
National Park Service
Cultural Landscapes Inventory
1998



Doughton Park
Blue Ridge Parkway - Highlands District

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Inventory Unit Summary & Site Plan

Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

Doughton Park is a recreation area located on the Blue Ridge Parkway between milepost 238 and 246. The landscape is 12 miles southeast of Sparta, North Carolina and 31 miles northwest of Wilkesboro, North Carolina. Covering over 6,000 acres, Doughton Park was one of the first developed areas to be planned for the Appalachian parkway. The parent landscape includes several component landscapes. Bluffs Lodge, Doughton Park Campground, Doughton Park Maintenance Area, Bluffs Coffee Shop and Service Station, Bluffs Picnic Area, Brinegar Cabin, and Caudill Family Homestead are each component landscapes within Doughton Park.

Doughton Park occupies an open highland meadow with forested areas extending to the south of the Parkway covering lower elevations and adjacent tracts of land. Formerly known as the Bluffs, the recreation area includes not only highland meadows (above 3,000 feet) and steep slopes, but Basin Cove and other creek valleys (1,500 feet). The meadow is maintained by a grazing and mowing regime with the surrounding forest managed as a natural resource. Meadow grasses, forbs, scattered trees, and flowering shrubs grow in the open areas and extend the landscape design of the Parkway to the recreation area. At higher elevations, a red oak forest community predominates, including northern red oak, red maple, tulip poplar, white oak, black locust, eastern hemlock, rosebay rhododendron, flame azalea, mountain laurel, and pagoda dogwood (replacing the once-dominant American chestnut). The lower elevations are characterized by a diverse cove forest with no dominant species.

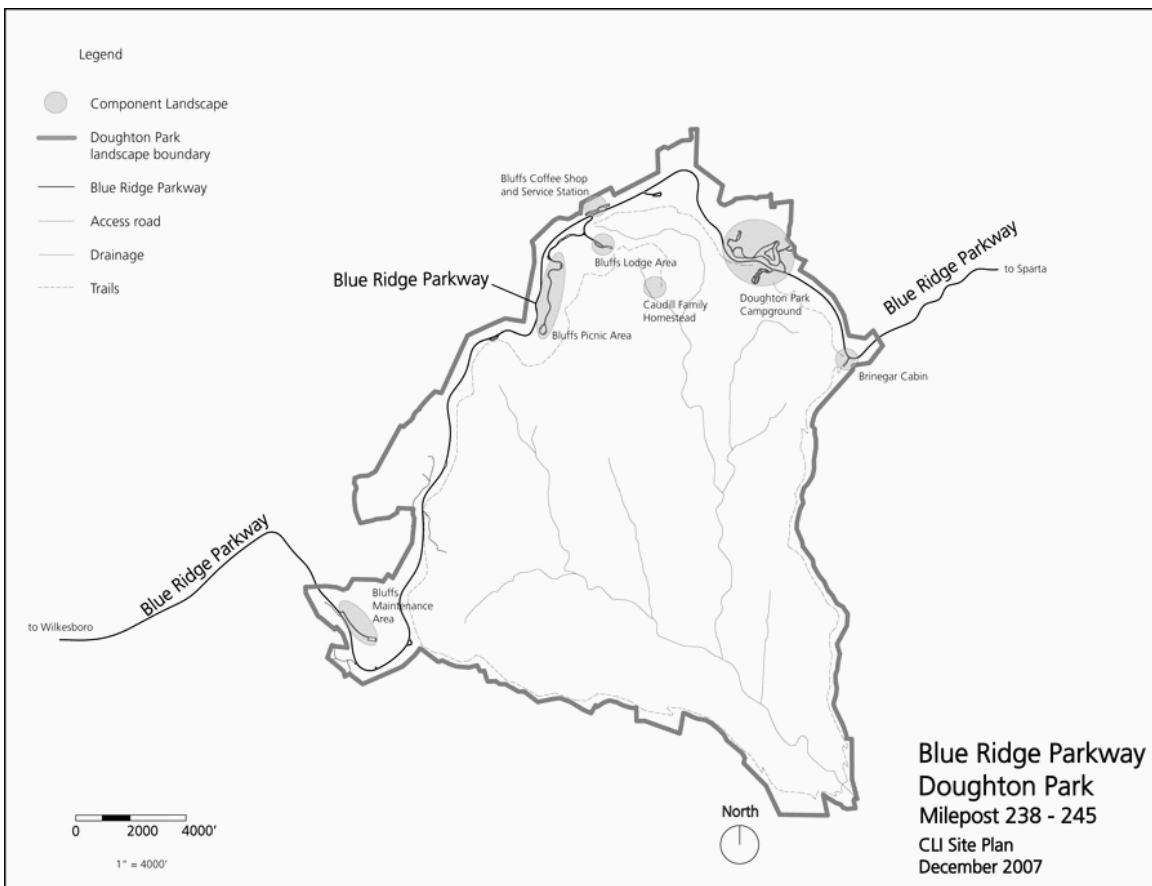
The seven component landscapes are scattered along the linear Parkway and one landscape, Caudill Family Homestead, is nestled down slope in Basin Cove. Thirty-seven buildings and six structures are within the parent landscape as well as vehicle and pedestrian circulation, small-scale features, and undeveloped forest. The component landscapes are developed areas within Doughton Park that provide park facilities, visitor services, lodging, and interpretive exhibits. The remainder of the parent landscape is accessible by hiking trails. Historic features at Doughton Park, from cabins to fences to stone gutters, retain integrity. Forested areas and planting plans compose a varied landscape of designed visitor services, interpreted homesteads, pastoral agriculture, and natural resources. The Wildcat Overlook includes views of the forested slopes and Caudill Cabin. Circulation routes include hiking trails, pedestrian walkways, horse trails and vehicle roadways. Each component landscape has a description of the circulation in the landscape, while in addition to these routes, the Blue Ridge Parkway traverses almost 8 miles through the Doughton Park parent landscape. All major features contribute to the national significance of Blue Ridge Parkway as a potential NHL property. The small-scale features, vegetation, views, and buildings are described in detail in each component landscape Analysis and Evaluation.

Doughton Park was primarily constructed during the early periods of significance (1933-1955) along the Blue Ridge Parkway. The period of significance for the entire Blue Ridge Parkway, as defined in Ian Firth's draft National Historic Landmark (NHL) nomination, is 1933 – 1987. Parkway road development between these dates possesses NHL significance, while associated development – such as visitor concession areas – possesses NHL significance only through 1955. (Later development may be historically significant to a lesser degree.)

Doughton Park
Blue Ridge Parkway - Highlands District

Doughton Park is in good condition. The CLR recommends preserving the component landscapes and implementing small, appropriate improvements to rehabilitate necessary features and characteristics. The site retains integrity and as one of the first recreation areas developed, contributes to the national significance of the Blue Ridge Parkway.

Site Plan



Doughton Park site plan, December 2007. Component landscapes shown in gray.

Property Level and CLI Numbers

Inventory Unit Name:	Doughton Park
Property Level:	Landscape
CLI Identification Number:	550140
Parent Landscape:	550140

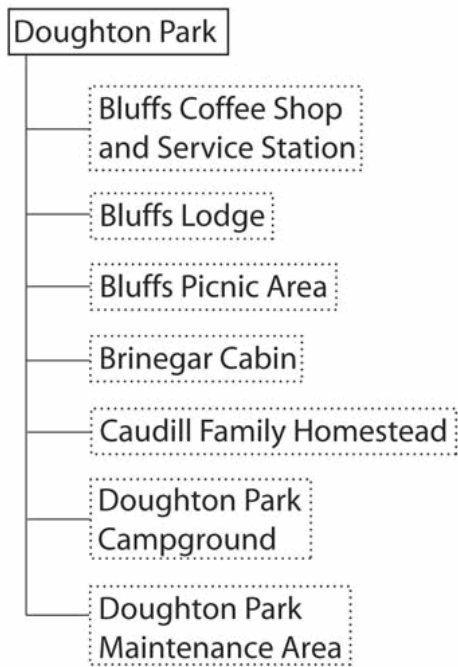
Park Information

Park Name and Alpha Code:	Blue Ridge Parkway - Highlands District -BLRI
Park Organization Code:	5157
Subunit/District Name Alpha Code:	Blue Ridge Parkway - Highlands District - BLRI
Park Administrative Unit:	Blue Ridge Parkway

CLI Hierarchy Description

On the 1936 Blue Ridge Parkway Master Development Plan, Doughton Park (then known as The Bluffs) is shown as one of the proposed parkway developed areas. The 6300-acre site largely consists of forested, steeply-sloping land, with the built environment consisting of rustic trails, overlooks and a shelter. It is listed in the CLI in its entirety as the Doughton Park Developed Area. More intense development was planned for sites closer to the parkway in areas totaling 225 acres in size. Each of these seven sites has a separate developmental history and function and deserves individual listing in the CLI as a component landscape. They are, leading from parkway north to south: Brinegar Cabin, Doughton Park Campground, Bluffs Coffee Shop and Service Station, Bluffs Lodge, Caudill Family Homestead, Bluffs Picnic Area, and the Doughton Park Maintenance Area.

BLUE RIDGE PARKWAY



- Landscape
- Component Landscape

Doughton Park CLI Hierarchy

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

Field work was conducted for landscapes and component landscapes at Doughton Park during Summer 2001 by David Hasty, Lucy Lawliss and summer interns Patrick Beasley, Tom Gibney and Lindsey Heller. Ian Firth of the University of Georgia completed a draft NHL nomination (2005) for the entire Blue Ridge Parkway and a CLR of Doughton Park was completed in 2006 by The Jaeger Company. David Hasty and Beth Wheeler updated the CLI to reflect this new research and entered a current condition assessment for the parent landscape. The park contact is Bambi Teague.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	08/06/2008
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	09/08/2004

National Register Concurrence Narrative:

Through BLRI consultation with North Carolina SHPO, the entire parkway property within the state of North Carolina was deemed eligible for listing on the National Register. A draft National Historic Landmark nomination was written for the Parkway by Ian Firth in 2005.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The Doughton Park Cultural Landscape encompasses the entire 6300-acre Doughton Park Developed Area, including the parkway road, visitor contact areas, staff areas, and back country. To the north, the property begins at Brinegar Cabin (mile marker 238.5) and extends to the Bluffs Maintenance Area at mile marker 245.5. All fee simple lands between these two mile markers are included in the Doughton Park Cultural Landscape property.

Doughton Park
Blue Ridge Parkway - Highlands District

State and County:

State: NC

County: Alleghany County

State: NC

County: Wilkes County

Size (Acres): 6,300.00

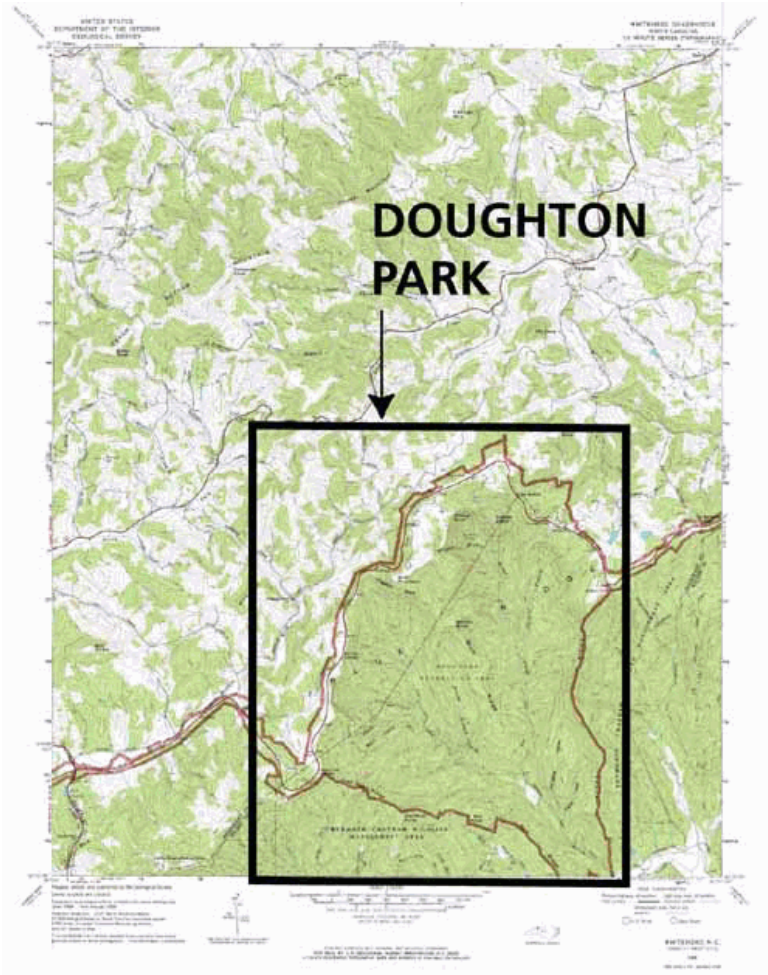
Boundary UTMS:

Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	486,894
UTM Northing:	4,025,149
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	487,381
UTM Northing:	4,030,468
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	481,300
UTM Northing:	4,026,658
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	480,793
UTM Northing:	4,027,664
Source:	USGS Map 1:24,000

Doughton Park
Blue Ridge Parkway - Highlands District

Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	482,500
UTM Northing:	4,030,488
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	485,184
UTM Northing:	4,032,803

Location Map:



Doughton Park Location Map (Whitehead, NC, USGS Quadrangle - 1968)

Regional Context:

Type of Context: Political

Description:

Doughton Park is situated in the Fifth U.S. Congressional District of North Carolina.

Tract Numbers: 34-101, 34-102, 34-103, 34-104, 34-105, 34-106, 34-107, 34-108, 34-109,
35-101, 35-102, 35-103, 35-104, 35-107, 35-152, 35-153, 35-154

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 07/11/2008

Management Category Explanatory Narrative:

As one of the originally planned developed areas, Doughton Park contributes to the national significance of Blue Ridge Parkway as a potential National Historic Landmark. Specific structural and landscape features within this area may not contribute at a national level, and their management category may be individually listed at the state or local level.

Maintenance Location Code: 4503

NPS Legal Interest:

Type of Interest: Fee Simple

Type of Interest: Less than Fee Simple

Explanatory Narrative:

While the vast majority of the Doughton Park Cultural Landscape is owned in fee simple, there is a portion tract number 34-102 (< 50 acres) that is a scenic easement.

Public Access:

Type of Access: Unrestricted

Type of Access: With Permission

Explanatory Narrative:

Unrestricted access is allowed to all portions of Doughton Park, but a permit is required to use the remote primitive campsite in Basin Cove.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Adjacent lands contribute to Doughton Park significance and integrity, particularly views leading south into the Thurmond Chatham Wildlife Management Area and north towards Whitehead, NC.

National Register Information

Existing National Register Status

National Register Landscape Documentation:

Undocumented

National Register Explanatory Narrative:

Doughton Park is not listed on the National Register, though Bringar Cabin is individually listed (1972) for state significance as a vernacular example of a nineteenth-century Appalachian farmstead.

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Contributing
National Register Classification:	District
Significance Level:	National
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
Significance Criteria:	A - Associated with events significant to broad patterns of our history
Criteria Considerations:	G -- A property achieving significance within the past 50 years if it is of exceptional importance

Period of Significance:

Time Period:	CE 1933 - 1987
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Recreation
Facet:	General Recreation
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Social and Humanitarian Movements
Facet:	Environmental Movement
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Social and Humanitarian Movements
Facet:	Historic Preservation Movement
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Ways of Life
Facet:	Farming Communities
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Developing the American Economy
Subtheme:	Transportation by Land and Air
Facet:	Carriage Roads, Touring Roads and Parkways
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	NPS Mission 66
Other Facet:	None

Time Period:	CE 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Rustic Architecture
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	NPS Mission 66--Landscape Architecture
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	Protection Of Natural And Cultural Resources
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	The 1930's: Era Of Public Works
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	The Automobile Age And Suburban Development
Other Facet:	None
Time Period:	CE 1933 - 1987
Historic Context Theme:	Transforming the Environment
Subtheme:	Conservation of Natural Resources
Facet:	Fish, Wildlife, And Vegetation Preservation
Other Facet:	None

Time Period: CE 1933 - 1987
Historic Context Theme: Transforming the Environment
Subtheme: Conservation of Natural Resources
Facet: Scenic Preservation
Other Facet: None

Area of Significance:

Area of Significance Category:	Transportation
Area of Significance Subcategory:	None
Area of Significance Category:	Landscape Architecture
Area of Significance Subcategory:	None
Area of Significance Category:	Architecture
Area of Significance Subcategory:	None
Area of Significance Category:	Conservation
Area of Significance Subcategory:	None

Statement of Significance:

Doughton Park is one of the first developed areas to be designed and built along Blue Ridge Parkway. The 6300-acre site consists of an open highland meadow with forest extending south to lower elevations and adjacent tracts of land. The Blue Ridge Parkway road passes through Doughton Park, and provides access to several areas of concentrated development: Brinegar Cabin, Doughton Park Campground, Bluffs Picnic Area, Bluffs Lodge, Bluffs Coffee Shop and Service Station, and Doughton Park Maintenance Area. The Caudill Family Homestead is located several hundred feet down in Bluffs Cove and is accessible only by hiking trails.

Two sites at Doughton Park predate the 1930s inception of the parkway: Brinegar Cabin and Caudill Family Homestead. The Brinegar Cabin property is located directly on the Parkway and is heavily visited. A parking lot is provided, along with pathways leading to the interpreted cabin, associated outbuildings and cultural landscape. Located deep in the Bluffs Cove, the Caudill Family Homestead is

much more remote, and accessible only by hiking trails, although the property is interpreted on a wayside at the Wildcat Overlook high above near Bluffs Lodge. Most of the remaining development at Doughton Park dates from the first three periods of Parkway history (1936 – 1955). The campground, picnic area, lodge, coffee shop and gas station, and maintenance area were all constructed in the rustic style originally planned for the parkway. Little has changed in the ensuing years, and Doughton Park maintains the feeling of a rustic wayside for Parkway travelers.

Doughton Park is significant as one of the first developed areas to be planned and built as part of the Blue Ridge Parkway – a prime example of a parkway and major part of the American parks movement (Criterion A). Doughton Park is also significant for its distinctive rustic style and high level of design achievement (Criterion C). Most construction dates to the first three periods of Parkway development, or earlier. With continued maintenance and little in the way of later development, Doughton Park maintains all seven aspects of integrity.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed
 Vernacular

Current and Historic Use/Function:

Primary Historic Function: Farm (Plantation)
 Primary Current Use: Outdoor Recreation

Other Use/Function

Parkway (Landscape)
Overlook
Hiking Trail
Automobile
View
Campground/Picnic Area
Restaurant (Bar, Lounge)
Concession
Lodge (Inn, Cabin)
Maintenance Facility
Domestic (Residential)-Other
Storage Yard (Open Area Used)
Interpretive Landscape

Other Type of Use or Function

Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic
Both Current And Historic

Current and Historic Names:

Name

Doughton Park
Doughton Recreation Area
The Bluffs

Type of Name

Both Current And Historic
Both Current And Historic
Historic

Chronology:

Year	Event	Annotation
CE 1876	Purchased/Sold	Martin Brinegar and his wife Caroline Joines Brinegar purchase land for a farming homestead.
CE 1876 - 1880	Farmed/Harvested	Martin Brinegar settles on the newly purchased farm and clears land and raises crops, livestock, and poultry.
CE 1885 - 1890	Developed	Martin Brinegar builds the cabin, springhouse, and shed, completing most of the work himself.
CE 1934 - 1936	Planned	On the Master Development Plan, the Bluffs is designated as a recreational area. Utility Area Development is noted for the present Maintenance Area.

Doughton Park
 Blue Ridge Parkway - Highlands District

CE 1937	Land Transfer	Land acquired through condemnation proceedings for the parkway development. Caroline Brinegar leaves her cabin.
CE 1937 - 1938	Built	Picnic Area # 1, is designed and built on a wooded slope at mile marker 241.1. An existing road through the site is to be obliterated. Trails connect 35 picnic sites that contain a picnic table and fireplace. This site was designated for African-Americans.
	Built	The lodge entrance road is designed in 1937, and construction is complete by 1938. The end product is the entry road - with a stone-lined gutter on the north side for about 100' - and a parking area near Wildcat Rocks. WPA laborers construct several miles of hiking and horse trails.
CE 1938	Built	A pipeline and dam are built to supply water to the Bluffs proposed developed areas - including the picnic area. The entrance road leading from the parkway road to Wildcat Rocks and the lodge site is built.
CE 1938 - 1939	Built	Leading south from the lodge entry road, the first section of the picnic road is built. Future expansion of this road is planned for.
	Designed	Designs for the entry road (with retaining wall and stream conduit), inner court (with underlying drainage & stream conduit), surrounding buildings, and storage yard are approved. Existing barn and houses are slated for removal.
	Built	An entry road and parking area are built. The north end is next to Picnic Area # 1. To correct the steep existing slope, a stone retaining wall is built, and stone steps lead down to the picnic area trails. Concrete curbs and sidewalks are also built. The picnic area is given a water supply. A pipe is laid from the Wildcat Rocks water tank, crossing the parkway and connecting to five proposed drinking fountains and future comfort station. The water supply system for the Bluffs development is designed and built. It consists of a dam, and water lines leading to water tanks at the campground and at Wildcat Rocks. Approximately 1 mile of trails (with log interrupters and approx. 25 stone steps) and 36 picnic units (table and fireplace) are built amongst the scattering of woods and mountain laurel south and east of the picnic area road.

Doughton Park
Blue Ridge Parkway - Highlands District

CE 1938 - 1940	Built	The Maintenance entry road is built, along with the court yard, storage yard, Equipment Storage & Warehouse (Building # 110), and Blacksmith & Repair Shop (Building # 109).
CE 1938 - 1942	Built	More buildings are constructed at the Maintenance Complex, including: Office and Tool Storage (# 108), Gas & Oil House (# 111), and Incinerator (# 112).
CE 1939	Built	The Overlook at Wildcat Rocks is designed and built. A stone wall is constructed close to the cliff edge, with flagstone & cement mortar joints for 5' followed by flagstone with grass joints. A gravel walk leads up from the existing parking lot.
CE 1939 - 1943	Built	Water distribution and sewage disposal systems are built. Four drinking fountains and a comfort station/trail shelter are proposed for the picnic area.
CE 1940	Designed	The Master Plan for Bluff Park in 1943 shows that 6 drinking fountains and 28 picnic sites have been installed.
CE 1940 - 1943	Planned	Original designs for the Maintenance Complex are altered to include a grease rack, fire equipment storage, incinerator and pump house. Earlier development is not affected by this addition. An Employee's Residence Group is planned for an area between the recently abandoned CCC Camp NP 21 and the Maintenance Complex.
CE 1941	Built	The comfort station and trail shelter (bldg #102) is built at the picnic area. The structure couldn't be buffered, with the surrounding low mountain laurel & rhododendron. As an alternative, the rustic Adirondack structure is set prominently above the parking lot.
CE 1941 - 1942	Restored	Brinegar Cabin and outbuildings restored for interpretative purposes. A parking area constructed to reflect chimney construction method. Brinegar barn removed and the grounds are fenced to manage cattle.

Doughton Park
Blue Ridge Parkway - Highlands District

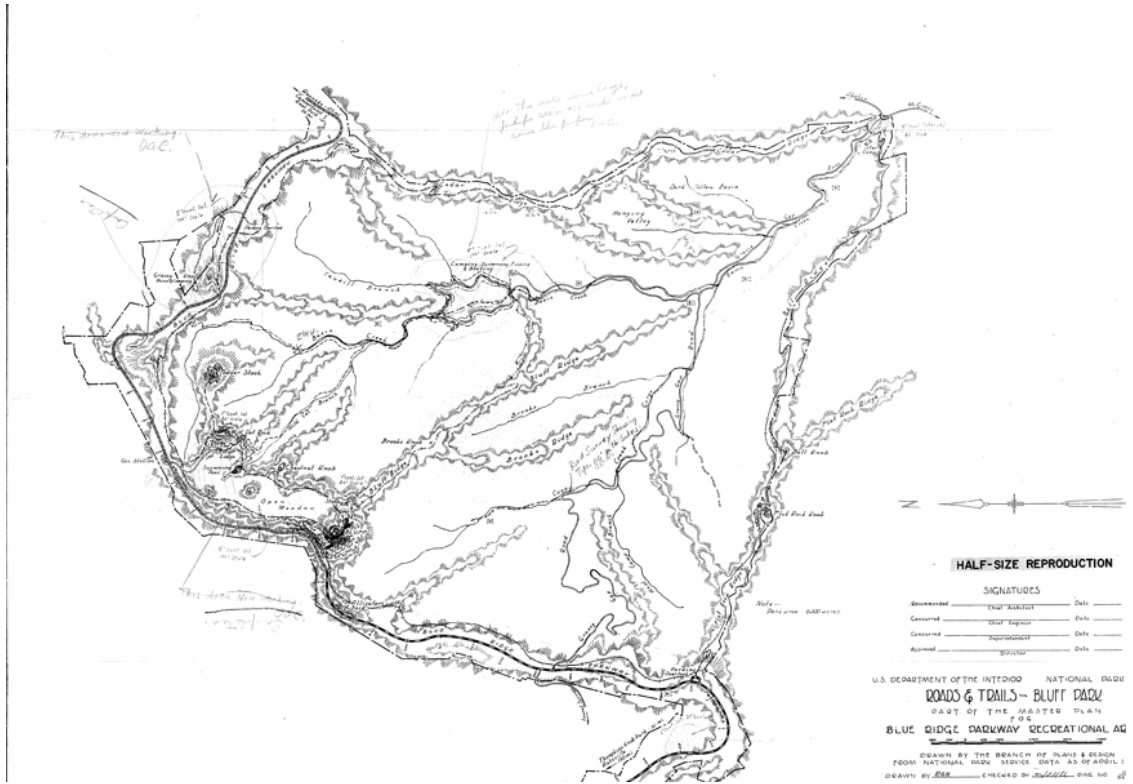
CE 1941 - 1948	Built	A sewage system is planned and installed for the proposed comfort station at Picnic Area # 1. Comfort Station (Building # 101) is built in Picnic Area # 1. PLUMs show the proposed addition of 91 white pines along both sides of the entry road, starting halfway up to the Maintenance Complex. An understory of mountain laurel and rhododendron is proposed, and a former orchard reverts to forest.
CE 1943 - 1949	Built	A 1942 planting plan (approved '47) calls for the addition of a scattering of trees near the parkway entrance to the lodge area - <i>Acer rubrum</i> (1), <i>Pinus pungens</i> (2), <i>Quercus alba</i> (4), <i>Quercus borealis</i> (3), and <i>Amelanchier canadensis</i> .
CE 1946 - 1947	Designed	Designs for the lodge unit (Building # 188) appear by 1943. Final plans in 1948 call for 2 buildings situated at an angle, built into existing contours, and joined by a patio. Walkways connect it to a new parking lot. The lodge opens 1 Sept 1949. From the 1940s through to the early 1960s, several plans are drawn for the lodge area expansion. Most call for additional lodge units, along with a dining hall and lounge. Some are approved but none are built.
CE 1947 - 1948	Designed	Going through several iterations, the Residence Area is designed to include two residences with semi-attached garages. Pre-existing CCC buildings are used as interim garage/storage spaces and slated for removal.
CE 1948	Designed	Radio Substation (Building # 320) is designed.
CE 1948 - 1952	Built	Lodge development plans show existing vegetation near the lodge. The area is largely an open meadow, but there are a few mature trees near the lodge. Residence Buildings # 34 and # 35 are built, as well as the Radio Substation (Building # 320).
CE 1949 - 1951	Built	A pump house (building # 369) is built near the water tower, a new trail leads from Wildcat Rocks Overlook west of the water tower to the lodge. Additional parking is built in a lot to the south of the gas station.

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CE 1950	Altered	A permanent water system is put in place for the Maintenance Area, using an existing spring and a 10000 gallon water tank. The existing water pump is tied in to be used as a supplement. Bluffs Park (recreation area) is renamed Doughton Park.
CE 1950 - 1960	Planned	Final plans are drawn for the Hose Reel House (Building # 347), and the Shops & Fire Equipment Storage (Building # 113), and they are built in the subsequent years.
CE 1951 - 1952	Altered	The Bluffs is renamed Doughton Park in honor of NC Congressman Robert L. Doughton, a staunch supporter of the parkway.
CE 1952	Planned	Plans for expanding the parking lot to the south and adding a visitor center and new gas station appear throughout the 1950s, but they are never built.
CE 1952 - 1957	Built	Remaining planned buildings for the Maintenance Area are constructed, including the Hose Reel House (# 347) and Concrete Post & Shingle Mill (# 378, formerly # 114).
CE 1953	Memorialized	A Road System Plan shows the proposed extension of the picnic road and associated parking.
CE 1957 - 1959	Built	By 1957, the picnic road - now called Ridge Road - extension is built. A bronze memorial plaque commemorating retired Congressman Robert L. Doughton is installed at the overlook parking lot near the start of the 1939 walkway. Doughton was a longtime supporter of the parkway. Comfort Station (Building # 104) is designed in 1957 and construction is completed by 1959. This structure is located partway down the new Ridge Road extension.
CE 1975	Restored	Brinegar Cabin and outbuildings restored by the NPS.

Physical History:

Development and Planning



1937 Bluffs Development plan

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Bluffs (later renamed Doughton Park) was one of the first recreation areas developed and built along the Blue Ridge Parkway. The series of component landscapes retains historic significance for the design of a scenic parkway with adjacent recreation areas through the southern Appalachians. The parent landscape retains integrity in all seven aspects of the National Register criteria: location, design, setting, materials, workmanship, feeling and association. See component landscape Analysis and Evaluation Summaries for detailed descriptions of contributing features and individual integrity.

The Doughton Park parent landscape retains the location of picnic sites, historic buildings, trail systems, roads, and vegetative buffers as originally developed. The setting, adjacent to the Parkway, retains its composition of formal planting plans, agricultural pastures, and forested areas. The rural setting remains highlighted by the roadside Brinegar Cabin, the varied topography, and the mountain plateau with its meadow, abundant stands of mountain laurel and rhododendron (a feature that first attracted parkway designers). The design, materials, and workmanship of features within Doughton Park reveal the rustic style of early Parkway development and the transition to more utilitarianism in the 1950s. Vegetation also contributes to the feeling, setting, and design of Doughton Park.

The Maintenance Area remains secluded from the Parkway, while the Picnic Area, Coffee Shop and Service Station, and Campground landscapes each continue to provide visitor services along the Parkway. The feeling of a roadside setting to eat and refuel remains. Brinegar Cabin and Caudill Cabin are preserved as interpretive exhibits of nineteenth-century Appalachian life and retain materials and workmanship.

Landscape Characteristic:

Vegetation

The managed meadows, forests, and pastures of Doughton Park retain integrity of location, setting, feeling, materials, design, and association. From the natural resources to the 1930s planting plans, the vegetation contributes to the national significance of the Parkway as a designed and interpreted landscape.

The open highland meadow near the Bluffs Lodge contains mountain laurel, rhododendron, and azalea scattered across the rolling landscape. The specimen trees planted by the lodge retain integrity of feeling and setting. The campground landscape shows a pattern of tree cover and open land interspersed with understory and isolated tree stands similar to Bluffs Lodge. Additional plantings of *Kalmia latifolia* (mountain laurel), *Rhododendron maximum* (rosebay) & *Catawbiensis* (catawba rhododendron), and *Calendulaceum* (flame azalea) were added to the trailer entry from plans in the 1940s. The Maintenance Area vegetation remains from original design and mature White pines have grown to screen the view of the courtyard from the Parkway. The Bluffs Coffee Shop and Service Station contain an area of light understory plantings adjacent to dense woodlands. The interpretive garden at Brinegar Cabin retains

integrity of materials and design, conveying the historic land use. While Caudill Family Homestead has not been inventoried, the surrounding natural forest in Basin Cove remains in place.

Circulation

The circulation throughout Doughton Park retains all seven aspects of integrity and conveys the national significance of providing recreational opportunities along the Blue Ridge Parkway. Each component landscape has vehicular and pedestrian circulation routes that contribute to the spatial organization of the site, highlight scenic vistas, and provide access to historic structures. The circulation of Doughton Park (parent) additionally includes the Blue Ridge Parkway from Milepost 238 to 246 and back country hiking trails into Basin Cove and the other creek valleys.

Topography

The topography of Doughton Park is a character-defining feature of the parent landscape. The layout of the Blue Ridge Parkway was greatly influenced by the angle of slope, the variety of landscapes (native forest and meadow and historic rural farmstead), and the views from the Bluffs area. The open, rolling highland meadow slopes sharply at the Wildcat Rocks Overlook and provides views of the surrounding Blue Ridge Mountains and Basin Cove. The topography contributes to the setting of Bluffs Lodge and the Campground, while the Picnic Area straddles the elevated ridge, buffering the meadow from the Parkway. The Campground retains unaltered topography with camping loops integrated into the terrain. The Doughton Park Maintenance Area is set apart from the Parkway by a steep slope and retains its original siting, integral to the design and layout of the complex. The Coffee Shop and Service Station harmonize with the topography with the placement of a retaining wall on site. Both Brinegar Cabin and Caudill Family Homestead retain their historic topography once used for subsistence agriculture. The location, setting, feeling, and association of topography are extant at Doughton Park.

Views and Vistas

The views from Doughton Park are a character-defining feature of the parent landscape including the viewpoints from clusters of trees and rock ledges. Views from Wildcat Rocks overlook take in the natural scenery, namely second growth forest in Basin Cove, as well as the historic Caudill Cabin in a clearing 1000' below. Views from the lodge include the rolling, open meadows punctuated by isolated trees and stands of rhododendron, mountain laurel, and azaleas. The parking lot at Brinegar Cabin has a vista of the Blue Ridge mountains looking south. The picnic area views to the south and east overlook the highland meadows with rhododendron and mountain laurel. The views from the Bluffs Lodge figured prominently in the siting of the building. Today the views contribute to the overall significance of the parkway recreation area and have integrity of location, setting, feeling, association, and design.

Spatial Organization

The spatial organization of Doughton Park remains intact within each component landscape and in the overall layout of the recreation area. Despite changes to the original Bluffs Lodge design, the modified construction improved the quality of the building and the current siting contributes

to the significance and integrity of the site. The picnic area (with trails downhill to the west and views to the east) remains the same as it did in the 1940-50s. The campground organization is a character-defining feature of the component landscape and the closure of an exit spur does not detract from the spatial organization of the loop. New buildings do not contribute to the spatial organization of Doughton Park Maintenance Area, but the layout is unaltered and enhanced by the maturation of White pine screen plantings. The Brinegar Cabin exhibit retains good spatial integrity as a roadside design exhibiting a historic farmstead. The organization of visitor services, recreational opportunities, and interpretation along the Parkway at Doughton Park convey location, setting, design, feeling, materials, workmanship, and association.

Buildings and Structures

All buildings constructed through the Pre and Post War periods of Parkway development (1933-1955) contribute to the national significance of Doughton Park, while additional buildings and alterations have a lower level of significance or are considered non-contributing. Water tanks, cabins, lodges, comfort stations, maintenance buildings, residences, and various outbuildings are listed and described in detail in the component landscape inventories.

Landscape Characteristic Graphics:



Trail Shelter, Building # 103 (2002).

Small Scale Features

Numerous small-scale features contribute to the Doughton Park parent landscape (see

Doughton Park

Blue Ridge Parkway - Highlands District

component landscapes for individual listing) and retain integrity of location, feeling, association, materials, workmanship, setting, and design. The variety of flagstone terraces, stone gutters, stone steps, drinking fountains, fences, stone walls (retaining/head/tail), curbing, tree wells, bridges, underpasses, tent pads, picnic tables, fireplaces, interpretive signage, and other features demonstrates the thoughtful design of the Blue Ridge Parkway and its recreation areas. The consistent and detailed small-scale features represent high quality, local craftsmanship and retain historic significance and integrity.

Many features were built in the rustic or Adirondack style or modified for Mission 66 construction. The material and workmanship are local, though some stone and mortar features have concrete repairs. The Coffee Shop and Service Station small-scale features suffer from neglect and the fireplaces, picnic tables, and drinking fountains have diminished integrity.

Landscape Characteristic Graphics:



Fence in disrepair (2002)

Condition

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 05/09/2005

Condition Assessment Explanatory Narrative:

Though some of Doughton Park's infrastructure is in need of routine maintenance and repair, the site is in good condition overall.

Condition Assessment: Good

Assessment Date: 07/11/2008

Condition Assessment Explanatory Narrative:

Though some of Doughton Park's infrastructure is in need of routine maintenance and repair, the site is in good condition overall. Five of the seven component landscapes were certified in good condition last year (2006) and one landscape is undocumented. The Doughton Park Coffee Shop and Service Station was entered in fair condition due to deferred maintenance and neglect. The overall parent landscape remains in good condition with integrity of design in the developed area and national significance.

See inventories of the seven component landscapes for more detail about their condition assessments: Bluffs Lodge (Good), Doughton Park Campground (Good), Doughton Park Maintenance Area (Good), Bluffs Coffee Shop and Service Station (Fair), Bluffs Picnic Area (Good), Brinegar Cabin (Good), and Caudill Family Homestead (Undetermined).

Impacts

Type of Impact: Deferred Maintenance

External or Internal: Internal

Impact Description: The existing trail system is in need of repair.

Stabilization Costs

Landscape Stabilization Cost: 0.00

Treatment

Treatment

Approved Treatment: Preservation

Approved Treatment Document: Cultural Landscape Report

Approved Treatment Document Explanatory Narrative:

The Doughton Park Cultural Landscape Report recommends a preservation/rehabilitation strategy that provides for maintenance and small, appropriate improvements to each site, without a loss of original character. Specific treatment at Brinegar Cabin includes restoring stone curbs, stonewalls, and the gunboard signage. The CLR also includes recommendations to convert campground loop A into housekeeping cabins, and to rehabilitate vegetation to match PLUM plantings. The Bluffs Coffee Shop and Service Station treatment recommends preserving the use of the Coffee Shop and maintaining the Service Station in its current use as a General Store. The Woods picnic area, part of the Coffee Shop component landscape, should be documented and abandoned. The Bluffs Lodge landscape should rehabilitate small-scale features, the lawn, and circulation paths. The CLR suggests the Picnic Area landscape should be the consolidation area for all picnicking at Doughton Park. The Maintenance Area recommendations include introducing new seedlings to even-aged buffer plantings and preserving stone gutters, grills, and headwalls. The CLR suggested maintaining the mowing regime and pruning the understory for each component landscape. Preserving the vegetative buffer, maintaining land use, repair and repaving of asphalt roads and walkways, and preserving historic structures was mentioned in each component landscape treatment. Also, Brinegar Cabin and the Bluffs Lodge should comply with the Blue Ridge Parkway Scenic Vista Cutting Management Plan.

Approved Treatment Costs

Landscape Approved Treatment Cost Explanatory Description:

Only four LCS entries exist for the Doughton Park developed area: three at Brinegar property, and one for the Martin Caudill Cabin. The three Brinegar entries each have Ultimate Treatment costs -- \$6506 for each -- dating from 2002. The Caudill Cabin entry has no cost data associated with it. The Brinegar cost data appears in its component landscape entry, rather than here in the overall Doughton Park entry.

In PMIS, there are WASO & DOI reviewed entries for Doughton Park dating from 2005:

80701	Rehabilitate Doughton Park Trail System	\$ 19,400.00
51602	Rehabilitate 4 Campground Comfort Stations	140,200.00
28633	Rehabilitate Campground Roads	470,000.00

The trail system and CLR cost data are reflected here. The campground costs appear in the Doughton Park Campground component landscape entry.

Bibliography and Supplemental Information

Bibliography

- Citation Author:** The Jaeger Company
- Citation Title:** Doughton Park and Sections 2A, B, and C Blue Ridge Parkway, Cultural Landscape Report
- Year of Publication:** 2006
- Citation Type:** Both Graphic and Narrative
- Citation Location:** SERO
- Citation Title:** 2052A 2-C PLUM map for Blue Ridge Parkway. (Planning Land Use Map) Landscape and Maintenance Plan, Section 2C Station 57 to 90.
- Citation Publisher:** NPS
- Citation Type:** Graphic
- Citation Location:** BLRI
- Citation Title:** Visual Character of the Blue Ridge Parkway
- Year of Publication:** 1997
- Citation Publisher:** NPS
- Citation Type:** Both Graphic and Narrative
- Citation Location:** SERO
- Citation Title:** 2055 Road and Parking Area Brinegar Cabin
- Year of Publication:** 1941
- Citation Publisher:** NPS
- Source Name:** CRBIB
- Citation Type:** Graphic
- Citation Location:** BLRI, DSC
- Citation Title:** 2058 Brinegar Cabin Site Restoration 1941
- Year of Publication:** 1941
- Citation Publisher:** NPS
- Citation Type:** Graphic
- Citation Location:** BLRI Headquarters vertical files. Not listed in DSC eTIC.

Citation Author: Barry M. Buxton
Citation Title: Brinegar Cabin Historic Resource Study
Year of Publication: 1988
Source Name: DSC/TIC
Citation Type: Graphic
Citation Location: DSC

Citation Author: Eric C. Swanson
Citation Title: Brinegar Cabin Historic Structure Report: Architectural Data Section
Year of Publication: 1988
Citation Publisher: NPS
Source Name: DSC/TIC
Citation Type: Both Graphic and Narrative
Citation Location: DSC

Citation Author: Ian Firth
Citation Title: Blue Ridge Parkway Historic Resource Study
Year of Publication: 2005
Citation Publisher: NPS
Citation Type: Narrative
Citation Location: SERO

Citation Title: 2008 "Picnic Area No. 1 – Bluff Park" Drawn by RGH; 16 Sept 1937; approved 29 December 1937; job completed 13 May 1938
Year of Publication: 1938
Citation Publisher: NPS
Source Name: DSC/TIC
Citation Type: Graphic
Citation Location: DSC

- Citation Title:** 2004 “Road and Parking Area – Motor Service Station – Bluff Park” Drawn by RGH; 17 August 1937; approved 31 Jan 1938; job completed 20 June 1939
- Year of Publication:** 1939
- Citation Publisher:** NPS
- Source Name:** DSC/TIC
- Citation Type:** Graphic
- Citation Location:** DSC
- Citation Title:** 5351 “Water Supply System – Pipeline – Bluff Park” Job completed 17 Dec 1938; approved 22 Sept 1938
- Year of Publication:** 1938
- Citation Publisher:** NPS
- Source Name:** DSC/TIC
- Citation Type:** Graphic
- Citation Location:** DSC
- Citation Title:** 5371 “Water Distribution Picnic Area No. 1 – Bluff Park” Approved 24 Sept 1939. Designed by Arnold? and Browning?
- Year of Publication:** 1939
- Citation Publisher:** NPS
- Source Name:** DSC/TIC
- Citation Type:** Graphic
- Citation Location:** DSC
- Citation Title:** 5376 “Drainage – Entrance Road Lodge – Stable Site and Maintenance Area – Bluff Park” Recommended 4 Dec 1939, Concurred by Abbott 20 Aug 1939, designed by Armfield and drawn by Browning 1 Aug 1939
- Year of Publication:** 1939
- Citation Publisher:** NPS
- Source Name:** DSC/TIC
- Citation Type:** Graphic
- Citation Location:** DSC

- Citation Title:** 5311 "Sewage Disposal – Picnic Area No. 1 – Bluff Park"
Approved by Demaray 2 April 1941; designed by O'Neill and
drawn by Wegman 25 February 1941
- Year of Publication:** 1941
- Citation Publisher:** NPS
- Source Name:** DSC/TIC
- Citation Type:** Graphic
- Citation Location:** DSC
- Citation Title:** 2C-2052A "Section 2C Sta 190 to ?" Sheet 7 of 19 8 Oct 1942
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- Year of Publication:** 1942
- Citation Publisher:** NPS
- Source Name:** DSC/TIC
- Citation Type:** Graphic
- Citation Location:** DSC
- Citation Title:** 2078C Doughton Park Developed Areas & Utilities Plan 1963
- Year of Publication:** 1963
- Citation Publisher:** NPS
- Source Name:** DSC/TIC
- Citation Type:** Graphic
- Citation Location:** DSC
- Citation Title:** Appalachian National Parkway from Shenandoah National Park to
Great Smoky Mountains National Park, Master Plan
- Citation Publisher:** NPS
- Citation Type:**
- Citation Location:** BLRI