

Chapter 4. Treatment Alternatives

Introduction

1 This chapter presents treatment alternatives
 2 for the repair, protection and stewardship of
 3 the cultural landscape of Big Spring Historic
 4 District. These treatment alternatives were
 5 developed during the Alternatives Work
 6 Session in May 2016. This chapter describes
 7 the alternatives considered, including the no
 8 action alternative and an action alternative.
 9 The agency preferred alternative is the
 10 action alternative, presented in Chapter
 11 6 - Treatment Plan and Implementation,
 12 with detailed treatment recommendations.
 13 The action alternative address protection
 14 of resources, improvements to visitor
 15 experience and access, and provisions for
 16 future research.
 17
 18 A summary of the alternatives, organized by
 19 area, is presented as a matrix (Matrix 4-11).
 20
 21 The *No Action Alternative* provides a basis
 22 for comparison with the action alternative.
 23 Under the no action alternative, contributing
 24 and non-contributing features would be
 25 preserved and maintained. The no action
 26 alternative includes current park projects and
 27 those planned for the foreseeable future.
 28
 29 The *Action Alternative* would focus on
 30 preserving contributing features and
 31 rehabilitating the historic setting. It would
 32 repair buildings, structures, vegetation and
 33 small scale features to reveal the intended
 34 park aesthetic of a maintained yet naturalistic
 35 park space. Spaces would be rehabilitated
 36 to reveal contributing features and elements
 37 of the designed landscape, and to provide
 38 an immersive visitor experience that truly
 39 reads “CCC/WPA.” Vegetation management
 40 would assist in repairing the park setting.
 41 Replacement of contemporary features with
 42 those that reflect the intended Naturalistic
 43 and Rustic design principals would enhance
 44 the overall landscape composition. Improved

1 visitor contact and wayfinding would bring
 2 new life into the park by encouraging
 3 visitors to explore the whole of the designed
 4 landscape and the natural areas beyond.

Treatment Approaches

8 Four distinct approaches to the treatment of
 9 the cultural landscape were considered.^{4.1} The
 10 recommended treatment approach depended
 11 on a variety of factors, including the desired
 12 future condition, proposed use, and historical
 13 significance of the property. The no action
 14 alternative would follow a preservation
 15 approach, and the action alternative would
 16 follow a rehabilitation treatment approach.
 17 Brief descriptions of each treatment approach
 18 considered follows.

20 *Preservation* is an appropriate treatment
 21 approach for a cultural landscape with a
 22 continuity of use and few modifications.
 23 This approach is suited for a property
 24 where its distinctive materials, features, and
 25 spaces are intact, and for which extensive
 26 modifications or additions are not required.
 27 The preservation treatment approach allows
 28 contributing features to be preserved,
 29 restored, or repaired. The no action
 30 alternative follows this approach.

32 *Rehabilitation* is an appropriate treatment
 33 approach for a cultural landscape with a
 34 long period of significance, has undergone
 35 few modifications, and has integrity in one
 36 or more characteristics: location, setting,
 37 materials, workmanship, feeling, and
 38 association. Rehabilitation is appropriate
 39 for a property where new additions are
 40 contemplated. The rehabilitation treatment
 41 approach allows for features to be preserved,
 42 rehabilitated, reconstructed, or restored. The
 43 action alternative follows this approach.

4.1 Page et al., *A Guide to Cultural Landscape Reports*.

1 *Reconstruction* is an appropriate treatment
2 approach for a cultural landscape with a vast
3 amount of documentation that would allow,
4 by means of new construction, the form,
5 features, and detailing of a non-surviving
6 features to be replicated to its appearance
7 at a specific period of time and in its historic
8 location.

10 *Restoration* is an appropriate treatment for
11 a cultural landscape with documentation
12 to accurately depict the form, features, and
13 character of a landscape as it appeared during
14 a particular period of time by removing
15 features from other periods in history and
16 reconstructing missing features from the
17 restoration period.

19 **Treatment Goals**

21 The following goals assist in determining the
22 desired landscape condition and appropriate
23 stewardship guidance for protecting the
24 character and ambiance of the cultural
25 landscape of Big Spring Historic District.

27 1. Preservation and rehabilitation actions
28 will protect Big Spring Historic District's
29 cultural landscape, including its historic
30 character and individual features as these
31 contribute to its significance and reinforce
32 its importance.

34 2. Cultural resources will be protected
35 through accepted preservation practices
36 including preservation, stabilization,
37 restoration and repair. The cultural
38 landscape will be protected by repairing
39 features and patterns, restoring select
40 missing historic features, and by allowing
41 removal of non-contributing features.

43 3. A cohesive, unified visitor experience
44 will be provided at Big Spring Historic
45 District with universal access provided at
46 key visitor destinations and facilities, and

1 interpretation integrated with the cultural
2 landscape. Visitor engagement will be
3 provided through an authentic and safe
4 multi-sensory experience with measures
5 for universal accessibility.

7 4. Known, potential, and unknown
8 archeological resources will be protected.

10 5. Areas to be avoided or treatments
11 for mitigating impacts from pending
12 construction projects will be addressed in
13 order to preserve the cultural resources.

15 6. Deferred maintenance needs will be
16 identified for walks, walls, vegetation,
17 building exteriors, and other landscape
18 features, and recommendations provided
19 for repair and upkeep.

21 7. The tolerance and acceptance for new
22 additions within the cultural landscape
23 will be identified and the character for
24 new additions will be depicted.

26 8. Opportunities for further research
27 and investigation, to include HSRs,
28 archeological investigations and other
29 documentary needs, will be identified.

Matrix 4-11. Treatment Alternatives Matrix

TREATMENT ALTERNATIVES MATRIX		
	No Action Alternative	Action Alternative
Treatment Approach	preservation	rehabilitation
Further Study / Research		
Archeological Investigations	X	X
HSR for Core Development Area	X	X
Study Area		
<i>Circulation</i>		
Repair contributing trails	limited	X
Remove non-contributing walls and features associated with contributing trails and replace with compatible materials and designs		X
Provide universally accessible access to select buildings	Dining Lodge (HS-422), cabins	Dining Lodge (HS-422); Cabins #409 (HS-409), #410 (HS-410), #413 (HS-413); Museum (HS-420), Big Spring Pavilion (HS-425), and Peavine Pavilion (HS-428)
<i>Buildings and Structures</i>		
Repair May / Winters Quarters (HS-444) and setting (ornamental plantings, reset fence)		X
Provide improved visitor access to CCC Rock Quarry (HS-700)		X
<i>Small Scale Features</i>		
Repair stone Fountains (HS-712)	X	X
Core Development Area		
<i>Circulation</i>		
Repair contributing trails	limited	X
Trails - Remove associated non-contributing walls and features; and replace with compatible materials		X
Preserve pedestrian bridge(s)	X	X
Provide walkway at edge of the Main Parking Area (HS-714)		X
Repair entrance drive and setting		X

TREATMENT ALTERNATIVES MATRIX		
	No Action Alternative	Action Alternative
Treatment Approach	preservation	rehabilitation
<i>Buildings and Structures</i>		
Rehabilitate Dining Lodge (HS-422)	X	X
Rehabilitate site of Museum (HS-420) and Dining Lodge (HS-422)		X
Rehabilitate Museum (HS-420) for compatible use (visitor contact, etc.)		X
Rehabilitate Entrance Building (HS-432) and site for visitor access		X
Rehabilitate 15 cabins	X	X
Rehabilitate site of cabins		X
Rehabilitate Picnic Shelter (HS-496) and setting		X
Repair Latrine (HS-423) and stone walls	X	visitor contact/ wayfinding
Preserve Chubb Hollow Open Shelter House (HS-427)	X	X
Rehabilitate site of Chubb Hollow		X
Preserve Maintenance buildings	X	X
<i>Small Scale Features</i>		
Repair boat dock	X	design to be compatible
Remove non-contributing interpretive panels		X
<i>CCC Camp</i>		
Preserve CCC Camp Ruin	X	X

TREATMENT ALTERNATIVES MATRIX		
	No Action Alternative	Action Alternative
Treatment Approach	preservation	rehabilitation
Big Spring		
<i>Circulation</i>		
Repair contributing trails	limited	X
Accessible trail from parking area to Big Spring; lower stone wall		X
Repair contributing walls and abutments to full extents	limited	X
Provide overlook at Rocky Ridge Trail		X
Preserve boat ramps, river access	X	X
<i>Buildings and Structures</i>		
Repair Big Spring Pavilion (HS-425) and Peavine Pavilion (HS-428)	X	X
Remove non-contributing Big Spring Craft Cabin (458) and Relocate Big Spring Latrine (476)		X
Repair Big Spring Branch Vehicular Bridge	X	X
Preserve contributing Big Spring Stone Dikes (HS-711)	X	X
Upgrade play equipment to safety standards		X
<i>Vegetation</i>		
Repair playfield to historic extent		X

Matrix 4-12. Treatment Alternatives Matrix - Trails

TREATMENT ALTERNATIVES - TRAILS		
	No Action Alternative	Action Alternative
Treatment Approach	preservation	rehabilitation
Trails		
Spring Branch Trail	X	repair needed
Rocky Ridge Trail	X	repair needed
Slough Trail	X	maintain
Cabin Path System and Stairs (HS-713)	X	repair needed
Lower Chubb Trail	X	maintain
Chubb Hollow Trail	X	maintain
Peavine Trail	X	maintain
Fire Tower Trail	X	repair needed
Ebb and Flow Road (Spring Loop)	close and reclaim (Wilderness)	close and reclaim (Wilderness)
Connector Loop	X	maintain
Long Bay Loop	X	maintain
Kinnard Loop	X	maintain
Chilton Trail	X	maintain
Chilton Loop	X	maintain
Tatum Trail	X	maintain
McSpadden Trail	X	maintain
Water Hollow Trail	X	maintain

Treatment Alternatives

1 *No Action Alternative* would provide a basis
2 for comparison with the action alternative,
3 including the preferred alternative. Under the
4 no action alternative, the present level of use,
5 management, interpretation, maintenance
6 and operations would continue. This
7 alternative includes all projects currently
8 under consideration by park staff.

9
10 *Action Alternative* would include the repair
11 and improvement projects currently under
12 consideration, and add more actions to
13 fully rehabilitate the study area and its
14 contributing features. This approach is
15 well-suited for the Big Spring Historic
16 District as the cultural landscape has a long
17 period of significance with contributing
18 features from multiple periods, and requires
19 new construction and adaptive reuse for
20 contemporary and compatible uses.

21 **No Action Alternative**

22
23
24 The no action alternative would include
25 actions that the park would undertake
26 as part of regular operations, and
27 emphasizes maintaining contributing and
28 non-contributing features. The no action
29 alternative would include actions identified in
30 the GMP, and actions already identified and/
31 or in-progress. Planning and rehabilitation
32 projects are part of this alternative,
33 specifically the following actions.

34 35 Replace Failing Non-Sustainable Utilities for 36 Dining Lodge and Cabins.

37 Existing utility systems at the Dining Lodge
38 (HS-422) and cabins have met their useful
39 life cycle and are failing. The area has had
40 numerous water leaks, downed electric lines,
41 sewer line blockages and failing septic tanks
42 at Cabin #413 (HS-413), and Cabin #414
43 (HS-414). Problems are also associated with
44 an older overhead electric line service in a

1 heavily wooded area. Replacement of these
2 utilities is intended to improve aesthetics by
3 returning the area to a more natural look,
4 minus overhead and visible utilities. After
5 project completion, the utility infrastructure
6 of exposed piping, and overhead lines will
7 be placed underground resulting in a more
8 natural character and improved visitor
9 experience. The first phase of the project
10 includes upgrades to electric and sewer
11 systems, to begin in 2017. Water systems will
12 be addressed in a later project. The utility
13 project includes:

- 14
15 • Repair and replacement of failing
16 electrical, water and sewer utility systems
17 serving 15 cabins and the Dining Lodge
18 (HS-422). Installation of propane gas
19 distribution systems to serve the cabins.
20
- 21 • Design and installation of these utilities
22 as primarily one underground corridor to
23 minimize resource impact and maximize
24 visitor visual experience.
25
- 26 • Electrical: Demolishing of approximately
27 6000' of existing overhead power lines,
28 poles and transformers. Installation of
29 approximately 5500' of underground
30 lines in conduit with transformer vaults/
31 distribution panels: 1000' of Primary
32 (7200v) and 4500' of Secondary (240v).
33
- 34 • Propane: Installation of 3000' linear feet
35 of Propane service line, and installation of
36 eight Propane tanks.
37
- 38 • Water: Installation of approximately
39 6500' of new water distribution lines and
40 apparatuses • 3850' of 6" main line • 750'
41 of 2" line • 1850 of 1" service lines • 16
42 new water meters (each individual cabin
43 is not metered at present) • 5 new fire
44 hydrants • valves

- Sewer: Installation of approximately 4,650' of gravity sewer collection lines, both 4" and 6" lines. Install 15 cleanout units or manholes, one at each cabin. Install sewer pump station with 750' of force main for Cabin #413 (HS-413), and Cabin #414 (HS-414) (to abandon failing septic tank system). Include the need for \$75,000 for archeological review and cultural resource review. Include any NEPA environmental concerns next to a wilderness area.

Restore the Landscapes of Big Spring Historic District.

This project will improve visitor safety and experiences by addressing deteriorating walls, steps, staircases, trails, and plantings. Safety issues will be mitigated and protect cultural resources, returning the asset condition from poor to good. This project will result in rehabilitation of portions of the cultural landscape. Visitor safety, satisfaction and educational experience will be improved.

- Stone retaining walls - Stone Entrance Portal Walls (HS-422A) and Dining Lodge Retaining Walls and Fountain (HS-422A) - (1934 to 1937) will be stabilized and repaired. These walls, in their current state of deterioration, pose a significant hazard to visitors. Stabilization and repair will preserve these historic assets and provide a safe and enjoyable visitor experience.
- Repair wooden staircases, steps, retaining walls at cabins, deteriorated boat dock, and eroded landscaping. Remove invasive plant species. Improve trail conditions and add/or replace wayside exhibits to improve and enhance visitor experience.

Rehabilitate OZAR's Sole Concession-Run Historic District Lodging Cabins and Dining Lodge.

Rehabilitation of the Dining Lodge (HS-422) and 15 cabins is needed to repair deteriorating conditions, stabilize historic resources, and provide upgrades to meet current codes and bring them into good condition. The rehabilitation is needed to provide universal accessibility for park visitors. This project will directly improve the viability of the sole concession operation of the park, increasing the accommodation for a wider range of visitors and revitalizing the lodge /dining operations. Rehabilitating these buildings will reestablish these contributing features as vital components of the cultural landscape. The project will provide a quality visitor experience, and support the park's sole concessionaire responsible for providing lodging.

- This project will repair fifteen cabins for a total of 10,068 square feet, and the Dining Lodge (HS-422) consisting of 3,315 square feet. The work includes complete repair of the interior and exterior of each cabin and the Dining Lodge.

- Work includes removal of obsolete non-historic fabric and restoration or replacement with elements to maintain the historic character of the cabins. Cabin bathrooms and kitchens will be upgraded. Cabins will be made accessible to the extent that grade will allow.

- The Dining Lodge (HS-422) will be made accessible and life safety code issues will be corrected. Kitchen facilities in the Dining Lodge will be updated.

- Light fixtures, floor coverings, and the finishes of the interior and exterior hardware, fabric and fixtures will be repaired or restored. Plumbing and

electrical systems, exterior building envelopes, and mechanical systems will be modernized to provide a safe and quality experience.

Big Spring Branch Vehicular Bridge Replacement.

The Federal Highway Administration, Eastern Federal Lands Highway Division (FHWA), in cooperation with the NPS, is replacing the existing bridge carrying Pea Vine Road over Big Spring branch. The new bridge will be constructed in the same location as the existing wooden bridge, and will be a concrete structure with wood rails. The anticipated date of construction is 2017.

Additional Projects.

The No Action alternative includes additional smaller projects that are ongoing or recently completed. These include repairs to address mold in the Dining Lodge (HS-422), replacement of missing timbers and signs at the Entrance Building (HS-432), minor repairs to roofs and exteriors of buildings, and plans to rehabilitate Big Spring Pavilion (HS-425) and Peavine Pavilion (HS-428).

Boat Ramp Walk Bridge

This project is for the removal and replacement of an existing walk bridge that has been damaged due to the December 2015 flood. The location of this foot bridge is on the path connecting the Boat Ramp Latrine and the Big Spring boat ramp.

Rehabilitate Welcome Sign

Remove and replace a hand hewed support beam for a welcome sign at the Entrance Building and restore and repaint the existing welcome sign. The welcome sign is not historic and it will be rehabbed, repainted and replaced after beam is complete.

Latrine Repairs

The Latrine (HS-423) has an upcoming project to replace sections of wooden safety rails around two sections of hand chipped stone porches and stairs. The wooden safety rails around this set of entry porches and stairs have deteriorated and collapsed over time. Approximately sixteen feet of safety rails will be replaced with the same type materials and same design of the original construction on each stone porch.

Picnic Shelter Repairs

This project will repair the open sided Picnic Shelter (HS-496). The beams will be reconstructed or repaired to match the original design using the same type of wood in the original construction. The chimney will also be repaired to insure the integrity of the chimney. The wooden shake shingles on the roof will also be replaced.

Natural resource projects planned for the near future include managing for invasive plant species, stabilizing banks as needed, and the continuing use of prescribed fire to manage vegetation.

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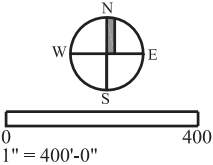
- Legend**
- Study Area
 - Contour (20' Interval)
 - Inholdings
 - Road
 - Trail
 - River
 - Floodplain
 - Building
 - Culvert
 - Bridge
 - Cliff
 - New Bridge
 - Big Spring Pines Natural Area

- 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, Typ

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

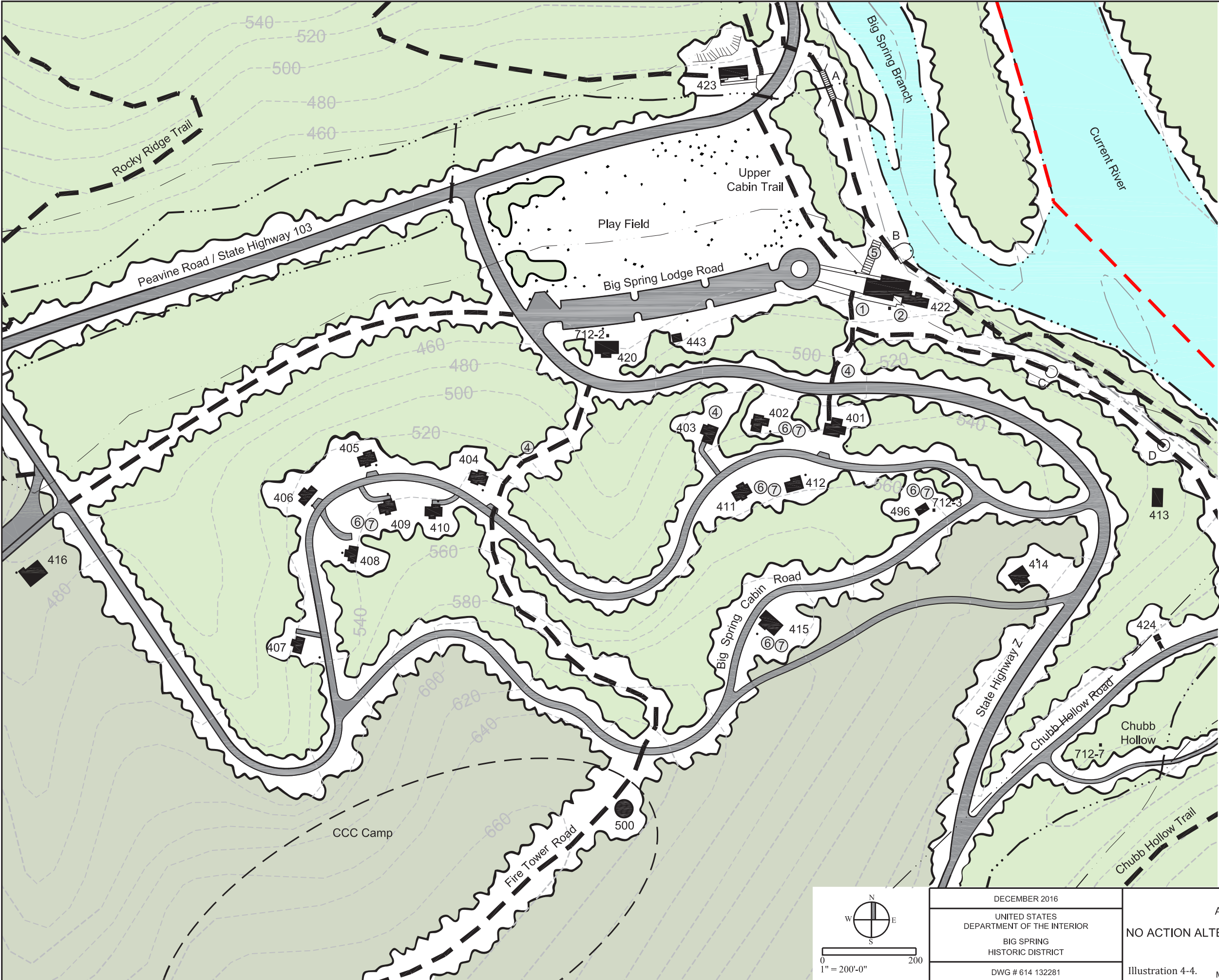
- Treatment Recommendations**
- ① Repair Stone Walls
 - ② Rehabilitate Dining Lodge
 - ③ Remove Invasive Vegetation
 - ④ Repair Wood Stairs, Staircases, Stairs
 - ⑤ Repair Boat Dock

- ⑥ Rehabilitate 15 Cabins (#401 to #415)
- ⑦ Repair Walls, Walks at Cabins



DECEMBER 2016
UNITED STATES DEPARTMENT OF THE INTERIOR
BIG SPRING HISTORIC DISTRICT
DWG # 614 132281

TITLE OF PROJECT CULTURAL LANDSCAPE REPORT AND ENVIRONMENTAL ASSESSMENT		
TITLE OF DRAWING NO ACTION ALTERNATIVE - CORE DEVELOPMENT AREA		
NAME OF PARK BIG SPRING HISTORIC DISTRICT		
REGION MIDWEST	COUNTY CARTER	STATE MISSOURI
Illustration 4-3.		4-11



Legend

Study Area

Contour (20' Interval)

Road

Trail

River

Floodplain

Building

Culvert

Bridge

Cliff

Big Spring Pines Natural 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

422 Dining Lodge and Help's Quarters

424 Chubb Hollow Latrine

443 Pump House

496 Picnic Shelter

500 Water Tower

712 Fountain, Typ
- A Lodge Footbridge

B Boat Dock

C Overlook

D Overlook

- Treatment Recommendations
- ① Rehabilitate Dining Lodge

② Repair Stone Retaining Wall

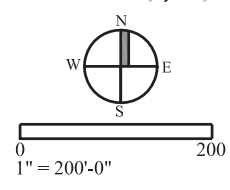
③ Remove Invasive Vegetation

④ Repair Trails to Cabins (Contributing and Non Contributing)

⑤ Repair Boat Dock and Staircase

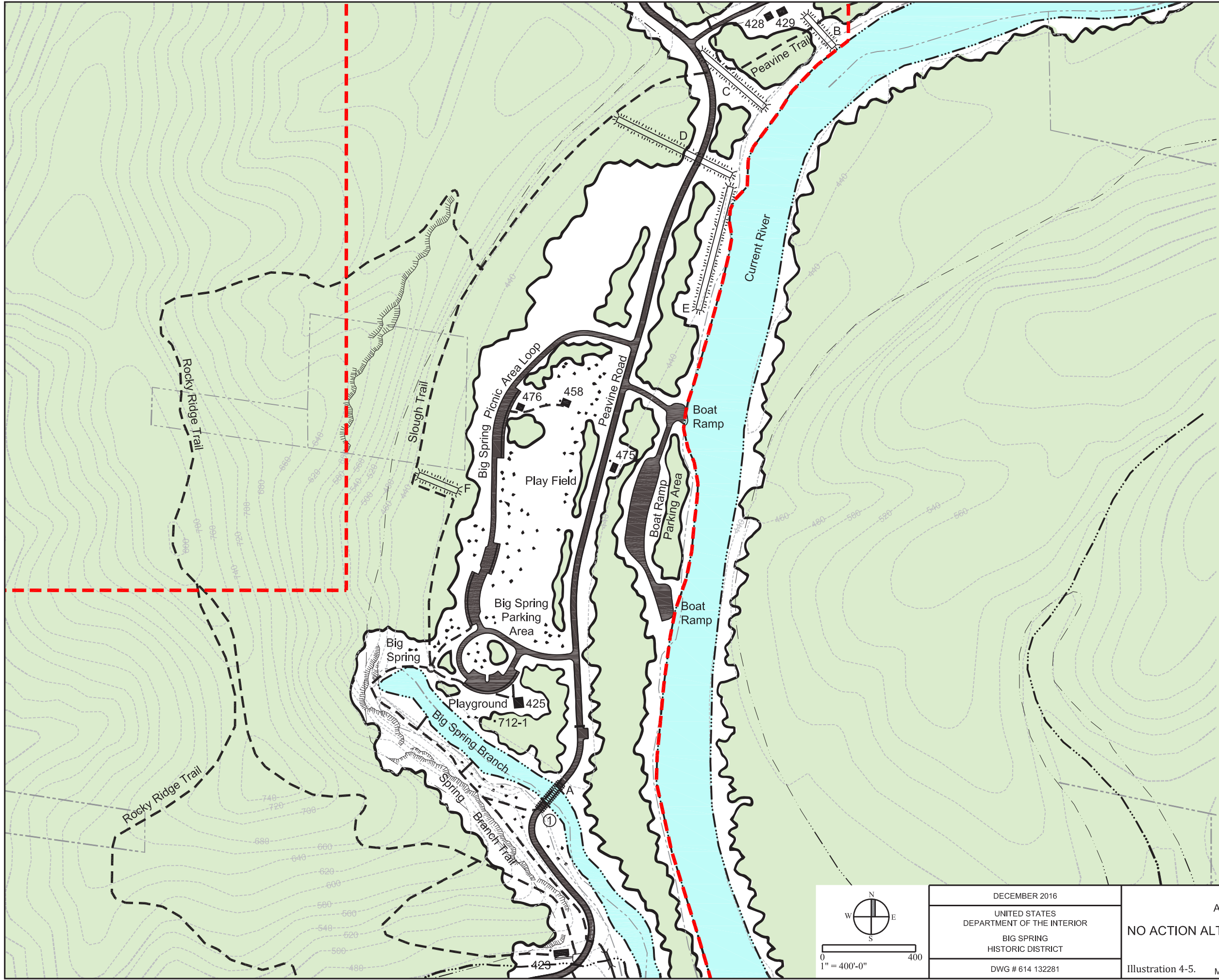
⑥ Rehabilitate 15 Cabins

⑦ Repair Walls, Walks, etc. at 15 Cabins



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TITLE OF PROJECT CULTURAL LANDSCAPE REPORT AND ENVIRONMENTAL ASSESSMENT		
TITLE OF DRAWING NO ACTION ALTERNATIVE - MUSEUM, DINING LODGE AND CABIN		
NAME OF PARK BIG SPRING HISTORIC DISTRICT		
REGION MIDWEST	COUNTY CARTER	STATE MISSOURI
Illustration 4-4.		4-13



Legend

Study Area

Contour (20' Interval)

Inholdings

Road

Trail

River

Floodplain

Building

Culvert

Bridge

Cliff

Dike System to Remain

New Bridge

- Buildings and Structures
- 423

Latrine
- 425

Big Spring Pavilion
- 428

Peavine Pavilion
- 429

Peavine Latrine
- 458

Big Spring Craft Cabin
- 475

Boat Ramp Latrine
- 476

Big Spring Latrine
- 712

Fountain
- A

Big Spring Branch Vehicular Bridge
- B

Big Spring Stone Dike #1
- C

Big Spring Stone Dike #2
- D

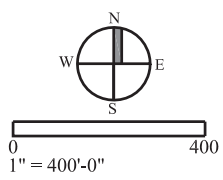
Big Spring Stone Dike #3
- E

Big Spring Stone Dike #4
- F

Big Spring Stone Dike #5

- Treatment Recommendations
- ①

Bridge Replacement



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TITLE OF PROJECT CULTURAL LANDSCAPE REPORT AND ENVIRONMENTAL ASSESSMENT TITLE OF DRAWING NO ACTION ALTERNATIVE - BIG SPRING CHARACTER AREA NAME OF PARK BIG SPRING HISTORIC DISTRICT REGION MIDWEST COUNTY CARTER STATE MISSOURI		
Illustration 4-5.		4-15

1 Action Alternative

2 The action alternative would include
3 repair and improvement projects under
4 consideration as part of the No Action
5 Alternative, and would add actions to fully
6 rehabilitate the historic setting.

8 The action alternative would utilize a
9 rehabilitation approach which is well-suited
10 for the Big Spring Historic District as the
11 cultural landscape requires repair of features
12 in order to maintain its historic integrity, and
13 requires new construction and adaptive reuse
14 for contemporary and compatible uses.

16 The action alternative would preserve and
17 repair contributing features and would
18 replace features that are not compatible with
19 the historic CCC/WPA aesthetic. Expanded
20 opportunities for visitor contact and
21 improved wayfinding would enrich the visitor
22 experience throughout the Big Spring Historic
23 District. This alternative would allow the
24 most extensive change to existing conditions
25 in order to rehabilitate the cultural landscape
26 to the greatest extent possible. Rehabilitation
27 projects include the following actions.

29 Study Area

31 Spatial/Topography/Views

- 32 • Preserve contributing spatial
33 organization, topography, and historic
34 views.
- 36 • Preserve the scale and form of the cultural
37 landscape as a contributing feature, with
38 the naturalistic landscape design, use of
39 native materials, and Rustic architecture.
- 41 • Preserve the pattern of open versus
42 enclosed spaces.
- 44 • Relocate or place utilities underground to
45 minimize their appearance. Move utilities

1 to less visually intrusive locations, out of
2 major viewsheds.

- 4 • Repair contributing views by thinning
5 vegetation in key locations.

7 Archeological Sites

- 8 • Clear vegetation to reveal the form of the
9 CCC Camp. Consider opening this area
10 for visitors and interpreting the site to
11 educate visitors about the CCC.

- 13 • Provide visitor access to the CCC Rock
14 Quarry (HS-700) by adding a trail from
15 Co. Road Z-206 to the quarry and Big
16 Spring Dynamite Box.

18 Circulation

- 19 • Preserve contributing roads. Do not
20 widen existing roads or modify road
21 alignments.
- 23 • Preserve contributing trails. Do not alter
24 the alignment of historic trails or widen.
25 Maintain trails throughout the study area
26 as pedestrian routes only.
- 28 • Monitor trails and associated features
29 for erosion, disrepair and deterioration.
30 Restore diminished trails and features as
31 possible.
- 33 • Maintain trails with natural surfacing,
34 and utilize natural, native materials
35 used for water breaks and steps. Replace
36 dimensional lumber used on historic
37 trails with a style that more closely
38 resembles that which would have been
39 used historically, such as round, unpeeled
40 lumber.

42 Buildings and Structures

- 43 • Allow for specific additions or alterations
44 that are compatible with the historic
45 character of the landscape and meet
46 contemporary needs.

1 • Preserve Peavine Pavilion (HS-428) and
2 its park-like setting with mown lawn
3 and shade trees. Provide universally
4 accessible access to the structure.

6 • Preserve the Fire Tower / Lookout Tower
7 (HS-1404), and allow for guided visitor
8 access only.

10 • Maintain existing footbridges throughout
11 the study area. Rehabilitate the
12 footbridges to more closely reflect the
13 historic design character.

15 • Preserve the Chilton Creek Barn (HS-467)
16 as a contributing structure.

18 • Preserve the May/Winters Quarters
19 (HS-444), May/Winters Quarters Garage
20 Foundation (HS-444A), and contributing
21 features.

23 *Small Scale Features*

24 • Repair contributing Fountains (HS-
25 712) found throughout the study area.
26 Repair water connections and restore the
27 fountains to working condition.

29 • Replace non-contributing small scale
30 features such as benches, picnic tables,
31 and waysides to match the historic
32 character.

34 *Vegetation*

35 • Maintain specific zones with more
36 maintained vegetation than currently.
37 Specific areas will be maintained as forest
38 character, while others will have a more
39 park-like and maintained appearance.

41 • Manage proposed Wilderness areas as
42 Wilderness until official Wilderness status
43 is officially declared.

45 *Recommendations for Further Research*

46 • Update the HSR for the Dining Lodge

1 (HS-422). Undertake HSRs for the
2 Entrance Building (HS-432), Maintenance
3 buildings, Museum (HS-420), cabins,
4 and Latrine (HS-423). All buildings
5 warrant further investigation regarding
6 contributing features.

8 • Complete further documentation for
9 archeological resources.

11 Core Development Area

13 *Entrance Building (HS-432)*

14 • Preserve the gateway and entrance
15 experience created by the Entrance Portal
16 Walls (HS-432A), Entrance Building and
17 trees that frame the view into the park.

19 • Preserve the drainage ditches and culvert,
20 and maintain these ditches to provide
21 drainage away from the road and building.

23 • Rehabilitate the setting of the Entrance
24 Building, creating a welcoming area by
25 adding visitor contact and wayfinding
26 within the Entrance Building.

28 *Dining Lodge (HS-422)*

29 • Preserve the Dining Lodge as a
30 contributing feature of the cultural
31 landscape. Create a universally accessible
32 entrance to the Dining Lodge at the
33 historic south entrance.

35 • Rehabilitate the setting of the Dining
36 Lodge by repairing the character of
37 vegetation, walks, and removing non-
38 contributing features. Clear overgrown
39 vegetation adjacent the building,
40 particularly where it interrupts views to
41 the river.

43 • Remove non-contributing features from
44 the Dining Lodge setting including the
45 pedestrian lights, interpretive panels.

- 1 • Repair the boat dock to provide safe
2 access on and off watercraft.
- 3
- 4 • Preserve the Main Parking Area (HS-714)
5 at the Museum (HS-420) and Dining
6 Lodge (HS-422), maintaining the existing
7 width and length of the area. Add a
8 pedestrian route at the north edge of the
9 parking area to connect the Museum and
10 Dining Lodge.
- 11
- 12 • Preserve the open playfield north of the
13 Museum and Dining Lodge.
- 14
- 15 *Museum (HS-432)*
- 16 • Preserve the Museum and setting as
17 a contributing feature of the cultural
18 landscape, including walks, flagpole, and
19 Fountain #2 (HS-712).
- 20
- 21 • Rehabilitate the Museum to provide
22 universal accessibility.
- 23
- 24 • Open the Museum to visitors and
25 rehabilitate the interior.
- 26
- 27 *Latrine (HS-423)*
- 28 • Rehabilitate the Latrine for use as a visitor
29 contact area, where visitors may receive
30 information on trails and wayfinding.
- 31
- 32 • Rehabilitate the setting of the Latrine
33 by clearing overgrown vegetation that
34 encroaches around the building.
- 35
- 36 *Cabins*
- 37 • Preserve and repair cabins and the
38 historic setting. Preserve stone steps
39 and retaining walls, and arrangement of
40 cabins in relation to the roads and trails.
- 41
- 42 • Repair retaining walls to be compatible
43 with the historic setting.
- 44
- 45 • Modify picnic areas to a more naturalistic
46 appearance in material and dimensions,
47 so they blend with the natural topography.

- 1 • Provide universally accessible access to
2 Cabin #409 (HS-409), Cabin #410 (HS-
3 410), and Cabin #413 (HS-413). These
4 buildings would need modifications at the
5 threshold and to door widths to be made
6 accessible.
- 7
- 8 *Chubb Hollow*
- 9 • Preserve the Chubb Hollow Open Shelter
10 House (HS-427) and setting. Preserve
11 Chubb Hollow as a distinct area from
12 the remainder of the historic district.
13 Maintain trees and grass areas to create
14 a park-like aesthetic, and maintain the
15 group campground.
- 16
- 17 • Provide a view to the river from the
18 end of Chubb Hollow Road, by thinning
19 vegetation.
- 20
- 21 *Maintenance Area*
- 22 • Preserve the contributing buildings and
23 road within the maintenance area.
- 24
- 25 • Allow for additions and upgrades within
26 the maintenance area. Ensure the
27 integrity of contributing buildings and the
28 linear spatial organization is not damaged
29 by additions.
- 30
- 31 • Consider moving maintenance activities
32 out of the historic district if the space fails
33 to meet the needs of park staff.
- 34
- 35 *Big Spring*
- 36
- 37 • Repair Big Spring Branch Trail, stone
38 steps and revetment work. Clear
39 encroaching vegetation, and reset steps
40 as needed. Repair stone abutments at Big
41 Spring branch.
- 42
- 43 • Modify and lower the non-contributing
44 retaining wall at the spring, to allow
45 visitors in wheelchairs the ability to see
46 over the wall.

- 1 • Maintain the playground, upgrading
2 equipment and replacing in-kind.
3
- 4 • Maintain non-contributing features at Big
5 Spring, including kiosks, benches, picnic
6 tables, etc.
7
- 8 • Maintain the Big Spring Loop Drive as
9 a non-contributing feature. Maintain
10 existing parking areas and boulder edge.
11
- 12 • Maintain the open play field, and repair
13 to its full historic extent by removing
14 vegetation at the northern end.
15
- 16 • Thin vegetation between the parking
17 area and Big Spring branch in order to
18 maintain views to Big Spring.
19
- 20 • Preserve Big Spring Pavilion (HS-425) and
21 rehabilitate to provide universal access.
22
- 23 • Remove Big Spring Craft Cabin (458) from
24 the playfield and relocate. Relocate the
25 Big Spring Latrine (476) from the field.
26 The Big Spring Latrine may be located to
27 the Big Spring Picnic Shelter/playground
28 area if located outside of the historic view.
29 Alternatively a new restroom could be
30 added that is more in keeping with the
31 historic scene.
32
- 33 • Preserve the boat ramps and parking area
34 adjacent the Current River.
35
- 36 • Preserve Big Spring Stone Dikes (HS-711),
37 removing vegetation if it threatens the
38 historic resource.
39
40
41
42
43
44
45
46



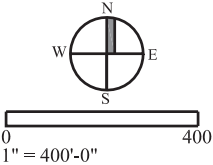
- Legend**
- Study Area
 - Contour (20' Interval)
 - Road
 - Trail to Preserve
 - Repair Contributing Trail
 - New Walkway / Trail
 - River
 - Floodplain
 - Building to Preserve
 - Culvert
 - Bridge
 - Cliff to Preserve
 - Reestablish Historic Views
 - New Bridge Compatible with Historic Character
 - Big Spring Pines Natural 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

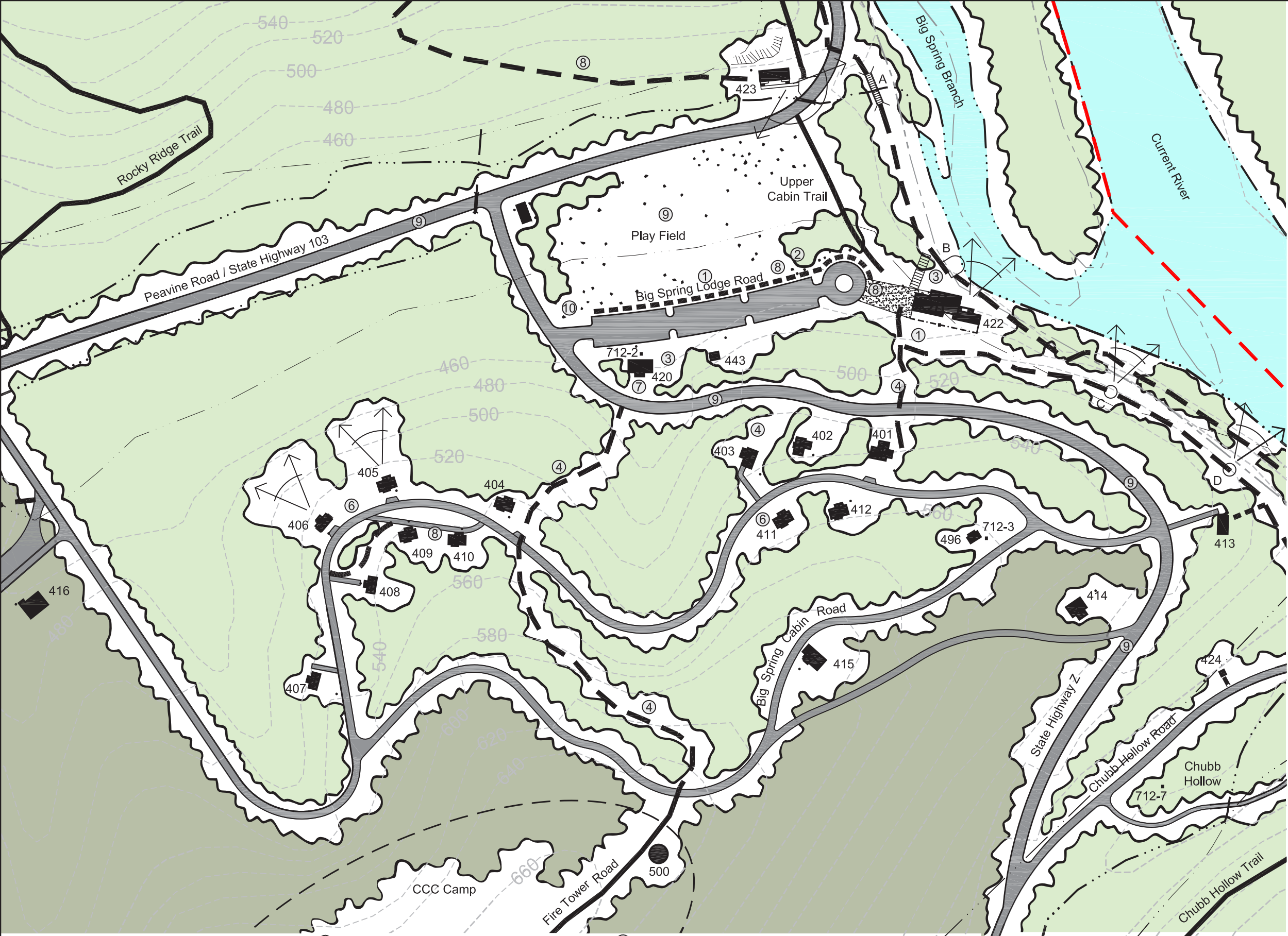
Treatment Recommendations

- ① Rehabilitate Museum and Dining Lodge
- ② Rehabilitate Entrance Building and Site (Historic Widths, Gates, Setting)
- ③ Reestablish Historic Character Plantings
- ④ Rehabilitate Latrine and Stone Walls
- ⑤ Restore Stone Retaining Wall and Abutments (Full Extents)
- ⑥ Reestablish Spatial Qualities of CCC Camp and mark Building Outlines
- ⑦ Thin Vegetation to Provide River Views
- ⑧ Improved Wayfinding / Park Sign



DECEMBER 2016
UNITED STATES
DEPARTMENT OF THE INTERIOR
BIG SPRING
HISTORIC DISTRICT
DWG # 614 132281

TITLE OF PROJECT
CULTURAL LANDSCAPE REPORT
AND ENVIRONMENTAL ASSESSMENT
TITLE OF DRAWING
TREATMENT ALTERNATIVE 1 - CORE DEVELOPMENT AREA
NAME OF PARK
BIG SPRING HISTORIC DISTRICT
REGION COUNTY STATE
MIDWEST CARTER MISSOURI
Illustration 4-6. 4-21



Legend

Study Area

Contour (20' Interval)

Road

Trail

Repair Contributing Trail

New Walkway / Trail

River

Floodplain

Building

Culvert

Bridge

Cliff

Reestablish Historic Views

Big Spring Pines Natural 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 - 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

424

Chubb Hollow Latrine

443

Pump House

496

Picnic Shelter

500

Water Tower

712

Fountain, Typ

A

Lodge Footbridge

B

Boat Dock

C

Overlook

D

Overlook

Treatment Recommendations

①

Rehabilitate Museum and Dining Lodge

②

Rehabilitate Museum and Dining Lodge Site

③

Reestablish Historic Character of Plantings

④

Repair Contributing Trails with Compatible Design / Material

⑤

Replace Boat Dock and Staircase with Compatible Design / Material

⑥

Rehabilitate Cabins

⑦

Repair Cabins Contributing Walls and Walks; Replace Non-contributing with New Feature Compatible in Design / Materials

⑧

Establish Accessible Routes along Historic Patterns

⑨

Preserve Contributing Features and Patterns

⑩

Repair Parking Area, Remove Non-Contributing Features

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TREATMENT ALTERNATIVE 1 - MUSEUM, DINING LODGE AND CABIN

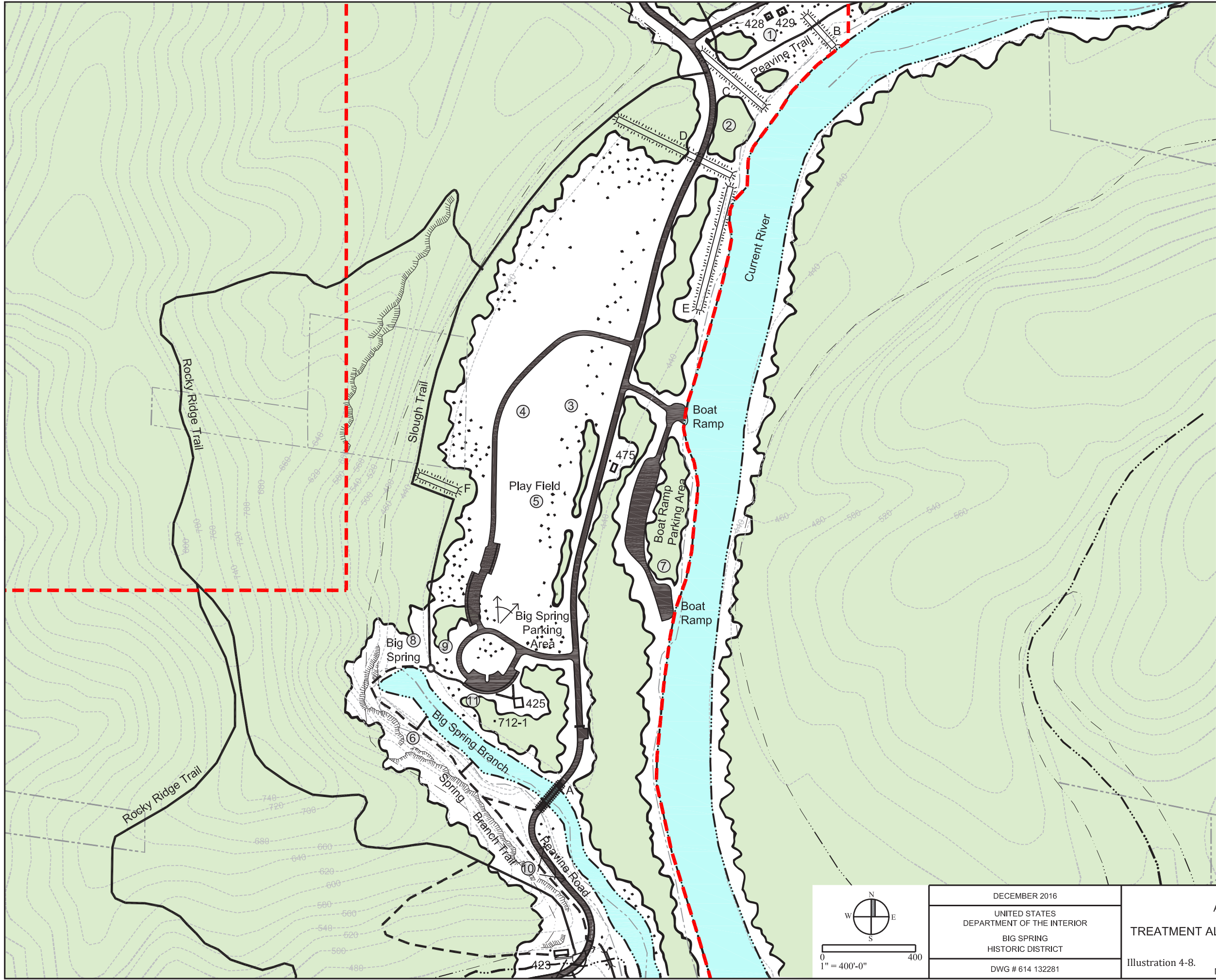
NAME OF PARK
BIG SPRING HISTORIC DISTRICT

REGION
MIDWEST

COUNTY
CARTER

STATE
MISSOURI

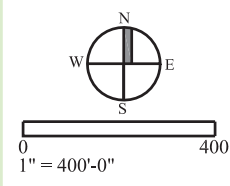
4-23



- Legend**
- Study Area
 - Contour (20' Interval)
 - Road
 - Trail to Preserve
 - Repair Contributing Trail
 - River
 - Floodplain
 - Building to Preserve
 - Culvert
 - Bridge
 - Cliff to Preserve
 - Reestablish Historic Views
 - Dike System to Repair
 - New Bridge Compatible with Historic Character

- Buildings and Structures**
- 423 Latrine
 - 425 Big Spring Pavilion
 - 428 Peavine Pavilion
 - 475 Boat Ramp Restroom
 - 712 Fountain
- A** Big Spring Branch Vehicular Bridge
B Big Spring Stone Dike #1
C Big Spring Stone Dike #2
D Big Spring Stone Dike #3
E Big Spring Stone Dike #4
F Big Spring Stone Dike #5

- Treatment Recommendations**
- ① Repair Peavine Pavilion (HS-425) and Provide Universal Access
 - ② Repair / Stabilize 5 Dikes
 - ③ Relocate Big Spring Craft Cabin
 - ④ Relocate Big Spring Latrine (476)
 - ⑤ Reestablish Play Field to Historic Extents
 - ⑥ Stabilize / Repair Spring Branch Trail Remove Vegetation, Re-construct Stone Walls / Abutments
 - ⑦ Maintain Boat Ramp and Associated Facilities
 - ⑧ Modify Non-contributing Wall
 - ⑨ Preserve Non-contributing Walks
 - ⑩ Add Overlook
 - ⑪ Replace In-kind Playground Equipment



DECEMBER 2016

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TREATMENT ALTERNATIVE 1 - BIG SPRING CHARACTER AREA

NAME OF PARK
BIG SPRING HISTORIC DISTRICT

REGION COUNTY STATE
MIDWEST CARTER MISSOURI

Illustration 4-8.

4-25

