full road edge.<br/> 7<br/> 8 <u>Dining Lodge (HS-422)</u><br/> 9 1. Preserve the Dining Lodge as a<br/> 10 contributing feature of the cultural<br/> 11 landscape.<br/> 12<br/> 13        ° An update is needed to the existing<br/> 14 Historic Structure Report (HSR) for<br/> 15 the Dining Lodge. An update would<br/> 16 provide accurate information on the<br/> 17 existing condition of the building and<br/> 18 make recommendations for repair of<br/> 19 contributing features and acceptable<br/> 20 level of adaptive reuse.<br/> 21<br/> 22        ° Surface drainage has caused flooding<br/> 23 of the building in the past, and future<br/> 24 work is needed to correct drainage<br/> 25 issues. In tandem with this work,<br/> 26 the landscape setting will need to be<br/> 27 repaired following recommendations<br/> 28 in this section.<br/> 29<br/> 30 2. Rehabilitate the setting of the Dining<br/> 31 Lodge by repairing the character of<br/> 32 vegetation, walks, and removing non-<br/> 33 contributing features.<br/> 34<br/> 35 3. Preserve the Main Parking Area (HS-714)<br/> 36 between the Museum and Dining Lodge,<br/> 37 maintaining the existing width and length<br/> 38 of the area.<br/> 39<br/> 40        ° Reset stone curbing where it has<br/> 41 become damaged. Remove trees that<br/> 42 are uprooting the curb and pavement<br/> 43 of the Main Parking Area.<br/> 44<br/> 45        ° Add an accessible pedestrian route<br/> 46 at the north edge of the Main Parking</p> | <p>1        Area to connect the Museum and<br/> 2 Dining Lodge.<br/> 3<br/> 4        –Consider maintaining this route<br/> 5 as a soft-surface route, to provide<br/> 6 continued access to utilities.<br/> 7<br/> 8        ° Remove the non-contributing<br/> 9 interpretive signs at the west end<br/> 10 of the Main Parking Area, and re-<br/> 11 vegetate this area with grass and trees<br/> 12 to blend with the remainder of the<br/> 13 playfield.<br/> 14<br/> 15 4. Maintain the existing double walk to the<br/> 16 Dining Lodge. Resurface these walks<br/> 17 to match in width, material, and edge<br/> 18 condition.<br/> 19<br/> 20 5. Create a universally accessible entrance<br/> 21 to the Dining Lodge at the historic south<br/> 22 entrance.<br/> 23<br/> 24        ° Re-surface the route from the Main<br/> 25 Parking Area to the Dining Lodge to<br/> 26 meet accessibility requirements. This<br/> 27 route and the path to the north should<br/> 28 match in design and materials.<br/> 29<br/> 30 6. Repair steps and trail from Dining Lodge<br/> 31 to cabins, by removing non-contributing<br/> 32 concrete ramp and replacing with<br/> 33 compatible materials.<br/> 34<br/> 35 7. Provide a pedestrian route from the base<br/> 36 of the stairs below the Dining Lodge to the<br/> 37 Boat Dock.<br/> 38<br/> 39 8. Stabilize the Dining Lodge Retaining Wall<br/> 40 and Fountain (HS-422A). Replace the<br/> 41 concrete portion of the wall with stone, to<br/> 42 match the historic.<br/> 43<br/> 44        ° Restore the Dining Lodge Fountain to<br/> 45 working condition.<br/> 46</p> |
|---|--|

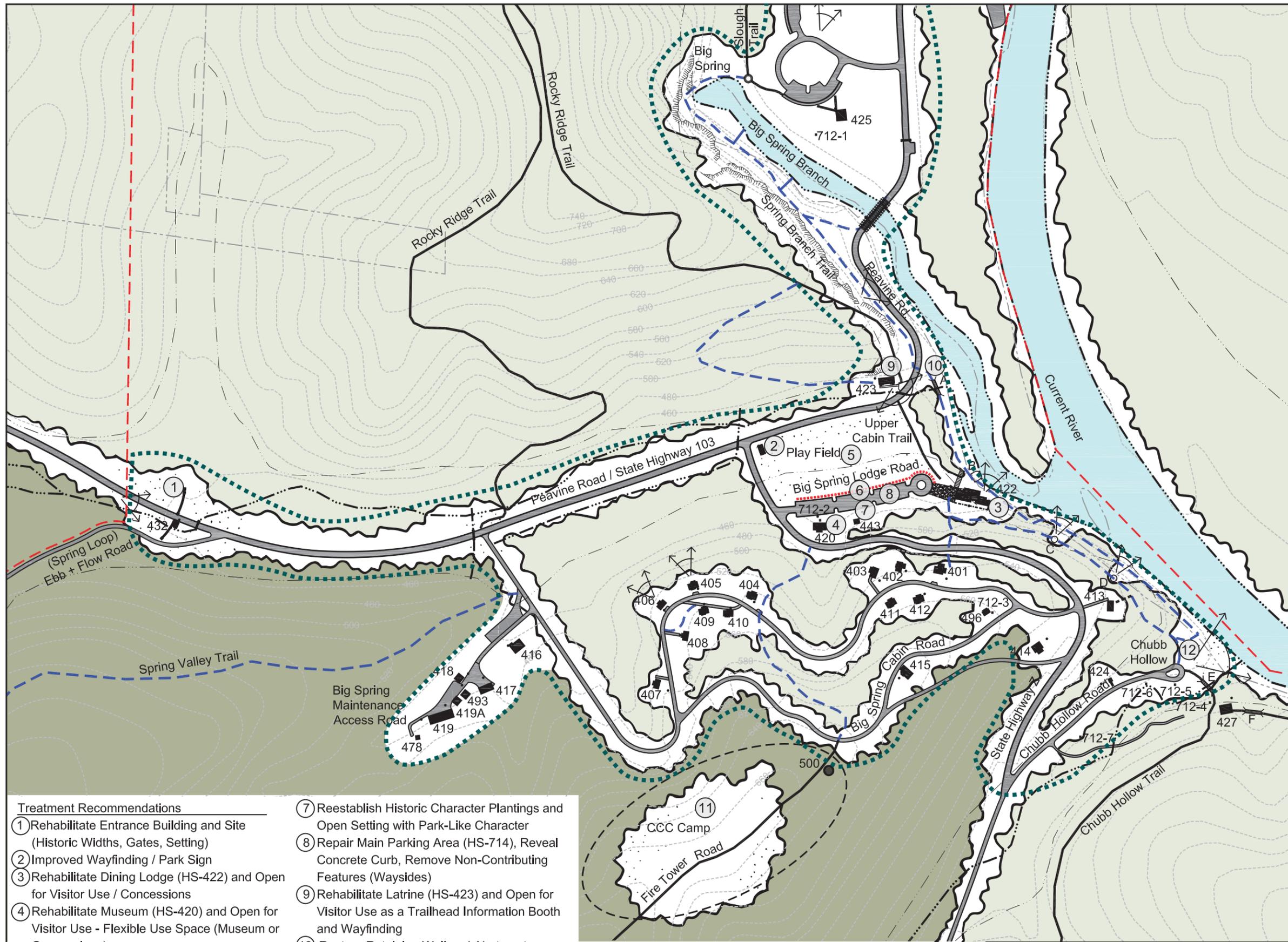


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#### Treatment Notes

- ① Rehabilitate Dining Lodge (HS-422) and Open for Visitor Use / Concessions
- ② Rehabilitate Museum (HS-420) and Open for Visitor Use – Flexible Use Space (Museum or Concessions)
- ③ Provide Accessible Pedestrian Route at North Edge of Main Parking Area (HS-714) to Connect Dining Hall (HS-422) and Museum (HS-420)
- ④ Reestablish Historic Character Plantings and Open Setting with Park-Like Character
- ⑤ Repair Main Parking Area (HS-714), Reveal Concrete Curb, Remove Non-Contributing Features (Waysides)
- ⑥ Repair Fountain #2 (HS-712)
- ⑦ Maintain View to Dining Lodge

Figure 6-6. Rehabilitate the setting of the Dining Lodge (HS-422) and Museum (HS-420) by repairing the character of vegetation, walks, and removing non-contributing features.



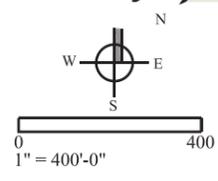
- Legend**
- Study Area
  - Trail to Preserve
  - - - Repair Contributing Trail
  - ⋯ New Walkway / Trail
  - Building
  - ▬ Cliff to Preserve
  - ↔ Reestablish Historic Views
  - Big Spring Pines Natural Area
  - ⋯ Extent of 'Maintained' Area

- Buildings and Structures**
- 401 Cabin #401
  - 402 Cabin #402
  - 403 Cabin #403
  - 404 Cabin #404
  - 405 Cabin #405
  - 406 Cabin #406
  - 407 Cabin #407
  - 408 Cabin #408
  - 409 Cabin #409
  - 410 Cabin #410
  - 411 Cabin #411
  - 412 Cabin #412
  - 413 Cabin #413
  - 414 Cabin #414
  - 415 Cabin #415
  - 416 Lower Current District Maintenance Office / Cabin #416
  - 417 Maintenance Shop
  - 418 Maintenance Storage Building
  - 419 Maintenance Garage
  - 419A Garage-Maintenance Storage
  - 420 State Park Museum Building
  - 422 Dining Lodge and Help's Quarters
  - 423 Latrine
  - 424 Chubb Hollow Latrine
  - 425 Big Spring Shelter
  - 427 Chubb Hollow Open Shelter House
  - 432 Entrance Building
  - 443 Pump House
  - 493 Paint & Storage Shed
  - 478 Water System Building
  - 496 Picnic Shelter
  - 500 Water Tower
  - 712 Fountain

- A Lodge Footbridge
- B Boat Dock
- C Overlook
- D Overlook
- E Chubb Hollow North Footbridge
- F Chubb Hollow South Footbridge

- Treatment Recommendations**
- ① Rehabilitate Entrance Building and Site (Historic Widths, Gates, Setting)
  - ② Improved Wayfinding / Park Sign
  - ③ Rehabilitate Dining Lodge (HS-422) and Open for Visitor Use / Concessions
  - ④ Rehabilitate Museum (HS-420) and Open for Visitor Use - Flexible Use Space (Museum or Concessions)
  - ⑤ Maintain Open Play Field
  - ⑥ Provide Accessible Pedestrian Route at North Edge of Main Parking Area (HS-714) to Connect Dining Hall (HS-422) and Museum (HS-420)

- ⑦ Reestablish Historic Character Plantings and Open Setting with Park-Like Character
- ⑧ Repair Main Parking Area (HS-714), Reveal Concrete Curb, Remove Non-Contributing Features (Waysides)
- ⑨ Rehabilitate Latrine (HS-423) and Open for Visitor Use as a Trailhead Information Booth and Wayfinding
- ⑩ Restore Retaining Wall and Abutments (HS-423A) (Full Extents)
- ⑪ Reestablish Spatial Qualities of CCC Camp and Mark Building Outlines
- ⑫ Thin Vegetation to Provide River Views From Chubb Hollow



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TITLE OF PROJECT  
 CULTURAL LANDSCAPE REPORT  
 AND ENVIRONMENTAL ASSESSMENT  
 TITLE OF DRAWING  
**TREATMENT - CORE DEVELOPMENT AREA**  
 NAME OF PARK  
 BIG SPRING HISTORIC DISTRICT  
 REGION COUNTY STATE  
 MIDWEST CARTER MISSOURI  
 Illustration 6-2. 6-19

- 
- 1 9. Preserve stone terrace and wall at the  
2 north side of the Dining Lodge.  
3
- 4 10. Repair the non-contributing stone  
5 staircase from the Dining Lodge to the  
6 Boat Dock.  
7
- 8     ° Reset stone steps as necessary to  
9 create uniform rise and tread.  
10
- 11     ° Replace handrail at the stairs with a  
12 new railing that is more sensitive to  
13 the setting.  
14
- 15 11. Repair the Boat Dock to provide safe  
16 access on and off watercraft. Although a  
17 non-contributing feature, the Boat Dock  
18 provides visitor access to the Dining  
19 Lodge.  
20
- 21     ° Consider redesigning the Boat Dock  
22 to be compatible with the historic  
23 setting, utilizing materials and  
24 craftsmanship that reflect CCC/WPA  
25 naturalistic design principles.  
26
- 27     ° Replace dimensional lumber with  
28 hand-peeled timbers that reflect  
29 the historic aesthetic of hand-  
30 craftsmanship and style that reflects a  
31 Rustic appearance.  
32
- 33 12. Rehabilitate the setting by removing non-  
34 contributing small scale features.  
35
- 36     ° Remove non-contributing features  
37 including the pedestrian lights,  
38 parking lights, and interpretive  
39 panels.  
40
- 41     ° Screen existing propane tanks and  
42 above-ground utilities with vegetation  
43 that is planted in naturalistic  
44 groupings, to blend with the  
45 surroundings.  
46
- 47
- 1 13. Allow new small scale features that are  
2 sensitive to the historic setting.  
3
- 4     ° Add new pedestrian lighting that  
5 harmonizes with the naturalistic  
6 setting and meets dark sky  
7 requirements.  
8
- 9 14. Repair the vegetation at the Dining Lodge  
10 to frame views and create a maintained  
11 yet naturalistic appearance.  
12
- 13     ° Repair eroded and damaged plant  
14 material that includes unhealthy  
15 undergrowth and invasive plant  
16 species, specifically on the slope  
17 above and below the Dining Lodge.  
18
- 19     ° Remove downed limbs and fallen  
20 timber from the vicinity. Maintain this  
21 area free of large timber, as possible.  
22
- 23     ° Repair plantings in planting area in  
24 front of the Dining Lodge, to include  
25 ornamental trees and groundcovers in  
26 naturalistic groupings.  
27
- 28 15. Maintain view to Dining Lodge from the  
29 Main Parking Area (HS-714) and from the  
30 river below by thinning vegetation. Thin  
31 the forest cover to open views to the river  
32 and between the Dining Lodge, Museum,  
33 and cabins.  
34
- 35     ° Maintain the slope between the  
36 Dining Lodge and the river with low-  
37 growing vegetation that allows for  
38 views to the river.  
39
- 40 16. Preserve the open playfield north of the  
41 Dining Lodge and Museum.  
42
- 43     ° Maintain edge of trees at the  
44 perimeter of the playfield, but do not  
45 plant additional trees within the open  
46 space.  
47

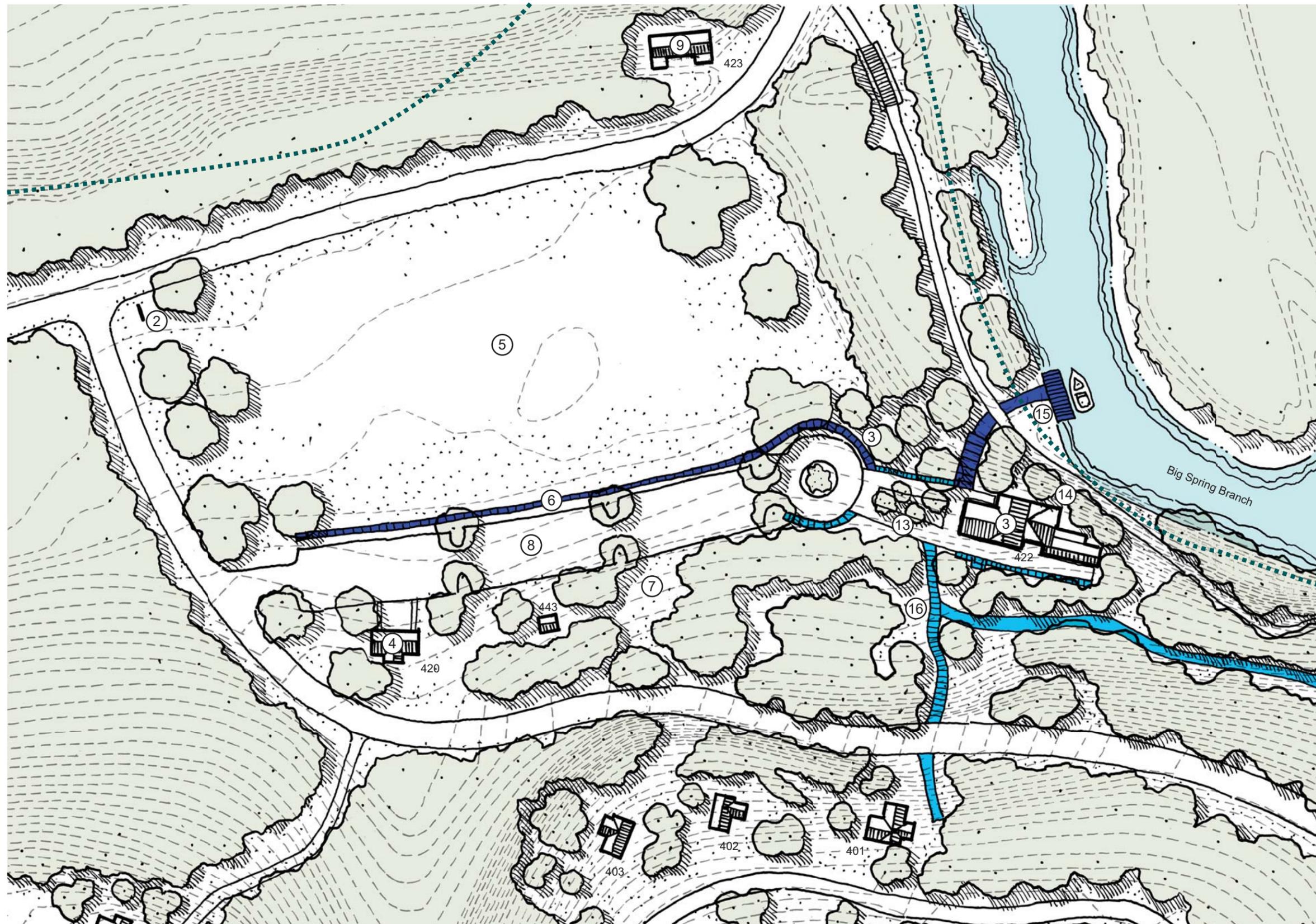


Treatment Notes

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- ① Thin Vegetation to Provide Views to River
- ② Replace Boat Dock and Staircase with Compatible Design / Material
- ③ Maintain Staircase, Replace Handrail with Slim, Secure Railing
- ④ Clarify Trails at Base of Hill and Provide Route from Base of Stair to Boat Ramp

Figure 6-7. Rehabilitate the setting of the Dining Lodge (HS-422) by repairing the relationship between the building and the river. Repair the vegetation to frame views and maintain the slope between the Dining Lodge and the river with low-growing vegetation.



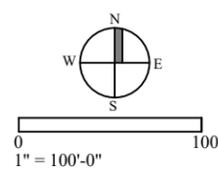
**Legend**

	Lawn
	Historic Feature to Repair
	New Feature with Compatible Design
	Extent of 'Maintained' Area

- Treatment Notes**
- ① RE: Treatment - Core Development Area
  - ② Improved Wayfinding / Park Sign
  - ③ Rehabilitate Dining Lodge (HS-422) and Open for Visitor Use / Concessions
  - ④ Rehabilitate Museum (HS-420) and Open for Visitor Use – Flexible Use Space (Museum or Concessions)
  - ⑤ Maintain Open Play Field
  - ⑥ Provide Accessible Pedestrian Route at North Edge of Main Parking Area (HS-714) to Connect Dining Hall (HS-422) and Museum (HS-420)
  - ⑦ Reestablish Historic Character Plantings and Open Setting with Park-Like Character
  - ⑧ Repair Main Parking Area (HS-714), Reveal Concrete Curb, Remove Non-Contributing Features (Waysides)
  - ⑨ Rehabilitate Latrine (HS-423) and Open for Visitor Use as a Trailhead Information Booth and Wayfinding
  - ⑩ RE: Treatment - Core Development Area
  - ⑪ RE: Treatment - Core Development Area
  - ⑫ RE: Treatment - Core Development Area
  - ⑬ Establish Accessible Route and Entrance along Historic Patterns at Dining Lodge (HS-422)
  - ⑭ Thin Vegetation to Provide Views to River
  - ⑮ Replace Boat Dock and Staircase with Compatible Design / Material
  - ⑯ Repair Path and Stone Steps to Cabins

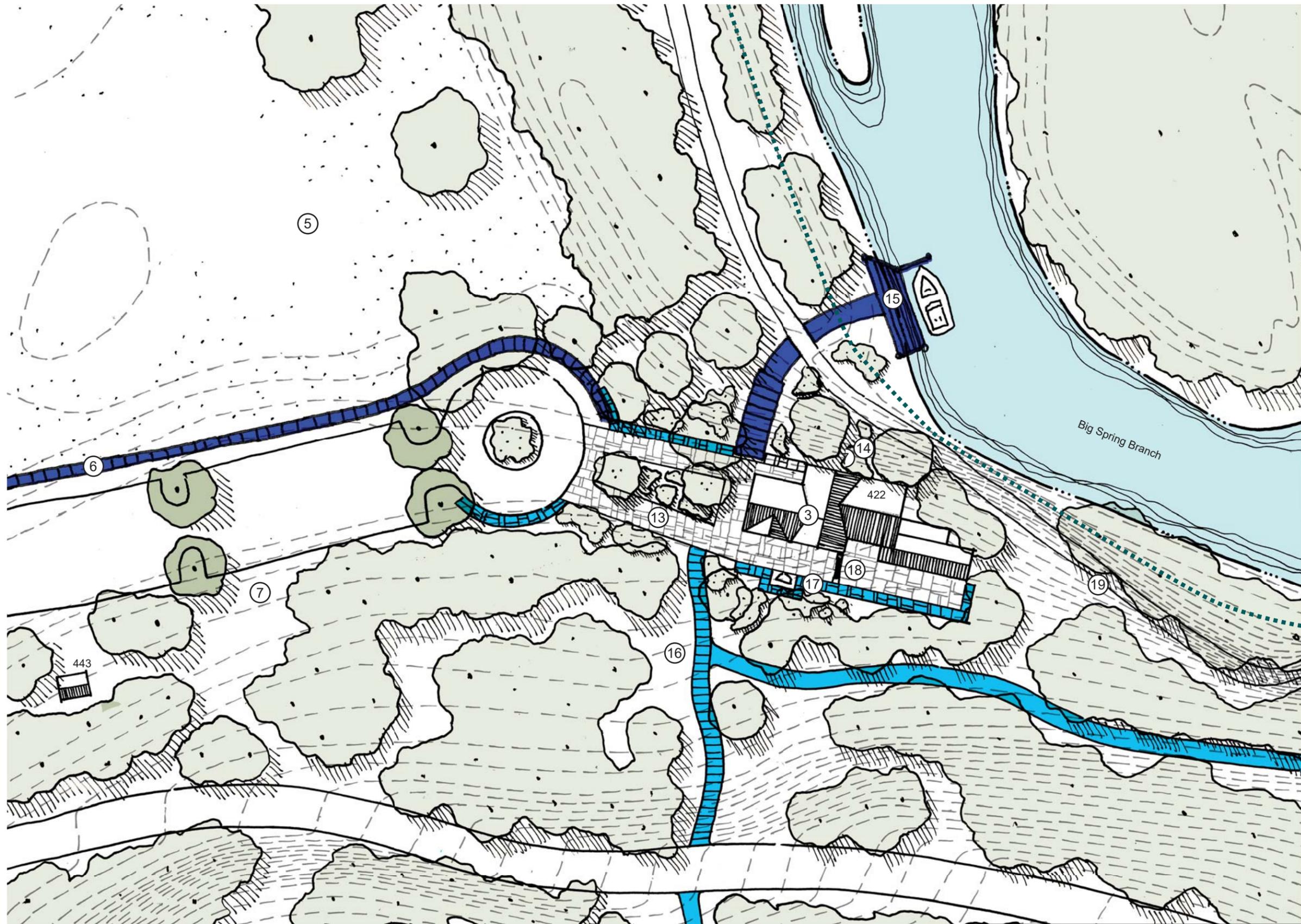
**Buildings and Structures**

401	Cabin #401
402	Cabin #402
403	Cabin #403
420	State Park Museum Building
422	Dining Lodge and Help's Quarters
423	Latrine
443	Pump House



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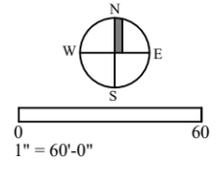
TITLE OF PROJECT  
**CULTURAL LANDSCAPE REPORT  
 AND ENVIRONMENTAL ASSESSMENT**  
 TITLE OF DRAWING  
**TREATMENT - MUSEUM AND DINING LODGE**  
 NAME OF PARK  
**BIG SPRING HISTORIC DISTRICT**  
 REGION COUNTY STATE  
 MIDWEST CARTER MISSOURI  
 Illustration 6-3. 6-23



- Legend**
- Low Shrubs / Groundcover
  - New Tree, Historic Location
  - Lawn
  - Historic Wall to Repair
  - Historic Feature to Repair
  - New Feature with Compatible Design
  - Extent of 'Maintained' Area

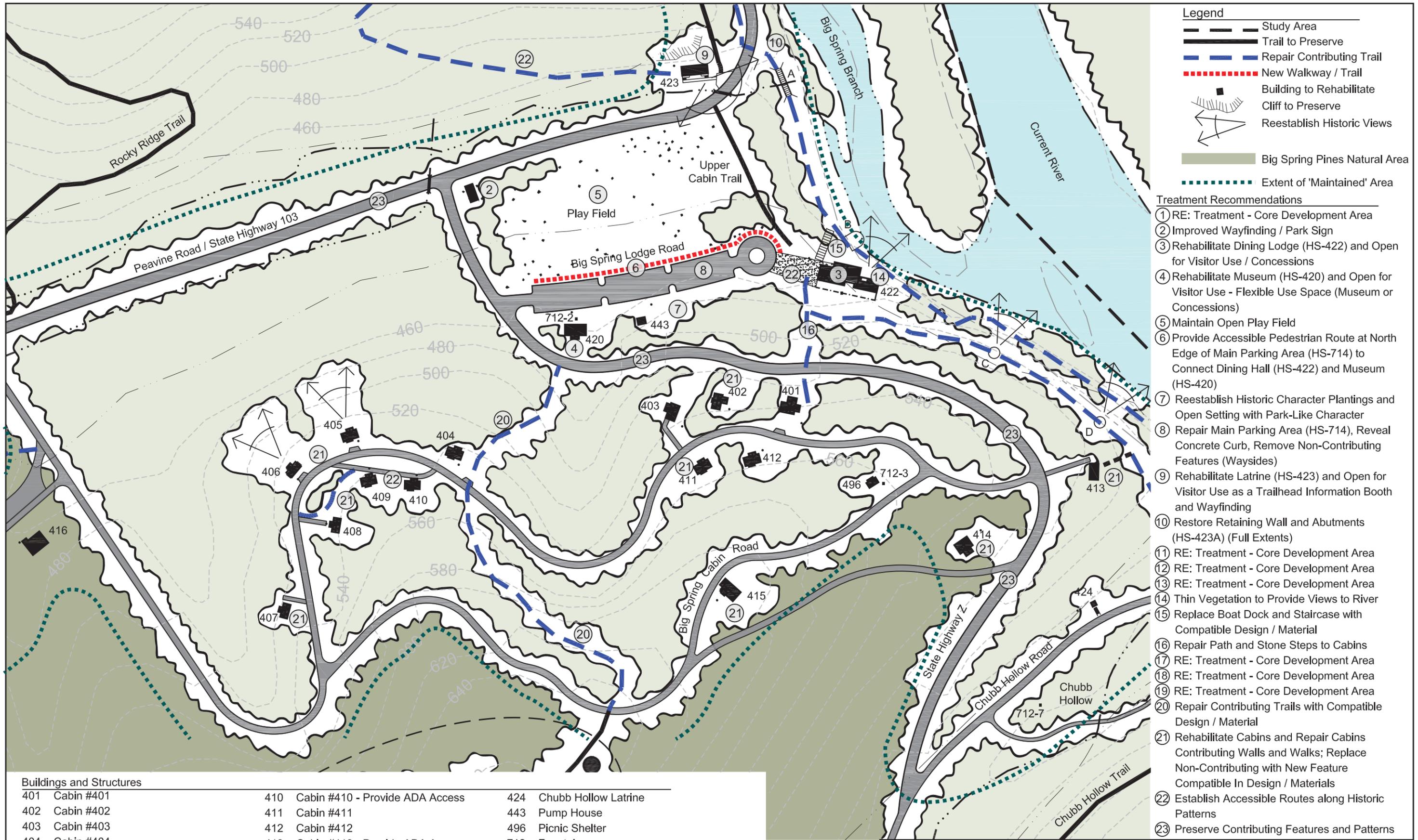
- Treatment Notes**
- ① RE: Treatment - Core Development Area
  - ② RE: Treatment - Core Development Area
  - ③ Rehabilitate Dining Lodge (HS-422) and Open for Visitor Use / Concessions
  - ④ RE: Treatment - Core Development Area
  - ⑤ Maintain Open Play Field
  - ⑥ Provide Accessible Pedestrian Route at North Edge of Main Parking Area (HS-714) to Connect Dining Hall (HS-422) and Museum (HS-420)
  - ⑦ Reestablish Historic Character Plantings and Open Setting with Park-Like Character
  - ⑧ Repair Main Parking Area (HS-714), Reveal Concrete Curb, Remove Non-Contributing Features (Waysides)
  - ⑨ RE: Treatment - Core Development Area
  - ⑩ RE: Treatment - Core Development Area
  - ⑪ RE: Treatment - Core Development Area
  - ⑫ RE: Treatment - Core Development Area
  - ⑬ Establish Accessible Route and Entrance along Historic Patterns at Dining Lodge (HS-422)
  - ⑭ Thin Vegetation to Provide Views to River
  - ⑮ Replace Boat Dock and Staircase with Compatible Design / Material
  - ⑯ Repair Path and Stone Steps to Cabins
  - ⑰ Repair Dining Lodge Retaining Wall and Fountain (HS-422A) to Full Extent
  - ⑱ Gate to Enclose Service Area
  - ⑲ Reestablish Historic Character of Plantings (ornamental Vegetation)

- Buildings and Structures**
- 422 Dining Lodge and Help's Quarters
  - 443 Pump House



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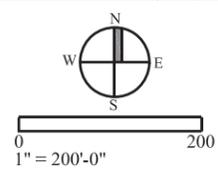
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**CULTURAL LANDSCAPE REPORT  
 AND ENVIRONMENTAL ASSESSMENT**  
 TITLE OF DRAWING  
**TREATMENT - DINING LODGE**  
 NAME OF PARK  
**BIG SPRING HISTORIC DISTRICT**  
 REGION COUNTY STATE  
 MIDWEST CARTER MISSOURI  
 Illustration 6-4. 6-25



- Legend**
- Study Area
  - Trail to Preserve
  - Repair Contributing Trail
  - New Walkway / Trail
  - Building to Rehabilitate
  - Cliff to Preserve
  - Reestablish Historic Views
  - Big Spring Pines Natural Area
  - Extent of 'Maintained' Area

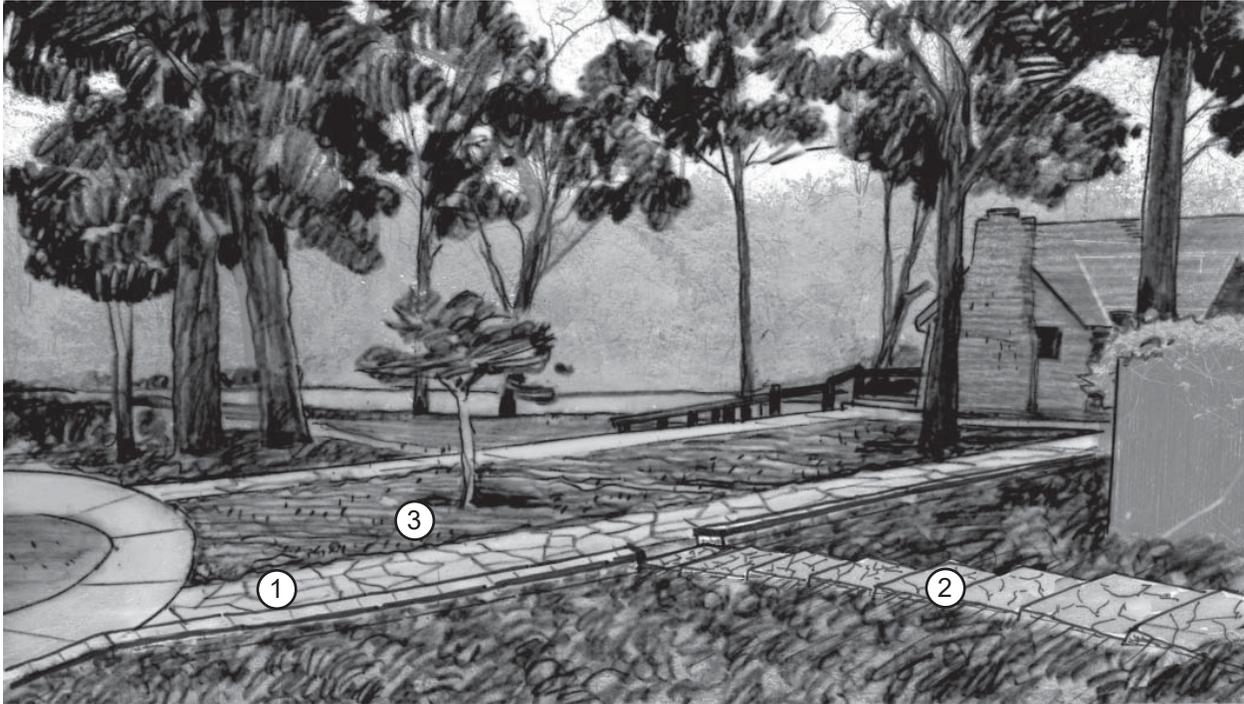
- Treatment Recommendations**
- ① RE: Treatment - Core Development Area
  - ② Improved Wayfinding / Park Sign
  - ③ Rehabilitate Dining Lodge (HS-422) and Open for Visitor Use / Concessions
  - ④ Rehabilitate Museum (HS-420) and Open for Visitor Use - Flexible Use Space (Museum or Concessions)
  - ⑤ Maintain Open Play Field
  - ⑥ Provide Accessible Pedestrian Route at North Edge of Main Parking Area (HS-714) to Connect Dining Hall (HS-422) and Museum (HS-420)
  - ⑦ Reestablish Historic Character Plantings and Open Setting with Park-Like Character
  - ⑧ Repair Main Parking Area (HS-714), Reveal Concrete Curb, Remove Non-Contributing Features (Waysides)
  - ⑨ Rehabilitate Latrine (HS-423) and Open for Visitor Use as a Trailhead Information Booth and Wayfinding
  - ⑩ Restore Retaining Wall and Abutments (HS-423A) (Full Extents)
  - ⑪ RE: Treatment - Core Development Area
  - ⑫ RE: Treatment - Core Development Area
  - ⑬ RE: Treatment - Core Development Area
  - ⑭ Thin Vegetation to Provide Views to River
  - ⑮ Replace Boat Dock and Staircase with Compatible Design / Material
  - ⑯ Repair Path and Stone Steps to Cabins
  - ⑰ RE: Treatment - Core Development Area
  - ⑱ RE: Treatment - Core Development Area
  - ⑲ RE: Treatment - Core Development Area
  - ⑳ Repair Contributing Trails with Compatible Design / Material
  - ㉑ Rehabilitate Cabins and Repair Cabins Contributing Walls and Walks; Replace Non-Contributing with New Feature Compatible In Design / Materials
  - ㉒ Establish Accessible Routes along Historic Patterns
  - ㉓ Preserve Contributing Features and Patterns

Buildings and Structures			
401	Cabin #401	424	Chubb Hollow Latrine
402	Cabin #402	443	Pump House
403	Cabin #403	496	Picnic Shelter
404	Cabin #404	712	Fountain
405	Cabin #405	A	Lodge Footbridge
406	Cabin #406	B	Boat Dock
407	Cabin #407	C	Overlook
408	Cabin #408	D	Overlook
409	Cabin #409 - Provide ADA Access		
410	Cabin #410 - Provide ADA Access		
411	Cabin #411		
412	Cabin #412		
413	Cabin #413 - Provide ADA Access		
414	Cabin #414		
415	Cabin #415		
416	Lower Current District Maintenance Office / Cabin #416		
422	Dining Lodge and Help's Quarters		



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TITLE OF PROJECT  
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 AND ENVIRONMENTAL ASSESSMENT  
 TITLE OF DRAWING  
 TREATMENT - MUSEUM, DINING LODGE AND CABIN  
 NAME OF PARK  
 BIG SPRING HISTORIC DISTRICT  
 REGION  
 MIDWEST  
 COUNTY  
 CARTER  
 STATE  
 MISSOURI  
 Illustration 6-5.  
 6-27



#### Treatment Notes

- ① Establish Accessible Route and Entrance along Historic Patterns at Dining Lodge (HS-422). North and South Routes to Match in Appearance, Width, and Texture
- ② Repair Path and Stone Steps to Cabins, Replacing Existing Steps With Compatible (Stone) Material
- ③ Reestablish Historic Character of Plantings (Ornamental Vegetation) Repair Plantings to a More Manicured Appearance to Include Ornamental Trees and Groundcovers in Naturalistic Groupings

Figure 6-8. Rehabilitate the Dining Lodge (HS-422) by opening the building to visitors and improving accessibility to and from the building. Activate the setting by improving vehicular and pedestrian routes as well as water routes to the boat dock. Care for the area by adding new plantings, lighting, and removing non-contributing features.



Treatment Notes

- ① Reestablish Outdoor Spaces to be Compatible with Historic Design to Blend with Setting, Defined by a Level, Soft, and Well-Drained Surface with Sheltering Vegetation and Enhanced View
- ② Thin Vegetation to Match Historic Pattern and Provide Views, Rehabilitate Plantings in Naturalistic Groupings, Repair (Thin, Prune, New Plantings) Vegetation to More Park-Like Appearance, And Naturalistic Groupings, Clearings for Views, With Removal Of Fallen Timbers
- ③ Repair Contributing Stone Wall and Steps With In-Kind Materials
- ④ New Retaining Wall to be Compatible with Historic

Figure 6-9. Rehabilitate the setting of each cabin by repairing vegetation using additional new native shrubs and groundcovers; replacing non-contributing retaining walls with new materials that match historic; and utilizing small scale features compatible with the historic setting.